



# ATTACHMENTS

## GENERAL MEETING

Wednesday 14 February 2024  
at 6:30PM



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**ATTACHMENT/S**

**REPORT NO. GM3/24**

**ITEM 1**

- 1. QUARTERLY BUDGET REVIEW STATEMENT 31  
DECEMBER 2023**
- 2. REVISED CAPITAL WORKS PROGRAM 31 DECEMBER  
2023**
- 3. DECEMBER 2023 PERFORMANCE REPORT**

HORNSBY SHIRE COUNCIL

**Quarterly Budget Review Statement**  
for the period 01/10/23 to 31/12/23

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**ATTACHMENT 1 - ITEM 1**

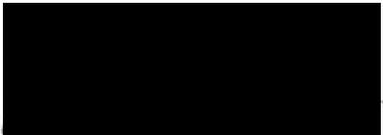
**HORNSBY SHIRE COUNCIL**

**Quarterly Budget Review Statement**  
for the period 01/10/23 to 31/12/23

**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 31/12/23 indicates that Council's financial position at 30/6/24 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: 24-01-24  
Duncan Chell  
Responsible Accounting Officer

**HORNSBY SHIRE COUNCIL**

**Quarterly Budget Review Statement**  
for the period 01/10/23 to 31/12/23

Budget review for the quarter ended 31 December 2023  
**Income & Expenses - All Principal Activities**

	Original Budget 2023/24	Approved Changes				Revised Budget 2023/24	Bud Change Request for Dec Qtr	Projected Year End Result	Actual YTD figures
		Total QBRs	Sep QBRs	Dec QBRs	Mar QBRs				
<b>Income</b>									
Rates & Annual Charges	-115,907,044	1	11,184	0	0	-115,895,860	0	-115,895,860	
User Charges & Fees	-14,747,958	0	-310,065	0	0	-15,058,024	0	-15,058,024	
Interest	-10,049,786	0	0	0	0	-10,049,786	0	-10,049,786	
Other Revenues	-3,962,866	0	0	0	0	-3,962,866	0	-3,962,866	
Operating Grants & Contributions	-9,161,340	5,170,429	-435,769	0	0	-4,426,680	-29,277	-4,455,957	
Other Income (including Lease Income)	-3,052,584	0	-46,800	0	0	-3,099,384	0	-3,099,384	
<b>Total Income from Continuing Operations</b>	<b>-156,881,578</b>	<b>5,170,430</b>	<b>-781,451</b>	<b>0</b>	<b>0</b>	<b>-152,492,599</b>	<b>-29,277</b>	<b>-152,521,876</b>	
<b>Expenses</b>									
Employee benefits and on-costs	56,691,780	390,467	614,370	0	0	57,696,617	0	57,696,617	
Materials and services	66,961,717	959,031	-39,637	0	0	67,881,111	29,277	67,910,388	
Borrowing costs	16,194	0	0	0	0	16,194	0	16,194	
Other expenses	4,728,218	0	0	0	0	4,728,218	0	4,728,218	
Internal Expenses	-481,075	0	0	0	0	-481,075	0	-481,075	
Legal Expenses	1,393,301	0	0	0	0	1,393,301	0	1,393,301	
Consultants	3,282,907	-34,414	34,414	0	0	3,282,907	0	3,282,907	
Depreciation & amortisation	22,131,300	0	0	0	0	22,131,300	0	22,131,300	
<b>Total Expenses from Continuing Operations</b>	<b>154,724,341</b>	<b>1,315,084</b>	<b>609,147</b>	<b>0</b>	<b>0</b>	<b>156,648,573</b>	<b>29,277</b>	<b>156,677,850</b>	
<b>Net Operating Result before Depreciation</b>	<b>-24,288,536</b>	<b>6,485,514</b>	<b>-172,304</b>	<b>0</b>	<b>0</b>	<b>-17,975,326</b>	<b>0</b>	<b>-17,975,326</b>	
<b>Net Operating Result from Continuing Operations</b>	<b>-2,157,237</b>	<b>6,485,514</b>	<b>-172,304</b>	<b>0</b>	<b>0</b>	<b>4,155,974</b>	<b>0</b>	<b>4,155,974</b>	
<b>Net Operating Result before Capital Items</b>	<b>-2,157,237</b>	<b>6,485,514</b>	<b>-172,304</b>	<b>0</b>	<b>0</b>	<b>4,155,974</b>	<b>0</b>	<b>4,155,974</b>	

**ATTACHMENT 1 - ITEM 1**

**HORNSBY SHIRE COUNCIL**

**Quarterly Budget Review Statement**  
for the period 01/10/23 to 31/12/23

**Income & Expenses Budget Review Statement**  
**Recommended changes to revised budget**

Budget Variations being recommended include the following material items:

<b>Notes</b>	<b>Details</b>
	\$

Refer to the body of the Report for details

**ATTACHMENT 1 - ITEM 1**

**HORNSBY SHIRE COUNCIL**

**Quarterly Budget Review Statement**  
for the period 01/10/23 to 31/12/23

Budget review for the quarter ended 31 December 2023

**Capital Budget - All Principal Activities**

	Original Budget 2023/24	Approved Changes			Revised Budget 2023/24	Bud Change Request for Dec Qtr	Projected Year End Result	Actual YTD figures
		Total QBRs Contra Changes	Sep QBRs	Dec QBRs				
<b>Capital Expenditure</b>	93,338,275	-107	-7,133,729	0	86,204,440	5,660,000	91,864,440	30,810,471
WIP Expenditure & Asset Purchases	-1,000,000	0	0	0	-1,000,000	0	-1,000,000	-454,096
<b>Total Capital Expenditure</b>	<b>-19,159,769</b>	<b>-82,722</b>	<b>-2,752,969</b>	<b>0</b>	<b>-21,995,460</b>	<b>-1,291,538</b>	<b>-23,286,998</b>	<b>-2,319,212</b>
<b>Capital Funding</b>								
Grants and contributions (capital)	-18,159,769	-82,722	-2,752,969	0	-20,995,460	-1,291,538	-22,286,998	-1,865,116
Proceeds from the sale of assets	-1,000,000	0	0	0	-1,000,000	0	-1,000,000	-454,096
<b>Other Funding</b>								
External Restricted Assets	-51,507,059	-5,162,685	13,113,435	0	-43,556,309	3,050,000	-40,506,309	6,566,208
Internal Restricted Assets	-4,096,133	-1,240,000	-3,053,210	0	-8,389,343	-7,418,462	-15,807,805	-3,810,049
External Loan Principal Repayments	0	0	0	0	0	0	0	0
Employee leave payments (from provisions)	956,069	0	0	0	956,069	0	956,069	478,936
Non cash accounting adjustments	4,717,153	0	0	0	4,717,153	0	4,717,153	-2,192,419
Writeback Depreciation	-22,131,300	0	0	0	-22,131,300	0	-22,131,300	-12,189,568
<b>Total Funding</b>	<b>-91,221,039</b>	<b>-6,485,407</b>	<b>7,307,256</b>	<b>0</b>	<b>-90,399,190</b>	<b>-5,660,000</b>	<b>-96,059,190</b>	<b>-13,464,102</b>
<b>Net Capital Funding</b>	<b>2,117,237</b>	<b>-6,485,514</b>	<b>173,527</b>	<b>0</b>	<b>-4,194,750</b>	<b>0</b>	<b>-4,194,750</b>	<b>17,346,369</b>
<b>Net Operating Result before Capital Items</b>	<b>-2,157,237</b>	<b>6,485,514</b>	<b>-172,304</b>	<b>0</b>	<b>4,155,974</b>	<b>0</b>	<b>4,155,974</b>	<b>-62,545,471</b>
<b>Net Operating &amp; Capital Result after Funding</b>	<b>-40,000</b>	<b>0</b>	<b>1,224</b>	<b>0</b>	<b>-38,776</b>	<b>0</b>	<b>-38,776</b>	<b>-45,199,102</b>

**ATTACHMENT 1 - ITEM 1**

**HORNSBY SHIRE COUNCIL**

**Quarterly Budget Review Statement**

for the period 01/10/23 to 31/12/23

**Capital Budget Review Statement  
Recommended changes to revised budget**

Budget Variations being recommended include the following material items:

<b>Notes</b>	<b>\$</b>	<b>Details</b>
<hr/>		
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Refer to the body of the Report for details

**HORNSBY SHIRE COUNCIL**

Budget review for the quarter ended 31 December 2023  
**Cash & Investments - All Principal Activities**

**Quarterly Budget Review Statement**  
 for the period 01/10/23 to 31/12/23

	Original Budget 2023/24	Revised Budget Projected Year End 2023/24	Actual YTD figures
<b>Total Cash &amp; Investments</b>	<b>301,572,000</b>	<b>301,572,000</b>	<b>290,195,117</b>
Externally Restricted <sup>(1)</sup>	191,884,000	191,884,000	179,795,088
Internally Restricted <sup>(2)</sup>	83,870,000	83,870,000	83,526,341
<b>Total Restrictions</b>	<b>275,754,000</b>	<b>275,754,000</b>	<b>263,321,429</b>
<b>Unrestricted</b> (ie. available after the above Restrictions)	<b>25,818,000</b>	<b>25,818,000</b>	<b>26,873,688</b>
<b>Total Cash &amp; Investments</b>	<b>301,572,000</b>	<b>301,572,000</b>	<b>290,195,117</b>

(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 01/10/23 to 31/12/23

**Cash & Investments Budget Review Statement**

**Investments**

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

**Cash**

The value of Cash at Bank which has been included in the Cash & Investment Statement totals \$6,829,629

This Cash at Bank amount has been reconciled to Council's physical Bank Statements.  
The date of completion of this bank reconciliation is 29/09/23

**Reconciliation Status**

The YTD Cash & Investment figure reconciles to the actual balances held as follows: **\$ 000's**

GL Investments - Trial Balance	282,236
GL Cash at Bank - Trial Balance	7,957
GL Cash on Hand - Trial Balance	2
	<u>290,195</u>

***Reconciled Cash at Bank & Investments***

Investments	282,236
<b>Investment Total</b>	<u>282,236</u>

Cash at Bank (as per bank statements)	8,091
less: Ledger transactions not yet in the bank	(Timing Difference) -153
add: Bank transactions to be posted to the ledger	(Timing Difference) 19
<b>Cash at Bank Total</b>	<u>7,957</u>

<b>Cash on Hand Total</b>	<u>2</u>
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**ATTACHMENT 1 - ITEM 1**

**HORNSBY SHIRE COUNCIL**

**Quarterly Budget Review Statement**  
for the period 01/10/23 to 31/12/23

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

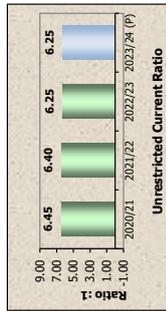
Budget review for the quarter ended 31 December 2023

(\$'000's)	Draft June \$'000 23/24	Draft June Indicator 23/24	Actuals Prior Periods Indicator 22/23 21/22
<b>Unrestricted Current Ratio</b>			
Current Assets less External Restrictions	123,691	6.25	6.25
Current Liabilities less Specific Purpose Liabilities	19,787		6.40

The Council monitors the following Key Performance Indicators:

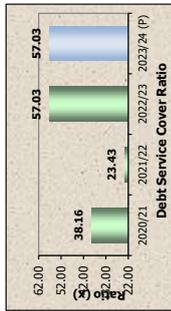
**Unrestricted Current Ratio**  
Current Assets less External Restrictions  
Current Liabilities less Specific Purpose Liabilities

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



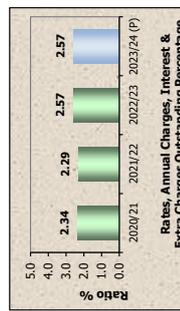
**Debt Service Cover Ratio**  
Operating Result before capital excl. interest and depreciation/impairment/amortisation  
Principal repayments and borrowing interest costs

This ratio measures the availability of operating cash to service debt including interest, principal and lease payments.



**Rates, Annual Charges, Interest & Extra Charges Outstanding Percentage**  
Rates, Annual and Extra Charges Outstanding  
Rates, Annual and Extra Charges Collectible

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



**HORNSBY SHIRE COUNCIL**

**Quarterly Budget Review Statement**  
for the period 01/10/23 to 31/12/23

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

Budget review for the quarter ended 31 December 2023

(\$'000's)	Draft June \$'000 23/24	Draft June Indicator 23/24	Actuals Prior Periods Indicator 22/23 21/22
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<b>Own Source Operating Revenue Ratio</b> Total continuing operating revenue (less All Grants & Contributions)	143,047	74.93	74.93 73.76
Total continuing operating revenue	190,919		

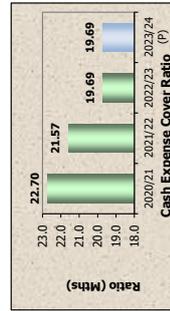
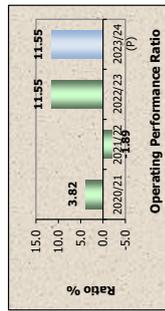
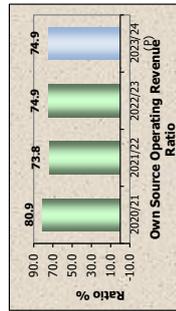
This ratio measures Council's fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants & contributions.

<b>Operating Performance Ratio</b> Total continuing operating revenue (excl. Capital Grants & Contributions) - Operating Expenses	18,926	11.55	11.55 -1.89
Total continuing operating revenue (excl. Capital Grants & Contributions)	163,812		

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

<b>Cash Expense Cover Ratio</b> Current Years Cash and Cash Equivalents including All Term Deposits	215,714	19.69	19.69 21.57
Payments from Cash flow of operating and financing activities	10,954		

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



**Quarterly Budget Review Statement**  
for the period 01/10/23 to 31/12/23

**HORNSBY SHIRE COUNCIL**

**Contracts Budget Review Statement**

Budget review for the quarter ended 31 December 2023

**Part A - Contracts Listing** - contracts entered into during the quarter

Contractor	Contract detail & purpose	Contract Value (\$)	Start Date	Duration of Contract	Budgeted (Y/N)	Notes
Water Technology Pty Ltd Suite 3, Level 1, 20 Wentworth Street, Parramatta NSW 2150	Deliver Stages 3 and 4 of the Hawkesbury Nepean River System Coastal Management Program	429,903	5th October 2023	2 years	Y	
Northside Office Furniture (Registered as Caproom Business Systems Pty Ltd Unit 2 /37 Leighton Place Hornsby	Supply and Installation of office equipment	731,338	30th October 2023	As per agreed timeline between Council and Northside Office Furniture. Expected end - March 2023	Y	
Court Craft (Aust) Pty Ltd	Reconstruction of netball courts 1 and 2, Penmarram Hills Park	320,453	26th October 2023	4 months	Y	
STS Geotechnics Pty Ltd, PO Box 6989 Wetherill Park NSW 2164	Geotechnical investigations and testing in all areas of Hornsby Shire Council	Estimated value of \$50,000 for a period of 12 months. No variations can be ascertained at this stage.	10th October 2023	24 months with provision to extend by further 12 months.	Y	

**Notes:**

Contracts disclosed are based on the date of signing, which is typically a period of time after tenders have been accepted. A number of tenders have recently been accepted for the embellishment of Hornsby Park with contracts expected to be signed in due course. Once signed these contracts will be disclosed in Council's Contract Register and the applicable Quarterly Budget Review Statement

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.

