

ATTACHMENTS

GENERAL MEETING

Wednesday 11 November 2020 at 6:30PM



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ATTACHMENT/S

REPORT NO. CS36/20

ITEM 1

- 1. HSC INVESTMENTS SUMMARY REPORT SEPTEMBER 2020
 - 2. HSC BORROWINGS SCHEDULER 30 SEPTEMBER 2020

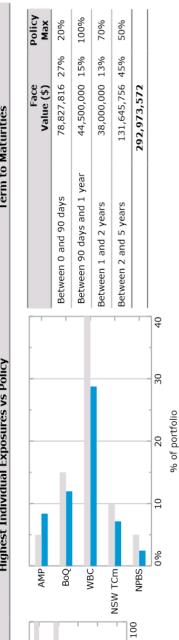


Investment Summary Report September 2020

Hornsby Shire Council

Executive Summary - September 2020









ATTACHMENT 1 - ITEM

Investment Policy Limit

Portfolio Exposure

80

9

4

20

%0

202 ⋖

88

₹

% of portfolio

Hornsby Shire Council Investment Holdings Report - September 2020

Cash Accounts				
Face Value (\$)	Current Yield	Institution	Credit Rating	Current Value (\$)
3,034,771.52	0.6500%	ME Bank	BBB	3,034,771.52
23,619,437.39	0.9291%	Westpac Group	AA-	23,619,437.39
10,016,231.21	1.0500%	AMP Bank	BBB	10,016,231.21
10,000,493.15	0.9000%	Macquarie Bank	A+	10,000,493.15
12,015,569.92	0.4277%	NSW T-Corp (Cash)	TCc	12,015,569.92
58,686,503.19	0.8277%			58,686,503.19

Managed Funds	s							
			Face Value (\$)	Current Yield	Institution	Credit Rating	Fund Name	Current Value (\$)
			20,945,756.15	-3.0875%	NSW T-Corp (MT)	TCm	Medium Term Growth	20,945,756.15
			20,945,756.15	-3.0875%				20,945,756.15
Term Deposits								
Purchase Date	Maturity Date	Term Days	Face Value (\$)	Rate	Institution	Credit Rating	Book Value (\$)	Current Value (\$)
19-0ct-19	19-0ct-20	366	50,000.00	1.5500%	Westpac Group	AA-	20,000.00	50,734.66
19-Aug-20	18-Nov-20	91	2,500,000.00	0.8500%	Westpac Group	AA-	2,500,000.00	2,502,503.42
9-Mar-20	1-Dec-20	267	5,000,000.00	1.6500%	Macquarie Bank	A+	5,000,000.00	5,046,561.64
3-Dec-19	2-Dec-20	365	5,000,000.00	1.6000%	ING Bank (Australia)	A	5,000,000.00	5,066,410.96
12-Mar-20	9-Dec-20	272	5,000,000.00	1.7000%	Macquarie Bank	A+	5,000,000.00	5,047,273.97
15-Jan-20	15-Dec-20	335	91,313.00	1.6400%	Westpac Group	AA-	91,313.00	92,379.74
19-Aug-20	23-Dec-20	126	2,500,000.00	0.8600%	Westpac Group	AA-	2,500,000.00	2,502,532.88
30-Jan-19	3-Feb-21	735	3,000,000.00	2.9000%	Bank of Queensland	BBB+	3,000,000.00	3,058,397.26
12-Aug-20	10-Feb-21	182	2,000,000.00	0.8000%	Bank of Queensland	BBB+	2,000,000.00	2,002,191.78
28-Feb-19	17-Feb-21	720	4,000,000.00	2.8100%	Rural Bank	BBB+	4,000,000.00	4,066,516.16



PRUDENTIAL INVESTMENT SERVICES CORP

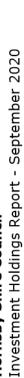
Hornsby Shire Council Investment Holdings Report - September 2020

Durchase	Maturity	Term	Face			Credit	Book	Current
Date	Date	Days	Value (\$)	Rate	Institution	Rating	Value (\$)	Value (\$)
27-Feb-19	24-Feb-21	728	2,000,000.00	3.0000%	Defence Bank	888	2,000,000.00	2,035,671.23
14-0ct-19	7-Apr-21	541	2,500,000.00	1.6000%	AMP Bank	888	2,500,000.00	2,538,684.93
10-May-18	12-May-21	1098	3,000,000.00	3.2000%	Bank of Queensland	BBB+	3,000,000.00	3,037,610.96
19-Jun-19	12-May-21	693	5,000,000.00	2.3000%	Westpac Group	AA-	5,000,000.00	5,032,767.12
19-Jun-19	19-May-21	700	5,000,000.00	2.3000%	Westpac Group	AA-	5,000,000.00	5,032,767.12
3-Jun-19	2-Jun-21	730	5,000,000.00	2.2400%	Bank of Queensland	BBB+	5,000,000.00	5,036,821.92
12-Jun-19	16-Jun-21	735	3,000,000.00	2.2000%	Westpac Group	AA-	3,000,000.00	3,020,071.23
9-Sep-20	8-Sep-21	364	3,000,000.00	0.7800%	National Australia Bank	AA-	3,000,000.00	3,001,410.41
27-Nov-19	17-Nov-21	721	2,000,000.00	1.6000%	ING Bank (Australia)	A	2,000,000.00	2,027,090.41
18-May-20	21-Nov-21	552	2,500,000.00	1.4500%	AMP Bank	888	2,500,000.00	2,513,506.85
27-Nov-19	23-Nov-21	727	2,000,000.00	1.6000%	ING Bank (Australia)	A	2,000,000.00	2,027,090.41
27-Nov-19	24-Nov-21	728	3,000,000.00	1.6000%	ING Bank (Australia)	A	3,000,000.00	3,040,635.62
5-Feb-20	9-Feb-22	735	3,000,000.00	1.6500%	ING Bank (Australia)	A	3,000,000.00	3,032,412.33
12-Feb-20	14-Feb-22	733	5,500,000.00	1.6000%	Westpac Group	AA-	5,500,000.00	5,555,934.25
22-Feb-19	22-Feb-22	1096	3,000,000.00	3.0500%	Newcastle Permanent Building Society	888	3,000,000.00	3,055,150.68
8-Jul-20	8-Jul-22	730	2,500,000.00	1.2000%	AMP Bank	888	2,500,000.00	2,506,986.30
12-Aug-20	10-Aug-22	728	3,000,000.00	1.0000%	Bank of Queensland	BBB+	3,000,000.00	3,004,109.59
9-Sep-20	7-Sep-22	728	4,000,000.00	0.9500%	Bank of Queensland	BBB+	4,000,000.00	4,002,290.41
26-Sep-19	21-Sep-22	1001	5,000,000.00	1.8000%	Bank of Queensland	BBB+	5,000,000.00	5,091,479.45
14-Sep-20	15-Mar-23	912	5,000,000.00	1.0000%	Bank of Queensland	BBB+	5,000,000.00	5,002,328.77
24-Sep-20	29-Mar-23	916	5,000,000.00	0.9500%	Bank of Queensland	BBB+	5,000,000.00	5,000,910.96
19-Mar-19	6-Mar-24	1814	10,000,000.00	3.0000%	Rabobank Australia	++	10,000,000.00	10,161,095.89
19-Mar-19	C 1 C 1	, ,		2000				



ATTACHMENT 1 -

Hornsby Shire Council



n Deposits								
urchase Date	Maturity Date	Term Days	Face Value (\$)	Rate	Institution	Credit Rating	Book Value (\$)	Current Value (\$)
			122,141,313.00	1.9388%			122,141,313.00	123,337,315.61

Floating Rate Term Deposits	Term Depos	its						
Purchase Date	Maturity Date	Term	Face Value (\$)	Current Rate	Security Name	Credit Rating	Book Value (\$)	Current Value (\$)
3-Sep-18	3-Sep-23	1826	15,000,000.00	1.0700%	Westpac Group BBSW+0.98%	AA-	15,000,000.00	15,012,312.33
4-Sep-18	4-Sep-23	1826	15,000,000.00	1.0900%	ANZ Banking Group BBSW+1.00%	AA-	15,000,000.00	15,012,094.52
10-Sep-18	11-Sep-23	1827	15,000,000.00	1.0711%	Westpac Group BBSW+0.98%	AA-	15,000,000.00	15,009,243.74
12-Sep-18	12-Sep-23	1826	15,000,000.00	1.0900%	ANZ Banking Group BBSW+1.00%	AA-	15,000,000.00	15,007,615.07
			00'000'000'09	1.0803%			00'000'000'09	60,041,265.66

Floating Rate Notes	Notes							
Purchase Date	Maturity Date	Term	Face Value (\$)	Current Rate	Security Name	Credit Rating	Book Value (\$)	Current Value (\$)
10-Sep-18	10-Sep-21	1096	7,000,000.00	1.1711%	AMP Snr FRN (Sep21) BBSW+1.08%	BBB	7,000,840.00	7,011,856.48
19-0ct-18	19-Jan-22	1188	2,500,000.00	1.1149%	BEN Snr FRN (Jan22) BBSW+1.01%	BBB+	2,512,350.00	2,525,649.50
26-Sep-18	26-Sep-23	1826	9,000,000.00	1.0100%	NAB Snr FRN (Sep23) BBSW+0.93%	AA-	9,120,960.00	9,147,087.12
16-Nov-18	16-Nov-23	1826	7,000,000.00	1.0500%	WBC Snr FRN (Nov23) BBSW+0.95%	AA-	7,100,450.00	7,132,821.64
24-0ct-19	24-0ct-24	1827	1,500,000.00	1.2208%	CUA Snr FRN (Oct24) BBSW+1.12%	BBB	1,490,610.00	1,513,001.72
4-Feb-20	4-Feb-25	1827	4,200,000.00	1.2200%	NPBS Snr FRN (Feb25) BBSW+1.12%	BBB	4,166,778.00	4,254,804.25
			31,200,000.00	1.1019%			31,391,988.00	31,585,220.71





Hornsby Shire Council Investment Holdings Report - September 2020

tal Investments	
Face Value (\$)	Current Value (\$)
292,973,572.34	294,596,061,32

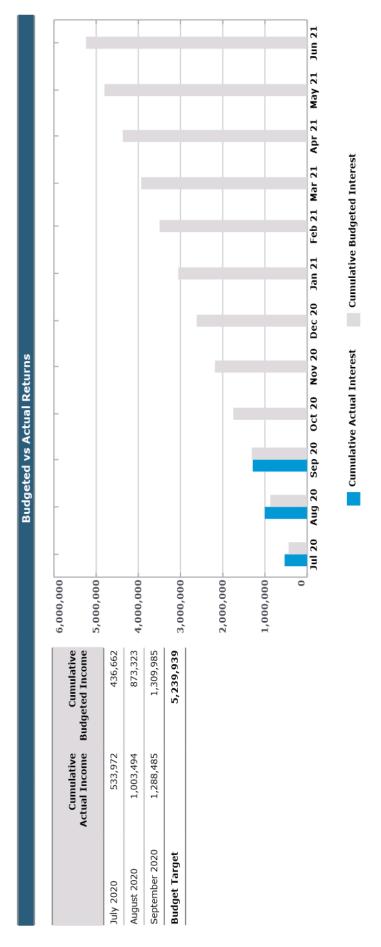


ATTACHMENT 1 - ITEM

PRUDENTIAL INVESTMENT SERVICES CORP

Hornsby Shire Council Budget vs Actual Income Report - September 2020





PRUDENTIAL INVESTMENT SERVICES CORP

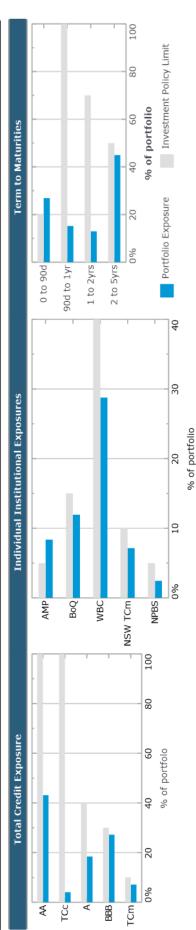
Hornsby Shire Council

Environmental Committments Report - September 2020



ATTACHMENT 1 - ITEM

Investment Policy Compliance Report - September 2020 **Hornsby Shire Council**



Detailed Maturity Profile	00. Cash	01 Less Than 30 Davs		02. Between 30 Days and 60 Days	03. Between 60 Days and 90 Days	04. Between 90 Days and 180 Days	, , , , , , , , , , , , , , , , , , ,	out Detween 100 Days and 300 Days	06. Between 365 Days and 2 Years	07 Retween 2 Years and 5 Years	O. Democri & Teals and S Teals										
nent	imit	×		>	>	>	>)	,		>		>	,	>		>	>	>	>	
Investr	Policy I	2%	è	15%	40%	10%	2%	40%	300%	200	30%		2%	30%	15%		2%	40%	2%	100%	
Portfolio Investment	Exposure Policy Limit	8%	ò	12%	29%	7%	2%	10%	70%	0//	%9		1%	2%	2%		1%	4%	1%	4%	
		AMP Bank (BBB)		Bank of Queensland (BBB+)	Westpac Group (AA-)	NSW T-Corp (TCm)	Newcastle Permanent Building Society (BBB)	ANZ Group (AA-)	Macrinaria Bank (A.L.)	riacquaire Dairy (AT)	Rabobank Australia (A+)		Members Equity Bank (BBB)	ING Bank Australia (A)	Bendigo and Adelaide Bank (BBB+)		Defence Bank (BBB)	National Australia Bank (AA-)	Credit Union Australia (BBB)	NSW T-Corp (TCc)	
		>	>		>	>		>					>	×							
Policy	YDE YOU	TOO%	100%	200	40%	30%	,	10%					30%	10%							
	130,	43%	4%	2	18%	27%		%/					14%	13%							
Face Value (#)	(4) aniav	125,250,750	12.015.570	0161610171	54,000,493	79,751,003		20,945,756	292,973,572				41,500,000	38,251,003		= compliant	X = non-compliant				
roup												S	+	88		>	×				

Specific Sub Limits
BBB+
BBB

TCm

888

13%

45%

131,645,756

292,973,572

11%

20%

58,686,503

Face

Value (\$)

%0 1% %9 4%

50,000

17,591,313

11,000,000 33,500,000 38,000,000

2,500,000

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Credit Rating Group



HORNSBY SHIRE COUNCIL SCHEDULE OF BORROWINGS AS AT 30 SEPTEMBER 2020

1. LOANS			\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
			Amount	01/07/2020 Opening		2020/21 YTD Repayments	Closing	
Lender	Date Drawn	Maturity Date	Borrowed	Balance	New Loan	Principal	Balance	Fixed Interest Rate %
National Australia(50)	27-Jun-11	28-Jun-21	1,000	138		33	104	7.68
Westpac(51)	26-Jun-13	25-Jun-23	2,000	727		56	671	5.89
*TOTAL			3,000	864			775	6.13%

^{*} Average weighted interest rate based on principal balances outstanding is

6.13%

2. OPERATING LEASES			\$'000	\$'000	\$'000	\$'000	\$'000
Lessor	Date Executed	Expiry date	Total Lease Payments	01/07/2020 Opening Balance	New Leases	2020/2021 Repayments YTD	Closing Balance
Macquarie Equipment Finance (101)	15-Nov-15	17-Aug-20	545	27		27	
Macquarie Equipment Finance (103)	25-Aug-16	15-Aug-20	83	5		5	
Macquarie Equipment Finance (105)	22-Sep-17	15-Aug-21	444	138		28	110
Macquarie Equipment Finance (106)	22-Sep-17	15-Aug-20	32	3		3	
Macquarie Equipment Finance (107)	22-Sep-17	15-Aug-22	56	25		3	22
Macquarie Equipment Finance (108)	15-Aug-18	15-Aug-22	242	128		14	114
Macquarie Equipment Finance (109)	15-Aug-18	15-May-23	85	51		4	47
Macquarie Equipment Finance (110)	15-Nov-18	15-Aug-22	26	14		2	13
Macquarie Equipment Finance (111)	15-Nov-18	15-Aug-23	632	411		32	379
Macquarie Equipment Finance (112)	15-Feb-19	15-Nov-21	55	27		5	23
Macquarie Equipment Finance (113)	15-Feb-19	15-Aug-22	11	7		1	6
Macquarie Equipment Finance (114)	15-May-19	15-Aug-23	15	11		1	10
Macquarie Equipment Finance (115)	23-Aug-19	15-May-24		95		6	89
Macquarie Equipment Finance (116)	15-Feb-20	15-May-23		11		1	10
Canon Finance Australia Pty Ltd	15-Nov-17	01-Nov-22	109	53		5	47
TOTAL			2,334	1,005	0	135	870

3. DEBT SERVICE RATIO	Ratio %
Year ending Jun 20 (Draft)	0.55
Year ending Jun 19	0.78
Year ending Jun 18	1.08
Year ending Jun 17	1.73

Debt Service Ratio =	Debt Service Cost
	Revenue from Continuing Operations excluding Capital Items & Specific Purpose Grants/Contributions

ATTACHMENT/S

REPORT NO. CS40/20

ITEM 2

- 1. QUARTERLY BUDGET REVIEW STATEMENT 30 SEPTEMBER 2020
- 2. CONSOLIDATED BUDGET RESULTS 30 SEPTEMBER 2020
 - 3. ACCELERATED PROJECTS FUNDED BY DEVELOPMENT CONTRIBUTIONS

1.

2. 3. 4. 5. 6. 7

ITEM 2 **ATTACHMENT 1-**

HORNSBY SHIRE COUNCIL

Quarterly Budget Review Statement

for the period 01/07/20 to 30/09/20

	page
Responsible Accounting Officer's Statement	1
Income & Expenses Budget Review Statement's	2 & 2a
Capital Budget Review Statement	3 & 3a
Cash & Investments Budget Review Statement	4 & 4a
Key Performance Indicator (KPI) Budget Review Statement	5
Contracts & Other Expenses Budget Review Statement	6
Consultant & Legal Expenses	7

HORNSBY SHIRE COUNCIL

Quarterly Budget Review Statement

for the period 01/07/20 to 30/09/20

Report by Responsible Accounting Officer

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005:

It is my opinion that the Quarterly Budget Review Statement for HORNSBY SHIRE COUNCIL for the quarter ended 30/09/20 indicates that Council's projected financial position at 30/6/21 will be Satisfactory at year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Signed:

date:

21/10/2020

Quarterly Budget Review Statement for the period 01/07/20 to 30/09/20

ATTACHMENT 1 -

HORNSBY SHIRE COUNCIL

Budget review for the quarter ended 30 September 2020 Income & Expenses - All Principal Activities

							-			
Original		Appro	Approved Changes	•		Revised	Bud Change	Notes	Projected	Actual
	Total QBRS	Sep	Dec	Mar	Jun	Budget	Request for	, e	Year End	YTD
	a Cilaliyes	S C C C C C C C C C C C C C C C C C C C	S C C C C C C C C C C C C C C C C C C C	200	200	20202	no das	_	IInsa	sainfill
-99,079,422	0	0	0	0	0	-99,079,422	-300,000	Op	99,379,422	-99,888,131
-9,288,024	0	0	0	0	0	-9,288,024	0		9,288,024	-3,028,404
375,587	0	0	0	0	0	-5,375,587	0		-5,375,587	-1,288,347
119,432	0	0	0	0	0	-3,119,432	-32,500		-3,151,932	-1,288,381
877,236	0	0	0	0	0	-9,877,236	2,420,629		7,456,607	-3,889,998
962,396	0	0	0	0	0	-962,396	0		-962,396	-209,911
02,097	0	0	0	0	0	-127,702,097	2,088,129	-126	l	-109,593,171
578,228	0	0	0	0	0	50,578,228	39,264	4,	50,617,492	11,986,299
44,462	0	0	0	0	0	44,462	0		44,462	20,377
348,446	0	0	0	0	0	43,848,446	421,646	4	44,270,092	10,449,994
133,482	0	0	0	0	0	20,133,482	0		20,133,482	4,916,868
-25,712	0	0	0	0	0	-25,712	4,500		-21,212	34,681
333,301	0	0	0	0	0	1,333,301	0		1,333,301	233,454
2,426,818	0	0	0	0	0	2,426,818	74,035		2,500,853	884,622
196,540	0	0	0	0	0	13,096,540	-26,872		13,069,668	3,684,636
35,565	0	0	0	0	0	131,435,565	512,573	131	1,948,138	32,210,932
3,733,468	0	0	0	0	0	3,733,468	2,600,702		5,334,170	-77,382,240
3,733,468	0	0	0	0	0	3,733,468	2,600,702		5,334,170	-77,382,240
29,079,422 -9,288,024 -5,375,587 -3,119,432 -9,877,336 -127,702,097 -127,702,097 -127,702,097 -20,133,482 -25,712 1,333,301 2,426,818 13,096,540 13,435,566 3,733,468	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	ontra Change			O O O O O O O O O O O O O O O O O O O		Onta Changes Gers Gers Gers Gers Gers Gers Gers Ge	Ontra Changes GEKS GEKS GEKS 2020721 Sep 10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Contra Changes CHRNS CHRNS CHRNS CUENTA Sep Cut	Contractioning Cont

HORNSBY SHIRE COUNCIL

Quarterly Budget Review Statement for the period 01/07/20 to 30/09/20

Income & Expenses Budget Review Statement Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes Details

Please refer to the main body of the report for details.

Quarterly Budget Review Statement for the period 01/07/20 to 30/09/20

ATTACHMENT 1 -

HORNSBY SHIRE COUNCIL

Budget review for the quarter ended 30 September 2020 Capital Budget - All Principal Activities

	Original		Appro	Approved Changes	ø		Revised	Bud Change	Notes	Projected	Actual
(\$,000\$)	Budget 2020/21	Total QBRS	Sep	Dec	Mar	Jun	Budget 2020/21	Request for Sep. Ofr		Year End Result	YTD
Capital Expenditure								<u>.</u>			
WIP Expenditure & Asset Purchases	44,933,415	0	0	0	0	0	44,933,415	13,498,100		58,431,515	5,320,320
Total Capital Expenditure	44,933,415	0	0	0	0	0	44,933,415	13,498,100		58,431,515	5,320,320
Capital Funding											
Capital Grants	-131,000	0	0	0	0	0	-131,000	0		-131,000	-1,135,000
Capital Contributions & Donations	-3,540,000	0	0	0	0	0	-3,540,000	0		-3,540,000	-1,215,689
Asset Sales	-1,000,000	0	0	0	0	0	-1,000,000	0		-1,000,000	-154,785
	-4,671,000	0	0	0	0	0	-4,671,000	0		-4,671,000	-2,505,474
Other Funding											
External Restricted Assets	-21,773,397	0	0	0	0	0	-21,773,397	-10,974,441		-32,747,838	25,355,215
Internal Restricted Assets	-5,048,728	0	0	0	0	0	-5,048,728	-4,614,102		-9,662,830	-6,081,605
External Loan Principal Repayments	365,820	0	0	0	0	0	365,820	0		365,820	89,240
Employee Leave Payments	690'926	0	0	0	0	0	956,069	0		690'956	47,836
Writeback Depreciation	-20,133,482	0	0	0	0	0	-20,133,482	0		-20,133,482	-4,916,869
Total Funding	-50,304,718	0	0	0	0	0	-50,304,718	-15,588,543		-65,893,261	11,988,344
Net Capital Funding	-5,371,303	0	0	0	0	0	-5,371,303	-2,090,443		-7,461,746	17,308,664
Net Operating Result before Capital Items	3,733,468	0	0	0	0	0	3,733,468	2,600,702		6,334,170	-77,382,240

Net Operating & Capital Result after Funding

HORNSBY SHIRE COUNCIL

Quarterly Budget Review Statement for the period 01/07/20 to 30/09/20

Capital Budget Review Statement Recommended changes to revised budget

Budget Variations being recommended include the following material items:

Notes Details

Please refer to the main body of the report for details.

HORNSBY SHIRE COUNCIL

Quarterly Budget Review Statement for the period 01/07/20 to 30/09/20

Actual YTD figures 294,596,000 193,247,164 73,798,418 **267,045,582**

27,550,418 294,596,000

Budget review for the quarter ended 30 September 2020		
Cash & Investments - All Principal Activities		
	Original	Revised Budget
(\$,000\$)	Budget	Projected Year End
	2020/21	2020/21
Total Cash & Investments	292,707,000	292,707,000
Externally Restricted "	193,247,164	193,247,164
Internally Restricted (2)	80,342,503	80,342,503
Total Restrictions	273,589,667	273,589,667
Unrestricted (ie. available after the above Restrictions)	19,117,333	19,117,333
Total Cash & Investments	292,707,000	292,707,000

(1) Funds that must be spent for a specific purpose (2) Funds that Council has earmarked for a specific purpose

HORNSBY SHIRE COUNCIL

Quarterly Budget Review Statement

for the period 01/07/20 to 30/09/20

Cash & Investments Budget Review Statement

Investments

Investments have been invested in accordance with Council's Investment Policy.

<u>Cash</u>

The value of Cash at Bank which has been included in the Cash & Investment Statement totals \$8,237,480

This Cash at Bank amount has been reconciled to Council's physical Bank Statements. The date of completion of this bank reconciliation is 30/09/20

Reconciliation Status

The YTD Cash & Investment figure reconciles to the actual	balances held as follows:	\$ 000's
GL Investments - Trial Balance		289,273
GL Cash at Bank - Trial Balance		5,323
GL Cash on Hand - Trial Balance		6
		294,596
Reconciled Cash at Bank & Investments	_	
Investments	_	289,273
Investment Total	_	289,273
Cash at Bank (as per bank statements)		8,237
less: Ledger transactions not yet in the bank	(Timing Difference)	-5,957
add: Bank transactions to be posted to the ledger	(Timing Difference)	3,043
Cash at Bank Total	_	5,323
Cash on Hand Total	<u> </u>	6

ITEM 2

HORNSBY SHIRE COUNCIL

Quarterly Budget Review Statement for the period 01/07/20 to 30/09/20

Key Performance Indicators Budget Review Statement (subject to external audit)

Budget review for the quarter ended 30 September 2020

uals	Prior Periods	cator	18/19		
Projected	June	Indicator	20/21		
Projected	June	000.\$	20/21	monitors the following Key Performance Indicators:	
		\$000s		he Counc.	

This indicator assesses the adequacy of working capital and its ability to satisfy obligations in the short term for the unrestricted activities of Council.

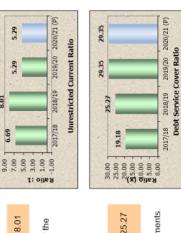
5.29

5.29

110,853 20,973

Current Assets less External Restrictions Current Liabilities less Specific Purpose Liabilities

Unrestricted Current Ratio



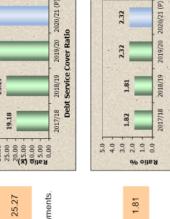
29.35

29.35

26,856

Principal repayments and borrowing interest costs Operating Result before capital excl. interest and

Debt Service Cover Ratio







This indicator is to assess the impact of uncollected rates and annual charges on Council's liquidity and the adequacy of recovery efforts. ATTACHMENT 1 -

ITEM 2 ATTACHMENT 1 -

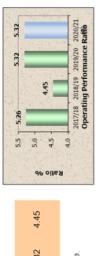
HORNSBY SHIRE COUNCIL

Quarterly Budget Review Statement for the period 01/07/20 to 30/09/20

Key Performance Indicators Budget Review Statement (subject to external audit)

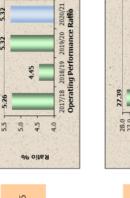
Budget review for the quarter ended 30 September 2020

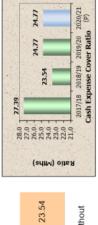
(\$000's) Own Source Operating Revenue Ratio	Projected June \$'000 20/21	rrojected June Indicator 20/21	Actuals Prior Periods Indicator 19/20 18/19	<u>σ</u> σ	0.09	86.6	86.6
Total continuing operating revenue (less All Grants & Contributions)	121,883	86.59	86.59 76.00	00	50.0 49.4		nie de
Fotal continuing operating revenue	140,764			2100	10.0		1442
	:	:			-10.0 2017/18 2018/19 2019/20 2020/21 (P)	2019/20 20	20/21 (P)



Own Source Operating Revenue Ratio

38





24.77

mal funding sources such a			6 33	
gree of reliance on exte			7,088	133,184
This ratio measures Council's fiscal flexibility. It is the degree of reliance on external funding sources such a operating grants & contributions.	Operating Performance Ratio	Total continuing operating revenue (excl. Capital	Grants & Contributions) - Operating Expenses	Total continuing operating revenue (excl. Capital Grants & Contributions)

This ratio measures Council's achievement of containing operating expenditure within operating revenue



This liquidity ratio indicates the number of months. Council can continue paying for its immediate expenses without additional cash inflow

General Meeting 11 November 2020

Quarterly Budget Review Statement for the period 01/07/20 to 30/09/20

ATTACHMENT 1 - ITEM 2

HORNSBY SHIRE COUNCIL

Contracts Budget Review Statement

Budget review for the quarter ended 30 September 2020 Part A - Contracts Listing - contracts entered into during the quarter

Notes Schedule 10/07/20 2 years with provision Schedule 09/07/20 3 years with provision to extend by further 1 to extend by further 1 Duration of Contract 408,062 01/10/20 22 weeks Start Date of Rates of Rates Contract Value (\$) Improvement Devices (SQIDs) within Hornsby Local Government C10/2020; Panel for Cleaning and Repair of Stormwater Quality Church Communities Australia T/As Danthonia C13/2020 Hornsby Shire Gateway and Suburb Sign Design and 1. Apunga Ecological Management (Symbiota C8/2020: Natural Areas Vegetation Management Bushland Contract detail & purpose Part A - Contracts Listing - contracts entered into during the quarter Area Ecology Pty Ltd), 5 Cheero Point Road, Cheero Waratah Eco Works, 5 Corniche Rd, Church Bush Habitat Restoration Cooperative Ltd, 7 National Trust of Australia (NSW), GPO Box Gecko Environment Management, 135 Del 68 Berkshire Road, North Sunshine VIC 3020 Bandicoot Bush Regen Pty Ltd, PO Box 67 R.A. Bell & Co Pty Ltd T/A Bell Stormwater. Toolijooa Pty Ltd, PO Box 406, Mona Vale, Urban Asset Solutions Pty Ltd, 7 Marigold Australian Bushland Restoration, 90 Parr Total Drain Cleaning Services Pty Ltd 6 Sleigh Place Wetherill Park NSW 2164 Dragon Fly Environmental Pty Ltd Percy Street, Marayong, NSW 2148 Mar Dr, Copacabana, NSW 2251 Parade Narraweena, NSW, 2099 Place, Milperra NSW 2214 Mount Colah, NSW 2079 518, Sydney, NSW 2001 Point, NSW 2105 Point, NSW 2083 Contractor NSW 1660

Notes:

- 1. Minimum reporting level is 1% of estimated income from continuing operations of Council or \$50,000 whatever is the lesser.
- 2. Contracts listed are those entered into during the quarter being reported and exclude contractors on Council's Preferred Supplier list.
 - 3. Contracts for employment are not required to be included

ATTACHMENT

HORNSBY SHIRE COUNCIL

Quarterly Budget Review Statement

for the period 01/07/20 to 30/09/20

Consultancy & Legal Expenses Budget Review Statement

Budget review for the quarter ended 30 September 2020

Consultancy & Legal Expenses Overview

Expense	(Actual Dollars)	Budgeted (Y/N)
Consultancies	884,622	Υ
Legal Fees	233,454	Υ

Definition of a consultant:

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally it is the advisory nature of the work that differentiates a consultant from other contractors.

Comments

Consultancy and legal expenses are in line with budgeted amounts at the quarter end.

	For th	e Period of Se	p YTD		Full Ye	ar Budget	
	Year-to-Date	Year-to-Date	Year-to-Date	Total Year	Total Year	Total Year	Total Year
HORNERY	2020/21	2020/21	2020/21	2020/21	2020/21	2020/21	2020/21
HORNSBY	Actual	Original Budget	Variance	Original Budget	Current Revised	Recommended Changes	Projected Final
Consolidated		_			Budget	•	
	\$	\$	\$	\$	\$	\$	\$
OPERATING EXPENSES			===				
Employee Benefits Borrowing Costs	11,986,299 20,377	13,485,870 11,116	1,499,571 (9,261)	50,578,228 44,462	50,578,228 44,462	39,264 0	50,617,492 44,462
Materials & Contracts	11.568.070	11.910.265	342.195	47.608.565	47.668.985	495.681	48,164,666
Other Expenses	3,684,636	4,410,678	726.042	13,096,540	13,095,620	(26,872)	13,068,748
Controllable Expenses	27,259,382	29,817,928	2,558,546	111,327,795	111,387,295	508,073	111,895,368
Internal Transfers & Depreciation	4,951,549	5,038,116	86,567	20,107,770	20,107,770	4,500	20,112,270
Total Operating Expenses	32,210,931	34,856,044	2,645,113	131,435,565	131,495,065	512,573	132,007,638
OPERATING INCOME							
Rates, Levies & Annual Charges	(99,888,131)	(99,022,425)	865,706	(99,079,422)	(99,079,422)	(300,000)	(99,379,422)
User charges and fees	(3,028,404)	(2,218,876)	809,528	(9,288,024)	(9,283,124)	0	(9,283,124)
Interest & Investment Revenue	(1,288,347)	(1,343,899)	(55,552)	(5,375,587)	(5,375,587)	0	(5,375,587)
Other Income	(1,288,381)	(746,412)	541,969	(3,119,432)	(3,119,432)	(32,500)	(3,151,932)
Grants, subsidies, contributions and donations	(3,889,998)	(4,162,357)	(272,359)	(9,877,236)	(9,877,236)	2,420,629	(7,456,607)
Other Operating Contributions	(200,015)	(241,949)	(41,935)	(962,396)	(958,796)	0	(958,796)
Not Applicable Total Operating Income	(9,896)	(107,735,919)	9,896 1,857,253	(127,702,097)	(127,693,597)	2,088,129	(125,605,468)
Total Operating Income	(103,535,171)	(107,735,919)	1,007,200	(127,702,097)	(121,055,051)	2,000,123	(120,000,400)
Net Operating Result	(77,382,240)	(72,879,875)	4,502,365	3,733,469	3,801,469	2,600,702	6,402,171
CAPITAL EXPENSES	1						
WIP Expenditure							
VVIII Experiance		8 734 634	4 155 660	42 369 915	42 601 915	9 718 100	52 320 015
Asset Purchases	4,578,975 741,345	8,734,634 648,375	4,155,660 (92,970)	42,369,915 2,563,500	42,601,915 2,563,500	9,718,100 3,780,000	52,320,015 6,343,500
Asset Purchases Total Capital Expenses	4,578,975 741,345 5,320,320	8,734,634 648,375 9,383,009	4,155,660 (92,970) 4,062,690	42,369,915 2,563,500 44,933,415	42,601,915 2,563,500 45,165,415	9,718,100 3,780,000 13,498,100	52,320,015 6,343,500 58,663,515
Total Capital Expenses	741,345	648,375	(92,970)	2,563,500	2,563,500	3,780,000	6,343,500
Total Capital Expenses CAPITAL INCOME	741,345 5,320,320	648,375 9,383,009	(92,970) 4,062,690	2,563,500 44,933,415	2,563,500 45,165,415	3,780,000 13,498,100	6,343,500 58,663,515
Total Capital Expenses CAPITAL INCOME Grants, subsidies, contributions and donations	741,345 5,320,320 (1,135,000)	648,375 9,383,009 (32,750)	(92,970) 4,062,690 1,102,250	2,563,500 44,933,415 (131,000)	2,563,500 45,165,415 (131,000)	3,780,000 13,498,100	6,343,500 58,663,515 (131,000)
Total Capital Expenses CAPITAL INCOME Grants, subsidies, contributions and donations Proceeds from the sale of assets	741,345 5,320,320 (1,135,000) (154,785)	648,375 9,383,009 (32,750) (249,998)	(92,970) 4,062,690 1,102,250 (95,213)	2,563,500 44,933,415 (131,000) (1,000,000)	2,563,500 45,165,415 (131,000) (1,000,000)	3,780,000 13,498,100 0 0	6,343,500 58,663,515 (131,000) (1,000,000)
Total Capital Expenses CAPITAL INCOME Grants, subsidies, contributions and donations Proceeds from the sale of assets Other Capital Contributions	741,345 5,320,320 (1,135,000) (154,785) (1,215,689)	(32,750) (249,998) (885,000)	(92,970) 4,062,690 1,102,250 (95,213) 330,689	2,563,500 44,933,415 (131,000) (1,000,000) (3,540,000)	2,563,500 45,165,415 (131,000) (1,000,000) (3,540,000)	3,780,000 13,498,100 0 0	6,343,500 58,663,515 (131,000) (1,000,000) (3,540,000)
Total Capital Expenses CAPITAL INCOME Grants, subsidies, contributions and donations Proceeds from the sale of assets	741,345 5,320,320 (1,135,000) (154,785)	648,375 9,383,009 (32,750) (249,998)	(92,970) 4,062,690 1,102,250 (95,213)	2,563,500 44,933,415 (131,000) (1,000,000)	2,563,500 45,165,415 (131,000) (1,000,000)	3,780,000 13,498,100 0 0	6,343,500 58,663,515 (131,000) (1,000,000)
Total Capital Expenses CAPITAL INCOME Grants, subsidies, contributions and donations Proceeds from the sale of assets Other Capital Contributions	741,345 5,320,320 (1,135,000) (154,785) (1,215,689)	(32,750) (249,998) (885,000)	(92,970) 4,062,690 1,102,250 (95,213) 330,689	2,563,500 44,933,415 (131,000) (1,000,000) (3,540,000)	2,563,500 45,165,415 (131,000) (1,000,000) (3,540,000)	3,780,000 13,498,100 0 0	6,343,500 58,663,515 (131,000) (1,000,000) (3,540,000)
Total Capital Expenses CAPITAL INCOME Grants, subsidies, contributions and donations Proceeds from the sale of assets Other Capital Contributions Total Capital Income	741,345 5,320,320 (1,135,000) (154,785) (1,215,689) (2,505,474)	648,375 9,383,009 (32,750) (249,998) (885,000) (1,167,748)	(92,970) 4,062,690 1,102,250 (95,213) 330,689 1,337,726	2,563,500 44,933,415 (131,000) (1,000,000) (3,540,000) (4,671,000)	2,563,500 45,165,415 (131,000) (1,000,000) (3,540,000) (4,671,000)	3,780,000 13,498,100 0 0 0	6,343,500 58,663,515 (131,000) (1,000,000) (3,540,000) (4,671,000)
Total Capital Expenses CAPITAL INCOME Grants, subsidies, contributions and donations Proceeds from the sale of assets Other Capital Contributions Total Capital Income Net Capital Result	741,345 5,320,320 (1,135,000) (154,785) (1,215,689) (2,505,474) 2,814,846	(32,750) (249,998) (885,000) (1,167,748) 8,215,261	(92,970) 4,062,690 1,102,250 (95,213) 330,689 1,337,726 5,400,416	2,563,500 44,933,415 (131,000) (1,000,000) (3,540,000) (4,671,000) 40,262,415	2,563,500 45,165,415 (131,000) (1,000,000) (3,540,000) (4,671,000) 40,494,415	3,780,000 13,498,100 0 0 0 13,498,100	6,343,500 58,663,515 (131,000) (1,000,000) (3,540,000) (4,671,000) 53,992,515
Total Capital Expenses CAPITAL INCOME Grants, subsidies, contributions and donations Proceeds from the sale of assets Other Capital Contributions Total Capital Income Net Capital Result Net Operating & Capital Result FUNDING AND NON-CASH Adjustments External Restricted Assets	741,345 5.320.320 (1,135.000) (154,785) (1,215.689) (2,505.474) 2,814,846 (74,567,394)	648,375 9,383,009 (32,750) (249,998) (885,000) (1,167,748) 8,215,261 (64,664,613)	(92,970) 4,062,690 1,102,250 (95,213) 330,689 1,337,726 5,400,416 9,902,781	2,563,500 44,933,415 (131,000) (1,000,000) (3,540,000) (4,671,000) 40,262,415 43,995,884 (21,773,397)	2,563,500 45,165,415 (131,000) (1,000,000) (3,540,000) (4,671,000) 40,494,415 44,295,884 (21,773,397)	3,780,000 13,498,100 0 0 0 13,498,100	6,343,500 58,663,515 (131,000) (1,000,000) (3,540,000) (4,671,000) 53,992,515 60,394,686 (32,747,838)
Total Capital Expenses CAPITAL INCOME Grants, subsidies, contributions and donations Proceeds from the sale of assets Other Capital Contributions Total Capital Income Net Capital Result Net Operating & Capital Result FUNDING AND NON-CASH Adjustments External Restricted Assets Internal Restricted Assets	741,345 5,320,320 (1,135,000) (154,785) (1,215,689) (2,505,474) 2,814,846 (74,567,394) 25,355,215 (6,081,605)	(32,750) (32,750) (249,998) (885,000) (1,167,748) 8,215,261 (64,664,613)	(92.970) 4.062.690 1.102.250 (96.213) 330.689 1.337.726 5,400,416 9,902,781 (5.495.292) (154.649)	2.563,500 44,933,415 (131,000) (1,000,000) (3,540,000) (4,671,000) 40,262,415 43,995,884 (21,773,397) (5,048,728)	2,563,500 45,165,415 (131,000) (1,000,000) (3,540,000) (4,671,000) 40,494,415 44,295,884 (21,773,397) (5,348,728)	3,780,000 13,498,100 0 0 0 13,498,100 16,098,802 (10,974,441) (4,614,102)	6,343,500 58,663,515 (131,000) (1,000,000) (3,540,000) (4,671,000) 53,992,515 60,394,686 (32,747,838) (9,962,830)
Total Capital Expenses CAPITAL INCOME Grants, subsidies, contributions and donations Proceeds from the sale of assets Other Capital Contributions Total Capital Income Net Capital Result Net Operating & Capital Result FUNDING AND NON-CASH Adjustments External Restricted Assets Internal Restricted Assets Internal Restricted Assets External Loan Principal Repayments/(Proceeds)	741,345 5,320,320 (1,135,000) (154,785) (1,215,689) (2,505,474) 2,814,846 (74,567,394) 25,355,215 (6,081,605) 89,240	(32,750) (249,998) (885,000) (1,167,748) 8,215,261 (64,664,613) 19,859,923 (6,236,254) 91,455	(92.970) 4.062.690 1,102.250 (95.213) 330.689 1,337.726 5,400,416 9,902,781 (5,495.292) (154,649) 2,215	2.563.500 44.933.415 (131,000) (1,000,000) (3,540,000) (4,671,000) 40,262,415 43,995,884 (21,773,397) (5,048,728) 365,620	2,563,500 45,165,415 (131,000) (1,000,000) (3,540,000) (4,671,000) 40,494,415 44,295,884 (21,773,397) (5,348,728) 365,820	3,780,000 13,498,100 0 0 0 13,498,100 16,098,802 (10,974,441) (4,614,102) 0	6,343,500 58,663,515 (131,000) (1,000,000) (3,540,000) (4,671,000) 53,992,515 60,394,686 (32,747,838) (9,962,830) 365,820
Total Capital Expenses CAPITAL INCOME Grants, subsidies, contributions and donations Proceeds from the sale of assets Other Capital Contributions Total Capital Income Net Capital Result Net Operating & Capital Result FUNDING AND NON-CASH Adjustments External Restricted Assets Internal Restricted Assets External Loan Principal Repayments/(Proceeds) Depreciation Contra	741,345 5.320.320 (1,135,000) (154,785) (1,215,689) (2,505,474) 2,814,846 (74,567,394) 25,355,215 (6,081,605) 89,240 (4,916,869)	(32,750) (32,750) (249,998) (885,000) (1,167,748) (64,664,613) (62,36,254) 91,455 (5,033,293)	(92,970) 4,062,690 1,102,250 (95,213) 330,689 1,337,726 5,400,416 9,902,781 (5,495,292) (154,649) 2,215 (116,424)	2,563,500 44,933,415 (131,000) (1,000,000) (3,540,000) (4,671,000) 40,262,415 43,995,884 (21,773,397) (5,048,728) 365,820 (20,133,482)	2,563,500 45,165,415 (131,000) (1,000,000) (3,540,000) (4,671,000) 40,494,415 44,295,884 (21,773,397) (5,348,728) 365,820 (20,133,482)	3,780,000 13,498,100 0 0 0 13,498,100 16,098,802 (10,974,441) (4,614,102) 0	6,343,500 58,663,515 (131,000) (1,000,000) (3,540,000) (4,671,000) 53,992,515 60,394,686 (32,747,838) (9,962,830) 365,820 (20,133,482)
Total Capital Expenses CAPITAL INCOME Grants, subsidies, contributions and donations Proceeds from the sale of assets Other Capital Contributions Total Capital Income Net Capital Result Net Operating & Capital Result FUNDING AND NON-CASH Adjustments External Restricted Assets Internal Restricted Assets External Loan Principal Repayments/(Proceeds) Depreciation Contra ELE Payments	741,345 5,320,320 (1,135,000) (154,785) (1,215,689) (2,505,474) 2,814,846 (74,567,394) 25,355,215 (6,081,605) 89,240 (4,916,869) 47,836	(32,750) (32,750) (249,998) (885,000) (1,167,748) 8,215,261 (64,664,613) 19,859,923 (6,236,254) 91,455 (5,033,293) 239,017	(92.970) 4.062.690 1.102.250 (96.213) 330.689 1.337.726 5,400,416 9,902,781 (5.495.292) (154.649) 2.215 (116.424) 191.182	2.563,500 44,933,415 (131,000) (1,000,000) (3,540,000) (4,671,000) 40,262,415 43,995,884 (21,773,397) (5,048,728) 365,820 (20,133,482) 956,069	2,563,500 45,165,415 (131,000) (1,000,000) (3,540,000) (4,671,000) 40,494,415 44,295,884 (21,773,397) (5,348,728) 365,820 (20,133,482) 956,069	3,780,000 13,498,100 0 0 0 13,498,100 16,098,802 (10,974,441) (4,614,102) 0 0	6,343,500 58,663,515 (131,000) (1,000,000) (3,540,000) (4,671,000) 53,992,515 60,394,686 (32,747,838) (9,962,830) 365,820 (20,133,482) 956,069
Total Capital Expenses CAPITAL INCOME Grants, subsidies, contributions and donations Proceeds from the sale of assets Other Capital Contributions Total Capital Income Net Capital Result Net Operating & Capital Result FUNDING AND NON-CASH Adjustments External Restricted Assets Internal Restricted Assets External Loan Principal Repayments/(Proceeds) Depreciation Contra	741,345 5.320.320 (1,135,000) (154,785) (1,215,689) (2,505,474) 2,814,846 (74,567,394) 25,355,215 (6,081,605) 89,240 (4,916,869)	(32,750) (32,750) (249,998) (885,000) (1,167,748) (64,664,613) (62,36,254) 91,455 (5,033,293)	(92,970) 4,062,690 1,102,250 (95,213) 330,689 1,337,726 5,400,416 9,902,781 (5,495,292) (154,649) 2,215 (116,424)	2,563,500 44,933,415 (131,000) (1,000,000) (3,540,000) (4,671,000) 40,262,415 43,995,884 (21,773,397) (5,048,728) 365,820 (20,133,482)	2,563,500 45,165,415 (131,000) (1,000,000) (3,540,000) (4,671,000) 40,494,415 44,295,884 (21,773,397) (5,348,728) 365,820 (20,133,482)	3,780,000 13,498,100 0 0 0 13,498,100 16,098,802 (10,974,441) (4,614,102) 0	6,343,500 58,663,515 (131,000) (1,000,000) (3,540,000) (4,671,000) 53,992,515 60,394,686 (32,747,838) (9,962,830) 365,820 (20,133,482)

Plen	Contribution Plan Item ID		Project	Cost Centre	Description of Works	Delivery Year	2020/21 Forecast Expenditure	2021/22 Forecast Expenditure	Total Forecast Expenditure
Additional Pr	ojects						Q1 Budget Changes		
57.11	RD-001	Transport	100251	3065	Signalisation of Galston Rd with Clarinda St	2020/21	400,000	500,250	900,250
S/.11	RD-003	Fransport	100877	3065	Peats Ferry and Bridge intersection upgrade	2020/21	860,000	2,504./25	3,384,725
S7.11	RD-0*2	Transport	100879	3065	Median at Galston Road, Carrington Road	202-/22		55,357	55,357
S7.11	RD-015	Transport	100881	3065	Additional lanes on Royston Parade and Sherbrook Rd for right tums into Baldwin St	2021/22	160,000	738,118	896,116
97.11	RD-019	Transport	101391	3065	Beecroft Town Centre traffic improvements.	2021/22	c	758.713	758.713
S7 11	OSR-003	Open Space	101394	3076	Waitara Park - Level 1 Destination Parkland Development	202-722	100,000	500,000	600,000
97.11	OSR-005	Open Space	101395	3076	Brickpit Park embellishment (stage 2)	2021/22	250,000	2.150.000	2.400.000
57.11	OSR-008	Open Space	101396	3076	Warring Street Oval - Walking Path and Park Embellishment	2020/21	400,000	L,100.000	400,000
97.11	OSR 010	Open Space	101397	3076	Ron Payne Oval Drainage	2020/21	500,000		500,000
37.11	QSR-015	Open Space	101398	3076	Pennant Hills Fark walking path	2021/22	150,000	1.559.600	1,700,000
57.11	C5R-016	Open Space	101399	3076	Mc Kell Park Brooklyn - Walking paths and park embellishment	2020/21	520,000	1,300,000	520,000
S7 11	OSR-017	Open Space	101400	3076	Mark Taylor Oval, Wailara - Sportsground Upgrades	2020/21	500,000		500,000
S7.11	OSR-023	Open Space	101401	3076	Hunt Reserve - Park and playground empeliishment	2020/21	600,000		600,000
S7 11	OSR-1924	Open Space	101385	3076	New off leash dog areas in existing parks - Hunt Reserve, Mt Colah; Kanley Park, Normanhurst; Edward Bennett Oval, Cherrybrock	2020/21	300,000		900, RGE
57.11	C5R-925	Open Space	101402	3076	ErlestokePark Amenities	2021/22	50,000	550,900	600,000
S7.11	OSR-028	Open Space	101403	3076	Rote Park Amendes	2021/22	50,000	550,000	600,000
S7 11	OSR-027	Open Space	101404	3076	Ruddock Park Amenities	202-/22	100,000	1,100,000	1,200,000
S7 11	OSR-028	Open Space	101405	3076	Lisgar Gardens Amenities and Park Embellishment	2021/22	50,000	550,000	600,000
97.11	BL-005	Open Space	101406	4019	Berowra Park and walking track upgrades Berowra to Cowan area	202-122	160,000	345,000	495,000
S7 11	BL-007	Open Space	101407	4019	Brooklyn Bushland Trails - Establish a walking trail network across McKell Park by upgrading existing trail and building links	2021)22	65,000	105,000	170,000
S7.11	BL-009	Open Space	101408	4019	Californa Walk - Lakes of Chemybrook and Blackwattle Place Chemybrook (Stace 2)	2020/21	120,000		120,000
87 11	BL-016	Open Space	101409	4019	Homsby Heritage steps frail construction and heritage restoration (Stages 2 and 3)	2021/22	204,100	245,000	449,100
S7.11	BL-019	Open Space	101410	4019	Great North Walk - entrance at Morgan Street Pennant Hills	2020/21	84,000		84,000
S7 11	BL-025	Open Space	101411	4019	Larool Creek Track to Westleigh Park connection	2020/21	o .	180,000	180,000
37.11	CF-008	Community Services	101413	4005	Embellish existing Community Centres	202*/22	1,000,000	2,000,000	3,000,000
87.12	\$7.12-007	Community Services	100917	4005	Homsby Library short-ferm expansion	2020/21	2,700,000		2,700,000
87.12	s7.12-006	Open Space		4019	Bushland Reserves Infrastructure	2021/22	80,000	80,000	160,000
97.12	S7.12-00B	Transport	101415	3062	Shareway / Cycleway Program	202"/22	250,000	250,000	500,000
xpenditure	onal Projects within Council Iture from Devi			ш			9,643,100 9,128,377 18,771,477	14,710,161 2,000,000 16,710,161	24,353,251 11,129,377 35,481,638

ATTACHMENT/S

REPORT NO. CE11/20

ITEM 3

- 1. FINAL SINGLE USE PLASTICS POLICY 2020
- 2. FINAL WASTE MANAGEMENT GUIDELINES FOR EVENTS 2020
- 3. LIST OF SUBMISSIONS IN CHRONOLOGICAL ORDER



POLICY REGISTER

POLICY TITLE: Single Use Plastics

FOLDER NUMBER:

POLICY OWNER / DIVISION Community and Environment

POLICY OWNER / BRANCH: Waste Branch

FUNCTION: Waste Management and Avoidance

RELEVANT LEGISLATION: LOCAL GOVERNMENT ACT, 1993

> WASTE AVOIDANCE AND RESOURCE RECOVERY ACT, 2001 PROTECTION OF THE ENVIRONMENT OPERATIONS ACT, 1997

POLICY ADOPTION/AMENDMENT DATE: REPORT NUMBER: GM11112020GSR_12

REVIEW YEAR: 2023

RELATED POLICIES: Sustainable Procurement Determination 2013

POLICY PURPOSE / OBJECTIVES:

To progressively transition towards the elimination of single-use plastics in council operations and events by 2022.

IMPORTANT NOTE: This Policy and the accompanying Waste Management Guidelines were developed pre-COVID-19. During COVID-19, NSW Public Health Orders, COVID Safety Management Plans and safe work practices related to COVID-19 requirements take precedence.

POLICY PRINCIPLES:

The principles that guide this policy are based on significant evidence which indicates that:

- 1. Single-use plastics comprise a large component of litter in NSW1
- Plastic pollution persists in the environment and has cumulative detrimental impacts on human and environmental health2
- 3. The production of plastics relies on the use of non-renewable resources that adversely impact on climate change and do not align with the principles of Ecologically Sustainable Development (ESD)3
- Plastics, including single-use plastics, do not biodegrade and can break into smaller micro-plastics that have long-term environmental, social and economic impacts. These place an inequitable burden on future generations4

^{1 2015-16} National Litter Index Results for NSW

² Centre for International Environmental Law, *Plastic and Health – the Hidden Costs of a Plastic Planet*, 2019

⁴ UNEP 2018, SINGLE USE PLASTICS: A Roadmap for Sustainability

The waste hierarchy should govern the use and disposal of resources: avoid, reduce, reuse, recycle and then dispose.

CONTEXT

In recent years numerous local government organisations around Australia have sought to minimise and prohibit the prevalence of single-use plastics in council operations and events.

Hornsby Shire Council Resolved to develop a draft Single Use Plastic Policy on 24 July 2019 (NOM8/19 – F2018/00082).

This policy will be guided, in part, by the findings of local research conducted by Sydney University during 2019.

SCOPE AND APPLICATION

This policy applies to Council operational activities, council employees and contractors' activities within, and impacting on, the Hornsby Shire local government area. Further detail on the size and types of events that fall within the jurisdiction of this policy can be found in the new Waste Management Guidelines for Events Organisers (Attachment A).

A list of alternative suppliers and products will be provided to all event organisers (Attachment A – Appendix A).

Milestone timings for the transition of council events and operations to phase out single-use plastics are detailed in Table 1 below.

POLICY STATEMENT:

This policy recognises that many plastics have become an integral component of modern global packaging and food safety systems. Therefore, a strategic, planned and incremental approach is required to deliver a durable and structural transition towards alternatives.

Council will:

- Support relevant National Packaging Targets and national product labelling schemes
- · Provide in-house education and engagement activities on single-use plastics
- Demonstrate leadership in the community to reduce the use of single-use plastics, particularly plastic straws, water bottles and plastic bags
- Phase out and, where possible, eliminate single use plastic items within council operations and at all
 events held on council owned or managed land. This will include plastic water bottles, plastic
 drinking straws, single-use plastic bags, coffee cups (with plastic lining), ready-to-eat plastic serving
 containers / utensils and balloons
- Provide alternative water sources at events particularly where water in single-use plastic bottles is limited or not available
- Investigate opportunities to provide permanent water refill stations in appropriate high-use public spaces and the use of temporary mobile water refill stations at high-use public events
- Implement responsible procurement practices to influence supply chains and support market development of recycled content products
- Support local business and retail industry sectors to provide products and services that do not rely
 on single-use plastics

- Build awareness within the community on alternatives to single use plastics
- Ensure outcomes align with Council policies, such as the Sustainable Procurement Determination, and that guidelines include requirements directly leading towards the elimination of single-use plastic in Hornsby Shire LGA.

The intent of the policy will also be delivered through the following mechanisms:

- Facilitating an Internal Council Officer Reference Group to support the ongoing operational transition away from single-use plastics
- · Developing Waste Management Guidelines and a preferred supplier list for events
- Online promotion of alternatives to single-use plastics to assist the business and retail community to
 provide products and services that do not rely on single use plastics
- · Providing advice and support to organisations wishing to run waste wise community events
- Supporting community access to relevant information and resources
- · Developing and promoting case studies of sustainable community events

DEFINITIONS:

Single-use Plastics, often also referred to as disposable plastics, are commonly used for plastic packaging and include items intended to be used only once before they are discarded. Single-use plastics include but are not limited to petroleum-based disposable plastic and polystyrene items such as coffee cups (with plastic lining) straws, balloons, bags, sachets, cutlery and food and drink packaging.

EXCLUSIONS:

Exclusions will apply to:

- · Plastic items already being recycled within a circular economy model (standard recyclables).
- · All beverage containers dispensed by vending machines

EXEMPTIONS:

Exemptions may apply when:

- · Specific plastic products are required to meet health and safety requirements
- · There is no practical alternative product or distribution method available
- Those with a physical disability require a particular product to engage in day-to-day activities
- Patrons and facility users who bring pre-purchased and packaged food and beverage consumables
- Subject to current relevant legislation where single-use plastics are required in some circumstances, such as the NSW Gaming and Liquor Administration Act 2007

TABLE 1: MILESTONE TIMINGS FOR THE TRANSITION OF COUNCIL EVENTS AND OPERATIONS

Year	Council operation	Council Event	Commercial Events	Approval Processes
2020/21	 Council meetings Councillor briefings Councillor and staff training Council run tours and workshops Meetings with internal and external stakeholders 	Mayor's Christmas Party Citizenship Ceremonies Australia Day Sunset Sessions Westside Vibe Children's Voices for Reconciliation Screen on the Green	Weekly Thursday Organic Food Markets Saturday Markets	Nominated event approvals Commercial terms and conditions
2021/22	All Council facilities*	All council run and supported events All relevant community run events on council land**		Modify existing hirer arrangements Considered in all approvals processes

^{*}Does not include vending machines

^{**}As stipulated in the Waste Management Guidelines for Events. Will not be enforced for community run events with less than 300 people.



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Hornsby Shire Council

ABN 20 706 996 972

Contact details

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PO Box 37, Hornsby NSW 1630

Phone: 9847 6666

Email: hsc@hornsby.nsw.gov.au

Customer service desks are open from 8.30am-5pm,

Monday to Friday.

hornsby.nsw.gov.au

Council would like to recognise the traditional owners of the lands of Hornsby Shire, the Darug and Guringai Aboriginal people, and pay respect to their elders and their heritage.

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HORNSBY SHIRE WASTE MANAGEMENT GUIDELINES FOR EVENT ORGANISERS

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HORNSBY SHIRE WASTE MANAGEMENT GUIDELINES FOR EVENT ORGANISERS

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ATTACHMENT 2 - ITEM 3

1.0 How to use this guide

Hornsby Shire Council is committed to delivering best practice in the areas of environmental protection and sustainability.

These Guidelines provide support for event organisers and stallholders to run sustainable Waste Management events, which do not distribute single-use plastics and deliver improved waste and environmental outcomes.

These Guidelines are designed to be used in conjunction with Council's broader events planning and approvals processes. Effective waste management requires up-front consideration in planning for the entire event.

- For small events with less than 300 attendees –
 Event Organisers are required to submit the Section
 A. Event Waste Management Plan, five (5) business days prior to the event date.
 - This includes your Bin Hire Request.
- For large events with over 300 attendees Event Organisers must comply with Council's Single-Use Plastic Policy and Council's Waste Management Guidelines, and submit Section B. Event Waste Management Plan, five (5) business days prior to your event date.
 - This includes your Bin Hire Request.



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HORNSBY SHIRE WASTE MANAGEMENT GUIDELINES FOR EVENT ORGANISERS



2.0 Hornsby ShireCouncil's Single-Use Plastics Policy

Summary

In July 2019 Hornsby Shire Council resolved to develop a draft Single Use Plastic Policy. The Policy will involve the progressive phasing out of single-use plastic items by 2022 throughout its operations and community run events with more than 300 people attending.

Single-use plastic items comprise a large component of litter in NSW and include:

- plastic water bottles
- plastic drinking straws
- plastic bags
- coffee cups (with plastic lining)
- ready-to-eat plastic serving containers and utensils
- balloons

The Single Use Plastics Policy is based on various principles including the waste hierarchy, which governs the use and disposal of resources: avoid, reduce, reuse, recycle and then dispose.

A copy of the policy is included in these Guidelines as Appendix B.

HORNSBY SHIRE WASTE MANAGEMENT GUIDELINES FOR EVENT ORGANISERS

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3.0 Waste Management Guidelines

To ensure your event meets the intent of the Waste Management Guidelines for Event Organisers, consider the following issues and requirements in the planning phase:

Issue	Requirement
	 Plastic and polystyrene products and packaging, including drinking cups, food containers, drinking straws and stirrers, cutlery, plates etc. are NOT to be used or distributed at events
	Balloons are NOT to be used, given away or released during events Blacking water bettles are NOT to be said as given away during an
Single-Use Plastics	 Plastic water bottles are NOT to be sold or given away during an event; alternative water sources should be sought
Single-Ose Flastics	 Single-use sachets are NOT to be distributed at events e.g. tomato sauce, sugar sachets, salt and pepper sachets, sunscreen sachets or giveaways products such as shampoo sachets
	Plastic bags are NOT to be used/given away during events
	 Any packaging materials sold or distributed must be reusable or comprised of biodegradable or recyclable material
Bin requirements	 Existing Council bins in the public space cannot be relied upon to cater for waste or recycling material created by special events
	 Event organisers must arrange for additional waste and recycling bins to cope with the increased demands of the event
Promotion	 All promotional materials such as flyers must be printed on recycled paper (80 – 100% postconsumer recycled content)
Costs	 Event organisers are responsible for all costs incurred in relation to waste management associated with the event
Litter collection	 Event organisers/event staff must conduct a litter patrol of the site area after the event and remove and correctly dispose of any discarded litter items within the event area

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4.0 Promoting Sustainability

Waste Avoidance

Create as little waste as possible in your event. Follow the waste hierarchy to avoid, reduce, reuse, recycle and recover materials

MOST PREFERABLE HSC INFLUENCE Hornsby Shire Council Avoid waste where possible Avoiding waste reduces the impact can influence waste avoidance/ at every point in the new product reduction through purchasing, supply chain. advocacy and education. **AVOID/REDUCE** Extend the life of a product **Hornsby Shire Council** Reuse, such as reusable cups can influence reuse through and bags and buying second advocacy and education. REUSE hand, extends the life of a product. Recycling **Hornsby Shire Council** Recycling (and composting) can influence the community retains the basic integrity to recycle and control RECYCLE of the recycled material the destination. to create a new product. Convert to clean energy **Hornsby Shire Council** Products and materials with can control the destination no higher order uses can be of collected waste material. RECOVER converted to clean energy. ENERGY **Waste Hierarchy** The waste hierarchy is the core conceptual framework Reduce volume that underpins waste policy Products and materials with no and strategy. It establishes the priorities in managing waste, energy potential can be treated to reduce volume or hazard. based on environmental impact and broader sustainability principles, promoting efficient use of resources and reduction of disposal to landfill. Landfill These differing levels of Landfill is an essential backstop, but should be the option DISPOSE for change identify where of last resort. Council has the greatest influence and shape the type of actions that are considered. LEAST PREFERABLE

HORNSBY SHIRE WASTE MANAGEMENT GUIDELINES FOR EVENT ORGANISERS

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Suitable Alternatives to Plastics

Recyclable material including glass bottles and jars, milk and juice cartons, aluminium cans, paper and cardboard and recyclable plastic bottles (excluding bottled water) are suitable at events.

The information below provides a list of other suitable alternatives to single-use items.

Not suitable	Alternatives
Individual sugar, salt, pepper and sauce sachets	Provide bulk shakers or bulk sauce dispensers
Polystyrene and plastic plates, bowls and cutlery	 Reuse serving-ware such as crockery. Provide paper and cardboard products e.g. paper serviettes. Provide biodegradable products e.g. bamboo cutlery and sugarcane plates*
Plastic straws	Provide paper straws
Plastic stirrers	Provide paddle pop sticks or other wooden stirrers
Plastic bags	Provide calico or paper bags
Sunscreen sachets	Use bulk pump pack sunscreen
Bottled water	 Hire water stations with 100% recyclable paper cups OR encourage event attendees to bring their own reusable water bottle from home
Balloons	Reusable bunting

^{*}Be mindful when selecting alternatives to plastic. Certified biodegradable or compostable products are not recycled with standard recyclables, as they need to be composted. They can only be composted if they meet the appropriate composting standard and a dedicated collection and processing service is available.

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Leftover and Excess Food

If your event is likely to have leftover food, consider donating it? There are various charities which accept excess food. These organisations rescue and redistribute excess food to individuals and charities supporting the vulnerable. For more information visit www.hornsbyconnect.org.au, www.ozharvest.org.au and www.secondbite.org.

Water Stations

The sale and distribution of bottled water at events is not acceptable. Hornsby Shire Council provides water taps and bubbler stations in many public areas where events are held. If these are not sufficient for the size of your event, additional water stations can be hired.

Exceptions

In some exceptional circumstances single-use plastics are a requirement e.g. for disabled or mobility impaired residents. Consider including a small sign at your event acknowledging this. Example text: "We are committed to avoiding single-use plastics, like drinking straws. But we understand that for some people, plastic straws are the only way you can drink and are crucial to your independence. If you need one, please let us know. For those of you who don't need a plastic straw, please support us to reduce the impact on the environment by not asking for one. Thank you."

Ensure you have several single-use plastic straws on hand if you choose

5.0 Additional Resources

Please contact the Waste Hotline on 9847 4856 if you require further advice or information about your event.

The NSW EPA Waste Management Events Guide may be helpful in planning your event. The Guide is available at: https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/warrlocal/070056-waste-wise-events.pdf.

Appendix A - Alternative Supplier and Product List Appendix B – Hornsby Shire Council Single Use Plastics Policy 2020



HORNSBY SHIRE WASTE MANAGEMENT GUIDELINES FOR EVENT ORGANISERS

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SECTION A – Small Events - Less than 300 Attendees

This section must be completed by the Event Manager/Organiser and sent to Hornsby Shire Council five (5) business days prior to the event. Part 2 includes your Bin Hire Request. Please email the completed forms to waste@hornsby.nsw.gov.au

Part 1 – Event details and contact information

Name of Event	
Name of organisation delivering the event	
Event address	
Date of event	Time of event
Anticipated crowd size	
Event activities	
Number of stalls	
Event Manager name	Contact number
Event Manager Email	

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Part 2 - Bin Hire Request - Front of House

Front of house waste and recycling bins collect material generated by event attendees during the event.

How do I calculate how many bins are required?

As a rule, calculate a minimum of one litre of waste and one litre of recycling per person per meal. However, the type of catering facilities, the supply of alcohol and the crowd profile can increase how much waste is generated. For example, at events such as food and wine festivals, the amount of waste generated per person is often higher.

At a small event with around 100 people the approximate waste generation would be:

- 100 people x 1 meal = 100 litres of estimated waste and 100 litres of recycling
- Waste Bins required: Divide 100 by 240 (a standard wheelie bin is 240 litres) = 1 bin
- Recycling Bins required: Divide 100 by 240 (a standard wheelie bin is 240 litres) = 1 bin
- You will need 1 waste bin and 1 recycling bin.