**HORNSBY SHIRE COUNCIL**

**Quarterly Budget Review Statement**  
for the period 01/10/23 to 31/12/23

**Consultancy & Legal Expenses Budget Review Statement**

Budget review for the quarter ended 31 December 2023  
Consultancy & Legal Expenses Overview

Expense	YTD Expenditure (Actual Dollars)	Budgeted (Y/N)
Consultancies	2,523,277	Y
Legal Fees	152,208	Y

**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**

NA

**ATTACHMENT 1 - ITEM 1**

Capital Works Program	Current Revised Budget	Budget Change Request for December Quarter						Projected Year End Result
		General Funds	Restricted Asset	S7.11/S7.1 2	CRR	Grants	SRV	
<b>4012 - Environmental Protection</b>								
101579 - S7.12-004 Install Solar Panels Hornsby Aquatic Centre	295,750							295,750
101580 - S7.12-005 Install Solar Panels Community Recycling Centre	245,188							245,188
<b>2004 - Fleet Administration</b>								
100010 - Fleet Administration	2,086,064							2,086,064
<b>2008 - Records</b>								
100007 - Records	25,000							25,000
<b>2013 - Corporate Items</b>								
100017 - Corporate Items	2,480,000	2,480,000						-
<b>2034 - Property Acquisition</b>								
101816 - Property Acquisition - 90-92 Franklin Road Cherrybrook	1,700,000							1,700,000
<b>3006 - State Emergency Services</b>								
101642 - Storm & Flood Response - July 22	1,460,969							1,460,969
<b>3008 - AMP Building Maintenance</b>								
100088 - AMP Building Maintenance - General	230,000							230,000
<b>3009 - Building Maintenance - Others</b>								
101706 - LRCI 296 Peats Ferry Rd Re-Establishment	-	2,480,000	10,648,462			871,538		14,000,000
<b>3016 - Mechanical Services Maintenance</b>								
100098 - Heavy Fleet & Mechanical Services	720,098							720,098
<b>3021 - Field Operations</b>								
100191 - Field Operations	85,000		85,000					-
<b>3025 - Foreshore Facilities</b>								
100221 - Foreshore Facilities	91,000							91,000
101627 - Grant Berowra Waters West Pontoon Extension (\$175k)	175,000							175,000
<b>3028 - Stormwater Drainage Projects</b>								
100201 - Stormwater Drainage Preconstruction	470,000							470,000
101739 - Stormwater Drainage AMP	1,905,650		2,171				- 1,000,000	907,821
101854 - SRV Drainage Improvements							1,000,000	1,000,000
<b>3031 - Roads and Drainage Maintenance</b>								
100175 - Shoulder Upgrade	60,000							60,000
<b>3042 - Pavements Maintenance</b>								
100181 - Rehabilitation Capital Exp	1,745,513							1,745,513
100184 - Resurfacing	570,000							570,000
101736 - Grant Regional & Local Rds Repair Program ( TNSW \$6.5M)	4,388,832							4,388,832
101846 - LRCI Road Network Maintenance (\$420k)	-					420,000		420,000
<b>3059 - Footpath Projects</b>								
101714 - FP Gwandalan Crescent, Berowra - Yallambee Rd to Kywong Rd	121,000							121,000
101715 - FP Link Road, Hornsby - Old Berowra Road to Ida Street	37,000							37,000
101718 - FP Elouera Road, Westleigh - Eucalyptus Drive to Duffy Rd	163,000							163,000
101723 - FP Myson Drive, Cherrybrook - Franklin Road to Powell Place	79,000							79,000
101724 - FP Downe Street, North Epping - Beck Road to Boundary Road	100,000							100,000
101740 - FP Vaughan Ave, Pennant Hills (Thorn St to No.14)	60,000							60,000
<b>3060 - Local Road Improvements</b>								
100128 - Local Roads Preconstruction	150,000							150,000
100176 - Unsealed Rd Upgrade	300,000							300,000
<b>3061 - Local Road Projects</b>								
100129 - LRI Kerb & Gutter Various	120,000							120,000
100142 - LRI Yirra Road, Mt Colah - Stage 1(21/22) & Stage 2 (23/24)	1,830,538	435,769						1,394,769
101334 - LRI Arcadia Rd,Galston - The Glade to Approx No.19 - Stage 2	2,541,206							2,541,206
101495 - LRI Cobah Rd Arcadia	70,000					82,722		152,722
101662 - LRI Low Street, Mount Kuring-gai (Stg1) - G'view-Fairv	164,231	435,769						600,000
101663 - LRI Bolton Avenue, Mount Colah - Berowra Road to Kuring-	850,000							850,000
<b>3065 - Traffic Projects</b>								
100238 - TNSW 100% Brooklyn Boardwalk (\$3.82m) - HSC Cont \$300k	5,370,000					- 3,230,000		2,140,000
100251 - S7.11 RD-001 Signals Galston Rd & Clarinda St (R-015)	693,920							693,920
100258 - Traffic Facility Capital Improvement Projects	474,256	50,000						424,256
100877 - S7.11 RD-003 Peats Ferry Bridge Rd Intersection (R-040)	3,000,000							3,000,000
100904 - TNSW TR Wongala Cres - Cyclywear -P/ Hills to Epp - \$5.1m	1,615,769							1,615,769
101566 - R2R TR Bellamy St / Stevens St, Pennant Hills (\$145k)	110,354							110,354
101575 - SP Brooklyn Rd, Brooklyn ( No:83-87 to124) TNSW (\$3.2M)	3,800,000							3,800,000
101584 - SP C/Hill Rd Exten - Victoria Rd & P/Hill Rd TNSW (\$975k)	415,000							415,000
101632 - TNSW TR Singleton Rd Wisemans Ferry Safety Barrier (\$220k)	220,000							220,000
101744 - SRV SP (21 Share Paths around Schools)	1,392,600							1,392,600
101853 - Traffic Pre-Construction	-	50,000						50,000
<b>3073 - Parks Asset Group</b>								
101403 - S7.11 OSR-026 Rofe Park Amenities	250,000			250,000				-
101732 - Fagan Park Car Park	50,000							50,000
<b>3075 - Parks Asset Group - Parks</b>								
100322 - Parks Asset Group - Parks	269,100							269,100
101350 - Playground Undersurfacing	115,000							115,000
101603 - S7.12 OSR-003 Crossroad Off Leash Park	40,000							40,000
101609 - Park Furniture Renewal	50,000							50,000
101610 - Park Fencing Renewal	80,000							80,000
101611 - Cricket Wicket Renewal	60,000							60,000
101613 - Irrigation Renewal	60,000							60,000
101614 - S7.12 OSR-002 Foxglove Oval Shade Structure	50,000							50,000
101711 - S7.12-003 Ruddock off leash	60,000							60,000
101725 - Playground Equipment Renewal	70,000							70,000
101745 - SRV Public Amenities (Smaller Parks)	1,000,000						- 300,000	700,000
101746 - SRV Public Amenities (Inc.High Profile Parks)	650,000						- 300,000	350,000
101835 - SRV Public Amenities (Smaller Parks) - Montview Oval	-						300,000	300,000
101836 - SRV Public Amenities (Inc. High Profile Parks) G'way Pk No2	-						300,000	300,000
<b>3076 - Parks Landscape Architect Capital Projects</b>								
101432 - Parks & Landscape Architects	217,369							217,369

Capital Works Program	Current Revised Budget	Budget Change Request for December Quarter						Projected Year End Result
		General Funds	Restricted Asset	S7.11/S7.1 2	CRR	Grants	SRV	
	\$						Proposed Revised Total	
101357 - S7.12 OSR-003 Greenway Park Off Leash Park	150,000						150,000	
101395 - S7.11 OSR-005 Brickpit Park Embellishment (Stage 2)	500,000			250,000			250,000	
101397 - S7.11 OSR-010 Ron Payne Oval Amenities (\$500k + \$1.5M Grant)	709,513						709,513	
101398 - S7.11 OSR-015 Pennant Hills Walking Path	280,201						280,201	
101400 - S7.11 OSR-017 Mark Taylor Ovl Waitara (\$9M+Grant \$600k)	1,182,456		500,000				682,456	
101405 - S7.11 OSR-028 Lisgar Gardens Amenities & Park Embellishment	558,187						558,187	
101469 - LRCI WF Park, Play'd & Ped Path (GF \$190k, LRCI \$100k & 101504 - Grant - NSW PSLP - Brooklyn F'shore (\$870k)	108,000						108,000	
101519 - Grant Oval & Playground Upgrade (Ed Bennett) (\$1.5M OLG)	617,626						617,626	
101568 - S7.11 OSR-018 Fagan Park Playground -Stage 2	200,000		100,000				100,000	
101605 - S7.11 OSR-024 Fagan Park Off Leash Park	600,000						600,000	
101607 - Grant Greenway Park Building (\$1.37m Multi-S & 980k GC)	100,000					1,500,000	100,000	
101621 - Becroft Village Green Master Plan	2,016,722						516,722	
101710 - S7.12 S7.12-003 Rofe off leash	1,109,820						1,109,820	
101753 - SRV New and Upgraded Playspaces	40,000						40,000	
	85,000						85,000	
<b>3080 - Major Project</b>								
100614 - s7.11 OSR-004 Westleigh	2,057,208						2,057,208	
100958 - Galston Pool Roof Construction	1,533,094						1,533,094	
101048 - Public Domain - Asquith to Mt Colah	2,500,000						2,500,000	
101241 - TfNSW Wisemans Ferry Boat Ramp Pontoon Carpark(\$2.14M+HILLS)	320,000						320,000	
101734 - Public Domain - Galston	500,000						500,000	
<b>3082 - Hornsby Park</b>								
100156 - Hornsby Quarry Creation - Hornsby Park	7,930,347						7,930,347	
101699 - Hornsby Quarry Design and Management	2,615,423						2,615,423	
<b>3083 - Hornsby Quarry Embellishment</b>								
101691 - Precinct C - Bushland Tracks & Trails	1,600,000						1,600,000	
101694 - Precinct F - Crusher Plant	5,942,806						5,942,806	
101698 - Enabling Works	2,436,821						2,436,821	
<b>4010 - Community and Cultural Facilities</b>								
100403 - Wallarobba - Capital Exp	250,000						250,000	
101497 - S7.11 Glenorie Community Centre - Playground Upgrade	29,728						29,728	
101499 - S7.11 Hawkins Hall Community Centre - Playground Upgrade	260,689						260,689	
101748 - SRV Inclusive Community Centres - Compliance with Audit	406,214						406,214	
<b>4014 - Catchments Remediation</b>								
101388 - CRR Edward Bennett Pk, C'brook Gross - Pollut Trap, Bio Bas	430,000						430,000	
101582 - CRR Cnr Albert & Waters St's, Hornsby - GPT	600,000						600,000	
101728 - CRR Derribong Pl, Thornleigh - Trash Rack	180,000						180,000	
101827 - CRR - Larool Creek Stabilisation - Thornleigh	30,000						30,000	
101830 - CRR - Elouera Cr Westleigh GPT	450,000			450,000			-	
<b>4019 - Bushland Capital Projects</b>								
100842 - S7.11 BL-014 Rofe Park (Old OS-035/SCF \$130k)	82,932						82,932	
101010 - S7.11 BL-023 New Farm Road Bushland WPH	71,000						71,000	
101180 - S7.12 OS-006 Bushland Reserves Infrastructure	90,000						90,000	
101258 - Grant - SCF BL Asquith East Bushland Trail Links (\$240k)	174,593						174,593	
101409 - S7.11 BL-016 Hornsby Heritage Steps Trail & Heritage Restor	416,576						416,576	
101411 - S7.11 BL-025 Larool Creek Track to Westleigh Pk Connection	9,000						9,000	
101480 - Grant - BL Pennant Hills Park BL Track (\$200k)	37,895						37,895	
101616 - Grant - SCF BL Berowra Waters Accessible Boardwalk (\$300k)	50,000						50,000	
101617 - Grant - SCF BL Great North Walk Th'eigh Oval E links (\$60k)	42,734						42,734	
101622 - SCF - Larool Creek Bridge	90,000						90,000	
101648 - Grant - SCF BL Pennant Hills - Mambara Track (\$91.5k)	90,054						90,054	
101730 - S7.11 BL-021 Wareemba Av Thornleigh - Embellishment of track	10,000						10,000	
101731 - S7.11 BL-008 Devlins Creek Track to Lynne Road, Cheltenham	108,000						108,000	
101747 - SRV Bushwalking Tracks Construction & Upgrade	260,000						260,000	
101557 - Grant - SCF Mountain Bike Trails (\$2.2m)	20,000						20,000	
<b>4024 - Library Administration</b>								
100545 - Library & Community Branch Administration	95,000						95,000	
<b>4026 - Library Resource Organisation</b>								
100547 - Library Technology and Resource	400,000						400,000	
<b>4027 - Information &amp; Outreach Section</b>								
100549 - Library Reference and Local Studies	99,000						99,000	
100551 - Library Childrens & Youth Services	96,000						96,000	
<b>4028 - Library Customer Services</b>								
100554 - S7.11 CF-002 Library Customer & NetworkServices (CF-006)	119,000						119,000	
<b>4029 - Library Lending Services</b>								
100555 - Library Customer Services	79,500						79,500	
<b>TOTAL</b>	<b>86,204,547</b>	<b>-</b>	<b>9,965,633</b>	<b>- 500,000</b>	<b>- 450,000</b>	<b>- 3,355,740</b>	<b>-</b>	
							<b>91,864,440</b>	



PERFORMANCE REPORT  
2023-2026 Delivery Program  
December 2023

ATTACHMENT 3 - ITEM 1

[hornsby.nsw.gov.au](http://hornsby.nsw.gov.au)



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# ATTACHMENT 3 - ITEM 1

**Council recognises the Traditional Owners of the lands of Hornsby Shire, the Darug and GuriNgai peoples, and pays respect to their Ancestors and Elders past and present and to their Heritage.**

**We acknowledge and uphold their intrinsic connections and continuing relationships to Country.**

**Hornsby Shire Council**

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**Visit us**

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**Office hours**

Please check the website for the latest opening hours for the Customer Service Centre and Duty Officer.

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Cover: Coronation StrEat! Project Launch  
– 1 December 2023



# General Manager's message

This report to our elected council provides a summary on the progress of Council's Key Initiatives in its Delivery Program for the six months from July to December 2023.

Our Delivery Program and Operational Plan gives practical expression to the actions and outcomes outlined in our Community Strategic Plan (CSP), using the resources available to Council. In 2022, Council adopted a new Community Strategic Plan which was prepared following extensive consultation with the community. This is our second-year report on the steps we have taken to achieve the community's goals as outlined in the Plan.

Looking back over the past six months, I take immense pride in our accomplishments in planning for the future of the Shire. We have made significant progress toward meeting state government-mandated dwelling targets, having adopted the Hornsby Town Centre Masterplan which seals our commitment to long-term future housing provision while protecting the character of the Bushland Shire. Under the Masterplan, there will be opportunities for over 4,900 new dwellings, with the precinct facilitating up to 4,500 new jobs, delivered with design excellence and sustainability in mind.

In December, we engaged in advocacy for community infrastructure to support housing targets as a new Northern Sydney Regional Organisation of Councils (NSROC) report revealed a significant and growing shortfall in supply of sports facilities in the northern Sydney region. Hosting an event at the site in Westleigh, we advocated for support from state government in addressing this shortfall, highlighting the importance of sports in community cohesion and multiculturalism.

Meanwhile, plans have also been progressing in the delivery of Hornsby Park, with decisions being made around tenders received for Stage One for the works on the Crusher Plant, as well as tracks, trails and lookouts.

Across the Shire, several capital projects were completed including upgrades to Wisemans Ferry Park, The Lakes of Cherrybrook Park, Glenorie Community Centre Playground and the access to Brooklyn Baths. We completed upgrades to the Great North Walk in the Berowra to Cowan area, built five additional footpaths and repaired three roads. We also built kerb blisters and made upgrades to the crossing at Bellamy Street and Stevens Street in Pennant Hills.

Our biggest capital project, Galston Aquatic and Leisure Centre, was refurbished with a roof replacement and we made significant improvements to the facility's accessibility, ensuring it is welcoming and inclusive for all residents. The centre was reopened to the public in December.

In November, we celebrated 30 years of Hornsby Fountain with a community event, when the fountain clock, also a musical instrument, was "played" live by one of New South Wales' only carillonists. This was just one of the community events held to promote arts and culture and social inclusion.

Funded by the NSW Government's 'Your High Street' grant program, the Coronation StrEat! project was officially opened with a 'Sweets, Beats and Brews' event to

demonstrate how the multifunctional space can be used by community groups, local artists and businesses to enliven Hornsby's local economy.

Adding more vibrancy to our local creative and community programs, our libraries' summer reading programs offered people of all ages enticing incentives for reading more books, and the 2023 Hornsby Art Prize had another record number of entrants. Our Hello Hornsby program for seniors went from strength to strength and we partnered with Lifeline Harbour to Hawkesbury Sydney to provide mental health support for the community, through a free drop-in session at Hornsby Library. We also now, for the first time, have a dedicated contact person for disability issues.

Close communication and engagement with residents continued using our web-based engagement platform, Your Say Hornsby. Consultation took place on a large number of projects to gain valuable feedback, including the Westleigh Park Development Application, Draft Arts and Cultural Plan, Fagan Park Off-leash Dog Park, and planning for a resilient Wisemans Ferry. To ensure comprehensive communication outreach, catering to residents not present on our digital platforms, we launched a new quarterly publication, 'Our Council'. The publication features updates on projects, services and initiatives and valuable tips and tricks in the areas of sustainability, waste and more.

As part of our 'Greening our Shire' program, we planted approximately 1,000 park and street trees, focussing on Cherrybrook and Castle Hill where canopy cover is least, compared with other nearby suburbs. With 34 per cent of properties in Hornsby Shire within bush fire-prone land, we launched a new 'Bush Fire Aware' section on our website ahead of the summer period, to provide additional education to residents.

A number of our most cherished, long-running programs continued to run such as our native plants giveaways, held at the Warada Ngurang Community Plant Nursery. And some new initiatives came to life including the car boot market in Berowra and the installation of an Electric Vehicle Fast Charger at Dural Street Car Park, Hornsby.

Through a grant from the NSW Social Cohesion grant program, the 'Community, Creeks and Critters' project has expanded to utilise environmental DNA metabarcoding techniques and water sampling to detect a wide range of species. This valuable DNA data will not only facilitate a baseline assessment of creek biodiversity across the Shire, but also offer insights into our local aquatic wildlife and provide crucial knowledge in the event of a natural disaster.

We made the decision to implement SMS messages for debt recovery reminder notices, which has seen a successful start. And internally, we implemented a new automated staff Performance Management System, with high employee engagement in the process.

These are just some of the many projects and initiatives that we have delivered as we plan for the future of Hornsby Shire. It gives me great pride to know that this report demonstrates our commitment to addressing the immediate needs of the community, alongside taking tangible steps towards long-term housing provision and sport and recreational spaces for the years ahead.

**Steven Head**  
General Manager

# Introduction

The General Manager is required to report to the elected Council on progress of the principal activities in the Delivery Program at least six monthly.

## What is the Delivery Program?

The Delivery Program is Council's commitment to the community over its term of office and is in response to *Your vision | Your future 2032*, the Community Strategic Plan for Hornsby Shire. It is Council's job to make sure we bring our community closer to their Vision over the next ten years.

The Delivery Program and Operational Plan is where Council outlines what it intends to do towards achieving the community Vision and what its priorities will be – translating the Strategic Directions and Long-Term Goals (identified in the Community Strategic Plan) into practical steps in the right direction.

On 28 June 2023, Council adopted the 2023-2026 Delivery Program including the 2023/24 Operational Plan and Budget setting out the manner in which it intends to deliver services and measure performance through Focus Areas (Council's Delivery Pathways), and the Key Initiatives, Ongoing Activities and Capital Projects it will focus on.

The document is aligned to the overall strategic direction set within *Your vision | Your future 2032* through four key themes:

- LIVEABLE
- PRODUCTIVE
- SUSTAINABLE
- COLLABORATIVE.



**Our Community Vision 2032**

“ Our Bushland Shire is on the Traditional Lands of the Darug and GuriNgai Peoples. It is a place for people, wildlife and natural environments to thrive in harmony. Our diverse community is welcoming, inclusive and resilient and we are leaders in caring for our future generations. We have a flourishing economy with local shopping and dining precincts. Community facilities and infrastructure are modern, accessible and connected. We have many different places for recreation locally. We walk and ride and enjoy exploring parks, bushland and waterways. ”

Reporting on the Focus Areas, Key Initiatives and Capital Projects is designed to present clear and transparent information on Council's progress towards the Long-Term Goals of the Community Strategic Plan, *Your vision | Your future 2032*.

# Introduction

## This Performance Report – December 2023

This Performance Report contains mid year performance summaries for 2023/24 for each Focus Area making up the Delivery Program.

The Report begins by listing Awards, Grants and Highlights and then gives some commentary and update on Council's Major Projects. Page 17 onwards outlines the Focus Areas which encapsulate the principal activities of the Delivery Program spread across the four Themes and eight Strategic Directions (two per Theme) aligning with the Community Strategic Plan. The 16 Focus Areas map to the 25 Long-Term Goals from the Community Strategic Plan.

Each of the four Themes begins with a snapshot of overall performance of Key Initiatives and Budget progress (operating expenditure) as at 31 December 2023. Commentary outlining progress is included on each Focus Area, as well as latest results on Quarterly and Annual Measures.

An update on progress of Capital Projects is included after the four Themes, beginning with a snapshot of overall performance and Budget progress (capital expenditure) as at 31 December 2023.

Key Initiatives and Capital Projects Completed, On Hold or Needing Attention are also listed under their relevant area, as well as any extra projects that have been added, including Special Rate Variation (SRV) initiatives.

### Further detail available

The Delivery Program including the Operational Plan by its very nature contains a large number of Key Initiatives, Ongoing Activities and Capital Projects. All of these components are reported quarterly with an update on progress and a traffic light assigned for current status. These quarterly reports are lengthy and detailed, however relevant progress is summarised in commentary under each Focus Area within this Performance Report. Key Initiatives and Capital Projects Completed, On Hold or Needing Attention are listed under their relevant section.

### How we measure progress

Below is the system of traffic light reporting used in quarterly reporting to inform this overall Performance Report:

<b>ON TRACK</b>	Progress is on track / within budget and the project will be delivered as planned	<b>NEEDS ATTENTION</b>	Project is in danger of not being delivered on time / within budget. Remedial action needs to be taken	<b>CRITICAL</b>	Project will not be delivered on time / within budget and needs intervention
<b>ON HOLD</b>	Project still planned to be delivered, but further investigations required or waiting on another project	<b>COMPLETED</b>	Project has been delivered	<b>CLOSED</b>	Project will not proceed <small>(eg. funding from other sources not received; funding reallocated; project rescheduled to future year)</small>

# Awards and Grants

## Street Lighting Improvement (SLI) Program receives Local Government NSW award

The SLI Program has been recognised for its achievements with a 2023 LGNSW Excellence in the Environment Award in the category of sustainable infrastructure. This Program, led by the Southern Sydney Regional Organisation of Councils (SSROC), has enabled councils to fast track the upgrade of street lights with energy efficient LEDs.

Hornsby Council has been part of the partnership with SSROC, Ausgrid and 28 other local councils since 2019. As a result of this Program and routine maintenance work, at the end of June 2023, of the 9,801 street lights in the Hornsby LGA, 7,842 (80%) are LEDs and 1,062 (11%) are CFLs (compact fluorescent lamps). Since the beginning of the program, the significant savings for Hornsby are:

- 4,342,865kWh of electricity
- 3,684 tonnes CO2-e
- \$886,157 in operational costs
- \$1,924,110 in maintenance costs.

In addition, a new endeavour with SSROC and Ausgrid will see Hornsby be a part of Australia's largest and most advanced smart street lighting upgrade. Ausgrid is deploying new smart street lights on main roads throughout the council areas. This work has commenced in Canterbury Bankstown, Georges River, Strathfield and Canada Bay, but there have been a small number of smart lights installed in Hornsby, with the program expected to ramp up in 2024.

The smart controls are being added to the street lights on main roads to help detect faults, optimise maintenance, measure energy use and facilitate off-peak dimming in the future. The lights will also be able to accommodate future smart city sensors.

## Hornsby Shire remains Nation's Top Mobile Phone Recycler

For the fifth consecutive year Hornsby Shire residents have been crowned the top mobile phone recyclers in Australia by MobileMuster.

The MobileMuster awards acknowledge the local councils that have collected the most mobile phone components for recycling between 1 April 2022 and 31 March 2023.

Residents of Hornsby Shire deposited 759kgs of unwanted mobile phones, chargers and accessories to the national MobileMuster recycling drive made which:

- was an increase of 13% on the previous year
- was 48% higher than the next council
- represented 12% of total council collections from all across Australia.

## Community, Creeks and Critters Launch

Council was successful in gaining \$80,000 under the NSW Social Cohesion grant program. The "Community, Creeks and Critters" project builds upon the success of a recent citizen science pilot project initiative called "Using Hornsby Platypus eDNA as a Catalyst for Healthy Waterways."

While the pilot project focused specifically on detecting platypus DNA in Hornsby's Colah Creek, Glenorie Creek and Still Creek, this new project utilises broader focus eDNA (environmental DNA) metabarcoding techniques that can detect a wider range of species beyond just platypus. It also expands the water sampling efforts to a wider selection of Hornsby Shire creeks.

Citizen scientists have been invited to participate by collecting water samples from creeks using special eDNA sampling kits. Samples will be sent off for laboratory analysis where a DNA reference library detects genetic traces (such as skin particles, mucus, faeces, and urine) left by different species in our local creeklines.

This valuable DNA data will not only facilitate a baseline assessment of creek biodiversity across the Shire, but also offer insights into our local aquatic wildlife and provide crucial knowledge in the event of a natural disaster.

# Awards and Grants

## Places to Roam - Regional Trails Program

Beecroft-Cheltenham Bushland Wayfinding Signage has been selected as part of the NSW Government's Places to Roam – Regional Trails program. Proudly funded by the NSW Government in association with Hornsby Shire Council, this project aims to improve the community's health, fitness, wellbeing, sense of place, and connection with nature.

Hornsby Shire Council in partnership with City of Parramatta Council is working to refresh and expand the walking track wayfinding signage within Beecroft-Cheltenham bushland that surrounds the M2 Motorway. Signage will include maps, directions and some interpretive elements and will replace existing outdated and old signage.

## Bush Fire Preparation and 'Bush Fire Aware' goes live on Council's website

Within the Hornsby Shire 34 per cent of properties (19,804 properties covering an area of 41,362 ha) are currently identified as being within bush fire prone land.

With funding assistance from the NSW Reconstruction Authority, Council is expanding its bush fire preparedness communication and educational efforts.

A new web section 'Bush Fire Aware' went live on Council's website in September 2023.

[hornsby.nsw.gov.au/bushfireaware](https://hornsby.nsw.gov.au/bushfireaware)

The section provides a one-stop-shop for bush fire related information, resources and support, simplifying the user experience.

## Event highlighting the Shire's Diverse Community

Council received \$10,000 grant funding from Multicultural NSW for a February 2024 event highlighting the LGA's diverse community.

# Highlights

## Hornsby Ku-ring-gai Bush Fire Risk Management Plan Approved

The Hornsby Ku-ring-gai Bush Fire Risk Management Plan was approved by the Bush Fire Coordinating Committee in October 2023.

The Plan provides information on bush fire risks within the Hornsby Ku-ring-gai community and outlines the various treatment works required to be undertaken by land managers and fire authorities to effectively manage those risks. The development of the Bush Fire Risk Management Plan is a legal requirement under section 52 of the Rural Fires Act 1997.

The approval of the Plan is a significant milestone as it pilots the next generation process in bush fire risk management planning.

## Electric Vehicle Fast Charger to be installed at Dural Street Car Park Hornsby

In December 2023, an electric vehicle fast charger was installed in the Dural Street Car Park.

The works involved the installation of two x 50kW fast chargers, resulting in three x 2P car park spaces being converted to Electric Vehicle Charging Only for two x electric vehicles. The 2P parking restriction remains. The Electric Vehicle Charging Only parking restrictions will be enforceable.

The works were approved by the Local Traffic Committee after rigorous negotiation on licensing arrangements.

The chargers will be accessible to all EV drivers and will host CCS2 and CHAdeMO plugs. The chargers will be operated and maintained by Evie Networks by Evie's dedicated operations team. Evie Networks chargers use 100% Green Power, with charges based on kWh consumed.

## Wisemans Ferry Recreation Reserve and Recreation Trail Upgrade

Upgrades to Wisemans Ferry Recreation Reserve and Recreation Trail were finalised in August 2023.

The upgrades included:

- New playground
- New path network to the village green and oval
- Tennis court upgrades to surfacing and fences
- New large picnic shelter
- Furniture restoration and upgrades
- New village green lawns and removal of construction hardstand area
- New fencing
- Tree planting
- Swale bridge

Further interpretation signage is planned for the park to cover the indigenous and colonial history of the site including the flood history.

## Friday at the Fountain

Our unique fountain clock turned 30 this year and is once again working and back to its former glory thanks to a grant obtained by Council.

A formal ceremony was held on 24 November 2023 from 4pm to celebrate the revitalisation of the fountain, followed by live entertainment, family-friendly activities, pop up bar and food trucks.

The fountain clock was transformed into a musical instrument "played" live by one of NSW's only carillonneur.

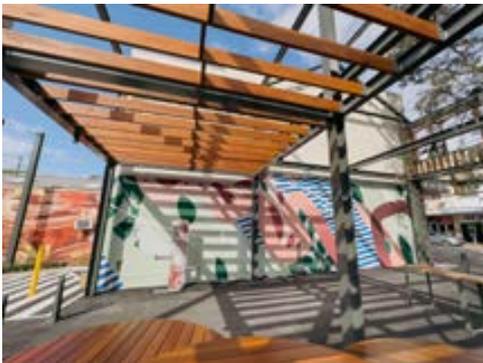


# Highlights

## Coronation StrEat! Project Launch – “Sweets, Beats and Brews”

An event to launch the State Government funded Coronation StrEat! Project took place on 1 December 2023, from 4pm.

Held at the new Coronation StrEat! micro plaza and event space in Coronation Street Hornsby, the 'Sweets, beats and brews!' event had music, pre-dinner drinks and games available. Local businesses were supported by patrons dining in or buying take away and joining in the event space to take in the ambience and community spirit.



## 2023 Hornsby Art Prize

Hosted by Hornsby Shire Council in partnership with the Hornsby Art Society, the Hornsby Art Prize is an annual national art competition and exhibition promoting and celebrating outstanding Australian contemporary art.

The winners were presented their awards at a special ceremony at the Wallarobba Arts and Cultural Centre on 20 October.

A record-breaking 610 artworks were submitted from seven Australian states and territories. The overall prize winner was selected from a pool of 84 finalists.

Ryan Daffurn from Brisbane took home the top prize for his painting *Proposition 5, 4, 3, 2, 1!*



## Hornsby Town Centre (HTC) Masterplan adopted

Adopted by Council on 8 November 2023, the HTC Masterplan seals Council's commitment to long term future housing provision while protecting the character of the Bushland Shire.

The Masterplan provides opportunities for over 4,900 new dwellings in slender residential towers, varying in height up to 36-storeys and clustered around the train station and mall.

Also facilitating up to 4,500 new jobs in the precinct, the plan encourages revitalisation of the Town Centre with new open spaces reflective of the Shire's bushland identity, a new multi-purpose community facility along with pedestrian and cycling networks and enhanced public transport access.