Request for waste and recycling bins from Council

Proposed number of bins	s to be provided by Council*:
Number of 240 litre red lid garbage wheelie bins	
Number of 240 litre yellow lid wheelie recycling bins	
Bin delivery location:	
Bin delivery date	
Bin delivery location	
Bin pick up location:	
Bin pick up date	
Bin pick up location	
On Site Event Contact D	etails:
Name	
Mobile	
*Bin numbers will be assessed	by Council.

HORNSBY SHIRE WASTE MANAGEMENT GUIDELINES FOR EVENT ORGANISERS

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Part 3 - Fees

Please note that depending on the number of bins required, a fee may be charged to the event organiser for the supply and servicing of waste and recycling bins. Council's waste and recycling service fee includes:

- Bin delivery and collection
- Bin cleaning
- Disposal of waste
- Disposal of commingled recycling

Additional Fee Condition

Additional costs may be incurred if:

- Additional bins are required
- Post event site cleaning is required to be conducted by Council
- The event site is left in an unsatisfactory condition.

Part 4a – Planning for waste and recycling bins

Existing Council bins in public areas cannot be relied upon to cater for waste or recycling material created during events. Event organisers must arrange for additional waste and recycling bins to manage the increased demands of the event.

Effective Waste Management

- To maximise resource recovery a red lid garbage bin should always be paired next to a yellow lid recycling bin.
- Event organisers will be responsible for the placement of waste and recycling bins
- Event organisers are to ensure event bins are kept clear of walkways
- Event staff are to monitor bin usage and adjust bin positions as necessary during the event.



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Part 4b – Site Map including Waste and Recycling bin locations

Bin placement

For optimal resource recovery bins should be located:

- At key entry/exit points to event and catering areas
- Close to where food and beverages are consumed
- Beside designated pedestrian pathways
- Near high-traffic areas; and
- At disposal points such as toilets, car parks and entry/exit points.

Please attach a site map to your Waste Management Plan submission that includes the following details:

Location of Waste and Recycling bin delivery and collection points.

Part 5 - Checklist

Please check your Waste Management Plan includes the following:

- Event details and contact information
- Waste and recycling bin requirements
- A detailed site map

Part 6 - Approval Process

Council's Waste Services Branch will review the information provided in this form and may contact the nominated event contact person for additional information. The required number of waste and recycling bins and associated fees and charges will be detailed in the event approval.

- ✓ I have read and agree to the Single-Use Plastics Policy
- ✓ I have read and agree to the Waste Management Guidelines

Declaration

I hearby accept all conditions in this document and state the information provided is true and correct

Signature

Date:

HORNSBY SHIRE WASTE MANAGEMENT GUIDELINES FOR EVENT ORGANISERS

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SECTION B – Large Events - More than 300 Attendees

This section is to be completed by the Event Manger/Organiser and sent to Hornsby Shire Council five (5) business days prior to the event. This includes your Bin Hire Request, please email to waste@hornsby.nsw.gov.au

Part 1 - Event details and contact information

Name of Event	
Name of organisation delivering the event	
Event address	
Date of event	Time of event
Anticipated crowd size	
Event activities	
Number of stalls	
Event Manager name	Contact number
Event Manager Email	Fax number

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Part 2 – Waste and Recycling Volumes

Please assess the types and volumes of waste and/or recyclables generated during the event for each stall holder. Please detail the stall(s) and the expected volumes of waste and recycling materials generated by each one. An example for both Back of House (stallholder waste) and Front of House (event attendee waste) have been provided.

Waste and Recycling Volumes - Front of House

Stall Name & Description	Waste and Recyclable Material Expected	Description of Material	Quantity Expected	Comments
Example: BBQ Stall	Soft Drink Cans	Aluminium Cans	500	Comingled recycling bin required
Example: BBQ Stall	Sausage Sandwich	Paper Serviettes and food waste	1000	 Waste bins required Tomato sauce will be available in communal squeeze bottles

Waste and Recycling Volumes - Back of House

Stall Name & Description	Waste and Recyclable Material Expected	Description of Material	Quantity Expected	Comments
Example: BBQ Stall	Cardboard Boxes	Boxes containing Sausages	20	Recycling bin or skip required

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Part 3 – Declaration of giveaways & promotional material at your event

Please declare any products/promotional items that will be given away or distributed at your event.

Waste and Recycling Volumes - Front of House

Giveaway	Description of use	Material type
Example: Paper flyers	Flyers advertising event promotion	100% recycled paper

Part 4 - Education at your event To minimise waste going to landfill and maximise resource recovery, Council recommends the following waste initiatives be implemented at the event. Please indicate which of the following initiatives will be undertaken and provide details on how this will be undertaken. Ensure stallholders are aware of Council's Single-Use Policy guidelines, resource recovery and waste disposal systems and correct source separation prior to the event stallholders be Include waste minimisation in advertising of event Public Event staff to engage with event attendees and inform them how to use the bin system in place. Event organisers can incur increased processing costs if recycling bins are contaminated. *All Council hired waste and recycling bins will be delivered with waste and recycling signage. will be available, Other initiatives will be implemented

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Part 5 - Planning for waste and recycling bins

Existing Council bins in public areas cannot be relied upon to cater for waste or recycling material created during events. Event organisers must arrange for additional waste and recycling bins to manage the increased demands of the event.

Effective Waste Management

- To maximise resource recovery a red lid garbage bin should always be paired next to a yellow lid recycling bin.
- Event organisers will be responsible for the placement of waste and recycling bins
- Event organisers are to ensure event bins are kept clear of walkways
- Event staff are to monitor bin usage and adjust bin positions as necessary during the event.

Bin placement

For optimal resource recovery bins should be located:

- at key entry/exit points to event and catering areas
- close to where food and beverages are consumed
- beside designated pedestrian pathways
- near high-traffic areas; and
- At disposal points such as toilets, car parks and entry/exit points.

Part 6 - Bin Hire Request - Front of House

Front of house waste and recycling bins collect material generated by event attendees during the event.

How do I calculate how many bins are required?

As a rule, calculate a minimum of one litre of waste and one litre of recycling per person per meal. However, the type of catering facilities, the supply of alcohol and the crowd profile can increase how much waste is generated. For example, at events such as food and wine festivals, the amount of waste generated per person is often higher.

At a large event with around 1000 people the approximate waste generation would be:

- 1,000 people x 1 meal = 1,000 litres of estimated waste and 1,000 litres of recycling
- Waste Bins required: Divide 1,000 by 240 (a standard wheelie bin is 240 litres) = 4 bins
- Recycling Bins required: Divide 1,000 by 240 (a standard wheelie bin is 240 litres) = 4 bins
- You will need 4 waste bins and 4 recycling bins.

Request for waste and recycling bins from Council

Proposed number of bins	s to be provided by Council*:
Number of 240 litre red lid garbage wheelie bins	
Number of 240 litre yellow lid wheelie recycling bins	
Bin delivery location:	
Bin delivery date	
Bin delivery location	
Bin pick up location:	
Bin pick up date	
Bin pick up location	
On Site Event Contact D	etails:
Name	
Mobile	

Recycling food waste and other biodegradable materials

It is possible to collect and recycle food waste at large public place events. However, to do this successfully can be quite complex. It requires careful consideration of the food and packaging materials used by stallholders, appropriate source separation of materials, colour coded bins, a separate dedicated collection service and the delivery of the food waste to a licenced facility that is set up to process food waste. Additional signage, education and on-ground support for stallholders and event attendees will help to ensure that the materials are not contaminated.

- If you plan to separate and collect food waste at your event you will need to employ a licenced private waste contractor which specialises in these services.
- For further advice contact the Waste Hotline on 9847 4856.

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^{*}in numbers will be assessed by Council. The above figures do not include back of house requirements.

Part 7 - Bin Hire Request - Back of House

How do I calculate how many bins are required?

'Back of house' waste and recycling is the waste and recycling generated by stallholders.

Event organisers will need information from stallholders to make these calculations. The choice of bin/s will depend on how much is needed and how much space is available. Council can provide recycling bins, general waste bins and paper and cardboard bins.

Request for waste and recycling skip bins from Council

Proposed number of bins	s to be provided by Council*:
Number of 1,100 litre recycling bin (max 4)	
Number of 1,100 litre waste bin (max 4)	
Number of 1,100 litre paper and cardboard bin (max 2)	
Bin delivery location:	
Bin delivery date	
Bin delivery location	
Bin pick up location:	
Bin pick up date	
Bin pick up location	
On Site Event Contact D	etails:
Name	
Mobile	
*Bin numbers will be assessed	by Council.

HORNSBY SHIRE WASTE MANAGEMENT GUIDELINES FOR EVENT ORGANISERS

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Part 8 - Fees

Please note a fee will be charged to the event organiser for the supply and servicing of all waste and recycling bins. Council's waste and recycling service fee includes:

- Bin delivery and collection
- Bin cleaning
- Disposal of waste
- Disposal of commingled recycling
- Disposal of paper and cardboard recycling (if required)

Additional Fee Condition

Additional costs may be incurred if

- Additional bins are required
- A post event site sweep is required to be conducted by Council
- The event site is left in an unsatisfactory condition.

Part 9 – Site Map including Waste and Recycling bin locations

Please attach a site map to your Waste Management Plan submission that includes the following details:

- Location of Waste and Recycling bin delivery location and collection point
- Proposed location of all event waste/recycling stations
- Drink, Food and other stalls
- Back of house waste and recycling bin stations
- Eating areas, designated and non-designated
- Main landforms, buildings
- Stage, competition area or other attractions
- Toilets
- Public entrances and exits



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Part 10 - Checklist

Please check your Waste Management Plan includes the following:

- Event details and contact information
- Waste and recycling bin requirements
- A detailed site map
- Expected waste and recycling volumes
- Supplier details for suitable serving ware
- Declaration of giveaways and promotional material
- Details of education and communication at the event

Part 11 - Approval Process

Council's Waste Services Branch will review the information provided in this form and may contact the nominated event contact person for additional information. The required number of waste and recycling bins and associated fees and charges will be detailed in the event approval.

- ✓ I have read and agree to the Single-Use Plastics Policy
- ✓ I have read and agree to the Waste Management Guidelines

Declaration

I hearby accept all conditions in this document and state the information provided is true and correct

Signature

Date

HORNSBY SHIRE WASTE MANAGEMENT GUIDELINES FOR EVENT ORGANISERS

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APPENDIX A – Alternative Supplier and Product List

Below are some examples of suppliers of more sustainable and reusable items and services. Please note this list is not exhaustive and further research is encouraged.

Supplier	Link	Bags	Containers	Cutlery	Cups	Bottles	Straws	Bioplastic
Biome	biome.com.au							
BioPak	biopakshopau.com							
Cheeky	cheeki.net.au							
Eco Party Box	ecopartybox.com.au							
Frank Green	frankgreen.com.au							
Going Green Solutions	goinggreensolutions.com.au							
Greenpack	greenpackshop.com.au							
Hello Green	hellogreen.com.au							
JoCo Cups	jococups.com							
KeepCup	au.keepcup.com							
Simply Cups	simplycups.com.au							
SoL Cups	solcups.com							
Upcycle Studio	upcyclestudio.com.au							

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Supplier	Link	Bags	Containers	Cutlery	Cups	Bottles	Straws	Bioplasti
Vegeware	vegware.com.au							
The Naked Straw Co	thenakedstraw.com.au							
Stroh	stroh.com.au							
The Next Sip	thenextsip.com.au							
Kent Paper	kentpaper.com.au							
Green Mark	greenmarkpack.com.au							
Environmental Enterprises	environmentalenterprises.com.au							
Alpha Food Packaging	alphafoodpackaging.com.au/ products/bio-range/							
Returnr	returnr.co							
Huskee	huskee.co							
Pottery for the Planet	potteryfortheplanet.com							
Flora & Fauna	floraandfauna.com.au							
Detpak	detpak.com							
Greenworld Co Pty Ltd	biogreenworld.com.au/index.html							
Kleen Kanteen	kleankanteen.com.au							
Pak 360	pak360.com.au							
	treefreeglobal.com							

HORNSBY SHIRE WASTE MANAGEMENT GUIDELINES FOR EVENT ORGANISERS

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APPENDIX B – Hornsby Shire Council - Single Use Plastics Policy 2020

NB - A copy of the Single Use Plastics Policy 2020

Will be added upon its final endorsement.

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No.	Date		TRIM
1	24/08/2020		D07647189

To the General Manager

I support Council's draft single use plastic policy and accompanying guideline for event organisers.

I commend Council for taking action on this important issue, and encourage Council to adequately resource the policing of this policy so that event organisers and participants come to respect and recognise it as the norm within the Hornsby Shire. I.e. ensure the policy and guide are meaningful and applied, not just sitting on a shelf, paying lip service.

I would also urge council to consider extending the policy and guide to cover small hall hirers. And also promote better waste management practices in general amongst communityH:\Branch - Waste Management\2019 Single Use Plastics Policy\Community Fedback - Public Exhibition\List of submissions in chronological order.docx hirers.

My family has hired the small hall at Lilian Fraser Gardens on several occasions and are always extremely disappointed to note that previous users have thrown a mixture of waste and recycling into both the yellow and red lid bins. It defeats the point of us separating our own recycling from general waste. We now take our recycling home to our own bin as we recognise it's pointless to put it in the contaminated bins at Lilian Fraser

Perhaps good waste management practices could be highlighted in the hirers terms and conditions, and could be attached to a bond?

No.	Date		TRIM
2	7/09/2020		D07994405

Dear Councillors and staff, I want to congratulate you on this policy to tackle this serious problem. Although it is not specifically related to this policy, I would like council to put out clear guidelines for recycling plastics. I believe that people generally want to do the right thing but are confused. Matters could include:

Removing the soft plastic cover before putt the harder plastic container in the Recycling bin Should lids be removed

Is it necessary to wash food residue from containers

What to do with aluminium lined cardboard containers

Thank you for the opportunity to respond.

No.	Date		TRIM
3	7/09/2020		D07994496

Dear HSC Councillors

Congratulations on putting an end to single use plastics at Council events and activities.

This is such a positive move for the Bushland Shire and the environment generally. It sets a benchmark for all businesses in the Shire and encourages households to step up our efforts to eliminate plastic waste.

Please know your leadership on this issue is notice and appreciated. And please feel confident to make further decisions toward sustainable materials use and minimal waste production. You will be wholeheartedly supported by those of us who elected you to protect our Shire's unique environment for our kids, grandkids and generations to come.

Thank you again for this wise decision...please keep making them!

Warm regards

No.	Date			TRIM	
4	8/09/2020			D07994780	
Thank you. Horneby Council for taking action at last on single use plastical Congratulations on considering					

Thank you, Hornsby Council for taking action at last on single-use plastics! Congratulations on considering this action to help alleviate the thousands of agonising deaths of creatures who share the world with us. Yours sincerely,

No.	Date		TRIM
5	9/09/2020		D07996063

Dear Mayor Ruddock, Councillors, Mr Head and Council staff,

Byles Creek Valley Union Inc. wishes to applaud Council's policy statement aimed at a progressively transition towards the elimination of single-use plastics in council operations and events by 2022.

Plastic pollution has become one of the most <u>pressing environmental issues</u> of our time, as rapidly increasing production of single-use disposable plastic products – around 40 percent of the plastic produced every year – overwhelms the world's ability to deal with them. Many of these products have a lifespan of mere minutes to hours, yet they may persist in the environment for hundreds of years.

Millions of animals are killed by plastics every year, from land-based mammals to birds, fish to other marine organisms, due to suffocation by entanglement or starvation due to the eating of plastic, which causes choking or blocks or pierces digestive tracts. Every year, about 8 million tons of plastic waste escapes into the oceans from coastal nations. Once at sea, sunlight, wind, and wave action break down plastic waste into microparticles, which are consumed by many aquatic species, including those eaten by humans!

The only way to tackle this problem is by reducing the community's use of single-use plastic items, through the proposed tactics set out in your policy statement.

Our group actively supported Councillor Heyde's BagFree Beecroft campaign in 2017 in Hornsby Shire, which led to Beecroft Woolworths being one of the first of its stores to ban single-use plastic bags, which ultimately resulted in both Coles and Woolworths phasing out these bags. This showed that it is very possible to change community behaviour and attitudes to single-use plastic.

Congratulations to Hornsby Council for taking the initiative on this extremely important environmental issue!

Regards

Byles Creek Valley Union Inc

No.	Date		TRIM
6	10/09/2020		D07997175

Hello Hornsby Council,

A wonderful Single Use Plastics and Waste Management initiative for our community and environment. Thank you for hearing our voices and let's keep moving forward with this focus!

We're also grateful for the nature strip tree planting initiative and the protection of our Historic Blue Gum forests. But we need more.

How about a kitchen scrap/organic rubbish recycling service similar to that trialled in other areas of Sydney? Incentives for green energy use?

Let' review our aged care policy/ regulations, and the facilities in our shire.

Mental Health services require greater support and we need to attract expert psychiatrists and psychologists into our public hospital. We need strong mental health multidisciplinary teams. Public hospitals can excel here.

We can also demand more from developers - when they're permitted the privilege of building, in the pursuit of maximum financial gain, surely it's their responsibility to create sound, aesthetic, green constructions that enhance our community, not detract from it? . No more eye-sore cost-cutting builds please. Hold developers accountable. They're not leaders.

You are our leaders. We need your leadership.

If "we're all in this together 2020", let's be real moving forward and keep growing a shire that everyone is proud of, feels valued and and enjoys living in.

Keep up the good work and thanks for all your effort,

No.	Date		TRIM
7	10/09/2020		D07997140

Dear Council,

We, (removed), residents of Hornsby Shire comment that the Council should, simply PASS AND "follow the Single Use Plastics Policy 2020".

A clear and unequivocal statement of mission to protect the environment.

In 1969 the then Director of the Parkes Observatory, John Bolton, insisted on a one-line contract with NASA:

"The [CSIRO] Radiophysics Division would agree to support the Apollo 11 mission".

We will never forget seeing rays and fish swimming within water containing tiny particles of plastic on beaches in the Galapagos Islands that are ONLY sanctuaries for Flora and Fauna NOT plastic.

ATTACHMENT/S

REPORT NO. CE13/20

ITEM 4

1. DRAFT COMMUNITY AND CULTURAL FACILITIES STRATEGIC PLAN



Contact:

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Prepared by	Prudence Hudson and Alexander Iping
Reviewed by	Steve Rossiter
Date	30 October 2020
Version	Final Draft

This plan was prepared by Elton Consulting in collaboration with Hornsby Shire Council.

Introduction and summary

Plan purpose and scope

This *draft* Strategic Plan (Plan) provides direction for the future planning, provision and management of Hornsby Shire Council's (Council) community and cultural facilities over the next 10 years. It is a revision of Council's previous *Community and Cultural Facilities Strategic Plan 2015* (the preceding Plan).

This Plan is focused on facilities which are owned by Council and considers the following facility types:

- Libraries
- · Community and cultural centres
- Scout and guide halls
- Historical society buildings
- Other Council-owned facilities providing social and/or cultural services.

This Plan also recognises facilities provided by neighbouring councils and by schools, clubs, churches and other non-government organisations for community use, acknowledging that Council is not solely responsible for the delivery of spaces for community hire. While this Plan acknowledges the relationship between community facilities and parks and open spaces, it does not provide direction or recommendations relating to Council's open spaces. However, it does consider spaces which are suitable for broader community use in existing and planned sporting or recreation facilities.

This Plan focuses on the following questions:

- Where should facilities be located and what spaces and services should they include?
- What size should facilities be?
- What is a sustainable approach to fees and charges?
- · What principles and directions should guide planning for facilities?
- · What strategies should Council prioritise?

As this Plan sets the strategic, long term framework for all community and cultural facilities in Hornsby Shire, it will be supported by detailed planning for individual facilities. Demographic projections in this Plan are forecast to 2040 for alignment with Council's local strategic planning statement Your Vision Your Future, Hornsby Local Strategic Planning Statement (2020).

Council's progress from the preceding Plan

Council has made progress in delivering several of the preceding Plan's strategic directions. There is strong continuity across the directions between the preceding Plan and this Plan which must be considered as part of this Plan.

An overview of the preceding Plan's strategic directions for Hornsby Shire that have been **completed**, are **in progress** or are **yet to start** are provided in **Table 1** in the following pages, with a linkage to this Plan's strategic directions (provided in detail in **Directions** (see pg. 97).

Table 1: Council's progress in preceding Plan's strategic directions and linkage to this Plan

Preceding Plan directions	Description of progress	This Plan's directions
Completed		
Adopt a commercial approach to the offer of leased kindergartens and preschools (considered under Other Council facilities in preceding Plan)	All leased kindergartens and preschools have been transitioned to new leases.	Completed (no new direction)
Review the support and assistance to volunteer management committees to better meet their needs	 Council is now responsible for operational aspects of facility management - five committees remain providing strategic local input regarding their centre. Council has and is consulting with committees, as committees provide feedback and promote the centers to maximise broader community use. Easier management is being supported by Council through recent implementation of keyless entry across all centres. 	Adjusted: Investigate alternative booking system technologies to improve customer functionality
In progress		
Locate sub-regional facilities in Hornsby with: • additional multipurpose community, cultural, library and civic space in the CBD • further development of existing community arts space at Wallarobba.	 The Hornsby Town Centre Review is ongoing, including social and community infrastructure needs assessment which also identifies the need for recommends a new co-located regional library and multipurpose community centre in the Hornsby Town Centre. Community and cultural facility provision in Hornsby Town Centre continues to align to the preceding Plan: The role of Wallarobba in relation to Hornsby Town Centre, still in discussion as either a distinct 'art making' space for Hornsby LGA residents while Hornsby Town Centre regional facility is elite or premier exhibition space, 	Continued: Provide sub-regional facilities in Hornsby Town Centre New: Wallarobba Arts and Cultural Centre nominated as an 'art making' space for Hornsby LGA Continued: Provide sub-regional facilities Making' Space for Hornsby LGA

Hornsby Shire Council

2

Community and Cultural Facilities Strategic Plan

Focus on **multipurpose district hubs** at Epping,
Pennant Hills, Cherrybrook,
Berowra and Galston

- Facilities in Epping have been transferred to City of Parramatta Council, but continue to be used by Hornsby Shire community members.
- Pennant Hills Community Centre and Library continue to be well utilised by residents in the southern suburbs of Hornsby Shire and are expected to continue to be well utilised (even following the delivery of Hornsby Town Centre revitalisation).
- Planning for Cherrybrook continues, and Council is working with major stakeholders to discuss facility types and provision
- Galston remains identified for delivery of a district hub, as Council has certainty regarding land ownership to facilitate relocation and expansion, as well as Council equitably investing the more remote areas less likely to travel to Hornsby Town Centre regularly (before and post revitalisation).
- There is no current development in Berowra which necessitates greater prioritisation, and it is likely that redevelopment of Hornsby Town Centre will be an accessible attractor.

Adjusted: Focus on multipurpose district hubs at Pennant Hills, Cherrybrook, Berowra and Galston

Do not create or provide land for new **single purpose**, stand alone facilities

- Council continues to hold preference for multipurpose facilities
- No new standalone facilities have been constructed, however an existing stand alone facility at Brooklyn has been made available for community activities (10 Dangar Road).
- Council is moving towards making suitable spaces in sporting facilities more accessible for the broader community (e.g. Cheltenham Oval Meeting Space), planning for future sporting club facilities to have a degree of multi-functionality to enable broader community hire and use.
- Importance of dispersed smaller standalone local/village facilities in more remote areas recognized
- Importance of specific use facilities (e.g. Men's Sheds) recognised and colocation encouraged (when suitable).

- Continued: no new single purpose facilities
- In addition: new separate direction for provision and planning of specific use spaces (e.g. Men's sheds or historical societies)
- In addition: new separate direction supporting community use of suitable spaces in existing and planned sporting facilities

Improve the current **booking system** to enhance usability for customers and staff, including online functionality.

- Keyless entry has been installed in all community facilities.
- A review of Council's booking systems is underway.
- Adjusted: Investigate alternative booking system technologies to improve customer functionality

Yet to start

Hornsby Shire Council

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Review the Lease/Licence of Council Land and Buildings to Community Groups Policy and associated conditions in leases and licences	To be progressed when Council's resources allow.	No change
Work with Scouts NSW and Girl Guides NSW to renew leases on scout and guide halls, except:	To be progressed following review/update of Council's Lease/Licence of Council Land and Buildings to Community Groups Policy.	No change
Waitara Guide Hall		
 halls not maintained to a safe standard 		
 halls without active and regular use 		
Increase the consistency and sustainability of fees and charges including the introduction of fees for storage	On hold, to be progressed following completion of and resolutions from review of booking system.	 Adjusted: Continue to apply consistency in fees and charges and increase over time to reflect broader market

Plan structure

Following this introduction and summary, this Plan contains four major sections:

- Hornsby described provides information about the current and project Hornsby Shire population, Council's
 approach to the planning and provision of community and cultural facilities and current community ultisation
 patterns and rates.
- Hornsby compared describes key trends for community and cultural facility planning, an approach to planning
 for community and cultural facilities and analysis of the approach to fees and charges used in different councils
- Hornsby future contains the recommended facility provision and strategic direction for community and cultural
 facilities in Hornsby Shire, including a future facilities strategic plan
- Hornsby district plans provides detailed analysis and strategies for four districts covering the entirety of the Hornsby Shire

To help with navigation within the document, each section is colour coded as indicated above. In addition, each of the district plans is colour coded in accordance with the district catchments map shown at **Figure 3**.

Methodology

Preparation of this Plan included the following:

- · desktop review of relevant policies and plan, involving:
 - o an assessment of the currency of key directions from the preceding Plan desktop review
 - a review of new plans and documents published since the preceding Plan
- updated demographic analysis using Profile id data provided by Council, based on Australian Bureau of Statistics (ABS) 2016 census data
- · current library membership data for each of Council's libraries, identifying the suburb of residence of members
- interviews with relevant council staff at The Hills Shire Council and DPIE staff enquiring into plans for Cherrybrook SP (during early 2019, see Neighbouring Councils on pp.51-55)
- interviews with council staff in The Hills Shire, City of Parramatta and Ku-ring-gai councils in early 2019, investigating community use of highly utilised community and cultural facilities surrounding Hornsby Shire council
- updated analysis of community facility hire/utilisation, retrieved from 2019/20 financial year data
- updated analysis of library hire/utilisation, retrieved from 2017/18 and 2018/19 financial years data
- updated facility costings from 2018/19 and 2019/20 financial years data
- updated analysis of fees and charges for community venues, based on 2019/20 rates

This Plan incorporates stronger recognition of existing library member the visitation patterns, as a source of information for facility visitation preferences. This has been utilised as one of several contributing factors to inform the boundaries of revised districts in this Plan (see **Districts**, from pg. 30).

The above metrics used in this Plan cover previous complete financial years of 2018/19 and 2019/20. While there have been changes to some of the metrics used in this Plan in the intervening period, such as utilisation rates and hire fees, these changes are not substantial and do not change the strategic directions outlined in this plan. Where Council is making detailed decisions about the future of individual facilities, the process will include a review of the relevant metrics at that time. This will be particularly important given the strategic, long term nature of this plan.

This Plan will be reviewed within three to five years, or earlier if there is a significant change in the information on which the Plan is based.

NOTE: From March 2020, community access to community and cultural facilities was significantly impacted by the COVID-19 pandemic. Where relevant, the impact of facility closures on regular use patterns has been identified in the following Plan.

Hornsby Shire Council

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Principles

This Plan identifies principles to guide the planning of community and cultural facilities in Hornsby Shire:

- a coordinated network
- · centrally located within districts and regions
- · serving identified social and cultural needs
- · making best use of existing facilities
- financially sustainable
- · multipurpose and flexible
- · friendly and welcoming
- accessible
- near public space.

A more detailed description of each of these principles is contained in **Hornsby: future recommendations** (pg.79).

Role of Council

Council recognises the value and benefit that its community and cultural facilities offer the community. This Plan demonstrates Council's commitment to providing equitable and sustainable community access to quality community and cultural facilities for Hornsby Shire residents now and in the future.

Council's current and planned community and cultural facility network provides:

- · gathering, meeting and activity spaces and local performance spaces for general community hire
- office and meeting spaces for community service providers, not for profit organisations, arts and cultural groups, as well as broader community hire
- · access to learning and Council customer services, particularly in Council's libraries
- a local art making space and premier exhibition and performance spaces.

Council's role stretches beyond provision and management and also includes:

- identifying community needs and predicting likely future changes including key target groups to support and accommodate
- ensuring the use of facilities best aligns with community needs and interests.

While Council will remain the key provider of community and cultural facility space, Council cannot provide all the necessary spaces all the time for the full range of community needs, in relation to meeting and activity space. This Plan recognises the role that non-Council owned facilities can play in meeting the needs for community spaces.

In addition to the roles highlighted above, Council could also act as a conduit to non-Council facilities for community groups and organisations needing space. In this scenario, should demand exceed the capacity of Council facilities, or if a non-Council facility would be deemed a more appropriate space for the required use, Council would act as a space broker – locating and negotiating the use of other spaces with, for example, school principals, leaders of faith-based organisations or club owners in the area.

Future directions

This Plan nominates eight strategic directions for community and cultural provision in Hornsby Shire over the next 10 years, provided on the following page. More detailed strategies for individual facilities are included in the section **Directions for districts** (see pg. 97).

Hornsby Shire Council

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- 1 Locate sub-regional facilities in Hornsby Town Centre, as part of the Hornsby Town Centre revitalisation.
- 2 Focus on developing multipurpose district hubs at Pennant Hills, Cherrybrook, Berowra and Galston.
- 3 Do not create or provide land for new single purpose, standalone facilities.
- In the first instance, specific use spaces, which are identified as adding value to the community based on new or emerging demand, should be co-located in existing district hubs. If district hub co-location is not possible, consider locating specific use spaces in other existing and compatible facilities. Providing additional floor space should not be considered.
- 5 Work with Scouts NSW and Girl Guides NSW to renew all leases for scout and guide halls, except:
 - Waitara Guide Hall
 - halls not maintained to a safe standard
 - · halls without demonstrated activity and regular and systematic use.
- Where spaces in existing sporting facilities are suitable or where new sporting facilities are being planned (e.g. Waitara Oval), facilitate equitable community access and use through broader community hire and standardised fees.
- 7 Investigate alternative booking system technologies to enhance usability for customers and staff, including online functionality.
- 8 Continue to apply consistency and sustainability of fees and charges

Context for a new Plan

The preceding Plan recommended a review within three to five years (from 2015) or earlier if there is a significant change in the information.

In addition to the preceding Plan reaching its fifth year in application, there have been several external changes which have made it necessary for a review, including:

- the transfer of Epping, Eastwood and Carlingford and inclusive community and cultural facilities to the City of Parramatta Council, during the local government reforms of 2016
- opening of the Cherrybrook Metro Station and progress in planning for the Cherrybrook Station Precinct (SP) including Landcom's preparation of a community needs study for land owned by the NSW Government in the Cherrybrook SP
- Council's participation in the North Sydney Regional Organisation of Councils (NSROC) and recommendations
 for community and cultural facilities hierarchies and planning in Hornsby Shire outlined in the *Draft Social and*Cultural Infrastructure Strategy (2019)
- continued population growth, particularly focused in Hornsby Town Centre.

Internally, Council has also progressed with recommendations from the preceding Plan, including:

- alignment with the Hornsby Town Centre (HTC) revitalisation process and Brickfield's Hornsby Town Centre Review: Social and Community Infrastructure Needs Assessment (2019) recommendations for a regional centre with regional attractions (a regional library and multipurpose community centre, with flexible performance space on the existing library site) and the expansion of Wallarobba Arts and Cultural Centre
- · childcare and education, and baby health care centres have been transitioned to new leases
- operational aspects of facility management is undertaken by Council, with strategic local input provided by five committees.

A detailed overview of the preceding external and internal factors is provided in the following pages.

Hornsby Shire Council

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Adjustments to Local Government Area boundaries

During local government reforms led by the NSW Government in 2016, Hornsby Shire's southern boundary was adjusted leading to land south of the M2 Motorway being transferred to the City of Parramatta Council. In this transfer, the City of Parramatta Council acquired ownership of several facilities, including:

- Epping Community Centre
- Epping Llbrary
- Epping Creative Centre
- · Epping Leisure and Learning Centre
- · Roselea Community Centre
- West Epping Community Centre.

This has impacted on the provision and strategic planning for community and cultural facilities generally, and in particular provision in Council's retained southern suburbs. It also impacted on Hornsby Shire's provision of 'art making' creative spaces.

However, it is noted that Hornsby Shire residents are still able to access these facilities, regardless of the transfer of management to City of Parramatta Council.

Plans for Cherrybrook Station Precinct and the Sydney Metro Northwest project

The Sydney Metro Northwest Link provides improved connections between Cherrybrook and key nearby centres at Epping and Castle Hill, as well as access to key employment centres at Norwest and Macquarie Park. In 2013, a draft Structure Plan was released by the NSW Government which anticipated an additional 3,200 dwellings within both state government land and private land further surrounding the station.

In 2019, the land owned by the NSW Government at Cherrybrook Station was nominated as State Significant Precinct (SSP) and proposed to be rezoned to support a local centre and high density residential dwellings. The proposal for the Cherrybrook Station SPP (also referred to as the Cherrybrook SP) is expected to generate up to an additional 600 dwellings on state owned land by 2036. DPIE envision the site to be developed as a vibrant local town centre and community focal point, with new shops, a public plaza, parks and other public amenities (including car parking), while protecting the 'neighbourhood character' of the broader area surrounding future Cherrybrook Metro Station.

Currently in Hornsby Shire, the closest existing facilities to Cherrybrook Metro Station site are Cherrybrook Community and Cultural Centre (approximately 3km north) and Pennant Hills Community Centre and Library (approximately 5km east). The proposal for Cherrybrook Station SSP is likely to create additional demand for community and cultural facilities in the area to support the future residents of the proposed development.

Landcom has commissioned technical studies to investigate the demand for social infrastructure generated by the development of the Cherrybrook Station SSP site. The investigation will also examine the future demand for community and cultural facilities within the broader Cherrybrook area surrounding the SSP site.

Planning for the surrounding land (and the balance of the 3,200 dwellings) in Cherrybrook is the responsibility of Council and neighbouring The Hills Shire Council. This would result in a projected population increase of some 6,000 people in Cherrybrook. However, as the Cherrybrook Station SSP is located within both Hornsby and The Hills Council areas, it is expected that a portion of this development would be in the Hornsby Shire.

At the time of preparing this Plan, discussions between Council, The Hills Shire, Landcom, DPIE and other NSW Government agencies regarding the SSP site and broader Cherrybrook precinct were ongoing. Future directions about the Cherrybrook Station SSP and the broader Cherrybrook precinct may have implications for the planning of community and cultural facilities in Council's south western suburbs.

The community and cultural facilities that may be required to support future development in the broader Cherrybrook SP is not yet known. However, it may be delivered through a combination of a precinct masterplan to guide future development and by considering proposals for rezoning based on the new plan for the precinct.

Should a new structure plan for the broader area beyond the government land be approved and rezoning proposals progressed, construction would be expected after 2026.

Hornsby Shire Council

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Hornsby Town Centre Revitalisation

The Greater Sydney Commission's (GSC) North District Plan classifies Hornsby Town Centre as a district retail and service centre.

At the time of preparing this Plan, Council was undertaking the Hornsby Town Centre Review (HTC Review) project, aimed at strengthening the economic, employment and housing capacities of Hornsby Town Centre.

The HTC Review footprint is shown in Figure 1 on the following page, encompassing:

- Westfield Hornsby, Hornsby Mall and the businesses located along George Street to the east
- · Bridge Road in the north
- · Hornsby RSL Club and all the businesses on Peats Ferry Road, in William and Dural Streets, to the west.

The HTC Review boundary is comprised of two smaller precincts which straddle Hornsby train station, the Hornsby West Side and the Hornsby East Side (discussed further in **Development areas**, pg.38).

To inform the HTC Review, Brickfield's consultants have prepared the *Hornsby Town Centre Review: Social and Community Infrastructure Needs Assessment* (2019), investigating the requirements for current and future community facilities, infrastructure and services to support the future growth of Hornsby Town Centre.

According the assessment, Council's draft guiding vision for Hornsby Town Centre in its revitalisation is:

"A place for people that reflects the uniqueness of the bushland setting, integrated around key public spaces, where the city meets the bush. An active, thriving centre that exhibits economic diversity, design excellence, liveability and sustainability."

Guiding principles to achieve this vision include:

- diverse employment centre: including start-ups, day to day services, businesses and offices, and employment catalyst such as a university or Government hub
- · cultural centre: through provision of a range of community facilities connected to open spaces
- · destination and active 18 hour economy: creating a vibrant and attractive place.

Brickfield's Hornsby Town Centre Review: Social and Community Infrastructure Needs Assessment (2019) was bound to a designated facility catchment of 2km surrounding current Hornsby Town Centre (close to Hornsby train station) and applied the similar population catchments to the preceding Plan for local/village, district, sub-regional and regional facilities. Recommendations were also aligned to the preceding Plan's directions, including:

- A multipurpose community hub and redeveloped library (5,500-6,000sqm), through the redevelopment of Hornsby Library to a 3,000sqm sub-regional facility and a new 2,500-3,000sqm multipurpose community, creative and civic space
- The expansion of Wallarobba Arts and Cultural Centre to 1,500-2,00sqm

In addition, the assessment recommended:

- 500sqm of multi-purpose youth outdoor space, catering for 12-18 year olds
- A diversified and intergenerational entertainment precinct.

Other recommendations, beyond the responsibility of Council to deliver were:

- Supporting community health services, through a child and family health services wellbeing hub (with pediatric
 and early childhood services), outreach and preventative care services and securing long term leases for child
 and family services (located near Hornsby Ku-ring-gai Hospital)
- Providing a public primary school (for approximately 416 children)
- Increasing the number of childcare services, including two additional childcare centres facilities with one being located next to/near the multipurpose community hub.

Hornsby Shire Council

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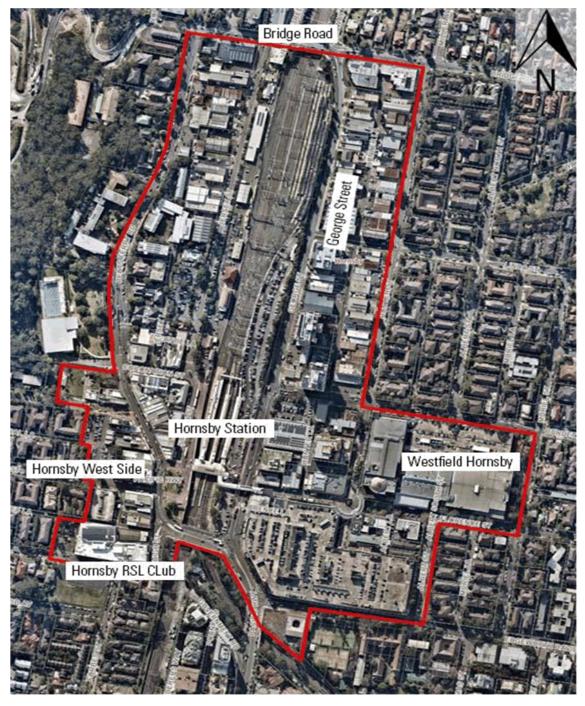


Figure 1: HTC Review boundary Source: Hornsby Shire Council website, 2019

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Social infrastructure planning in the North District

Hornsby Shire Council is one of eight councils in the North District, which comprise the North Sydney Regional Organisation of Council's (NSROC).

The NSROC brings together these councils for the preparation and delivery a long term framework for social infrastructure in the Northern District, based on expectations of substantial population growth. It is a platform for these councils to strengthen their planning and provision of social infrastructure priorities and opportunities with the perspective of regional contribution, across local council boundaries.

NSROC's *Draft Social Infrastructure Strategy 2019* identifies social infrastructure facilities by hierarchy and category. The hierarchies and categories and their associated rates of provision relevant to this Plan are summarised in **Table 2** on the following page.

The draft strategy identifies gaps in the following facilities in Hornsby Shire:

- Civic centres/Town halls
- Performing arts facilities
- Theatre/Performing arts centres
- Youth centre
- Multicultural resource centres.

It nominates the following contribution by Council to the North Sydney region, most of which align with directions in the preceding Plan:

- Sub-regional level: 1 new multipurpose community hub by 2036, aligning with preceding Plan
- LGA level: 1 new community performance facility by 2036 and retainment of 1 creative arts centre and 1 central library/learning centre, all aligning to the preceding Plan
- District level: retaining 3 branch libraries/learning centres, aligning to the preceding Plan, and the delivery of 5 new multipurpose community centres, which is a greater number and investment than the preceding Plan.

The NSROC draft strategy recognises local governments have inherited the perception that they are responsible for the provision of social infrastructure, influenced by historical allocations of infrastructure previously supplied by Federal and State governments. As part of the network, performing arts facilities are provided by most other councils in the NSROC and it is recognised that Hornsby Shire Council and adjoining Ku-ring-gai Councils incorporated private high schools with high quality performance spaces (noting that accessibility to these spaces can be complicated).

The draft strategy was adopted by the NSROC General Managers Advisory Committee (GMAC) 2019-2020 in June 2020, followed by the NSROC Board in August 2020. However, this Plan is the key strategic planning document for community and cultural facility provision in Hornsby Shire.

Table 2: NSROC social and cultural infrastructure types and rates of provision

Facility	Specifications	Size	Access	Population range					
Regional (populatio	on benchmark of 500,000+ people	e)							
Performing arts centre	 Dedicated, managed facility Concert hall: 1,000 seats Theatre: 300-500 seats 	5,000sqm	30-60 min on public transport 20-25km	1/400,00-600,000 people					
Outdoor entertainment facility	Major entertainment events	N/A	-	1:400,000-600,000 people					
Sub-regional (population benchmark of 200,000+ people)									
Regional gallery	 Professionally curated Member of regional network/ travelling exhibitions 	1,000sqm	20-30 min on public transport 10-20km	1:150,000-200,000 people					
Multi-purpose community hub	Cater for wide range of activities	2,000- 3,000sqm		1:150,000-200,000 people					
LGA (population be	enchmark of 100,000+ people)								
Community performance facility	 Community performances/ function space for range of community productions 	1,000- 2,000sqm	10-20 min on public transport	1:80,000-120,000 people					
Creative arts centre	 Co-locates dedicated arts and cultural facilities (e.g. maker spaces, rehearsals) and meeting spaces (e.g. café) 	300- 800sqm	5-10km	1:80,000-120,000 people					
Central Library/ Learning	 Community interaction and learning space, LGA- wide collections and office space 	3,8000sqm + (incl. circulation)	-	1:40,000-100,000 people					
District (population	benchmark of 50,000+ people)								
Multi-purpose community centre	 Flexible, multiple purpose spaces for diverse range of services and programs. Specialised spaces 	1,000- 2,500sqm	5-10 min on public transport 2.5-3km	1:20,000-50,000 people					
Branch Library/ Learning	 Smaller learning centres with range of collections, may include community interaction, reading, etc. 	900- 2,700sqm (incl. circulation)	-	1:10,000-50,000 people					

Source: NSROC Draft Social and Cultural Infrastructure Strategy (2019)

Hornsby Shire Council

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Hornsby described: analysis

Place

Hornsby Shire is a large metropolitan council of over 450 square kilometres in area. It is located to the far north of the Greater Sydney region, some 25 kilometres north-west of the Sydney CBD.

The Shire has two distinct characters:

- The south of the Shire is largely urban, it contains all of the Shire's major centres, town centres and villages.
 Many of these centres are clustered along the rail line, which runs from Cheltenham in the south-east of the Shire, through Hornsby Town Centre and up to Brooklyn/Hawksbury River in the north-east.
- The north of the Shire includes large areas of national park, as well as semi-rural areas and some small villages. The Hawkesbury River, along with tributaries such as Berowra and Cowan Creeks, provides the northern and north-eastern boundaries of the Shire.

Hornsby Shire local government area (LGA) and its suburbs are shown in Figure 3 on the following page.

Hornsby's neighbours are Ku-ring-gai Council to the east, City of Ryde to the southeast, City of Parramatta Council to the south and southwest and The Hills Council to the west. To the north, beyond the Hawkesbury River, is Central Coast Council.









Figure 2: Views of the urban centres of Pennant Hills and Hornsby in the south of Hornsby Shire and the semi-rural areas and national parks in the north

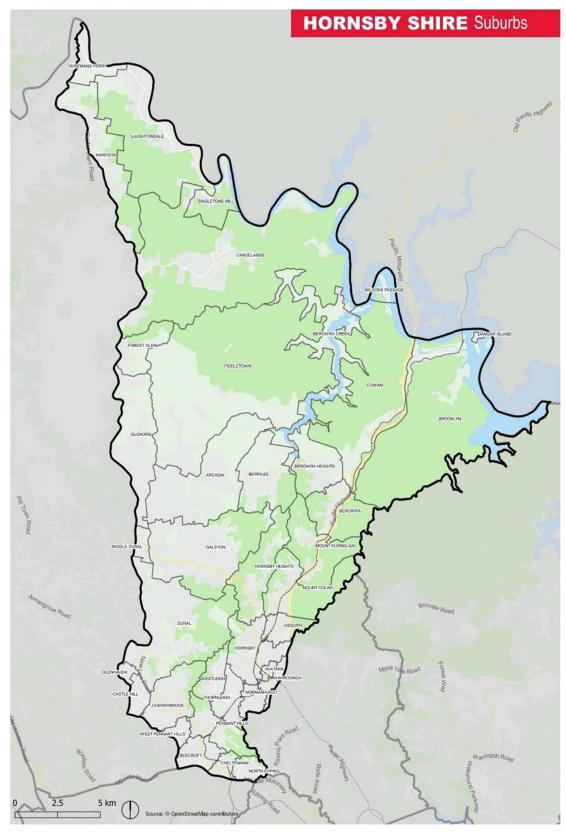


Figure 3: Hornsby suburbs

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Key directions and implications from plans and policies

Hornsby Shire Council has a number of plans and policies guiding the provision of community and cultural facilities. The following Council plans and policies were reviewed and have informed this Plan:

- Your vision Your future 2028, Community Strategic Plan (2018)
- Your vision Your future: Hornsby Local Strategic Planning Statement (2020)
- Housing Strategy (2011)
- Section 7.11 Development Contributions Plan 2020-2030 (2020)
- Land Lease/Licence by Council Policy (2018)
- · Lease/Licence of Council Land and Buildings to Community Groups Policy (2018).

The following pages summarise key findings and implications from a review of these documents.

Hornsby Shire Council also provides guidance for community members and groups who may be interested in hiring and/or leasing Council's community and cultural facilities.

A key guiding document is the *Terms and Conditions of Hire: Community Venues* (2019). Overall the terms and conditions for hire, including those for high risk functions, are similar to those governing the hire of council owned facilities in other local government areas. The conditions seek to provide a balance between enabling community use of facilities, minimising impact on neighbouring residents and managing risk to Council.

However, the need for regular hirers to have their own Public Liability Insurance (PLI) may restrict the regular use of facilities by some groups which contribute to the creation of social capital and reduction in social isolation, who might be unable to afford their own PLI. The requirement for hirers to be responsible for set up and cleaning may also restrict use of facilities for conferences and other forms of professional use where assistance with set up, pack up and cleaning is generally included, for a price.

Council also provides a Community Venues directory on its website, with:

- · an alphabetized list of Council's community and cultural facilities available for community hire
- · information and links to forms for those interested in regular hire
- information around casual hire, including high risk functions (e.g. 16-21 year old events)
- a list of the fees and charges by facility for regular, casual, not for profit and Friday/Saturday evenings
- a summation and link to terms and conditions (listed above).

In addition, Council has also commissioned various internal studies, addressing strategic recommendations in the preceding Plan, including:

- Hornsby Shire Council's Hornsby Sociocultural Services Review interim report (2018/19): investigating demand, gaps and/or oversupply in creative experiences across Hornsby LGA
- Elton Consulting's Community and cultural facilities venue management review (2018): considering how facility management can be improved, considering booking systems
- Elton Consulting's Libraries and community facilities s94 advice (2017): an addendum to the preceding Plan
 facility provision, responding to southern boundary adjustments and the transferrable of several southern
 facilities to City of Parramatta Council
- Elton Consulting's Management models for community facilities options paper (2017): considering potential
 management models, following transfer of volunteer committee management agreements to Council.

The outcomes of these studies were considered in **Council's progress from the preceding Plan** (see previous pg. 2).

As previously indicated, Council is also progressing with social infrastructure planning in Hornsby Town Centre and as part of the NSROC, collaboratively developing:

- Brickfields' Hornsby Town Centre Review Social and Community Infrastructure Needs Assessment (2019)
- NSROC's Draft Social Infrastructure Strategy (2019)

Relevant information from these documents was reviewed in the Introduction and summary (see previous pg. 1).

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Council's plans and policies

Your vision Your future 2028, Community Strategic Plan

Adopted 2018

Description and scope

The community strategic plan (CSP) outlines the themes and objectives to guide the future of Hornsby Shire over the coming decade (up to 2028).

The vision aims to create a Shire which is more liveable, sustainable, productive and collaborative - delivering infrastructure which addresses the needs of the people and in consultation with the people.

Council aims to balance the demands of population growth and urban development with the preservation of natural heritage, which plays an important role in local identity.

Key directions

The plan contains outcome indicators for themes. The outcome indicators under the 'liveable' theme relevant for the future provision of community and cultural facilities are:

- infrastructure meets the needs of the population
- people have good opportunities to participate in community life
- the area feels safe

Direct links to community and cultural facilities are included in *Outcome 1: Support all of our community to succeed and live well* with the following services criteria:

- 1.1.b Able to access a range of community facilities and services to meet needs
- 1.1.e Aged care and disability services and facilities are adequate
- · 1.1.f Youth services and facilities are adequate
- 1.2.a A range of community events and activities take place that help bring people together
- 1.2.b There is a good range of opportunities for cultural and artistic activities and expression
- 1.2.d People who volunteer locally

Implications

Community and cultural facilities support a number of outcomes and strategies across the themes ('liveable', 'sustainable', 'productive' and 'collaborative').

Planning and provision of community and cultural facilities in Hornsby Shire should also be informed by:

- 1.3.a-b: Feel safe walking / using public transport around local area during the day, and at night
- 2.1.b: The natural environment is well cared for and protected
- 2.2.c: Council's greenhouse gas emissions 30% reduction against 1995/96 levels by 2019/20
- 3.1.b-c: There are adequate parking facilities in public areas, and adequate public transport
- 4.3.a: Plan well for community's long term future.

Your vision Your future: Hornsby Local Strategic Planning Statement

Adopted March 2020

Description and scope

The LSPS provides a 20 year vision for land use in Hornsby Shire, identifying the character and values to be preserved, shared community values and how Hornsby Shire Council will manage growth and change.

The LSPS shares the same vision as the CSP, to be a Shire which is more liveable, sustainable, productive and collaborative.

Key directions

The LSPS contains key priorities and actions for the future of Hornsby Shire, informed by the community through the CSP. Relevant key priorities are:

- · revitalising the Hornsby Town Centre
- supporting sustainable economic growth based on the Shire's built and natural assets, infrastructure and locational advantages
- Relevant key actions are:
- concentrate future housing provision in the Strategic Centre Hornsby Town Centre.
- · finalise the Hornsby Town Centre Review
- finalise the Community and Cultural Facilities Plan update (this Plan).

Implications

The LSPS refers to potential role of this Plan to:

'Consider additional opportunities for inclusive community facilities that are capable of shared use that will serve as social, cultural and economic hubs within different parts of the Shire. There may also be opportunities to use public land for the provision of new or embellished social infrastructure in highly accessible locations or areas generating higher demand for services.'

The LSPS forms part of Council's Integrated Planning and Reporting Framework, sitting above the CSP and linking the vales of the CSP into associated technical planning documents, such as the local environmental plan and district and regional plans.

Housing Strategy

Adopted 2011

Description and scope

Provides planning guidelines for development within nominated precincts

Key directions

The strategy provides planning guidelines for development within nominated precincts and contains descriptions and controls for desired future character for:

- five storey residential development
- · mixed-use development
- · heritage precinct development
- · town centre linkage.

The strategy also recommends changes to zonings to allow increased residential development in:

- Asquith
- Beecroft
- Berowra
- Carlingford
- Hornsby
- Mount Colah
- Pennant Hills
- Thornleigh
- Waitara.

Implications

The rezonings undertaken as a result of the strategy feed into the population projections for the Shire (discussed later in this section).

Since the adoption of the strategy, a number of additional residential development areas have been approved or proposed in or near the Shire. These include the:

- · Hornsby West Side (part of Hornsby Town Centre)
- Cherrybrook SP
- Peat Island and Mooney Mooney.

At the time of developing this Plan, an updated draft Hornsby Local Housing Strategy (LHS) was on public exhibition. The draft LHS sets a 20 year vision and plan for housing delivery (e.g. quantity, mix, location) in Hornsby Shire, and aligns strongly to the Hornsby LSPS (see previous page).

The updated draft LHS recognises that the current Housing Strategy 'has not been fully implemented'. It confirms that there is enough land zoned for housing to meet Hornsby Shire's housing target in the short term. In the medium to longer term, the Hornsby Town Centre revitalisation will provide significant housing opportunities. The LHS nominates that Council will also investigate shortages of certain types of housing in Hornsby Shire that could be provided in the longer term.

Section 7.11 Development Contributions Plan 2020-2030

Adopted 2020

Description and scope

This plan was prepared to satisfy the requirements of the Environmental Planning and Assessment Act (EP&A Act) and Regulation.

It enables Council or an accredited certifier to levy contributions from developments for the provision of community infrastructure required to meet the demands the population, visitors and/or workers of that development. It also provides an administrative framework, aligning to specific community infrastructure strategies and a comprehensive strategy for transparent and accountable assessment, collection, expenditure, accounting and review of development contributions.

Key directions

The plan identifies that the forecast development within the Hornby Shire will generate up to 16,595 new residents in private dwellings by 2030. It assumes that this will create additional demand for community facilities and upgrades to existing facilities.

The plan acknowledges the preceding Plan's recommendation for a combination of new and embellished community and cultural centres, including:

- construction of a new centralised Hornsby Library and community centre (co-located)
- construction of an expanded Pennant Hills Library, co-located with Pennant Hills community centre
- expansion of the Wallarobba Arts and Cultural Centre
- · construction of a new Cherrybrook Community Centre
- embellishment of existing community centres to provide for provide additional capacity of indoor and outdoor activity spaces, upgraded amenities, audio visual equipment, etc.

The location of the section 7.11 (S7.11) community facilities are shown in Figure 4 on the following page.

The plan's works schedule attributes the following total costs to community and cultural facilities at an LGA-wide catchment (one third by Council, two third by new developments):

- expansion of Wallarobba Arts and Cultural Centre: \$8,933,25.00 completion by 2024
- new Cherrybrook Community Centre: \$2,153,424.00 completion by 2028
- new Pennant Hills Library and Community Centre: \$19,040,710.00 completion by 2029
- embellishment of existing community centres: \$7,065,500.00 completion by 2029
- new Hornsby Central Library: \$23,352,000.00 completion by 2035
- new Hornsby (multipurpose community centre): \$19,817,000.00 completion by 2035

Implications

The plan identifies an LGA-wide catchment approach to the provision of new facilities and the embellishment of existing facilities. The plans works schedule outlines the attributed costs for the delivery of new facilities in Hornsby, Pennant Hills and Cherrybrook. The expansion of Wallarobba Arts and Cultural Centre is scheduled to be completed first, followed by new facilities in Cherrybrook and Pennant Hills and the embellishment of existing facilities.

In total, the plan proposes \$83,553,363.00 worth of capital works to community and cultural facilities (including adding to library resources). Of this sum, approximately 62% is allocated to facilities in Hornsby suburb

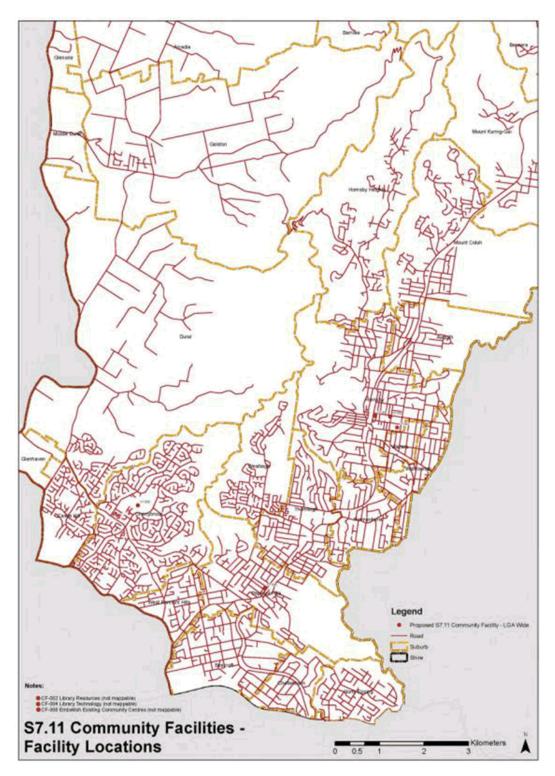


Figure 4: Community facility locations in S7.11, at LGA-wide catchment Source: Hornsby Shire Council's Section 7.11 Development Contributions Plan 2020-2030

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Land - Lease/Licence by Council Policy

Adopted 2018

Description and scope

This policy sets out the principles, framework, responsibilities, and processes to manage the leasing and licensing of Council land and buildings.

Key directions

The policy requires all users leasing or licencing Council land to pay a rental sum to gain the best value for Council, such as market rent. However:

- · rent free periods for early occupation or internal works may be negotiated
- rentals may be negotiated if outgoings are included in rent
- · rental subsidies can be appointed to various types of community groups.

The maximum length of the lease / license is generally five years.

Implications

The policy effectively establishes a two tier system of leased and licenced properties, with commercial groups paying market rents, as per this policy.

Community based non profit groups pay discounted rents, as per the Lease/Licence of Council Land and Buildings to Community Groups Policy, discussed on the following page.

Lease/Licence of Council Land and Buildings to Community Groups Policy

Adopted 2018

Description and scope

The policy provides the framework for the leasing or licensing of Council land to community based non profit groups. It complements and provides further detail to the Land – Lease/Licence by Council policy (see previous).

It defines a community group as 'an entity which provides a benefit to the community on a non profit basis, has a constitution or charter and a program of services or activities which confirm a commitment to meeting the cultural, social and/or recreational needs of the community'.

The policy excludes kindergartens and preschools, as well as occasional and regular hire of community, cultural and sporting facilities.

Key directions and implications

The policy:

- recognises the historical connections many community groups have with the facilities they use, including contributions to the construction of the building
- · encourages the shared use of facilities by multiple groups in order to maximise their use
- contains detailed criteria for a community group to lease or licence a facility, including criteria related to
 the operation of the group, community benefit of the use, and proposed management of the facility
- creates sliding scales of rental subsidies and maintenance requirements, generally with the higher the rental subsidy the greater the maintenance requirements placed on the lessee or licensee
- requires the management of the facility to be reviewed prior to the renewal of a lease or licence and for an Expression of Interest process to be undertaken for use of vacant properties.

It also stipulates that lessees are required to keep facilities in good repair, undertake regular maintenance, and should be 'willing to undertake significant/identified capital works as necessary to develop the facility as an asset for the long term benefit of the community'.

The lease term gives consideration to suggested capital contribution made by the community group to the facility. Lease terms and contribution range from up to 10% for less than five years, to 50 per cent and over for 11 to 15 years.

The highest rental subsidy offered by Council is 50% of market rental price. Community groups who obtain this subsidy benefit one or more targeted groups identified in Council's Social Plan, and have minimal multiple use opportunities for the facility, The nominal rental category is capped at \$280/year for eligible community groups, in facilities which offer multiple uses.

Implications

Council has an obligation to maintain its buildings in safe condition, even if those buildings were constructed by, or with a contribution from, a community group and/or are leased by a community group.

The policy has:

- a large number of criteria for assessing eligibility under the policy
- · recognition that some of the criteria will be assessed
- connection between the term of the lease and the original capital contribution made by the lessee.

The policy nominates different annual rental subsidies for the various community group categories. These categories are appointed individual eligibility criteria which informs the level of rental subsidy, including:

- community benefit output, by identifying service delivery to target groups in Council's Social Plan
- ensuring the facility is available for multiple uses
- varying levels of responsibility regarding generation of capital and maintenance duties
- capability to access grants and the level of supported required from Council to become established.

In addition, the policy links some eligibility criteria to target groups identified in Council's Social Plan (it is assumed the reference is to the Social Plan 2005-09, as the Social Plan 2009-14 focuses on issues and key priorities instead of target groups - this reference may need to be reviewed further).

Hornsby Shire Council

Districts

This Plan takes a district-based approach to the provision of community and cultural facilities across Hornsby Shire.

In the preceding Plan, six districts were nominated. This Plan has consolidated the number of districts to four, with consideration of:

- · the Shire's boundary changes, including the transfer of some southern suburbs to the City of Parramatta
- . an understanding of the existing centres hierarchy and likely everyday travel patterns by the community
- a catchment population size able to support a district-level community and/or cultural facility
- analysis of the visitation preferences of existing library members, based on library member suburb data (see below)
- geographical challenges
- existing and planned major transport infrastructure and potential residential development.

Library catchments

Current library membership data demonstrates that Council's existing libraries have generated community facility catchments in Hornsby Shire, likely to be influenced by the following combination of factors:

- · ease of accessibility, either by private vehicle along major road routes of through public transport options
- the scale and service delivery of facilities, potentially a deciding factor when accessing larger facilities over smaller facilities when both are approximately the same distance
- urban centre locations, being able to visit the library as well as other services and experiences in larger urban centres.

In this Plan, library catchment data has informed the development of the four district catchments, provided in the following pages.

Library membership data provides insight into existing population catchments for Hornsby Shire's existing four libraries. The membership data indicates that:

- The majority of library members who live in Asquith, Hornsby, Hornsby Heights, Mount Colah, Mount Ku-ringai, Wahroonga, Waitara (all >87%) and Normanhurst (approximately 74%) visit Hornsby Central Library
- Members who live in Berowra are split between visitation to Berowra Library and Hornsby Central Library, while most members who live in Brooklyn travel to Hornsby Library (approximately 70%, or 183 of 236 members).
- Members who live within the Arcadia-North Western Rural suburbs, Dural and the Galston and Middle Dural suburbs have the most scattered visitation, split across Galston, Hornsby Central and Pennant Hills libraries (The Hills Shire Council also confirmed that Castle Hill and Dural libraries are also highly utilized by these populations, see Neighbouring councils, see pp. 51-55)
- Most library members who live in Beecroft-Cheltenham, North Epping, Pennant Hills, Cherrybrook and West Pennant Hills (>83%) had strong visitation to Pennant Hills Library (as well as The Hills Shire Council confirming Hornsby Shire's Castle Hill and Cherrybrook residents use Castle Hill Library, see Neighbouring councils (pg. 54), while members in Thornleigh and Westleigh slightly preferred Pennant Hills Library over Hornsby Central Library.

A snapshot of existing library member visitation patterns is provided in Table 4 in the following pages.

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District catchments

Figure 5 in the following pages shows the four districts nominated in this Plan:

- Central district
- 2. North Eastern district
- 3. North Western district
- 4. Southern district, which is comprised of South Eastern and South Western sub-districts.

As the population is distributed more sparsely in the northern part of the local government area, the two Northern districts are considerably larger in area than the Central and Southern districts.

The division of the Southern district into South Eastern and South Western sub-districts has been applied to assist in planning around the uncertainty of the Cherrybrook SP process timing and delivery. The nomination of the sub-districts is intended to:

- enhance flexibility in community and cultural facility planning in the Southern district, recognising that external stakeholders (i.e. Landcom) will directly impact on demand for and provision of community and cultural facility provision in the Cherrybrook SP
- maintaining a whole of network perspective, supporting the provision of complementary facility spaces and services across the encompassing Southern districts (i.e. in Cherrybrook SP, Cherrybrook suburb and Pennant Hills facilities) as well as they broader Hornsby Shire.

Table 3 on the following page lists the current (2020) and projected (2040) suburb populations and Hornsby Shire population component for each of the districts. The districts are expected to remain proportionally consistent from 2020 to 2040, as population estimates indicate similar percentages of the total Hornsby Shire population over the next 20 years.

Table 3: Districts and suburb populations (2020)

Districts	Suburbs	2020 po	pulation	2040 population			
		No. of people	% Hornsby Shire (nearest 1)	No. of people	Change 20 2040 (no.)) 20- (%)	% Hornsby Shire (nearest 1)
Central	Asquith	6,379	4%	9,207	+2,828	+44%	5%
	• Hornsby	24,566	15%	35,961	+11,395	+46%	19%
	 Hornsby Heights 	6,445	4%	6,625	+180	+3%	4%
	Mount Colah/Mount Ku-ringai	10,058	6%	11,024	+966	+10%	6%
	 Normanhurst 	5,588	4%	6,030	+442	+8%	3%
	 Wahroonga 	4,730	3%	5,637	+907	+19%	3%
	• Waitara	7,654	5%	9,333	+1,679	+22%	5%
	Central subtotal	65,420	42%	83,817	+18,397	+28%	46%
North	Berowra	4,894	3%	5,246	+351	+7%	3%
Eastern	 Berowra Heights-North Eastern Rural Balance (incl. Cowan, Brooklyn, Dangar Island, Milson's Passage, Peat Island) 	6,466	4%	6,557	+91	+1%	4%
	• Brooklyn	650	<1%	699	+49	+8%	<1%
	North Eastern subtotal	12,010	8%	12,502	+492	+4%	8%
North Western	 Arcadia - North Western Rural (incl. Berrilee, Canoelands, Fiddletown, Forest Glen, Glenorie, Maroota, Laughtondale, Singletons Mill, Wisemans Ferry) 	3,896	2%	4,002	+106	+3%	2%
	• Dural	5,727	4%	6,298	+571	+10%	3%
	 Galston - Middle Dural North Western subtotal 		2%	4,362	+781	+22%	2%
			8%	14,662	+1,458	+11%	8%
Southern	South Eastern: Beecroft - Cheltenham North Epping Pennant Hills Thornleigh Westleigh	10,290 4,732 7,975 8,955 4,579	7% 3% 5% 6% 3%	11,446 4,889 9,433 10,634 4,771	+1,156 +157 +1,458 +1,679 +192	+11% +3% +18% +19% +13%	6% 3% 5% 6% 3%
	South eastern sub-district subtotal		23%	41,173	+4,642	+13%	22%
	South Western: Castle Hill Cherrybrook West Pennant Hills South eastern sub-district	5,917 18,680 4,167 28,764	4% 12% 3% 18%	5,624 21,378 4,945 31,947	-293 +2,698 +778 +3,183	-5% +14% +19% +11%	3% 12% 3%
	subtotal		1070	31,341	70, 100		, 1 70
	Southern subtotal	65,295	42%	73,120	+7,825	+12%	40%
Hornsby S	hire total	155,929		184,101	+28,172	+18%	

Source: Profileid data. 2019

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Table 4: Library membership visitation, by member suburb (2020)

		Hornsby Central Library		Pennant Hills Library		Berowra Library		Galston Library	
Total members		36,333 members		17,884 members		2,739 members		831 members	
		No.	%.	No.	%.	No.	%.	No.	%.
Central district	30,655 men	nbers							
Asquith	2,149	2,065	96%	0	0%	0	0%	0	0%
Hornsby	13,785	13,316	97%	276	2%	0	0%	0	0%
Hornsby Heights	2,505	2,390	95%	0	0%	0	0%	0	0%
Mount Colah-Mount Ku-ringai	3,390	3,076	91%	0	0%	359	11%	0	0%
Normanhurst	2,160	1,594	74%	552	26%	0	0%	0	0%
Wahroonga	2,703	2,546	94%	127	5%	0	0%	0	0%
Waitara	3,963	3,872	98%	0	0%	0	0%	0	0%
North Eastern	4,226 mem	bers							
Berowra	1,894	739	39%	0	0%	1,116	59%	0	0%
Berowra Heights- North Eastern Rural	2,094	726	35%	0	0%	1,331	63%	0	0%
Brooklyn	236	183	78%	0	0%	49	20.7%	0	0%
North western	1,891 mem	bers							
Arcadia-North Western Rural	393	148	38%	46	7%	0	0%	205	49%
Dural	691	180	26%	376	54%	0	0%	124	18%
Galston-Middle Dural	807	255	32%	54	4%	0	0%	502	54%
Southern district	21,669 men	nbers							
South Eastern sub- district	15,449 men	nbers							
Beecroft-Cheltenham	3,164	714	23%	2,426	69%	0	0%	0	0%
North Epping	280	28	10%	252	90%	0	0%	0	0%
Pennant Hills	6,435	997	16%	5,386	84%	0	0%	0	0%
Thornleigh	3,734	1,475	40%	2,229	60%	0	0%	0	0%
Westleigh	1,836	676	37%	1,147	63%	0	0%	0	0%
South Western sub- district	6,222 members								
Castle Hill	n/a		n/a		n/a		n/a		n/a
Cherrybrook	3,886	699	18%	3,140	81%	0	0%	0	0%
West Pennant Hills	2,334	441	19%	1,872	80%	0	0%	0	0%

Source: Hornsby Shire Council Library Management System data, 2020

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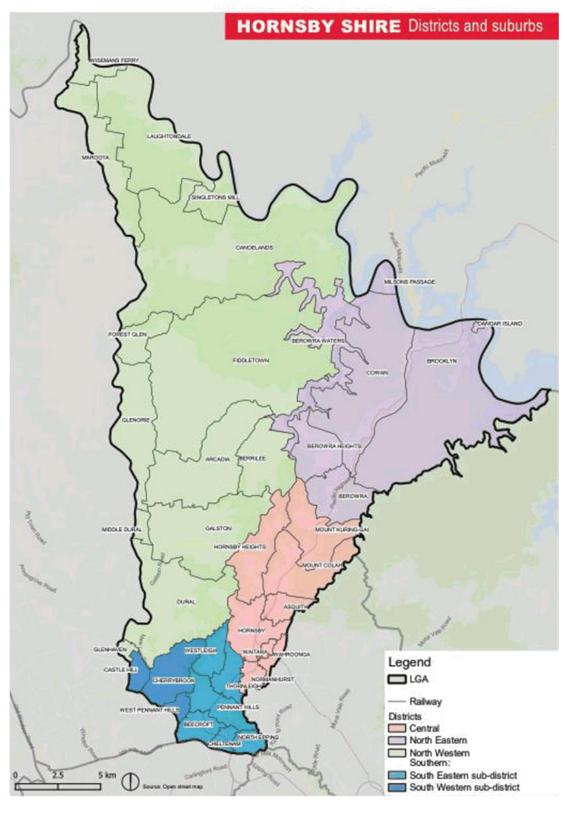


Figure 5: Hornsby Shire districts

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People

Current and projected population characteristics

The population of Hornsby Shire is approximately 156,000 in 2020. It is projected to reach 184,100 people by 2040, which is an increase of close to 28,170 people over 20 years (an 18% increase on current figures).