## Galston Aquatic and Leisure Centre (GALC) upgrades completed and Centre reopened

After upgrades which included more change rooms and toilets to provide accessible access and a larger pool deck area around the 25-metre pool, the GALC reopened to swimmers and gym users on Friday, 15 December 2023.

An official grand opening is scheduled for Saturday, 3 February 2024.

## 20th Birthday of Thornleigh Brickpit Stadium

The Thornleigh Brickpit Stadium officially opened its doors to residents of Hornsby Shire and the wider public on 7 October 2003. Since then, Council has maintained this community asset, regularly hosting camps and contests in basketball, volleyball, table tennis and bridge.

The Brickpit welcomes over 2,300 groups each year, spanning a diversity of ages.

## Reusable Sanitary Product and Nappy Rebate

The average Hornsby Shire household throws out over 30kg of disposable sanitary products and nappies each year.

Council once again offered a 50% rebate on purchases of reusable sanitary products or nappies. The project commenced in October 2023 and was funded to a total of \$15,000 on application.

# Highlights

## Annual Survey Results – Thornleigh Community Recycling Centre

Each year the NSW Environment Protection Authority runs a customer satisfaction survey of the users of Community Recycling Centres (CRCs) across NSW.

The results of the 2023 survey were released in December 2023 and were extremely positive for the Thornleigh CRC:

- 100% of respondents chose 'very satisfied' when asked how satisfied there were with their overall experience at the CRC.
- 54% of respondents said they have seen advertising and information about the CRC, or heard about it. This was through:
  - The council website (31%)
  - Word of mouth (15%)
  - Local council communication (15%)
  - Brochures (15%).
- 100% of respondents chose 'very satisfied' or 'fairly satisfied' when asked how satisfied there were with the information they received about the CRC
- 62% of respondents visited the Council's website or called the council for more information before their visit

## Quarterly News Booklet 'Our Council'

The Spring and Summer editions of 'Our Council', a quarterly news booklet featuring updates on what's been happening across Hornsby Shire, were distributed to all letterboxes in Hornsby Shire during September and December.

The newsletters also give the latest information on projects, services and initiatives and useful tips and tricks.

## 2022-2023 Annual Report

In November 2023, Council endorsed the 2022-2023 Annual Report outlining progress and highlights over the year.

The Annual Report also included the 2022/23 Audited Financial Statements.

Further operational information is contained in the June 2023 Performance Report which Council noted at its September 2023 meeting.

## Customer Service relocated to Hornsby Library

Council's face-to-face customer service counter relocated from the Council Chambers building to the Hornsby Library at 28-44 George Street, Hornsby in August 2023.

The Hornsby Library offers a more centralised location for customers, and greater parking opportunities within the Westfield shopping precinct.

## Celebrating 40 years of Home Library

In 1983, Hornsby Shire libraries started a home library service for community members who had difficulty visiting the library.

Forty years later, the Home Library service:

- has 238 individual, regular customers
- regularly delivers to 14 local nursing homes
- loans over 2,400 items annually
- travels approximately 5,000km around Hornsby Shire per year.

## Heritage Interpretation Strategy and Action Plan

In November 2023, Council endorsed the Heritage Interpretation Strategy and Action Plan. The Strategy provides a Shire-wide strategic vision for conveying messages about the cultural heritage values of the Shire to visitors and other audiences through interpretation.

# Major Projects

## HORNSBY PARK – FROM QUARRY TO PARKLANDS

Estimated completion date	% Complete	Total funding allocation	Development Contributions component (subject to prioritisation)	Grants component	Expenditure 2023/24	Actual Expenditure Life to Date
Stage 1 – 2024	50%	\$88.788m	\$28.034m	\$50m	\$6.117m	\$36.419m

Council is redeveloping the abandoned Hornsby Quarry and adjacent Old Mans Valley, approximately 1km west of the Hornsby town centre and transforming the site into open space for recreation and entertainment for all to enjoy. This new major parkland is being created on the site of the former Hornsby Quarry which was handed back to Council from NorthConnex in late 2019. The area features approximately 60 hectares of bushland and open space and is home to several features of historical and community interest, including early settler relics, the State Heritage listed Old Mans Valley Cemetery and remnant buildings of the quarry crusher plant.

**Status update**

The rehabilitation of the old quarry is the largest single project ever undertaken by Hornsby Shire Council. It has been, of course, good planning and consultation with the community and government that has created such an exceptional opportunity, one which has been pursued by Hornsby Shire Council over many years.

The Hornsby Parklands project is a true multi-agency collaboration that takes advantage of the construction of the NorthConnex Tunnel by turning the massive amounts of fill dirt from the tunnel to the community’s advantage. Council now has the basis for the transformation of the old quarry site into a major recreation asset for Hornsby Shire. This large-scale project is being part-funded by the NSW Government through the NSW Stronger Communities grant scheme and by development contributions.

As per the Masterplan adopted in July 2021, Hornsby Park will become a major recreation destination which will be delivered in stages.

Steady progress has been made on the civil works, with the stabilisation stage of the project including the construction of several retaining walls and barriers to ensure safety for park users by providing edge protection from the sheer quarry faces and retaining the surrounding embankments and access roads. Completion of the civil works is on track for late 2024.

Council has entered into contracts for the delivery of lawns, accessible pathways, car parking, landscaping, picnic spaces and toilet facilities in the area around the crusher plant. A contract for the works to provide the enabling services for these is expected to be executed early in 2024, with opening still targeted for mid-2024.

Unfortunately, the tender for the Canopy Skywalk and Cable Bridge did not receive a financially viable response. In parallel to alternative options being explored, Council approved the development and delivery of a more cost-effective lookout from the crusher plant area, tender responses for which are under evaluation as at 31 December 2023. Further tenders for lookouts to the west and north-west of the site and associated bushwalking tracks and trails will be released early in 2024.

Council staff have also been working to identify what other facilities / spaces can be opened to the public as the civil works are completed, with proposals expected to be tabled with Council early in 2024.

Thank you to everyone who has provided their expertise to ensure that this important project can deliver an exceptional new place that will put Hornsby on the map.



PERFORMANCE REPORT – DECEMBER 2023 P11

# Major Projects

WESTLEIGH PARK DEVELOPMENT							
	Estimated completion date	% Complete	Total funding allocation	Development Contributions component	Grants component	Expenditure 2023/24	Actual Expenditure Life to Date
	Stage 1 – 2026	10%	\$61m	\$21.079m	\$40m	\$863k	\$24.968m
<p>In June 2016, in response to increasing demands on existing open space, Council purchased land along the eastern side of Quarter Sessions Road in Westleigh. Formerly owned by Sydney Water, the site for the new Westleigh Park comprises 36 hectares of cleared open space and bushland.</p> <p>The purchase of the land was funded by development contributions. The project will be partly funded by the NSW Stronger Communities Fund grant.</p> <p>Westleigh Park will play a key role in recreational provisions for the district across a diverse range of uses including formal sports, passive recreation (e.g. picnics, walking, playground), mountain biking and ancillary facilities (including internal roads, car parks, amenities buildings, shared paths and water management).</p> <p><b>Status update</b></p> <p>Following extensive community engagement in 2021, Councillors deferred adoption of the draft Westleigh Park Masterplan to allow time to address concerns around the extent and location of mountain bike tracks and traffic generation around the park. Since then, further engagement and co-design workshops for the mountain bike trails was undertaken with key stakeholders from the mountain bike and environmental protection groups. Workshops were also held around the proposed extension to Sefton Road.</p> <p>In June 2023, Council formally adopted a Masterplan and Plan of Management for its Westleigh Park project. Delivery of the Masterplan will be staged as funding becomes available.</p> <p>A Development Application (DA) covering all aspects of the Masterplan was lodged in September 2023, with the public exhibition concluding on Monday 20 November 2023. Parallel referrals have been made to the NSW Environment Protection Authority (EPA), the NSW Department of Planning and Environment (DPE) Heritage Branch and to the Australian Government Department of Climate Change, Energy, the Environment and Water (DCCEEW). Council staff have also attended a preliminary briefing with Sydney North Planning Panel and it is expected the DA will progress through the approval process in the first half of 2024.</p> <p>In parallel, work is underway to create the detailed design with Consultant Engineers, Landscape Architects, Planners and Project Managers working together to prepare for tenders for the Stage 1 works, which should be released later in 2024. Design evolution for planned works on land owned by Sydney Water will proceed in consultation with Sydney Water. A quantity surveying firm will also be appointed early in 2024 to take the role of cost manager for the design development phase of the project.</p> <p>It is still anticipated that Stage 1 will open to the public in mid-2026.</p> <p>The Westleigh Park project continues to require significant co-ordination between the various needs, uses and views across a broad range of community stakeholders. Thank you to everyone who has been involved in managing this project such that it can be delivered as a key community asset.</p>							



# Major Projects

PUBLIC DOMAIN						
	Estimated completion date	% Complete	Total funding allocation	Development Contributions component (pending approval)	Expenditure 2023/24	Actual Expenditure Life to Date
<b>Public Domain Hookhams Corner-Asquith</b>	2024	70%	\$9.3m	\$9m	\$258k	\$4.923m
<b>Galston</b>	2026/27	0%	\$7m	–	\$13k	\$13k
Council is improving streetscape amenity through the planting of advanced trees, landscaped garden beds, footpaths, shared paths, seating and signage in the following priority areas: Asquith-Mount Colah corridor, Galston Village, Waitara, Thornleigh, West Pennant Hills and Beecroft.						
<b>Status update</b>						
Public Domain Guidelines were prepared and adopted following community and stakeholder engagement. The Guidelines include generic controls to guide the development of the public domain across all urban areas of Hornsby Shire as well as recommending projects within the nominated five housing strategy areas where major development is expected or has occurred: the Asquith-Mount Colah corridor, Waitara, Thornleigh, West Pennant Hills and Beecroft.						
Revised Public Domain Guidelines for Beecroft were placed on public exhibition in December 2022 and remain subject to final adoption. Upgrades are occurring within the Beecroft Village Green and a pedestrian/cycle sharepath from the Beecroft Village Green to Cheltenham Road has been delivered. Upgrades to pavements and streetscape within the Village will be dependent on additional funding being provided and through conditioning on future developments.						
A Shirewide signage design palette was endorsed by Council and 36 new gateway and suburb signs have been installed. The provision of further signs is dependent on additional funding being identified.						
Upgrade works on Peats Ferry Road between Asquith and Hornsby commenced in 2021 and were completed in 2023. The works include the installation of a shared path connecting walkers and cyclists from Asquith to the Hornsby Town Centre as well as providing a wider footpath on the south side of the road to better accommodate Asquith Boys High School students and new residents to the area. Pedestrian safety was further addressed with refuges and a raised zebra crossing provided in key locations.						
The installation of raingardens, planting and new street trees brings improved water quality outcomes, shade and scale to the medium density housing precinct in Asquith.						
Design works are also underway for the Asquith-Mount Colah corridor to provide wider footpaths and improved pedestrian amenity. Proposals include planting and street trees along the Pacific Highway, pavement and furniture upgrades and the construction of pedestrian refuges at selected locations with the agreement of Transport for NSW.						
The concept design for Galston Village Public Domain is being developed upon the back of the Masterplan endorsed by Council in December 2019. Community engagement on the Galston Village Public Domain Plan will be undertaken in 2023/24 before finalising the detailed design. Council has commitment funding with an intention to commence construction in 2024/25.						



# Major Projects

HORNSBYTOWN CENTRE REVIEW		
	Estimated completion date	% Complete
	Jun 2024	98%
<p>The Hornsby Town Centre Review project will revitalise the Hornsby Town Centre, making it a more liveable, green and accessible centre for our community. We want to strengthen the economic, employment and housing capacities of the Town Centre and improve its public domain, liveability, accessibility, safety, environmental sustainability and visual appeal through quality design and landscape.</p> <p><b>Status update</b></p> <p>The Vision and Principles for the Hornsby Town Centre Review were endorsed by the elected Council as part of the Local Strategic Planning Statement.</p> <p style="padding-left: 40px;">"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." <i>(Adopted Vision Statement)</i></p> <p>Public exhibition of the Hornsby Town Centre Review was held between 20 July and 30 September 2022 with key maps, recommendations, 3D video visualisations and supporting technical reports available. The changes exhibited in the draft masterplan were ambitious, with tall apartment buildings and employment floor space to help meet future housing and jobs needs. The location and density reflects a key priority in our Local Strategic Planning Statement – to protect the character of our low-density neighbourhoods. Council wanted to hear community feedback about whether the draft Masterplan meets the vision and principles adopted and outlined in the Local Strategic Planning Statement. Almost 500 submissions were received from stakeholders including State Agencies, gathered digitally and at a series of nine face-to-face drop-in engagement sessions facilitated by Council.</p> <p>The Masterplan was adopted by Council on 8 November 2023 with several amendments that address feasibility and amenity concerns.</p> <p>The Hornsby Town Centre Masterplan promotes a redefinition of the Town Centre skyline by providing opportunities for over 4,900 new dwellings in slender residential towers, varying in height up to 36 storeys and clustered around the train station and mall.</p> <p>Also facilitating up to 4,500 new jobs in the precinct, the Masterplan encourages revitalisation of the Town Centre with new open spaces reflective of the Shire’s bushland identity, a new multi-purpose community facility along with pedestrian and cycling networks and enhanced public transport access.</p> <p>In December 2023, the State Government identified Hornsby Town Centre as a one of eight priority high growth areas for accelerated rezoning. Council is now collaborating with the State Government in delivering the Masterplan’s vision for facilities, improvements and upgrades. Consultation and engagement with the community on this state-led rezoning process is proposed to commence in the second quarter of 2024.</p>		



# Major Projects

GALSTON AQUATIC AND LEISURE CENTRE REFURBISHMENT					
	Completion date	% Complete	Total funding allocation	Expenditure 2023/24	Actual Expenditure Life to Date
	Dec 2023	100%	\$7.2m	\$2.253m	\$7.346m
<p>Council is upgrading the Galston Aquatic and Leisure Centre. The upgrades comply with the latest building and accessibility provisions to ensure the facility's functionality into the future.</p> <p><b>Status update</b></p> <p>The upgrades include more change rooms and toilets that provide accessible access and a larger pool deck area around the 25-metre pool which will allow for larger school carnivals and increased numbers for our swim education programs. The new entry statement with new roof line will be easier to maintain with larger amenities for our community.</p> <p>An improved access and a covered walkway to the learn to swim facility is also included which will see a more family-friendly environment proving more conducive to year-round Learn to Swim lessons.</p> <p>The landscape around the facility has been revamped with sandstone retaining walls and a larger seating area where families can enjoy the extra space during their visits.</p> <p>Whilst contractors onsite initially experienced some project challenges which caused delay, the facility reopened to swimmers and gym users on Friday 15 December 2023 with Learn to Swim, squads and aqua programs resuming early in 2024. An official grand opening is scheduled to take place on Saturday 3 February 2024.</p> <p>Thank you for your patience as we have worked hard to modernise the facility to make it more welcoming and inclusive for the community.</p>					



# Budget Summary

## ATTACHMENT 3 - ITEM 1

Consolidated Liquidity Result	For the Period of Dec YTD			Full Year Budget			
	Year-to-Date 2023/24 Actual	Year-to-Date 2023/24 Revised Budget	Year-to-Date 2023/24 Variance	Total Year 2023/24 Original Budget	Total Year 2023/24 Current Revised Budget	Total Year 2023/24 Recommended Changes	Total Year 2023/24 Projected Final
<b>OPERATING INCOME</b>	\$	\$	\$	\$	\$	\$	\$
Rates and annual charges	(116,479,780)	(115,862,038)	617,741	(115,907,044)	(115,895,861)	0	(115,895,861)
User charges and fees	(7,857,362)	(8,214,603)	(357,241)	(14,747,958)	(15,058,024)	0	(15,058,024)
Interest & investment revenue	(7,446,429)	(5,024,899)	2,421,529	(10,049,786)	(10,049,786)	0	(10,049,786)
Other revenue	(2,124,039)	(2,038,752)	85,287	(3,962,866)	(3,962,866)	0	(3,962,866)
Grants and contributions (operating)	(3,234,270)	(2,656,384)	577,886	(9,161,340)	(4,426,680)	(29,277)	(4,455,956)
Other income (including lease income)	(1,624,360)	(1,427,755)	196,605	(3,052,584)	(3,099,384)	0	(3,099,384)
<b>Total operating income</b>	<b>(138,766,239)</b>	<b>(135,224,431)</b>	<b>3,541,807</b>	<b>(156,881,578)</b>	<b>(152,492,599)</b>	<b>(29,277)</b>	<b>(152,521,876)</b>
<b>OPERATING EXPENSES (CONTROLLABLE)</b>							
Employee benefits and on-costs	28,073,987	30,265,368	2,191,381	56,691,780	57,696,617	0	57,696,617
Materials and services	33,659,763	32,722,771	(936,992)	71,637,926	72,557,319	29,277	72,586,596
Borrowing costs	0	8,097	8,097	16,194	16,194	0	16,194
Other expenses	2,513,858	2,520,304	6,447	4,728,218	4,728,218	0	4,728,218
Internal expenses	(216,408)	(240,538)	(24,131)	(481,075)	(481,075)	0	(481,075)
<b>Total operating expenses (controllable)</b>	<b>64,031,200</b>	<b>65,276,003</b>	<b>1,244,803</b>	<b>132,593,043</b>	<b>134,517,274</b>	<b>29,277</b>	<b>134,546,550</b>
<b>Net operating result before depreciation</b>	<b>(74,735,039)</b>	<b>(69,948,429)</b>	<b>4,786,610</b>	<b>(24,288,535)</b>	<b>(17,975,326)</b>	<b>0</b>	<b>(17,975,326)</b>
<b>CAPITAL INCOME</b>							
Grants and contributions (capital)	(1,865,116)	(10,597,730)	(8,732,614)	(18,159,769)	(20,995,460)	(1,291,538)	(22,286,998)
Proceeds from the sale of assets	(454,096)	(499,997)	(45,901)	(1,000,000)	(1,000,000)	0	(1,000,000)
<b>Total capital income</b>	<b>(2,319,212)</b>	<b>(11,097,727)</b>	<b>(8,778,515)</b>	<b>(19,159,769)</b>	<b>(21,995,460)</b>	<b>(1,291,538)</b>	<b>(23,286,998)</b>
<b>CAPITAL EXPENSES</b>							
WIP Expenditure	28,142,067	38,772,049	10,629,982	90,749,775	80,784,777	5,660,000	86,444,777
Asset Purchases	2,668,404	2,709,831	41,427	2,588,500	5,419,662	0	5,419,662
<b>Total capital expenses</b>	<b>30,810,471</b>	<b>41,481,880</b>	<b>10,671,409</b>	<b>93,338,275</b>	<b>86,204,440</b>	<b>5,660,000</b>	<b>91,864,440</b>
<b>Net capital result</b>	<b>28,491,259</b>	<b>30,384,153</b>	<b>1,892,894</b>	<b>74,178,506</b>	<b>64,208,980</b>	<b>4,368,462</b>	<b>68,577,442</b>
<b>Net operating &amp; capital result before depreciation</b>	<b>(46,243,780)</b>	<b>(39,564,275)</b>	<b>6,679,504</b>	<b>49,889,971</b>	<b>46,233,654</b>	<b>4,368,462</b>	<b>50,602,116</b>
<b>FUNDING ADJUSTMENTS</b>							
External restricted assets	6,568,208	(3,056,909)	(9,625,117)	(51,507,059)	(43,556,309)	3,050,000	(40,506,309)
Internal restricted assets	(3,810,049)	(2,188,621)	1,621,427	(4,096,133)	(8,389,343)	(7,418,462)	(15,807,805)
External loan principal repayments/ (proceeds)	0	0	0	0	0	0	0
Employee leave payments (from provisions)	478,936	478,035	(902)	956,069	956,069	0	956,069
Non cash accounting adjustments contra	(2,192,419)	2,358,576	4,550,995	4,717,153	4,717,153	0	4,717,153
<b>Total funding adjustments</b>	<b>1,044,677</b>	<b>(2,408,920)</b>	<b>(3,453,597)</b>	<b>(49,929,970)</b>	<b>(46,272,430)</b>	<b>(4,368,462)</b>	<b>(50,640,892)</b>
<b>Net operating &amp; capital result after funding (liquidity result)</b>	<b>(45,199,102)</b>	<b>(41,973,195)</b>	<b>3,225,907</b>	<b>(39,999)</b>	<b>(38,776)</b>	<b>0</b>	<b>(38,776)</b>
<b>Consolidated Statutory Reporting Result</b>							
<b>Net Operating Result</b>	<b>(74,735,039)</b>	<b>(69,948,429)</b>	<b>4,786,610</b>	<b>(24,288,535)</b>	<b>(17,975,326)</b>	<b>0</b>	<b>(17,975,326)</b>
<b>FINANCIAL REPORTING ADJUSTMENTS - NON CASH</b>							
Depreciation & amortisation	12,189,568	11,041,724	(1,147,843)	22,131,300	22,131,300	0	22,131,300
Carrying amount of assets disposed/impaired	409,254	0	(409,254)	0	0	0	0
Asset revaluation decrement (P&L)	0	0	0	0	0	0	0
Fair value increment on investment properties	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>Total financial reporting adjustments - non cash</b>	<b>12,598,822</b>	<b>11,041,724</b>	<b>(1,557,097)</b>	<b>22,131,300</b>	<b>22,131,300</b>	<b>0</b>	<b>22,131,300</b>
<b>Net operating result before capital grants and contributions</b>	<b>(62,136,217)</b>	<b>(58,906,704)</b>	<b>3,229,513</b>	<b>(2,157,236)</b>	<b>4,155,974</b>	<b>0</b>	<b>4,155,974</b>

# Council Services that deliver on the Focus Areas



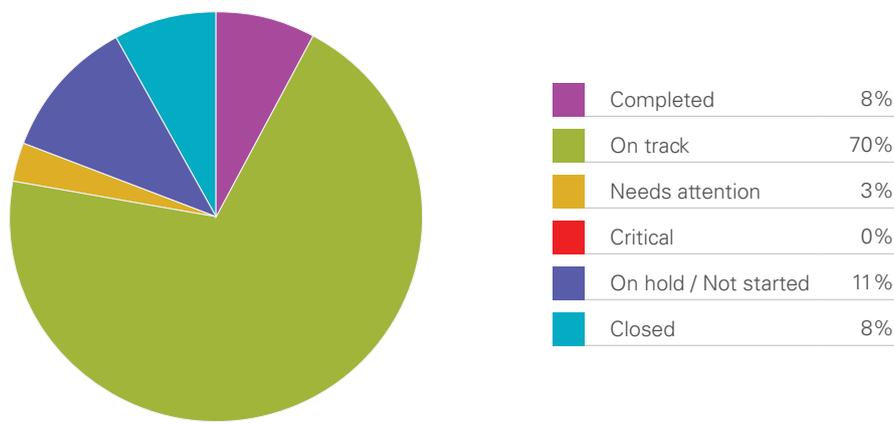
FOCUS AREAS					
Liveable	1A.	Community and creativity	Productive	5A.	Roads, footpaths and moving around
	1B.	Community spaces		6A.	Inviting centres and business
	2A.	Leisure, sport, open space and recreation	Collaborative	7A.	Leadership and governance
	2B.	Urban design and heritage		7B.	Customer experience
3A.	Sustainability	7C.		Communication, education and engagement	
3B.	Resilience	8A.		Planning for the future	
Sustainable	3C.	Waste, recycling and street cleaning	8B.	Organisational support	
	4A.	Environment	8C.	Smart cities	

Council Services	Focus Area/s that the Service contributes to	(Responsibility) Branch / Director
Aquatic and Brickpit	2A.	Aquatic and Brickpit
Asset Operations and Maintenance	1B. 2A. 3B. 5A. 6A. 8A. 8B.	Asset Operations and Maintenance
Audit, Risk and Improvement C'ttee	7A.	Corporate Support (Director)
Commercial Waste	3C.	Waste Management
Communications and Engagement	7A. 7B. 7C. 8B.	Strategy and Place
Community and Cultural Facilities	1B. 8A.	Library and Community Services
Community Development	1A. 7B. 7C. 8B.	Library and Community Services
Customer Service	7B.	Governance and Customer Service
Design and Construction	4A. 5A.	Design and Construction
Development Assessments	2B. 7A.	Development Assessments
Domestic Waste Management	1A. 3C. 7A. 7C. 8A.	Waste Management
Events	1A.	Library and Community Services
Financial Services	7A. 7B. 8A.	Financial Services
Fire Control	3B.	Infrastructure and Major Projects (Director)
Governance	3A. 7A. 7B. 8B.	Governance and Customer Service
Leadership	7A. 8A. 8B.	Office of the General Manager
Libraries	1A. 1B. 7B. 8C.	Library and Community Services
Major Projects	2A. 6A. 7C. 8A. 8C.	Major Projects
Environment	2A. 2B. 3B. 4A. 7B. 7C. 8A. 8C.	Environment
Parking and Road Enforcement	5A.	Regulatory Services
Parks and Recreation	2A. 8A. 8C.	Parks, Trees and Recreation
People and Culture	7A. 8A. 8B.	People and Culture
Place	6A. 7A. 7C.	Strategy and Place
Procurement	3A. 8B.	Financial Services
Property Services	8A. 8B.	Corporate Support (Director)
Public Cleansing	3C.	Waste Management
Regulatory compliance	2A. 2B. 4A. 6A. 8A.	Regulatory Services
Risk and Audit	7A.	Risk and Audit
Strategic Land Use Planning	2B. 7B. 8A.	Strategic Land Use Planning
Strategy	7A. 8B.	Strategy and Place
Sustainability	3A. 3B. 5A. 7A. 7C. 8A. 8C.	Strategy and Place
Technology and Transformation	7B. 8B. 8C.	Technology and Transformation
Traffic Engineering and Road Safety	5A.	Traffic Engineering and Road Safety
Transport Planning	2A. 3A. 6A. 8A. 8B.	Strategy and Place
Trees	2A. 3B. 4A. 6A. 8A.	Parks, Trees and Recreation

# Liveable



## Performance of Key Initiatives



BUDGET 2023/24	Original budget (full year)	Revised budget (to Dec)	December result
<b>Operating income</b>	(11,888,668)	(7,017,525)	(7,286,993)
<b>Controllable expenses</b>	37,301,139	19,390,298	17,220,528
<b>Internal transfers</b>	1,022,986	562,219	803,856
<b>Operating result before depreciation</b>	26,435,458	12,934,992	10,737,390

# Liveable



## STRATEGIC DIRECTION 1.

# Connected and cohesive community

A caring community where the built environment and people combine to create a sense of belonging and support.

Working towards the United Nations Sustainable Development Goals:



Addressing Sydney's Major Acute Shocks and Chronic Stresses



### LONG-TERM GOALS (Where do we want to be?)

- G1.1 A resilient and welcoming community that cares for and looks after each other by connecting and participating in community life
- G1.2 A built environment that is sustainable, accessible and responsive to the community
- G1.3 Safe, inviting, comfortable and inclusive places are enjoyed by people both day and night

### FOCUS AREAS

(Council's delivery pathways)

- 1A. Community and creativity
- 1B. Community spaces

### COUNCIL'S SUPPORTING STRATEGIES / PLANS

- Community and Cultural Facilities Strategic Plan 2021
- Disability Inclusion Action Plan 2021-2025
- Healthy Ageing Hornsby 2022-2026
- Hornsby Thematic History 2021

STRATEGIC DIRECTION 1.

# 1A. Community and creativity

**Focus Area descriptive statement**

Programs and activities, events and ceremonies, assisting and promoting cultural development, artistic expression and community connectedness

**Services contributing to this Focus Area:**

- Community Development
- Domestic Waste Management
- Events
- Libraries

FOCUS AREA COMMENTARY

- Working with our external partner Zero Barriers, businesses on Hornsby Westside, Beecroft, Berowra, Pennant Hills and Thornleigh were contacted to discuss accessibility issues.
- Working with the local group, KNC, Council supported a dementia forum specifically for the CALD community. This information morning enabled local residents from the CALD communities to hear from professionals and on how to access information on caring for people living with dementia.
- Council co-hosted an the Activate Inclusion Sports Day with the NSW Government which was held at Hornsby PCYC. The day encouraged children living with disabilities to become involved in sport within the local community. The feedback received from participants was very good such as " We all had a great time and it was really well run, thanks again! "
- Staff have continued to operate a referral service and have seen an increase of referrals of homeless persons to Catholic Care. Staff have also referred local residents and businesses to local First Nation Traditional Owner organisations for information on Welcome to Country and Smoking Ceremonies. Residents have also been referred to local Farsi and Spanish groups.
- The production of the Arts and Cultural Plan continues with the public consultation completed. A total of over 500 public submissions were received.
- Council opened another round of Community Events Grants and awarded two further grants to local groups for one-off events. These were the Hornsby Swim Club and the RCG Dance and Music Group.

QUARTERLY MEASURES		2020/21 Result	2021/22	2022/23 June	2023/24 progress @Dec	Target
1A.M05	Number of people assisted through the Home Modification Service	792	801	2,742	485	700
1A.M06	Number of major community events	6	5	10	2	6
1A.M07	Number of program and seminar sessions held in the libraries	194	282	569	419	890

*Many 2020/21 and 2021/22 results were COVID affected*

## Liveable

1. Connected and cohesive community

ADDRESSING CSP LONG-TERM GOALS

G1.1

G1.2

G1.3

# 1A.

ANNUAL MEASURES		2020/21 Result	2021/22	2022/23	Target
1A.M01	Number of referrals to local service providers (support provided to members of the community)	3,004	4,000	4,000	Maintain
1A.M02	Number of attendees at major community events	15,200 attendees/ views of online content	29,100 (including online)	40,000	23,000
1A.M03	Number of exhibitions held at Wallarobba Arts and Cultural Centre	1	13	14	9
1A.M04	Number of participants in library program and seminar sessions	18,185	9,378	9,875	25,000

*Many 2020/21 and 2021/22 results were COVID affected*

### NEW KEY INITIATIVE ADDED TO PROGRAM

Date added

Responsibility  
Manager | Director

1A.K06 (SRV) Community Development Programs (to address social isolation (Youth \$22k; Family and Communities \$33k; Seniors \$17k; Disabilities \$8k pa)

Sep 2023

Library and  
Community  
Services

BUDGET 2023/24	Original budget (full year)	Revised budget (to Dec)	December result
Operating income	(946,742)	(479,021)	(896,719)
Controllable expenses	2,674,223	1,327,266	1,155,458
Internal transfers	59,379	30,923	30,923
Operating result before depreciation	1,786,860	879,168	289,662

STRATEGIC DIRECTION 1.

# 1B. Community spaces

**Focus Area descriptive statement**  
 Spaces for residents, businesses and visitors, enhancing equity, inclusiveness and community wellbeing

**Services contributing to this Focus Area:**

- Asset Operations and Maintenance
- Community and Cultural Facilities
- Libraries

**FOCUS AREA COMMENTARY**

- Bookings for Community and Cultural Facilities were opened early for 2024 due to the new Bookable system.
- New items have been added to the Discovery Kit, Game and Jigsaw collections in the libraries which continue to very popular, particularly during school holidays. During the second quarter of 2023/24, 2,367 loans were recorded with an average turnover of 1.1 loans per item per month. In addition to their use at home, the games and jigsaw puzzles are also used within the library throughout the year.
- A new mural was painted at the Thornleigh Community Recycling Centre by a Sydney-based Indigenous artist.