Service age groups, which divide the population into age categories that reflect typical life-stage, have been used for the demographic analysis. They have implications for different types of community and cultural facilities as people's needs change over the course of their life. The service age groups used are:

- · babies and pre-schoolers (0 to 4 years)
- · primary and early high schooler (5 to 14 years)
- mature high schoolers (15 to 19 years)
- tertiary education and newly independent (20 to 24 years)
- · young workforce, parents and homebuilders (25 to 44 years)
- older workers and pre-retirees (45 to 64 years)
- · empty nesters and retirees (65 to 84 years)
- elderly (85 years and over).

Cultural data was also investigated to understand the cultural diversity of Hornsby Shire's current population, and potential concentrations of cultural groups in districts. Services and spaces provided to communities need to respond to the cultural needs of communities, supporting opportunities for inclusive community participation and fostering cohesion. The following cultural factors were investigated:

- residents born overseas
- · proficiency in spoken English
- · top countries of birth (other than Australia).

Age groups and cultural data for each of the districts are provided in **Appendix A**. A snapshot of the current population of Hornsby Shire is shown in **Figure 6** in the following pages.

Whilst it is important to understand the makeup of a particular catchment, it is also important to note that communities are subject to change over time and also tend to age in place. As such, facility provision should emphasise a multi-purpose approach as key to providing for changing needs of the community over time.

Population growth across Hornsby Shire is not projected to be distributed evenly, and population increases are not equally distributed across suburbs in districts (see following page). **Table 5** below gives an indication of population growth by district and as a proportion of Hornsby Shire LGA.

Table 5: Projected population growth by district, 2020-2040

Districts	2020	2020			2020-2040		
	No.	% of Hornsby Shire LGA	No.	% of Hornby Shire LGA	Change no.	Change %	
Central	65,420	42%	83,817	46%	+18,397	+28%	
North Eastern	12,010	8%	12,502	7%	+492	+4%	
North Western	13,204	8%	14,662	8%	+1,458	+11%	
Southern	65,295	42%	73,120	40%	+7,825	+12%	
South Eastern	36,531	23%	41,173	22%	+4,642	+13%	
South Western	28,764	18%	31,947	17%	+3,183	+11%	
Hornsby Shire	155,929		184,101		+28,172	+18%	

Source: Profileid forecast 2019

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The **Central district** is currently one of the largest districts based on population, with just over 65,420 people (2020). It accounts for approximately 40 per cent (42%) of Hornsby Shire's total current resident population, which is comparable to the current Southern district (see below).

This district has a strong representation of people in the workforce and families with dependent children. It is, and will likely continue to be, the most diverse district. Close to half of the current population is born overseas and the top three countries of birth are China, India and the United Kingdom. Hornsby suburb, which includes Hornsby Town Centre, and Waitara accommodate a concentration of cultural diversity in the Central district, with the highest proportions of residents speaking languages other than English in the district.

The majority of Hornsby Shire's projected growth will be focused in the Central district. It is expected that this district will accommodate close to half (46%) of Hornsby Shire's population by 2040, as 83,817 people are expected to call this district home. This is an increase of close to 18,400 people (28% on 2020 figures). This growth will make the Central district the largest district.

Hornsby suburb is projected to accommodate the largest actual (no. of people) and proportionate (% of population growth) over the next 20 years, expected to increase from approximately 24,500 people to almost 40,000 (15% to 19%). However, this increase will not be equitably distributed across Hornsby suburb, as almost 85% of this increase will be concentrated in HTC (9,500 people of the projected 11,400 people increase). High growth is also focussed to the north and east of Hornsby suburb, in Asquith (approx. +2,830 people) followed by Waitara (approx. +1,680 people).

The **North Eastern district** currently has the smallest population of the four districts with approximately 12,000 people (8% of the Hornsby Shire population in 2020). This district also has a strong representation of people in the workforce and in families with children, in particular young school aged children. It has one of the lowest representations of cultural diversity, as close to half of all residents speak English only and the dominant countries of birth overseas are the United Kingdom and New Zealand.

The **North Western district** has the second smallest population of all the districts, comparable to the North Eastern district, with approximately 13,000 people (also 8% of the Hornsby Shire population in 2020). This district has the highest representation of older workers and pre-retirees and empty nesters and retirees. Similar to the North Eastern District, most residents speak English only and were born overseas in the United Kingdom, followed by strong representations of South Africa and China.

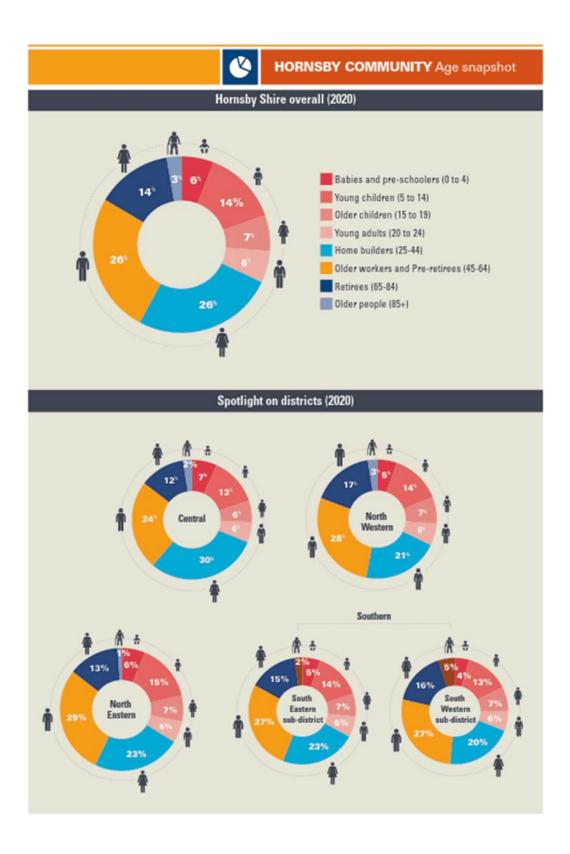
The North Eastern and North Western districts are projected to experience minimal population increases up to 2040. In the North Eastern district an additional 492 people are forecast, with growth focused in Berowra (approx. +350 people). In the North Western district, Dural and Galston-Middle Dural are each projected to increase by more than 500 people each and will contribute to almost all of the total population increase of 1,458 people by 2040 (combined 1,352 people, 93% of projected increase). Of these locations, the greatest actual and proportional change will be in Galston-Middle Dural, projected to increase by 781 people.

The **Southern district** is currently comparable to the Central district in population size and as part of Hornsby Shire (65,292 people, 42% of Hornsby Shire) in 2020. As growth in concentrated in the Central district, this proportional representation is projected to decrease by 20240 (40% of Hornsby Shire). However, population increase is still high, as the Southern district is expected to reach approximately 73,100 people (an increase of approximately 7,800 people):

- The South Eastern sub-district currently represents close to one quarter of the total Hornsby Shire population (36,531 people, or 23%). This sub-district has a high representation of young people aged between 20 to 24 years, and the majority of the population speaks English only. However, over the last 10 years, this sub-district has become more culturally diverse, and now almost one third of the population is born overseas. The country of birth is also shifting, increasingly significantly in the proportion of residents born in China and India and decreasing in the proportion of residents born in the United Kingdom.
- The South Western sub-district is slightly smaller, currently accounting for close to approximately 18% of
 the total Hornsby Shire population (28,764 people). This district has a strong representation of older workers
 and pre-retirees as well as younger workers, parents and homebuilders. While this sub-district already has
 strong representation of older persons, the portion of older residents is increasing. This sub-district is also
 highly diverse, as close to half of the population is born overseas, mostly in China, India and the United
 Kingdom
- The South Eastern sub-district to projected to experience slightly higher actual and proportional population growth (up to 4,640 people, +13%) than the South Western sub-district (3,183 people, +11%).

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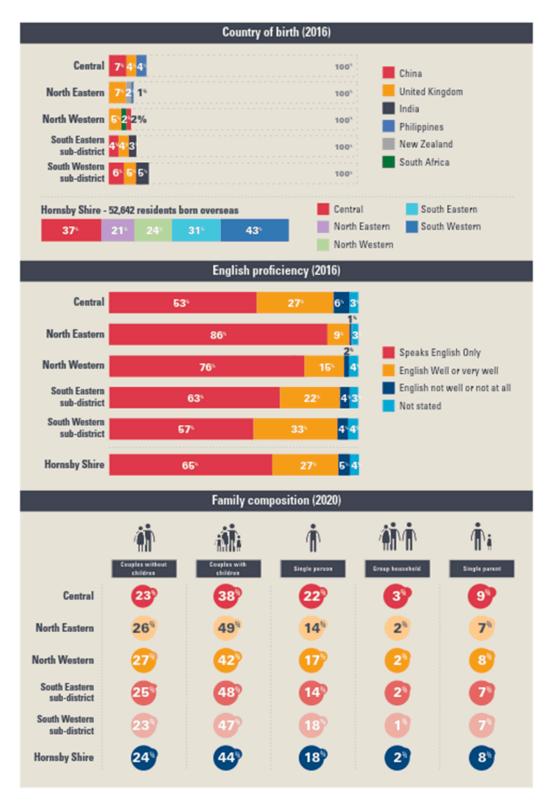


Figure 6: Demographic characteristics of Hornsby Shire and districts

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Development areas

Central district

In the Central district, there are three development scenarios underway:

- the HTC Review
- Hornsby West and East sides.

HTC Review

The GSC's North District Plan identifies (in part), the following priorities for the Hornsby Town Centre:

- encourage revitalisation of the commercial core
- better integrate Westfield Hornsby into the centre and make the area more attractive
- attract mixed-use development west of the railway line, encourage stronger integration within the centre, and
 encourage the development of a lively 'eat-street' or restaurant strip
- · improve walking and cycling connections between Hornsby Station and the Hospital
- reduce negative traffic impacts on pedestrians
- · promote walking, cycling and public transport to the centre and within it
- prioritise public domain.

Brickfield's draft *Hornsby Town Centre Review: Social and Community Infrastructure Needs Assessment* (2019) initiates the culmination of NSROC, GSC and Council visions for Hornsby Town Centre as a regional destination with retail, services and civic spaces and services. As previously provided in the **Introduction and Summary** (pg. 1) the draft assessment integrates recommendations for the provision of community and cultural facilities in Hornsby Town Centre from the preceding Plan, including:

- a multipurpose community hub and redeveloped library (5,500-6,000sqm), through the redevelopment of Hornsby Library to a 3,000sqm sub-regional facility and a new 2,500-3,000sqm multipurpose community, creative and civic space
- · utilising the existing library site
- the expansion of Wallarobba Arts and Cultural Centre to 1,500-2,00sqm.

In addition, the assessment recommended:

- 500sqm of multi-purpose youth outdoor space, catering for 12-18 year olds
- A diversified and intergenerational entertainment precinct.

Hornsby West and East sides

Council has now commenced the HTC Review (see above) to look at all parts of Hornsby Town Centre and provide a strategic framework to facilitate the revitalisation of the Hornsby Town Centre. Identified as a 'strategic centre' under the North District Plan, the aim is to strengthen Hornsby's employment and housing capacities and enhance the centre's public amenity, liveability, accessibility, safety, environmental sustainability and visual appeal.

The HTC Review investigation area encompasses both the East and West sides of Hornsby Station. In the east, it includes Westfield Hornsby, Hornsby Mall and the businesses located along George Street up to Bridge Road which forms the northern boundary. In the west, it is bound to the south by Hornsby RSL Club and includes all the businesses on Peats Ferry Road, in William and Dural Streets, up to Bridge Road to the north.

The project reviews mixed use opportunities and improvements to planning controls to concentrate employment and residential uses within Hornsby's town core and deliver the public infrastructure needed to support growth. It includes reviewing the community and cultural facilities to support future the residents and workers within the strategic centre.

Land within the commercial centre to the west of Hornsby Station was rezoned in 2014, providing opportunities for the development of approximately 1,000 dwellings, and a population increase of 2,000 people. Most of the development associated with the rezoning is expected between 2021 and 2031.

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At time of preparing this Plan, the forecast growth for the Hornby Town Centre was:

- between 3,500-4,500 new dwellings, with up to 10,000 new residents
- · approximately 100,000sqm of new retail and commercial floor area
- 3,000 additional jobs.

To support the revitalisation of Hornsby Town Centre and the new mixed use developments, it is anticipated that there will be an opportunity to deliver a new multipurpose community facility of up to 7,000sqm, including a sub-regional library and community, cultural and creative space within the Hornsby Town Centre.

Southern district

Cherrybrook SP

The Cherrybrook SP is expected to accommodate up to 3,200 new dwellings on NSW government-owned land (up to 600 dwellings) and private land falling within Hornsby Shire and The Hills Shire council boundaries by 2036. This would result in a projected population increase of some 6,000 people in Cherrybrook.

DPIE envision that the land area under state government ownership, encompassing the Cherrybrook Metro station, will become a vibrant local town centre and community focal point, with retail, a public plaza, parks and other public amenities (including car parking). If a structure plan is prepared for the broader area beyond government owned land, it is unlikely that any construction would commence before 2026.

Beyond Hornsby Shire

There are a number of potential development areas just outside the Hornsby Shire which have implications for community and cultural facilities provided within Hornsby LGA.

Proposed developments are:

- · Castle Hill, in The Hills Shire Council to the west, as part of the North West Metro
- · Land at Peat Island and Mooney Mooney in Central Coast Council to the north
- · Epping and Macquarie Park urban renewal areas to the south and south east.

If approved, the Peat Island and Mooney Mooney rezoning is likely to result in the development of 400 new dwellings on the northern side of the Hawkesbury River. The concept plan prepared as part of the rezoning application includes unspecified community facilities on Peat Island, as well as a Rural Fire Service Station in Mooney Mooney village

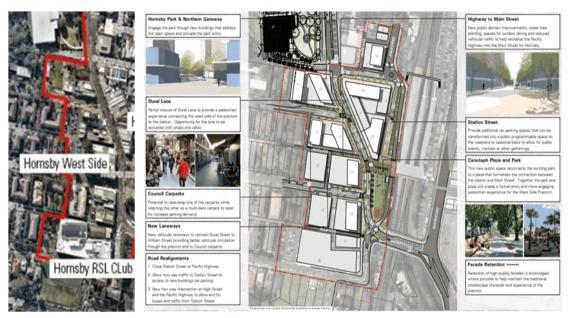


Figure 7: Hornsby West Side Source: Hornsby Council website, 2019



Figure 8: Hornsby East side Source: Hornsby Council website, 2019

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Council facilities

Hornsby Shire Council provides four main types of community and cultural facilities:

- libraries
- · community and cultural centres
- · community land for the provision of scout and guide halls
- other Council facilities.

This sub-section contains a snapshot and associated map of each of these facility types. The snapshots contain information on services and activities, utilisation, spatial distribution, and maintenance and operating costs. Data was obtained from a number of sources, including consultation with community facility users and management and facility visits (for the preceding Plan), as well as council records and projections and desktop research (new data for this Plan).

For the preceding Plan, extensive community consultation was undertaken in 2013-2014. Post 2014, major changes to the Shire's community and cultural facilities provision and management are due largely to a combination of external factors, including the southern boundary adjustment and planning reforms, and Council progress from the preceding Plan recommendations, which has involved ongoing consultation with facility users.

Just prior to the revision of the preceding Plan, Council also undertook extensive community consultation in the process of developing the Shire's current CSP, hearing community aspirations for spaces, connection and experiences in Hornsby Shire. Where relevant, community consultation findings from the CSP have been considered, testing consistency of the community's reflections across the preceding Plan and this Plan.



Storey Park Community Centre



Pennant Hills Community Centre



Hornsby Central Library



Cherrybrook Community and Cultural Centre/Greenway Park



Galston Library



Dangar Island Community Centre

Figure 9: Community and cultural facilities in Hornsby Shire Council

Libraries snapshot

NOTE: Due to COVID-19, all libraries were closed from Monday 23 March 2020 and reopened to reduced hours and services only on Monday 1 June 2020. As a result, reflective trend data is not available for 2019/20 and has not been considered in the following snapshot.

Number	One central library and three branch libraries			
Distribution	Central district: Hornsby Central Library (central)North Eastern district: Berowra Library			
	North Western district: Galston Library			
	 Southern district - South Eastern sul 	b-district: Pennant Hills Library		
	All of the libraries are accessible by train or bus, except Galston which is accessible only by vehicle.			
Operation	All of the libraries are operated by Counc	cil		
Year of	Hornsby Central Library: 1962			
construction	Berowra Library: 1980			
	Galston Library: 1976			
	Pennant Hills Library: 1999			
	Three of Council's four libraries are more	e than 40 years old.		
Key spaces and features	ary in Hornsby Shire (2,700sqm) with two			
	Berowra Library: small library (172sqm), with one meeting room and co-located with Berowra Community Centre			
	 Galston Library: smallest library in Hornsby Shire (115sqm) in heritage building (repurposed church) 			
	Pennant Hills Library: medium sized library in Hornsby Shire (560s located with Pennant Hills Community Centre			
Services and	Services	Activities		
activities	 library collections including books 	author talks		
	DVDs and magazines	 book clubs 		
	e-library including e-books, e- magazines and a gudio public	summer reading club		
	magazines and e-audio public access computers and WiFi	 storytime sessions 		
	study areas and meeting rooms	 school holiday activities 		
	volunteer Justices of the Peace	 seminars and programs 		
	home library service	knitting groups		
Utilisation		ire has remained consistent over 2017/18 to		
	 New memberships have remained consistent over 2017/18 to 2018/19, ranging from 6,740 to 6,391 with around 70,000 members in total. 			
	There was a reduction in the number of physical library loans, from 798,737 in 2017/18 to 765,664 in 2018/19.			
	 This was offset by the number of e-book, e-audiobook and e-magazine los which has increased continuously since the service was introduced in 201 In 2018/19, the number of e-loans was 257,324 across Council's libraries. 			
	 In total, loans for libraries increased over 2017/18 to 2018/19 from 984,048 to 1,022,988. 			

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- The number of children attending the range of storytime sessions has remained consistent across the Hornsby Shire's libraries, with around 11,300 children attending.
- The average total number of programs held over 2017/18 and 2018/19 is approximately 955 per year with an average of 25,598 people attending.
- Over 2018/19, 48,670 information requests and 142,146 customer service requests were made in Hornsby Shire's libraries. These are higher order numbers when compared to NSW's larger library network.
- Wireless connections have decreased in total by 8,696 bookings from 2017/18 to 2018/19 across Hornsby Shire. However, wireless usage based on downloads has remained consistent at approximately 19,200 GB.
- Room hire for community use (i.e. not Council or library uses) has increased at Hornsby Central Library from 1,162 in 2018/19 to 1,287 in 2019/20, and Berowra continues to offer room hire.
- Over 2017/18 and 2018/19, both the number of sessions provided and the
 participation in activities such as knitting groups, book club meetings and meet
 the author sessions have increased averaging 25,000 people attending. These
 programs are currently constrained by meeting room availability.
- Outside of the COVID-19 context, the importance of libraries as spaces for community activities has certainly been increasing over the past decade. It is therefore likely that the popularity of library activities in the Shire is likely to continue to increase.

Asset cost

The total projected 10 year maintenance cost for libraries averages \$416,000, resulting in an annual average of some \$83,000 per year.

Consultation outcomes

In the preceding Plan, the main activities and services online survey respondents have accessed in the past, or would consider accessing in the future, were:

- · library resources, such as books, DVDs and magazines
- library activities for adults, such as seminars and author talks
- · library study space and meeting space
- library activities for children, such as storytimes.

For all types of community and cultural facilities, car parking was identified as the most essential feature of a facility. A significant majority of survey respondents identified study, reading and meeting spaces as an essential or desirable feature of libraries. In addition, respondents nominated friendly and helpful staff as important to library users.

In a 2015 customer satisfaction survey completed by Council, 92% of frequent visitors felt that library services were good to excellent. When asked about the library collections and services offered:

- the most used collections were adult non-fiction, adult fiction and DVDs (noting that these selections were influenced by the age of participants)
- collection materials selected as poor quality were DVDs and CDs, books and magazines in languages other than English, magazines and newspapers, and audio books
- help from staff and the online catalogue were nominated as the core and most used library services, which were both ranked as high-quality service offerings
- use of the library as a space for customers own activities, to access wi-fi and internet were regarded as the poorest services

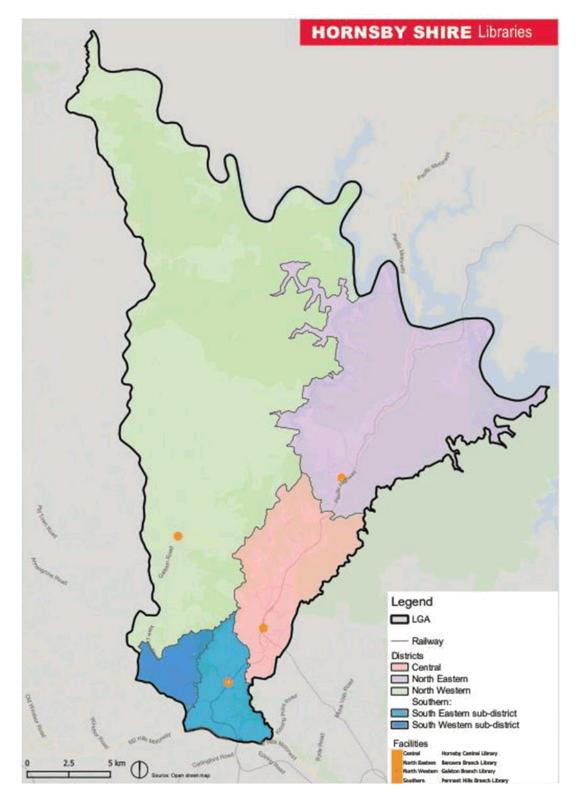


Figure 10: Hornsby Shire libraries

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Community and cultural centres snapshot

Number	27 facilities	
Distribution	Central district: 8 facilities	
	North Eastern district: 8 facilities	
	North Western district: 4 facilities	
	Southern district: 7 facilities	
	South Eastern sub-district: 6 facilities	
	South Western sub-district: 1 facility	
	Community and cultural centres are largely clustered in centres to the south and east of the Shire, often within one kilometre of the rail line. Community centres are often located in or near parks and other open spaces. Only two facilities are colocated with libraries (Berowra Community Centre with Berowra Library and Pennant Hills Community Centre with Pennant Hills Library)	
Management	All facilities are managed by Council (including the five with volunteer management committees, who provide strategic input)	
Sizes of facilities	Central district: 2 of the 8 facilities are just over 500sqm (Storey Park Community Centre and Wallarobba Arts and Cultural Centre) and Mount Colah Community Centre is close to 500sqm (413sqm), while the remaining facilities range from 80sqm to 350sqm.	
	 North Eastern district: 1 large facility (Berowra Community Centre, close to 1,300sqm) and all remaining facilities are less than 200sqm 	
	 North Western district: 1 facility just over 500sqm (Galston Community Centre) and the remainder are all larger than 250sqm 	
	Southern district:	
	 South Eastern sub-district: 1 facility close to 1,500sqm (Pennant Hills Community Centre) and 1 close to 500sqm (Thornleigh Community Centre), remainder less than 400sqm 	
	 South Western sub-district: 1 facility only, close to 1,500sqm (Cherrybrook Community Centre/Greenway Park) 	
	Overall, 20 of the 27 facilities are smaller than 500sqm.	
Spaces and features	Central district: 10 halls (various sizes), as well as 4 meeting rooms and 6 offices, also art making and smaller exhibition spaces in Wallarobba Arts and Cultural Centre	
	 North Eastern district:8 halls (various sizes) as well as 3 meeting rooms 	
	 North Western district: 6 halls (various sizes) and 3 meeting rooms 	
	Southern district:	
	South Eastern sub-district: 10 halls (various sizes) and 1 meeting room	
	South Western sub-district: 2 halls and 3 meeting rooms.	
	Most facilities are adjacent to open spaces (including spaces with playgrounds) and several have covered outdoor spaces (e.g. verandahs)	
Activities and	arts and crafts classes	
services	community gatherings	
	community group meetings	
	dance and exercise classes	
	 playgroups 	
	private functions and events	
Utilisation	In 2019/20, the proportion of available hours that are used by regular groups on a weekly basis ranges from 0% at Cowan Community Centre, Brooklyn Leisure and	

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	Learning Centre and Glenorie Community Centre to 63% at Pennant Hills Community Centre. The number of groups who regularly use community and cultural facilities ranges from one to 31 across the centres.		
Asset cost	The average expenditure per year over 2018/19 to 2019/20 was approximately \$450,000 across Hornsby Shire's community facilities. In 2019/20 costs for individual facilities range from \$604 for Dangar Island Centre to \$140,401 for Berowra Community Centre (asset management allocated costs).		
Fees and charges	In 2019/20, fees for hiring community and cultural centres range from \$10.00 per hour for non-profit groups at Arcadia Community Centre to \$1,315 for the whole of Friday and/or Saturday night hire of Cherrybrook Community Centre. More information on fees and charges is included in Fees and charges (pg.75).		
Consultation outcomes In the preceding Plan, the main activities and services online survey results have accessed in the past or would consider accessing in the future at an and cultural centres were:			
	exercise/sporting classes or activities		
	community clubs or meetings		
	art/craft classes or activities.		
	For all types of community and cultural facilities, car parking was identified as the most essential feature of a facility. The three most important features of community and cultural centres identified by survey respondents were affordable hire fees, relevant activities or services and the equipment and amenities provided.		
	In the preceding Plan, consultation with facility management committees revealed a number of key issues for community and cultural centres, including the:		
	need for more flexible spaces for hire		
	 need for bespoke storage solutions for different activities 		
	 desire for a clear policy approach to the use of community facilities for commercial activities and fees and charges for facility hire. 		

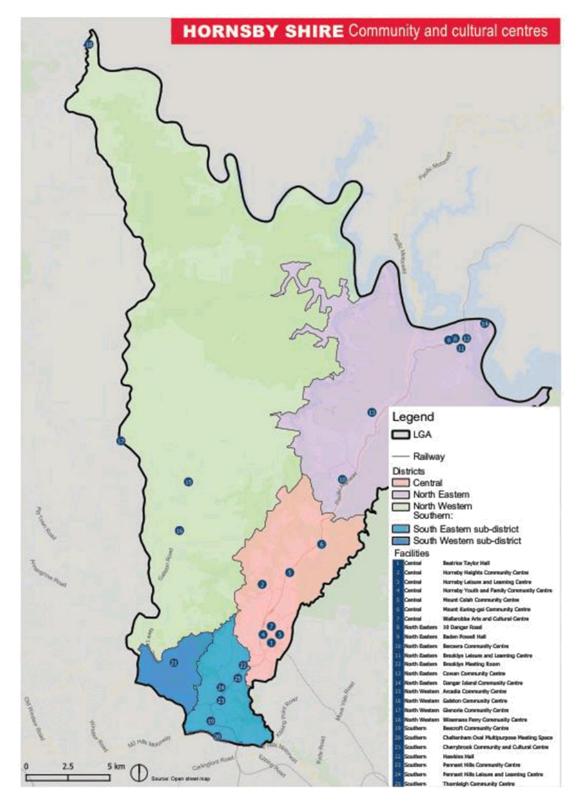


Figure 11: Hornsby Shire community and cultural centres

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Scout and guide halls snapshot

Number	11 standalone facilities 1 shared use with a community centre 1 has a direct licence with Crown land (Reddy Park Scout Hall)		
Distribution	The spatial pattern of scout and guide halls is broadly reflective of population distribution. Scout and guide halls are all located in the southern half of the Shire, with a large proportion along the train line and in the Central District. Most scout and guide halls are located within Council parks and open spaces.		
Ownership and operation	Scout and guide halls are built on Council or Crown land but were often constructed and/or improved with funds provided by the relevant club. The Reddy Park Scout Hall is on Crown land, but possible encroachment may require a formalised access arrangement. Scouts Australia NSW and Girl Guides Australia NSW & ACT have had leases for the hall sites. However, all leases for scout and guide hall sites have been expired for some time and need to be re-negotiated.		
Activities and services	 club meetings social gatherings and activities equipment storage 		
Utilisation	Records of use are not kept by Council. The preceding Plan found that some of the halls are used infrequently or primarily for storage. Consultation with scout and guide coordinators and desktop research indicates there is a range of one to five regular user groups at scout and guide halls. Regular meetings (with an average length of two hours) are held an average of three nights per week. In some halls, meetings for different groups appear to be held concurrently. It is unlikely that these findings have changed significantly.		
Asset Cost	Unknown, as under Council's Lease/Licence of Council Land and Buildings to Community Groups Policy the maintenance of the halls is the responsibility of the lessee. Despite this, Council receives occasional requests to assist with the maintenance of a hall and the surrounds. From a visual assessment in preceding Plan, it appears maintenance standards vary widely, from well-maintained facilities (such as Mount Colah and Mount Kuring-gai Scouts and Guides Hall) to poorly maintained facilities (such as the two halls in Kenley Park). The long-term cost of asset maintenance and renewal is therefore also likely to vary considerably from hall to hall.		
Consultation outcomes	In the preceding Plan, discussion with scout and guide coordinators has indicated that: the halls are highly valued by the groups that use them many halls are hired on a casual basis for birthday parties and community events there is some anxiety regarding the future of leasing/licensing arrangements with Council.		

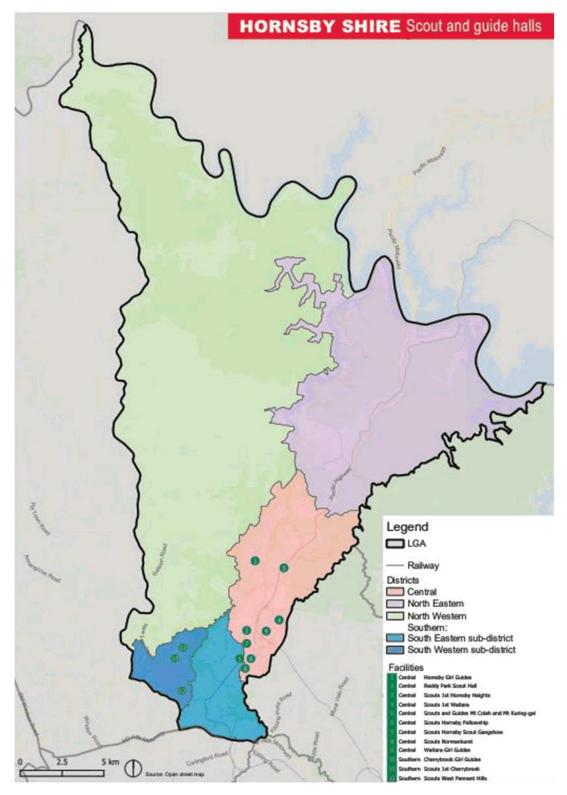


Figure 12: Hornsby Shire scout and guide halls

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Other Council facilities snapshot

Number	5 facilities		
Number	3 lacilities		
Distribution	These facilities are dispersed across Hornsby Shire.		
Operation	Operated by lessees, only 2 of the 5 facilities are under current lease arrangements:		
	Northern Sydney Local Health District at two locations:		
	 59 Florence Street, Hornsby (expires 30 June 2021) 		
	 Brooklyn Health Rooms, in portion of Brooklyn Meeting Room (expires 31 August 2022) 		
	Lifestart Cooperative (expires 30 November 2023)		
	The full list of facilities are shown in Figure 13 in the following pages and detail of individual lease arrangements is provided in Community facility space (see pg.85).		
Activities and	historical society meetings and activities		
services	 early childhood education and support for children with a disability and their families 		
	social services and training		
Asset cost	The projected 10 year maintenance costs for historical society buildings is \$236,766 for two facilities (Hornsby Historical Society: Joseph Collingridge Hall and Dural and District Historical Society: History Cottage)		

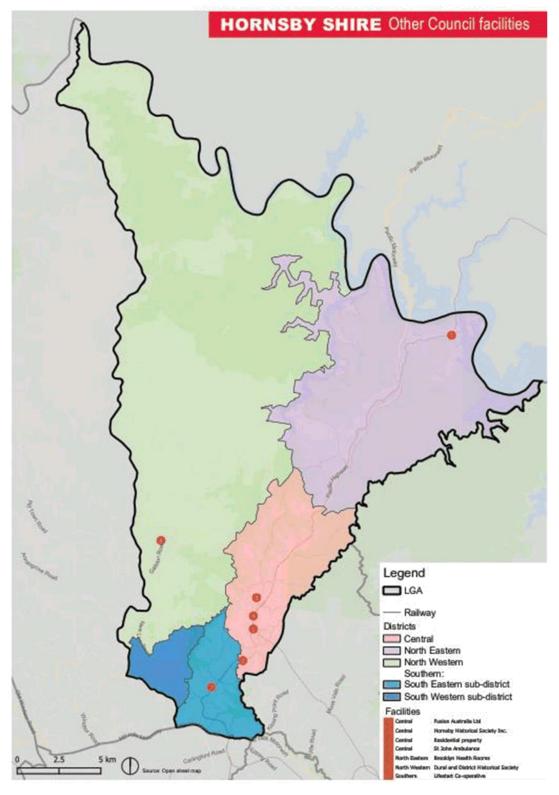


Figure 13: Other Hornsby Shire facilities

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Comments from users and community members

For the preparation of the preceding Plan consultation was undertaken with members of facility management committees, facility users, and respondents to an online survey.

Themes from consultation which remain relevant to investigations of this Plan are:

- · parking and nearby public transport is a key issue for access to community and cultural facilities
- there are perceptions of insufficient amounts of storage
- the spaces available and their cost can influence community utilisation (e.g. the size of halls and hire fee to community demand)
- there is perceived demand for more community facilities, with greater multifunctionality to offer a greater variety of events, including multipurpose community and meeting spaces in Hornsby Town Centre
- community centres are recognised as spaces where the community comes together, building social
 connections and mitigating social isolation
- there is a perceived need for a high quality performance venue.

Key non-Council facilities

In addition to the facilities provided by Hornsby Shire Council, there is a range of other social and cultural infrastructure provided in and near the Shire. These include facilities provided by:

- · neighbouring councils
- schools
- TAFEs
- · registered clubs, such as RSL and sporting clubs
- · other organisations.

Neighbouring councils

Hornsby Shire is bounded by five LGAs, some of which have significant urban centres. There are major employment and service centres within these LGAs, in relatively close proximity to Hornsby Shire, including Macquarie Park, Chatswood and Parramatta CBD.

In addition, the major centre of Chatswood contains The Concourse, a cluster of regional level facilities. The Concourse includes a concert hall, 500 seat theatre and a variety of rehearsal and event spaces, as well as a central library and series of outdoor activity spaces.

A regional framework provides an important context for the provision of social and cultural infrastructure in Hornsby Shire, with consideration of the types and scales facilities provided beyond the LGA boundary. As a regional centre, Parramatta will be expected to provide the focus for the provision of many higher order social and cultural facilities. Parramatta contains regional and metropolitan level cultural facilities, including the Riverside Theatres complex.

The major centres for health services in the region are located at the Hornsby Ku-ring-gai Hospital in Hornsby and the Westmead Hospital near Parramatta.

The NSROC *Draft Social infrastructure Strategy* (2019) also identifies the following district level council-provided social and cultural facilities within close proximity to Hornsby Shire:

- Eastwood Library (City of Ryde)
- Baulkham Hills Library (The Hills Shire)
- Castle Hill Library (The Hills Shire)
- Dural Library (The Hills Shire)
- Turramurra Library (Ku-ring-gai Council)
- Lindfield Library (Ku-ring-gai Council)
- Epping Community Centre (City of Parramatta Council)
- Epping Creative Centre (City of Parramatta Council)
- Epping Library (City of Parramatta Council)
- Epping Leisure and Learning Centre (City of Parramatta Council)
- Roselea Community Centre (City of Parramatta Council).

The location of these facilities, relative to Hornsby Shire, is shown in Figure 14 on the following page.

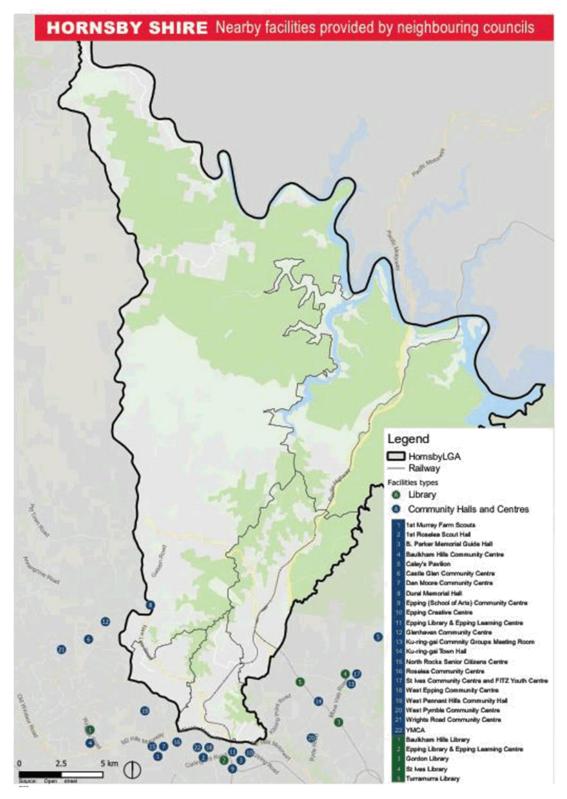


Figure 14: Non-Council facilities

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Epping - City of Parramatta Council

Following the adjustment of the southern boundary, the following facilities were transferred to City of Parramatta Council:

- Epping Community Centre
- Epping Creative Centre
- · Epping Leisure and Learning Centre
- Roselea Community Centre.

According to the preceding Plan:

- The changing cultural mix in Epping and other parts of this district were resulting in the need for space for large family gatherings, as well as activities for seniors from culturally diverse backgrounds.
- Epping Community Centre, Epping Leisure and Learning Centre and Epping Library were in high demand, due to their location in a shopping centre and with good public transport
- Epping Community Centre was popular for adult functions and cultural celebrations, and is in demand with dance groups for its sprung floor
- Epping Leisure and Learning Centre was booked out by the Epping Seniors Club from 10am to 3pm for four days of the week. It was uncertain how many members of the Club use the space during that time.
- Epping Library was smaller than required by standards and accommodating events at Epping Library could be challenging due to space constraints and demand for study space outstrips supply
- · Roselea Community Centre had been recently refurbished and in high demand.

An interview with City of Parramatta Council in early 2019, staff confirmed that these facilities have continued to be highly utilised and that many of the hirers continue to be from Hornsby Shire LGA.

In the City of Parramatta's *Social Infrastructure Strategy 2019*, Epping is identified as a location for a district level community hub. An assessment of the quantity of facilities in the draft strategy and from the interview found:

- Epping library currently requires up to 1,500 sqm of additional floorspace and the facility is operating over capacity during peak times, such as school examinations periods
- Plans to develop a community hub in Epping, comprised of up to 2,000 sqm multipurpose space, as well as
 well as the library, which could be located at Epping Library and Leisure and Learning Centre or another town
 centre location

At the time of this review, the City of Parramatta Council were still in the process of finalising the draft strategy. However, as demand for community and cultural facilities have remained high, it is likely that Epping will continue to be a location for a district level community hub.

When asked about the opportunities and challenges for shared use agreements for community and culture facilities between Councils, staff identified:

- Cross-council shared used planning has not been formalised with any neighbouring councils, but an informal
 collaboration does exist with library staff in Cumberland Council who meet regularly as part of the larger
 library network
- There would be numerous challenges in enabling the provision of shared facilities across councils, including
 developing a structured framework to both delivery and ongoing operation and maintenance, which involves
 working through underlying assumptions for responsibilities.
- If it could be done, it could offer a site-by-site approach to service delivery, demand for services and resources could be shared across a multiplied network.

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Cherrybrook, Castle Hill and Dural - The Hills Shire Council

Consultation with staff from The Hills Shire Council in early 2019 revealed that several community and cultural facilities in The Hills Shire were regularly used by Hornsby Shire's residents. Utilisation of facilities was strongly influenced by location, as according to staff:

- Dural Library attracts Hornsby residents, primarily from nearby Hornsby suburbs of South Dural and Cherrybrook, and is operating at capacity
- Castle Hill Library, with its town centre location and railway access attracted most visitors, including a strong representation of Cherrybrook residents from Hornsby Shire, and is operating at capacity
- · Hornsby-based organisations were also hirers of several community facilities in The Hills Shire, including:
- Wrights Road Community Centre, Kellyville, which was used by a commercial education based service provider from Cherrybrook
- Crestwood Community Centre, Baulkham Hills, hired for dance/fitness classes by a user located in Cherrybrook
- West Pennant Hills Community Hall, which was used for a combination of education and meeting proposes by hirers located in Cherrybrook, as well as further away Hornsby suburb.

St Ives - Ku-ring-gai Council

Consultation with staff from Ku-ring-gai Council in early 2019 identified that St Ives attracted the most people from surrounding areas, including Hornsby Shire. The commercial and retail options, as well as the village aesthetic of St Ives main commercial strip, were considered to be the primary reasons for out of area visitation.

While community and cultural facilities in Ku-ring-gai Council were not considered to be highly utilised by Hornsby Shire's community, St Ives Oval was identified as a district to regional level social infrastructure asset.

Education

Primary and secondary schools

Primary and secondary schools within Hornsby Shire contain a range of social and cultural facilities, including libraries, meeting rooms and halls. In many cases, these facilities are not accessible to the wider community.

A recent Australian Government program for the improvement of education facilities did include a requirement for schools, both public and private, to increase the accessibility of their facilities. The Building the Education Revolution (BER) program provided some \$16.2 billion in funding for education facilities across Australia. Government figures show that 82 schools in Hornsby Shire received funding as part of the BER scheme. Funding was approved for school projects including library refurbishments, multipurpose halls, classrooms, covered outdoor learning areas and the refurbishment of existing facilities.

A condition of BER funding was that new facilities be made available for general community use at no or low cost. The conditions of funding for all BER projects state that:

This must include reasonable access by any community or not-for-profit groups in the local community. Schools must agree to advertise the availability of the infrastructure for use by the community through any avenue available to them which does not incur significant cost to the school (e.g. newsletters, school website, free community papers). Schools may charge a low fee for the use of the facility where the charge is to cover recurrent costs incurred by the school in providing the community access (e.g. electricity, cleaning, security).

Council could assist schools to promote BER facilities for broader community use through a range of print and digital media.

Community access to and use of school facilities and resources requires deep consideration of how school spaces and resources can be shared by the community at little or no impact to sustained quality with maximum community use and user safety. This requires collaborative strategies regarding access and ongoing management, including security and managing bookings.

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Schools incorporated in the BER in Hornsby Shire and previously in Hornsby Shire prior to the southern boundary adjustment are provided below, and have received new or refurbished multi-purpose halls:

- Arden Anglican School
- Barker College, Waitara
- Beecroft Public School
- · Berowra Christian Community School
- · Berowra Public School
- Dural Public School
- · Epping Heights Public School
- Epping North Public School
- · Epping Public School
- Hornsby South Public School
- John Purchase Public School, Cherrybrook
- Normanhurst Public School
- · Pacific Hills Christian School
- · Pennant Hills Public School
- Redfield College
- St Agatha's Catholic Primary School
- Tangara School for Girls
- · Thornleigh West Public School
- Warrah Village Rudolf Steiner School.

In addition, Cherrybrook Technology High School has a multipurpose hall for hire, which was constructed with a significant Council contribution. The formal agreement outlining the funding and use arrangements of the hall has come to an end. Waitara Public School has also been declared a State Significant Development with funding from the NSW Government. Upon completion, community groups will continue to have community access to the school's facilities until 10pm each evening.

Schools which currently provide community spaces in current and previous Hornsby Shire are shown in **Figure 15** on the following page. School facilities are only able to be hired at times and for uses which do not interfere with teaching and learning programs. Requests for hire are assessed on a case-by-case basis by schools, in accordance with Department of Education shared use guidelines. Therefore, maintaining relationships with local schools regarding community access to their facilities could be a key factor in consistent and sustainable community use. In addition, ongoing communication with the Department of Education may also contribute to any revision regarding guidelines.

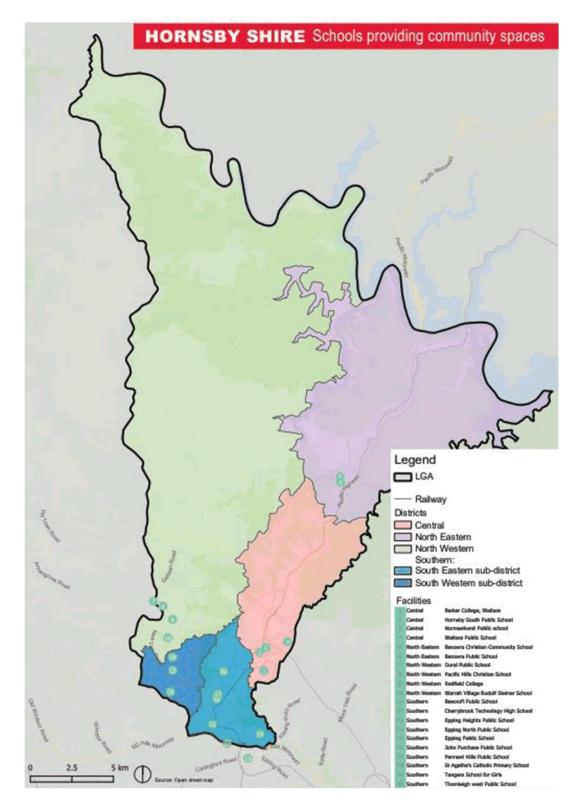


Figure 15: Schools providing community spaces in Hornsby Shire

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Childhood education and care

In accordance with the preceding Plan, Council has moved all preschool and kindergarten, and baby health care facilities to new lease arrangements. Lease arrangements were made with:

- · Greenway Park Early Childhood Education Centre
- First Grammar Westleigh
- Jack and Jill Kindergarten
- KU Berowra Preschool
- KU Galston Preschool
- KU Grevillea Preschool
- Larool Pre-School
- North Epping Kindergarten
- · Norwood Community Preschool

Council has kindergartens on new lease arrangements. These leases have been adjusted to make sure the market was defined as the kindergarten market for its tenants, not for other forms of childcare. Childhood education and care facilities are shown in **Figure 16** on the following page.

TAFE

Hornsby TAFE campus is located on Peats Ferry Road, near Hornsby train station.

In addition to providing spaces for teaching and learning, Hornsby TAFE contains spaces available for community hire for small events and functions. There are also libraries, kitchens and art studios at Hornsby TAFE, though these are generally only for use by TAFE students.

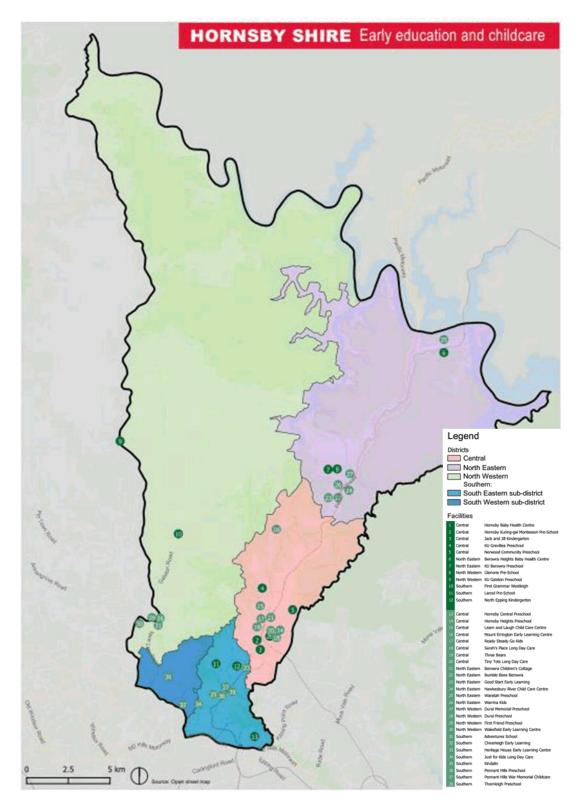


Figure 16: Childhood education and care in Hornsby Shire

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Registered clubs

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Registered clubs such as RSLs and leagues clubs are also an alternative source of function and meeting space for families and local community groups. Registered clubs in Hornsby Shire include:

- Asquith Bowling and Recreation Club
- Asquith Golf Club
- Asquith Leagues Club
- Berowra RSL Club
- · Dangar Island Bowling Club
- Galston Club
- Glenorie RSL Club
- Hornsby Bowling Club
- · Hornsby RSL Club
- · Hornsby War Memorial Hall

Some of these clubs also provide recreation facilities, such as fitness centres, tennis courts, bowling greens and pools. Registered clubs in Hornsby Shire are shown in **Figure 17** on the following page.

Sporting clubs

Since the preceding Plan, Council has delivered Cheltenham Oval Multipurpose Meeting Space in the Cheltenham Oval Precinct. It is the intention of this facility to provide equitable community access to spaces in facilities traditionally associated with sporting codes and clubs.

Historically, sporting users and clubs have acquired free access to the use of rooms and spaces (e.g. club rooms) in these facilities, particularly in instances where grants have been provided or funds have been raised for enhancements and/or additions.

Currently, Council is planning for a series of new facilities and upgrades to existing sporting facilities across Hornsby Shire LGA, including Greenway Park, Pennant Hills Park and Waitara Oval. These facilities will include spaces for broader community hire. In addition, the Hornsby PCYC provides a large space that accommodates indoor sports, recreational and cultural programs, and a variety of social functions.

Cheltenham Oval Multipurpose Meeting Space and planned sporting facilities which will have spaces suitable for broader community hire are shown in **Figure 18** in the following pages.

Other facilities

Church facilities are available for public hire in Asquith, Normanhurst, Arcadia, Galston, Mount Colah, Berowra and Waitara. Spaces in these churches are currently being used for play groups, meetings, social functions, exercise classes and seminars.

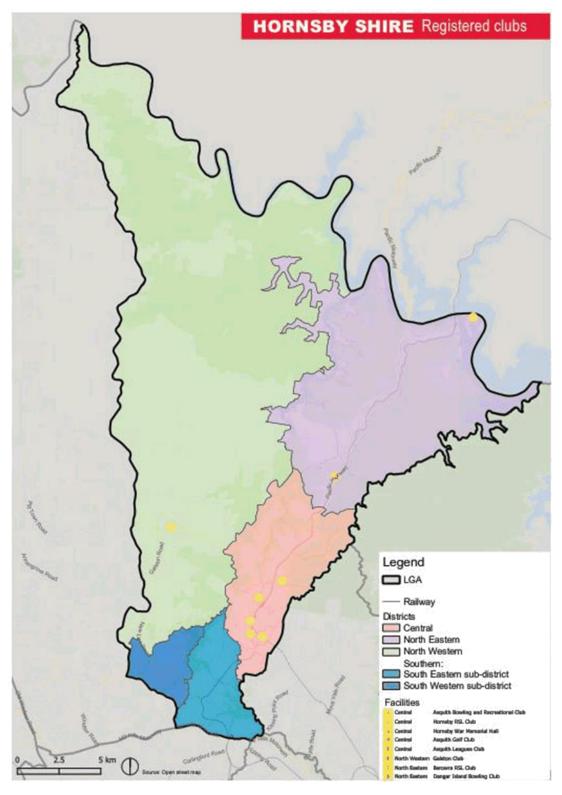


Figure 17: Registered clubs in Hornsby Shire

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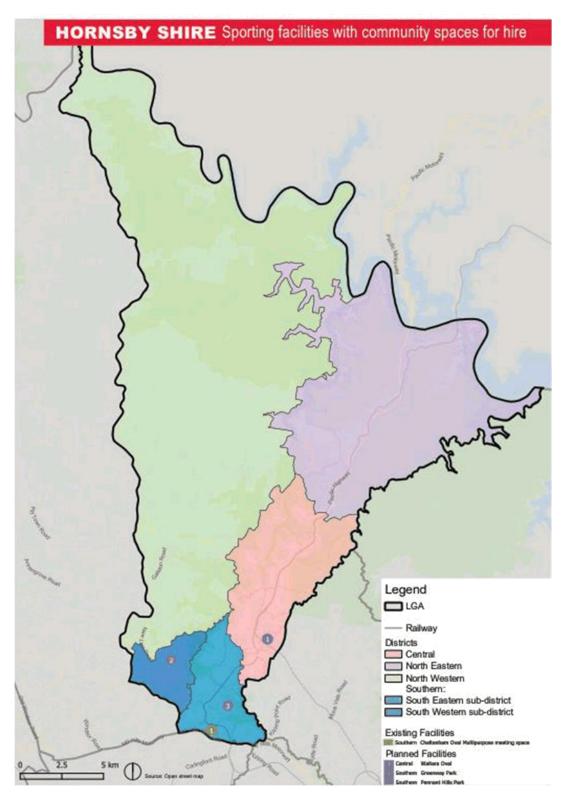


Figure 18: Sporting facilities with hireable community space in Hornsby Shire

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Hornsby compared: benchmarks

Trends

Many cities and councils in Australia and elsewhere in the world are critically assessing their social and cultural facilities and exploring new models for meeting community needs and aspirations, summarises long term national and international trends in the best practice provision of social and cultural facilities, identified through a literature review and ongoing case study research.

Some of these trends are already evident in Hornsby. For example, the Lease/Licence of Council Land and Buildings to Community Groups Policy encourages use of facilities by multiple groups. The trend toward larger and better, but fewer, facilities is also evident in the success of the Pennant Hills Community Centre and Cherrybrook Community and Cultural Centre, both of which are very well used. In addition, Wallarobba Arts and Cultural Centre is an excellent example of the trend towards adaptive re-use of heritage buildings.

Table 6: Trends in the best practice provision of social and cultural facilities

Trend	Description	Example	
Larger facilities	There has been a move towards the provision of larger, but fewer, facilities designed for bigger population catchments – which can provide a higher quality and wider range of spaces, services and activities.	Mount Druitt Hub is a 1,600sqm multipurpose community facility and district library, break out rooms, meeting rooms and large hall for up to 110 people. It also holds the Mount Druitt Seniors Citizen's Centre and a commercial café.	
Flexible performance spaces	The design and supporting infrastructure of performance spaces can enhance the capacity of performance space to also cater to broader community gatherings and events.	Engadine Community Centre includes a performance space with retractable seating, which enables the space to host performances as well as open hall events.	
Clustering of facilities	Leading practice favours the clustering of community buildings in places that are readily accessible by public transport and where people already congregate, such as shopping centres and schools.	Gungahlin Town Centre Wellbeing Precinct in Canberra, which currently includes a public library and facilities for secondary and vocational students, and is planned to incorporate sport and recreation facilities to serve students and the wider community.	
Co-location of services	This is intended to enhance coordination between services and convenience for clients, as well as the more efficient use of limited resources.	Riverwood Community Centre, which has been in operation since 1974 and contains 14 services and programs in one multipurpose building.	
Multipurpose facilities	To make the best use of limited resources, facilities need to provide for multiple uses and serve a range of population groups, as well as adapting as needs changes over time.	Wentworth Point Community Centre and Library contains diverse spaces including a contemporary library with book vending machines, multipurpose spaces (small and large), music rooms, co-working spaces, a learning lab, creative space and studio and outdoor spaces,	
Emphasis on partnerships	Community facilities are increasingly dependent on the development of partnerships between local and state government, as well community organisations, service providers and the private sector, to make them work.	Churchill and District Intergenerational Community Hub in Victoria was developed and is being operated as a partnership between local, state and federal government, as well as a major university.	

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Active asset management	Councils are taking a more active and strategic approach to asset management, ensuring that facilities are maintained and renewed in ways that meet community needs and are financially viable.	Castle Grand Library and Community Centre in The Hills Shire Council is actively managed based on life-cycle costs and agreed levels of service, which allows Council to focus on proactive maintenance programs rather than reactive, complaint based action.	
Adaptive re- use of heritage buildings	Councils are re-employing heritage buildings for community arts purposes, creating active places in spaces where redevelopment potential is limited	Waverley-Woollahra Arts Centre, which provides art and craft classes to the local community, is jointly supported by two councils and has operated out of a heritage building since 1968	









Mount Druitt Community Hub









Wentworth Point Community Centre and Library

Figure 19: Examples of larger, clustered facilities in town centre locations

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Hierarchies, benchmarks and standards

An important component of the preparation of this framework is to understand future demands for social and cultural facilities. Planning for demand should integrate a mix of quantitative and qualitative methods, ensuring that community needs are adequately met through the function, scale and size of social and cultural facilities.

Hierarchies

A typical facilities hierarchy can contain up to four levels, representing population catchments of different sizes. An example is shown below in **Table 7**. The hierarchal levels recognise that facilities with different types of spaces and amenities are required to meet the range of needs and uses a community will experience.

Table 7: Typical facilities hierarchy

Hierarchy level	Population served
Regional or LGA-wide	100,000 and over
District	20,000-60,000
Village	10,000-20,000
Local	2,000-10,000

The population thresholds suggested by this hierarchy should be applied flexibly, bearing in mind that the size of population catchments necessary to sustain different types of facilities will also be influenced by settlement patterns, travel distances and population characteristics. In some areas, particularly in established areas such as Hornsby Town Centre with facilities provided by a wide range of council and non-council providers, the third and fourth levels of the hierarchy can be combined.

Benchmarks

There are two ways of considering the desired size of community and cultural facilities. The first approach is to benchmark against comparative councils, while the second is to align with standards. Both approaches consider the gross floorspace area (GFA) of facilities, measured in sqm per 1,000 people.

The existing rate of provision of community and cultural centre space for other councils in Sydney varies greatly, between about 40 to 130sqm per 1,000 people. These figures exclude libraries and child care centres. In general, provision rates are higher in more recently developed areas and in areas with a more dispersed population, as trends towards community facility provision support fewer, larger, multipurpose and centrally located facilities in place of more smaller, single purpose facilities.

This generally accords with ongoing benchmarking of provision rates in urban councils undertaken as part of a range of projects across Australia, which show an average provision rate in the order of **80 sqm per 1,000 people**. These generally do not include a contribution to regional or sub-regional level facilities, nor recognise the additional space provided by other organisations.

In comparison, the current mean rate of provision for community and cultural centres across **Hornsby Shire is 65sqm per 1,000 people**, again excluding libraries (and child care centres).

Standards

The tables on the following pages set out more detailed standards for community and cultural facilities, based on the hierarchy detailed above. For this project a range of standards for social infrastructure from across Australia have been reviewed, with sources including:

- State Library of NSW People Places, A Guide for Public Library Buildings in NSW, online version (2020); no change to the 2012 library calculator population benchmarks
- Parks and Leisure Australia Benchmarks for Community Infrastructure: A PLA WA Working Document (2012)
- Victorian Government Growth Areas Authority Guide to Social Infrastructure Planning (2009)

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- Victorian Government Growth Areas Authority Planning for Community Infrastructure in Growth Areas (2008)
- Queensland Government, Office of Urban Management SEQ Regional Plan 2005-2026, Implementation Guideline No. 5 – Social Infrastructure Planning (2007)
- Growth Centres Commission Growth Centres Development Code New South Wales (2006).

Standards are useful in providing a starting point for identifying community facility requirements. However, a purely mathematical approach to facility planning is not recommended and the proposed standards should be applied as an initial guide only, and with some caution. Standards focus on numbers and do not account for more complex indicators of need such as health, socio-economic status, household structure, and the preferences people have for service use.

Standards rely on population projections, so their accuracy is a reflection of the quality of the projections and the assumptions used. In addition, standards do not account for density and layout of development and related accessibility factors such as physical barriers, distance, transport routes and available infrastructure in adjoining areas. This is particularly relevant for Hornsby, due to the area's size and uneven population distribution, as well as barriers to access such as the large national parks and reserves.

The application of the standards should also be adjusted to reflect local circumstances, and to take into account a range of other factors. In particular:

- Standards do not accommodate changing community expectations and preferences, shifts in government
 policy or funding, and changes in technology. Similarly they do not account for changing models of services
 delivery, innovations and solutions established outside program boundaries.
- Standards do not account for the role of non-government and private sector agencies in the provision of
 infrastructure. Nor do they account for the opportunities for partnerships and shared use of resources that
 emerge from integrated planning processes.
- Standards do not consider practical funding realities, particularly recurrent funding opportunities and
 constraints. Service capacity and quality is often more determined by staffing or program funding, than the
 building it operates from.

It should also be noted that standards often do not account for quality of facilities and the range of services offered by them. In some cases, a smaller, better quality, well located facility with a wide range of services and activities can meet community needs better than a larger but poorly located facility.

Hierarchal levels of community and cultural facilities should also consider the function and identity of the facility. The NSROC has begun the process of social infrastructure mapping across the North Sydney region, and identifies generic geographical catchments as well as facility categories within each of the indicative hierarchal levels. Where relevant, NSROC classifications are included in the summaries on the following pages.

Sub-regional level facilities			
Location	Major centre		
Catchment	Typically 100,000+ people (can be 50,000+ people to reach the sub-regional level).		
Description	Regionally significant or landmark facility which serves visitors from LGA and wider area. Provides the premier civic and cultural spaces, with a wide range of social and cultural facilities and services.		
Examples	 Central library Major civic and/or cultural centre Theatre and/or performing arts centre Art galleries Exhibition spaces Museums Council administration Youth resource centre Major community health centre Multicultural Resource Centre (NSROC regional) Theatre/Performing arts centre (NSROC regional) Youth centre (NSROC regional) 		
	Facilities F	Rate of provision	Approximate GFA
Key	Central library 1	1:100,000+	28 sqm per 1,000 people, plus 20% circulation space
standards	Major civic, 1 community and cultural centre	1:100,000-150,000	3,000sqm+
Correlation to NSROC <i>Draft</i> Social Infrastructure Strategy (2019)	occ Draft multipurpose community hub LGA level: correlation with LGA level population benchmarks, catchments and facility stress suggestions for the community performance facility, while a creative steps.		
	Central Library: a sin	nce facility and 1 creatinilar population benchming 1 new central library.	ark, but a smaller population

District level facilities			
Location	Town centre or village centre		
Catchment	20,000-60,000 people.		
Description	Provides a range of flexible, multipurpose spaces that include a variety of activity and program areas as well as space for a diverse range of services to be provided on a permanent, sessional and outreach basis. Usually has a permanent staff presence at key facilities. As well as the structured spaces for formal activities and programs, district facilities should also provide space for informal gathering and interaction and be known as community meeting places. District facilities should also include smaller more locally focused space for community arts and cultural development rather than professional level performance. Emphasis is on studio, workshop and exhibition space and community programs. Spaces for specific population groups will preferably be co-located as part of a multipurpose community centre or community hub.		
Examples	 District library (as well as NSROC nomination of Branch library) Multipurpose community centre Community arts centres and spaces Smaller scale performing arts and/or exhibition space Medical and community health services Performing arts facilities Youth space Senior citizens' centre 		
	Facilities	Rate of provision	Approximate GFA
	District library	1:20,000-35,000	39 sqm per 1,000 people, plus 20% circulation space
Key standards		1:35,000-65,000	35 sqm per 1,000 people, plus 20% circulation space
	Community centre	1:20,000-30,000	1,200-3,000 sqm
	Community arts space	1:40,000-50,000	1,000-1,500 sqm
Correlation to NSROC <i>Draft</i> Social Infrastructure Strategy (2019)	District facilities service similar population range (approx. 50,000+ people), described as groups of suburbs. The district multipurpose facility has a similar population benchmark and catchment, as well as a similar sized facility. Key recommendations are: • District level: 5 multipurpose community centres • Branch libraries: retain the three branch libraries/earning centres • Council previously provided feedback to the NSROC, that the draft strategy recommendation for five multipurpose facilities did not align to the direction in the preceding Plan or this Plan. Although the strategy has been adopted (see previous section Social infrastructure planning in the North District , pg. 11), this Plan is the key community facility strategic planning document for Council.		

Village level fac	ilities			
Location	Small centre or village			
Catchment	Up to 20,000 people			
Description	Provides for a range o educational, cultural a usually staffed and are	Provides flexible, multipurpose space that includes activity and program areas. Provides for a range of medium to small scale community events and social, educational, cultural and recreational activities at low cost. Local facilities are not usually staffed and are generally used on a casual hire basis.		
		5 , 1	s and small kitchens. Also ideally play and other activities.	
	Village level facilities can often be appropriate in established areas through existing provision of halls and similar smaller spaces. New village level facilities are only recommended where a clear gap in small scale facilities is identified.			
	Provision of hall/auditorium space is also possible through shared use arrangements with schools.			
	Community hall and/or meeting space			
	School hall			
Examples	Church hall			
	Clubroom			
	Meeting rooms			
	Community sheds (men's and women's shed)			
	Facility	Rate of provision	Approximate GFA	
Key standards	Multipurpose community hall	1:10,000	400 sqm	
Correlation to NSROC Draft Social Infrastructure Strategy (2019)	of any new standalone	single purpose facilities	an does not recommend the provision s and provision rates forecast for Hornsby Shire (see later section in	

Fees and charges

This section of the report compares the approaches to fees and charges in Hornsby Shire Council with the neighbouring Parramatta, Ryde, The Hills and Ku-ring-gai Councils, as well as the City of Sydney.