QUARTERLY MEASURES		2020/21 Result	2021/22	2022/23 June	2023/24 progress @Dec	Target
1B.M04	Community centre usage					
	- Regular hires	9,328	8,092	10,469	4,040	15,266
	- Casual hires	2,375	1,707	2,570	510	2,175
1B.M05	Number of visits to libraries	260,212	211,209	565,371	321,949	670,000
1B.M06	Number of items loaned					
	- Physical	522,884	371,651	522,884	311,902	700,000
	- Electronic	378,717	421,749	378,717	199,756	400,000

Many 2020/21 and 2021/22 results were COVID affected

ANNUAL MEASURES		2020/21 Result	2021/22	2022/23	Target
1B.M01	Total public attendance at community and cultural facilities	275,002	351,292	165,736	300,000
1B.M02	% residents who are library members	36%	28.3%	31.9%	Increase / Maintain
1B.M03	Average number of items loaned per library member per year	14.7	14.2	16	Increase / Maintain

Many 2020/21 and 2021/22 results were COVID affected

## Liveable

1. Connected and cohesive community

ADDRESSING CSP LONG-TERM GOALS

G1.1

G1.2

G1.3

# 1B.

KEY INITIATIVE	Closed Date	Comment	Responsibility Manager   Director
<b>CLOSED</b>			
1B.K05 Develop design brief for a new regional central Hornsby Library and Multipurpose Community Centre	Dec 2023	The design brief relates to the Hornsby Town Centre Project and also the completion of the Arts and Cultural Plan, which is currently in the consultation phase. The planning for the brief will occur in later years.	Library and Community Services
1B.K07 Undertake feasibility analysis for preferred location for proposed new Cherrybrook Library and Community Centre	Dec 2023	The feasibility analysis will be informed by the NSW Government's plans for the Cherrybrook Station Precinct. This will occur in coming years.	Library and Community Services
1B.K08 Commence planning for a multipurpose Galston District Hub incorporating library and community centre	Dec 2023	Hornsby and Cherrybrook currently have priority for Community and Cultural Facilities upgrade and renewals. To be progressed in future years.	Library and Community Services

BUDGET 2023/24	Original budget (full year)	Revised budget (to Dec)	December result
Operating income	(1,350,002)	(887,477)	(998,886)
Controllable expenses	10,981,663	5,254,838	4,743,445
Internal transfers	(132,818)	27,602	285,194
Operating result before depreciation	9,498,841	4,394,964	4,029,752

# Liveable



## STRATEGIC DIRECTION 2.

### Inclusive and healthy living

Well designed neighbourhoods with distinct local characters featuring great public spaces that support people’s health, wellbeing and growth.

Working towards the United Nations Sustainable Development Goals:



Addressing Sydney’s Major Acute Shocks and Chronic Stresses



#### LONG-TERM GOALS (Where do we want to be?)

- G2.1 Quality, liveable and sustainable urban design and development
- G2.2 A greater diversity of housing for current and future community needs
- G2.3 An active and healthy community that fosters social, mental and physical wellbeing for all ages

#### FOCUS AREAS (Council’s delivery pathways)

- 2A. Leisure, sport, open space and recreation
- 2B. Urban design and heritage

#### COUNCIL’S SUPPORTING STRATEGIES / PLANS

- Local Strategic Planning Statement 2020
- Local Housing Strategy 2020
- Hornsby Thematic History 2021
- Disability Inclusion Action Plan 2021-2025
- Healthy Ageing Hornsby 2022-2026
- Active Living Strategy 2016
- Play Plan 2021
- Sportsground Plan 2018
- Sustainable Water Based Recreation Facilities Plan 2019
- Off Leash Dog Park Strategy 2021
- Unstructured Recreation Strategy 2008
- Sustainable Hornsby 2040 (2021)
- Biodiversity Conservation Strategy 2021
- Urban Forest Strategy 2021
- Water Sensitive Hornsby Strategy 2021

Liveable

2. Inclusive and healthy living

ADDRESSING CSP LONG-TERM GOALS

G2.1

G2.2

G2.3



# 2A. Leisure, sport, open space and recreation

**Focus Area descriptive statement**

Quality parks, open spaces, sporting and recreational opportunities to meet current and future community needs that are accessible, diverse and promote healthy lifestyles

**Services contributing to this Focus Area:**

- Aquatic and Brickpit
- Asset Operations and Maintenance
- Major Projects
- Environment
- Parks and Recreation
- Public Health and Safety
- Transport Planning
- Trees

**FOCUS AREA COMMENTARY**

- The Galston Aquatic and Leisure Centre (GALC) reopened on 15 December 2023 after completion of upgrades. It got off to a great start returning services to the community with a total of 688 residents utilising the centre to the end of December 2023.
- 3,418 students attended learn to swim and water safety lessons at the Hornsby Aquatic and Leisure Centre (HALC) in term 4 giving the highest numbers recorded in the program since the HALC opened.
- Recruitment commenced for the re-opening of GALC and the ongoing operations at HALC. Council ran internal Pool Lifeguard courses to broaden the net in the local area to obtain the best staff possible to work in our great centres.
- The first six months of 2023/24 saw a total of 2,715 participants attend 173 different aqua classes in the HALC 50m pool. A lot of members come multiple times per week and often attend back-to-back classes to get the best out of their membership which increases their health and social benefits. In the last year there has been a large emphasis on getting our ageing community more active with the HALC team introducing seniors aqua and yoga classes.
- The Brickpit saw total utilisation for the second quarter at 86% inclusive of casual walk-ins and permanent bookings across full operating hours. At peak times, 5–11pm Mon-Fri and Sat/Sun, the Brickpit is seeing utilisation rates of 97.5%.
- The Companion Animal team actively participates in the RSPCA Keeping Cats Safe at Home Project, currently in the third year of a four-year program. The National desexing network continued through 2023/24 with residents being provided free desexing of their owned cat. Companion Animal officers additionally provide residents with a free microchipping service.
- Sportsgrounds have been successfully transitioned from winter season to summer sports.

STRATEGIC DIRECTION 2.

2A.

FOCUS AREA COMMENTARY (cont'd)

- Council has undertaken the following works on bushland tracks since June 2023:
  - Installation of concrete paths and amphitheatre using recycled sandstone blocks within Salt Pan Reserve in Brooklyn
  - Great North Walk upgrades including installation of sandstone steps, resurfacing and carved steps between Alston Drive Junction and Deep Bay Creek in Berowra Heights
  - Reddy Parks southern track in Hornsby was upgraded including installation of rock filter drains and new track surfacing with crushed sandstone
  - Construction of new bushland walking track between Stokes Avenue and Chelmsford Road/ Mills Park in Asquith
  - Installation of new permanent wayfinding and interpretive signs for the Swing Bridge Loop Walk in Cherrybrook.
- Walking tracks were maintained on 43 occasions within the last six months including: Galston Recreation Reserve Loop, Pyes Creek Beverly Track, Swing Bridge Loop, Carrs Bush Tracks, Dog Pound Creek Track, Blue Gum Track, Ginger Meggs Loop, Bracken Place Berowra Track, Glenview Road/Lyrebird Gully, Bar Island Walk, McKell Park Steps, Brooklyn Park Mangrove Walk, Saltpan Reserve Track, Michigan Road Track, Mills Park Tracks, Rofe Park Tracks, Callicoma Walk, Britannia Street Bushland Track, Florence Cotton Park Loop, Larool Creek Track, Nanowie Track, Lakes of Cherrybrook Track, Britannia Street Track, Normanhurst Park Loop and Waitara Creek Track.
- Council engaged an independent consultant to undertake a condition assessment and audit of Hornsby Mountain Bike Trail which was finalised in December. Council will progressively undertake priority maintenance works in the next six months as per the trail audit recommendations.
- The Hornsby Mountain Bike Trail counter recorded 8,471 passes over 184 days. For an unknown reason, the counter failed to collect data during the month of October.

QUARTERLY MEASURES		2020/21 Result	2021/22	2022/23 June	2023/24 progress @Dec	Target
2A.M06	Number of casual park bookings	2,052	2,255	2,104	1,654	2,000
2A.M07	Number of reported companion animal incidents investigated	1,119	932	1,171	593	900
2A.M08	Number of walkers on monitored bushwalking tracks	140,000	135,524	115,374	37,186	Maintain
2A.M09	Number of laps on Hornsby mountain bike trail	39,406	31,350	31,446	8,471	28,000

*Many 2020/21 and 2021/22 results were COVID affected*

## Liveable

2. Inclusive and healthy living

ADDRESSING CSP LONG-TERM GOALS

G2.1

G2.2

G2.3

## 2A.

ANNUAL MEASURES		2020/21 Result	2021/22	2022/23	Target
2A.M01	Number of vehicles accessing recreational facilities (Fagan Park, Wisemans Ferry)	63,760 (Fagan Park)	49,354	36,238	Maintain
2A.M02	% of companion animal service requests investigated within seven days	93%	90%	100%	98%
2A.M03	Visits to Hornsby Aquatic and Leisure Centre	237,307	183,513	326,937	300,000
2A.M04	Visits to Galston Aquatic Centre and Leisure Centre	52,206	0	0	70,000
2A.M05	% utilisation per available hours at Thornleigh Brickpit Sports Stadium	75%	75%	81.5%	>65%
2A.M010	Metres of tracks, boardwalks and bridges constructed or upgraded	2,142	1,580	3,667	500

*Many 2020/21 and 2021/22 results were COVID affected*

## KEY INITIATIVE ON HOLD

	Comment	Responsibility Manager   Director	
2A.K04	Hornsby Park - commence preparation of an updated Plan of Management based on the adopted masterplan	Previous Plan of Management is confirmed as being adequate for Stage 1 items. Amendments may be required for possible Stage 2 items, which are due to be confirmed by Council in the first quarter of calendar year 2024.	Major Projects

## KEY INITIATIVE NEEDING ATTENTION

	Comment	Responsibility Manager   Director	
2A.K12	Implement paid parking at Wisemans Ferry Boat Ramp	The pay machines were damaged by heat during the second quarter and are currently being repaired / replaced. The system is still to be fully commissioned due to a delay with the integration with Council's enforcement system.	Strategy and Place

BUDGET 2023/24	Original budget (full year)	Revised budget (to Dec)	December result
Operating income	(6,753,927)	(4,235,182)	(3,846,750)
Controllable expenses	15,834,413	8,895,338	7,663,503
Internal transfers	931,702	416,049	450,094
Operating result before depreciation	10,012,188	5,076,204	4,266,847

## STRATEGIC DIRECTION 2.

## 2B. Urban design and heritage

### Focus Area descriptive statement

Quality and sustainable development meeting current and future housing needs

### Services contributing to this Focus Area:

- Development Assessments
- Environment
- Public Health and Safety
- Strategic Land Use Planning

### FOCUS AREA COMMENTARY

- The Heritage Interpretation Strategy was endorsed by Council on 8 November 2023. Notification letters have been sent to submitters and the Action Plan is being progressed.
- Heritage information brochures for prospective and current owners are complete and ready for publication and distribution in early 2024.
- The new Development Control Plan will update all references to Australian Standards, legislation, government policies and weblinks. It will be reported to Council for exhibition in February 2024.
- Exhibition of the draft Aboriginal Heritage Study was completed in August 2023. The review of submissions is underway with suggested minor amendments being reviewed by HATSICC. It is anticipated to be reported to Council with a recommendation for endorsement in early 2024.
- The 7 City View Road planning proposal and draft planning agreement were placed on public exhibition from 15 September 2023 to 20 October 2023. Council endorsed the finalisation of the planning proposal and planning agreement at its 13 December 2023 meeting. This will result in the dedication of four affordable housing units to Council and \$450,000 in Pennant Hills Town Centre improvements as part of a future development. The finalisation of the planning proposal and planning agreement will be completed in the first half of 2024.
- The Environmental Compliance, Environmental Protection and Building Certifications teams completed Service Requests, environmental protection assessments of Development Applications and swimming pool barrier inspections above the performance target in the first two quarters of 2023/24.

# Liveable

2. Inclusive and healthy living

ADDRESSING CSP LONG-TERM GOALS

G2.1

G2.2

G2.3

## 2B.

QUARTERLY MEASURES		2020/21 Result	2021/22	2022/23 June	2023/24 progress @Dec	Target
2B.M09	Number of DAs determined	977	1,024	960	470	1,050
2B.M10	Number of Subdivision Works Certificates determined	not previously reported	71	61	24	60
2B.M11	Number of swimming pools inspected under the Swimming Pool Barrier Inspection Program	343	401	437	437	250
2B.M12	Number of reported compliance service requests investigated	2,905	2,419	2,588	1,190	1,800
2B.M13	Number of environmental protection assessments of development applications	227	309	152	127	220
2B.M14	Number of Annual Fire Safety Statements reviewed	not previously reported	708	875	426	630

Many 2020/21 and 2021/22 results were COVID affected

ANNUAL MEASURES		2020/21 Result	2021/22	2022/23	Target
2B.M01	Construction value Development Applications (\$)	\$710.3m	\$1.348b	\$1.211b	Maintain
2B.M02	Average time (days) for determination of Development Applications	37	39	34	60
2B.M03	Average time (days) for determination of Subdivision Works Certificates	22	22.8	53	14
2B.M04	% of heritage referrals completed within 14 days	73%	86%	80%	80%
2B.M05	Owner-initiated Planning Proposals assessed within 90 days (from lodgement to resolution to submit) for Gateway Determination	no planning proposals received	90%	100%	90%
2B.M06	% of compliance service requests investigated within 21 days	89%	98%	97.5%	98%
2B.M07	% environmental, health and building assessments undertaken in 21 days	79%	69%	74%	98%
2B.M08	% Annual Fire Safety Statements reviewed	100%	100%	100%	98%

Many 2020/21 and 2021/22 results were COVID affected

### KEY INITIATIVES COMPLETED

		Completion date	Responsibility Manager   Director
2B.K07	Prepare a Heritage Interpretation Strategy	Dec 2023	Strategic Land Use Planning
2B.K15	Implement revised standard conditions of consent in accordance with Planning Regulations	Dec 2023	Strategic Land Use Planning

## STRATEGIC DIRECTION 2.

## 2B.

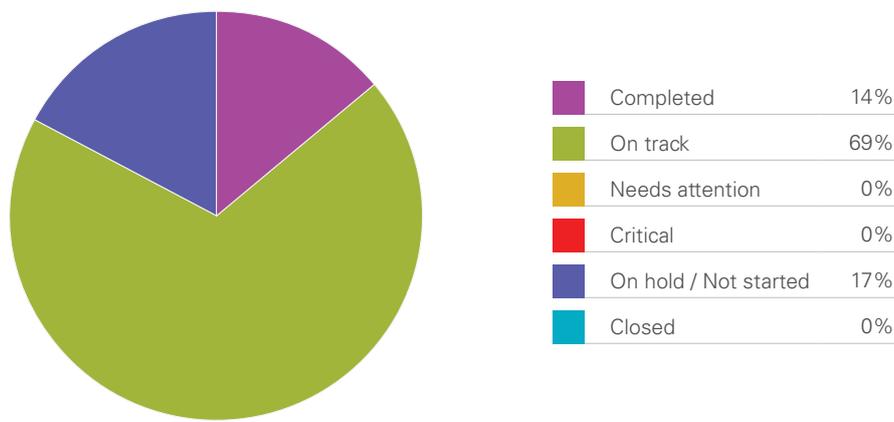
KEY INITIATIVES ON HOLD	Comment	Responsibility Manager   Director
2B.K08 Review current Local Environmental Plan Schedule 5 and potential heritage items	The Heritage Item Review study has been completed and is ready for exhibition in 2024. However, public exhibition has been deferred.	Strategic Land Use Planning
2B.K09 Undertake targeted identification of new Local Environmental Plan heritage listings	The Targeted Item Review study has been completed and is ready for exhibition in 2024. However, public exhibition has been deferred	Strategic Land Use Planning
2B.K18 Prepare a new Landscape Heritage Study	The draft Landscape Heritage Study was completed in July 2023 and is ready for exhibition. However, public exhibition has been deferred.	Strategic Land Use Planning

BUDGET 2023/24	Original budget (full year)	Revised budget (to Dec)	December result
Operating income	(2,837,995)	(1,415,844)	(1,544,637)
Controllable expenses	7,810,839	3,912,855	3,658,120
Internal transfers	164,723	87,644	37,644
Operating result before depreciation	5,137,567	2,584,655	2,151,127

# Sustainable



## Performance of Key Initiatives



BUDGET 2023/24	Original budget (full year)	Revised budget (to Dec)	December result
<b>Operating income</b>	(41,283,348)	(39,789,888)	(39,854,254)
<b>Controllable expenses</b>	50,672,848	22,485,397	19,868,348
<b>Internal transfers</b>	554,251	332,447	26,426
<b>Operating result before depreciation</b>	9,943,751	(16,972,043)	(19,959,479)

# Sustainable



## STRATEGIC DIRECTION 3.

### Resilient and sustainable

We will survive, adapt and thrive in the face of shocks and stresses.  
 We will minimise our footprint and transition to net zero.

Working towards the United Nations Sustainable Development Goals:



Addressing Sydney's Major Acute Shocks and Chronic Stresses



#### LONG-TERM GOALS (Where do we want to be?)

- G3.1 A resilient Shire that can adapt to a changing climate and withstand shocks and stresses (e.g. natural hazards or pandemics)
- G3.2 A net zero community
- G3.3 Using resources wisely and supporting the circular economy
- G3.4 A sustainable community that ensures the needs of future generations are met

#### FOCUS AREAS (Council's delivery pathways)

- 3A. Sustainability
- 3B. Resilience
- 3C. Waste, recycling and street cleaning

#### COUNCIL'S SUPPORTING STRATEGIES / PLANS

- Sustainable Hornsby 2040 (2021)
- Climate Wise Hornsby Plan 2021
- Biodiversity Conservation Strategy 2021
- Urban Forest Strategy 2021
- Water Sensitive Hornsby Strategy 2021
- Waste Matters Strategy 2020
- Bushfire Management Strategy 2020
- Hornsby Ku-ring-gai Bush Fire Risk Management Plan 2023

## Sustainable

3. Resilient and sustainable

ADDRESSING CSP LONG-TERM GOALS

G3.1

G3.2

G3.3

G3.4

# 3A. Sustainability

### Focus Area descriptive statement

Working towards net zero emissions through renewable energy, using resources wisely and sustainable transport

### Services contributing to this Focus Area:

- Governance
- Procurement
- Sustainability
- Transport Planning

### FOCUS AREA COMMENTARY

- Contractors commenced installation of solar array on Hornsby Aquatic and Leisure Centre in December, all panels and cabling have been installed, connection will occur in early January 2024. Community Recycling Centre installation is currently on-hold.
- Maintenance was completed for solar array on Hornsby Footbridge in October which is now fully operational with online monitoring re-instated. Online monitoring was also reinstated at Thornleigh Works Depot, Waitara Oval, Thomas Thompson Oval, North Epping Oval, Epping Oval and Pennant Hills Parks Depot (Nursery).
- The Dural Street Carpark EV Charging Station was installed in December by Evie Networks and will be operational early in 2024.
- Council continues to investigate opportunities to reduce vehicle emissions. The Fleet Coordinator attended an IPWEA Fleet Training Day where discussions centred around developing an EV Transition Plan.
- The roll out of LEDs on residential and main roads is continuing with approximately 81% old technology lamps replaced by LEDs. Savings in energy costs is more than \$890,000 and in maintenance costs is more than \$1,850,000 since the beginning of the program.

QUARTERLY MEASURES		2020/21 Result	2021/22	2022/23 June	2023/24 progress @Dec	Target
3A.M03	kWh energy savings from PV and wind generation	184,936.54	141,742.44	146,616	82,818	240,000
3A.M04	Embedding sustainability – Number of projects collaborated on	not previously reported	9	11	10	16

Many 2020/21 and 2021/22 results were COVID affected

ANNUAL MEASURES		2020/21 Result	2021/22	2022/23	Target
3A.M01	Council's greenhouse gas emissions (tonnes CO <sub>2e</sub> )	12,080 (2017/18)	6,882.4	6,622	53% below 2017/18 levels by 2030
3A.M02	kL Council's potable water consumption	144,932	147,638	154,017	Decrease

Many 2020/21 and 2021/22 results were COVID affected

STRATEGIC DIRECTION 3.

3A.

KEY INITIATIVE ON HOLD	Comment	Responsibility Manager   Director
3A.K05 Evaluate the Car Share trial and formalise ongoing car share opportunities	Expression of Interest for broader car share opportunities is expected to go out next quarter.	Strategy and Place

BUDGET 2023/24	Original budget (full year)	Revised budget (to Dec)	December result
Operating income	0	0	(900)
Controllable expenses	818,429	313,249	190,572
Internal transfers	10,733	0	131
Operating result before depreciation	829,163	313,249	189,803

## Sustainable

3. Resilient and sustainable

ADDRESSING CSP LONG-TERM GOALS

G3.1

G3.2

G3.3

G3.4



# 3B. Resilience

### Focus Area descriptive statement

A resilient Shire that can withstand shocks and stresses, adapt to a changing environment and bushfire risk

### Services contributing to this Focus Area:

- Asset Operations and Maintenance
- Fire Control
- Environment
- Sustainability
- Trees

FOCUS AREA COMMENTARY

- Following the public exhibition period of the draft Flood Risk Management Study and Plan, Council determined that a peer review to test the veracity of the FRMSP (developed by Cardno) be carried out and reported back to Council. The peer review is in progress.
- Council has commenced the establishment of 19/20 Asset Protection Zones to reduce bush fire risk as per the commitments under the Annual Works Program and implementation of the Hornsby Ku-ring-gai Bush Fire Risk Management Plan.
- Council maintains nine Asset Protection Zones totalling 33,312m2 across the Shire. These maintenance sites are managed in perpetuity until site upgrades occur in July 2024 to bring these APZs up to new specifications. Council is in the process of establishing 39,051m2 of new Asset Protection Zones, with 32,921m2 in first year of establishment and 6,130m2 in the second year of establishment.
- A new trailer for the RFS valued at \$15K has been procured. Council will continue to support the needs of the NSWRFs in Hornsby in accordance with our partnering agreement and budget allocations.
- A Red Cross 'Get Prepared' Workshop was held at Cowan Community Centre on 7 November.
- Council has identified an area for hazard reduction (Waitara Creek Bushland/Normanhurst Park) and has prioritised an early establishment of an Asset Protection Zone along Keighran Place, Cherrybrook.

QUARTERLY MEASURES		2020/21 Result	2021/22	2022/23 June	2023/24 progress @Dec	Target
3B.M03	Number of 'Approval to Burn' permits issued	1,054	1,031	1,071	633	1,000

*Many 2020/21 and 2021/22 results were COVID affected*

## STRATEGIC DIRECTION 3.

### 3B.

ANNUAL MEASURES		2020/21 Result	2021/22	2022/23	Target
3B.M01	Square metres of asset protection zones maintained	not previously reported	first reported 2022/23	28,239	10,000
3B.M02	Square metres of new asset protection zones established	not previously reported	first reported 2022/23	6,130	14,000

*Many 2020/21 and 2021/22 results were COVID affected*

KEY INITIATIVES COMPLETED		Completion date	Responsibility Manager   Director
3B.K03	Advocate for aerial cable bundling or undergrounding of powerlines	Sep 2023	Parks, Trees and Recreation
3B.K07	Implement and update the Emergency Management Plan (EMPLAN) in consultation with the Hornsby Ku-ring-gai Local Emergency Management Committee	Sep 2023	Asset Operations and Maintenance

KEY INITIATIVE ON HOLD		Comment	Responsibility Manager   Director
3B.K02	New RFS training facility Mount Colah - construction	Construction of this facility is pending lodgement and approval of a DA. Owners Consent to lodge a DA was granted by Council in November 2023.	Infrastructure and Major Projects

NEW KEY INITIATIVE ADDED TO PROGRAM		Date added	Responsibility Manager   Director
3B.K09	(SRV) Bushfire Asset Protection Zones - Establishment of 20 new APZs during 2023/24 (\$209,641)	Sep 2023	Environment

BUDGET 2023/24	Original budget (full year)	Revised budget (to Dec)	December result
Operating income	(472,196)	(472,196)	(501,472)
Controllable expenses	2,183,848	1,095,643	1,174,394
Internal transfers	74,333	42,924	47,639
Operating result before depreciation	1,785,985	666,372	720,561

## Sustainable

3. Resilient and sustainable

ADDRESSING CSP LONG-TERM GOALS

G3.1

G3.2

G3.3

G3.4



# 3C. Waste, recycling and street cleaning

### Focus Area descriptive statement

A clean and attractive Shire that provides effective waste management and increases recovery and recycling of valuable resources

### Services contributing to this Focus Area:

- Commercial Waste
- Domestic Waste Management
- Public Cleansing

### FOCUS AREA COMMENTARY

- The Food Organics Garden Organics (FOGO) Waste Branch Project Consultative Team continues to monitor FOGO progress in local government areas across NSW and to collaborate with NSROC Councils on the status of funding, planning and implementation. Research and testing continues for various food waste caddies and liners.
- Marketing of commercial waste services continues in accordance with the communications plan
- Three community and one bicycle repair cafe sessions were held in this period. Topics covered were electronics / furniture, clothing and bicycle repair.
- A total of 94 apartment complexes now participate in the Apartment Living Program.
- Support continues for many existing composting and worm farming demonstration sites – Normanhurst Neighbourhood Garden, Edgeworth David Community Garden and McQuoin Park Retirement Village. The demonstration garden at the front of the Community Recycling Centre continues to successfully demonstrate composting, worm farming and sustainable gardening in small spaces for workshop participants.
- Council's street sweeping services are on track and services are meeting agreed service levels of CBD daily, commercial centres twice weekly, feeder roads and train stations weekly, school zones and council car parks quarterly and residential streets 10-12 week cycle. Council is currently operating three sweepers which has resulted in improved coverage of street sweeping services across the Shire.
- The 2023 Reusable Sanitary Product and Nappy Rebate was open from September to October. An evaluation of the initiative has commenced, and will explore future directions to encourage reusable nappy, sanitary and incontinence product use.

### QUARTERLY MEASURES

		2020/21 Result	2021/22	2022/23 June	2023/24 progress @Dec	Target
3C.M08	Number of reported illegal dumping incidents	407	281	337	Not available	500

*Many 2020/21 and 2021/22 results were COVID affected*

## STRATEGIC DIRECTION 3.

### 3C.

ANNUAL MEASURES		2020/21 Result	2021/22	2022/23	Target
3C.M01	Number of customers dropping off items to Community Recycling Centre	34,800	37,071	61,923	30,000
3C.M02	Tonnes material collected Community Recycling Centre, including as part of EPA program	946	781	1,185	720
3C.M03	Tonnes collected by residential street sweepers	525	595	761	1,100
3C.M04	Tonnes litter collected from public litter bins	605	600	448	520
3C.M05	Tonnes domestic waste to landfill (red bin and bulky clean-up)	38,297	39,921	37,678	32,000
3C.M06	Tonnes domestic waste recycled (yellow bin)	10,877	10,820	9,816	11,500
3C.M07	Tonnes domestic waste composted (green bin)	18,648	20,854	19,076	17,500

*Many 2020/21 and 2021/22 results were COVID affected*

BUDGET 2023/24	Original budget (full year)	Revised budget (to Dec)	December result
Operating income	(36,270,182)	(35,045,710)	(35,303,442)
Controllable expenses	40,636,972	17,754,572	15,914,778
Internal transfers	261,037	145,391	(177,191)
Operating result before depreciation	4,627,826	(17,145,746)	(19,565,855)

# Sustainable



## STRATEGIC DIRECTION 4.

# Natural environment

Our unique environment is celebrated, protected and enhanced.

Working towards the United Nations Sustainable Development Goals:



Addressing Sydney's Major Acute Shocks and Chronic Stresses



### LONG-TERM GOALS (Where do we want to be?)

- G4.1 A natural environment that is healthy, diverse, connected and valued
- G4.2 Waterways are healthy and biodiverse, and the Shire's urban areas are water sensitive
- G4.3 The environmental value of rural lands is protected and enhanced

### FOCUS AREA

(Council's delivery pathway)

- 4A. Environment

### COUNCIL'S SUPPORTING STRATEGIES / PLANS

- Sustainable Hornsby 2040 (2020)
- Biodiversity Conservation Strategy 2021
- Urban Forest Strategy 2021
- Water Sensitive Hornsby Strategy 2021
- Rural Lands Strategy 2022

## STRATEGIC DIRECTION 4.

## 4A. Environment

**Focus Area descriptive statement**

Conserve and enhance our unique trees, bushland and waterways, protect biodiversity and maintain a healthy environment

**Services contributing to this Focus Area:**

- Design and Construction
- Environment
- Public Health and Safety
- Trees

## FOCUS AREA COMMENTARY

- Council is preparing a draft Biosecurity Policy for review and consultation with stakeholders and anticipates to finalise the policy by June 2024. Information and content on Council's website surrounding Biosecurity has been updated.
- Flora and Fauna Guidelines for Development Assessments have been updated to include legislative changes and uploaded to the Council webpage. Vegetation Management Plan Guidelines 2023 are in DRAFT to be reviewed and updated early in 2024.
- Drone footage of coastal vegetation around One Tree Reach Wetland undertaken to understand changes in vegetation now that wetland has better estuarine flushing.
- Council has collaborated with NSW Department of Planning and Environment and Sydney Water in monitoring nutrients in the estuary. Council has also worked collaboratively with NSW Government in their flood monitoring program and has assisted in the collection of macroinvertebrates at six Hornsby Shire freshwater creeks.
- 48 freshwater sites were monitored for water quality as part of the Catchment Health Program in the first six months of 2023/24.
- Council continues to work with NSW Department of Planning and Environment to refine waterway objectives and values for catchments across our Shire. Case studies where waterways objectives and values are currently being used are Hornsby Town Centre Masterplan and Hawkesbury-Nepean Coastal Management Program.
- Scheduled maintenance of 285 water quality treatment devices, including 68 trash racks, 118 end-of-pipe nets and 99 underground vault gross pollutant devices has been undertaken year to date in 2023/24. This resulted in the removal of 283 tonnes of litter, organic matter and sediment from the Shire's waterways.
- Council currently manages five biobanking sites – three active and two passive. Specific controls for retention of vegetation and local provenance planting recommended in Development Application assessments at eight development sites with offset works through implementation of Vegetation Management Plans and Landscape plans.
- Year to date:
  - 349 Tree applications assessed and determined averaging 11 days
  - 19 reported Tree Preservation breaches investigated
  - 68 Development Applications referred for Tree assessment / comment.