Pricing principles

Section 405(2) of the Local Government Act requires all local councils to create and publicise a pricing policy for all goods and services provided within their operational plan. Local councils' pricing policies are generally organised according to two components. The first are the pricing principles. These are the high-level guide that signals a council's philosophy towards the good or service in question and the reasoning for the level of charges set. Following from these councils must set the pricing basis, which sets the level of cost recovery and refers to the actual amount charged by council.

Hornsby Shire Council has organised its pricing principles under six broad categories:

- statutory
- zero-cost recovery
- 3. partial cost recovery
- 4. full cost recovery
- 5. commercial/business activity
- demand management.

The pricing principle under which Council charges fees for use of community and cultural centres is partial cost recovery. The comparison councils also applied the partial cost recovery principle to some uses. Parramatta, Ryde, The Hills and Sydney also employed a market pricing principle for some uses, generally associated with 'standard' or non discounted use.

Under each pricing principle, Hornsby also lists service types. For the partial cost recovery pricing principle, the relevant service types are:

- Evasion Where the imposition of a fee or charge to recover full cost may result in widespread evasion.
- Stimulate demand Where a service is subsidised to provide a stimulus for the demand of a service for:
 - the development of a new service
 - o to promote community or environmental benefits
 - o to ensure the economic well being of the community.
- Public good including equity and social justice Where a service is subsidised to ensure access by low income users or other similarly disadvantaged persons.

The service type under which Hornby charges fees for community and cultural centres is to stimulate demand. Hornsby is the only council considered that links the partial cost recovery principle to the stimulation of demand for services.

Pricing structure

Hornsby structures its fees and charges for community and cultural centres by facility and hire type, with the latter usually sub categorised as regular hire, casual hire and not for profit groups. In addition, for some facilities it includes differential pricing for:

- · spaces within the building, such as a small hall as compared to a large auditorium
- times of the week, such as a week day during the day as compared to a Friday or Saturday night.

Hornsby also has a range of user categories in its fees and charges (including categories similar to those in **Table 8** on the following page. However, Hornsby does not specify the percentage discounts applied to the hire categories.

This pricing structure is a continuation of historical arrangements and should be reviewed for opportunities consolidated/simplified. Due to this complex pricing structure, prices vary widely across facilities and are difficult

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to compare. Council may consider setting a standard rate for facility hire based on facility tiers (e.g. premium, average or budget) and then apply levels of discount (e.g. large, medium, small halls and meeting rooms, similar to **Table 9** on the following page), with a standardised discount rate for community and not for profit users. This could simplify the pricing structure and support Council reporting on the levels of community subsidy provided.

The comparison councils also used a wide range of categories for facilities and their hirers. A summary of the most consistently applied user categories and associated discounts for the analysed councils is provided in **Table 8** below. Some of the councils also had specific hire categories and associated hire rates for commercial hirers, students, religious worship, and sales and exhibitions.

Table 8: User categories and discounts in comparison councils

Council	Hire type	Discount
City of Sydney Source: City of Sydney Fees & Charges Revenue Policy 2019/20	Standard (All others not considered in Community)	None
	Community (Community groups, not for profit, social enterprise, self help groups)	Up to 50%
The Hills Shire	Casual	None
Source: The Hills Shire Council Fees and	Regular	Up to 25%
Charges 2019-2020	Not for profit/Charity organisation	Up to 50%
City	Private/Commercial (Social, profit generation, business, federal and state government)	None
Parramatta Source: City of Parramatta Part 4: Fees and Charges	Not for profit (Religious, funded community groups, political parties, local government, clubs)	Up to 50%
2019/20	Concession (Charities, seniors groups, concession cards holders, non- funded community groups, rallies/demonstrations)	Up to 25%
City of Durdo	Standard (Commercial, private organisations and individuals)	None
City of Ryde Source: The City of Ryde Fees and Charges 2019/2020	Funded community groups (Schools, government bodies, community organisations and service providers)	Up to 50% casual hire Up to 60% regular hire
	Unfunded community groups (Play groups, clubs, religious groups)	Up to 50% peak times Up to 90% other times

Three out of seven of the comparison councils have developed hierarchies of facilities and spaces in order to determine a consistent pricing basis across similar facilities. Like Hornsby, the remaining four councils determine their fees and charges on an individual facility basis. Two examples of hierarchies of meeting spaces used in fees and charges are summarised in **Table 9** on the following page.

Table 9: Examples of hierarchies of meeting spaces used in fees and charges

City of Ryde	Ku-ring-gai Council
Premium Hall	Hall – Large
Secondary Hall	Hall – Small
General Hall	 Meeting Rooms
Meeting Room	Senior Centres
Special venues	

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There are a number of benefits to categorising facilities and users. For councils, it enables a streamlined and consistent application of the pricing policy that complements their overall strategic approach to facilities. For hirers, clear hierarchies of facilities and categories of users provides a direct basis of comparison that helps explain differences between facilities and assists in the booking process.

Specific pricing

The range of prices for hiring comparable spaces in community and cultural facilities is provided in **Table 10** below. For functions on a Friday or Saturday night, most large facilities charge for the whole night. The figures given for weekend night hire of a large hall or auditorium reflect charges for up to seven hours, between 5pm and 10pm or 12am. All other prices are given per hour of hire.

Table 10: Range of prices for hire of community and cultural centres in councils 2019/20

		Lowest rate		Highest rate	
Facility type	Hire type	Hornsby \$ per hr	Other councils \$ per hr	Hornsby \$ per hr	Other councils \$ per hr
Meeting room	Regular hire	12.00	15.00	18.00	41.00
	Casual hire	22.00	\$25.00	24.00	45.00
	Non profit organisation	10.00	13.00	14.00	22.00
Small hall (<300sqm)	Regular hire	10.00	19.00	25.00	\$62.00
	Casual hire	13.00	32.00	42.00	56.00
	Non profit organisation	8.00	13.00	15.00	23.00
Large hall (300sqm+)	Regular hire	11.00	22.00	87.00	90.00
	Casual hire	23.00	46.00	121.00	71.00
	Non profit organisation	9.00	23.00	37.00	35.00
		\$ per night		\$ per night	
Small hall (<300sqm)	Weekend night hire	123.00	191.00	300.00	554.00
Large hall	Weekend night hire	147.00	249.00	714.00	897.00

Hornsby Shire Council's range of hire fees and charges were generally lower than the comparison councils. In particular, Hornsby's regular hire rates were consistently lower than those charged by other councils. This indicates that there may be justification to incrementally increase some hire charges to be equivalent to the rates charged by other metropolitan councils. This will assist Council in managing the significant gap between the income created from community and cultural facilities and the significant asset management costs projected over the next 10 years.

Any changes to fees and charges above CPI should also be considered in the context of community feedback to the online survey in the preceding Plan. When asked, 'Would you prefer to pay a higher fee in order to have an improved standard of centres', 61 per cent of respondents who use community centres stated that they would prefer to pay less for a facility and would not mind it being older and having fewer amenities.

In addition to the categories in **Table 10** some councils also charge commercial hirers at a different rate. There is some variation between the users of this category. While most councils conflate the categories of commercial and private hirers, others make a distinction between private and commercial hirers.

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Most councils do not have rates for community groups or non profit organisations during function hire on the weekends.

A number of the Hornsby Shire facilities charge fees for supplementary services such as booking amendments, security, storage and cleaning. All hirers of Council managed facilities are required to pay a security deposit upon reservation. The pricing for these miscellaneous charges ranges by type of facility, user and function.

Very few of the Hornsby facilities charge for storage. The centres which charge for storage are Cherrybrook Community and Cultural Centre, Storey Park Community Centre and Pennant Hills Community Centre. Charges around storage are also recommended to be standardised, for greater fee simplification.

Hornsby future: recommendations

Principles

The following principles will guide the planning and provision of community and cultural facilities in Hornsby Shire Council. The principles are based on:

- · existing Council policy
- · outcomes of consultation to inform the preceding Plan
- · learnings from national and international best practice
- · observations relating to the application of hierarchies, benchmarks and standards.

These principles apply for all districts within the Shire and to all types of community and cultural facilities.

Table 11: Principles guiding planning for community and cultural facilities

Principle	Description
A coordinated network	Rather than being planned in isolation, community facilities will be considered as part of a network. Facilities should work together to meet a broad range of community needs across a district or region. Considering facilities as part of a network helps avoid duplication of spaces and amenities, representing a more efficient approach.
	Council will organise and plan for its facilities within a hierarchy, ranging from large regional (e.g. NSROC) and LGA infrastructure to small local facilities. Where possible, facilities will be clustered or co-located to provide a focal point within the community, attract a range of users and promote social connection and cohesion.
Centrally located within districts and regions	Community facilities should be accessible to the population they are intending to serve. Leading practice favours locating facilities in urban centres to enhance accessibility and connectivity with related uses.
	Where possible, Council will locate community facilities near places where people congregate, such as shopping centres, schools and train stations. As well as encouraging use, these locations enhance visibility, safety and convenient access.
Serving identified social and cultural needs	Community facilities should address the social needs of the community in which they are located in order to contribute to local health, wellbeing and quality of life. The planning and design of community facilities should reflect the potential programs, activities and services envisaged whilst retaining the ability to serve a multi-purpose function.
	Programs, activities and services should respond to the needs and interests of the people who live and work around it and foster long term social benefits for the community. Council leasing and licencing policies, as well as fees and charges, will favour activities and organisations which serve identified social and cultural needs.
Making best use of existing facilities	The construction and operation of community and cultural facilities represents a significant investment by Council on behalf of the community.
	Before agreeing to create new facilities, Council will seek to make the best use of existing facilities. This may include encouraging multipurpose use of facilities, actively programming spaces and reconfiguring spaces to allow concurrent use by multiple groups.
	Council will also take into account the provision of relevant facilities by other organisations and neighbouring councils.

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Financially sustainable

Community facilities should be financially sustainable and provide value for money for their users, owners and operators.

Building designs should reduce ongoing operating and maintenance costs. Designs should also consider cost recovery, including the incorporation of space for lease by community and compatible commercial uses.

Maintaining affordable rates for community hire of facilities encourages their use and helps build social capital. People from all backgrounds and income levels should be able to access services and programs and participate in community life.

Commercial hire of facilities should be priced at commercial rates, taking into account both ongoing maintenance costs and the longer term renewal of facilities. Similarly, leasing and licencing policies for community facilities should address maintenance and renewal costs.

Multipurpose and flexible

Facilities will be designed, built and fitted out to be multipurpose and maximise flexibility of use. New and upgraded facilities will be designed to be capable of delivering a range of services, rather than designated for single uses or specific target groups.

Multiuse facilities are more dynamic and capable of responding and adapting to the changing needs and preferences of the community. This may include movable furniture, changeable wall partitions and buildings designed with expansion in mind. The provision of an ample amount of purpose designed storage is one of the keys to increasing the use of facilities by multiple users.

Facilities that are responsive and flexible will be used more intensively over their lifetime.

Friendly and welcoming

Facilities should be welcoming to people of all ages, backgrounds, abilities and interests. This should include the design and layout of the building. For example, any new or refurbished facilities should be designed to be approachable and relatable to the local community. Incorporating a large open foyer at the entrance to a facility provides a space where community members can meet incidentally and gather in small groups without cost. Clear and attractive signage within and around buildings also helps create a sense of welcome, as does the use of large windows which allow passers-by to see some of the activities occurring within a facility.

Programming which is designed to suit the needs of the community can help ensure activities and services are provided for a broad range of people. It also helps bring together different groups in the community. Helpful and knowledgeable staff are another important contributor to making facilities friendly and welcoming and are highly valued by the Hornsby community.

Accessible

In a large local government area like Hornsby, with limited public transport in some areas, facilities should incorporate or be located near adequate parking. Where possible, facilities will be located close to public transport and linked to pedestrian and cycling networks.

Buildings should comply with the principles of universal design, including providing good signage and wayfinding. Services, programs and activities provided in the building should also be widely advertised and promoted.

Near public space

Locations adjacent to public space including plazas, town squares and parks increase the range of activities that can occur in and around facilities. For example, community centres adjacent to fenced playgrounds are ideal locations for playgroups, while facilities located next to plazas provide opportunities for markets, festivals and similar events.

Locating community facilities near public space is another approach to enhancing their flexibility and responsiveness. It is also a way to ensure facilities are integrated into their surrounding environment and seen as part of the community.

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Provision levels

Library space

Table 12 on the following page contains an assessment of library floorspace provision by district for the 2020 and projected 2040 populations, using these standards. Projected provision for Hornsby Shire and for each district is also illustrated in **Figure 21**.

Hornsby Shire overall provision

As noted previously, the State Library of NSW standards provide an important starting point for the consideration of library space within the Shire.

Combined, Hornsby Shire's four existing libraries currently provide 3,547sqm of library floorspace. Applying the NSW State Library standards indicates a current and projected shortfall in the amount of library floorspace, as:

- The current population of 155,929 people (2020) generates demand for 5,239sqm, which is approximately 1,700sqm more than current provision
- A projected population of 184,101 people (2040) creates demand for 6,186sqm, which is close to 2,600sqm greater than current provision.

Provision by districts

As previously noted in **Library catchments** (pg. 30), there are existing library member based catchments operating in Hornsby Shire. These have been applied in the Plan to inform the:

- · Central district, anchored by Hornsby Library
- North Eastern district, anchored by Berowra Library
- · North Western district, anchored by Galston Library
- · Southern district, anchored by Pennant Hills Library.

Applying the trends for hierarchies of facilities (see Standards, pg. 70), it is assumed that:

- Hornsby Library and Pennant Hills Library will be servicing district (up to 60,000 people) and close to regional level (100,00+ people) population catchments by 2040
- Berowra Library and Galston Library will continue to service local or village population catchments (up to 20,000 people) by 2040

Applying the NSW State Library standards, only Hornsby Library currently provides an adequate level of library floorspace for its district population. All other libraries indicate a shortfall in current provision. By 2040, all libraries are projected to have a shortfall in library floorspace for their district populations.

By 2040, it is expected that the shortfall in library floorspace in Hornsby Shire will be over 2,600sqm. The highest levels of shortages in floorspace standards are shared across the South Eastern and South Western districts. These districts are subject to approximately 60 per cent (62.2%) of the total shortfall amount. As previously discussed, standards should be considered as a starting point for facility planning and provision. There are a number of other important factors to consider in the Hornsby context.

For example, looking in more detail at library planning in both of the southern districts will also need to consider preferred usage patterns both within and beyond Hornsby Shire, in particular understanding:

- some residents may prefer to access the Hornsby Central Library when visiting the Hornsby Town Centre for shopping and other activities, rather than their district library
- established Hornsby Shire resident visitation preferences to libraries adjacent to Hornsby Shire's border in neighbouring LGAs and any neighbouring councils' plans for upgrades to these facilities

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Table 12: Existing and future library floorspace suggested by standards

			2020		2040		2020- 2040
District	Library	Existing GFA sqm	Population	Suggested GFA sqm	Population	Suggested GFA sqm	Shortfall sqm
Central	Hornsby	2,700	65,420	2,434	83,817	3,118	-418
North Eastern	Berowra	172	12,010	829	23,502	863	-691
North Western	Galston	115	13,204	911	14,662	1,012	- 897
Southern	Pennant Hills	560	65,295	2,429	73,120	2,720	-2,160
South Eastern	Pennant Hills	560	36,531	1,534	41,173	1,729	- 1,160
South Western	None	0	28,764	1,346	31,947	1,495	- 1,495
Hornsby S	hire total	3,547	155,929	5,239	184,101	6,186	- 2,639

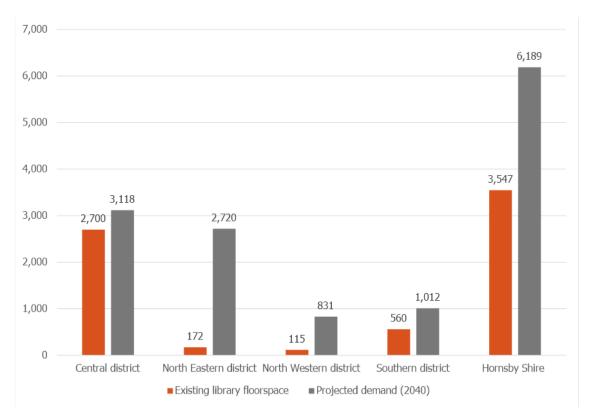


Figure 20: Current library floorspace (2020) and projected demand (2040)

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Recommended provision

The following **Table 13** provides a summary of the existing and projected demands using standards. It demonstrates the principle of planning for facilities as part of a co-ordinated network. However, planning as a network also needs to recognise that unique circumstances and utilisation of individual facilities and their suitability for numerical recommendations.

Therefore, a combination of quantitative calculations and qualitative considerations, the recommended library provision for Hornsby Shire LGA is:

- a Central library in Hornsby Town Centre (new facility up to 3,000sqm) servicing the Central District and Hornsby Shire
- district level libraries in Pennant Hills (expand up to 1,000sqm) and Cherrybrook (new 1,000sqm, recommended for the Cherrybrook SP)
- local level libraries in Galston (expand up 250sqm, relocated to Galston Community Centre) and Berowra (expand up to 350sqm).

Overall, this results in a total recommended provision of 6,100sqm, which is close to the provision required by standards (see previous pages).

However, the State Library of NSW standards should be applied to guide floorspace calculations, in conjunction with planning for library space as part of a cluster of multipurpose community facilities and understanding established usage patterns.

All four current libraries (and the one planned library at Cherrybrook SP) are recommended to be co-located with district level community facilities (with the exception of a new library in Cherrybrook, co-located with multipurpose community space). With careful planning and management, this should allow the sharing of some spaces which would enable a lower required floorspace, including meeting and activity space, toilets, kitchens and foyers. Other considerations include:

- the reach of the library: for example, Hornsby Central Library is and will be an LGA wide asset, used by community beyond the Central district
- capacity to accommodate increased floor space within Council owned land: for example, the undercroft area adjoining Berowra District Library, or within the existing undeveloped footprint of Galston Community Centre
- established usage patterns: for example, South Eastern sub-district community members usage of Epping
 Library in The City of Parramatta Council or South Western sub-district community members using Castle Hill
 Library in the Hills Shire Council.

Table 13: Facility floorspace quantification (estimates rounded to nearest 100)

Library provisio	Library provision (for 2040)							
Require:	A total of 6,100sqm of	library floorspace for Ho	rnsby LGA					
Districts	Central	North Eastern	North Western	Southern				
Have:	Hornsby Library: 2,700sqm	Berowra Library: 172sqm	Galston Library: 115sqm	Pennant Hills Library: 560sqm				
Demand: (Applying provision standards)	3,000sqm	1,200sqm	1,000sqm	Pennant Hills Library: 1,500sqm New Cherrybrook Library: 1,500sqm				
Consider:	Hornsby Town Centre revitalisation and provision of regional level community facility infrastructure (for Hornsby Shire and beyond) Servicing regional needs and Central District level needs, with likely visitation from South Eastern sub- district and North Eastern district	Minimal population growth and proximity to Hornsby Town Centre are unlikely to support more than doubling this facility. Limited capacity to expand the facility (land area and built structure)	 Minimal population growth and community access to nearby library facilities beyond Hornsby Shire are unlikely to support almost quadrupling the size of this facility Limited capacity to expand the facility (land area and built structure) 	Any expansion of Pennant Hills Library will need to consider site constraints Planning for Cherrybrook Community Centre, which may generate a larger or smaller library facility, or efficiencies in floor space through multipurpose design and colocation				
Recommend:	3,000sqm Hornsby Central Library	 Expand Berowra Library, to 350sqm Enhancement of internal features for maximum flexibility and multiple uses 	 Expand Galston Library, to 250sqm Enhancement of internal features for maximum flexibility and multiple uses 	 Expand Pennant Hills Library up to 1,000sqm New 1,000sqm of library floorspace in Cherrybrook SP 				
Hierarchy:	Regional + District	Local	Local	District (both)				

Community facility space

The benchmarks and standards set out in **Hierarchies**, **benchmarks and standards** (see pg. 66) provide a starting point for considering the future size of community and cultural facilities in the Hornsby Shire LGA, in alignment with the planning hierarchy.

The most readily adaptable starting point for Hornsby is the benchmark figure of 80 sqm of multipurpose community space per 1,000 people. **Figure 21** on the following page sets out the recommended rates of provision for multipurpose community space by hierarchy. It takes into consideration the:

- · principles guiding planning for community and cultural facilities
- · benchmark figure of 80 sqm per 1,000 people and comparisons with other Sydney councils
- · existing and projected future rates of provision, based on the existing facility floorspace
- indicative proportion of space currently provided by district level facilities
- · important role of other facility providers.

Aligning to the principles contained earlier in this section, floorspace allocation by hierarchy supports greater emphasis on the provision of district level multipurpose community space, rather than smaller, more dispersed village level facilities. It also demonstrates the shortfall in sub-regional facilities. Application of this hierarchy is guided by the:

- · sub-regional contribution rate being applied to the entire population of Hornsby Shire
- · district contribution rate being applied to each district population
- village contribution rate being applied to the suburb or, where relevant, the portion of the suburb likely to use
 the facility.

Figure 21 also recognises the important contribution that other organisations make to the provision of community and cultural facilities in the Shire. While Council is the key provider of community and cultural facility space, non-Council owned facilities can play in meeting the needs for community spaces. Council could also act as a conduit to non-Council facilities for community groups and organisations needing space. In this scenario, should demand exceed the capacity of Council facilities, or if a non-Council facility would be deemed a more appropriate space for the required use, Council would act as a space broker – locating and negotiating the use of other spaces with, for example, school principals, leaders of faith-based organisations or club owners in the area.

It should be noted that the rate of 20 sqm of floorspace per 1,000 people is indicative, representing the concept that Council and other organisations should contribute equally to the provision of village level facilities.

Hornsby Shire overall provision

Overall, Hornsby Shire has a lower than recommended provision rate, based on the 80 sqm per 1,000 people benchmark (65sqm/1,000 people). As described in the previous section, the provision standard of 80sqm/1,000 people is comprised of different levels of hierarchy, including:

- 15sqm/1,000 people to sub-regional facilities: for Hornsby Shire and populations beyond Hornsby Shire (e.g. multipurpose community hubs catering to arrange of activities)
- 45sqm/1,000 people to district facilities: which service the needs of the district populations (e.g. flexible and multipurpose community centres and district libraries in each of the districts)
- 20sqm/1,000 people to village/local facilities: providing spaces for groups of suburbs in the districts (e.g. community halls).

When these allocations are compared to current facility provision in Hornsby Shire:

- No regional facilities exist in Hornsby Shire, and there is projected demand for 3,600sqm of regional facility floorspace
- The Central and Southern districts are currently (2020) and are projected (2040) to be undersupplied in district and village/local facility floorspace
- The North Eastern district will continue to have an adequate supply of district and village/local level floorspace (from 2020 to 2040)
- The North Western district will have a minor shortfall of district facility floorspace by 2040, but village/local level facility provision will continue to be adequate (from 2020 to 2040).

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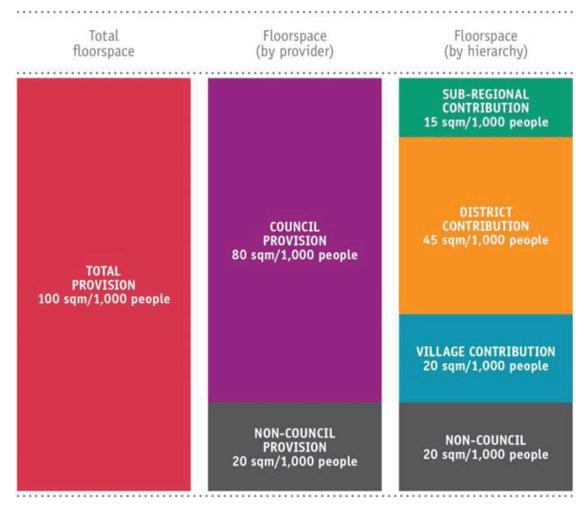


Figure 21: Recommended floorspace provision for multipurpose community space

Provision by districts

Table 14 in the following pages indicates the existing and projected future rates of provision of community space in the Hornsby Shire. The projected provision rates are based on the assumption that no changes are made to the number or size of existing facilities.

Applying the 80sqm/1,000 people standard indicates the existing community and cultural facility floorspace provision is not equitably distributed across the districts. This is indicated in **Figure 22** on the following page, which shows that is the existing allocation of floorspace by district results in unbalanced community access (based on current district population figures):

- Central district: accounts for 42% of Hornsby Shire's population, but only contains 24% of Hornsby Shire's community and cultural facility floorspace
- North Eastern district: contains approximately 8% of Hornsby Shire's population, and a similar component of the Central district facility floorspace (20%)
- North Western district: also contains 8% of Hornsby Shire's population, with a slightly lower facility provision (15%)
- Southern district: a comparable population component to the Central district (42%), but more representative supply of facility floorspace (41%).

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Table 14: Existing and projected future rates of provision of community and cultural facilities floorspace

		2020		2040		2020-2040
District	Existing GFA sqm	Population	Suggested GFA sqm	Population	Suggested GFA sqm	Total shortfall sqm
Central	2,417	65,420	5,234	83,817	6,705	-4,288
North Eastern	2,005	12,010	960	23,502	1,000	+1,005
North Western	1,516	13,204	1,056	14,662	1,173	+343
Southern	4,121	65,295	5,224	73,120	5,850	-1,729
South Eastern sub-district	2,767	36,531	2,923	41,173	3,294	-527
South Western sub-district	1,354	28,764	2,301	31,947	2,556	-1,202
Hornsby Shire total	10,078	155,929	12,474	184,101	14,728	-4,650

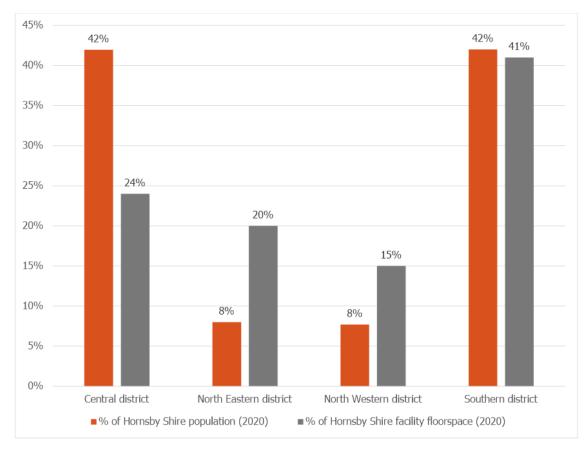


Figure 22: Proportion of current Hornsby Shire population in districts against the provision of existing community and cultural facility floorspace (2020)

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In summary, the Central and Southern districts are projected to be undersupplied in community and cultural facility floorspace by 2040 while the Northern districts are projected to maintain adequate supply:

- Central district (provision rate of 37sqm/1,000 people in 2020): current provision and projected shortfall, with demand for approximately 6,700sqm in 2040 (4,300sqm more than existing provision).
- North Eastern district (provision rate of 171sqm/1,000 people in 2020): current and projected adequate supply, with existing provision approximately double what is required in 2040 (1,000sqm in excess).
- North Western district (provision rate of 114sqm/1,000 people in 2020): current and projected adequate supply, with existing provision slightly higher than projected demand in 2040 (340sqm in excess).
- Southern district (provision rate of 63sqm/1,000 people in 2020): current and projected shortfall, with demand for approximately 5,900sqm in 2040 (1,800sqm more than existing provision). The South Western sub-district has the greatest gap, requiring close to 1,200sqm of the 1,800sqm demand by 2040.

In three districts, there are other Council-owned facilities that house community organisations who provide a community service and/or address the needs of a community. At the time of preparing this Plan, these facilities are not available for community hire. However, if these facilities become available, they would be classified as local level floorspace and should adhere to the guiding principles and directions of this Plan regarding facilities of this type. A summary is provided below in **Table 15**.

Table 15: Other Council-owned facilities

District	Community organisations	Council-owned facility	Role/Service	Lease
Central	Fusion Australia	 5 Jersey Street, Hornsby 1-3 Jersey Street, Hornsby 	Op shopStudy space and café for young people	Expired 31 May 2018 (operating on a month to month basis)
	Northern Sydney Local Health District	59 Florence Street, Hornsby	 Free support and information on parenting issues for 0-5 years 	Expires 30 June 2021
North Eastern	Northern Sydney Local Health District	Brooklyn Health Rooms, in portion of Brooklyn Meeting Room	Providing GP service (Brooklyn District Community Health)	Expires 31 August 2022
North Western	Dural and District Historical Society	 History Cottage, 412 Galston Road, Galston 	Encourage the study of the history of Dural	Expired 17 August 2007 (operating on a month to month basis)
Southern	Hornsby Shire Historical Society	Joseph Collingridge Hall 136-140 Pennant Hills Road, Normanhurst	 Encourage study of history of Hornsby Shire Exhibition of historical objects 	Expired 19 August 2017 (month to month tenancy holding over clause)
	Lifestart Co- operative	4 Ramsay Street, Pennant Hills	Early childhood intervention and school age services for children and young people living with disability or delay	Expires 30 November 2023

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Non-Council provision

Another key challenge with standards of provision for community facilities is recognising and accounting for the provision of facilities by non-council organisations, particularly at the village level.

These facilities include halls and meeting spaces provided by schools, churches, clubs and other private organisations. While it is recognised that local government has a key role to play in the provision of community facilities, it is also recognised that councils alone cannot sustainably provide for the full range of community needs for village level meeting and activity space.

Recommended provision

An overview of the current floorspace provision, standards-based demand and additional considerations is provided in **Table 17** in the following pages. As previously described, provision standards are one aspect of the larger process of facility planning process, an should be considered in conjunction with qualitative factors (such as location and access, land available, duplicative spaces, etc.)

Overall, the projected population of Hornsby Shire (2040) generates demand for 3,600sqm of sub-regional multipurpose community facility floorspace for all future residents of Hornsby Shire. In addition to regional level demand, 400sqm of floorspace should be added as a district level contribution for the Central district, as future residents in this district are likely to be frequent users of this facility due to its proximity. This creates a 4,000sqm multipurpose community facility. This facility should be co-located with the new Hornsby Central Library (up to 3,000sqm) in Hornsby Town Centre, in conjunction with the Hornsby Town Centre revitalisation.

The recommended district and village/local level community and cultural facility provision for each of the four districts is provided on the following page in **Table 16**. Overall, it is recommended that:

- up to 6,800sqm of district level floorspace, which is below the calculated demand but accounts for a district community facility in each district being co-located with a library which will enable efficiencies in floorspace and maximised community access and utilisation
- no additional village/local level community floorspace are provided, in alignment with continued commitment
 to not to provide any new standalone single use facilities (however, there is the potential to enable greater
 community access to suitable spaces in existing and planned sporting facilities which will support any local
 community demand, see Future facilities strategic plan, pg.97)

It is also recommended that where clusters of local facilities currently exist in the Central and North Eastern districts, the services of these facilities are consolidated and relocated to a more centrally located and/or suitably sized spaces (based on the standards), potentially facilitated through the rationalisation of excess of duplicative floorspace with the funds going into relocation and enhancement works.

Table 16: Community facility provision recommendations

Districts	District	Village/Local
Central	 Contribution of 400sqm of district floorspace into regional multipurpose facility Expansion of Wallarobba Arts and Cultural Centre, and focus as an art making space: 1,500-2,00sqm No change to Storey Park Community Centre: same size of 562sqm 	Consolidate any duplicative services and/or spaces (in close proximity) into the new multipurpose community centre in Hornsby Town Centre
North Eastern	Enhancement of Berowra Community Centre (with Berowra Library expansion): same size of 1,285sqm	Consolidate services in clustered facilities in Brooklyn
North Western	 Enhancement of Galston Community Centre, as part of Galston Library relocation: same size of 570sqm 	No change
Southern	•	•
South Eastern sub-district	Enhancement of Pennant Hills Community Centre (with Pennant Hills Library expansion): same size of 1,489sqm	 Consolidate any duplicative services or spaces (in close proximity) into the expanded multipurpose Pennant Hills Library and enhanced Pennant Hills Community Centre
South Western sub-district	No change to Cherrybrook Community Centre: same size of 1,354sqm	New multipurpose community floorspace (co-located with new district Cherrybrook Library): up to 300sqm

Table 17: Summary of projected community facility space demand and recommendations, by facility hierarchy (2040)

Regional level p	provision (20sqm/1,000 pe	eople)						
Need:	A total of 3,600sqm of regional level floorspace, best located in HTC.							
Have:	None	None						
Demand: (applying provision standard)	3,600sqm							
Consider:	Centrally located multip Hornsby Town Centre r		acility in Hornsby Towr	Centre, as part of				
Recommend:	3,600sqm regional floor district) = 4,000sqm fac		district floorspace (con	tributed by Central				
District level pro	ovision (45sqm/1,000 peo	ple)						
Districts:	Central District	North Eastern	North Western	Southern				
Have:	 Wallarobba Arts and Cultural Centre: 536asqm Storey Park Community Centre: 562 Total:1,098sqm 	Berowra Community Centre: 1,285sqm 560sqm	Galston Community Centre: 572sqm 660sqm	South eastern sub-district: Pennant Hills Community Centre: 1,489sqm South western sub-district: Cherrybrook Community and Cultural Centre/ Greenway Park: 1,354sqm Total: 2,843sqm 3,300sqm				
(applying provision standard)	3,700Sqm	Soosqiii	ooosqiii	3,300sqm				
Consider:	Co-locating district facility floorspace with the regional facility provision in Hornsby Town Centre Art making spaces in Wallarobba Arts and Cultural Centre	 Minimal population growth expected Adequate projected supply 	 Minimal population growth Galston Library relocation recommended Limited capacity to expand the facility (land area and built structure) 	 Limited capacity to expand in existing facilities Expansion of Pennant Hills Library Cherrybrook SP residential developments will generate demand for a community space 				
Recommend:	 Expansion of Wallarobba Arts and Cultural Centre to 1,500- 2,000sqm Contribution of 400sqm of 	No additional floorspace	 Provide multipurpose community facility floorspace in Galston Library – relocated to 	Community facility floorspace (up to 300sqm) in Cherrybrook SP, adjoining/co- located with the 1,000sqm library				

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Community Centre works

	district level floorspace into regional HTC facility No change to Storey Park		Galston Community Centre (up to 250sqm)	 Enhancement of existing Pennant Hills Community Centre floorspace, as part of Pennant Hills Library expansion
Village level pro	vision (15sqm/1,000 peo	ple)		
Districts:	Central District	North Eastern	North Western	Southern
Have:	Six facilities: 1,319sqm	Seven facilities: 830sqm	Three facilities: 944sqm	Five facilities (all in South Eastern sub- dsitrict): 1,247sqm
Demand: (applying provision standard):	1,160sqm	259sqm	340sqm	1,440sqm
Consider:	 Consider delivery of traditionally utilised Where there is a cl 	of local level floorspa I by sporting clubs luster of facilities (e.g xcess and consolidat	ice in suitable rooms a	
Recommend:	 No new floorspace Provision of local spaces for community uses, in multipurpose and flexible spaces in regional HTC facility. 	No new floorspace Consolidatio n of clustered facilities into existing facility of up to 100-200sqm	 No new floorspace No rationalisation or consolidation, as facilities are dispersed 	No new floorspace Consolidate facilities in close to Pennant Hills Community Centre, and funds invested in Pennant Hills Library and

Performance space

Existing provision

In consultation undertaken for the preceding Plan, a central performance space emerged as the biggest gap identified by community members. Spaces for cultural and performance was also identified in community consultation undertaken for the CSP.

However, it is important not to overstate the proportion of the Hornsby community who identify performance space as a gap in cultural facilities. In the preceding Plan, of the 214 people who completed the web survey, 72 responded to the open ended question "Do you have any ideas or suggestions for improving library, community or cultural facilities in the Hornsby Shire?" Of these, seven people (or 3.3 per cent of total respondents) stated that they would like to see a large performance space in the Hornsby CBD. In a corresponding representative phone survey of 600 randomly selected Hornsby residents, only three respondents mentioned more cultural venues. In comparison, of the 791 people who self-selected to complete the same survey online, 73 stated that they would like to see more cultural venues in the Shire.

The largest performance spaces currently provided by Council are the:

- auditorium in the Berowra Community Centre. The combined floorspace of the auditorium, stage, dressing
 room and associated storage in the Community Centre is some 400 sqm. This does not include the foyer,
 kitchen and toilets which also service the library, balcony room and other spaces within the Community
 Centre.
- large hall in the Cherrybrook Community and Cultural Centre, also known as the Ironbark Room. The hall and stage have a combined area of 500 sqm. The hall is air conditioned with an inbuilt PA system.

In planning cultural facilities it is particularly important to understand facilities provided by other organisations, as well as in nearby local government areas and relevant regional centres, to avoid any unnecessary overlaps or duplication. Cultural facilities should also be accessible by different modes of transport, ensuring that visitors can easily access to and from the facility at a wide range of times (i.e. located close to public transport hubs).

Performance spaces accessed by Hornsby Shire residents, but provided by surrounding Council's or non-Council organisations include:

- Roselea Community Centre (recently refurbished in 2014) the main hall and stage have a combined area of some 630 sqm, with the hall seating up to 400 people and have basic stage lighting, as well as audio video unit with large screen and two wall mounted TV screens.
- Hornsby RSL, which has a stage in the Showroom that can seat up to 1,000 people at one time, or can be subdivided to accommodate two functions concurrently
- PCYC Hornsby Ku-ring-gai, which has a stage in the main hall and is licensed to hold 1,000 people
- · Hornsby War Memorial Hall, which has a stage and holds 330 people
- · Asquith Boys High School, which has a hall capable of seating 600 people on tiered seating
- Marian Street Theatre in Gordon, 280 seat capacity
- · Barker College, which incorporates the Malcolm Williamson Recital Hall capable of seating 120 people.

As noted in Section 2, relevant regional level performance facilities include Riverside Theatres complex in Parramatta, which contains three theatres ranging in size from some 80 to 760 seats, and The Concourse in Chatswood, which includes a 1,000 seat concert hall, 500 seat theatre and a variety of rehearsal and event spaces.

Recommended provision

On balance, it would appear provision of an additional large scale, single purpose performance space in the Shire by Council would be unsustainable. It has also not been identified as a shortfall by the majority of the Shire community in consultation.

The creation of a centralised community, cultural and civic facility, with multipurpose space that enabled performances and would be able to be used for large civic functions and cultural events would be a more appropriate response to the lack of performance space identified by some community members.

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Community arts space

Existing provision

Community arts facilities are smaller, more locally focused spaces for community arts rather than professional performance. The emphasis is more on studio, workshop and exhibition space and community programs, rather than professional performance. There should be opportunities for diverse age, cultural and interest groups to access community arts spaces for a wide range of uses.

The standards indicate that provision of community arts space should be in the order of one centre of 1,000-1,500 sqm for every 40,000-50,000 people, which could be provided as part of a multipurpose district level community centre. Using the lowest rate of provision, this would imply a provision of some 4,500 sqm across the Hornsby Shire. However, standards for community art space in existing areas are not well tested and, as discussed earlier in this report, should be applied with some caution.

The premier community arts space provided in the Shire is the Wallarobba Arts and Cultural Centre, which is 481 sqm and includes exhibition and studio space. The adjacent Hornsby Leisure and Learning Centre and Beatrice Taylor Hall together provide an additional 389 sqm, although these facilities are currently used by regular hirers for a wide range of community uses. In total, the Wallarobba cluster of facilities, excluding the Waitara Girl Guides Hall, currently includes some 870 sqm of space. In comparison, the lot on which the cluster is located is over 4,600 sqm. However, there are a range of restrictions to the expansion of facilities on the Wallarobba site, such as paring and heritage controls, which would pose challenges for expansion (up to 2,000sqm). Due to the orientation and components of the current site, a new whole of site master planning process may need to be undertaken.

The recent *Sociocultural Services Review* also found that access to and the delivery of creative and cultural activities, opportunities and events were concentrated in Hornsby Town Centre (Hornsby CBD) and were dominated by visual art-oriented outputs. Recommendations from this review included delivering more events outside of Hornsby suburb and diversifying type of art forms and event types for community involvement. To support these recommendations, planning for community and cultural facilities across Hornsby LGA should consider the built form and programming requirements which would support a more diversified and dispersed delivery of creative and cultural events,

Outside of Hornsby Shire LGA, Epping Creative Centre is a dedicated community arts facility in the neighbouring City of Parramatta Council. This Centre was previously owned and operated by Hornsby Shire Council but transferred to City of Parramatta Council during recent Council amalgamations. The Centre is 460 sqm and houses community arts activities such as drawing, painting, needlecraft, sewing, tatting, pottery, ceramics, sculpting, woodcarving, leatherwork, bridge club and computer lessons for seniors. Programs at the Creative Centre are run by a large number of groups, including community, educational and private organisations. It is likely that the Centre continues to attract visitors and users from existing Hornsby Shire, regardless of Council's southern boundary adjustment.

Recommended provision

Over a 5-10 year period, it is recommended that the focus be on:

- Preparing a new masterplan for the whole of the Wallarobba cluster of facilities, investigating the expansion of Wallarobba Art and Cultural Centre to 1,500-2,000 sqm.
- Moving multipurpose community uses out of the Wallarobba cluster of facilities and into a centrally located
 regional and district facility in HTC regional multipurpose facility. This will enable the Wallarobba site to be
 master planned and community arts spaces and uses to be expanded. As part of this master planning
 process, floor space recommendations for community arts purposes should be reviewed in the context of
 site restrictions and realistic funding opportunities.
- Clearly delineating the creative role of Wallarobba Arts and Cultural Centre from HTC creative spaces, as a
 practical art making space compared to premier exhibition and performance space.
- Enabling village and district level multipurpose facilities to be used for diverse community creative and cultural community purposes where possible, particularly in the northern parts of the Shire where the population is considerably more dispersed.

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Directions

Eight high level, long term directions for community and cultural facilities in the Hornsby Shire Council are provided in the **Table 18** below. More detailed strategies for each of the four districts are provided in individual district plans in the following section

Table 18: Top 8 directions for community and cultural facilities

Directions

Locate **sub-regional facilities in Hornsby Town Centre**, as part of the Hornsby Town Centre revitalisation.

Develop a design brief to guide the delivery of additional multipurpose community, cultural, civic and regional standard library space in the CBD in conjunction with the HTC review.

Explore opportunities and the feasibility for co-working spaces in Hornsby Town Centre, including spaces currently leased by community groups and within underutilised venues/assets.

Focus on developing multipurpose district hubs at Pennant Hills, Cherrybrook, Berowra and Galston.

Explore opportunities and feasibility for co-working spaces in Council facilities within and surrounding district hubs. These spaces should be designed with a degree of flexibility, with the potential for re-adaption if not highly utilised by the community.

In accordance with the principles of making the best use of existing facilities, improving financial sustainability and providing facilities that are multipurpose and flexible, **do not create or provide land for new single purpose, standalone** facilities.

Review the strategic need for single purpose standalone spaces in meeting community needs, by considering the available hours for hire (regular and casual) against bookings, spaces available and asset management costs. Focus on the North Eastern District and South Eastern sub-district, both of which have and are projected to have more than adequate provision into the future. The review should consider the balance between community value and sustainable Council management.

If spaces are not utilised regularly, Council should investigate causes for underutilisation (e.g. practicality of spaces, situated in close proximity to affordable non-Council venues, promotion and programming, etc) to inform a decision regarding its future (i.e. enhancement/embellishment or disposal and relocation of users, investment of funds into surrounding network).

In the first instance, **specific use spaces**, which are identified as adding value to the community based on new or emerging demand, should be co-located in existing district hubs.

If district hub co-location is not possible, consider locating specific use spaces in other existing and compatible facilities. Providing additional floor space should not be considered.

Recommend the development of a policy to determine the priority of access to facilities when demand for specific spaces emerge. The policy should:

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- include an audit of similar spaces and services to avoid duplication
- encourage the sharing of scarce resources, the forming of partnerships amongst community groups and the supports the minimisation of administrative and operational costs
- frees up scarce floorspace to enable other services and user groups an opportunity to establish in the area
- respond to the cyclical nature of demand such that Council may respond to the emerging need for services in the community.

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Work with **Scouts NSW and Girl Guides NSW** to renew all leases for scout and guide halls, except:

 Waitara Guide Hall, as part of the Wallarobba site masterplan (see Central district strategies, pg.102)

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- · halls not maintained to a safe standard
- halls without demonstrated activity and regular and systematic use.

Investigate how shared use of halls could be supported by Council and Scouts NSW and Girl Guides NSW (e.g. booking through a central booking facility, where technology allows).

Ensure sub-letting to enable activation for other community groups and activities

Where spaces in existing sporting facilities are suitable or where new sporting facilities are being planned (e.g. Waitara Oval), facilitate equitable community access and use through broader community hire and standardised fees

Work with the **sporting clubs and groups** who currently operate from or are planned to operate from built facilities with spaces suitable for broader community hire.

Investigate how broader community use of these spaces could be supported by Council and these sporting groups and clubs (e.g. booking through a central booking facility), integrating Council's directions towards bookings and fees and charges (see below).

7 Investigate alternative **booking system technologies** to enhance usability for customers and staff, including online functionality.

Continue to apply consistency and sustainability of fees and charges in:

- · a simplified pricing structure
- stating the discount against standard rate
 - increasing fees and charges over time to reflect industry benchmarks ensuring commercial hirers are not subsidised in line with requirements under the National Competition Policy.
 - · introducing standardised fees for storage.

Future facilities strategic plan

Figure 23 on the following page illustrates the strategic plan for regional and district community and cultural centres for Hornsby Shire Council by 2040. As per the principles and directions, it focuses sub-regional facilities in Hornsby Town Centre and creates district hubs in four centres, Berowra, Pennant Hills, Cherrybrook SP and Galston. It also recognises the remaining existing community facilities, which are currently larger than 500sqm, well utilised and not duplicative in their spaces or services, as district facilities. These facilities are not co-located with a library).

This results in the provision of one centrally located regional hub in the Central district and district hubs in the remaining three districts (including two in the Southern district, allocated to the South Eastern and South Western sub-districts)

It is not expected that this plan will be achieved immediately. Rather, the hierarchy provides direction in making a wide range of planning decisions about community and cultural facilities over 10-20 years (up to 2040). Further analysis and details about the sub-regional and district hubs, including the proposed floorspace for each facility type, are contained in the district plans in the following section.

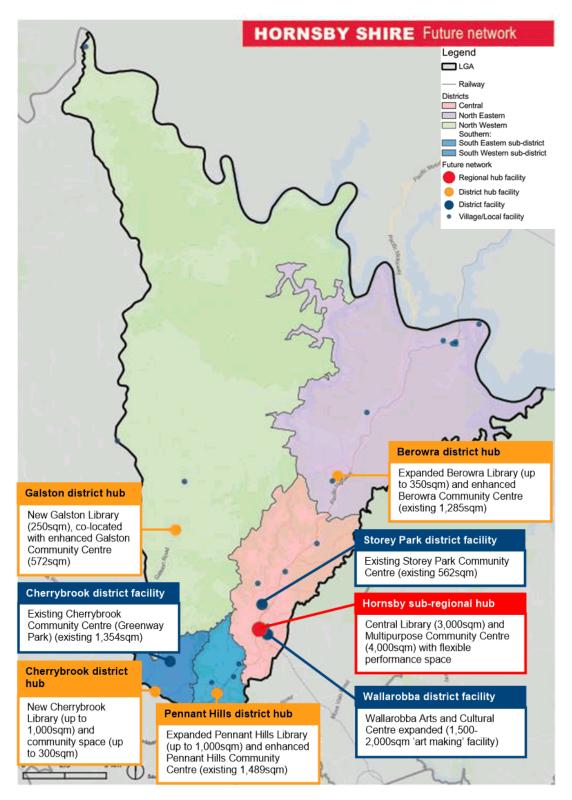


Figure 23: Future facilities strategic plan

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Hornsby district plans

Directions for districts

For each of the four districts defined in District catchments (pg. 31), the following section contains:

- · key metrics and information
- · some key quotes from the consultation process
- · a summary of analysis and implications
- detailed strategies for the district.

The following timeframes are used throughout the strategies:

short term: 1-2 years
medium term: 3-5 years
longer term: 5-10+ years.

When reading the tables, also note that:

- . NA' indicates the metric is not currently available.
- · The condition rating has been provided by Council
- For 2019-20 financials:
 - The operating balance is the total funds remaining from revenue raised minus expenses (e.g. electricity, cleaning, etc.)
 - The schedule and reactive maintenance cost is the cost spent for maintenance
 - The net result is the operating result minus the scheduled and reactive maintenance cost.
- The number of regular user groups refers to users with bookings that occur on a regular and frequent basis.
 For all facilities considered in the audit, this has generally been defined as fortnightly or more.
- The 'regular use rate', expressed as a percentage in the following tables, reflects the proportion of time that the facility is in use by regular hirers, as defined above. The figure takes into account the opening hours of the facility as well as the number of rooms available for hire.
- It would be difficult for facilities to achieve a 100% regular use rate, particularly where there are multiple
 rooms available for hire. For most facilities, a 100% regular use rate would also be undesirable, as it would
 mean the facility is unable to be accessed by occasional hirers for activities such as birthday parties, cultural
 events, school concerts, dances and other one-off or irregular events. Nonetheless, the regular use rate is
 included here as an important indicator a base level of use for the facility.
- It is intended that future iterations of this plan will include an indicator of occasional use, to supplement the regular use metric and provide a more comprehensive picture of all forms of use.

Central district

District population

2020 = 65,420

2040 = 83,817

Existing libraries

Library	GFA (sqm)	Age	Condition rating	3 year visitor average (per annum)	10 year asset cost (\$)
Hornsby Central Library	2,700	58 (1962)	2	451,594	1,462,491

Existing community and cultural centres

Facility	GFA sqm	Condition rating		gular user oups %	Operating balance 2019-20 (\$)	Scheduled and reactive maintenance 2019-20 (\$)	Net financial result 2019-20 (\$)	10 year asset cost (\$)
Beatrice Taylor Hall	181	2	18	47%	+10,304	-5,322	+4,982	108,295
Hornsby Heights Community Centre	110	2	5	11%	+3,241	-6,180	-2,939	261,144
Hornsby Leisure and Learning Centre	208	1	16	50%	+10,198	-5,322	+4,876	116,907
Hornsby Youth and Family Community Centre	188	3	7	37%	+6,385	-10,249	-3,864	129,678
Mount Colah Community Centre	413	2	11	32%	+8,024	-43,829	-35,805	200,859
Mount Kuring- gai Community Centre	85	3	5	12%	-6,389	-5,185	-11,574	149,714
Storey Park Community Centre*	562	N/A	5	21%	N/A	N/A	N/A	N/A
Wallarobba Arts and Cultural Centre	536	2	6	23%	-27,569	-15,417	-42,986	346,696

^{*} Storey Park Community Centre became fully operational in 2020. An asset Management Plan is being completed – limited information was

available as the time of preparing this Plan.

Notes: The net financial result for Beatrice Taylor Hall and Hornsby Leisure and Learning Centre is a combined result for the two facilities – it has been halved in the table above due to comparable size

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Existing and projected library provision

Based on NSW State Library standards alone, there is a projected undersupply in library floorspace.

Library	GFA (sqm)		2040 provision standard (to nearest 100)	Other considerations Recommendation
Hornsby Central Library	2,700	2,400sqm	3,100sqm	 Regional provision in Hornsby Town Centre 3,000sqm regional library

Existing and projected community facility provision

Based on quantified standards alone:

- · Currently adequate supply of village level facilities, projected shortfall by 2040.
- Current and projected shortfall of district and regional facilities

	Size sqm	2020 provision	2040 provision	Other considerations	Recommendation
Village (20sqm/1,000	people)				
Beatrice Taylor Hall, Hornsby	181	Need: 1,308sqm	Need: 1,676sqm	Clustered in and around	Relocation of services into Hornsby
Hornsby Leisure and Learning Centre	342	Supply: +10sqm	Shortfall: -375sqm	Hornsby and Hornby Heights suburbs	multipurpose community centre
Hornsby Youth and Family Community Centre	188	_			
Hornsby Heights Community Centre	110	_			Consider relocation of services into Hornsby multipurpose community centre
Mount Colah Community Centre	413	_		Dispersed facilities	No change
Mount Kuring-gai Community Centre	85	_			No change
District (45sqm/1,000	people)				
Wallarobba Arts and Cultural Centre, Hornsby	536	Need: 2,944sqm Shortfall:	Need: 3,772sqm Shortfall:	 Unique arts making spaces (studies, etc.) 	1,500-2,000sqm art making space
Storey Park Community Centre, Asquith	562	-1,846sqm	-2674sqm	New multipurpose facility	No change
Regional (15sqm/1,00	0 people)			
N/A	N/A	Need: 981sqm Shortfall: -981sqm	Need: 1,257sqm Shortfall: -1,257sqm	Regional provision in Hornsby Town Centre	4,000sqm regional multipurpose community space (400sqm district + 3,600sqm regional).

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Other relevant Council facilities

- · Waitara Girl Guides Hall, located within the Wallarobba cluster of facilities
- Joseph Collingridge Hall 136-140 Pennant Hills Road, Normanhurst, leased by Hornsby Historical Society
- · Scouts and Guides Mount Colah, located adjacent to the Mount Colah Community Centre
- State Government commitment of \$9 million for Waitara Oval and provision of community space as part of the grandstand redevelopment.
- · Leased Council-owned facilities at 5 Jersey Street, 1-3 Jersey Street and 59 Florence Street in Hornsby.

Key non-Council facilities in or near the district

- St Ives Library
- St Ives Community Hall
- Hornsby RSL
- Hornsby War Memorial Hall
- PCYC Hornsby Ku-ring-gai
- Turramurra Library
- Asquith Bowling and Recreation Club
- · Barker College, Waitara
- · Hornsby South Public School
- Prouille Catholic Primary School, Wahroonga
- · Uniting Church Mount Colah
- St Edmund's High School, Wahroonga

Analysis

- There is a projected shortfall across all hierarchal levels in the Central district by 2040.
- Hornsby Leisure and Learning Centre and Beatrice Taylor Hall returned a positive net financial result over the 2019-20 financial year (combined +\$10,600). However, the 10 year average asset management cost this reverts this figure to a small deficit.
- Hornsby Central Library is well located near the train station and shopping centres. According to State
 Library standards, the Library currently has sufficient floorspace to serve the Central district population (based
 on existing library membership visitation data). The Hornsby Central Library will accommodate the Hornsby
 Shire LGA population (regional) and Central district
- Council is proceeding with a temporary refurbishment of Hornsby Library, the development application has been approved.
- The changing demographics of the Central district, especially the increasing proportion of culturally and linguistically diverse residents, will result in greater demand for the dedicated study spaces.
- Storey Park Community Centre is a new district facility for the Central district and services a district and local population in surrounding Hornsby and Asquith. The facility provides multipurpose spaces for wider community use. It also has a strong link to an adjoining play area. However, there is still an undersupply in district level facilities in this district.
- Mount Kuring-gai Community Centre is a very small facility located in a largely residential area, away from
 other generators of community activity. It is used by a relatively small number of regular hirers, although has a
 higher level of occasional use on the weekends, particularly during the day. There is a school hall available for
 hire by the public in close proximity to the facility which could be considered a duplication. However, the local
 community has expressed opposition to the disposal of the centre, with many local residents believing it plays
 a strong role in the community, is well maintained and fit for purpose.
- Mount Colah Community Centre is a mid sized facility located next to the Scouts and Guides Mount Colah, as well as the Mount Colah Primary School. It is also close to the Mount Colah train station and a playground associated with the community centre.

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Strategies

Key str	rategies for the Central district are:	
No.	Strategies	Timing
	Develop a co-located regional 3,000sqm Central Hornsby Library and 4,000sqm multipurpose community centre in highly prominent and accessible location in the Hornsby Town Centre east side. The community centre space should incorporate a flexible performance space	In conjunction with Hornsby Town Centre revitalisation
1	 The multipurpose community centre will contribute to: Regional level floorspace (approximately 3,600sqm), incorporating a flexible performance space (up to 600sqm) that can be 'packed down' to provide a community gathering space (also 600sqm). 	
ı	 District level floorspace (up to 400sqm) 	
	 District and local community use should be accommodated through a combination of efficiencies in shared and multipurpose spaces in the facility, programming and services delivery as well as connections to outdoor spaces (enabling activation beyond the building footprint). 	
	 This Strategy includes a design brief (see following pages) for the regional Hornsby facility, which should be considered in conjunction with the progress of the HTC revitalisation process. 	
	Prepare a new master plan for a district level 1,500–2,000sqm Wallarobba Arts and Cultural Centre (absorbing some remaining demand for district facility, up to 1,500sqm) considering the entire Wallarobba cluster of facilities maximising the use of the site and inclusive of retention of some onsite parking. The Waitara Girl Guide Hall should be considered as part of the Wallarobba site masterplan.	In conjunction with Hornsby Town Centre revitalisation
	This figure should be reviewed as part of the master planning process and subject to available funding. This masterplan should include Willow Park playgrounds, adjacent to the Wallarobba facility, and will also need to consider:	
	 reconfigured parking and landscape enhancements 	
2	 connections to Waitara Oval and inclusive playground, and the potential demand for nearby hireable spaces with universal design accessibility. 	
_	This facility should provide artistic working and creative spaces (e.g. spaces for making art). Larger exhibition spaces are not recommended, as this can be provided in a combination of public (including the regional Hornsby facility) and private spaces in better suited facilities and locations. However, there is the opportunity for smaller local level exhibits, if the existing halls were re-purposed (potentially funded in S7.11 works schedule funding).	
	The relationship of Wallarobba to the regional Hornsby facility, should be complementary, working together to provide artistic and cultural experiences as part of integrated network.	
	As population continues to increase in surrounding areas, a revised feasibility study for commercial options in Wallarobba may be necessary.	
3	Integrate the relocation of the services currently provided by the Beatrice Taylor Hall, Hornsby Leisure and Learning Centre and Hornsby Youth and Family Community Centre , into the new regional Hornsby multipurpose community centre.	Medium to long term
4	Actively monitor, manage and promote Hornsby Heights Community Centre to increase the number of casual and regular hirers. Consider the relocation of services into the new regional Hornsby multipurpose community centre.	Long term

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new facility.

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Actively monitor, manage and promote the new Storey Park Community Centre

to ensure that the strong local community connections are being created with the

Community and Cultural Facilities Strategic Plan

Ongoing

	Consider implementation of 'priority of access policy', with curated and programmed activities and hirers within the facility to ensure the new residents in the area are able to access the venue.	
	Actively monitor and manage casual and regular hirers and track the net yearly financial result.	
6	Actively monitor, manage and promote Mount Kuring-gai Community Centre to increase the number of casual and regular hirers, improve the net financial result.	Short term and ongoing
7	Actively monitor, manage and promote Mount Colah Community Centre and track progress in casual and regular hirers following its recent investment in the design and construction of a toddlers' playground.	Short term and ongoing

Hornsby Town Centre design brief options

The development of a regional **central Hornsby Library (3,000sqm) and multipurpose community centre with flexible performance space (4,000sqm)** in a strategic, highly prominent and accessible location in the Hornsby Town Centre east side.

The operation of the regional facility should be guided by the development of an **Operating Model**, investigating how spaces and management of the facility cooperatively meets the needs of regional Hornsby LGA population as well as the Central HTC sub-district. This will enable the sense and functionality of **one large integrated facility**, not separate spaces operating adjacent to one another. The following is intended to guide a design brief:

- total floor space of 7,000 sqm, including up to 3,000sqm of library space and up to 4,000sqm of community, cultural, creative (see below) and possibly civic spaces.
- · cconfiguration and materials of spaces and rooms enable flexibility and multiple functions, for example:
 - large hall with flexible performance space facilities (around 600sqm), able to accommodate up to 350 seats [from project experience, we understand that you need about 350 seats to make a performance space work. Design options which enable flexibility (e.g. retractable seating, high ceilings, dividing walls) will ensure the hall can be used for diverse community events, from elite performances and formal ceremonies, to weekly community activities
 - a variety of meeting, training and activity rooms, including larger spaces that can be adapted for smaller and larger groups (various spaces ranging from 50-100 sqm in size) and capability to adapt spaces (e.g. acoustic and/or shifting walls, ability to convert two or three rooms into one larger space, flexible meeting spaces or counselling rooms to provide space for the delivery of outreach services)
 - there may be demand for co-working spaces which support home-based and micro businesses
 operating in Hornsby Shire. This level of demand would need to be through further consultation with
 home-business operators. However, if provided, these spaces should be designed to ensure they can
 be adapted into other spaces and uses if co-working is not highly utilised.

Additional design elements which should be considered to maximum utilisation are:

- Indoor spaces have strong relationship and connectivity to outdoor space such as Hornsby Mall, including
 options for rooftop or balcony activity spaces
- · Ample natural lighting throughout the facility
- Subject to feasibility assessments, inclusions to facilitate co-working spaces to operate.
- · Large entry foyer/community living room/exhibition space
- Commercial kitchen directly linked to the main function or performance space
- AV and smart tech capabilities, for long term use (future proof where feasible)
- Entrance to specific spaces, when other spaces are closed (e.g. able to enter community and civic, as well as
 any cultural and creative spaces when the library space is closed)
- Investigate opportunities for co-location of spaces for commercial activity suitable to broader setting and supported by feasibility studies, such as cafes.
- · Exhibition opportunities to showcase premier creative activities, such as the Hornsby Art Prize.

Additional comment: Performance space in Hornsby Town Centre facility

Our investigation has not identified a need for a fixed performance space in Hornsby Shire LGA. It is our recommendation that a large flexible space, capable of accommodating performance as well as other large community gatherings. Key considerations which have informed this recommendation are:

- A fixed performance space does not support the flexible and multipurpose capability of a large hall space
 available for broad community hire. Additional floor space would be needed to ensure community access to a
 larger flexible and multipurpose space, which would reduce the variety of spaces offered with the facility.
- There are several surrounding Councils already offering similar spaces, including Parramatta City Council's
 Riverside Theatres and The Concourse in Willoughby City Council. The City of Ryde is also considering plans
 for a similar venue. A fixed performance space would be entering a competitive market.
- In our project experience, fixed performance venues most often operate at a loss to Council even when well
 promoted and established as premier performance venues. Operational and liability costs of these facilities,
 including dedicated technical staffing arrangements and PLI, generally outweigh revenue raised through ticket
 and food/drink sales.

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North Eastern district

District population

2020 = 12,010 **2040** = 12,502

Existing libraries

Library	GFA (sqm)	Age	Condition rating	3 year visitor average (per annum)	10 year asset cost (\$)
Berowra Branch Library	172	40 (1980)	2	37,955	134,838

Existing community and cultural centres

Facility	GFA sqm	Condition rating		gular user oups	Operating balance 2019-20 (\$)	Scheduled and reactive maintenance 2019-20 (\$)	Net financial result 2019-20 (\$)	10 year asset cost (\$)
			No.			2019-20 (φ)	2019-20 (φ)	
Baden Powell Hall, Brooklyn	111	3	2	6%	-1,917	Not available	-1,917	181,835
Berowra Community Centre	1,285	2	9	33%	-8,214	-141,091	-149,305	1,577,640
Berowra District Hall*	199	3		N/A	-1,099	Not available	-1,099	216,075
Brooklyn Leisure and Learning Centre	73	4	NIL	NIL	-3,243	-300	-3,543	294,413
Brooklyn Meeting Room	138	2	4	13%	+2	- 4,873	-4,875	294,413
Cowan Community Centre	155	2	NIL	NIL	-3,239	- 2,406	-5,645	318,338
Dangar Island Community Centre	94	3	1	2%	-756	-604	-1,360	158,391
10 Dangar Road**, Brooklyn	60	N/A		N/A	N/A	N/A	N/A	N/A

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^{*} Berowra District Hall is sublet.

** 10 Dangar Road recently became available for community hire – limited information was available at the time of preparing this Plan.

Note: Berowra Community Centre scheduled and reactive maintenance includes Berowra Library.

Existing and projected library provision

Based on NSW State Library standards alone, there is a current and projected undersupply in library floorspace.

Library	GFA (sqm)	2020 provision standard (to nearest 100)	2040 provision standard (to nearest 100)	Other considerations	Recommendation
Berowra Library	172	800sqm	900sqm	 Minimal population growth expected Proximity to proposed Hornsby regional library Limited land area 	350sqm library floorspace, co- located with Berowra community centre

Existing and projected community facility provision

Based on quantified standards alone:

- · Adequate current and projected supply of village and district level floorspace
- · Undersupply in current and projected supply of regional level floorspace

Facility	Size sqm	2020 provision	2040 provision	Other considerations	Recommendation	
Village (20sqm/1,000 peop	le)					
Baden Powell Hall, Brooklyn	111	Need: 240sqm	Need: 250sqm	Cluster of facilities in Brooklyn	(100-200sqm),	
Brooklyn Meeting Room, Brooklyn	138	Supply: +590sqm	Supply: +580sqm		such as Brooklyn Meeting Room (138sqm),	
Brooklyn Leisure and Learning Centre, Brooklyn	73				consolidates other facility uses.	
10 Dangar Road, Brooklyn	60					
Berowra District Hall	199	_		Dispersed facilities	No size increases	
Cowan Community Centre	155				No new facilities	
Dangar Island Community Centre	94	_			No rationalisation	
District (45sqm/1,000 peo	ole)					
Berowra Community Centre, Berowra	1,285	Need: 540sqm:	Need: 563sqm	Minimal population growth expected	Maximise use of the existing	
		Supply: +745sqm	Supply: +722sqm	 Proximity to proposed Hornsby regional multipurpose community centre 	community facility, co- located with Berowra Library	
				Limited land area		
Regional (15sqm/1,000 pe	ople)					
N/A	N/A	Need: 180sqm	Need: 188sqm	N/A	Provided in Hornsby regional	
		Shortfall: -180sqm	Shortfall: -188sqm		multipurpose community centre	
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Other relevant Council facilities

- · Warrina Street Oval Facility (located on Council land)
- Berowra Oval Clubroom Facility (located on Council land)
- Leased Council-owned facility at History Cottage, 412 Galston Road, Galston

Key non-Council facilities in or near the district

- Berowra RSL
- · Berowra Christian Community School
- Berowra Public School

Analysis

- The district has a significantly higher rate of provision of community centre space than the broader Hornsby Shire.
- All facilities (for which data was available) held a negative net financial result over the 2019-20 financial year, ranging from -\$1,100 (Berowra District Hall) to -\$149,300 (Berowra Community Centre).
- **Berowra Community Centre** is one of the largest performing arts facilities provided by Council. It contains an auditorium which seats 300 and is equipped with a stage, dressing room and PA system. The Centre also contains a function room seating 100 and a small meeting room.
- Berowra Library is below the size suggested by the standards. However, as the Library is co-located with the
 Community Centre, some Library activities are able to be held in the meeting room and other spaces within
 the Centre.
- With a community centre of over 1,200 sqm in close proximity and a local population of only 4,894 in 2020, the need for **Berowra District Hall** is difficult to justify on the basis of provision rates and equity of provision across the local government area. However, the hall has been responsibly managed on a voluntary basis by the Lions Club of Berowra since 1984 and is seen to have heritage, cultural and historic significance.
- There are four small existing facilities in **Brooklyn** which are reasonably well located and appear accessible
 to the local community. The total floorspace of 382sqm is very high for a local area, accounting for 20% of the
 total North Eastern district floorspace, while the population of Brooklyn (approx. 670 people) is only 3% of the
 current district population.
- The fragmentation of the floorspace across four centres in Brooklyn also limits their flexibility and reduces the
 hub effect created by a vibrant multipurpose facility. In addition, it significantly increases maintenance and
 management costs.

Strategies

Key strategies for the North Eastern district are:

No.	Strategies	Timing
	Explore opportunities to reconfigure the Berowra Community Centre and Library to:	Medium to long term
	 increase the amount of library space (up to a 350sqm facility), by expanding the existing library facility in the under-croft area (the most viable option) 	
1	 maximise use of the existing community facility, potentially through adaptable and flexible design options for the auditorium and other meeting spaces (e.g. retractable room dividers, enhanced integration of open space and indoor spaces, walls which double as whiteboards, etc.) 	
	Works should only progress when the population of Berowra has reached a sufficient number to support additional spaces and/or the regional library and community centre has been delivered in HTC and visitation patterns indicate utilisation preferences between the two facilities.	
	Community and cultural facilities provision in Brooklyn should align with the principles of making the best use of existing facilities, such as improving financial sustainability and being multipurpose and flexible.	Medium to long term
2	This Plan does not support the delivery of smaller facilities (i.e. less than 500 sqm) for local community facilities, as this size is unlikely to accommodate multipurpose and flexible use. However, a larger facility (larger than 500sqm) is unlikely to be sustainable in Brooklyn based on current and projected population numbers.	
	A space of approximately 100-200sqm is likely to be suitable for multiple community uses in Brooklyn. A suitable existing facility (up to 200sqm with hall/s and meeting room/s) should become a focus for consolidated uses. In the existing facilities, the most suitable would be Brooklyn Meeting Room (138sqm).	
	In accordance with strategic direction 4, review the strategic need for single purpose standalone spaces in meeting community needs. The review should consider the balance between community value and sustainable Council management.	
	Existing regular and casual hirers should be consulted to ensure their booking patterns are minimally affected, while also encouraging greater community access to these spaces.	
3	Actively monitor, manage and promote Cowan Community Centre to increase the number of casual and regular hirers, improve the net financial result. Also, work with Council's communications team to support promotion of the facility.	Ongoing
J	Review the strategic direction in three to five years' time, following integration of keyless entry and new booking system	

North Western district

District population

2020 = 13,204

2040 = 14,662

Existing libraries

Library	GFA (sqm)	Age	Condition rating	3 year visitor average (per annum)	
Galston Branch Library	115	44 (1976)	2	9,350	349,435

Existing community and cultural centres

Facility	GFA sqm	Condition rating		gular user oups %	Operating balance 2019-20 (\$)	Scheduled and reactive maintenance 2019-20 (\$)	Net financial result 2019-20 (\$)	10 year asset cost (\$)
Arcadia Community Centre	392	2	3	26%	-1,725	-11,397	-13,122	468,267
Galston Community Centre	572	2	5	17%	-192	-34,266	-34,458	727,083
Glenorie Community Centre	246	3		NIL	-2,155	-3,813	-5.968	256,786
Wisemans Ferry Community Centre	306	3	2	25%	+487	-15,583	-15,096	498,884

Existing and projected library provision

Based on NSW State Library standards alone, there is a current and projected undersupply in library floorspace.

Library	GFA (sqm)	2020 provision standard (to nearest 100)	2040 provision standard (to nearest 100)	Other considerations	Recommendation
Galston Branch Library	115	900sqm	1,000sqm	 Minimal population growth expected Proximity to Dural Library (The Hills Shire Council) Limited land area available 	250sqm library addition to existing community centre (572sqm), creating a facility of approx. 822sqm

Existing and projected community facility provision

Based on quantified standards alone:

- · Current and projected adequate supply of village level floorspace
- Current and projected under supply of district and regional level floorspace (regional contributes to regional community floorspace in Hornsby central multipurpose community centre).

Facility		2020 provision (adequate / short)	2040 provision (adequate / short)	Other considerations		
Village (20sqm/1,000	people)					
Arcadia Community Centre	392	Need: 264sqm	Need: 293sqm	Dispersed across the district	No size increases No rationalization	
Glenorie Community Centre	246	Supply: +680sqm	Supply: +651sqm		No new facilities	
Wiseman's Ferry Community Centre	306	_				
District (45sqm/1,00	0 people)					
Galston Community Centre	572	572	Need: 594sqm	Need: 660sqm	Minimal population growth expected	addition to
		Shortfall: -22sqm	Shortfall: -88sqm	 Proximity to Dural Library (The Hills Shire Council) 	existing community centre	
				 Limited land area available 		
Regional (15sqm/1,0	00 people	;)				
N/A	N/A	Need: 198sqm Shortfall: -198sqm	Need: 220sqm Shortfall: -220sqm	N/A	Provided in Hornsby regional multipurpose community centre	

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Other relevant Council facilities

- · Dural and District Historical Society building in Galston
- · Galston KU Children's Services, located adjacent to Galston Community Centre

Key non Council facilities in or near the district

- Dural Library, Castle Hill Shire Council
- Galston Club
- · Glenorie RSL Club
- · Pavilion Function Room in Les Shore Reserve, Glenorie
- · Pacific Hills Christian School, Dural
- Warrah Village Rudolf Steiner School, Dural

Analysis

- . The North Western District has the second highest rate of provision of community centre space.
- All facilities held a negative net financial result over the 2019-20 financial year, ranging from -\$5.970 (Glenorie Community Centre) to -\$34,460 (Galston Community Centre).
- Galston Library is by far the smallest in Hornsby Shire, and well below the size suggested by the standards.
- Galston Community Centre is located on a large lot and set back from the street frontage. It is adjacent to
 the Galston K U Children's Services and Galston Public School and close to the local shops. There would be
 capacity to co-locate the library on this site.
- The **Dural and District Historical Society building** is located on Crown land and used for a single purpose. It is located adjacent to Galston Recreation Reserve and Galston Pool one kilometre from Galston village.
- Arcadia Community Centre is well located next to the Arcadia Public School, but is relatively large to serve
 a local community of 1,300 people.
- Glenorie Community Centre currently has no regular users. It is located approximately 800 metres from the
 Pavilion Function Room in Les Shore Reserve, which is operated by The Hills Shire Council and seats up to
 60 people. There is also an RSL Club in Glenorie, which contains a function room capable of seating up to
 120 people.
- Wisemans Ferry Community Centre is the only community space serving the relatively isolated community.
 Community facilities in remote villages such as Wisemans Ferry play an important role in emergency response and management.

Strategies

Key strategies for the North Western district are:

No.	Strategies	Timing
	Create a multipurpose Galston District Hub of combined library (250sqm) and existing community facility floorspace at Galston Community Centre through:	Short term and ongoing
	 re-locating and expanding the library with the existing Galston Community Centre 	
	 configuring the community centre floorspace, ensuring it provides maximum space for community gatherings and one meeting room (at a minimum) 	
1	 reviewing functionality and design of outdoor areas and open space in order to improve indoor-outdoor connectivity and functionality of the site. 	
	The close proximity of Arcadia Community Centre should also be considered for any complementary or shared services. Subject to detailed consultation with the local community and regular users, the hub should include library space in the order of 250 sqm and multipurpose community space of 500-600sqm. Shared spaces and multipurpose areas could enhance the optimal use of floorspace in the facility.	
2	Actively monitor, manage and promote Glenorie Community Centre to increase the number of hirers and improve the net operating result.	Short term
2	Review the strategic direction in three to five years' time, following integration of keyless entry and new booking system	
2	Actively monitor, manage and promote Arcadia Community Centre to increase the number of hirers and improve the net operating result.	Long term
3	Review the strategic direction in three to five years' time, following integration of keyless entry and new booking system.	
1	Work with the Dural and District Historical Centre to investigate their best option for a location.	Long term
4	Consider the suitability of space for the specific uses of the historical centre, such as appropriate display, storage and access arrangements.	

Southern district

District population

Southern District

2040 = 73,120

2020 = 65,295

South Eastern sub-district

2020 = 36,531

South Western sub-district

2020 = 28,764

2040 = 41,173

2040 = 31,947

Existing libraries

Library	GFA Age		Condition rating	3 year visitor average (per annum)	10 year asset cost (\$)	
Pennant Hills Library	560	21 (1999)	2	194,738	407,111	

Existing community and cultural centres

Facility	GFA sqm	Condition rating	u	gular iser oups	Operating balance 2019-20 (\$)	Scheduled and reactive maintenance	Net financial result	10 year asset cost (\$)		
			No.			2019-20 (\$)	2019-20 (\$)			
South Eastern sub-	-district									
Beecroft Community Centre	370	2	6 32%		-4,456	-13,994	-18,450	613,753		
Cheltenham Oval Multipurpose Meeting Space*	62	N/A	N/A		N/A		N/A	N/A	N/A	N/A
Hawkins Hall, Thornleigh	69	2	4	16%	+3,726	-3,859	-133	256,786		
Pennant Hills Community Centre	1,489	2	31	63%	+36,909	-119,975	-83,066	892,037		
Pennant Hills Leisure and Learning Centre	166	3	16	38%	+2,014	-9,604	-7,590	401,693		
Thornleigh Community Centre	580	3	6	31%	+8,308	-14,368	-6,060	510,494		
South Western sub	-district									
Cherrybrook Community Centre (Greenway Park)	1,354	2	20	46%	+76,728	-39,791	+36,937	1,892,339		

^{*} Cheltenham Oval Multipurpose Meeting Space was delivered in 2019 – limited information was available as this Plan was being prepared. Note: Pennant Hills Community Centre scheduled and reactive maintenance includes Pennant Hills Library

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Existing and projected library provision

Based on NSW State Library standards alone, there is a current and project undersupply in library floorspace.

Library	GFA (sqm)	2020 provision standard (to nearest 100)	2040 provision standard (to nearest 100)	Other considerations	Recommendation
Pennant Hills Library	560	2,400sqm	2,700sqm	Planning for Cherrybrook SP progressing Proximity to Castle Hill Libraries (The Hills Shire Council), Epping Library (City of Parramatta Council) and Gordon Library (Kuring-gai Council) Limited land area available in Pennant Hills town centre	1,000sqm Pennant Hills Library, co- located with Pennant Hills Community Centre 1,000sqm Cherrybrook SP Library, co- located with community facility floorspace

Existing and projected community facility floorspace

Based on quantified standards alone:

- · Current and projected undersupply of village level floorspace
- · Current and projected undersupply of district level floorspace
- Regional level floorspace to contribute to regional community floorspace in HTC multipurpose community centre.

South Eastern sub-district:

- Current and projected adequate supply of village level floorspace
- · Current and projected under supply of district level floorspace

South Western sub-district:

- Current and projected undersupply of village level floorspace
- Projected undersupply of district level floorspace

Facility	Size sqm	2020 provision (adequate / short)	2040 provision (adequate / short)	Other considerations	Recommendation
South Eastern sub-d	listrict				
Village (20sqm/1,00	0 people)				
Beecroft Community Centre	370	Need: 731sqm	Need: 824sqm	 Dispersed across the district 	No size increasesNo rationalization
Cheltenham Oval Multipurpose Meeting Space	62	Supply: +516sqm	Supply: +4245sqm		No new facilities
Hawkins Hall, Thornleigh	69	_			
Thornleigh Community Centre	580				
Pennant Hills Leisure and Learning Centre	166			Proximity to Pennant Hills Community Centre	Relocate users to Pennant Hills Community Centre
District (45sqm/1,0	00 people)				
Pennant Hills Community Centre	1,489	Need: 1,644sqm Shortfall: -155sqm	Need: 1,853sqm Shortfall: -364sqm	 Planning for Cherrybrook SP Contributing to Southern district network Limited land area available in Pennant Hills town centre 	Maximise use of the existing community facility, co-located with Pennant Hills Library
South Western sub-					
None	0	Need: 575sqm Shortfall: -575sqm	Need: 639sqm Shortfall: -639sqm	 Planning for Cherrybrook SP Contributing to Southern district network 	No size increasesNo rationalizationNo new facilities
District (45sqm/1,0	00 people)				
Cherrybrook Community Centre (Greenway Park)	1,354	Need: 1,294sqm Supply: +60sqm	Need: 1,438sqm Shortfall: -83sqm	 Planning for Cherrybrook SP Contributing to Southern district network 	300sqm multipurpos community space, with Cherrybrook SP Library
Southern district					
Village	1,278	Need: 1,306sqm Shortfall: -98sqm	Need: 1,462sqm Shortfall: -215qm	See above	See above
		0004			

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		Shortfall: -95sqm	Shortfall: -447sqm				
Regional	N/A	Need: 979sqm	Need: 1,097sqm	•	• N/A	•	Provided in Hornsby regional multipurpose community centre
		Shortfall: -979sqm	Shortfall: -1,097sqm				

Other relevant Council facilities

South Eastern sub-district

- 3 Ramsay Road building in Pennant Hills, currently leased by Lifestart Co-operative
- Thornleigh Brickpit Indoor Sports Stadium.

South Western sub-district:

 Greenway Park Early Childhood Education Centre, located adjacent to the Cherrybrook Community and Cultural Centre

Key non Council facilities in or near the district

South Eastern sub-district:

- · Pennant Hills Public School
- St Agatha's Catholic Primary School, Pennant Hills
- Epping Community Centre
- · Epping Creative Centre
- Epping Leisure and Learning Centre
- · Roselea Community Centre
- · West Epping Community Centre

South Western sub-district:

- Baulkham Hills Library
- · Castle Grand Community Centre
- Castle Hill Library
- · Cherrybrook Technology High School
- John Purchase Public School, Cherrybrook
- Tangara School for Girls

Analysis

South Eastern sub-district:

- The changing cultural mix in this district is resulting in the need for space for large family gatherings, as well
 as activities for seniors from culturally diverse backgrounds.
- All facilities (for which data was available) held a negative net financial result over the 2019-20 financial year, ranging from -\$130 (Hawkins Hall) to -\$83,100 (Pennant Hills Community Centre).
- Cheltenham Multipurpose Meeting Space is provided within the Cheltenham Oval sports complex. The new
 community building (2019) contains spaces available for community hire, as well as spaces which sporting
 activities, such as home and away team, as well as referee, shower and changing rooms and sport equipment
 storage spaces. It is an example of community spaces being provided in conjunction with parks and sporting
 spaces, and wider community access to what has traditionally been considered sports club infrastructure.
- The use of Beecroft Community Centre is growing and its accessibility has been increased through a recent
 parking upgrade.
- Pennant Hills Community Centre and Library are in high demand, partly as they are located in a shopping
 centre and with reasonable parking and public transport. Pennant Hills Community Centre has a large number
 of users.
- For a small centre, Pennant Hills Leisure and Learning Centre has a large number of regular users during the day. It also duplicates the functions of the nearby Community Centre.
- Thornleigh Community Centre has a number of regular hirers. It is available for casual hire for high risk
 events, so is popular for large private functions.
- Hawkins Hall is used regularly for playgroups, children's activities and on a casual basis for children's parties.

South Western sub-district:

- This is the only district without a library. However, the district is served by the Pennant Hills and Hornsby Central Libraries in the Hornsby Shire, as well as Castle Hill Library in The Hills Shire.
- Cherrybrook Community and Cultural Centre returned a positive net financial result over the 2019-20 financial year (+\$36,940).
- The Cherrybrook Community and Cultural Centre/Greenway Park is a large and extremely well used
 multipurpose centre, co-located with the Greenway Park Early Childhood Education Centre, Cherrybrook
 Aquatic Centre and the hub of other recreation facilities at Greenway Park. In many ways the Centre is a
 model for other multipurpose community centres in the local government area.
- In consultation for the preceding Plan, regular users of the Centre feel the facility has a high level of amenity and accessibility.

Strategies

Key strategies for the Southern district are:

No.	Strategies	Timing
South E	astern sub-district	
1	Pennant Hills Community Centre and Library should include a 1,000sqm library space and multipurpose space of up to 1,500sqm (approximate current size). The delivery should focus on: increasing the amount of library space maintaining the amount, but enhancing the capacity of the existing community centre floorspace improving connections between the library and community spaces creating an expanded foyer area, where community members can meet informally as a 'community living room' providing indoor-outdoor connections providing co-working spaces (subject to feasibility) improving the relationship to neighbouring open space. Produce a site masterplan, including all available nearby land. The planning process for the expansion and enhancement should include detailed consultation with regular community users of the Leisure and Learning Centre so that their needs are incorporated into the design	Medium term
2	Consolidate the users and services of the Pennant Hills Leisure and Learning Centre into to the Pennant Hills Community Centre and Library, utilising funds from its disposal towards expansion costs.	Long term
3	Actively monitor, manage and promote Thornleigh Community Centre and Hawkins Hall to increase the number of casual and regular hirers. Review the strategic direction for these centres three to five years following the delivery of expanded and new district hubs in the Southern District	Ongoing
South V	Vestern sub-district	
4	Deliver a district level hub, with a 1,000sqm library and 300sqm multipurpose community space, in a new Cherrybrook SP hub . Spaces in the hub should address current gaps in facilities in the Southern district, including: • study rooms • a flexible larger space for community gatherings, which can be converted into smaller spaces • indoor-outdoor connections. No additional facilities should be committed to in the South Western sub-district until planning for the Cherrybrook SP is progressed/resolved	Ongoing
5	Consider how management and spaces in Cherrybrook Community and Cultural Centre can complement the spaces and services offered in the Cherrybrook SP hub, so the two facilities can contribute to network provision collaboratively.	In alignment with Cherrybrook SP delivery
6	If plans are significantly delayed, investigate alternative options for community access to larger community spaces (up to 300sqm, based on district level floorspace need). Council should be guided by the guiding principles of this Strategy regarding potential alternative options. Council can act as a 'space broker' for the South Western sub-district community, collating a list of hireable private options for community members to access. Council should also consider entering into a contractual agreement with a private agency or	In alignment with Cherrybrook SP delivery

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agencies who own larger spaces in the district (possibly as a commercial tenant), to directly provide and manage a space for community hire and use.

Appendices

Appendix A: Demographic figures

Current and forecast population

Source: Profileid data. 2019

	2020	2040	Change (no)	Change (%)
Central district				
Asquith	3,663	8,900	5,237	143%
Hornsby suburb	23,024	33,241	10,217	44%
Hornsby Heights	463	8%	463	8%
Mount Colah/Mount Kunring-gai	1,865	20%	1,865	20%
Normanhurst	117	2%	117	2%
Wahroonga	1,060	24%	1,060	24%
Waitara	3,508	59%	3,508	59%
Subtotal	65,420	83,817	18,397	28%
North Eastern district				
Berowra	4,910	5,238	328	7%
Berowra Heights-North Eastern Rural Balance	6,562	6,524	-38	-1%
Brooklyn	669	693	24	4%
Subtotal	12,010	12,502	492	4%
North Western district				
Arcadia - North Western Rural	4,018	6,214	2,196	55%
Dural	5,611	6,267	656	12%
Galston-Middle Dural	3,456	4,326	870	25%
Subtotal	13,204	14,662	1,458	11%
South eastern sub-district				
Beecroft-Cheltenham	9,105	11,180	2,075	23%
North Epping	4,706	4,858	152	3%
Pennant Hills	7539	9129	1,590	21%
Thornleigh	8736	10650	1,914	22%
Westleigh	4,608	4,743	135	3%
Subtotal	36,531	41,173	4,642	13%
South western sub-district				
Castle Hill	5,890	5,618	-272	-5%
Cherrybrook	19,770	20,889	1,119	6%
West Pennant Hills	4,115	4,815	700	17%
Subtotal	28,764	31,947	3,183	11%
Southern district	65,295	73,120	7,825	12%
Hornsby Shire	155,929	184,101	28,172	18%

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Age groups

Source: Profileid data. 2019

Age groups	0-4		5-14		15-19		20-24		25-44		45-64		65-84		85+	
(years)	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No	%
Central district																
Asquith	218	6	480	12	299	8	258	7	773	20	1150	30	649	17	69	2
Hornsby suburb	1,771	7	2,842	12	1,215	5	1,378	6	8,390	34	5,740	23	2,673	11	435	2
Hornsby Heights	397	6	1,024	16	498	8	369	6	1,413	22	1,704	26	961	15	76	1
Mount Colah/Mount Kunring-gai	614	6	1,420	14	601	6	625	6	2,845	28	2,767	28	1,097	11	89	1
Normanhurst	301	5	813	15	533	10	312	6	1,129	20	1,422	25	811	15	268	5
Wahroonga	285	6	676	14	280	6	212	4	1,080	22	1,144	24	681	14	372	8
Waitara	659	9	964	13	218	3	312	4	3,300	43	1,244	16	768	10	189	2
North Eastern d	listrict															
Berowra	324	7	759	16	356	7	324	7	1,191	24	1,423	29	463	9	55	1
Berowra Heights-North Eastern Rural Balance	391	6	1.010	16	431	7	314	5	1,492	23	1,768	27	993	15	66	1
Brooklyn	24	4	52	8	40	6	38	6	107	16	232	36	151	23	6	1
North Western	district															
Arcadia - North Western Rural	218	6	480	12	299	8	258	7	773	20	1,150	30	649	17	69	2
Dural	309	5	839	15	402	7	351	6	1,227	21	1,573	27	906	16	124	2
Galston-Middle Dural	185	5	486	14	255	7	179	5	740	21	947	26	653	18	139	4
South eastern s	ub-distr	ict														
Beecroft- Cheltenham	547	5	1,549	15	713	7	629	6	2,143	21	2,645	26	1,718	17	347	3
North Epping	229	5	660	14	388	8	308	7	839	18	1,516	32	688	15	104	2
Pennant Hills	406	5	1,078	14	536	7	563	7	2,088	26	2,176	27	989	12	140	2
Thornleigh	568	6	1,312	15	574	6	537	6	2,385	27	2,350	26	1,076	12	155	2
Westleigh	244	5	623	14	321	7	266	6	894	20	1,226	27	905	20	100	2
South western	sub-dist	rict														
Castle Hill	197	3	682	12	349	6	310	5	953	16	1,386	23	1,255	21	784	13
Cherrybrook	800	4	2,483	13	1,461	8	1,258	7	3,885	21	5,352	29	2,863	15	577	3
West Pennant Hills	253	6	649	16	288	7	195	5	1,037	25	1,058	25	618	15	67	2

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Country of birth and born overseas

Source: Profileid data. 2016

Countries of birth	Highest		Second		Third		Born ov	erseas
	No.	% рор.	No.	% рор.	No,	% рор.	No.	% pop.
Central district								
Asquith	China		United Kir	ngdom	India		1,234	34.8
	190	5.4	165	4.7	129	3.7	1,234	34.0
Hornsby suburb	China		India		South Kor	ea	11,217	50.8
	2,625	11.9	1,287	5.8	825	3.7	11,217	30.6
Hornsby Heights	United Kingdom		China		India		1,745	28.0
	463	7.4	167	2.7	108	108 1.7		20.0
Mount Colah/Mount	United Kingdom		China		India		2 222	26.2
Kunring-gai	504	5.7	194	2.2	182	2.1	2,332	26.3
Normanhurst	China		United Kir	ngdom	India		4.700	22.2
	280	5.3	268	5.1	165	3.1	1,709	32.2
Wahroonga	China		United Kir	ngdom	India	India		00.7
	407	9.2	232	5.3	143	3.2	1,758	39.7
Waitara	China		India		Iran		0.504	04.0
	782	13.6	601	10.5	289	5.2	3,521	61.2
North Eastern district								
Berowra	United Kingdom		New Zeala	and	Philippine	S	4.456	24.2
	365	7.6	104	2.2	68	1.4	1,156	24.2
Berowra Heights-North	United Kir	United Kingdom		New Zealand		South Africa		19.3
Eastern Rural Balance	518	7.4	106	1.5	57	0.8	1,351	19.3
Brooklyn	See above	e, Berowra H	eights-North	Eastern Ru	ral Balance		-	-
North Western district								
Arcadia - North	United Kir	ngdom	Italy	Italy		New Zealand		
Western Rural	189	4.8	78	2.0	67	1.7	746	19.1
Galston-Middle Dural	United Kir	_∟ ngdom	New Zeala	New Zealand		⊥ ca		
	187	5.6	53	1.6	43	1.3	657	19.5
Dural	United Kir	ngdom	China		South Afri	ca		
	277	5.1	176	3.2	158	2.9	1,736	31.7
South Eastern sub-dist	rict		<u> </u>					
Beecroft-Cheltenham	China		United Kir	ngdom	India		2.9F7	22.4
	682	7.7	369	4.2	217	2.5	2,857	32.4
North Epping	China		India		United Kingdom		4.450	22.2
	252	5.6	154	3.4	146	3.2	1,453	32.2
Pennant Hills	China	1	United Kir	ngdom	India		2,757	37.7
	-							-

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	511	7.0	287	3.9	281	3.9			
Thornleigh	China		United King	United Kingdom		India			
	468	5.5	353	4.2	257	3.0	2,802	33.0	
Westleigh	United King	gdom	China		India		4.040	20.5	
	320	7.2	150	3.4	94	2.1	1,319	29.5	
South Western sub-dist	rict								
Castle Hill	China		United Kingdom		India		2.265	39.7	
	338	5.9	297	5.2	237	4.2	2.205	39.7	
Cherrybrook	China		India		United Kingdom		0.040	47.5	
	1,214	6.5	1,202	6.5	850	4.6	8,848	47.5	
West Pennant Hills	China		United King	United Kingdom			1	20.0	
	188	4.8	174	4.4	123	3.1	1,181	29.9	
Hornsby Shire	China		United Kir	United Kingdom					
	8,745	6.1	6,966	4.9	5,398	3.8	52,642	36.9	

Proficiency in English

Source: Profileid data. 2016

	only		well, with	well, with other E		Does not speak English well, with other language/s		Not stated	
	No.	%	No.	%	No.	%	No.	%	
Central district									
Asquith	2,361	67	892	25	157	4	125	4	
Hornsby suburb	10,299	47	8,741	40	2,061	9	969	4	
Hornsby Heights	5,034	80	962	15	131	2	136	2	
Mount Colah/Mount Kunring-gai	7,089	80	1,356	15	179	2	202	2	
Normanhurst	3,773	71	1,205	23	171	3	155	3	
Wahroonga	2,807	63	1,211	27	229	5	178	4	
Waitara	2,001	35	2,859	50	597	10	296	5	
North Eastern district									
Berowra	4,054	85	536	11	55	1	106	2	
Berowra Heights-North Eastern Rural Balance	6,223	89	509	7	40	1	207	3	
Brooklyn	See above	, Berowra He	eights-North	Eastern Rura	al Balance				
North Western district									
Arcadia - North Western Rural	3,148	81	434	11	65	2	228	6	
Dural	3,949	72	1,215	23	137	2	162	3	
Galston-Middle Dural	2,916	87	314	9	45	1	79	2	
South eastern sub-distr	ict								
Beecroft-Cheltenham	5,922	67	2,179	25	361	4	369	4	
North Epping	3,099	69	1,116	25	173	4	133	3	
Pennant Hills	4,691	64	2,032	28	360	5	215	3	
Thornleigh	5,863	69	2,013	24	379	4	278	3	
Westleigh	3,513	79	741	17	95	2	101	2	
South western sub-distr	rict								
Castle Hill	3,170	56	1,676	29	217	4	648	11	
Cherrybrook	10,385	56	7,006	38	859	5	424	2	
West Pennant Hills	2,861	72	880	22	145	4	94	2	
Hornsby Shire	93,165	65	37,885	27	6,451	5	5,165	4	

Household composition

Source: Profileid data. 2019

Household types	Couple with children		Couple without children		Single parent		Lone person		Group households	
	No.	%	No.	%	No.	%	No.	%	No.	%
Central district										
Asquith	824	36	502	22	209	9	528	23	96	4
Hornsby suburb	3,304	35	2,100	22	938	10	2,252	24	381	4
Hornsby Heights	1,000	48	532	25	175	8	278	13	32	2
Mount Colah/Mount Kunring-gai	1,658	50	792	24	250	8	446	13	41	1
Normanhurst	786	44	404	23	140	8	387	22	21	1
Wahroonga	652	44	320	22	149	10	264	18	31	2
Waitara	1,088	34	731	23	242	8	910	29	90	3
North Eastern dis	trict									
Berowra	817	52	391	25	92	6	212	13	20	1
Berowra Heights-North Eastern Rural Balance	1,039	47	581	26	176	8	322	15	42	2
Brooklyn	See above, Berowra Heights-North Eastern Rural Balance								,	
North Western dis	strict									
Arcadia - North Western Rural	508	39	347	27	101	8	233	18	38	3
Dural	829	45	483	26	142	8	274	15	29	2
Galston-Middle Dural	473	39	353	29	87	7	224	19	18	1
South eastern sul	South eastern sub-district									
Beecroft- Cheltenham	1,600	50	894	28	181	6	350	11	61	2
North Epping	802	51	386	25	97	6	199	13	22	1
Pennant Hills	1,231	45	613	22	198	7	507	19	80	3
Thornleigh	1,316	46	664	23	254	9	497	17	65	2
Westleigh	784	49	467	30	89	6	177	11	13	1
South western su	South western sub-district									
Castle Hill	773	38	445	22	78	4	633	31	15	1
Cherrybrook	3,033	50	1,386	23	465	8	860	14	33	1
West Pennant Hills	674	48	336	24	111	8	225	16	17	1
Hornsby Shire	23,276	44	12,811	24	4,204	8	9,872	18	1,154	2

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ATTACHMENT/S

REPORT NO. PC22/20

ITEM 5

- 1. LETTER FROM DPIE IN RESPONSE TO HOUSING STRATEGY TARGETS
- 2. HORNSBY LOCAL HOUSING STRATEGY 2020 FINAL VERSION



IRF20/3998

Mr James Farrington Director, Planning and Compliance Hornsby Shire Council

Via email: JFarrington@hornsby.nsw.gov.au

Dear M. Farrington

Thank you for your letter dated 29 July 2020 in response to the Department's briefing with Council about its Accelerated LEP Review Program and Hornsby's 6-10-year housing supply, and the potential shortfall.

The Department has undertaken further analysis of the NSW Government's Cherrybrook Station Precinct, which has been recognised for its the ability to contribute additional and considerable housing that will support council's 6-10-year housing supply. It is still appreciated however that the strategic importance of the Hornsby Town Centre as included in the Local Housing Strategy is a key component to the future of housing for Hornsby.

Therefore, I am pleased to confirm that as Hornsby submitted its Local Environment Plan by 30 June 2020 and has submitted its draft Local Housing Strategy to the Department it has satisfied the conditions of funding under the Accelerated LEP Review Program.

Subject to evidence of expenditure, Hornsby Shire Council will be entitled to the final Milestone being \$500,000. Please submit Council's acquittal to the Department as soon as practicable.

If you have any more questions, please contact Ms Amanda Harvey, Executive Director, Local Strategies and Plan Making at the Department of Planning, Industry and Environment on 8275 1128.

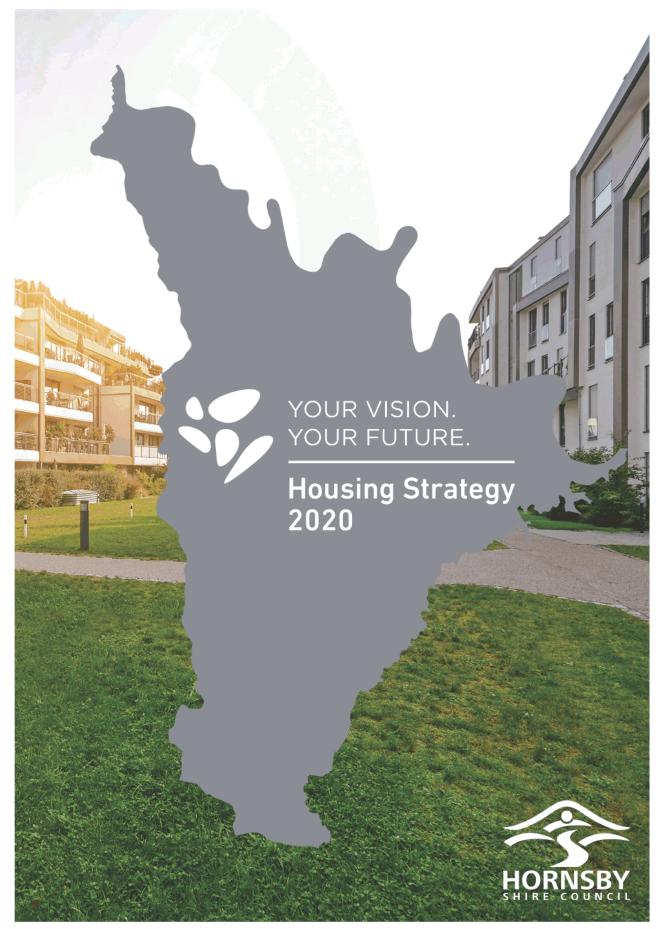
13 October 2020

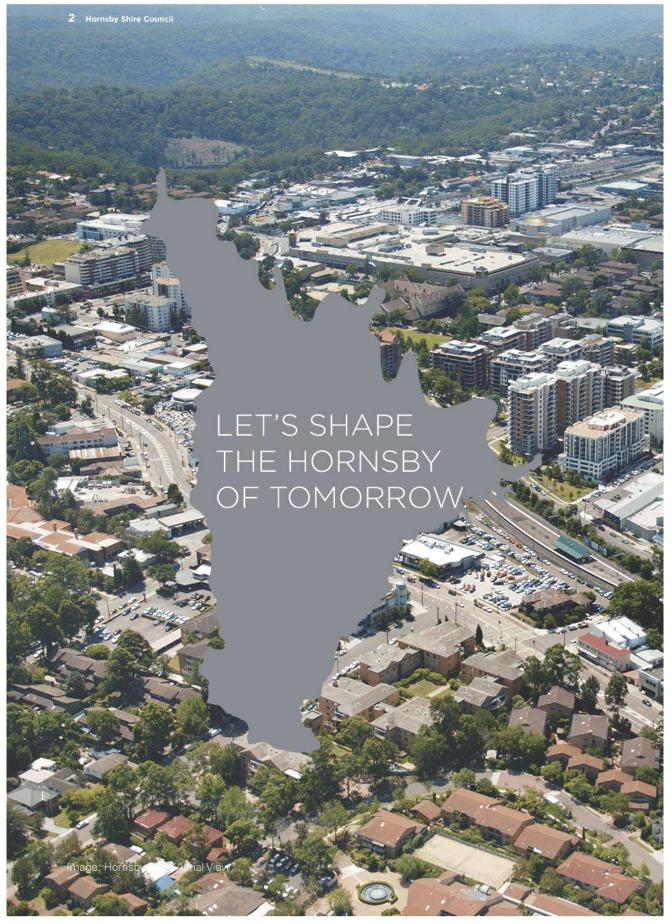
Yours sincerely

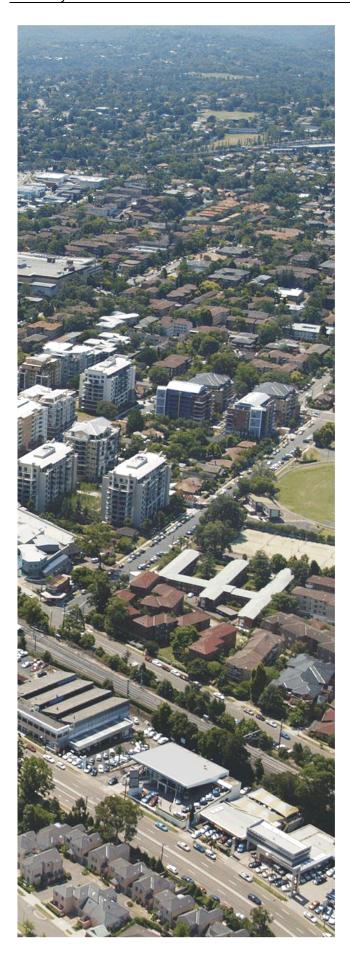
Brett Whitworth Deputy Secretary

Greater Sydney, Place and Infrastructure

CC: Katherine Vickery, Manager, Strategic Land Use Planning - kvickery@hornsby.nsw.gov.au







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4.1 Implementation and Delivery Plan

4.2 Monitoring and Review

Council acknowledges the traditional owners of the lands of Hornsby Shire, the Darug and Guringai people.

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ATTACHMENT 2 - ITEM 5

4 Hornsby Shire Council

Figures

- Figure 1 Livable Priorities Hornsby Local Strategic Planning Statement
- Figure 2 Hornsby Shire 20-year Housing Target Numbers
- Figure 3 Housing Precincts 2016 to 2036
- Figure 4 Roles of Planning Authorities in Great Sydney
- Figure 5 North District Local Councils
- Figure 6 North District Future Housing Supply
- Figure 7 Local Policy Context
- Figure 8 Projects Informing Hornsby's Land Use Strategies
- Figure 9 Council's Accelerated LEP Review Program
- Figure 10 Hornsby in the north District Map
- Figure 11 Annual Change in Estimated Resident Population
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- Figure 13 Hornsby Shire Land Use Statistics
- Figure 14 Hornsby Shire Urban Areas Statistics
- Figure 15 Hornsby LSPS Livable Priorities and Housing Principles
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- Figure 21 Hornsby Shire Forecast Population, Households and Dwellings
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- Figure 25 Historical and Assumed Population 70+ in
- Figure 26 North District Housing Market Areas
- Figure 27 Median Valuation of Houses in Hornsby Shire
- Figure 28 Median Valuation of Units in Hornsby Shire
- Figure 29 Dwelling Structure 2016
- Figure 30 Change in Dwelling Structure 2011 to 2016
- Figure 31 Forecast Development and Housing Growth
- Figure 32 Historical and Forecast Dwelling Gain Hornsb
- Figure 33 Building Approvals Hornsby Shire, 2009-2019



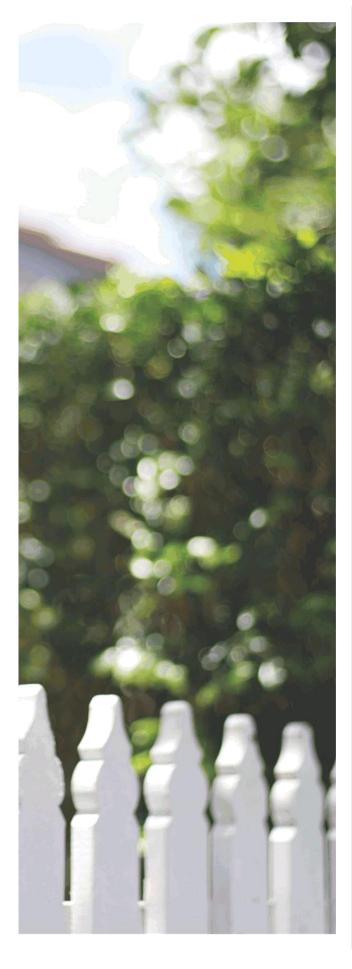


Figure 34 North District Housing Targets vs. Dwelling Approvals

Figure 35 Dwelling Potential Under Current Controls

Figure 36 Housing Precincts Map

igure 37 Development Status Housing Precincts

Figure 38 Short-Term Development Projections in all Housing Precincts 2017-2021

Figure 39 Projected Development in Housing Precincts

Figure 40 Notional Development Capacity (existing controls) in Hornsby Shire 2017-2036

Figure 41 Forecast Dwellings and Development

Figure 42 Dwellings and Development Map

Figure 43 Bushfire Prone Land Map

Figure 44 Land Subject to Bushfire Evacuation Risk Modelling

Figure 45 Biodiversity Map

Figure 46 Hornsby Heritage Conservation Areas

Figure 47 Heritage Conservation Areas in Hornsby Map

Figure 48 Forecast Increase in all School Age Children 2016 to 2036

Figure 49 Population and Age Structure – Persons Aged 5 to 11 Years

Figure 50 Population and Age Structure – Persons Age 12 to 17 Years

Figure 51 Forecast Increase in Pre-school Age Children 2016 to 2036

Figure 52 Housing Gaps - Specific Types and Needs

Figure 53 Key Worker Salaries

Figure 54 Development Capacity Hornsby Housing Precincts

Figure 55 Development Capacity Cherrybrook Station
Precinct

Figure 56 Development Capacity Hornsby Town Centre

Figure 57 Hornsby Shire 20-year Housing Target

Figure 58 NSW Government and Hornsby Housing Objectives

Figure 59 Existing Housing Precincts Map

Figure 60 Cherrybrook Station Government Land State Significant Precinct

Figure 61 Hornsby Town Centre Review Study Area

Figure 62 Planning for Hornsby Housing

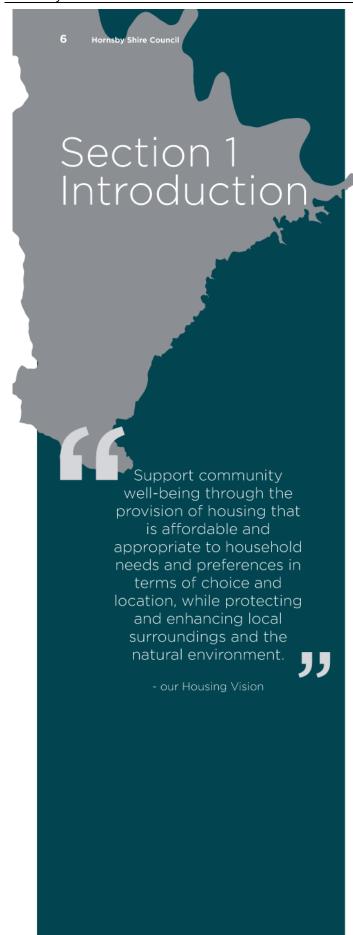
Figure 63 Livable Priorities and Actions – Hornsby LSPS and Hornsby Housing Strategy

Appendices

Appendix 1 Demographic Overview

Appendix 2 Housing Precinct Development Status

Maps



1.1 Executive Summary

The Local Housing Strategy (LHS) outlines our 20-year vision and priorities for housing in Hornsby Shire in response to the *Greater Sydney Region Plan A Metropolis of Three Cities* and the *North District Plan*.

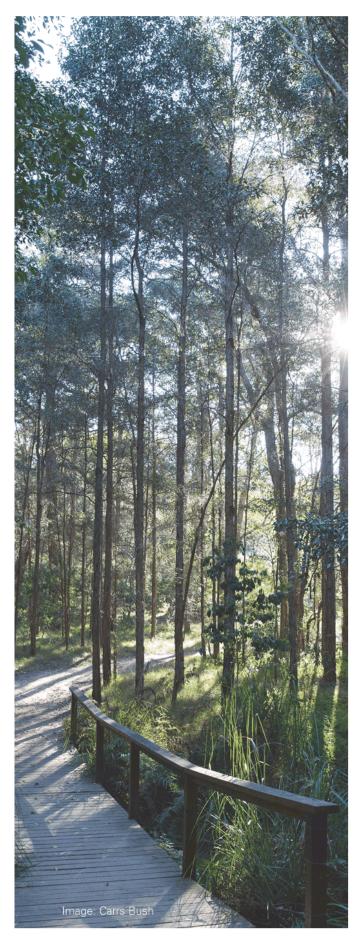
The LHS is consistent with the strategic priorities identified in Council's recently adopted Local Strategic Planning Statement and the 2018 Hornsby Community Strategic Plan, Your Vision Your Future.

Council's 2011 Hornsby Shire Housing Strategy has not been fully implemented. This LHS confirms that there is enough land zoned for housing in the short-term to meet our housing target and that, in the medium to longer term Hornsby Town Centre will provide significant housing opportunities. Council will also investigate shortages of certain types of housing in the Shire that could be provided in the longer term.

Over the last decade Sydney's population growth and housing affordability have become a critical issue. All councils are now required to prepare a local housing strategy to guide the quantity, location and type of future housing in their area. The requirement is set out in the *Greater Sydney Region Plan A Metropolis of Three Cities* and the *North District Plan* released in March 2018. Each council must identify how it will meet the housing objectives and targets in the Region and District Plan.

This document has been produced in accordance with the Local Housing Strategy Guideline and Template (October 2018) provided by the NSW Department of Planning, Industry and Environment (DPIE).





The Bushland Shire Today and Tomorrow

Hornsby Shire is located in Sydney's northern suburbs, 25km from the Sydney CBD. It covers a land area of 460 square kilometres, of which nearly 70% is National Park

We share a boundary with The Hills Shire to the west, Ku-ring-gai Council and Northern Beaches Council to the east, and Parramatta Council and Ryde Council to the

The Shire is characterised by an urbanised southern area which is well served by road and rail infrastructure. Our strategic centre is Hornsby Town Centre which is surrounded by several urban suburbs. In recent years there has been noticeable growth in higher density housing developments (townhouses, five and eight-toten storey apartment blocks) in our planned precincts. These are focused near train stations and commercial centres in parts of Asquith, Beecroft, Hornsby, Mount Colah, Pennant Hills, Thornleigh, Waitara and West Pennant Hills.

Our large metropolitan rural area contains a number of distinct places and villages in a bushland setting. Many of these areas have come under significant pressure for seniors housing. A Rural Lands Study is currently being undertaken to help decide how the future of our rural areas should be managed.

The Shire will continue to be shaped by the natural environment, population growth, housing and employment opportunities. New and future road and rail infrastructure will unlock further placemaking opportunities at Pennant Hills and Cherrybrook. Opportunities in Hornsby Town Centre will be maximised to make more efficient use of land.

As the Shire evolves and grows to meet the needs of our current and future communities we will ensure that the Shire's special character is preserved.

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Key Housing Issues and Priorities

Competing issues and priorities Hornsby's Liveable Priorities Population growth - the Shire's population is predicted to reach LP1. Protecting the character of our low 179,582 by 2036. This represents an increase of nearly 32,000 people density neighbourhoods between 2016 and 2036. There will be a corresponding need for an additional 14,879 new homes by 2036. LP2. Promoting design excellence for new housing including having regard to the principles of ecologically sustainable Delivering homes that contribute to smaller environmental footprints. development and universal design We need to ensure future development is sustainable. This necessitates higher density and well-connected centres to reduce urban sprawl and congestion to address the impacts of climate change. The Council has identified Hornsby Town Centre for our long-term future housing provision. LP3. Supporting the development of community and cultural facilities that will adequately service our current and future community More housing diversity is needed to meet the needs of our evolving households, age structures, incomes and cultural backgrounds. More single person and small household dwellings will be required close to transport and services. Our growing elderly population require a range of housing LP4. Aligning the delivery of local options to meet different needs. There is strong support from communities infrastructure and public domain for an increase in housing diversity, balanced with the protection of the improvements with current and future growth character of neighbourhoods. More affordable housing is needed for key workers such as nurses, policemen and women and paramedics, along with single parent families. LP5. Protecting, conserving and promoting our natural, built and cultural heritage LP6. Providing housing in the right locations that meets the needs of our community with Demand for residential aged care and seniors living is likely to continue. The Shire plays a more than prominent role in the residential aged care regard to housing type and mix, design, sector and Council has assumed that this will slightly diminish beyond sustainability, affordability and safety. 2026. A pro-active approach in identifying appropriate locations may be useful in discouraging speculative applications in inappropriate areas for Site Compatibility Certificates from State Government. LP7. Promoting the arts, creative industries and temporary uses as well as the night-time Preserving local character and the natural environment to ensure our economy. bushland Shire retains the features which make it such a great place to live for our local communities.

Figure 1: Liveable priorities - Hornsby Local Strategic Planning Statement

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How will Hornsby Shire meet its Housing Targets?

The North District Plan outlines housing targets for the District and individual council areas until 2036. Councils need to demonstrate their short, medium and long term targets that will contribute to the District target of 92,000 new dwellings by 2036. Hornsby Shire's targets and housing supply projections are outlined below.

Hornsby Shire 20-Year Housing Target Numbers Overview

Timeframe	Hornsby Pipeline	Significant Sources of Supply	Target required by State Government
Short-term 2016-2021	4,459	Hornsby is on track to exceed the Shire's 5-year (2016-2021) housing supply target of 4,350 dwellings. This is directly attributable to the Housing Strategy precincts rezoned in 2011. No further re-zonings are required.	4,350
Medium-term 2021-2026	3,776	There will be remaining capacity in the existing housing precincts identified in the 2011 Housing Strategy, along with infill development potential. Combined with the potential redevelopment of Government-owned land around Cherrybrook Station, we forecast a minimum of 3,776 homes, meaning we are well on our way to meeting medium term housing target.	3,800 – 4,200
Long-term 2026-2036	6,500 to 7,500	Council forecasts suggest there is the potential to create between 6,500 and 7,500 new dwellings between 2026 to 2036. The revitalisation of the Hornsby Town Centre will provide the bulk of these new homes to meet our housing targets. Council is currently undertaking the Hornsby Town Centre Review to investigate opportunities for additional housing and jobs to strengthen its role as the major urban and commercial centre of the Shire.	TBC
20 year timeframe 2016-2036	14,879	 14,879 forecast supply 42% from housing precincts 40% zoned land (includes Hornsby West and infill) 18% State Government land at Cherrybrook & Hornsby Town Centre 	TBC

Figure 2: Hornsby Shire 20-Year Housing Target Numbers Overview

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Council's housing precincts make a significant contribution to Hornsby Shire's 20-year housing target, particularly in the short-term. By the end of 2019 a significant proportion of the projected housing precinct development will have already been completed. See Figure 3 below.

Housing Precincts 2016 to 2036

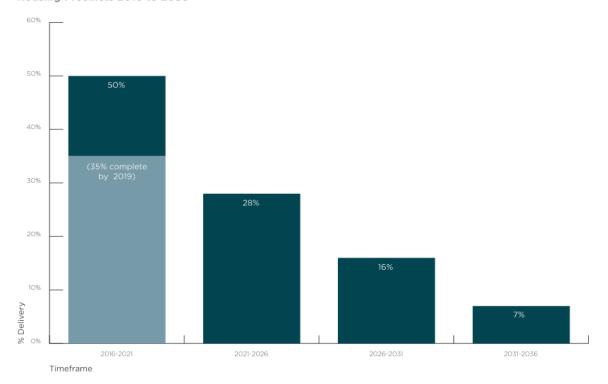


Figure 3: Housing Precincts 2016 to 2036

Source: ABS Building Approvals, Australia, Hornsby DA Review. .id the population experts, Hornsby Shire Forecasts 2019

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1.2 Planning and Policy Context

This Local Housing Strategy will form part of Hornsby Shire's local planning framework. It sets the vision for future housing and how it will meet strategic housing directions over the next 20 years and translate these into priorities and actions at a local level. Below is a brief overview of relevant global and national trends and the State, regional, district and local planning and policy considerations.

Trends and implications for federal, state and local policy

Housing policy is influenced by social, environmental and economic trends at the global and national level. These trends include climate change, technology advances, house price growth and demographic change.

Governments respond by developing policies on migration, taxation, infrastructure investment and land use zoning. All of these, and more have an impact on the demand and supply of housing.

The federal government generally has responsibility for demand related matters such as taxation and migration. State government has responsibility for housing supply related matters which include social housing provision, infrastructure and land use planning legislation. Local government is responsible for planning and land use zoning, development standards and local infrastructure provision.

As our understanding of sustainability and environmental issues deepens, so too has continued pressure for development. There is a continuing need for more land to meet housing needs. Where and how we provide this housing is critically important for our future well-being.

Australian long term future growth scenarios suggest we must avoid further urban sprawl of our cities which creates environmental pressure and makes it more difficult for people to access jobs and services. An alternative future requires significantly higher average density and more focus on mixed use with diverse and high-quality housing options to bring people closer to jobs, services and amenities. Housing affordability continues to be one of the fundamental challenges for the future.

State Policy Context

The Environmental Planning and Assessment Act 1979

The EP&A Act sets out the laws under which planning in New South Wales takes place. It sets a framework for how strategic plans and planning controls are made and implemented. The EP&A Act now places a stronger emphasis on strategic planning, in particular the role of strategic planning at the district local government level across council boundaries. Figure 4 provides an overview of the roles of Planning Authorities in Greater Sydney.

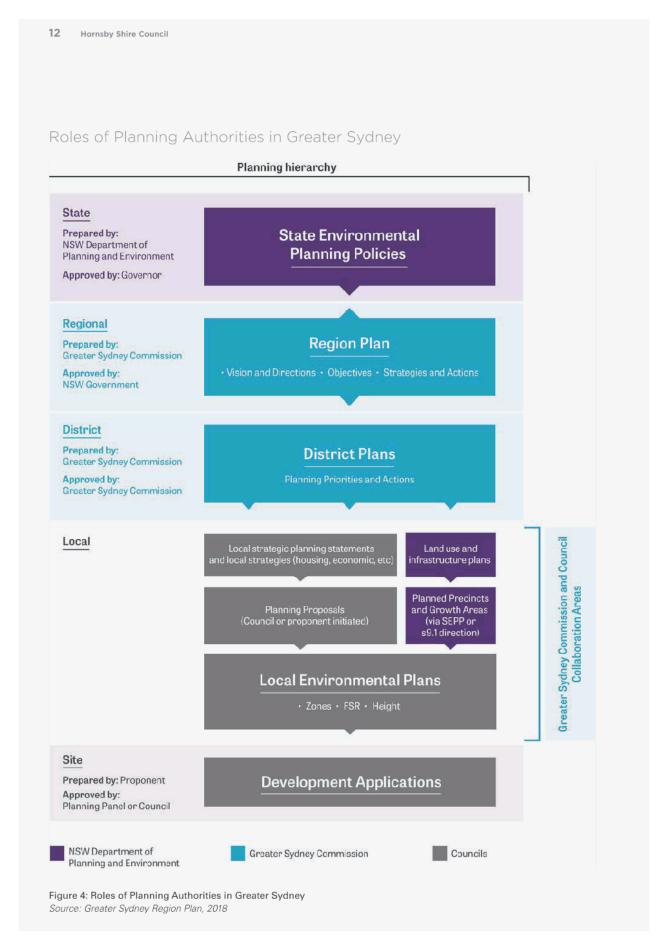
What is Council doing to Address Climate Change?

Council passed a resolution in September 2019 acknowledging that urgent action is required by all levels of government; that human induced climate change represents one of the greatest threats to humanity, civilisation and other species; and that it is still possible to prevent the most catastrophic outcomes if, and only if, societies and governments take emergency action.

Council resolved to a target of net zero emissions by 2050. Council's current actions will contribute to reducing the Shire's carbon footprint by more than 1,000 tonnes.

Under the LEP Review Council is preparing a range of studies that will influence Council's planning policies:

- Climate Change Mitigation and Adaptation Plan
- Environmental Sustainability Strategy
- Coastal Management Plan for Hawkesbury Estuary
- Water Sensitive Hornsby project
- Biodiversity Conservation Management Plan
- Urban Forest Strategy
- Rural Lands Study
- Bushfire Risk Management Plan and Bushfire Management Strategy
- Flood Management Plan.



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State Environmental Planning Policies and Local Planning Directions

The NSW Government prepares State Environmental Planning Policies (SEPPs) and Local Planning Directions, which must be adhered to by local government planning controls and policies. Those relevant to housing include:

- SEPP 65 Design Quality of Residential Apartment Development:
- SEPP 70 Affordable Housing (Revised Schemes):
- SEPP Affordable Rental Housing 2009:
- SEPP Exempt and Complying Development Codes 2008:
 - Low Rise Medium Density Code 2018
- SEPP Housing for Seniors or People with a Disability 2004
- SEPP (Educational Establishments and Child Care Facilities) 2017



Low Rise Medium Density Housing Code, 2018

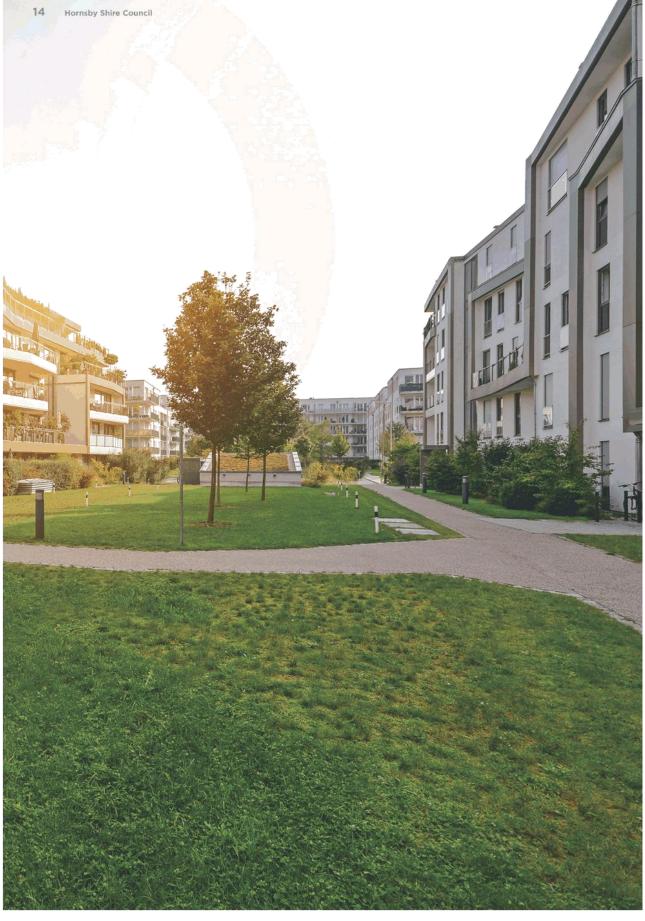
The Code was introduced in July 2018 to enable one and two storey dual occupancies, manor houses and terraces to be carried out under a fast track complying development approval. Medium density housing has been referred to as the 'missing middle'.

Implementation of the Code was deferred until 1 July 2020 to allow Councils time to progress their strategic planning initiatives and demonstrate how they intend to meet their local housing needs.

An independent review of the Code has highlighted the need for more clarity and coordination with other housing related SEPPs and the need for more detailed guidance on respecting local character.

Hornsby Council has made numerous representations to the Department of Planning, Industry and Environment and the Minister raising concerns with the concept of low-rise medium density housing as Complying Development, which would override council housing strategies that are prepared in consultation with local communities having regard to unique environmental, social and economic opportunities and constraints.

The controls in the Code are inconsistent with local area planning and Hornsby Council's approach of encouraging medium density housing within a landscape setting. Council's Local Strategic Planning Statement identifies that Council will continue to advocate for changes to the State policy for medium density housing to enable Council to progress its own strategy that reflects local character and that, if Council is provided the option to prepare local controls for medium density housing that are reflective of the landscape setting of the Shire, investigations could commence into appropriate expansion of the R3 Medium Density zone to provide additional housing opportunities.



Regional and District Planning

The NSW State Government establishes strategic policies, requirements and objectives to direct and guide planning for Sydney's expected population change and growth.

In March 2018 the Greater Sydney Commission released Greater Sydney Region Plan A Metropolis of Three Cities concurrently with the State Transport and Infrastructure Strategies. The suite of documents provides a strategic and integrated land use planning and infrastructure framework for Greater Sydney. These include:

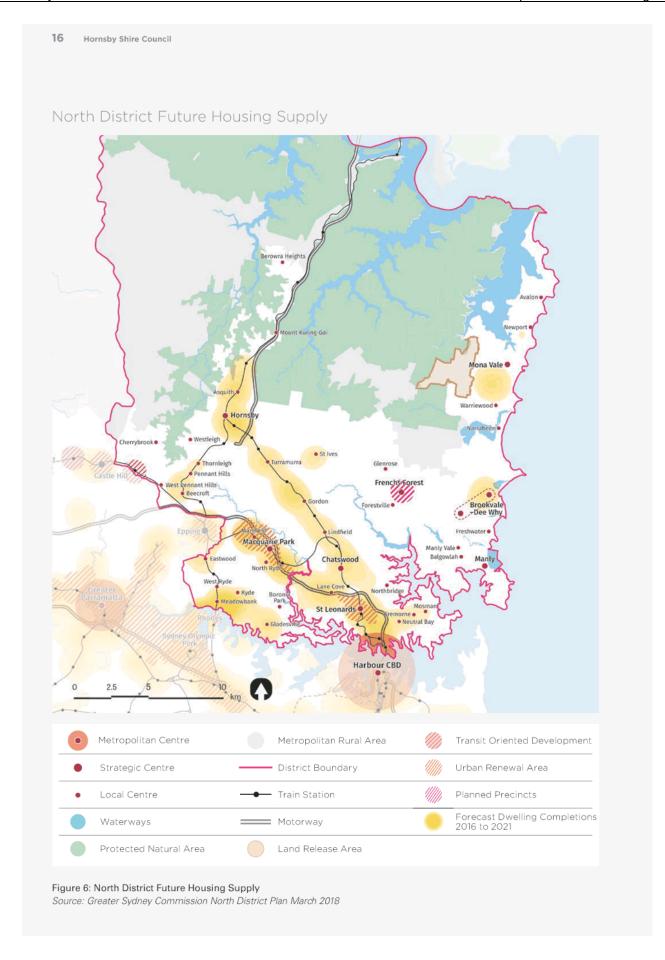
- Greater Sydney Region Plan A Metropolis of Three Cities
- Five District Plans (North, South, Eastern, Western and Central)
- Future Transport 2056
- State Infrastructure Strategy

The Greater Sydney Region Plan A Metropolis of Three Cities, 2018

The Greater Sydney Region Plan provides a 40-year vision for managing Sydney's growth. It advocates a city where jobs, services and public spaces are within an easy 30-minute reach of people's homes. It seeks to transform Greater Sydney into a metropolis of three cities -The Western Parkland City, The Central River City and The Eastern Harbour City. Hornsby is within the Eastern Harbour City where the population is projected to grow from 2.4 million people in 2016 to 3.3 million people by 2036. It recommends 5 – 10% Affordable Rental Housing Targets for defined precincts prior to rezoning. A set of 10 directions provide the framework for 38 objectives which include:

- Objective 10: Greater housing supply
- Objective 11: Housing is more diverse and affordable
- Objective 14: A Metropolis of Three Cities integrated land use and transport

Housing Strategy Hornsby Shire within the Greater Sydney Region's North District Hornsby Shire is one of nine councils in the Greater Sydney Region's North District. Within the North District Hornsby Shire shares a boundary with Northern Beaches and Ku-ring-gai councils to the south east and City of Ryde Council to the south. The Hills Shire and City of Parramatta council areas are to the west and south and form part of the Central District. **North District Local Councils** Hornsby Northern Beaches Ku-ring-gai Willoughby Ryde Lane Cove Mosman Hunter's Hill North Sydney Figure 5: North District Local Councils Source: Greater Sydney Commission North District Plan March 2018



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The North District Plan, 2018

The North District Plan provides a 20-year plan to achieve the 40-year vision for Greater Sydney. It is a guide for implementing the Greater Sydney Region Plan and acts as a bridge between regional and local planning.

The District Plan highlights that new housing must be in the right places to meet demand for different housing types. It promotes coordination with local infrastructure to create liveable, walkable neighbourhoods with access to services. It states the need to limit urban development to within the Urban Area.

- Planning Priority N5: Providing housing supply, choice and affordability, with access to jobs, services and public transport.
- Planning Priority N12: Delivering integrated land use and transport planning and a 30-minute city
- Planning Priority N18: Better managing rural areas
- Planning Priority N22: Adapting to the impacts of urban and natural hazards and climate change
- Housing strategies: The North District Plan requires all councils to prepare a new housing strategy that guides short (5 year), medium (6-10 years) and long-term housing targets and growth. All councils need to consider their capacity to contribute to the District's longerterm target of 92,000 dwellings by 2036.
- Housing targets: The District Plan's 5-year Housing Supply target (2016-2021) is 25,950 dwellings for the nine local government areas in North District. Hornsby's share of the new dwelling target is 4,350 (16.7%). Hornsby Shire is on track to deliver a net increase of 4,500 dwellings between 2016 and 2021.
- Key principles: Housing strategies play an important role in planning for more liveable neighbourhoods and creating capacity for housing in the right locations. They should support the role of centres and investigate opportunities to align with regional and district infrastructure. Key principles include addressing housing need and affordability issues, diversity of dwelling types and alignment with infrastructure.

Future Transport 2056

The State Government released the Future Transport Strategy alongside the Region and District Plans. The key infrastructure projects within the Shire include Sydney Metro Northwest (Cherrybrook Station) and NorthConnex tunnel linking the M1 and M2 motorways. Major infrastructure projects provide the opportunity to review land use alongside other key objectives and are termed 'city shaping'.

Sydney Metro Northwest - Cherrybrook Station Precinct

Cherrybrook is one of several new metro stations that opened in May 2019 linking Chatswood to Rouse Hill. The new station represents significant new infrastructure and placemaking opportunities.

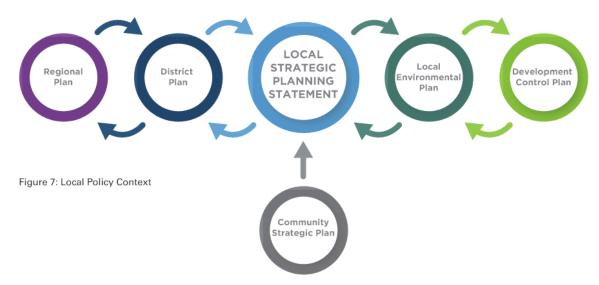
Recently, the Minister for Planning and Public Spaces nominated the State-owned land at Cherrybrook Metro Station as a State Significant Precinct.

NorthConnex

NorthConnex is a nine kilometre tunnel that will link the M1 Pacific Motorway at Wahroonga to the Hills M2 Motorway at West Pennant Hills. The project is due for completion in 2020. It is expected that traffic on Pennant Hills Road and surrounding local road will ease providing future opportunities to revitalise Pennant Hills Town Centre. There are plans for a future review of the Pennant Hills Road corridor that will consider land use, movement and place.

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Local Policy Context



This Housing Strategy has been developed to reflect the strategic priorities of Hornsby Council's Community Strategic Plan and the Local Strategic Planning Statement.

Council is also currently undertaking a review of several technical studies as part of the Accelerated LEP Review program. This Housing Strategy may be updated to reflect new information as it becomes available.

The key relevant strategic documents are:

- Hornsby Community Strategic Plan 2018
- Hornsby Local Strategic Planning Statement (LSPS)
- Hornsby LEP and Hornsby DCP, 2013
- Hornsby Shire Housing Strategy 2011

Hornsby Community Strategic Plan 2018 - 2028 - Your Vision Your Future 2028

Council's Community Strategic Plan was developed collaboratively with the community and adopted in June 2018. It identifies the main priorities and aspirations for the future of Hornsby Shire.

The Hornsby community values the characteristics of the area especially the bushland, the sense of space, the sense of community and the village atmosphere of the local shops. Residents want Council to focus effort on

minimising the impact of development and ensuring services such as health care, aged care and transport are aligned to the increasing population needs.

The Action Statement affirms a commitment to implementing initiatives to ensure the Bushland Shire thrives now and in the future. Focus areas include giving people more housing choices, improving affordability alongside sustainability and environmental considerations.

Local Strategic Planning Statement (LSPS)

The Hornsby LSPS provides a link between the State Government's strategic plans and Council's local land use plans, guidelines and community plans. The LSPS sets a 20-year vision to guide land use planning and growth and will address areas of potential change and areas of special character and importance to the community.

The LSPS identifies ten key priorities which include protecting the character of low density neighbourhoods, revitalising the Hornsby Town Centre, protecting natural, built and cultural heritage and building resilience to natural hazards. A key action is to concentrate future housing provision in Hornsby Town Centre.

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Our Key Priorities

- 1. Expanding our tree canopy cover and protecting mature trees to enhance the environmental qualities and character of the hushland shire
- 2. Protecting the character of our low density neighbourhoods
- 3. Responding to climate change with an active strategy to reduce carbon emissions and manage energy, waste and water efficiently
- 4. Improving the quality of architectural design of new development
- 5. Enhancing, protecting, conserving and promoting our natural, built and cultural heritage
- 6. Revitalising the Hornsby Town Centre
- 7. Protecting and enhancing the environmental value and economic productivity of the Metropolitan Rural Lands in the Shire
- 8. Supporting sustainable economic growth based on the Shire's built and natural assets, infrastructure and locational advantages
- 9. Building our resilience to natural hazards, including bushfire risk, flooding and storms
- 10. Promoting the '30-minute City' by improving the walkability, connectivity and accessibility of our centres and neighbourhoods.

Hornsby Local Environmental Plan,

The Hornsby Local Environmental Plan (HLEP) 2013 sets out residential development capacity through zoning and density. The Hornsby Development Control Plan (DCP) 2013 guides dwelling mix, sizes and design considerations. These controls guide the types and sizes of housing and design quality. The LEP and DCP translated and enabled the 2011 Housing Strategy. The amendments rezoned precincts near the main North Railway line for medium and high-density housing, mainly in the form of five storey residential flat buildings and two storey townhouses.

Hornsby Shire Housing Strategy 2011

In 2011 Council finalised the Hornsby Housing Strategy. It identified precincts near train stations and commercial centres to be rezoned for medium and high-density residential development. The strategy was developed in response to the State Government's 2031 target for Hornsby Shire to achieve a mix of 11,000 additional dwellings around centres and public transport.

The precinct-based approach aims to concentrate housing in certain areas to protect environmentally sensitive areas of the Shire and the character of lower density suburbs.

Character statements for the housing precinct areas are contained in the Hornsby Development Control Plan. They are typically five storey residential buildings in landscape settings with underground car parking.

Recent Council data (as at 16 January 2020) highlights that over 3,400 dwellings have been constructed in the housing precincts. Completions have also overtaken the projections in the precincts as at the end of 2019. A further 1,000 dwellings have had development applications approved or submitted. The remaining capacity is estimated to be around 3,000 dwellings. The remaining capacity is likely to be developed at a slower pace than in recent years.

These precincts and their development status are identified in Appendix 2.

Strategies and Studies

The Accelerated LEP Review program (Figure 9) includes the following projects being undertaken by Council. These studies will inform future updates to the Local Strategic Planning Statement and, where relevant, the housing strategy.

Strategy / Plan	Priorities / Actions	Implications for housing	
Affordable Housing Discussion Paper, 2018	Improving housing choice, diversity & affordability. Sets out the Council's overall housing vision and objectives. Further consideration and discussions with the community are planned.	Potential for an affordable housing contributions scheme as part of the Hornsby Town Centre Review.	
Environmental Sustainability Strategy Informed by: Urban Forest Strategy Climate Change Adaption Plan Biodiversity Management Plan Water Sensitive Hornsby Strategy	The Strategy will be used to plan our approach to environmentally sustainable action over to the next 20 years and will be the cornerstone to ensure our environment is strong, resilient and adaptable into the future	New homes will need to consider the goals and targets for protection and conservation of our waterways, flora and fauna, reducing emissions, sustainable building design and initiatives to combat urban heat as well as other sustainable living initiatives.	
Phase 1 is complete and has included the preparation of a heritage gap analysis and the Hornsby Heritage Action Plan 2019	Identifies additional initiatives and updates that build on Council's current heritage measures and will help achieve best practice heritage management. Identified actions will help respond to the changing development context, demography & community expectations.	Will inform Council's options, plans and development controls in areas identified for additional housing density or areas to be conserved.	
Rural Lands Study	The Study will help Council decide how rural lands will be managed into the future. It will address State Government requirements in the North District Plan to use place-based planning to maintain the values of the rural area and deliver targeted environmental, social and economic outcomes; and to limit urban development to existing urban areas.	Identify strategies to protect the rural, scenic, economic and environmental characteristics specific to different landscape areas throughout the rural lands.	
Employment Land Use Study	Provides a strategic framework for supporting sustainable growth that will meet Council's employment targets set by the State Government.	Will identify potential changes in employment areas (e.g. expansion, changes in development standards, zoning) to provide more jobs closer to home for Hornsby residents.	
Community and Cultural Facilities Strategic Plan	Sets the long-term direction for community and cultural facilities within Hornsby Shire. The Plan requires updating to reflect current priorities and demographic trends and the loss of territory south of the M2 motorway to the City of Parramatta Council.	Improvements to and provision of new community and cultural facilities required to service the current and future population.	
Active Living Strategy	Identifies the recreation and open space needs of the Hornsby community and provides a strategic framework from which to guide and manage future open space and recreation planning for Hornsby Shire.	Improvements to and provision of new open space infrastructure and areas required to service the current and future population.	
Hornsby Town Centre Review	Identify opportunities to expand the Centre's economic and employment generating capacity, housing supply, liveability, accessibility, safety, environmental sustainability and amenity through design and landscape outcomes.	Long term housing will be provided in Hornsby Town Centre in a mix of densities to meet the demographic projections.	

Figure 8: Projects informing Hornsby's land use strategies

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Ŋ ITEM **ATTACHMENT 2 -**

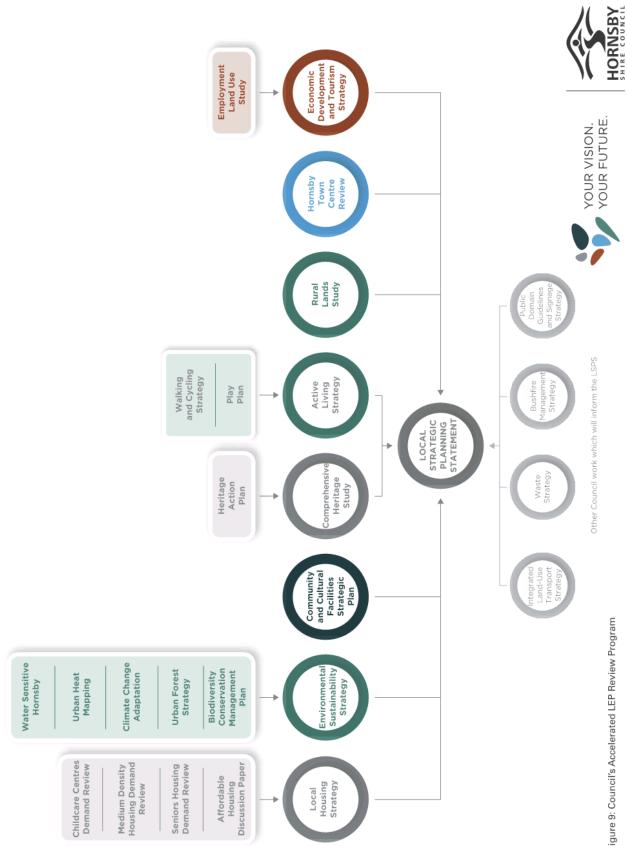
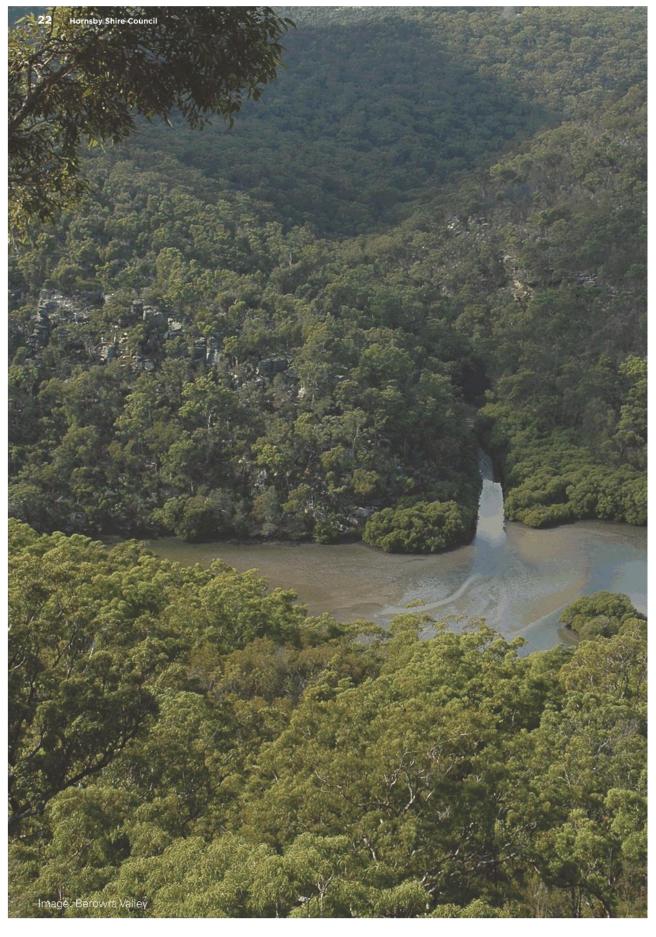


Figure 9: Council's Accelerated LEP Review Program





Hornsby Shire is in Sydney's northern suburbs, about 25km from the Sydney CBD. We are known as the 'Bushland Shire' because nearly 70% of our 460 square kilometres is comprised of national parks, major waterways and natural reserves or open rural landscapes. The remainder of the Shire is a mix of rural land (15%), urban areas (10%), and open space (5%).

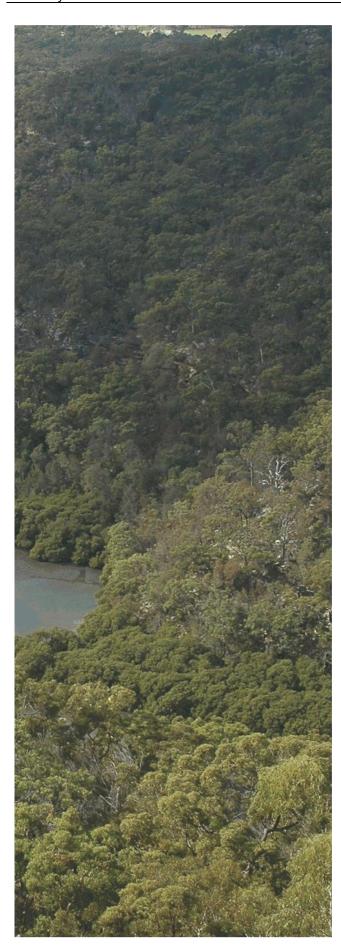
Our northern boundary extends to Wisemans Ferry following the Hawkesbury River south east past Brooklyn to Cowan Creek then southwards along the boundary with Northern Beaches and Ku-ring-gai Council areas. The City of Ryde and City of Parramatta form the southern boundary. Hornsby shares its western boundary with The Hills Shire along the Old Northern Road.

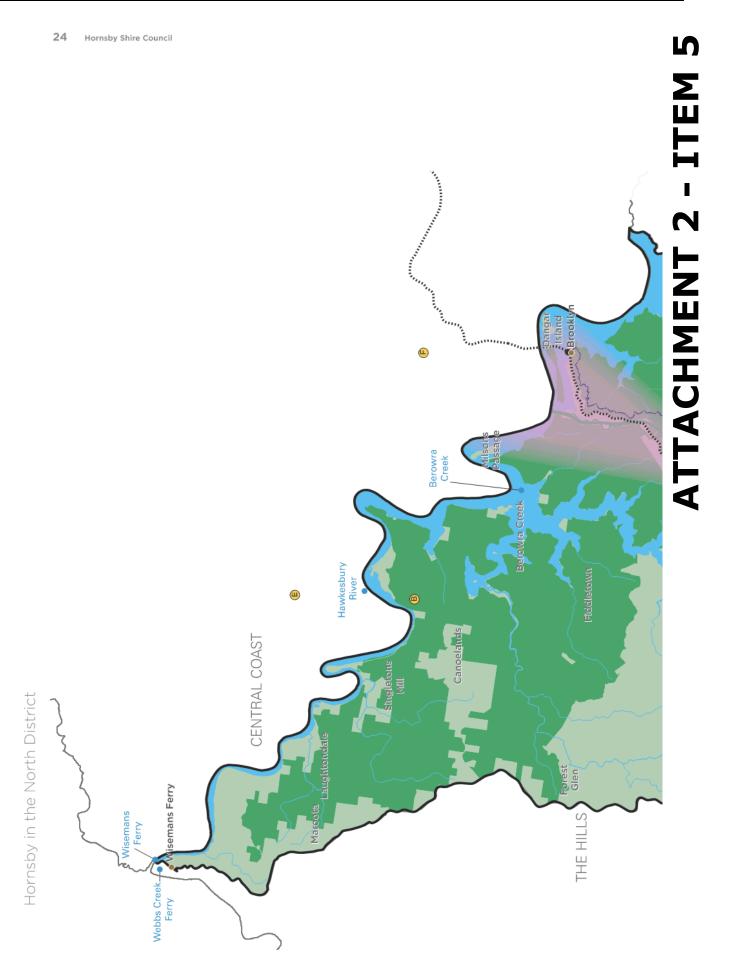
Hornsby Town Centre is a strategic centre in the urbanised southern area with excellent road and rail links making it a popular commuter and employment centre.

The Bushland Shire...the place where

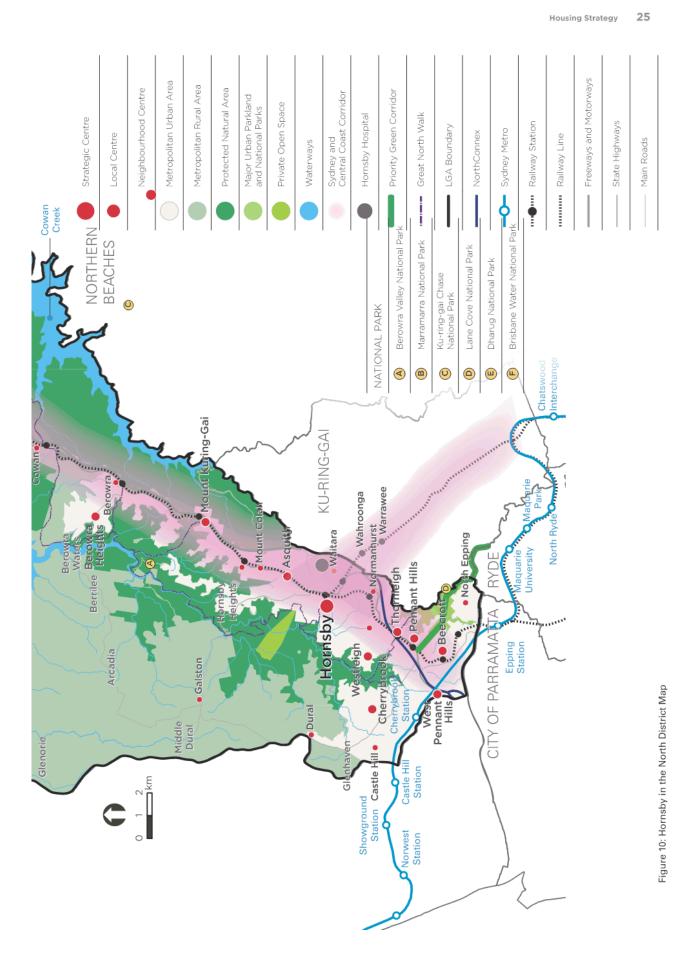
the bush

the city meets





ATTACHMENT 2 - ITEM



Hornsby has excellent road and rail connections. Hornsby Town Centre is a major junction for the Main North and North Shore rail lines and has good access to the M2. The opening of Metro Northwest's Cherrybrook Station in the western part has significantly improved access to public transport. The NorthConnex link from the M1 Pacific Motorway to the M2 Hill Motorway opens in 2020 and will relocate traffic from Pennant Hills providing significant environmental benefits. A future review of Pennant Hills Road Corridor is planned.

Local Economy

The three largest industries (based on jobs held by full-time equivalent local workers) in 2018/19 were:

- Health care and social assistance (6,999 full-time equivalent workers or 17.8%)
- Education and training (5038 full-time equivalent local workers or 12.8%)
- Retail trade (4,649 full-time equivalent local workers or 11.8%).

In June 2019 there were an estimated 50,661 local jobs in Hornsby Shire. This represents a 1.36% increase in jobs from 2018. The growth has been almost exclusively

related to household services reflecting strong population and household growth.

Journey to work data shows that Hornsby Shire residents hold around 48% of local jobs.

Population and Households

Over the last decade Hornsby's population has grown steadily with a significant spike in 2017 coinciding with the completion of new housing developments. The estimated resident population of Hornsby Shire in June 2018 was 150,752 people, and the population is forecast to increase by an average of 1% per annum to 179,582 in 2036.

The community reflects Sydney's growing diversity with 37% of our residents born overseas. While 92% of the population speak only English or speak it well, 31% speak a language other than English.

A high proportion of Hornsby households own their own home or have a mortgage (73%), with around 18% privately renting and 2% in social housing.

Median family income is higher than in Greater Sydney with around 36% of households receiving a weekly income of \$2,500 or more.

Annual change in Estimate Resident Population (ERP) Hornsby Shire

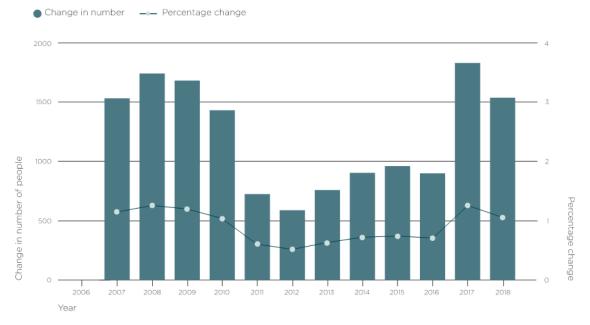


Figure 11: Annual change in Estimated Resident Population (ERP)

Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0).

Compiled and presented by .id the population experts

Hornsby continues to be an attractive location for families with 54% of all households containing children. This reflects availability of larger detached dwellings, high-quality environment, transport links to strong job catchment areas and the high quality and varied school opportunities.

Family households are ageing, and mature family households and emerging empty nesters will continue to increase. The Shire's population of older people is above the Sydney average reflecting the growth of Hornsby as a major provider of aged care and seniors housing. State Government projections of the +85 age group is above Council's projections. The ability for Hornsby to respond to the needs and preferences of its 65+ population and a shifting government emphasis on 'home care' is a key issue. Therefore, Council has recently prepared a separate Seniors Housing Demand and Supply Review.

Housing

Between 2011 and 2016 the stock of medium and high-density dwellings has grown, while the overall stock of detached dwellings has fallen reflecting development of housing in the new precinct areas. However, around 72% of the dwelling stock in 2016 remained detached houses. Neighbouring councils such as Ku-ring-gai and The Hills have a similarly high proportion of detached dwellings.

Around 7.4% of the Hornsby Shire's households were experiencing housing stress compared to 11.8% in Greater Sydney (2016).

Lower income households who are paying more than 30% of their household income to meet their housing costs are generally considered to be in housing stress

- Very Low Incomes is below 50% of the Census Median Equivalised Income.
- Low Incomes is 50% 80% of the Census Median Equivalised Income.
- Moderate Incomes is 80% 120% of the Census Median Equivalised Income.



Hornsby Snapshot Statistics

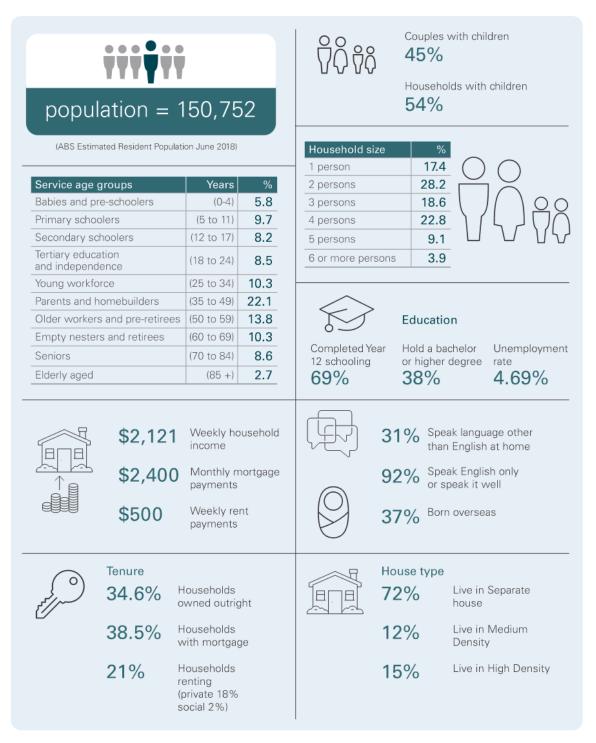


Figure 12: Hornsby Snapshot Statistics

Hornsby Shire Land Use Statistics

Hornsby Shire						
Land Area	460 square kilometres					
Natural Protected Areas	70%					
Rural Land	15%					
Open Space	5%					
Urban Areas	10%					

Figure 13: Hornsby Shire Land Use Statistics Source: Hornsby Shire Council GIS Statistics

Urban Areas		
Zone	Percentage	Hectares
R2 Low Density	92%	4,230 ha
R3 Medium Density	1%	50 ha
R4 High Density	2%	101 ha
Other	5%	219 ha

Figure 14: Hornsby Shire Urban Areas Statistics Source: Hornsby Shire Council GIS Statistics

1.3.2 Character

The District Plan advocates for housing strategies to be based on a place-based approach.

Our Local Character

Hornsby Shire is varied and diverse and many areas have a unique rural, natural or urban local character. Bushland, open space, heritage, high quality design and landscaped settings are core values of character.

We have a rich history from the original inhabitants the Darkingung, Dharug and Kuringgai Aboriginal people. There are over 200 known Aboriginal heritage sites including rock shelters, middens and engravings.

The Great North Road is a historical attraction built by convicts between 1826 and 1834 and remains an important transport route for the Shire.



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Our natural environment

Our natural environment is one of the hallmarks of Hornsby Shire. We are known as the Bushland Shire not only for our abundant bushland but for the biodiversity in flora and fauna, waterways and rural areas. The topography is characterised by steep valleys and ridges of Hawkesbury Sandstone, the waterways of the lower Hawkesbury River, and natural vegetation. Our bushland and waterways act as a natural constraint for urban development, with bushland covering over 2,000 hectares of the Shire. It also presents a significant bushfire risk to a large portion of our population.

The Shire's residential areas

The Shire's residential areas are concentrated in the southern part of the Shire known as the Metropolitan Urban Area. This extends north along the Pacific Highway and North Shore rail corridor. Smaller villages and neighbourhood centres with significant tree canopy are located throughout the large Metropolitan Rural Area. Many of the residential areas are affected by urban/rural interface issues such as bushfire risk, biodiversity, impact on waterways which require a tailored approach. Like the rest of Sydney, Hornsby Shire has been under substantial pressure to accommodate a rapidly growing population. High levels of development have occurred in housing precincts in recent years which has resulted in the transformation of areas along the Pacific Highway such as Asquith and Mount Colah.

Council is very keen to contribute to the State Government's precinct planning process for the area surrounding Cherrybrook Station. The recent Place Score survey of the local community revealed that people valued the natural and physical environment, feeling of community and safety and the access to services. They wanted more housing choice and affordability and community facilities.

The LSPS

The LSPS emphasises the need to protect and enhance the Shire's natural, built and cultural heritage. Several strategies are being undertaken to provide a clear framework to guide future land use planning as part of the Accelerated LEP Review program.

Defining Local Character

The Shire is made up of different places, each with their own distinct character. Local character is what makes people feel connected to a place and includes both what people can see – buildings, trees, parks and the like, and less tangible aspects such as safety, accessibility and access to opportunities.

Recognising what makes a place special is an important first step in helping to conserve and enhance what people value. It also provides an opportunity to identify desired character and how this can be integrated into the planning system.

The Hornsby Development Control Plan provides character statements for Council's heritage conservation areas and descriptions of desired future character for other areas. However, there is no single document providing a comprehensive overview of local character for our residential areas. Council is considering the need for a comprehensive local character review that would help to guide Council's future approach to delivering housing in the Shire. It would inform any future updates to the HLEP and HDCP.

Respecting local character does not prohibit new development in our urban areas. New development however must be design-led and build on valued characteristics of individual neighbourhoods and place. Good design that is place-based contributes to evolving and future character and setting.

1.4 Vision

Council's Housing Vision has been informed by State Government requirements, Council goals and the Community Strategic Plan, 2018.

Support
community well-being
through the provision of
housing that is affordable
and appropriate to
household needs and
preferences in terms of
choice and location, while
protecting and enhancing
local surroundings and
the natural environment.

- Hornsby Shire's Housing Vision



1.5 Stakeholder views

Our community has helped to shape this document through their comments on recent strategies, including the exhibition of the Local Strategic Planning Statement (LSPS). A summary of housing related issues raised by our local community is outlined below.

Hornsby Shire Local Strategic Planning Statement

Council's draft Local Strategic Planning Statement (LSPS) 2018-2028 was exhibited during August to October 2019. More than 1,900 community members have contributed their views on the Council's 20-year planning strategy through extensive engagement activities including a Future Living Summit, Youth Future Forum, online survey, submissions, focus groups and targeted consultation in local neighbourhoods. The Hornsby LSPS – Community Engagement Outcomes Report, 2019 provides a detailed overview of the responses received.

The housing topic resulted in complex and divisive views from the community. Opinions on the planning for future housing provision in Hornsby Shire fell into three distinct groups.

- Those wishing to see a complete stop to all new development (38% of online survey respondents were against greater housing choice)
- Those wishing to see some diversity in housing but contained in Hornsby Town Centre to protect the character of lower density areas (73% of Summit respondents in the voting activity supported the concentrated housing model)
- Those advocating more housing diversity, including affordable housing, throughout the Shire (37% of respondents supported greater housing choice, with strong support from respondents in Cherrybrook and Beecroft and key agencies).

Other topic areas generated relevant comments, these included: strong support for the Hornsby Town Centre revitalisation project, the need for better infrastructure; the need to protect the character of low-density areas; the need for stronger commitment to affordable housing, medium density housing and housing for an ageing population. Concerns were also raised about the effects of climate change and natural hazard risks, retaining the Shire's rural character, rural seniors housing. There was general support for promoting walkable neighbourhoods and a 30-minute city to reduce car dependency.

Affordable Housing Discussion Paper, 2018

Feedback on the Affordable Housing Discussion Paper consultation process was gathered during 2018 and 2019. This included submissions, community and industry stakeholder focus groups, telephone interviews, emails and online surveys. It highlighted that many people can relate to housing affordability issues including rental or mortgage stress. However, there is some confusion about the difference between social housing and affordable rental housing. Further conversations with the community are needed. Changes to SEPP 70 mean that there is potential for an affordable housing contribution scheme in Hornsby Town Centre.

Hornsby Shire Community Strategic Plan

Council's Community Strategic Plan (CSP) 2018-2028 was adopted in June 2018. Your Vision | Your Future 2028 outlines the aspirations for the future and represents a strategy to achieve those aspirations. It gives a timely and clear indication of community views and values, which include:

- Our community values the natural environment, the sense of belonging to a community and overall well-being. Many would like to see less development in the future in general and a balance of better planning for developments with protection of the environment, bush and green spaces.
- Housing precincts that now permit 5-storey and townhouse development have caused concern to some local communities about the changing character of their area

Our CSP highlights the key focus areas including giving people housing choices, valuing green spaces and environment, living with bushfire risk and a stronger economy.

Priorities

Creating capacity for new housing in the right locations was the impetus for Council's 2011 Housing Strategy, which is still relevant today and will continue to deliver housing beyond 2026. The housing precincts identified in 2011 concentrate development close to transport and services.

The Shire's Local Strategic Planning Statement identifies seven liveable priorities. Three of these priorities highlight the principles the Shire will follow in planning for new housing (LP.1, LP.2 and LP.6). The LSPS also highlights specific housing principles for the Shire. Both are provided in table 3 below.

Hornsby Local Strategic Planning Statement Liveable Priorities and Housing Principles

Issue	Hornsby's Liveable Priorities			
Protecting the character of our low density neighbourhoods	Protecting the predominant character of our lower density suburbs with large lots, an established tree canopy and a bushland or garden setting			
neighbourhoods	Protecting lower density suburbs and environmentally constrained areas from incompatible development.			
O December desires asselles of the second second	 Protecting our rural areas from inappropriate Seniors Housing development 			
Promoting design excellence for new housing	Providing housing choice, diversity and affordability			
Supporting the development of community and cultural	 Providing affordable housing for local residents (e.g. key workers, single parent households, the elderly and disabled) 			
facilities that will adequately service our current and	■ Capturing value for direct community benefit			
future community	Staging the provision of future housing, with the initial focus being within a revitalised Hornsby Town Centre			
Aligning the delivery of local infrastructure and public domain improvements with current and future growth	In considering areas for future housing in the longer term, there will be a focus on creating great places, rejuvenating areas and providing diverse housing choice, whilst avoiding the following areas:			
	Heritage conservation areas			
5. Protecting, conserving and promoting our natural, built	■ Areas with established tree canopy			
and cultural heritage	Areas with biodiversity and environmental value			
	Areas that are bush fore prone with high evacuation risk			
6. Providing housing in the right locations that meets the	Areas at high risk of flooding and inundation			
needs of our community with regard to housing type and mix, design, sustainability, affordability and safety.	Areas with limited transport, waste, water and road infrastructure			
	■ Areas with steep topography			
7. Promoting the arts, creative industries and temporary uses as well as the night-time economy.				

Figure 15: Hornsby Local Strategic Planning Statement Liveable Priorities and Housing Principles

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Section 2 The The Evidence

ff Trends suggest that the Shire will continue to be attractive to families

This section establishes where housing supply is adequate and where there are gaps by addressing the following components.

- Demographic indicators of social and economic factors
- Housing demand trends and diversity
- Housing supply trends and diversity
- Land use opportunities and constraints.

2.1 Demographic Summary

The population is growing on average by 1% per annum

A full analysis of the demographic information has been provided at Appendix 1 using data from the 2016 census and the Hornsby Shire Population Projections Report, 2016-2036 (.id the Population Experts). Where relevant the DPIE projections have been referenced.

A summary of Hornsby Shire's current demographic profile is provided in Section 1.3 Hornsby Snapshot.

A summary of Hornsby Shire's projected demographic profile is provided below.

Forecast Population 2016-2036 Hornsby Shire

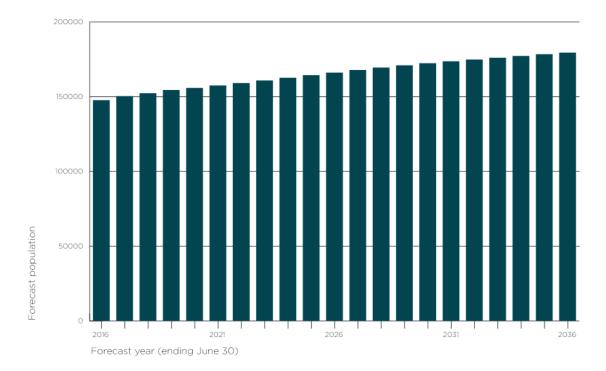


Figure 16: Forecast Population 2016-2036 Source: .id the population experts, Hornsby Shire Forecasts 2019

Age structure, Hornsby Shire 2016-2036

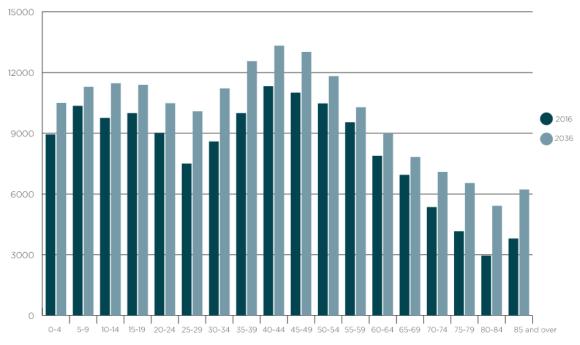


Figure 17: Age Structure, Hornsby Shire 2016-2036 Source: .id the population experts, Hornsby Shire Forecasts 2019

Net population increases are expected in all age groups to 2036.

Important population trends between 2016 and 2036 which will have implications for the provision of State and local services include:

- 30 To 34 age group will see the largest increase in persons - 2,622 persons. This is closely followed by the 25 to 29 age group (2,578 persons) and the 35 to 39 age group (2,570 persons). These combined groups (25 to 39) will account for 18.8% Of the population in 2036 or 33,867 persons.
- Young children: there will be an additional 1,554 children aged 0-4 years.
- School age children: there will be an additional 942 children aged 5 to 9 years; an additional 1,710 children aged 10 to 14 years and an additional 1,392 children aged 14 to 19 years. This group will comprise a smaller share of the population.

- Retirees: low growth in the 50-69 age group
- Elderly population (+85 years): predicted to increase from 2.6 % To 3.5% Over 20 years. This equates to an increase of 2,420 persons.
- Aged care residents: predicted to increase by 36.56% (679 Persons). From 1,860 persons in 2016 to 2,540 persons in 2036.

Population Growth by Area

Between 2016-2021 population growth will be highest in Waitara and Asquith. In the medium to longer term Hornsby Town Centre and surrounds and Cherrybrook will be the focus of population growth.

Assumed Share of population growth by suburb by period

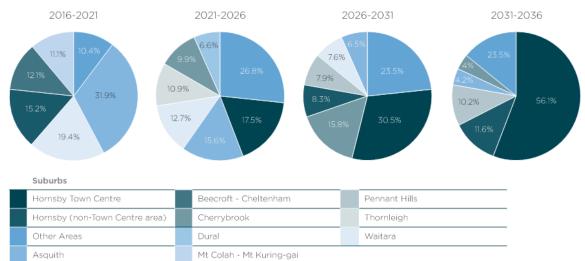


Figure 18: Share of Population Growth by Suburb by Period Source: .id the population experts, Hornsby Shire Forecasts 2019

2.2 Housing Demand

This section analyses housing demand in Hornsby Shire including market preferences. It identifies the amount and type of housing needed to support the predicted population and household growth to 2036.

Underlying Demand

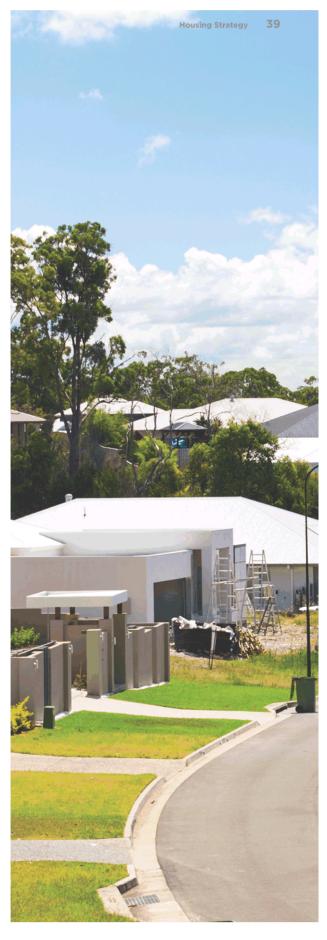
The underlying demand is the theoretical need for housing based on demographic projections which include population projections and past trends in household formation, including migration.

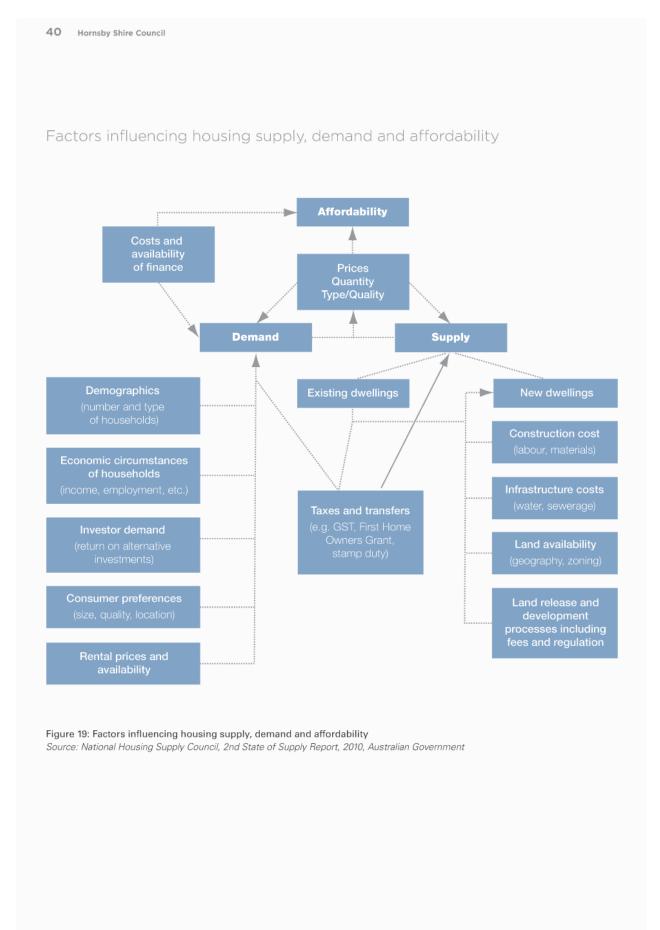
The State Government implied dwelling need based from 2016-2041 is identified as 14,476 dwellings. The implied dwelling projections do not include a 2016-2036 figure (which would be lower) for Greater Sydney local government areas.

Effective Demand

The effective demand is the size, type and location of dwellings that people are willing and able to buy and rent. It is influenced by wider market influences and other factors, including:

- Desirability of the area
- Affordability reflecting houses prices and income levels
- Proximity to employment and local services
- Access to public transport and infrastructure
- Land values, taxes and interest rates





Dwelling Structure by Household Composition

Existing dwelling structure is predominantly separate houses. The following chart highlights that separate dwellings are the dominant type of dwelling for all household types in 2016 - including 49% of lone person households. Over 83% of couple family with children live in a separate house as well as nearly 75% of couple family with no children.

Projected Dwelling Demand

The implied dwelling need based on State Government projections to 2041 is 14,476 additional dwellings. The projected dwelling demand prepared by .id the Population Experts is for the period to 2036 and takes into consideration future proposed land use. Including assumptions for the development of Hornsby Town Centre and Cherrybrook Station precinct (Government Land), this highlights that the number of dwellings in the Shire will increase by 14,879 to 66,631 dwellings in 2036.

Dwelling Structure by Household Composition and Family Composition

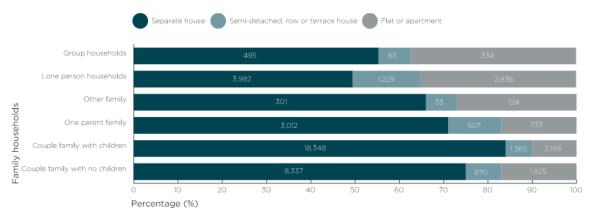


Figure 20: Dwelling Structure by Household Composition and Family Composition Source: Australian Bureau Of Statistics 2016 Census of Population and Housing

Hornsby Shire forecast population, households and dwellings

		Forecast year		Change	
	2016	2026	2036	2016-2036	
Population	147,661	166,158	179,582	31,921	
Households	49,867	57,750	64,152	14,285	
Average household size	2.91	2.82	2.75	-0.16	
Hornsby residents aged 70+ in aged care	1,858	2,537	2,537	679	
Dwellings	51,752	59,987	66,631	14,879	

Table 21: Hornsby Shire Forecast Population, Households and Dwellings Source: .id the population experts, Hornsby Shire Forecasts 2019

Forecast Population, Households and Average Household Size

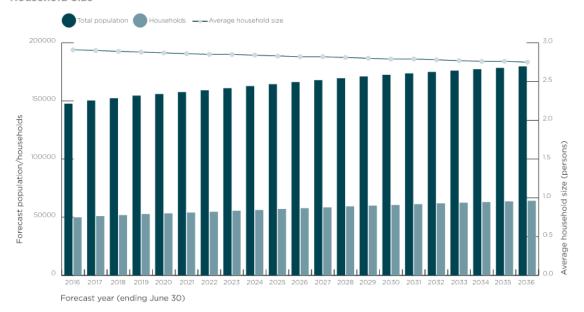


Figure 22: Forecast Population, Households and Average Household Size Source: .id the population experts, Hornsby Shire Forecasts 2019

Forecast Household Types

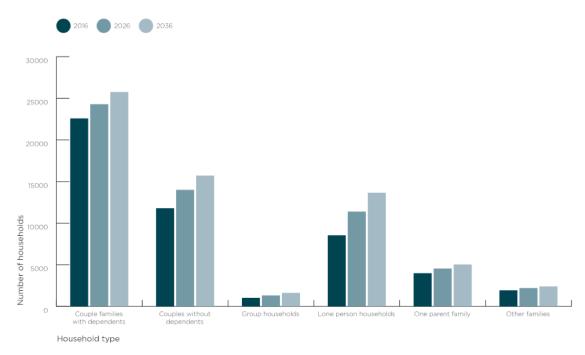


Figure 23: Forecast Household Types
Source: .id the population experts, Hornsby Shire Forecasts 2019

Figures 21 and 22 highlight a decreasing average household size alongside continued population growth. Consequently, there will be a corresponding demand for smaller dwellings.

Figure 23 highlights the growth in all household types. The most significant change will be the growth in lone person households, which is likely to increase by 5,100 households up to 2036. Around 56% of the growth in lone person households will be seen by 2026 (2,835). By 2036 lone person households will comprise 21.3% of all households. It is expected that a significant proportion of the lone person households will be older – particularly the over 85 age group.

Dwellings for Future Household Needs

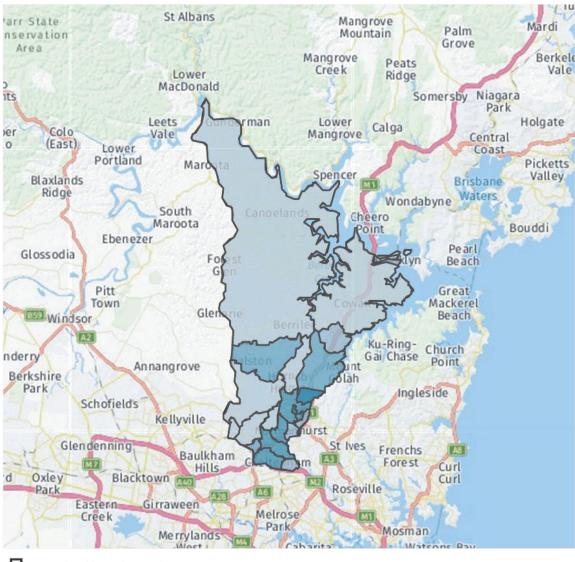
Family household are likely to require larger apartments, more affordable medium density options (such as town houses) or detached dwellings.

Trends suggest that the Shire will continue to be attractive to families. By 2036 Couple families with dependents (the dominant household type) will reach 25,756 households (+25%) an increase of over 3,900 households.

Growth for this household group is expected to be concentrated in Asquith, Waitara and Hornsby Town Centre – see Figure 18. The proposed dwellings stock in these areas will be predominantly high-density. Families are likely to require larger apartments which suggests that more 3-bedroom apartments may be necessary in the future. The majority of apartments (69%) that have been constructed in the new medium and high density areas have been 2-bedroom.



Forecast household types map - Couples with Dependents



- ☐ Hornsby Shire Council
- -154 to -11
- -10 to +96
- +97 to +215
- +216 to +419
- +420 to +836

Figure 24: Forecast Household Types Map – Couples with Dependents

Source: Population and household Forecasts, 2016 to 2036, prepared by .id, the population experts, February 2019.

An Ageing Population

An ageing population will need smaller accessible dwellings located near health and community services and centres.

Council's records indicate that the number of persons aged 70+ in Hornsby will increase by 9,000 between 2016 and 2036 and will represent 14% of total population by 2036.

State Government predictions are slightly higher, at 10,850 additional 70+ residents. It is estimated that there will be 12,200 more people aged over 62 years in Hornsby Shire by 2036.

There is a need for more one bedroom and bedsits for a growing elderly population in lone person households.

Providing greater affordability and choice to older people keen 'downsize' but who do not move out of the area is an important consideration. The 2016 census data highlights that 49% of lone person households and 75% of couple family with no children live in a separate house. The evidence suggests that a growing proportion of Hornsby's detached housing is 'empty nest' households with many having reached or close to retirement age.

Many older people do not prefer high density housing and there is a comparative lack of low-scale medium density dwellings in the Shire. Most R3 – Medium density zoned land is already developed or in the development pipeline. Elderly residents are therefore

more likely to remain in their own detached dwellings for longer or have to move outside the Shire.

The forecasts indicate that Berowra Heights will see a significant change in the age group composition by 2036 as the resident population ages.

Seniors housing in areas such as Cherrybrook, Hornsby, Beecroft-Cheltenham, Castle Hill and Thornleigh is the impetus for much of the growth in the +70 age group in these locations. Other areas where there is a high percentage growth include Galston-Middle Dural and Westleigh.

Aged Care Accommodation

There were 1,858 persons over 70 years in aged care in 2016. This is predicted to rise to 2,537 in 2036. Figure 25 below.

Beyond the current development pipeline, the population forecasts assume no further increase in residential aged care facilities. The Shire will continue to play a more than prominent role in residential aged care, but the role will diminish slightly after 2026 as no developments are assumed.

A separate Seniors Housing Demand and Supply Review has been prepared by Council to assist decisions concerning the preparation of a standalone Seniors Housing Strategy.

Historical and assumed population 70+ in residential aged care, Hornsby Shire, 2006 - 2036

Aged care components	2006	2011	2016	2021	2026	2031	2036
Population 70+	12,848	14,428	16,279	19,159	21,806	23,841	25,279
Commonwealth Funding (Beds per 1,000 70+ pop	86	85.8	79.7	79	77.6	76.3	75
Normal' Commonwealth Funding (no. beds)	1,105	1,238	1,297	1,514	1,692	1,819	1,896
Hornsby Shire residents aged 70+ in aged care	1,952	2,144	1,858	2,157	2,537	2,537	2,537
Hornsby Funding ratio (based on normal funding)	117%	173%	143%	143%	150%	139%	134%

Figure 25: Historical and Assumed Population 70+ in Residential Aged Care, Hornsby Shire, 2006 - 2036 Source: .id the population experts, Hornsby Shire Forecasts 2019

Young Workers

Young workers will require more affordable and accessible locations. Currently this age group is leaving the Shire.

Young adults are likely to continue to move to the inner city LGAs. There is an obvious out migration of young adults, which is being driven by affordability and limited tertiary education opportunities. Future growth of the education sector would help to retain the young adult population for which adequate housing provision near public transport and services will be needed.

Key Workers

Key workers need affordable rental or purchase housing near their place of work. Key workers are leaving the Shire as houses are around 30 times their median annual income, and units are around 17 times their income. Further consideration of the needs of Hornsby's workforce, including the 52% who live outside the Shire. Many workers may choose to live in the Shire if they could. Key workers are likely to form a significant proportion as the health care, social assistance, education and training are the largest employment sectors.

Housing Market Area

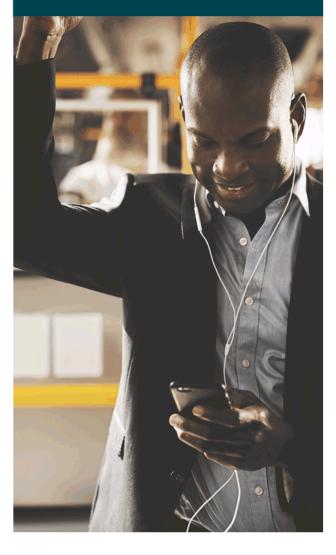
Hornsby is in a housing market area that covers key road and rail transport routes to Macquarie Park and the CBD

Recent research suggests that people generally prefer to remain in their local area, with 82% of residents moving into a new home with 15km of their former residence.

The Greater Sydney Commission's North District Plan identifies four housing market demand areas. Hornsby is located within the Central North Area housing market area which stretches from the Parramatta River through Ryde and Hornsby in the north-south corridor around the T1 Northern train line.

This reflects the 2016 census data highlighting that the Shire attracted people from Parramatta, Ryde, Cumberland and Willoughby council areas.







House and Unit Sale Prices

The median value of dwellings in Hornsby Shire has increased in line with rising prices throughout Greater Sydney. The sale value of houses in Hornsby Shire exceeds the Greater Sydney average. The value of apartments (units) is slightly lower than the Greater Sydney average. House prices are one of the key indicators of an area's popularity. High house prices usually indicate access to high paid jobs and a very desirable area. This can present issues in attracting and retaining key lower skilled workers. Hornsby's relatively high sales prices reflect the type of housing (predominantly large detached dwellings (72%) and excellent transport links to major employment destinations commensurate with highly paid jobs. There are very high proportions of 4 and 5 bedroom houses in comparison to Greater Sydney. These numbers are also increasing.

The median house value in Hornsby increased from \$862,522 in 2014 to \$1,336,079 in 2018, an increase of 55%. Prices had fallen from a peak of \$1,384,744 in 2017.

Median Valuation of Houses in Hornsby Shire

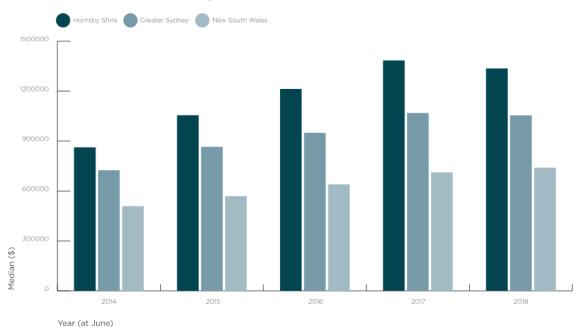


Figure 27: Median Valuation of Houses in Hornsby Shire
Source: Hometrack 2014–2018, Housing Valuation System. .id the population experts, Hornsby Shire Forecasts 2019

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Median Valuation of Units in Hornsby Shire

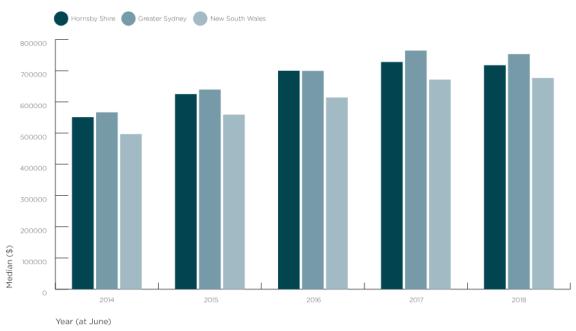


Figure 28 Median Valuation of Units in Hornsby Shire
Source: Hometrack 2014–2018, Housing Valuation System. .id the population experts, Hornsby Shire Forecasts 2019

The median unit price in Hornsby increased from \$550,898 in 2014 to \$717,430 in 2018, an increase of over 30%.

A recent study by the University of Sydney found that the median unit price in Greater Sydney in 2018 was 16 times the earnings of a key worker.

House and Unit Rental Prices

Weekly rental prices for houses and units in Hornsby increased significantly between 2007 and 2017. During that time the weekly rent on a 3-bedroom house increased over 70% and a 2-bedroom unit increased by over 60%. Prices have dropped since the mid-2017 peak reflecting the general trend across Greater Sydney and NSW.

In June 2019 there were over 10,000 rental bonds held in Hornsby Shire. This represents a fall over 2,100 dwellings (-17%) since June 2017. In the 12 months to June 2019 there was a 6.6% increase in new bonds across all property types of which 46% were for units, 35% were for houses and 8% for town houses and the remaining 11% were 'other'. This suggests there are fewer private properties available for rent and that nearly half of all new bonds are for units.

In the quarter to June 2019 there were 497 new bonds lodged for units in Hornsby of which 302 were 2-bedroom units, 129 were 1-bedroom units, only 39 were 3-bedroom units.

The FACS June 2019 quarterly rent statistics show that Hornsby has higher house rents that the Sydney average, but lower unit rents.

- House (3-bedroom) median weekly rent was \$600 (down from \$650 in 2017), higher than \$550 in 2012). The median weekly rent of all sized houses was \$660 (June 2019). Greater Sydney average in 2019 was \$480.
- Townhouse (3-bedroom) median weekly rent was \$620 (June 2019) which is the same as September 2018. Greater Sydney average in 2019 was \$550.
- Unit (2-bedroom) median weekly rent was \$495 (down from \$530 in 2017, but still higher than \$470 in 2014). Greater Sydney average in 2019 was \$535.

Social Housing Waiting Time

The Department of Family and Community Services (FACS) has released updated information on the expected social housing waiting times for general applications. Social housing waiting times have risen in the 12 months to June 2019. For priority applicants this has risen 41%. For general applicants this has risen 44%.

Hornsby is located within Northern Zone which includes 84 suburbs. As at June 2019 there were 1,346 general applications (up from 1,292 in June 2018) and 252 priority applications (up from 179 priority applications at 30 June 2018). The expected waiting time for 2 and 3 bedroom properties is 5 to 10 years. The expected waiting time for a studio/1 bedroom property and 4+ bedroom properties is 10+ years.

Priority applicants are those who need urgent housing and are not able to rent privately. Applicants must also show that they have tried to find accommodation in the private rental market before being considered for priority housing.

Patterns of Demand

Preliminary market research undertaken in 2016 indicated the preference of the 30-49-year groups for detached housing, which is the dominant house structure in the Shire (over 72%). The median house price of \$1.35M is often beyond the affordability of many households, which results in people choosing to rent, or moving to another area or medium and high-density dwellings.

Council's Seniors Housing Supply and Demand Review notes that the Baby Boomer generation are creating demand for new types of housing, seeking a smaller single level house with a garden or courtyard.

A survey of estate agents indicated strong interest from potential buyers for medium density product and that greater diversity of housing was required to meet market demand. Medium density currently only comprises 12.2% of dwelling structure in Hornsby Shire.

Hornsby's current medium density controls favour strata product in larger developments within consolidated lots and basement parking

Diversity and Choice

Council is mindful that, although there is enough zoned land and development pipeline capacity to accommodate total dwelling demand, Council's planning for the medium to long term will need a focus on housing choice and diversity to cater for the expected age, income and household type in the Shire.

Sydney-wide research undertaken by The Grattan Institute, UTS, The CUT and The Committee for Sydney has demonstrated a strong support from community for an increase in housing diversity and clear recognition of the lack of supply of this type of housing.

Further assessment of the demand and opportunities for a range of medium density development housing types is needed.



Affordable Housing

Council's draft Affordable Housing Discussion Paper suggests a number of options that could be developed into either a future Affordable Housing Policy or separate strategies and actions. There are specific actions also identified in the North District Plan which include:

- An Affordable Housing Contribution Scheme under State Government policy (SEPP 70) to levy affordable housing contributions. An amendment would be required to be made to the Hornsby Local Environmental Plan 2013 to allow contributions to be collected; or
- An Affordable Rental Housing Target Scheme which would set rental housing targets for low and verylow income households of between 5-10% of additional floor space, generated through a rezoning undertaken as part of the Hornsby Town Centre Beview.

Housing Strategy

Social housing
is rental housing provided by
not-for-profit, nongovernmental or government
organisations to assist people
who are unable to access
suitable accommodation in the
private rental market. Social
housing includes public,
Aboriginal and community

housing, as well as other

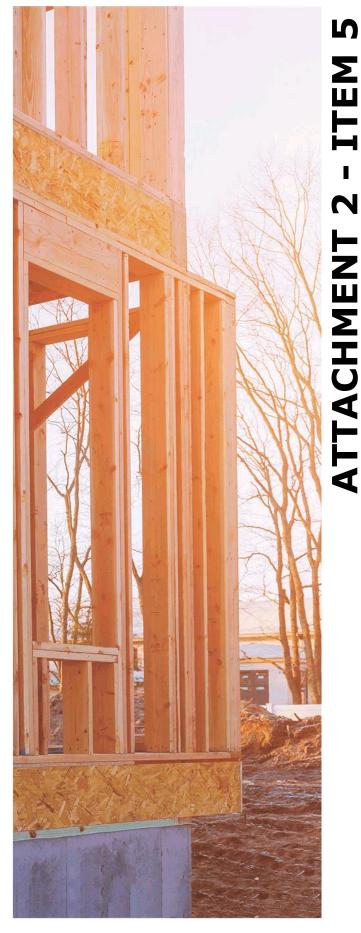
services and products.

Affordable housing is housing that is provided at a discount to market rent. These properties are likely to have been developed with assistance and planning incentives from the NSW and / or Commonwealth Governments, or cross subsidy from the sale of private dwellings. Affordable housing may be owned by private developers, private organisations, local governments or community housing providers, but is usually managed by not-forprofit community housing providers.

 Source: Future Directions for Social Housing in NSW, NSW Government, 2016

2.3 Housing Supply

Housing supply needs to include right types in the right areas and take into consideration the unique character of local neighbourhoods. Communities and councils have the lead role in determining where new housing can be delivered and how this can be done with respect to the character of the local neighbourhood.



Dwelling Stock in Hornsby Shire

In 2016 there were 51,420 private dwellings of which 72% were separate dwellings.

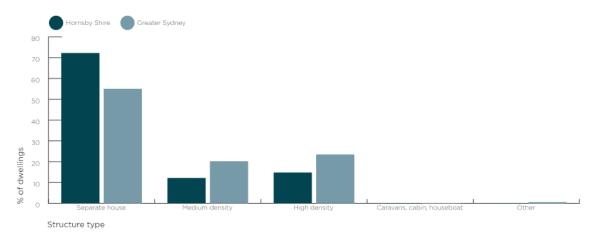


Figure 29: Dwelling Structure 2016

Source: id the population experts, Hornsby Shire Forecasts 2019

The overall dwelling stock increased by 1,574 between 2011 and 2016. This reflected a reduction in the overall number of separate houses (decline of 404) and an increase in apartments and medium density stock (1,176 and 676 respectively).

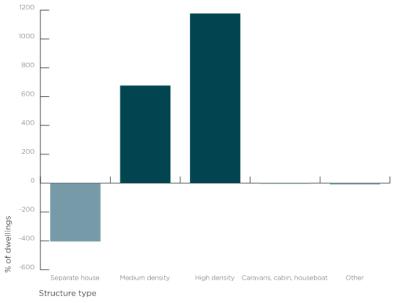


Figure 30: Change in Dwelling Structure 2011 to 2016 Source: id the population experts, Hornsby Shire Forecasts 2019

Projected Housing Growth

Residential development forecasts assume the number of dwellings in Hornsby Shire will increase by an average of 744 dwellings per annum to 66,632 in 2036.

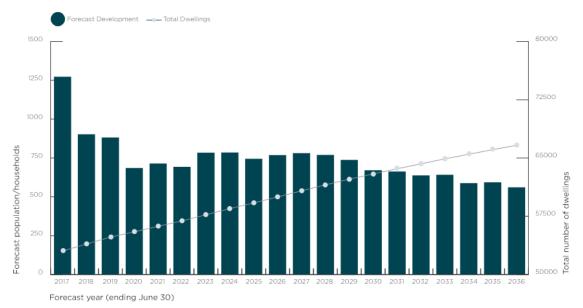


Figure 31: Forecast Development and Housing Growth, 2017–2036 Source: id the population experts, Hornsby Shire Forecasts 2019

Historical and forecast dwelling gain, Hornsby Shire and Northern Sydney, 1996-2036

	1996-01	2001-06	2006-11	2011-16	2016-21	2021-26	2026-31	2031-36
Hornsby dwelling gain	3,282	3,443	1,198	1,598	4,459	3,776	3,500- 4,000	3,000- 3,500
North District	14,037	13,909	12,589	19,422	25,950	22,017	22,017	22,017
Hornsby (percent)	23.4%	24.8%	9.5%	8.2%	17.2%	17.1%	16.3%	13.6%

Figure 32: Historical and Forecast Dwelling Gain, Hornsby Shire and Northern Sydney, 1996–2036

Source: ABS, Census of Population and Housing; id the population experts, Hornsby Shire Forecasts 2019

Dwelling Gain and Building Approvals to 2021

Figure 33 shows building approvals since 2009. This highlights Hornsby's relatively slow dwelling growth between 2011 and 2016. This trend contrasted with the significant growth across Northern Sydney.

The adoption of the Hornsby Shire Housing Strategy 2011, which identified new precinct areas for medium and high-density development resulted in building approvals. Additional development was also separately identified for the western side of Hornsby Town Centre.

There was a spike in dwelling approvals between 2014-2016 particularly in the precinct areas close to public transport and commercial centres. The precincts allow for a mix of townhouse, five-storey and eight-to ten-storey residential and mixed-used developments. These are located in parts of Asquith, Beecroft, Hornsby, Mount Colah, Normanhurst, Pennant Hills, Thornleigh, Waitara and West Pennant Hills. Figure 36 provides the location of all the housing precincts.

Building approvals, Hornsby Shire, 2009-2019

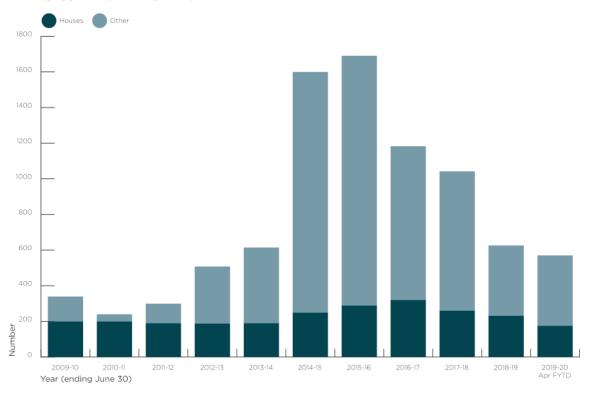


Figure 33: Building Approvals, Hornsby Shire, 2009-2019 Source: Australian Bureau of Statistics, Building Approvals, Australia (8731.0). id the population experts, Hornsby Shire Forecasts 2019

Hornsby is on track to deliver a net increase of 4,500 dwellings between 2016 and 2021. As at December 2018 there were 4,254 dwellings approved. Figure 34 below.

North District Housing Targets vs. Dwelling Approvals

LGA	Draft GSRP target 2016 - 2021	Dwelling approvals Jul 2015 - Dec 2018	% 2016 - 2021 target already approved
Hornsby	4,350	4,254	97.80%
Hunters Hill	150	142	94.70%
Ku-ring-gai	4,000	3,964	99.10%
Lane Cove	1,900	2,313	121.70%
Mosman	300	179	59.70%
North Sydney	3,000	2,239	74.60%
Northern Beaches	3,400	3,689	108.50%
Ryde	7,600	8,765	115.30%
Willoughby	1,250	1,071	85.70%
Total Northern Sydney	25,950	26,616	102.60%

Figure 34: North District Housing Targets vs. Dwelling Approvals

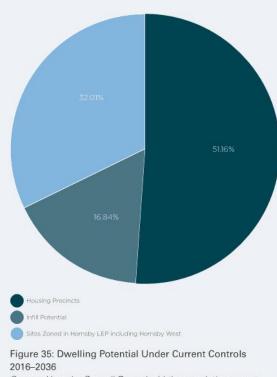
Source: North District Plan. Australian Bureau of Statistics, Building Approvals Australia

Capacity of Existing Land Use Controls

An assessment of the Shire's theoretical housing capacity has been undertaken. This has identified the maximum number of dwellings (net) that could be developed under the current land use controls. The assumptions reflect development applications already consented and existing controls to determine yield, density and take-up for all relevant sites in the Shire.

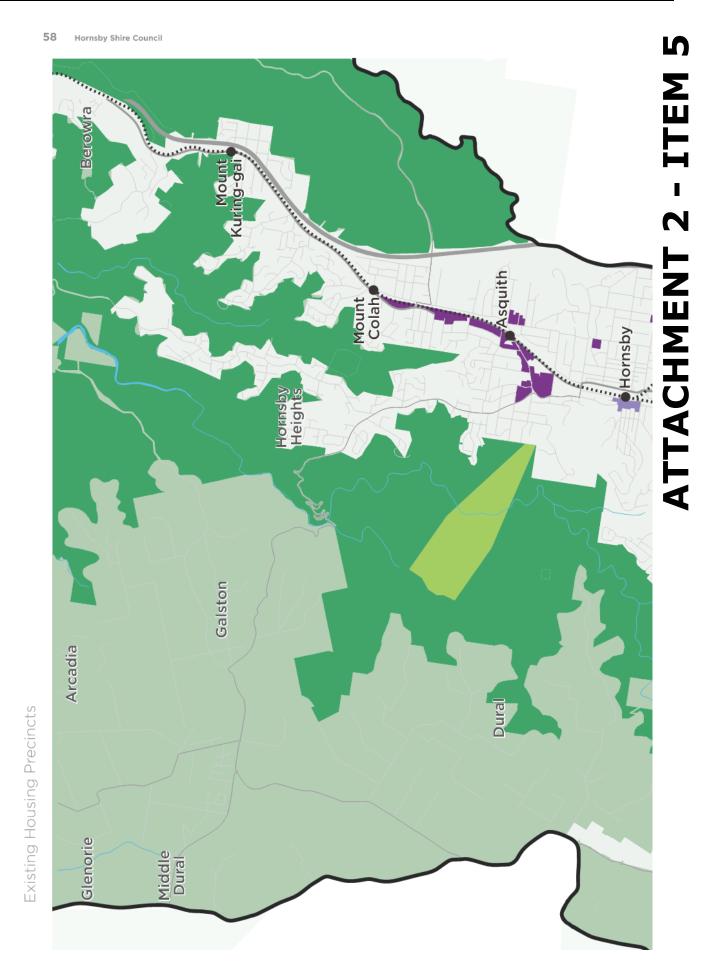
The exercise has revealed that Hornsby Shire has a theoretical housing capacity, under existing planning controls, of around 12,150 dwellings from 2017 to 2036. The housing precincts identified in 2011 will provide half of all dwellings within existing land use controls. Other areas with significant development capacity yet to be constructed include Hornsby West, areas in Cherrybrook and retirement villages/senior living.

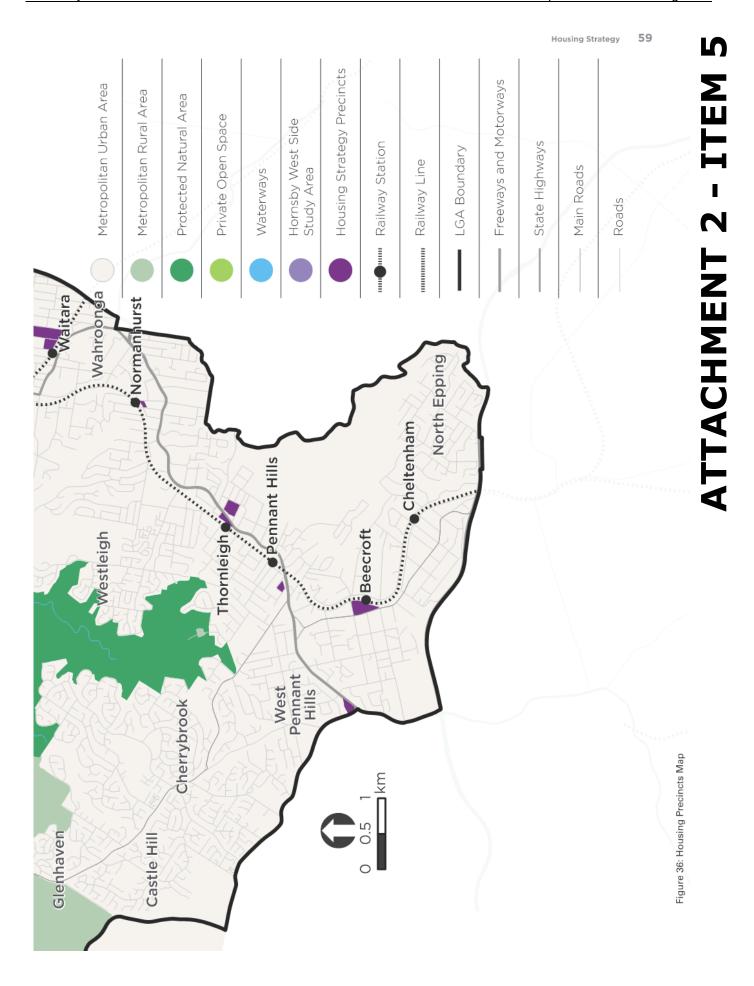
Dwelling Potential under Current Controls 2016-2036



Source: Hornsby Council Records. id the population experts, Hornsby Shire Forecasts 2019







Housing Precincts

The Shire's current housing precincts (identified in Appendix 2) will provide a significant proportion of the dwellings needed in the Shire.

These precincts offer the potential to deliver around 6,182 dwellings between 2017 and 2036, with a further 378 dwellings beyond 2036.

Housing Precincts 2016 to 2036

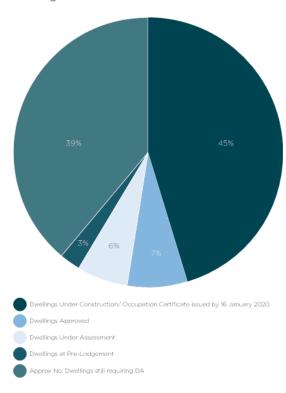
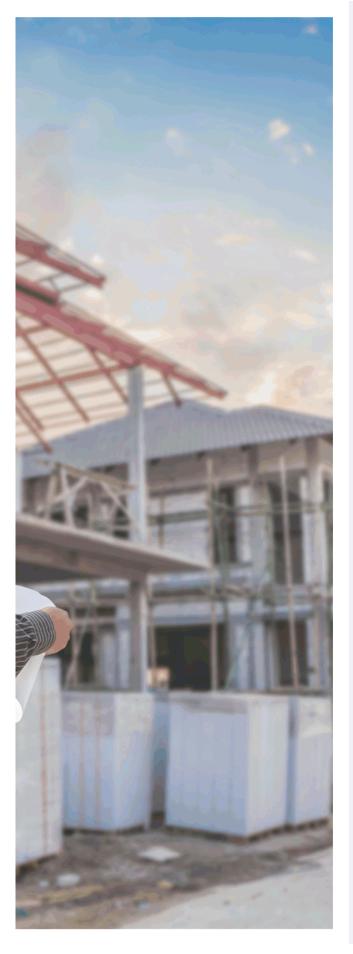


Figure 37: Development Status Housing Precincts Source: Hornsby Council Records. id the population experts, Hornsby Shire Forecasts 2019





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Approximately 50% of all dwellings in the housing precincts (3,028) are expected to be constructed by 2021.

Of those, around two thirds are expected to be delivered by the end of 2019. This reflects a period of significant construction activity over the last few years in precincts in Waitara (No.14), Mount Colah (No. 1) and Asquith (No.s 4, 5, 7 and 8) as identified in Figure 39.

Short-Term Development Projections in all Housing Precincts between 2017 and 2021

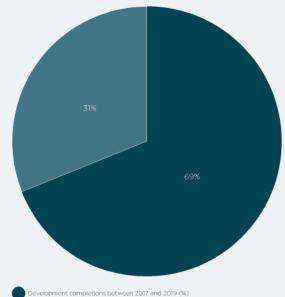


Figure 38: Short-Term Development Projections in all Housing Precincts 2017–2021 Source: Hornsby Council Records. id the population experts, Hornsby Shire Forecasts 2019

nt completions between 2020 and 2021 (%)

Projected Development in Housing Precincts

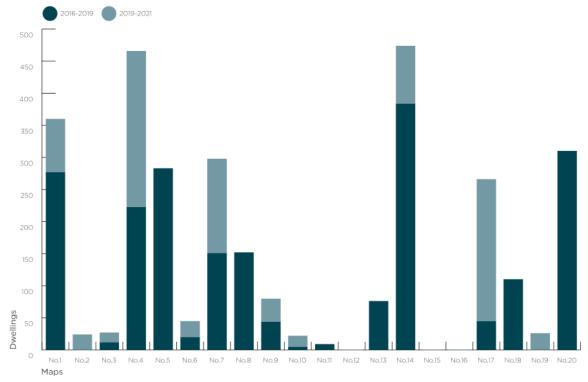


Figure 39: Projected Development in Housing Precincts Source: id the population experts, Hornsby Shire Forecasts 2019

Infill sites are those with subdivision or granny flat potential. Appropriate assumptions regarding likely take-up rates have been made. The Cherrybrook Planned Precinct area and land part of the Hornsby Town Centre Study Review are not included in current Housing Precinct projections.

Table 40 below identifies the development capacity of existing land use controls in Hornsby Shire.

Source	Potential no. of dwellings to 2036	Likelihood of delivery in: short (2017-2021), medium (2022-2026) and long term (2027-36)
Infill areas throughout the Shire	2,046	Around 20% could be delivered in the short-term. Estimate 424 dwellings. Around 25% could be delivered in the medium-term. Estimate 502 dwellings. Around 55% could be delivered in the longer-term. Estimate 1120 dwellings.
Total for other areas including housing precincts	10,104	Around 40% could be delivered in the short-term. Estimate 4,035 dwellings. Around 29% could be delivered in the medium-term. Estimate 2,744 dwellings. Around 31% could be delivered in the long-term. Estimate 3,325 dwellings.
Total	12,150	Short-term: 4,459 (37%) Medium-term: 3,426 (28%) Long-term: 4,445 (35%)

Figure 40: Notional Development Capacity (existing controls) in Hornsby Shire 2017-2036 Source: id the population experts, Hornsby Shire Forecasts 2019

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Future Housing Supply Assumptions

Table 40 above highlights that the Council has a theoretical development capacity of 12,150 dwellings without any further rezonings.

The .id projections for additional dwellings to 2036 is 14,879 dwellings, which includes development within the Hornsby Town Centre and government land around Cherrybrook Station precinct.

Early indications from the Hornsby Town Centre Review and preliminary work undertaken for the Cherrybrook Station precinct indicate that over 4,000 dwellings could be accommodated in these areas.

It would be necessary that approximately 50% of these dwellings were completed by 2036 to meet the dwelling projections. This aligns to where the planning for both projects is up to.

Housing Supply Forecast By Area

The .id forecasts provide a geographical overview of where the 14,879 dwellings will be located. See Figure 41 (adjacent). This number includes a proportion of dwellings forecast at Cherrybrook Station and Hornsby Town Centre.

In the short-term growth will be concentrated in existing precinct areas including Asquith, Waitara and Mount Colah – Mount Kuring-gai.

Housing Type Supply

A high proportion of the future housing supply will be apartments. Infill opportunities could provide between 14% of the dwellings which are likely to be subdivision and granny flat opportunities. These figures are notional and difficult to predict with accuracy.

The demographic profile and market preferences information indicates that there will be a mismatch in the type of housing that people want. There is a need for more housing choice and diversity to cater for a range of household types. This includes demand for medium density development, a form of housing which is lacking within the Shire.

Forecast dwellings and development

Area	Change between 2016 and 2036
Hornsby Shire	+14,879
Arcadia - North Western Rural	+111
Asquith	+2,391
Beecroft - Cheltenham	+779
Berowra	+164
Castle Hill	+93
Cherrybrook	+1,135
Dural	+232
Galston - Middle Dural	+298
Hornsby Heights	+70
Mount Colah - Mount Kuring-gai	+909
Normanhurst	+176
North Epping	+96
Pennant Hills	+609
Thornleigh	+817
Wahroonga	+330
Waitara	+1,577
West Pennant Hills	+275
Westleigh	+36
Berowra Heights - North Eastern Rural Balance	+135
Brooklyn	+32
Hornsby Town Centre	+3,095
Hornsby Balance	+1,519

Figure 41: Forecast dwellings and development Source: id the population experts, Hornsby Shire Forecasts 2019

Forecast Dwellings and Development



- ☐ Hornsby Shire Council
- 32 to 609
- 610 to 1519
- 1520 to 2391
- 2392 to 3095

Figure 42: Dwellings and Development Map

Source: id the population experts, Hornsby Shire Forecasts 2019

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2.4 Land Use Opportunities and Constraints

This section provides an understanding of the council area and its development context by identifying the constraints and opportunities which may influence where development occurs.

Land Use Constraints

Hornsby Shire has significant areas of land that are subject to environmental, ecological or natural hazard constraints. Most of these areas include significant areas of bushland and tree canopy cover. These areas would be unsuitable for new housing. A description of each constraint and relevant maps are provided for each.

National Parks and Reserves

Nearly 70% of the Shire is National Park and reserves characterised by large tracts of bushland. These include Berowra Valley National and Regional Park, Ku-ring-gai Chase National Park and Crosslands Reserve. These areas are protected and are unsuitable for development. Figure 45 (Biodiversity map from the LSPS) highlights the extent of protected areas.

Biodiversity

The Shire contains over 1,000 native plant species and 388 native animal species. Our current Biodiversity Conservation Management Plan (2006) is to be updated. The 2006 Plan lists 26 plant species and 42 animal species as threatened. Important Threatened Ecological Communities includes the Blue Gum Forest which is critically endangered - of the 2% remaining, 25% occurs in Hornsby Shire. Figure 45 (Biodiversity Map from the LSPS) highlights the extent of the biodiversity areas. Protecting these habitat areas is critical to the ongoing sustainability. These areas have been identified as unsuitable for further residential development beyond appropriately designed infill opportunities.

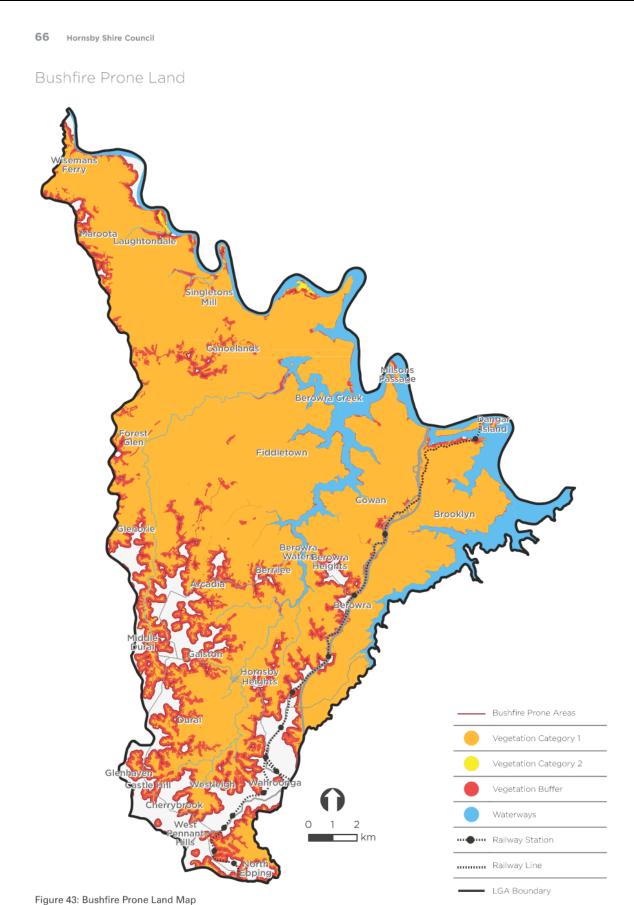
Bushfire Risk

Proximity to bushland is one of the most significant constraints for future housing in the Shire. Bushfire prone areas are shown in Figure 43 and represent approximately 70% of the Shire's land area.

Increased housing densities will not be supported north of Yirra Road, Mount Colah until the Rural Fire Service is satisfied that Bushfire Evacuation Risk Modelling and Management Planning is adequate.

Council has made representations to the Greater Sydney Commission and the Department of Planning, Industry and Environment that the limitation which applies north of Yirra Road, Mount Colah should be considered in relation to the finalisation of medium and long-term housing targets for Hornsby.





Land subject to Bushfire Evacuation Risk Modelling

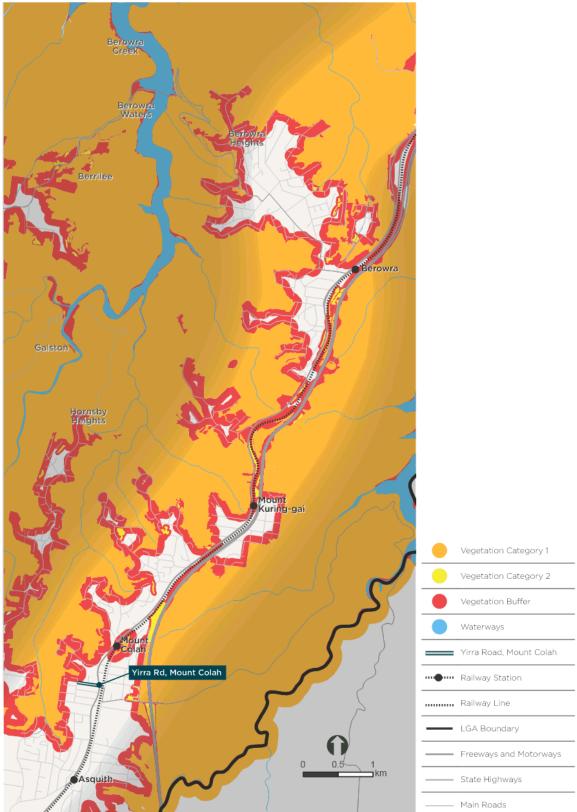
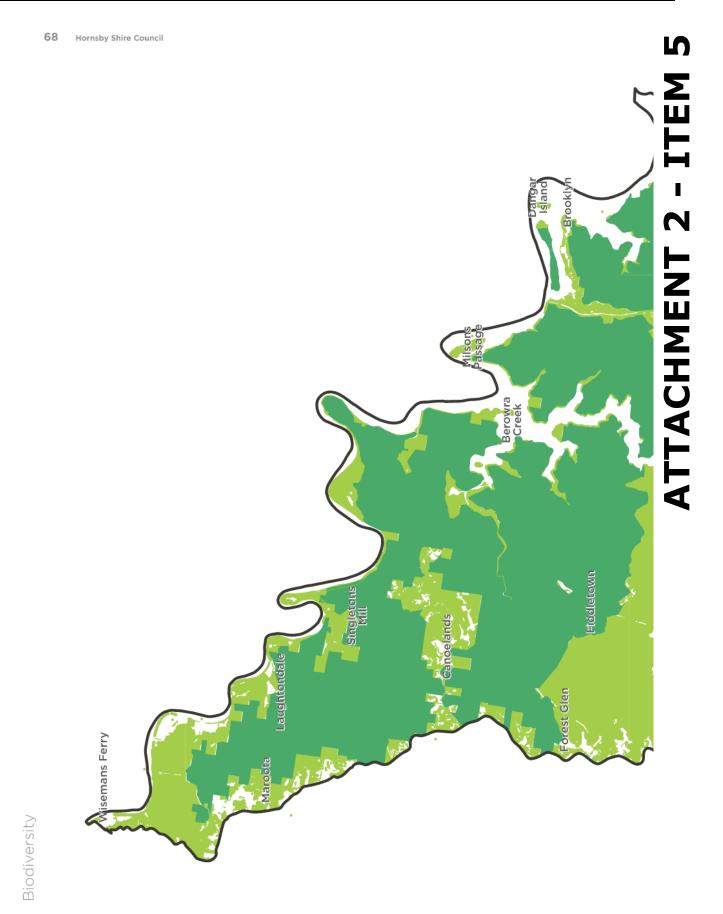


Figure 44: Land subject to Bushfire Evacuation Risk Modelling



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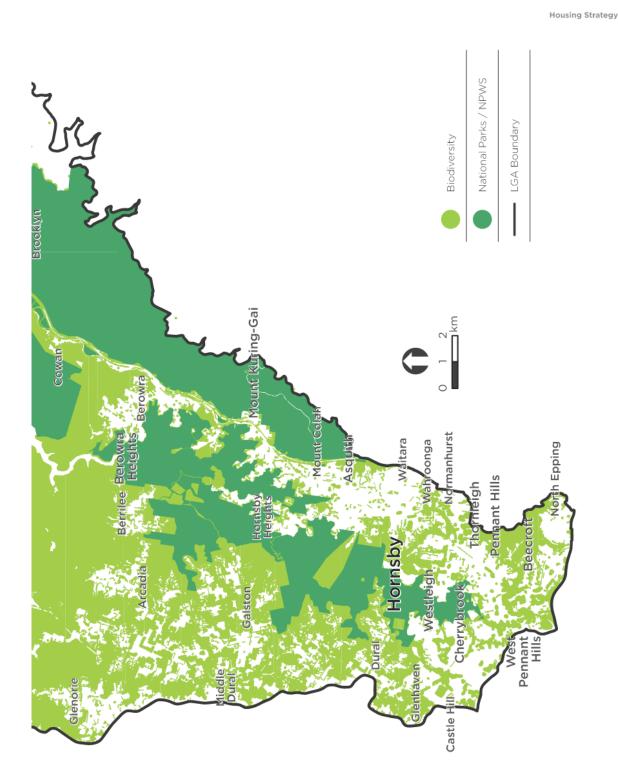


Figure 45: Biodiversity Map

Trees and Canopy

The urban forest is important to the Shire's liveability, community health and wellbeing, biodiversity and to its landscape character and amenity. The community wants it to be protected and well managed.

An Urban Forest Strategy that aims to protect and enhance the urban tree canopy is being prepared. It will identify a Green Grid for Hornsby Shire and will influence many aspects of Hornsby's future including water quality, urban design, planning policy, active transport, biodiversity and climate change adaptation.

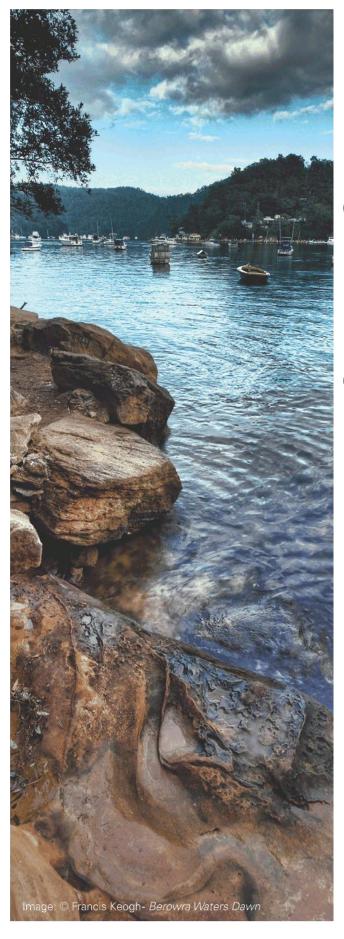
Waterways

Our waterways are some of Hornsby's most important natural assets. The Lower Hawkesbury River supports the second largest estuary fishery and the second largest oyster farming industry in NSW.

Hornsby Shire covers the Berowra Creek, Hornsby Creek, Cowan Creek, Lane Cove and Hawkesbury River catchments. Increased urban development, clearing of vegetation can cause risks to waterway health through pollution and large quantities of storm water run-off from increased hard surfaces.

A waterways constraints analysis was undertaken as part of the baseline study for the 2011 Housing Strategy. Development scenarios were tested to understand the limits for sustainable development within the entire river catchment area. This helped to direct the development precincts to areas that would cause the least stress to estuarine environment. These areas included Beecroft, Cherrybrook, North Epping and Pennant Hills.

The 2019 Draft Waterway Health Review highlights that elevated nutrient concentrations remain an issue.



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Heritage

Heritage conservation is a key priority for parts of the Shire. We have 72 listed archaeological sites, 737 heritage items and six Heritage Conservation Areas (HCAs) of local heritage significance. The Department has amended the Seniors Housing SEPP to temporarily exclude the policy from applying to Heritage Conservation Areas in Greater Sydney until July 2021.

HCAs are worthy of protection due to the collective nature of the buildings and components that contribute to an overall heritage significance.

Heritage controls do not prevent development but aim to ensure that any change does not detract from the significance of heritage items. Sites in a heritage conservation area are potentially constrained.

Phase 1 of the Hornsby Heritage Plan, 2019 is complete and has included the preparation of a heritage gap analysis and the Hornsby Heritage Action Plan 2019. The final study will inform Council's options, plans and development controls in areas identified for additional housing density.

Heritage Conservation Area (HCA) Beecroft-Cheltenham HCA Hornsby West Side, comprising Mt Errington Precinct HCA Pretoria Parade HCA, and Peats Ferry Road HCA The Crescent HCA Wahroonga HCA Wahroonga North HCA

Figure 46: Hornsby Heritage Conservation Areas

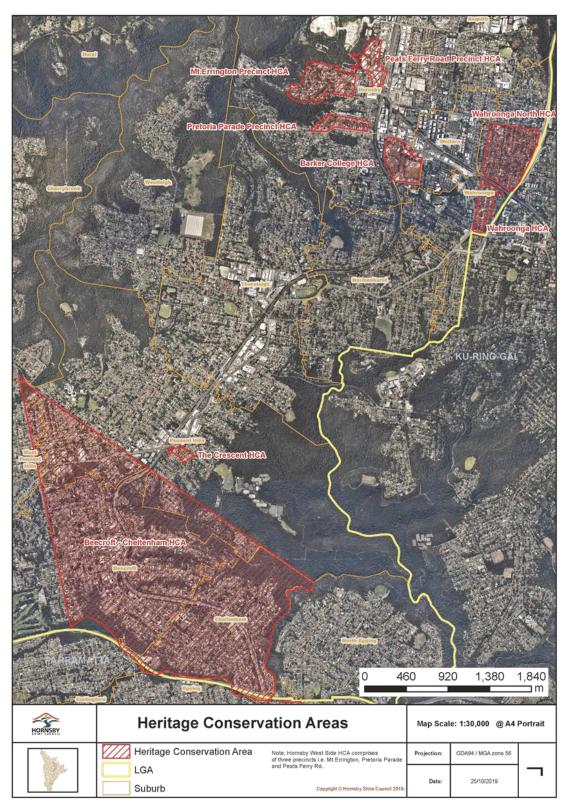


Figure 47: Heritage Conservation Areas in Hornsby Map

Metropolitan Rural Land

A Metropolis of Three Cities and the North District Plan clearly state that our rural areas should not be used to provide for future housing needs. Only residential development that provides incentives to maintain and enhance the environmental, social and economic values of the Metropolitan Rural Area would be considered.

The Metropolitan Rural Area provides a valued scenic and cultural landscape. These areas make an important contribution to the sustainability, liveability and productivity of the Shire.

Council and the community share significant concerns about the State policy allowing seniors housing developments in the rural areas through the use of what is known as Site Compatibility Certificates (SCCs). These concerns have been raised with the Minister for Planning and the Greater Sydney Commission (GSC).

Council participated in a project working group with the GSC in the preparation of its report titled *Investigation into the Cumulative Impacts of Seniors Housing in the rural areas of The Hills and Hornsby local government areas.* The report highlighted issues such as inadequate infrastructure capacity, land use conflicts and impacts on the character of the rural areas.

Council is undertaking a new Rural Lands Study to set the strategic direction for the rural areas. A draft Study will be placed on public exhibition later in 2020.

Infrastructure Constraints

The lack of adequate transport infrastructure is a key constraint in some areas.

Mains water and sewerage infrastructure is constrained in rural areas with around 2,700 properties unsewered or relying on onsite sewage management systems for the treatment of waste water.

Council is reliant on State Government and its agencies to assist with infrastructure delivery around arterial roads, highways and rail as well as schools, hospitals, water and sewer services. Council has been lobbying RMS to upgrade the section of New Line Road between Purchase Road and Old Northern Road to four lanes.

Land Use and Infrastructure Opportunities

Council will focus on sustainable locations for future housing growth. Areas where there is a clear alignment with regional transport and accessibility to employment opportunities will be the priority.

Key infrastructure projects within the Shire that provide the opportunity to review land use alongside other key objectives include:

- Sydney Metro Northwest (Cherrybrook Station); and
- NorthConnex tunnel linking the M1 and M2 motorways which provides an opportunity to review the Pennant Hills Road Corridor between Thornleigh and Pennant Hills.

Council will also work with Transport for NSW on planning for the revitalisation of the Hornsby Town Centre including rail land and the broader precinct.

Council is currently updating the Employment Land Use Study. The Study will help to inform the development of a balanced strategy for economic development that encourages business growth and local jobs to complement the projected population growth in the Shire. New opportunities for mixed land use may emerge from the study.

Local Infrastructure Considerations

Schools

School age children in Hornsby Shire will increase by nearly 13.3% between 2016 and 2036. This equates to an additional 3,492 children in the Shire. The rate of growth is higher in the first 10 years from 2016-2026. This has implications for schools and the capacity of local facilities such as parks and leisure facilities. The pattern of growth is not consistent throughout the Shire and is concentrated in key areas. The demographic projections highlight that there will be a decline in school age children in key suburbs and areas.

The State Government is responsible for schools and ensuring adequate facilities are in place. Hornsby Shire Council will continue to work in collaboration with the Department for Education. An upgrade of Waitara Public School is currently underway for which will provide 38 new permanent teaching spaces with capacity for up to 1,000 students. This will be completed in mid-2020.

Hornsby Shire	2016		2026		2036		Change between 2016 and 2036
Age group (years)	Number	%	Number	%	Number	%	Number
Primary schoolers (5 to 11)	14,273	9.7	15,163	9.1	15,860	8.8	+1,587
Secondary schoolers (12 to 17)	11,945	8.1	13,587	8.2	13,849	7.7	+1,905
Total							+3,492

Figure 48: Forecast Increase in All School Age Children 2016 to 2036 Source: id the population experts, Hornsby Shire Forecasts 2019

Primary School Age Change

Figure 49 below highlights that Hornsby Shire will see an 11% increase in primary age children (+1,587 persons) between 2016 and 2036. The areas that will see the highest increase in primary schoolers include:

- Hornsby Town Centre (+1,000% or 385 children due to the very low current number of 32)
- Asquith (+90% or 336 children)
- Waitara (+63% or 327 children)
- Hornsby Balance (+9% or 167 children)

Areas which will see a noticeable decline between 2016 and 2036 include Castle Hill, Hornsby Heights and Berowra Heights – North East Rural Balance.

Population and age structure - persons aged 5 to 11 years

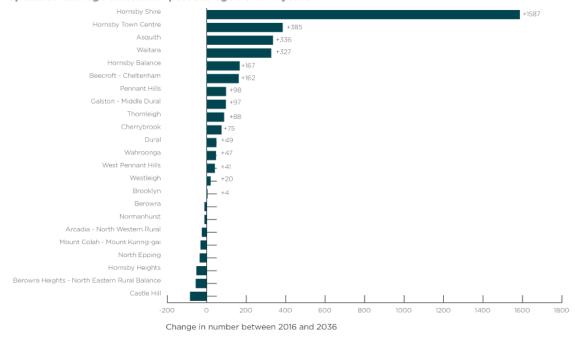


Figure 49: Population and Age Structure - Persons Aged 5 to 11 years Source: id the population experts, Hornsby Shire Forecasts 2019

Secondary School Age Change

Figure 50 below highlights that overall Hornsby Shire will see a 15.9% increase in secondary schoolers (+1,905 persons) between 2016 and 2036. Areas which will see a noticeable increase include:

- Hornsby Balance (+31% or 393 children)
- Waitara (+174% or 342 children)
- Asquith (87% or 262 children)
- Beecroft-Cheltenham (+29% or 223 children).

Areas which will see a noticeable decline include Cherrybrook, Castle Hill, Arcadia – North West Rural and Berowra Heights – North Eastern Rural Balance.

Population and age structure - persons aged 12 to 17 years

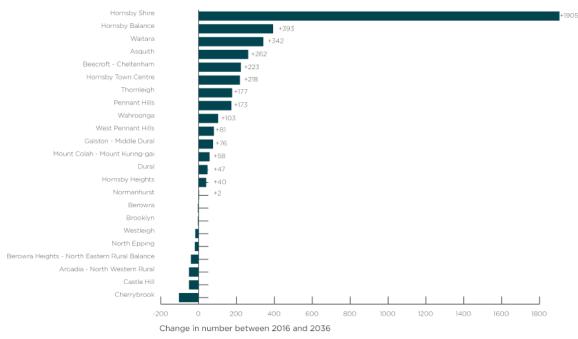


Figure 50: Population and Age Structure – Persons Aged 12 to 17 years Source: id the population experts, Hornsby Shire Forecasts 2019

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Child care

Population data indicates that there will be an additional 1,554 pre-schoolers (children aged 0-4 years) in Hornsby by 2036. This is not a significant rise from the previous decade, however the distribution of these age groups is likely to change, with a greater share of the increase in areas with medium and high density development.

Hornsby Shire	2016		2026		2036		Change between 2016 and 2036
Age group (years)	Number	%	Number	%	Number	%	Number
Babies and pre- schoolers (0 to 4)	8,944	6.1	9,812	5.9	10,498	5.8	+1,554

Figure 51: Forecast Increase in Pre-school Age Children 2016 to 2036 Source: id the population experts, Hornsby Shire Forecasts 2019

Projections at 2036 indicate that there will be more children in this age group in Hornsby Town Centre (+500), Asquith (+300) and Cherrybrook (+230).

Areas which are likely to see a decline in the number of pre-schoolers include Berowra Heights – North Eastern Rural Balance, with a modest decline predicted include the area immediately outside the Hornsby Town Centre Review area and West Pennant Hills.

Council will continue to ensure that enough child-care services can be provided through appropriate land use planning. It will also pursue implementing appropriate controls to address the compatibility of centre-based child care facilities in low-density residential areas.

Health

Hornsby is within the Northern Sydney Local Health District. Health facilities include the Hornsby Ku-ring-gai Public Hospital, which is undergoing a multi-million dollar redevelopment including an expanded Emergency Department to be completed in 2021. Other hospitals include the Madison Day Surgery, Mount Wilga Private Hospital, Perfect Vision Day Surgery and the San Day Surgery adjacent to Hornsby Hospital.

Just outside the Hornsby Shire boundary is the Sydney Adventist Hospital (known as 'the San') which is the largest private and the largest not-for-profit hospital in NSW and the largest employer in the Ku-ring-gai Council area.

Local communities are served by a large number of local general practitioner surgeries (GP surgeries) throughout the Shire.

Community and Cultural Facilities

The North District Plan priorities under Liveability in relation to community and culture includes:

- Planning Priority N3 Providing services and social infrastructure to meet people's changing needs
- Planning Priority N4 Fostering healthy, creative, culturally rich and socially connected communities

Hornsby Shire Council provides five main types of community and cultural facilities: libraries; community and cultural facilities; community land for the provision of scout and guide halls, childhood education and care and, other Council facilities. Benchmarks exist for the provision of community facilities based on population.

The Council's Community and Cultural Facilities Plan is under review. The previous version was adopted by Council in August 2015 and takes into consideration community facilities required for growth areas including Hornsby West Side and the housing precincts identified in the 2011 Housing Strategy. Key population and development assumptions will be updated that take account of the boundary changes with the City of Parramatta Council and future dwelling projections for Cherrybrook Station Precinct and Hornsby Town Centre.

Open Space

The North District Plan states that all dwellings should be within 400 metres of open space. High density neighbourhoods should have good access to high quality open space that is within close proximity (200m). Provision of active open space needs to reflect the growing demand from the community.

Areas to be Conserved and Establishing Future Local Character

Areas to be conserved

Council manages policies, strategies and operates programs to ensure that our bushland, waterways, flora and fauna, heritage, recreation and agricultural land are protected.

These areas include our National Parks and Reserves, Heritage Conservation Areas, Archaeological Sites, lots containing heritage items, biodiversity areas, agricultural land, urban parkland and open space, recreation and play areas and bicycle paths.

These areas are identified in the Council's Local Environmental Plan (LEP) and the Development Control Plan (DCP).

Local Character Statement Overlays

Section 1.3.2 highlighted that the character of our local areas is defined in a range of existing strategies and reports.

The existing planning controls for residential areas aim to maintain their current character. Council has implemented a Design Excellence Panel and is progressing a Planning Proposal to expand the application of the design excellence clause in the HLEP, which incorporates consideration of local character.

The controls for medium and high-density housing precincts establish a desired future character of high-quality buildings with a limited footprint, sited within landscaped settings.

2.5 Analysis of the Evidence Base

This section analyses the data presented in the previous section to determine what the current housing need is, where the gaps are and where the gaps are likely to be in the future.

State Government Implied Dwelling Need Forecast

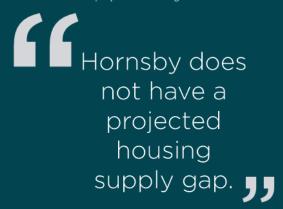
The State Government implied dwelling need is 14,476 additional dwellings. However, this is for the period 2016-2041

Council's projections based on capacity under existing controls and development assumptions for Hornsby Town Centre and Cherrybrook Station government land is 14,879 for the period 2016-2036 which exceeds the State Government figure.

Gaps in general housing supply

Hornsby does not have a projected housing supply gap. An analysis of the housing demand and supply evidence base detailed in earlier sections confirms this.

- Hornsby has sufficient zoned land and development pipeline capacity to accommodate short to medium term dwelling growth (2016-2026).
- Beyond 2026 existing residential zones, combined with new housing developed through the revitalisation of the Hornsby Town Centre and government land around Cherrybrook, will exceed the State Government's projected housing needs to 2036.



The timing of delivery of new housing is dependent on market forces and the development industry

- Short-term: Hornsby is on track to exceed the Shire's 5-year (2016-2021) housing supply target of 4,350 dwellings. This target is set out in the State Government's North District Plan.
- Medium-term: Between 2021-2026 the projected housing need will be met by the remaining capacity in the existing housing precincts, infill development potential and the redevelopment of Government-owned land at Cherrybrook Station.
- Longer-term: Between 2026-2036 the revitalisation of the Hornsby Town Centre will provide the bulk of the projected dwelling requirement. Council's Hornsby Town Centre Review is currently investigating opportunities for additional housing and jobs to strengthen its role as the major urban and commercial centre of the Shire.
- Other Opportunities Further opportunities may also exist in a future review of the Pennant Hills Road Corridor once the NorthConnex M1/M2 link road is operational, the Pennant Hills Town Centre Review and medium density housing investigations, should Council be provided the opportunity for local controls to

Specific Needs Housing Gaps

Council recognise that the projected housing supply is likely to offer a high-density residential product. Council will need to plan for a range of dwelling sizes and types to provide a diversity of housing.

The projected demographic profile and market preferences information indicates that is likely to be some mismatch in the type of housing people want and the type of housing to be built in the future, particularly in the Hornsby Town Centre. Many young families with moderate incomes, a growing proportion of older lone person households and retired couples are seeking a different product, often referred to as the 'missing middle' or medium density development, which is generally lacking in the Shire.

In future the supply will still remain predominantly detached dwellings within a growing supply of relatively expensive mainly 2-bedroom new build apartments.



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Smaller studio and 1-bedroom units

Medium density semi-detached terraced town house 1-2 storey block

Affordable rental housing

Figure 52: Housing Gaps - Specific Types and Needs

Studio and 1-bedrom Units

Over the next 20 years more small dwellings will be needed to accommodate the needs of 5.000 additional lone household plus 3.930 additional couples without dependents.

There are currently 8,164 lone person households in Hornsby Shire (2016), and this is projected to increase by 5,100 households by 2036. Nearly 49% of lone person households live in separate houses, 25% in medium density and 25% in high density.

Almost 9% of Hornsby's households were older lone person households (+65 years) compared with 8% in Greater Sydney. Given that most detached houses have 3+ bedrooms, a significant proportion of lone person households may be living in dwellings larger than they

Very few studios or one-bedroom units are being built in the current housing precinct areas. Despite growth in 2-bedroom units, the demographic profile of these areas shows these are popular with 25-40 year age groups attracted by access to rail transport. The high cost of buying or renting the units makes them inaccessible to

Granny flats may offer an affordable alternative to larger scale apartments in desirable areas. They provide affordable options to an ageing cohort of home-owners seeking to remain in their local community and young

The redevelopment of Hornsby Town Centre offers significant opportunity for delivering options for those looking for accessible high density living.

Medium Density Dwellings

There is a need for more medium density housing at a price point affordable to families. Earlier sections highlight the preference of 30-49-year groups is for detached housing, however the availability of supply and the cost of housing cause people to make substitutions to their preferences. A survey of estate agents has indicated strong interest from potential buyers for medium density product and that greater diversity of housing was required to meet market demand. Medium density currently only comprises 12.2% of dwelling structure in Hornsby Shire compared with 20% for greater Sydney.

Earlier research identified that 2 storey villas and town houses are attractive to families with children and down sizers. Town houses and villas provide an important price-point with respect to affordability and demand is strong for Torrens title villas and town houses with at-grade parking. The research indicated a strong demand for low rise medium density housing from those +50 age group wishing to downsize.

Many households are being priced out of the Hornsby Shire housing market. The median value of a house was \$1.36M in June 2018. The rent of a 3-bedroom house in Hornsby Shire was \$600 per week in June 2019. These prices are beyond the affordability of many households. This results in people renting for longer, moving to another area or choosing medium and high-density dwellings.

Gaps in Affordable Rental Housing

There is a limited stock of affordable rental properties for lower income workers, many of whom will be in Hornsby's healthcare and education sectors. Workers in these sectors include teachers, nurses, police, ambulance officers, fire and emergency workers. They are typically paid low to moderate incomes and often constrained by where they can afford to live. Hornsby Shire had a net loss of 1.8% of the key worker population in the 10 years between 2006 and 2016.

Recent figures show that there has been a significant reduction in the number of affordable rental properties available to low income households. Despite a number of new units being built in Hornsby Shire from 2011 to 2016, the proportion of rental housing in Hornsby Shire only increased during that period by 1.4%. Much of this is expensive 2-bedroom apartments.

With only 6.2% of private rental stock now affordable to low income earners and Median house prices at 16 times the earnings of a key worker in Hornsby Shire, it is important that we provide a range of housing options. This will keep key workers in the Shire, provide access to housing options for people on low and moderate incomes and provide additional housing choice and affordability for first home buyers.

Hornsby has prepared an Affordable Housing Discussion Paper which suggests a number of options that could be developed into either a future Affordable Housing Policy or separate strategies and actions. They are specific actions also identified by the North District Plan and include:

- An Affordable Housing Contribution Scheme under State Government policy (SEPP 70) to levy affordable housing contributions. An amendment would be required to be made to the Hornsby Local Environmental Plan 2013 to allow contributions to be collected; or
- An Affordable Rental Housing Target Scheme which would set rental housing targets for low and very-low income households of between 5-10% of additional floor space, generated through a rezoning undertaken as part of the Hornsby Town Centre Review.



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Areas with Development Capacity

Areas with development capacity for future housing potential include the current Housing Precincts, Cherrybrook Station Precinct (Government land) and Hornsby Town Centre.

The housing precincts are already zoned for housing but have capacity remaining up to 2041.

Government land at Cherrybrook Station has been nominated as a State Significant Precinct, with the rezoning to be led by the Department of Planning, Industry and Environment.

Council has committed to the revitalisation of Hornsby Town Centre. The planning study currently underway is investigating opportunities for housing and jobs.

All these areas, along with infill development are expected to meet the Council's contribution to the North District's 20-year housing targets and population projections.

Details of these areas are provided in the tables below.

Housing Precincts	
Location:	There are currently 20 housing precincts in Hornsby Shire. The precincts are concentrated in key areas near transport and services identified on the adjacent map. Key clusters include Asquith, Mount Colah and Waitara. These precincts were identified in the 2011 Housing Strategy.
Dwellings Constructed/Under Construction:	Estimated 3,411 (45%)
Future Dwellings with Development Applications Approved, Under Assessment or in Pre-Lodgement:	Estimated 1,199 (16%)
Future Dwellings Awaiting Development Applictions:	Estimated 2,910 (39%)
Precincts:	20 Housing Precincts rezoned in 2011
Dwellings types:	Mainly 5 storey units
Timeframe for delivery:	ongoing to 2036
Current planning controls:	R4 (High Density Residential) R3 (Medium Density Residential)
	Capacity exists No further rezoning required
Areas with significant remaining capacity:	Capacity for nearly 3,000 dwellings exists in the precinct areas, not yet subject to Development Applications (DAs).
Areas with more than 50% dwelling capacity remaining in the zoned precinct areas, not subject to development applications include:	Galston Road, Hornsby; Old Berowra Road, Hornsby; Mildred Avenue, Hornsby; Palmerston Road, Waitara; Thomson's Corner, Pennant Hills.

Figure 54: Development Capacity Hornsby Housing Precincts

Source: id the population experts, Hornsby Shire Forecasts 2019. Hornsby Council DA review to January 2020.

Cherrybrook Station Precinct - Government Land

Cherrybrook Station Precinct is currently subject to a precinct planning process by the Department of Planning, Industry and Environment (DPIE) which is now focused on the government land only. The new Cherrybrook Metro Station opened in May 2019 – part of the State Government's Sydney Metro Northwest project.

Location:	The Cherrybrook Station Precinct (Government land) is wholly within Hornsby Shire. The southern boundary adjoins Castle Hill Road which forms the boundary with The Hills Shire. Castle Hills Road is the main regional traffic route through the area.
Strategic issues	The regional implications of the Cherrybrook Station Precinct, particularly with regard to road infrastructure and capacity, means that no proponent led planning proposals will be considered by Council until the level of State Government involvement to support local and regional infrastructure is understood.
Collaboration:	Council has continued to reiterate the importance of finalising the technical studies and Precinct Plan for the entire precinct to deliver an integrated land use and transport strategy and to provide certainty for the community.
Precinct area:	the 3.5 ha site is owned by State Government
Current planning controls:	R2 (Low Density Residential)
Potential additional dwellings:	800
Dwellings types:	mix of dwelling types and sizes
Timeframe for delivery:	3 - 5 years
Key issues:	Infrastructure capacity and funding, affordable housing
	Government-led state significant rezoning process currently underway

Figure 55: Development Capacity Cherrybrook Station Precinct

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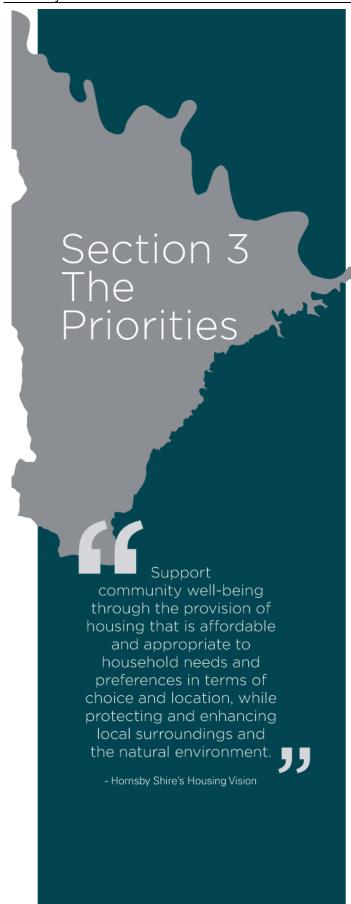
Hornsby Town Centre Review and Future Masterplan Council is undertaking the Hornsby Town Centre Review (HTCR) to investigate and provide opportunities for additional housing and to strengthen its role as the major urban and commercial centre of the Shire. The HTCR commenced in 2019. The Precinct encompasses land to the east and west of the rail line as well as the rail land itself. The east side includes Westfield Hornsby, Hornsby Mall and the businesses Location: located along George Street up to Bridge Road. The west side is bounded by Hornsby RSL Club to the south and includes all the businesses on Peats Ferry Road, in William and Dural Streets, up to Bridge Road to the north. Creating a strategic framework to facilitate the revitalisation of the Hornsby Town Centre. Hornsby Town Centre is a Strategic Centre within the North District. Hornsby Railway Strategic issues Station is a regional transport hub and interchange. Future housing growth will be concentrated in the town centre near transport, jobs, education and services. Precinct area: TBC **Current planning controls:** B3 (Commercial Core), B4 (Mixed Use), B5 (Business Development) Potential additional dwellings: 3,500+ **Dwellings types:** high density in a mix of 1, 2 and 3 bedroom dwellings Timeframe for delivery: 6-10 years site assembly, heritage, design, funding, transport and local infrastructure, affordable Key issues: housing, public domain and landscaping, infrastrcuture capacity and funding, affordable housing Council-led planning study currently underway

Figure 56: Development Capacity Hornsby Town Centre

Hornsby Shire 20-Year Housing Target Numbers Overview

Timeframe	Hornsby Pipeline	Significant Sources of Supply	Target required by State Government
Short-term 2016-2021	4,459	Hornsby is on track to exceed the Shire's 5-year (2016-2021) housing supply target of 4,350 dwellings. This is directly attributable to the Housing Strategy precincts rezoned in 2011. No further re-zonings are required.	4,350
Medium-term 2021-2026	3,776	There will be remaining capacity in the existing housing precincts identified in the 2011 Housing Strategy, along with infill development potential. Combined with the potential redevelopment of Government-owned land around Cherrybrook Station, we forecast a minimum of 3,776 homes, meaning we are well on our way to meeting medium term housing target.	3,800 – 4,200
Long-term 2026-2036	6,500 to 7,500	Council forecasts suggest there is the potential to create between 6,500 and 7,500 new dwellings between 2026 to 2036. The revitalisation of the Hornsby Town Centre will provide the bulk of these new homes to meet our housing targets. Council is currently undertaking the Hornsby Town Centre Review to investigate opportunities for additional housing and jobs to strengthen its role as the major urban and commercial centre of the Shire.	TBC
20 year timeframe 2016-2036	14,879	 14,879 forecast supply 42% from housing precincts 40% zoned land (includes Hornsby West and infill) 18% State Government land at Cherrybrook & Hornsby Town Centre 	TBC

Figure 57: Hornsby Shire 20-Year Housing Target Numbers Overview



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This section sets out Council's Local Housing Strategy objectives which reflect strategic priorities and principles.

3.1 The Local Housing Strategy Objectives

Council's Housing Strategy objectives are consistent with A Metropolis of Three Cities – Greater Sydney Region Plan and the North District Plan.

Figure 58 provides an overview of how Hornsby's housing objectives respond and relate to key strategic policy objectives.

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Hornsby Shire Council

North District Plan

NSW Government and Hornsby Housing



North District Plan -

Greater Sydney Region

Plan - key policies for

nousing

Hornsby Local Strategi

key Liveable Priorities Planning Statement -

for housing

• LP1. Protecting the

key Planning Priorities . N5: Providing housing or housing

and transport planning . N12: Delivering

Objective 11: Housing is

Objective 10: Greater

LP2. Promoting design

N18: Better managing

Cities -integrated land

Objective 14: A

LP5. Protecting,

N22: Adapting to the

Objective 29:

Objective 37: Exposure

LP6. Providing housing.

Hornsby Local Housing Strategy Objectives

delivers high quality buildings and an urban realm that respects current and future desired local

2. Ensure new housing development minimises

ensure new housing does not detract or erode an sustainable development

5. Promote sustainable locations for housing growth

Ensure housing growth aligns with the Region and and will deliver the District Plan housing targets

Figure 58: NSW Government and Hornsby Housing Objectives

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Objective 1:

Promote design excellence to ensure new housing delivers high quality buildings and an urban realm that respects current and future desired local character, green spaces and landscaping.

The LSPS provides direction to ensure that new housing delivers and contributes to our high quality environment.

The Hornsby Local Environmental Plan (HLEP) and Development Control Plan (DCP) planning controls guide dwelling mix, sizes and design considerations. These controls guide the types and sizes of market housing and design quality.

The planning controls for the medium and high density residential controls are form-based controls that aim to achieve the desired future character of the locality that includes high quality buildings with a limited footprint, sited within a landscaped setting.

- Council has recently created a Design Excellence Advisory Panel
- Council has exhibited a Planning Proposal to expand the application of the Design Excellence Clause.

Link to Key Hornsby LSPS Actions

LA3. Council continue to advocate for changes to State policy for medium density housing to enable Council to progress its own strategy that reflects local character.

LA5 Prepare and adopt the Design Excellence Planning proposal and forward to DPIE for Gateway Determination

LA6. Work with the State Government to make changes to State Environmental Planning Policies and Design Guides for the Low Rise Medium Density Housing Code and Apartment Design Guide

LA15. Finalise the Hornsby Town Centre Review and incorporate relevant findings and recommendations into a future update to the Hornsby Local Housing Strategy.

LA16. Finalise an update to the Hornsby Local Housing Strategy including a local character statement for public exhibition.

Objective 2:

Ensure new housing development minimises environment impact and promotes ecologically sustainable development.

Hornsby Shire is committed to ensuring that our strategic priorities reflect environmental sustainability principles.

The natural environment is our most important resource and we will continue to protect our bushland, waterways and biodiversity from harm.

Future new housing will be focused in urban areas to protect environmentally sensitive areas.

Development controls will identify minimum environmental standards for design and construction, which includes energy, waste and water efficiency.

New development will also incorporate appropriate landscaping and planting to reduce future heat vulnerability.

- Council is undertaking a range of studies to ensure the Shire reduces carbon emissions and is resilient and able to respond to climate change events and stresses.
- Council is keen to protect our urban forest, which is important to the Shire's liveability, community and wellbeing. Increasing urban tree canopy cover, developing cooler, greener places and strengthening connections to the Green Grid is a key priority.
- Trees loss on private residential land is the most pressing risk to our canopy cover.

Link to Key Hornsby LSPS Actions

LA1. Continue with a concentrated housing model in existing housing precincts.

SA2. Develop an Environmental Sustainability Strategy which will provide an overarching framework to address environmental sustainability issues facing the Shire. This strategy will cover the areas of Urban Forest, Biodiversity, Climate Change, Walking & Cycling, Waste, and Water Sensitive Cities and Urban Heat.

SA3. Complete the Coastal Management Plan Scoping Study for the Hawkesbury Estuary.

SA4. Finalise the Water Sensitive Hornsby project

SA5. Finalise the Biodiversity Conservation Management Plan and associated Action Plan.

SA7. Finalise the Urban Forest Strategy

SA13. Finalise Waste Strategy.

SA17. Finalise Climate Change Mitigation and Adaptation Plan

SA21. Finalise Hornsby Bushfire Management Strategy

SA23. Finalise Hornsby Flood Plain Risk Management Plan.

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Objective 3:

Protect sensitive areas from development, and ensure new housing does not detract or erode an area's local character.

Over 70% of the Shire is unsuitable for future housing development. This includes the national parks and reserves, waterways, bush-fire prone areas and protected biodiversity areas.

Other areas that should be protected include our Metropolitan Rural Land and Heritage Conservation

Council is concerned about the consequences of future development to our local areas through State Government Strategic Environmental Planning Policies (SEPPs) which bypass local development controls, these include:

Unplanned and unsustainable growth of Seniors Housing permitted by State Government through Site Compatibility Certificates in our rural areas.

- Potential impact on local character and infrastructure via the State Government's 'Low Rise Medium Density Housing Code'. The Code is intended to encourage more medium density housing to create more housing choice through a streamlined process. However, the Code's planning controls are inconsistent with the Council's local planning approach.
- Potential impact on local character from child care centres approved under the State Government's 'Education and Child Care SEPP'.

Many of our low density neighbourhoods have particular characteristics and streetscape design. Council supports a more place based approach reflecting a tailored and fine grain approach to development standards.

Link to Key Hornsby LSPS Actions

LA14. Undertake the tasks to complete Hornsby Comprehensive Heritage Study.

LA18. Work with the Rural Fire Service to support protection of life and property with no additional density increases north of Yirra Road, Mount Colah until the RFS has developed a Bushfire Risk Evaluation Model and Management Planning for the Shire and confirmed its position regarding development north of Yirra Road.

SA11. Finalise the Rural Lands Study

SA12: Continue to partner with the Greater Sydney Commission to advocate for changes to State planning policy to deliver an appropriate outcome for seniors housing that will protect rural lands.

SA9. Finalise the Rural Lands Study

CA4. Finalise the Brooklyn Place Plan.

CA5. Finalise the Pennant Hills Place Plan.

Objective 4:

Identify opportunities to encourage housing diversity including medium density, adaptable housing for the aging and multi-unit housing in areas of limited choice and availability.

Future housing supply will be focused on precinct areas and in the Hornsby Town Centre.

Council recognises there is demand for more housing choice and diversity to cater for the expected age, income and household type in the Shire.

Medium density housing is in short supply which includes townhouse and semi-detached houses.

Council is keen to explore opportunities to deliver small lot, low rise (max 2 storey) medium density housing types as well as more traditional townhouse forms.

Further discussions with the community to review opportunities for a range of medium density development housing types will be needed.

If Council is provided the option to prepare local controls for medium density housing that are reflective of the landscape setting of the Shire, investigations could commence into appropriate expansion of the R3 Medium Density zone. The planning controls in the Code are inconsistent with Council's local planning approach of encouraging medium density housing within a landscape setting.

Council will continue to explore opportunities to encourage more housing diversity in Hornsby Town Centre and the rest of the Shire.

Link to Key Hornsby LSPS Actions

LA3. Council continue to advocate for changes to State policy for medium density housing to enable Council to progress its own strategy that reflects local character.

LA4. If Council is provided the option to prepare local controls for medium density housing that are reflective of the landscape setting of the Shire, investigations could commence into appropriate expansion of the R3 Medium Density zone.

LA6. Work with the State Government to make changes to State Environmental Planning Policies and Design Guides for the Low Rise Medium Density Housing Code and Apartment Design Guide

LA17. Prioritise the findings and recommendations from the Affordable Housing Discussion Paper including the preparation of an affordable rental housing scheme under SEPP 70.

SA8. Commence a review of the Pennant Hills Road corridor following the opening of NorthConnex.

PA1. Complete the Hornsby Town Centre Review.

PA2. Complete the Pennant Hills Town Centre Review

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Objective 5:

Promote sustainable locations for housing growth close to transport, which support the role of centres, have adequate infrastructure and maximise opportunities through collaboration.

Council will continue to prioritise sustainable locations to deliver future housing supply. These are close to transport and local services that will encourage patronage of public transport, walking and cycling.

The areas include:

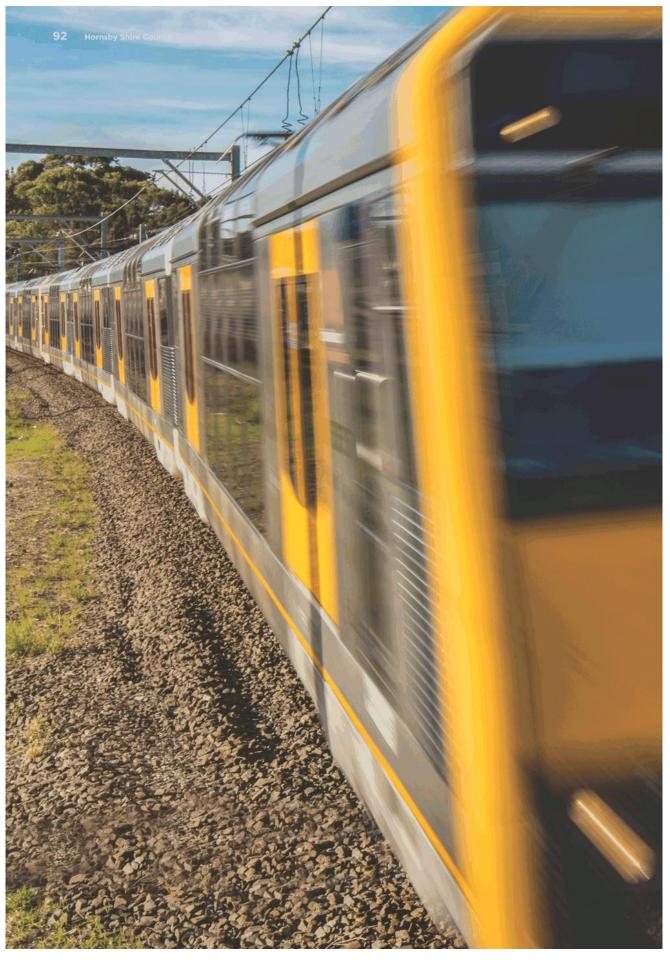
- Existing housing precincts
- **■** Hornsby Town Centre
- **■** Cherrybrook Station Precinct

Cherrybrook Station Precinct represents government owned land adjacent to the new metro station. It has been identified as a State Significant Precinct.

Council is seeking to resolve the local and regional infrastructure issues facing Cherrybrook and surrounding areas as a result of the opening of Cherrybrook Metro Station.

Link to Key Hornsby LSPS Actions

- LA1. Continue with a concentrated housing model in existing housing precincts.
- LA2. Focus future housing opportunities in the Hornsby Town Centre
- LA7. Investigate value sharing models and options that can deliver social infrastructure and other community benefits.
- LA8. Finalise the update of the Community and Cultural Facilities Strategic Plan.
- LA9. Finalise Public Domain Guidelines and Signage Strategy
- LA10. Finalise the Hornsby 7.12 Development Contributions Plan 2019-2029.
- LA11. Finalise the draft Hornsby 7.11 Development Contributions Plan 2019-2029 for public exhibition.
- CA1. Advocate to State Government regarding the status and finalisation of the updated Structure Plan for the Cherrybrook Station Precinct.
- CA2: Collaborate with the State Government and Landcom concerning planning for government-owned land adjoining the Sydney Metro Northwest corridor and not support proponent-led planning proposals for any other lands within the Cherrybrook Station Precinct until planning for the government-owned lands is completed with an integrated community facilities, open space, transport and infrastructure strategy incorporating the wider precinct.
- CA3. Commence a review of the Pennant Hills Road Corridor, subsequent to the opening of NorthConnex.



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Objective 6:

Ensure housing growth aligns with the Region and District Plan priorities, planned infrastructure growth and will deliver the District Plan housing targets.

Council has prepared the Hornsby Local Strategic Planning Statement (this document) which provides strategic priorities related to housing.

This Local Housing Strategy demonstrates that Hornsby short-term housing targets (2016-2021) will be comfortably met.

In the medium term the zoned housing precincts along with government land at Cherrybrook provide sufficient pipeline to 2026.

Hornsby Town Centre will provide the first stage of longer term housing capacity to deliver a mix of housing.

Link to Key Hornsby LSPS Actions

LA16. Finalise an update to the Hornsby Local Housing Strategy including a local character statement for public exhibition (this document)

3.2 Land Use Planning Approach

This section includes maps of the proposed land use planning approach to deliver additional housing to meet the objectives set out in Section 3.1

Continue with concentrated housing model in existing housing precincts

Manage housing delivery in the Cherrybrook Station Precinct through collaboration with State Government

Focus future housing opportunities in the Hornsby Town Centre

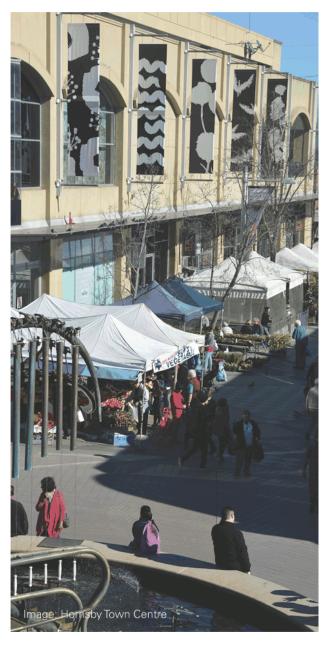
Commence a review of the Pennant Hills Road Corridor subsequent to opening NorthConnex

If provided with the option for local controls, commence investigations into appropriate locations for medium density housing

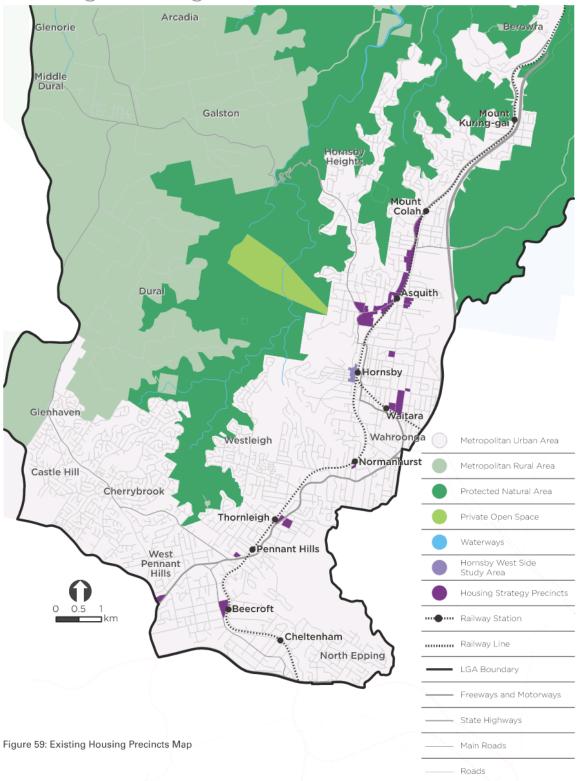
Continue with Concentrated Housing Model in Existing Housing Precincts

There is significant remaining capacity under existing zoning and planning controls in the housing precincts.

Remaining capacity in the precincts is identified in the maps at Appendix 2.



Existing Housing Precincts



Manage Housing Delivery in the Cherrybrook Station Precinct through Collaboration with State Government.

The Minister for Planning and Public Spaces has nominated the State-owned land at Cherrybrook Metro Station as a State Significant Precinct (SSP).

Under the State led, State Significant Precincts approach to the rezoning of the Government land at Cherrybrook Station, a set of study requirements has been prepared setting out the scope of the technical studies required to support the investigations for the proposed rezoning.

Council welcomes the opportunity to engage with the DPIE throughout the process.



Figure 60: Cherrybrook Station Government Land State Significant Precinct (SSP)

Source: DPIE NSW

Focus Future Housing Opportunities in the Hornsby Town Centre

Council has committed to the Hornsby Town Centre Review. The Hornsby Town Centre (HTC) is our major commercial centre and is nominated as a strategic centre under the North District Plan. HTC plays a critical role in providing employment, social and retail services for residents both within and surrounding Hornsby LGA. It has good connectivity to other areas of Sydney and the Central Coast via the local and regional road network and rail network. Opportunities to expand its future employment

role and residential role are being investigated under the Review.

To achieve a transformation of this scale we are working closely with key stakeholders within Hornsby Town Centre and a range of State Government Departments and Agencies. Successful delivery of the key outcomes will require partnership and collaboration throughout the life of the project.



Figure 61:HornsbyTown Centre Review Study Area



Commence a Review of the Pennant Hills Road Corridor Subsequent to Opening NorthConnex

It is expected that traffic on Pennant Hills Road and surrounding local roads will ease providing future opportunities to revitalise Pennant Hills Town Centre. There are plans for a future review of the Pennant Hills Road corridor which will consider land use, movement and place.

Commence Investigations into Medium Density Housing Provision, subject to changes to the Medium Density Code

The controls in the Code are inconsistent with local area planning and Hornsby Council's approach of encouraging medium density housing within a landscape setting.

If Council is provided the option to prepare local controls for medium density housing that are reflective of the landscape setting of the Shire, investigations could commence into appropriate expansion of the R3 Medium Density zone to provide additional housing opportunities.

3.3 Mechanisms to Deliver Options

The following mechanisms will be required to deliver specific housing types.

Project	Mechanisms	Responsibility
Concentrated housing model in existing precincts	Timely Assessment of Development Applications	Hornsby Shire Council
Hornsby Town Centre (HTC)	Master planning Public domain plans Contribution plans Planning proposal and development controls Amendment to HLEP and HDCP	Hornsby Shire Council
Cherrybrook Station State Significant Precinct	State Significant Rezoning SEPP Amendment or HLEP Amendment	State Government with collaboration from Hornsby Shire Council
Review of Pennant Hills Road Corridor	Scope TBC	Hornsby Shire Council
Pennant Hills Town Centre Review	Master planning Planning proposal and development controls Amendment to HLEP and HDCP	Hornsby Shire Council
Medium density housing opportunities	Baseline demand and supply studies Investigation of housing typologies and land suitability Precinct plans Planning proposal and development controls Amendment to HLEP and HDCP	Hornsby Shire Council

Figure 62: Planning for Hornsby Housing

ATTACHMENT 2 - ITEM 5

100 Hornsby Shire Council

Questions for the community

The Housing Strategy has identified a growing need for a diversity of housing types to meet future household types. This includes seniors housing, medium density housing and affordable housing. At the same time we understand the community wish to see lower density suburbs and environmentally constrained areas safeguarded from incompatible development.

Question 1

How do we protect the character of our low density neighbourhoods while also providing a mix of housing types (not just single dwellings) to meet the needs of the community?

Question 2

Given the growing elderly population and the pressure for seniors housing in Hornsby. What type of seniors housing should we provide and where should this be located?

Question 3

Local character statements recognise the special characteristics of a place or desired character. They can be used to help manage change into the future. What areas in the Shire would benefit from local character statements?



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Implementation and Delivery Plan

Council has committed to the Accelerated Local Environmental Plan Review program, which includes the preparation of a range of studies that will inform future changes to our local land use plans, strategies and policies. The immediate and short-term focus will be the finalisation and implementation of these technical studies and strategies.

The HLHS will be implemented in accordance with the Liveable Actions of the Action Plan in the Local Strategic Planning Statement.

Planning Proposal

A planning proposal will be prepared for amendments to the Hornsby Local Environmental Plan 2013 to give effect to vision for the Hornsby Town Centre. It is anticipated that the planning proposal will be prepared following the completion of the necessary technical reviews and studies to inform and support the proposal.

A further amendment may be prepared to give effect to any recommendations for additional land to be zoned R3-Medium density Residential.

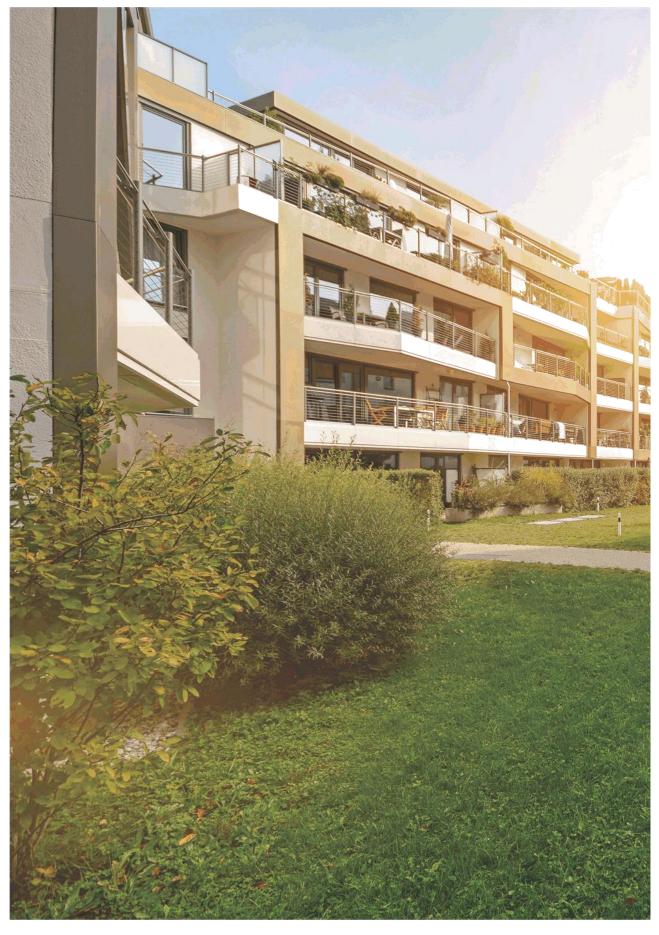
Monitoring and Review

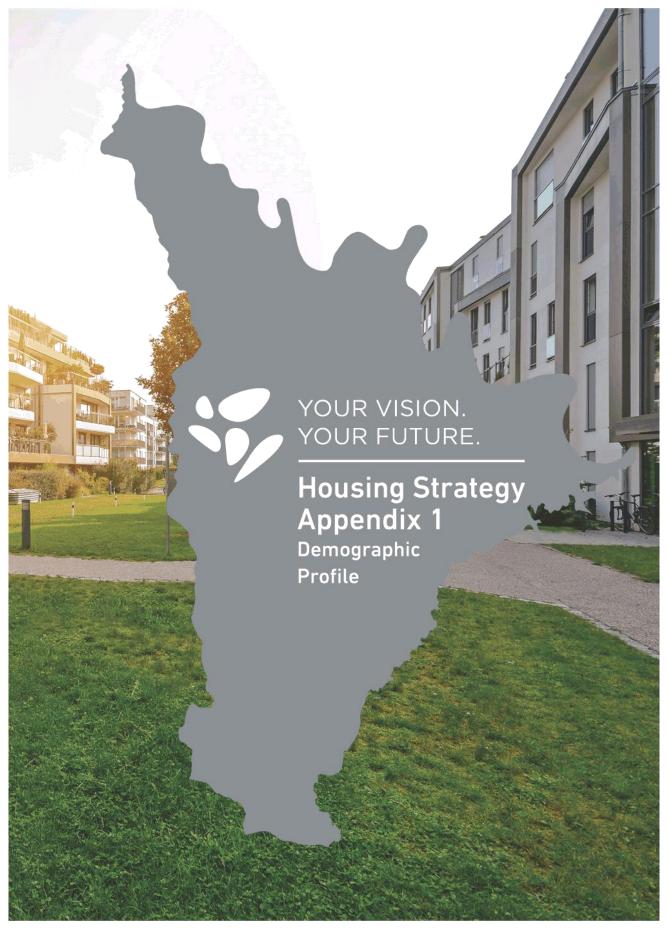
Council will establish an annual and 5 yearly review to monitor the progress of the Housing Strategy. The 5 yearly review will align with the updates of the District and Regional Plan. The housing strategy may also be reviewed on an as needed basis in response to the release of revised new housing targets or state housing policy that has implications for Hornsby Shire and its housing

Liveable Priorities and Actions	Relevant Council Plans	Key Performance Indicators	Expected Timeframe
LP1. Protecting the character of our low density neighbourhoods.			
LA1. Continue with a concentrated housing model in existing housing precincts as identified in Figure 15.	LHS	Updated LSPS	2020
LA2. Focus future housing opportunities in the Hornsby Town Centre.	HTCR	Completed HTCR	2020
LA3. Council continue to advocate for changes to State policy for medium density housing to enable Council to progress its own strategy that reflects local character.	Further strategic work required	Seek State Government response	Ongoing
LA4. If Council is provided the option to prepare local controls for medium density housing that are reflective of the landscape setting of the Shire, investigations could commence into appropriate expansion of the R3 Medium Density zone.	Further strategic work required	Seek State Government response	Ongoing
LP2. Promoting design excellence for new housing.			
LA5. Prepare and adopt the Design Excellence Planning Proposal and forward to Department of Planning, Industry and Environment for a Gateway Determination.	HLEP2013	Adopted planning proposal	December 2019
LA6. Work with the State Government to make changes to State Environmental Planning Policies and Design Guides for the Low Rise Medium Density Housing Code and Apartment Design Guide.	Further strategic work required	Seek State Government response	Ongoing
LP3. Supporting the development of community and cultural facilities that will adequately service our current and future community.			
LA7. Investigate value sharing models and options that can deliver social infrastructure and other community benefits.	HTCR LHS	Finalised HTCR and LHS	2020/21
LA8. Finalise the update of the Community and Cultural Facilities Strategic Plan.	LSPS	Updated LSPS	2020
LP4. Aligning the delivery of local infrastructure and public domain improvements with current and future growth.			
LA9. Finalise Public Domain Guidelines and Signage Strategy.	LSPS	Updated LSPS	2020
LA10. Finalise the Hornsby 7.12 Development Contributions Plan 2019-2029.	7.12 Plan	Adopted 7.12 Plan	2019
LA11. Finalise the draft Hornsby 7.11 Development Contributions Plan 2019-2029 for public exhibition.	7.11 Plan	Adopted 7.11 Plan	2020

Figure 63: Liveable Priorities and Actions LSPS and Hornsby Housing Strategy

Liveable Priorities and Actions	Relevant Council Plans	Key Performance Indicators	Expected Timeframe
LP5. Protecting, conserving and promoting our natural, built and cultural heritage.			
LA12. Prioritise and adopt recommendations from the Hornsby Heritage Action Plan 2019.	LSPS	Updated LSPS	2020
LA13. Develop consultant brief for the Comprehensive Heritage Study based on the findings of Action LA12.	LSPS	Updated LSPS	2020
LA14. Undertake the tasks to complete Hornsby Comprehensive Heritage Study.	LSPS	Updated LSPS	2020
LP6. Providing housing in the right locations that meets the needs of our community with regard to housing type and mix, design, sustainability, affordability and safety.			
LA15. Finalise the Hornsby Town Centre Review and incorporate relevant findings and recommendations into a future update to the Hornsby Local Housing Strategy.	LHS	Finalised LHS	2020
LA16. Finalise an update to the Hornsby Local Housing Strategy including a local character statement for public exhibition.	LHS	Finalised LHS	2020
LA17. Prioritise the findings and recommendations from the Affordable Housing Discussion Paper including the preparation of an affordable rental housing scheme under SEPP 70.	LSPS	Updated LSPS	2020
LA18. Work with the Rural Fire Service to support protection of life and property with no additional density increases north of Yirra Road, Mount Colah until the RFS has developed a Bushfire Risk Evaluation Model and Management Planning for the Shire and confirmed its position regarding development north of Yirra Road.	Further strategic work required	Finalised Bushfire Risk Evacuation Model and Management Plan	Ongoing
LP7. Promoting the arts, creative industries and temporary uses as well as the night-time economy.			
LA19. Consider the potential for the night-time economy in the Hornsby Town Centre Review, Economic Development and Tourism Strategy, Pennant Hills Place Plan and other opportunities across the Shire	HTCR LSPS	Completed HTCR Updated LSPS	2020





APPENDIX 1

1.1 Demographic Overview

This section has been prepared using data from the 2016 census and the *Hornsby Shire Population Projections Report, 2016-2036* prepared by .id the Population Experts. Where relevant the DPIE projections have been referenced.

This section outlines the demographic indicators of social and economic factors.

1.1.1 Demographic Overview

The estimated resident population of Hornsby Shire in June 2018 was 150,752 people.

Since 2006 the population has increased by 14,590 people of which a high proportion has been in family age groups.

The Shire attracts families but tends to lose young adults (18-25 years) and the 50-69-year age groups through migration. This reflects a lack of housing options and general housing affordability as well as poor access to tertiary education compared to other areas in the Sydney metropolitan area.

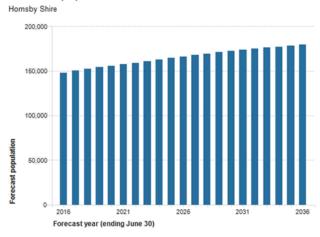
As with other areas of Sydney the main impetus for growth in recent years has been from overseas migration.

The number of births and deaths to 2036 maintain a steady population. Births will rise from 1,526 births per year in 2017 to 1,912 in 2036.

Hornsby Shire's population growth was subdued between 2011 and 2016 but is forecast to increase on average 1% per annum from 2016 – 2036, equal to 31,921 persons. Figure 1 illustrates the projected growth from 147,661 in 2016 to 179,582 people in 2036.

Figure 1 - Hornsby Forecast Population Growth to 2036

Forecast population



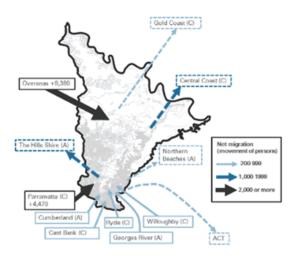
Population and household forecasts, 2016 to 2036, prepared by .id, February 2019.

1.1.2 Migration

In net terms, the migration flows in and out of Hornsby Shire tend to cancel themselves, with the in-migration of overseas migration providing the main impetus for growth. Between 2011 and 2016 the largest sources of population growth to the Shire are from Parramatta, Ryde, Cumberland and Willoughby council areas. Out-migration was primarily to the Central Coast, the Hills Shire and Northern Beaches. The largest net gain was from overseas residents.

Figure 2 - Historical migration flows, Hornsby shire 2011-2016

Historical migration flows, Hornsby Shire, 2016-2011



Population and household forecasts, 2016 to 2006, prepared by lid the population-expens. February 2015



1.1.3 Population Projections

The population is growing by 1% per annum

Population is forecast to grow at a higher rate from 2016-2021, aligned with rates of residential development. As residential opportunities are exhausted the population growth will slow over time.

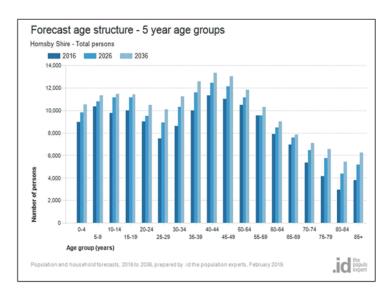
Adjacent Councils including Ku-ring-gai, The Hills Shire and Parramatta are also expected to experience higher annual growth rates of around 1.2%, 4% and 4% respectively¹.

Net population increases are expected in all age groups to 2036

Figure 3 below highlights the projected growth for all age groups at 2016, 2026 and 2036. In particular, there is an in-migration of a youthful cohort, in stark contrast to the previous 15 years, when ageing dominated. The dominant age group in the Shire in 2016 was 40 to 44 years old (7.7% of total persons) and this will continue to be the largest group in 2036 with 13,331 persons. Castle Hill has the highest proportion of people aged over 65 years (1,893 persons or 33.2%), followed by Galston -Middle Dural.

¹ Numbers base on the NSW Population Projections Sydney Metro LGA data 2016

Figure 3 - Hornsby Forecast Growth by Age to 2036



By 2036 a higher percentage of the population will be in the *over 70 years age groups*. This will increase from 11% to 14.1% of the resident population. In contrast, the population in the *under 20 years age groups* will have fallen from 26.5% to 24.8%

1.1.4 Future Trends

Population groups

Important population trends between 2016 and 2036 which will have implications for the provision of State and local services include:

- 30 to 34 age group will see the largest increase in persons 2,622 persons. This is closely followed by the 25 to 29 age group (2,578 persons) and the 35 to 39 age group (2,570 persons). These combined groups (25 to 39) will account for 18.8% of the population in 2036 or 33,867 persons.
- young children: there will be an additional 1,554 children aged 0-4 years.
- school age children: there will be an additional 942 children aged 5 to 9 years; an additional 1,710 children aged 10 to 14 years and an additional 1,392 children aged 14 to 19 years. This group will comprise a smaller share of the population.
- retirees: low growth in the 50-69 age group
- elderly population (+85 years): predicted to increase from 2.6 % to 3.5% over 20 years. This equates to
 an increase of 2.420 persons.
- **aged care residents:** predicted to increase by 36.56% (679 persons). From 1,860 persons in 2016 to 2,540 persons in 2036.

1.1.5 Comparison with State Government Forecasts

Population Growth

The .id forecasts align closely with the NSW State Government medium population growth scenario. The methodologies are slightly different and have therefore led to slightly different results. The figures are slightly higher in the period from 2026 to 2031, but almost converge at 2036. The proportion of +85 age group is

higher in the State Government projections (1,678 persons by 2036) and lower for the 20-24 age group. The .id projections have taken into consideration the Hornsby Town Centre redevelopment opportunities, which is likely to attract a younger age group.

Figure 4 - Comparison with State Government population projections (.id Report page 4)

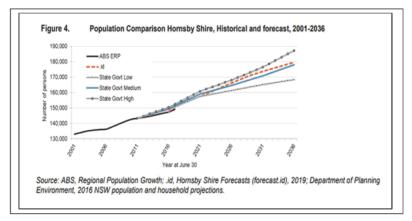
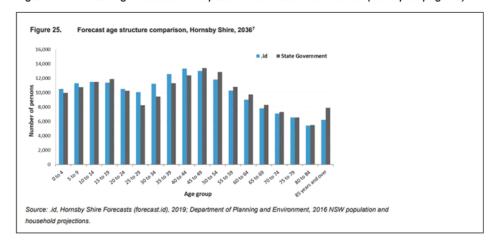


Figure 5 - Forecast Age Structure Comparison with State Government (.id Report page 35)



Implied dwellings

State Government implied dwelling projection to 2036 is 64,950. This is 13,550 implied additional dwellings.

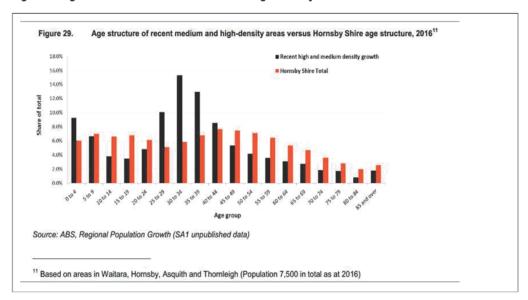
The .id forecast implied dwelling projection to 2036 is 66,631 dwellings, which is an additional 14,879 dwellings.

1.1.6 Population growth by local area

The spatial pattern of population growth reflects migration patterns and the amount of development around and within the larger centres of the Shire.

The highest rates of growth are forecast for Asquith, Waitara and the Hornsby Town Centre. These areas have a higher share of medium and high-density housing and will tend to gain those in the 20-34 age group and older adults (60-79 years) e.g. Asquith, Mount Colah and Cherrybrook.

Figure 6 - Age Structure of Recent Medium and High-Density Areas



Lower rates of growth are forecast for areas such as Beecroft-Cheltenham, Thornleigh and Wahroonga. Only Castle Hill and Dural are expected to decrease in population. These are the areas of the Shire likely to follow a pattern of attracting families and elderly persons, while losing young adults and retirees.

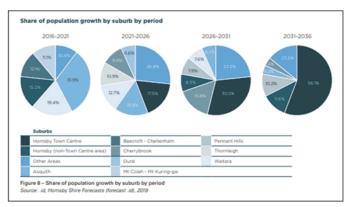
Significant growth is expected in seniors living, which has recently included McQuoin Park aged care facility in Wahroonga.

Figure 7 – Forecast Population Change (Table 7 of id. Report page 23)

	****	2222	% change (av.		
Area	2016	2036	Net change	annual)	
Hornsby Town Centre	467	7,582	7,115	15.0%	
Asquith	3,663	8,898	5,235	4.5%	
Waltara	5,900	9,407	3,507	2.4%	
Hornsby (non-Town Centre area)	22,555	25,661	3,106	0.6%	
Beecroft - Cheltenham	9,147	11,182	2,035	1.0%	
Thornleigh	8,737	10,649	1,912	1.0%	
Mount Colah - Mount Kuring-gai	9,148	11,011	1,863	0.9%	
Pennant Hills	7,567	9,129	1,562	0.9%	
Cherrybrook	19,348	20,890	1,542	0.4%	
Wahroonga	4,515	5,556	1,041	1.0%	
Galston - Middle Dural	3,482	4,326	844	1.1%	
West Pennant Hills	4,103	4,815	712	0.8%	
Dural	5,658	6,268	610	0.5%	
Normanhurst	5,537	6,000	463	0.4%	
Berowra	4,906	5,238	332	0.3%	
North Epping	4,694	4,857	163	0.2%	
Westleigh	4,608	4,745	137	0.1%	
Hornsby Heights	6,485	6,562	77	0.1%	
Brooklyn	669	691	22	0.2%	
Berowra Heights - North Eastern Rural Balance	6,527	6,524	-3	0.0%	
Arcadia - North Western Rural	4,031	3,970	-61	-0.1%	
Castle Hill	5,913	5,620	-293	-0.3%	
Hornsby Shire Total	147,661	179,582	31,921	1.0%	

Figure 7 above highlights that in the first 5 years (2016-2021) population growth will be highest in Waitara and Asquith. In the medium to longer term Hornsby Town Centre and surrounds and Cherrybrook will be the focus of population growth.

Figure 8 - Population growth by area, 2016-2026 (.id Report page 24)



Implied dwelling requirement

The State Government's implied dwelling projection of 13,550 is very closely aligned with the id. dwelling projections of 14,879. However, the State Government's projections are based on 2016 population forecasts which are higher across many age groups than the ABS estimate. This difference is carried through to 2036. State Government projections do not reflect the future redevelopment of Hornsby Town Centre which will affect the population profile. The Council's projections prepared by .id are therefore considered more accurate.

Council's dwelling projection of 14,879 represents 16.1% of the North District Plan target of 92,000 dwellings.

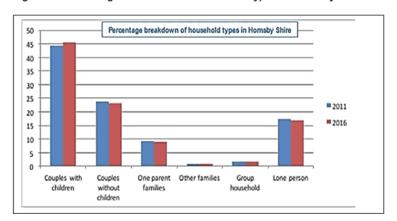
Households

In 2016 there were 49,864 households in Hornsby Shire, and the average household size was 2.91. The number of households increased by 1,267 between 2011 and 2016.

The dominant household type is couple families with dependents

Couple families with dependents accounted for 45.3% of all households in 2016, a higher percentage than the Greater Sydney figure of 35.3% for that household type. The 'couples without children' households accounted for 23%, a fall from 24% in 2011. The opposite is true for 'older couples without children' which has grown from 9.7% in 2011 to 10.9% in 2016 of all households. This is particularly pronounced in in key suburbs such as Westleigh (17.6%), Glaston Mid Dural (17%) and Beecroft-Cheltenham (15.9%) between 2011 and 2016.

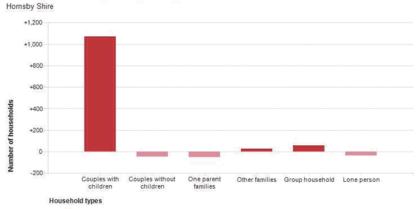
Figure 9 - Percentage breakdown of household types in Hornsby Shire



Couples with children has represented the largest change in household type between 2011 and 2016. Areas where there is an existing high concentration of 'couples with children' include Cherrybrook (56%), Berowra (53%) and Beecroft-Cheltenham (52%).

Figure 10 - Change in Household Type from 2011 - 2016

Change in household type, 2011 to 2016



Compiled and presented in profile.id by .id; the population experts.

This is consistent with the increasing number of persons in households. The largest changes in the number of persons usually resident in a household in the Hornsby Shire between 2011 and 2016 were:

- 4 persons (+547 households)
- · 3 persons (+284 households)
- 6 or more persons (+243 households)
- 2 persons (-217 households).

Forecast household types

Figure 11 highlights that lone person households are forecast to see the largest increase between 2016 and 2026. This group will increase by 2,835 households and account for 19.7% of all households. By 2036 lone person households will comprise 21.3% of all households.

Couples without dependents will increase by nearly 25% or 3,930 households. Combined with the projected increase in the number of lone person households, we will see the need for an additional 9,000 homes for these smaller household groups.

Couples without dependents will also grow. Areas such as Brooklyn, Westleigh and Beecroft-Cheltenham will have 28-30% of the resident population in this household type. Other areas such as Castle Hill, Berowra and Cherrybrook are expected to experience a larger drop in average household size due to out migration of young adults leaving the family home.

Areas which will see the largest increase in the number of 'couple families with dependents' will be Hornsby Town Centre, Asquith, Waitara and Beecroft-Cheltenham. This reflects new housing development and the transition of areas.

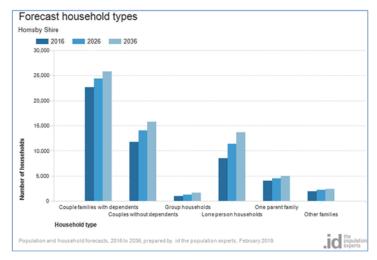
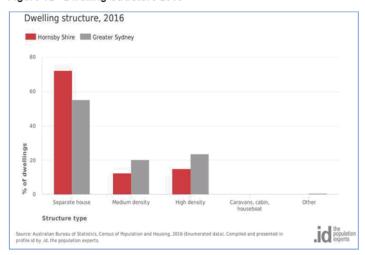


Figure 11 - Forecast household types

Dwelling Structure

Hornsby Shire has less housing diversity than the Sydney average. In 2016 over 72% of all dwellings were separate houses compared with 55% in Greater Sydney.

Figure 12 - Dwelling Structure 2016



In 2016 Hornsby Shire had the following dwelling structure:

- Separate houses: 37,149 (72.2%) of which over 60% are 3 bedrooms or more
- . Medium density dwellings: 6,280 (12.2%) of which more than half are 3 bedrooms or more
- High density dwellings: 7,607 (14.8%) of which a fifth are 1-bedroom units and two-thirds are 2-bedroom

The high proportion of detached dwellings is not surprising given the distance from the CBD and the Shire's stock of traditionally family orientated housing. Progressive piecemeal development of units, townhouses and secondary development in the suburbs has occurred. Overall however there is a discernible lack of smaller, more affordable types of housing.

Variation by suburb

The proportion of separate houses ranged from a low of 10.4% in Waitara to a high of 98.2% in Arcadia - North Western Rural.

The proportion of medium density ranged from a low of 0.5% in Arcadia - North Western Rural to a high of 28.9% in Castle Hill.

Waitara had the highest proportion of high-density dwellings (75.2%), followed by Hornsby (51.6%). Figure 13 below illustrates the dominant house structure by suburb.

Dwelling Structure by Household Composition

Existing dwelling structure is predominantly separate houses. The following chart highlights that separate dwellings are the dominant type of dwelling for all household types in 2016 – including 49% of lone person households. Over 83% of couple family with children live in a separate house as well as nearly 75% of couple family with no children.

Figure 13 Households and dwelling types

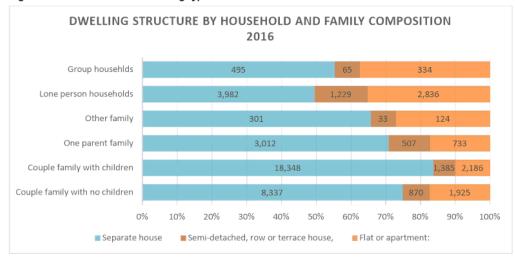
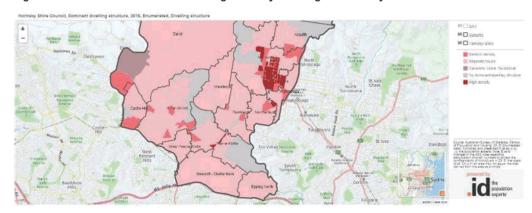


Figure 14 - Concentration of Medium & High-Density Dwellings in Hornsby Shire

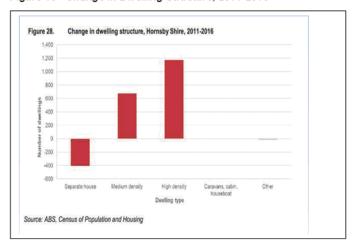


The most significant changes in dwelling structure between 2011 and 2016 was the increase in high density.

This trend reflects the implementation of the Council's 2011 Housing Strategy which rezoned land for medium and high-density dwellings. The main changes (2011 to 2016) are illustrated in Figure 15 which shows the following changes:

- High density (+1,176 dwellings)
- Medium density (+676 dwellings)
- Separate house (-404 dwellings)

Figure 15 - Change in Dwelling Structure, 2011-2016



The dwelling stock in Hornsby Shire is likely to remain predominantly detached separate houses well beyond 2036.

Even with current zoning and likely future increases in high density dwellings in the Hornsby Town Centre and Cherrybrook, the Shire's housing stock will remain predominantly separate houses.

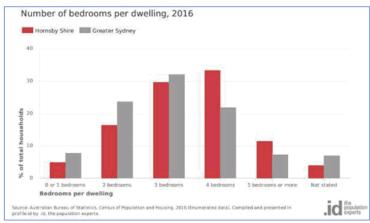
Number of Bedrooms

Dwellings are generally larger in Hornsby Shire than Greater Sydney.

Hornsby Shire has a higher proportion of dwellings with 4 or more bedrooms and a lower proportion of dwellings with 2 bedrooms or less than Greater Sydney in 2016. Figure 16 below.

- 4 bedrooms or more Hornsby Shire 44.9% compared with 29.3% Greater Sydney
- 2 bedrooms or less Hornsby Shire 21.4% compared with 31.5% and for Greater Sydney

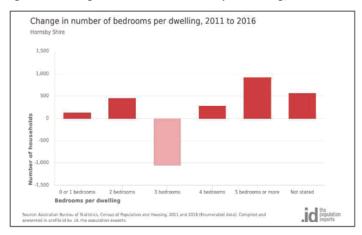
Figure 16 - Number of bedrooms per dwelling, 2016



Between 2011 and 2016 there has been a significant increase in 4 and 5+ bedroom properties and a loss of mainly 3-bedroom properties, which contrasts with the Greater Sydney trends.

- 3 bedrooms (-1,048 dwellings)
- · 5 bedrooms or more (+924 dwellings)
- 2 bedrooms (+451 dwellings)
- · 4 bedrooms (+280 dwellings)

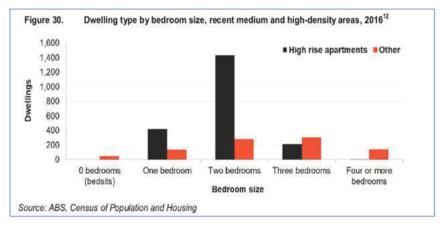
Figure 17 - Change in number of bedrooms per dwelling, 2011 to 2016



Newer apartments offer a predominantly 2-bedroom product

There has been a concentration of two-bedroom dwellings in recent medium and high-density areas. The share of one-bedroom and three-bedroom apartments has been lower than expected. Figure 18 below.

Figure 18 - Dwelling Type by Bedroom Size, Recent & High-Density Areas



Tenure and Landlord Type

In 2016 over 73% of households in Hornsby Shire were purchasing or fully owned their home.

Hornsby Shire has a higher proportion of home ownership than Greater Sydney and significantly lower rates of private renting. Figure 19 below illustrates key information on households:

34.6% fully owned their home (27.7% in Greater Sydney)

- 38.5% had a mortgage (31.5% Greater Sydney)
- · 18.3% rented privately (27.6% in Greater Sydney)
- Only 2.2% were in social housing (4.6% in Greater Sydney).

Figure 19 - Housing Tenure, 2016

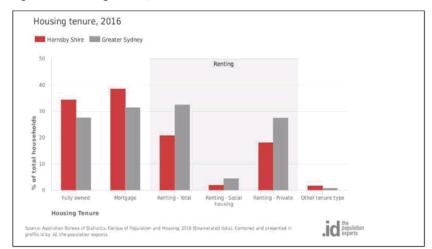


Figure 20 below shows the dominant housing tenure by suburb on a map. It highlights that 'fully owned' is the dominant tenure in many suburbs including Beecroft-Cheltenham. In Hornsby and Waitara the dominant tenure tends to be private rented. Those areas with the highest social renting tenure include Castle Hill (7.0%), Normanhurst (6.5%) and Hornsby (4.2%).

Figure 20 - Map of housing tenure 2016



Trends outline that home ownership is in decline and more people are retiring with a mortgage or living long term in private rental.

Between 2011 and 2016 there was a decline in the number of households owning their home. This coincided with the rise in private renting (+885 households). This would suggest that the stock of private rental housing is increasing.

Some of the fall in ownership may be attributed to the loss of retirees selling the principal home to provide additional income.

Despite the number of new apartments being built from 2011 to 2016, the proportion of rental housing in Hornsby Shire only increased by 1.4%. This indicates a shortage of supply in rental accommodation in Hornsby

Hornsby has a higher % of households renting compared with The Hills Shire and Ku-ring-gai but has seen the lowest growth rate since 2006

Figure 21 - Change in housing tenure, 2011 to 2016



Comparison with adjacent local government areas highlights that in 2016 Hornsby Shire had a similar percentage of homes fully owned (34.6%) when compared with The Hills (33.8%). This was considerably lower than Ku-ring-gai Council (41%). Ku-ring-gai has experienced a more significant drop of fully owned tenure households, -8% since 2011 compared with -1.4% in Hornsby Shire and -0.2% for The Hills Shire.

In 2016 the Shire had the highest percentage of households renting (20.8%) compared with Ku-ring-gai (17%) and The Hills (16.9%). Ku-ring-gai's rental sector saw the most significant growth between 2006 and 2016 (+5%) compared with The Hills (2.2%) and Hornsby Shire (0.7%).

Between 2006 and 2016 households with a mortgage increased by 3% (34-37%) in Ku-ring-gai, increased 0.4% in Hornsby Shire and fell 2.4% (47.1% to 44.7%) in The Hills Shire.

The dominant household type for all three LGAs is couple families with dependents.

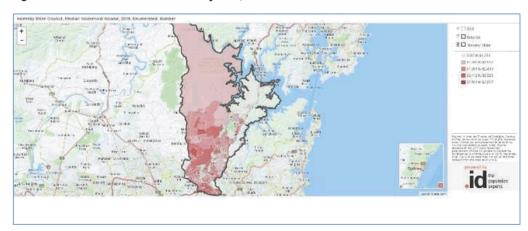
Household Income

Median income

In 2016 the median (mid-point) household income for the Shire was \$2,116 per week which was \$371 more than Greater Sydney, but lower than Ku-ring-gai (\$2,633) and The Hills (\$2,464).

Within the Shire, median household incomes range from a low of \$1,700 in Hornsby to a high of \$2,932 in Beecroft - Cheltenham. 50% of the households in Beecroft-Cheltenham earn over \$2,500 per week. Figure 22 highlights the concentration of higher median incomes in the southern areas of the shire, illustrated by the darker colour.

Figure 22 - Median household income by area, 2016

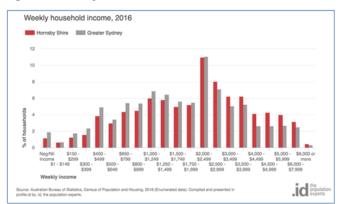


Income range

In 2016, 36.6% of households in Hornsby were high income households, receiving a weekly income of \$2,500 or more. This is higher than the Greater Sydney average. Only 11.5% of households were in the low-income bracket (those earning less than \$650 per week) compared with 15.1% for Greater Sydney.

Castle Hill followed by Waitara had the highest proportion of low-income households in the Hornsby Shire.

Figure 23 - Weekly household income, 2016



Rental and Mortgage Stress

Lower income households who are paying more than 30% of their household income to meet their housing costs are generally considered to be in housing stress

- Very Low Incomes is below 50% of the Census Median Equivalised Income.
- Low Incomes is 50% 80% of the Census Median Equivalised Income.
- Moderate Incomes is 80% 120% of the Census Median Equivalised Income.

7.4% of the Hornsby Shire's households, were experiencing housing stress compared to 11.8% in Greater Sydney (2016).

The areas with the highest percentages of housing stress were Hornsby (14.2%), Waitara (12.8%) and Wahroonga (8.0%). The darker areas shown on Figure 24 denote the higher levels of housing stress.

- · Galston-Middle Dural had the highest proportion of people experiencing mortgage/ home purchase stress
- Hornsby had the highest proportion of people experiencing rental stress

Figure 24 - Housing stress by area



Hornsby Affordable Housing Discussion Paper, 2018

The 2016 Hornsby Shire census data shows that 40% of households with mortgages and very low-income, low and moderate incomes were in home purchase stress. This represents a 15% decline from 2011. This is generally in line with the NSW figure.

- 74% of very low-income households were in purchase stress
- 52% of low income households were in purchase stress
- 31% of moderate income households were in purchase stress

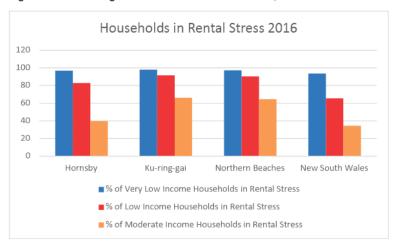
Figure 25 - Percentage of households in home purchase stress, 2016



The 2016 Hornsby Shire census data shows that 67% of households renting and with very low-income, low and moderate incomes were in rental stress. This represents a 2% decline from 2011. This is marginally better than adjacent council areas but lower than NSW at 64.4%.

- 97% of very low-income households were in rental stress
- · 83% of low income households were in rental stress
- . 40% of moderate income households were in rental stress

Figure 26 - Percentage of households in rental stress, 2016



FACS calculates that purchase affordability for very low-income households in the North District has been close to 0% in most local government areas for the last 12 years. In Hornsby this was 1% in June 2017. For low income households purchase affordability in Hornsby is only marginally better at 1.3%. Affordability for moderate income households to purchase in Hornsby is 4.8%, well below the average for NSW of 29.3% at June 2017. [Note the Greater Sydney number unavailable]

Employment and Local Workers

In June 2018 there were an estimated **50,943 local jobs** in Hornsby Shire. This represents a 1.8% increase in jobs from 2017. The growth has been almost exclusively related to household services reflecting strong population and household growth.

The three largest industries (based on jobs held by full-time equivalent local workers) in 2017/18 were:

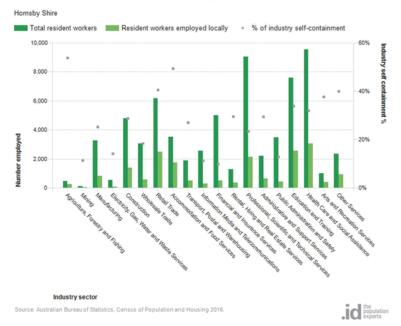
- Health care and social assistance (6,265 full-time equivalent workers or 16.2%)
- Education and training (4,959 full-time equivalent local workers or 12.8%)
- Retail trade (4,508 full-time equivalent local workers or 11.6%).

Journey to work data shows that Hornsby Shire residents took around 48% of local jobs.² Over half of the local workforce (52%) lived outside the Hornsby with around 10% travelling from the Central Coast (around 4,100 people) and a further 10% from the Hills Shire. This reflects the excellent transport options available to people outside the Shire.

Figure 27 shows high self-containment for those residents with jobs in accommodation and food (49%) and retail trade (40%). Low self-containment is noted in financial and insurance services (10%), Information, Media and Telecommunications (11.3%) and Public Administration and Safety (13%).

Figure 27 - Employment Self Containment by industry, 2016

Employment self-containment by industry 2016



Shire residents in employment

Labour force participation in 2016 was 64.8%, with 74,371 residents over the age of 15 employed. However, only 28% of residents lived and worked in the Shire.

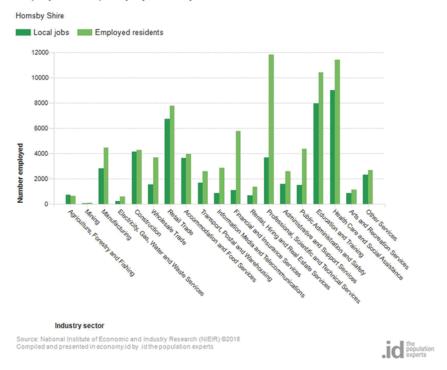
Approximately 72% of the Shire's residents travelled outside of the local government area to work. Nearly 18% of residents travelled to the City of Sydney and 33% travelled to other local government areas in the North District. There is a disparity between the skills and education of the residents, compared to jobs available in Hornsby Shire. Figure 28 below demonstrates the major differences in in industry types between local jobs

² 48% is based on evidence from the 2016 census and does not necessarily reflect the NIEIR data

and workers, particularly in the Professional, Scientific and technical Services and the Financial and Insurance Services.

Figure 28 - Resident workers and local employment

Employment capacity by industry 2017/18



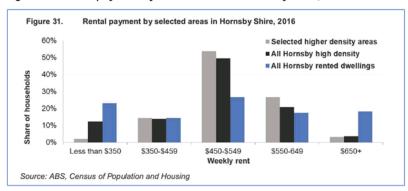
Key workers

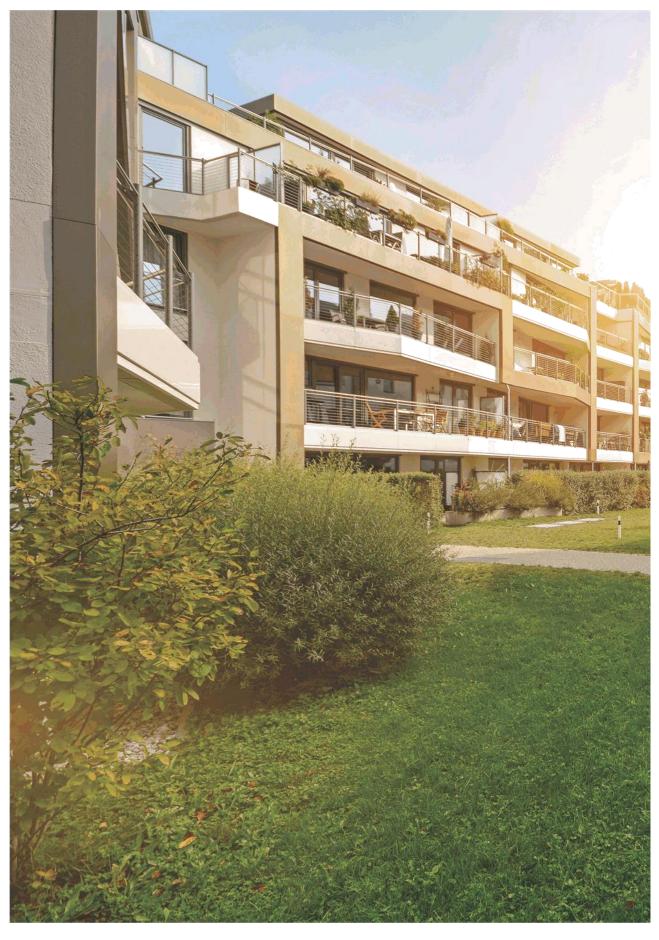
Key workers provide essential services and are vital to the area's safety, vitality, sustainability and social diversity. They include teachers, nurses, police, ambulance officers, fire and emergency workers. They are typically paid low to moderate incomes. They are often constrained by where they can afford to live.

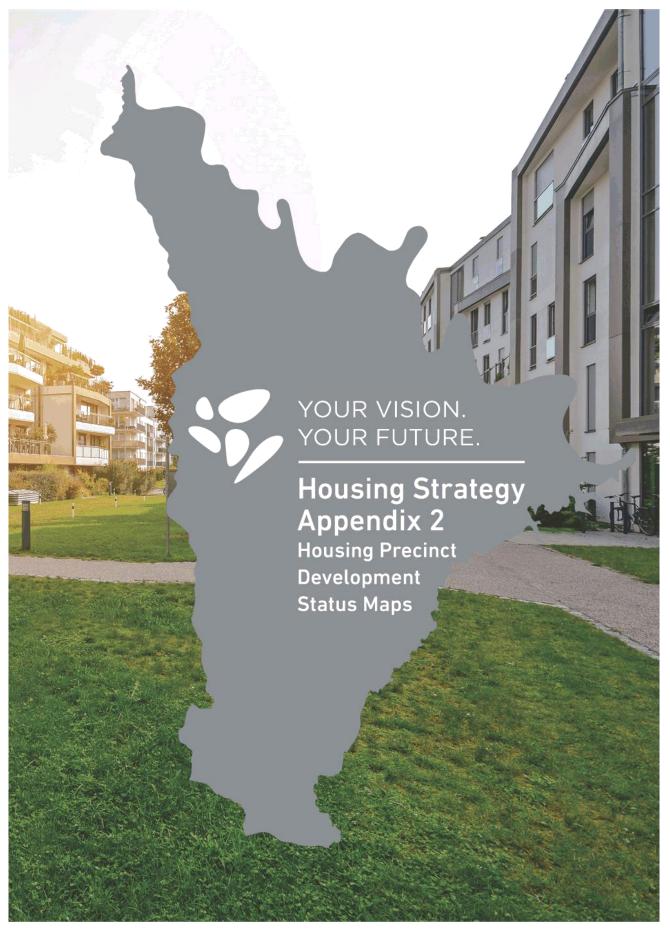
A recent study by the University of Sydney found that in Hornsby Shire in 2011, the median house price was 9.5 times the earnings of a key worker and by 2018, it had grown to 16 times the earnings of a key worker. Hornsby Shire had a net loss of 1.8% of the key worker population in the 10 years between 2006 and 2016.

Hornsby will need a range of housing options that keep key workers in the Shire, provide access to housing options for people on low and moderate incomes and provide additional housing choice and affordability for first home buyers.

Figure 29 - Rental payment by selected areas in Hornsby Shire, 2016





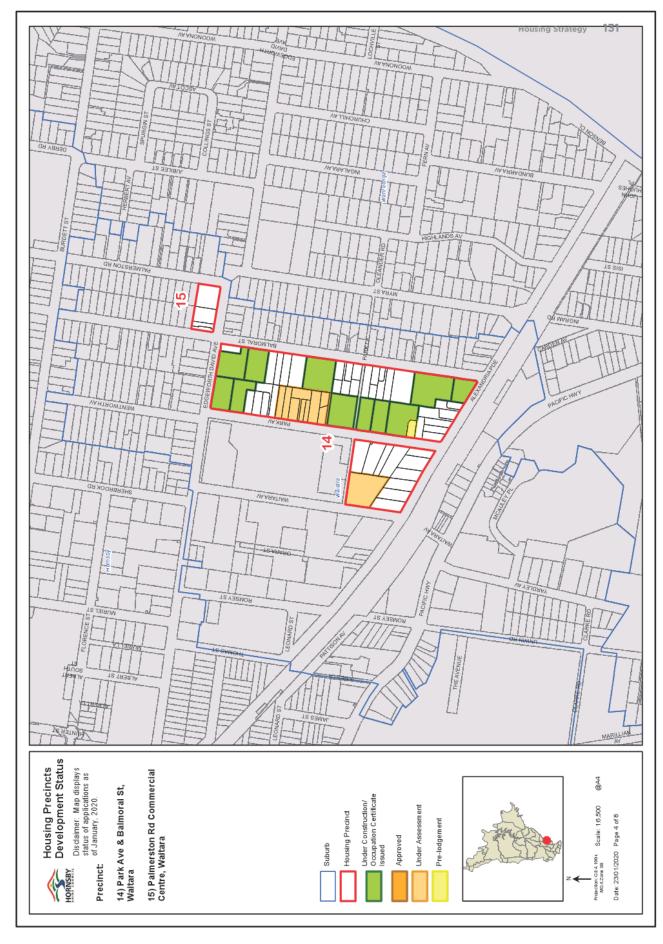


128 Hornsby Shire Council



Housing Strategy 129 Housing Precincts Development Status 6) Baldwin Ave & Stokes Ave, Asquith 11) Old Berowra Rd, Hornsby 8) Jersey St North, Asquith 9) Peats Ferry Rd, Asquith 10) Galston Rd, Hornsby 12) Mildred Ave, Hornsby 5) Commercial Centre & Bouvardia St, Asquith 7) Hyacinth St, Asquith 4) Lords Ave, Asquith Date: 23/01/2020 Page 2 of 8 Suburb



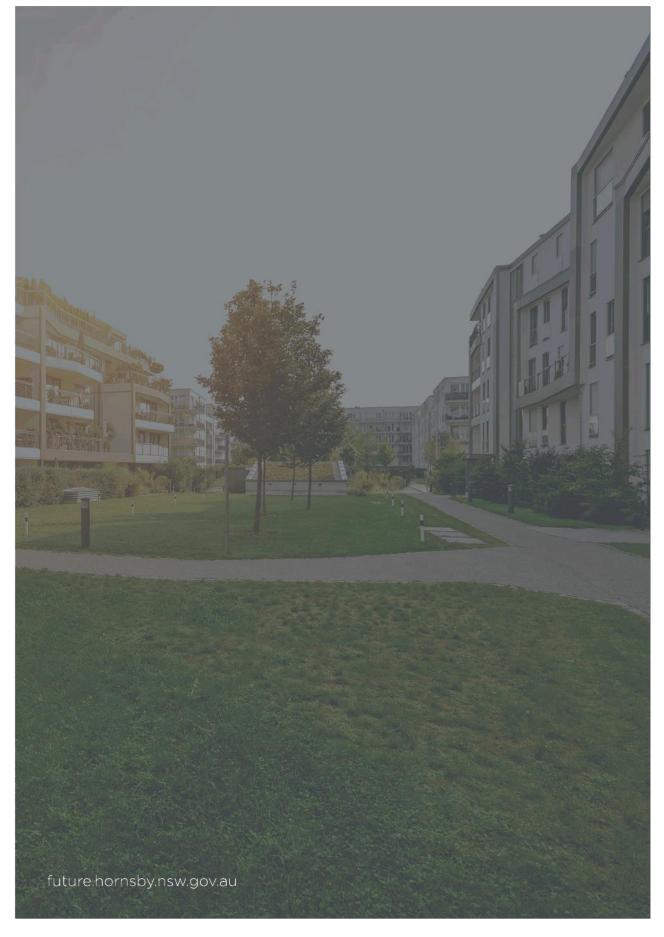












ATTACHMENT/S

REPORT NO. PC23/20

ITEM 6

1. DRAFT STUDY BRIEF - BYLES CREEK PLANNING REVIEW - NOVEMBER 2020



Byles Creek Planning Study Project Brief

November 2020

1. Purpose

The purpose of the Byles Creek Planning Study is to review the suitability of planning controls in maintaining the environmental qualities of residential lands adjoining the open space zoned lands within the Byles Creek corridor.

2. Background

In October 1995, the Byles Creek Catchment Environmental Study investigated approximately 350 hectares of publicly and privately-owned land in Beecroft and identified that the Open Space zoning for the Byles Creek corridor area should be retained due to the high environmental quality, aesthetic and heritage value to the local community and the Shire in general.

As a result, Byles Creek Development Control Plan (DCP) was prepared in May 1998 and included development controls relating to setbacks, soil and water management based on soil type, environment protection, fencing, bushfire management, and development treatments relating to urban watercourse interface areas and land compatibility and sensitivity.

In 2006, an Open Space Review evaluated all lands in Hornsby Shire in private ownership which were zoned Open Space A (under the now repealed Hornsby Shire LEP 1994) to ensure that they met community needs, preserved environmental qualities of the Shire and a financial strategy was in place for the acquisition of privately-owned lands. With respect to land within Byles Creek corridor, the Review recommended the retention of the open space zoning for Byles Creek due to the high environmental, social, aesthetic and heritage values expressed by the community and acknowledged acquisition of privately-owned lots may be required.

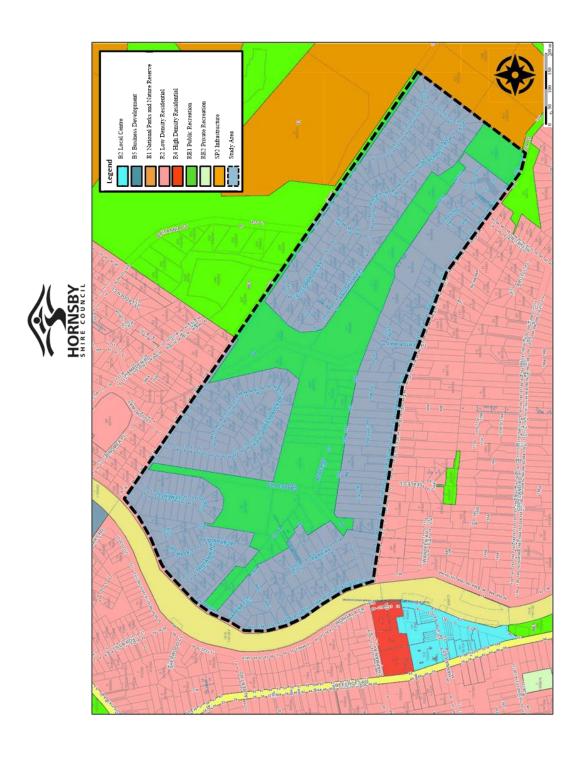
In October 2013, the Hornsby Development Control Plan 2013 came into effect and applied to all land within the Hornsby Local Government Area, including land to which the Byles Creek DCP previously applied.

In August 2020, the Byles Creek Land Acquisition Strategy Review assessed the environmental and social values of Byles Creek corridor in order to review the strategic approach towards land acquisition within the catchment of Byles Creek. Based on the ecological values of the corridor, the Strategy Review concluded that the current extent of the RE1 zoning was appropriate to protect the biodiversity values and ecosystem functionality of the corridor. Further, the current zoning is sufficient in terms of satisfying the objectives and terrestrial biodiversity provisions of the Hornsby Local Environmental Plan 2013.

Following Council's considerations of the findings of the Strategy Review and significant community comment, Council resolved to progress this review of the suitability of the planning controls for residential properties adjoining open space zoned land within the Byles Creek corridor.

3. Study Area

The planning study will consider properties zoned R2 Low Density Residential surrounding the Byles Creek corridor open space zoned land. As indicated on the map below, the study area would be bounded by Malton Road, Sutherland Road, Azalea Grove, Kurrajong Street, and Lane Cove National Park.





4. The Project

4.1. Study Objectives

The Byles Creek Planning Study will review the planning controls which currently maintain the environmental qualities of the residential lots adjoining the open space zoned land within the Byles Creek corridor.

The planning study has the following objectives:

- (a) Assess the suitability of the current planning controls in protecting the environmental qualities of the Byles Creek corridor area;
- (b) Develop a strategy that will promote residential development and reflect the environmental, social and aesthetic qualities of the adjoining Byles Creek corridor; and,
- (c) To identify, through a comparison with development controls of other Council areas, recommendations for improvements to Hornsby's planning controls.

4.2. Scope of Work

Part 1: Existing Situation

- Review of existing Byles Creek studies and reviews, existing development approvals and current development applications.
- · Desktop analysis of current planning controls and legislation.
- Undertake a residential lot size audit.
- Undertake an economic viability analysis of residential lots.

Part 2: Land Use Surveys

- Identify and map the development potential of residential lots by consideration of the following attributes:
 - Topography;
 - Proximity to watercourse;
 - Soil dispersibility;
 - Soil landscapes;
 - Plant communities;
 - Proximity to bushland;
 - Fauna habitat;
 - Bushfire hazard;
 - o Economic implications; and,
 - Infrastructure constraints
- Prepare analysis on these attributes ability for limiting development potential of residential zoned lots.

Part 3: Community Engagement

- · Undertake stakeholder consultation with:
 - property owners of adjoining residential land (targeted);



- community interest groups; and,
- o the community generally.

to consider and identify views relating to:

- the key environmental, economic, social and aesthetic attributes of the Byles Creek catchment area.
- o Confirm the preliminary findings analysis and values of residential lots adjoining Byles Creek.

Part 4: Analysis of Information

- Undertake a comparative analysis of planning controls from other Metropolitan Councils with respect
 to development at the interface with sensitive lands (e.g. zoning, lot size, permissible uses)
- Consider priorities and actions under the LSPS.
- Review the strategic implications of planning control changes.

Part 5: Recommendations

- · Collate above information and provide recommendations for:
 - Amendments to the LEP; and/or
 - Amendments to the DCP; and/or
 - Appropriate construction techniques/building designs to mitigate environmental impacts.

4.3. Deliverables

- Byles Creek Planning Study an evidence-based report documenting the existing conditions, analysis and outcomes for residential lots adjoining Byles Creek and overall recommendations for any amendments to planning controls.
- Maps identifying the Study area, including the current planning controls, and recommended planning controls from the study with details addressing the rationale for the recommendations.
- 3) Presentation to Councillors at after-hours workshops (up to two).

4.4. Project Timeline

Timeframe	Milestone
End 2020	 Inception meeting to commence the project Part 1 - Review existing situation
January/February 2021	Part 2 Land use surveysPart 3 Community engagement
March/April 2021	 Work in progress report Presentation to Councillors (results of Part 1, 2 and community engagement)
May 2021	Part 4 Analysis of Information
June 2021	Presentation to Councillors – draft findings and recommendations
July 2021	Draft report due
August 2021	Final report dueReport to Council

ATTACHMENT/S

REPORT NO. PC24/20

ITEM 7

1. DRAFT HDCP AMENDMENTS - BUILDING HEIGHT

3-60 HORNSBY DEVELOPMENT CONTROL PLAN 2013 | RESIDENTIAL (THIS CHAPTER WAS LAST AMENDED ON 10 JANUARY 2019)

Key:

Red text - Delete

Green text - Additional Terminology/Provision

3.4 Residential Flat Buildings (5 Storeys)

This section provides controls for erecting, and undertaking alterations and additions to, residential flat buildings in the R4 High Density Residential Zone, within the area designated as PO2 (17.5m. 16.5m - 5 storeys) on the HLEP Height of Building map, with the exception of land in Beecroft that is addressed in Part 9 of this DCP.

3.4.1 Desired Future Character

Desired Outcome

 Development that contributes to the desired future character of the area.

Prescriptive Measures

 Development applications should demonstrate compatibility with the following statement of desired character:

Desired Future Character Statement

The locality is characterised by 5 storey residential flat buildings in landscaped settings with underground car parking.

Developments complement and enhance the adjacent public domain environment and building footprints maintain landscape corridors around and through development sites.

The established tree canopy is complemented by new trees and shrubs throughout all gardens. Facade widths are limited or divided into well-articulated pavilion forms, avoiding the appearance of a continuous wall of development.

Facades are not fully rendered and masonry walls are confined to low level facades. Mid level and upper storey building facades incorporate a range of materials and finishes including face brick, walls of windows, steel framed balconies with balustrades of steel or glass and operable louvres for privacy, shade and glare control.

Roofs are flat pitched without parapets to minimise the height of exterior walls, incorporating eaves which cast shadows across the top storey walls.

Balconies provide outdoor living areas which wrap around the corners of the buildings, providing usable open space as well as articulation in built form.

Developments embody active living principles including bicycle parking and storage, prioritised pedestrian and cyclist entrances to buildings, and connectivity to the public domain.

Note:

To achieve active living principles development should have regard to NSW Health's *Healthy Urban Development Checklist* and the National Heart Foundation's *Blueprint for an Active Australia*.



Figure 3.4(a): Example of Desired Character - 5 storey residential flat building.(I)

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HORNSBY DEVELOPMENT CONTROL PLAN 2013 | RESIDENTIAL THIS CHAPTER WAS LAST AMENDED ON 10 JANUARY 2019

3.4.4 Height

Desired Outcome

 a. A built form not exceeding 5 storeys in height and comprising residential flat buildings.

Prescriptive Measures

Storeys

 Sites with the following maximum building heights under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 3.4.4(a).

Table 3.4.4(a): Translation of Height to Storeys

<i>HLEP</i> Area	Maximum Building Height (m)	Maximum Storeys (excluding basement carparking)
₽02	17.5m 16.5m	5 storeys

- A transition in building height should be provided at sensitive interface areas adjacent to heritage items.
- Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.
- d. For development involving parking in an undercroft, the floor level of the lowest residential storey should be a maximum of 1.5 metres above natural ground level.
- e. To protect the amenity of future residents the finished floor level of ground floor apartments should be at or above the natural ground level.
- f. Ceiling heights should be consistent with the SEPP 65 Apartment Design Guide for habitable and non-habitable rooms.

Roof Design

- g. Roofs should be flat-pitched without parapets to minimise the height of exterior walls, incorporating eaves which cast shadows across the top-storey walls.
- h. Top most storeys, including those with mezzanine levels, should be visually recessive with a setback from the storeys below and lightweight in design.
- Mezzanines on any level are discouraged to minimise the visual bulk and scale of the building.
- j. Mezzanines will only be considered where the proposal demonstrates design excellence and incorporates sleaving to minimise the visual impacts of the stepping transition and provide potential for shading, permiter planting and photovoltaic solar panels.

- k. Roof fixtures and lift overruns or service plants should be incorporated into the design of the roof, to minimise visual intrusiveness and support an integrated building design.
- Roof design is to respond to solar access and prevailing weather with use of eaves, skillion roof, awnings and the like with a minimum overhang of 0.6m.



Figure 3.4(e): Building Height. (I) Height controls are based on a typical residential floor to floor height of 3 metres, with a 4.5-0.5 metre allowance for roof articulation and a 1 metre basement projection.



Figure 3.4(f) Example of permiter sleaving with pergola and permiter planters for greenery at upper levels.

Notes

Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Storey means a space within a building that is situated between one floor and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

- (a) a space that contains only a lift shaft, stairway or meter room, or
- (b) a mezzanine, or

(c) an attic

Basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

Development involving or adjoining heritage items should have regard to Part 9 Heritage of this DCP. Sensitive interface areas are indicated on the Key Development Principles Diagrams.

4-7

HORNSBY DEVELOPMENT CONTROL PLAN 2013 | BUSINESS (THIS CHAPTER WAS LAST AMENDED ON 30 NOVEMBER 2016)

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4.2 Business Lands

The following provides controls for the development of land zoned B1 Neighbourhood Centre, B2 Local Centre, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor.

Some business zoned properties are not subject to the controls in this section as detailed in Table 4.2(a):

Table 4.2(a): Business Zones Subject to Other DCP Provisions

Business Zone Precincts	DCP Reference
Mixed Use Housing Strategy Precincts	
Asquith Commercial Centre precinct	4.4
Bouvardia Street, Asquith precinct	4.4
Palmerston Road, Waitara precinct	4.4
Normanhurst Road, Normanhurst precinct	4.4
Pennant Hills Road, Thornleigh precinct	4.4
Thompsons Corner, West Pennant Hills precinct	4. 4
Carlingford Road, Carlingford precinct	4.4
Hornsby Town Centre	4.5
Epping Town Centre	4.6

4.2.1 Scale

Desired Outcome

 Development with a height, scale and intensity compatible with the role and function of the centre under the commercial centres hierarchy.

Prescriptive Measures

Height

 a. Sites with the following maximum building height under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 4.2.1(a).

Table 4.2.1(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Mixed Use Building Maximum Storeys (excluding basement carparking)	Commercial Building Maximum Storeys (excluding basement carparking)
1	8.5m	2	2
K	10.5m	2	2
М	12m	3	3
N	14.5m	4	3
0	16m	4	4
₽ O2	17.5m 16.5m	5	4
Q	20.5m	6	5
S	23.5	7	6
U	32.5m	10	8
X	48m	15	12
AA	72m	22	18

- Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.
- c. A podium should be provided in accordance with the applicable Masterplan in Section 4.3. Where podium controls are not specified on a Masterplan, buildings should incorporate a podium that:
 - presents a human scale at the street frontage,
 - incorporates commercial floor space,
 - has a maximum height of 8.5 metres (2 storeys),
 - incorporates a minimum setback of 3 metres from podium facades for upper levels facing a primary or secondary street, and

4-40 HORNSBY DEVELOPMENT CONTROL PLAN 2013 | BUSINESS

4.4.4 Scale

Desired Outcome

- Development with a scale compatible with the role and function of the centre under the commercial centres hierarchy.
- b. Mixed use commercial and residential multi-unit housing development not exceeding 5 or 10 storeys in height.

Prescriptive Measures

Height

 a. Sites with the following maximum building height under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 4.4.4(a).

Table 4.4.4(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Mixed Use Building Maximum Storeys (excluding basement carparking)
₽ O2	17.5m 16.5m	5 storeys
U	32.5m	10 storeys

- Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.
- c. Commercial uses, including shops and offices, should be confined to the lower 2 storeys, providing a broad "podium" for dwellings from level 3.
- d. Dwellings may be located on level 2 within the podium and may incorporate a component at ground level facing a side street or lane provided that they would not interrupt the desired continuity of commercial activity.
- e. A transition in building height should be provided at sensitive interface areas adjacent to heritage items.

Floor Space Ratio

f. The maximum floor space ratio for business lands shall be in accordance with the HLEP Floor Space Ratio Map as follows:

Table 4.4.4(b): Summary of HLEP FSR Provisions

HLEP Area	Maximum Floor Space Ratio
D	0.5:1 (+ FSR variations for Area 5)
N	1:1 (+ FSR variations for Area 5)

g. On identified sites, Council may consent to development that results in a variation to the floor space ratio shown on the Floor Space Ratio Map. The requirements regarding the floor space ratio variation are provided in Clause 4.4 of the HLEP.

Notes:

Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Storey means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

- (a) a space that contains only a lift shaft, stairway or meter room,
- (b) a mezzanine, or
- (c) an attic.

A mixed use building described above comprises a building with a commercial podium and residential floors above.

Basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

As detailed in Clause 4.5 of the HLEP, the floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area. See the HLEP for the definition of gross floor area.

Development involving or adjoining heritage items should have regard to Part 9 Heritage of this DCP. Sensitive interface areas are indicated on the Key Development Principles diagrams.

Storey controls are based on a typical commercial floor to floor height of 4 metres, a typical residential floor to floor height of 3 metres and some roof projections.

4-68 HORNSBY DEVELOPMENT CONTROL PLAN 2013 | BUSINESS

4.5.4 Scale

Desired Outcome

 Development with a height, scale and intensity compatible with the role and function of the centre under the commercial centres hierarchy.

Prescriptive Measures

Floor Space Ratio

 a. The maximum floor space ratio for business lands shall be in accordance with the HLEP Floor Space Ratio Map as follows

Table 4.5.3(a): Summary of HLEP FSR Provisions

T 2:1 V 3:1 Area 2 - 2:1 (+FSR variations for Area 8) Z 5:1 Area 1 - 2:1 Area 3 - 1:1	HLEP Area	Maximum FSR (total)	Maximum FSR (Residential use)
(+FSR variations for Area 8) Z 5:1 Area 1 - 2:1	Т	2:1	
	V	(+FSR variations for	Area 2 - 2:1
	Z	5:1	

- b. As detailed in Table 4.5.3(a) above, the proportion of any building in Areas 1, 2, and 3 (as identified on the HLEP Floor Space Ratio Map) able to be used for residential accommodation is limited pursuant to the provisions of Clause 4.4(2A) of the HLEP.
- c. Within the West Side Precinct, Council may consent to development that results in a variation to the floor space ratio shown on the Floor Space Ratio Map. The requirements regarding the floor space variation are provided in Clause 4.4 (2D) of the HLEP.

Notes:

Refer to Section 1C.2.12 of the DCP for detailed provisions on Isolated Sites.

As detailed in Clause 4.5 of the HLEP, the Floor Space Ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area. See the HLEP for the definition of Gross Floor Area.

Floorplates - West Precinct

- d. Residential floorplates above the podium should have a maximum GFA of 700 sqm. Balconies and terraces may project from this maximum.
- e. Commercial floorplates above the podium should have a maximum GFA of 1,200sqm.

Floorplates - North Precinct

- Residential floorplates should have a maximum dimension of 18 metres. Balconies and terraces may project beyond this maximum.
- g. Commercial floorplates should have a maximum dimension of 35 metres, measured perpendicular to the primary retail frontage and between opposing exterior walls at any point.

Height

h. Sites with the following maximum building height under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 4.5.3(b) (excluding basement carparking).

Table 4.5.3(b): Translation of Height to Storeys

HLEP Area	Maximum building height (m)	Maximum Storeys - Commercial building	Maximum Storeys Mixed Use building
1	8.5m	2 storeys	2 storeys
0	16m	4 storeys	4 storeys
S	23.5m	6 storeys	7 storeys
T1	26.5m		8 storeys
U	32.5m	8 storeys	10 storeys
V1	35.5m	9 storeys	11 storeys
V2	38.5m		12 storeys
W1	40m	10 storeys	13 storeys
Χ	48m	12 storeys	15 storeys
AA1	62.5		20 storeys
AA2	77.5		25 storeys

- Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.
- Buildings within the West Precinct are to incorporate a commercial podium with a height of 2 to 5 storeys (8.5-17.5m16.5m), in accordance with Figure 4.5(i).

9-47

HORNSBY DEVELOPMENT CONTROL PLAN 2013 | HERITAGE (THIS CHAPTER WAS LAST AMENDED ON 10 JANUARY 2019)

9.6.5 Height

Desired Outcome

 a. Mixed use business and residential multi-unit housing development not exceeding 5 storeys in height.

Prescriptive Measures

General

 a. Sites with the following maximum building height under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 9.6.5(a).

Table 9.6.5(a): Translation of Height to Storeys

<i>HLEP</i> Area	Maximum building height (m)	Maximum Storeys (excluding basement carparking)
P 02	17.5m 16.5m	5 storeys

- Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.
- A transition in building height should be provided at sensitive interface areas adjacent to heritage items.
- d. Roofs should be flat or gently pitched no steeper than 15 degrees with wide eaves around top storeys.
- e. Roof fixtures and lift overruns or service plants should be incorporated into the design of the roof, to minimise visual intrusiveness and support an integrated building design.
- f. To protect the amenity of future residents the finished floor level of ground floor apartments should be at or above the natural ground level.
- g. Top most storeys, including those with mezzanine levels, should be visually recessive with a setback from the storeys below and light weight in design.
- h. Ceiling heights should be consistent with the SEPP 65
 Apartment Design Guide for habitable and non-habitable rooms.

Residential Area

 For development involving parking in an undercroft, the floor level of the lowest residential storey should be a maximum of 1.5m above natural ground level.

Commercial Area

- j. Business uses, including shops and offices, should be confined to the lower two storeys, providing a broad "podium" for dwellings from levels three to five.
- k. Dwellings may be located on level two within the podium and may incorporate a component at ground level facing a side street or lane provided that they would not interrupt the desired continuity of commercial activity.

Notes:

Development involving or adjoining heritage items should have regard to Part 9 Heritage of this DCP. Sensitive interface areas are indicated on the key principles diagrams.

Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Storey means a space within a building that is situated between one floor and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

- (a) a space that contains only a lift shaft, stairway or meter room,
- (b) a mezzanine, or
- (c) an attic.

Basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

ATTACHMENT/S

REPORT NO. PC25/20

ITEM 8

1. CLAUSE 4.6 RETURNS - 1 JULY 2020 TO 30 SEPTEMBER 2020

ATTACHMENT 1 - ITEM 8

1: Residential - Alterations & R2 Low density residential Nicolas Crescent **Building Height** DA/579/2020 Normanhurst HLEP 2013 DP 732242 additions Lot 100 2076 Subdivision only Production and E3 Lot 1 DP 1088474 Minimum Lot size Pine Valley Road Environmental Management RU4 Primary DA/293/2020 DP 1088474 HLEP 2013 and Lot 2 1B and 3 Galston 2159 Maximum Building Height IN2 Light Industrial 10: Infrastructure Salisbury Road DA/1175/2018 HLEP 2013 DP 237296 Hornsby 6 AND 7 11-17 2077 8: Commercial / retail / Building Height and FSR B2 Local Centre Bellevue Street DA/1047/2019 HLEP 2013 DP 608646 Thornleigh Lot 100 2120 Subdivision only Strata Plan 18948 Minimum Lot size R2 Low density Clovelly Road DA/730/2019 HLEP 2013 residential Hornsby 2077 33 planning instrument reference number Apartment/Unit standard to be Environmental Zoning of land Street number Development Suburb/Town development Street name Category of Council DA Lot number DP number Postcode number

Clause 4.6 Returns Quarter 1 July 2020

to 30 September

Justification of	The proposal is both	For accessibility	Strict compliance with the	The proposal will	The proposed development
variation	site specific and	reasons, the opportunity	height development	result in an existing	generally complies with the
	accords with the	to 'step' the design of	standard is unreasonable	undersized allotment	requirements of the relevant
	objective of the zone	the building does not	as the height of the silos	having an area of	environmental planning
	as the proposal would	exist for the use of the	cannot be reduced due to	1,598m2 being	instruments and the Hornsby
	allow the existing	building as a shopping	design requirements for	increased to have an	Development Control Plan
	dwellings to be on	centre. The overall	storage capacity and truck	area of 1,817m2. •	2013. The request under
	separate Torrens titles,	reduction in the height	clearance. The variation	The proposed	Clause 4.6 of Hornsby Local
	thereby adding	of the existing building is	would allow the orderly and	development may be	Environmental Plan 2013 to
	economic value and	considered to be an	economic use of the land	undertaken as	vary the 'Height of buildings'
	versatility to existing	improvement to the	in accordance with the land	exempt development	development standard is well
	housing stock. The	external appearance of	zoning, facilitating the	pursuant to State	founded. Strict compliance
	proposal results in no	the building and will	delivery of a key	Environmental	with the development
	changes to the built	reduce the bulk and	infrastructure projects	Planning Policy	standard is unreasonable and
	form as the multi unit	scale by the removal of	within the area. The height	(Exempt and	unnecessary in the
	housing is existing	a number of existing	exceedance would not be	Complying	circumstances of the case
	which would not alter	elements of the	out of character for the	Development Codes)	and there are sufficient
	the intensity or scale of	shopping centre that	industrial area and is	2008 if it were not for	environmental planning
	the site. The proposal	currently exceed the	similar in design to the	the requirement to	grounds to justify the variation
	has sufficient land to	height control and add	existing silo operating at	upgrade the ember	to the development
	accommodate a	to the vertical scale of	the site.	protection of the	standards. The proposed
	compliant subdivision	the building. The		dwelling house on	development does not create
	and strict compliance	increase in retail		proposed Lot 12 in	unreasonable environmental
	would not result in a	floorspace correlates to		accordance with	impacts to adjoining
	better planning	retail demand and		Planning for Bush	development with regard to
	outcome then the	recent residential up-		Fire Protection 2019.	visual bulk, overshadowing,
	existing subdivision	zonings in the vicinity			solar access, amenity or
	pattern	since the construction of			privacy.
		the original centre			
Extent of variation	>10%	Height 10% and FSR	37%	166%	11.8%
		38%			

Concurring	Assume the	Assume the	Assume the concurrence	Assume the	Assume the concurrence of
authority	concurrence of the	concurrence of the	of the Secretary of	concurrence of the	the Secretary of Department
	Secretary of	Secretary of Department Department of Planning,	Department of Planning,	Secretary of	of Planning, Industry and
	Department of	of Planning, Industry	Industry and Environment	Department of	Environment
	Planning, Industry and	and Environment		Planning, Industry	
	Environment			and Environment	
Date DA determined 6/08/2020 dd/mm/yyyy	6/08/2020	6/08/2020	30/09/2020	30/09/2020	30/09/2020