## Sustainable

### 4. Natural environment

ADDRESSING CSP LONG-TERM GOALS

G4.1

G4.2

G4.3

# 4A.

QUARTERLY MEASURES		2020/21 Result	2021/22	2022/23 June	2023/24 progress @Dec	Target
4A.M04	kL of stormwater harvested	not previously reported	first reported 2022/23	2,057	820	2,200-2,500
4A.M05	Number of tree applications determined	412	1,001	826	349	800
4A.M06	Number of Bushcare volunteer hours	7,979	4,817	6,444	3,546	5,500
4A.M07	% swimmable days at:					
	■ Crosslands	0%	0%	0%	15%	100%
	■ Brooklyn, Dangar Island	88.5%	61.9%	74.5%	95.7%	100%

*Many 2020/21 and 2021/22 results were COVID affected*

ANNUAL MEASURES		2020/21 Result	2021/22	2022/23	Target
4A.M01	Tonnes of pollutants removed from waterways via catchment remediation devices	500	300	456	1,194
4A.M02	Number of trees planted (street trees, parks)	12,000	16,000	1,971	Maintain
4A.M03	Number of native plants produced at Warada Ngurang Community Nursery	45,091	21,453	31,366	45,000

*Many 2020/21 and 2021/22 results were COVID affected*

#### KEY INITIATIVES COMPLETED

		Completion date	Responsibility Manager   Director
4A.K01	Investigate the functionality of public tree protection bonds for use by Council - Investigate an appropriate process, using the valuation method, to implement and enforce public tree protection bonds as condition of consent for private development that may impact on public trees	Oct 2023	Parks, Trees and Recreation
2F4	Undertake street tree planting to contribute towards the 'Greening our Shire' program	Dec 2023	Parks, Trees and Recreation
4A.K09	Prepare biodiversity monitoring program for council managed lands (as part of a wider Natural Resources Monitoring Program)	Dec 2023	Environment

## STRATEGIC DIRECTION 4.

### 4A.

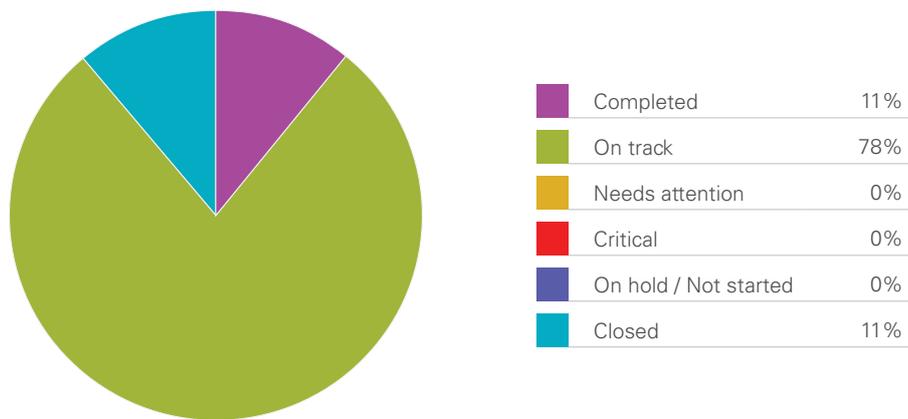
KEY INITIATIVES ON HOLD	Comment	Responsibility Manager   Director
4A.K04 Review a biodiversity offsets policy to support conservation on private and public land	The review of the Biodiversity Offsets Policy hinges on the advancement of updated vegetation mapping in the Hornsby Local Environment Plan. However, this process was delayed as a result of the NSW Government's (and subsequently the Independent Planning Commission review) decision not to support Council's progression of a Planning Proposal for a comprehensive terrestrial biodiversity map in December 2022. Consequently, Council will conduct a more comprehensive evaluation of vegetation extent and community type/ composition to inform the LEP but also other strategic overlays such as Bush Fire Prone Land and Biodiversity Offsets.	Environment
4A.K06 Assess Plans of Management for Natural Areas to enhance biodiversity conservation outcomes	This will be a priority in the first half of 2024 and align with work being undertaken to inform Reserve prioritisation processes.	Environment
4A.K08 Assess core, transition and key corridor areas to target management actions that reduce edge effects, and support biodiversity enhancement	Ecological targets have not yet assessed or established for core, transition and/or key corridor areas assessed to establish due to staff resourcing limitations.	Environment

BUDGET 2023/24	Original budget (full year)	Revised budget (to Dec)	December result
Operating income	(4,540,969)	(4,271,981)	(4,048,439)
Controllable expenses	7,033,598	3,321,931	2,588,602
Internal transfers	208,147	144,130	155,847
Operating result before depreciation	2,700,776	(805,919)	(1,303,989)

# Productive



## Performance of Key Initiatives



BUDGET 2023/24	Original budget (full year)	Revised budget (to Dec)	December result
<b>Operating income</b>	(5,282,706)	(2,713,587)	(2,954,342)
<b>Controllable expenses</b>	11,856,061	6,038,645	8,613,701
<b>Internal transfers</b>	623,181	253,574	381,106
<b>Operating result before depreciation</b>	7,196,536	3,578,632	6,040,465

# Productive



## STRATEGIC DIRECTION 5.

# Integrated and accessible transport

Our transport infrastructure and services will be connected and easy to use. We will increase walking and cycling, and the use of public transport.

Working towards the United Nations Sustainable Development Goals:



Addressing Sydney's Major Acute Shocks and Chronic Stresses



### LONG-TERM GOALS (Where do we want to be?)

- G5.1 Roads and footpaths are safe, reliable and connected to key destinations for people to move around the Shire
- G5.2 Transport options are well-connected, accessible and integrated to support healthy and active lifestyles and minimise dependency on private cars

### FOCUS AREA

(Council's delivery pathway)

- 5A. Roads, footpaths and moving around

### COUNCIL'S SUPPORTING STRATEGIES / PLANS

- Integrated Land Use and Transport Strategy 2004
- Car Parking Management Study 2020
- Walking and Cycling Plan 2021
- Bike Plan 2019

Productive

5. Integrated and accessible transport

ADDRESSING CSP LONG-TERM GOALS

G5.1

G5.2



# 5A. Roads, footpaths and moving around

**Focus Area descriptive statement**

Well-maintained, safe and connected transport networks for pedestrians, cyclists and vehicles

**Services contributing to this Focus Area:**

- Asset Operations and Maintenance
- Design and Construction
- Parking enforcement
- Sustainability
- Traffic Engineering and Road Safety

**FOCUS AREA COMMENTARY**

- Submissions have been made to Transport for NSW (TfNSW) as part of train station access upgrade projects seeking provision of additional commuter parking. Council has successfully lobbied TfNSW in relation to Waitara Station and additional parking will be provided as part of the current Transport Access Program (TAP) project. TfNSW has advised that the carpark in Waitara will be extended to connect with Romsey Street.
- Crash data has been updated with latest information from TfNSW.
- Year to date:
  - Seventeen items referred to the Local Traffic Committee
  - Traffic data collected at nine sites
  - Grants successfully funded by TfNSW – child car seat voucher program and 'LOOK' stencils
  - Forty-eight Development Application traffic referrals received and reviewed
  - 6,872 traffic and parking investigations
  - 179 weight limited road investigations
  - 557 parking service requests investigated
  - 371 abandoned vehicle and boat trailer requests investigated
  - 87 traffic-related permits processed (road closure 24, skip bin 28, work zone 1, crane/plant 34).

QUARTERLY MEASURES		2020/21 Result	2021/22	2022/23 June	2023/24 progress @Dec	Target
5A.M06	Number of road safety programs run	5	10	9	1	Maintain
5A.M07	Number of schools participating in School Zone Road Safety programs	10	4	14	2	Maintain

*Many 2020/21 and 2021/22 results were COVID affected*

## STRATEGIC DIRECTION 5.

### 5A.

ANNUAL MEASURES		2020/21 Result	2021/22	2022/23	Target
5A.M01	km of new paved footpaths constructed	5.46	2.18	2.96	>2km in 2022/23
5A.M02	km of new paved shared paths constructed	1	1.17	2	Increase
5A.M03	Average Pavement Condition Index for roads (out of 10)	8.2	N/A	7.95	Maintain
5A.M04	Number of participants in road safety education programs	740	747	525	>700
5A.M05	Number of new dedicated car share spaces on public roads and in car parks	11	11	12	Increase

*Many 2020/21 and 2021/22 results were COVID affected*

BUDGET 2023/24	Original budget (full year)	Revised budget (to Dec)	December result
Operating income	(4,965,706)	(2,555,087)	(2,728,590)
Controllable expenses	10,829,322	5,501,009	7,828,282
Internal transfers	610,242	243,636	370,968
Operating result before depreciation	6,473,858	3,189,558	5,470,660

# Productive



## STRATEGIC DIRECTION 6.

# Vibrant and viable places

We have attractive and multi-use places that support economic development, innovation and local living.

Working towards the United Nations Sustainable Development Goals:



Addressing Sydney's Major Acute Shocks and Chronic Stresses



### LONG-TERM GOALS (Where do we want to be?)

- G6.1 A vibrant and connected business, employment and tourism hub that is innovative and sustainable
- G6.2 A '30-minute City' with supporting infrastructure
- G6.3 Rural areas thrive and are a local source of fruits, flowers and other agricultural produce

### FOCUS AREA (Council's delivery pathway)

- 6A. Inviting centres and business

### COUNCIL'S SUPPORTING STRATEGIES / PLANS

- Local Strategic Planning Statement 2020
- Economic Development and Tourism Strategy 2021
- Employment Land Use Study 2021
- Public Domain Guidelines 2021
- Local Housing Strategy 2020
- Section 7.11 Development Contributions Plan 2020

STRATEGIC DIRECTION 6.

# 6A. Inviting centres and business

**Focus Area descriptive statement**

Welcoming and lively town centres and villages that support the local economy and encourage visitation to the Shire

**Services contributing to this Focus Area:**

- Asset Operations and Maintenance
- Major Projects
- Place
- Public Health and Safety
- Transport Planning
- Trees

FOCUS AREA COMMENTARY

- Tree planting is ongoing associated with all park renewal and upgrade projects. Arborist input provided to public domain renewal projects.
- Coronation StrEat! Project completed and launched with a demonstration event on 1 December 2023. Digital place making page has been completed for the precinct. A booking page will now be created to enable the space to be used by the community.
- A consultant has been engaged to produce a Destination Management Plan for the Shire – commencing in January 2024.
- Council continues to support the Hornsby Chamber of Commerce to deliver a night time economy marketing strategy for the Hornsby Town Centre- funded by the NSW Government under the Uptown Grant program.
- Council considered a Notice of Motion at the December General Meeting that resulted in the removal of timed parking in the regional McKell Park and the Council owned village centre car park. This timed car parking was established to support visitation to the precinct.
- Year to date:
  - 366 Scores on Doors Certificates of 3 stars or above were issued to eligible businesses in accordance with the risk-based inspection and the NSW Food Authority guidelines
  - 504 public health inspections were completed. In addition to primary inspections, officers complete follow up inspections and issue directions to the operators of businesses that are not meeting the requirements of the relevant legislation for increased levels of compliance across the shire
  - 449 medium and high-risk food businesses were inspected.

QUARTERLY MEASURES		2020/21 Result	2021/22	2022/23 June	2023/24 progress @Dec	Target
6A.M06	Number of primary food premises and public health inspections	not previously reported	439	763	506	800
6A.M07	Number of meetings with Chambers of Commerce / businesses	4	6	5	13	6

*Many 2020/21 and 2021/22 results were COVID affected*

## Productive

6. Vibrant and viable places

ADDRESSING CSP LONG-TERM GOALS

G6.1

G6.2

G6.3

# 6A.

ANNUAL MEASURES		2020/21 Result	2021/22	2022/23	Target
6A.M01	Total page views on DiscoverHornsby tourism website	49,462	69,310	34,154	57,000
6A.M02	% medium and high risk food premises inspected	63%	96%	100%	98%
6A.M03	Number of incidents of vandalism and annual expenditure on vandalism on Council's assets	15 \$9,000	29 \$27,915	10 \$7,734	Maintain
6A.M04	Number of incidents of graffiti and annual expenditure on graffiti on Council's assets	375 \$44,000	326 \$39,235	447 \$58,342	Maintain
6A.M05	% cooling tower risk management plans and audits reviewed	98%	100%	100%	98%

Many 2020/21 and 2021/22 results were COVID affected

### KEY INITIATIVE COMPLETED

		Completion date	Responsibility Manager   Director
6A.K07	Complete the Coronation StrEat! Project delivery	Dec 2023	Strategy and Place

### KEY INITIATIVE CLOSED

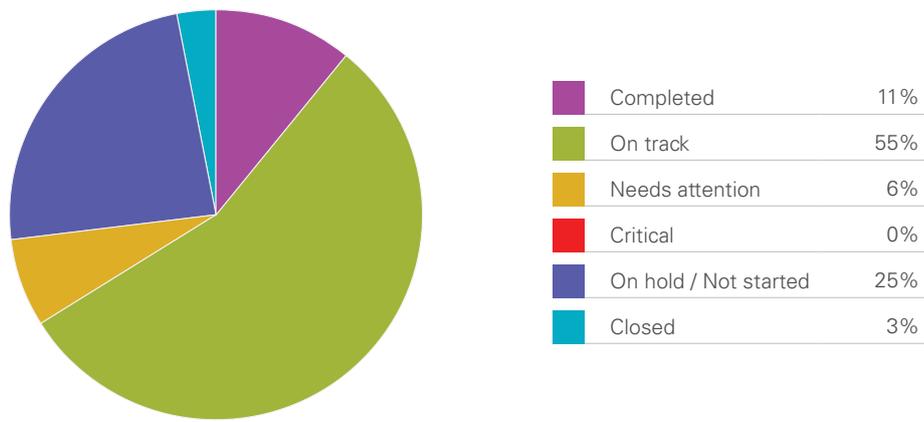
		Closed Date	Comment	Responsibility Manager   Director
6A.K11	Activate Council's property holdings in Dangar Road Brooklyn	Sep 2023	The activation of Dangar Road properties will take place as a second stage project after the completion of the place planning process.	Strategy and Place

BUDGET 2023/24	Original budget (full year)	Revised budget (to Dec)	December result
Operating income	(317,000)	(158,499)	(225,752)
Controllable expenses	1,026,738	537,635	785,418
Internal transfers	12,939	9,938	10,138
Operating result before depreciation	722,677	389,074	569,804

# Collaborative



## Performance of Key Initiatives



BUDGET 2023/24	Original budget (full year)	Revised budget (to Dec)	December result
<b>Operating income</b>	(98,426,854)	(85,703,429)	(88,670,646)
<b>Controllable expenses</b>	33,244,068	17,602,199	18,545,029
<b>Internal transfers</b>	(2,681,495)	1,388,779	(1,427,797)
<b>Operating result before depreciation</b>	67,864,281	(69,490,009)	(71,553,415)

# Collaborative



## STRATEGIC DIRECTION 7.

### Open and engaged

We aspire to create an organisation that is trusted and respected by the community. We are proactive in engaging with the community and our decision-making is inclusive, easy and timely.

Working towards the United Nations Sustainable Development Goals:



#### LONG-TERM GOALS (Where do we want to be?)

- G7.1 An organisation that is transparent and trusted to make decisions that reflect the community vision
- G7.2 An organisation that the community can easily connect and communicate with
- G7.3 A community that actively participates in decision making

#### FOCUS AREAS

(Council's delivery pathways)

- 7A. Leadership and governance
- 7B. Customer experience
- 7C. Communication, education and engagement

#### COUNCIL'S SUPPORTING STRATEGIES / PLANS

- Technology and Transformation Strategy 2020-2023
- Community Engagement Policy 2021 and Plan 2022
- Communications and Engagement Strategies 2019
- Economic Development and Tourism Strategy 2021

STRATEGIC DIRECTION 7.

# 7A. Leadership and governance

**Focus Area descriptive statement**  
 Transparent and effective leadership, decision making and governance

- Services contributing to this Focus Area:**
- Audit, Risk and Improvement Committee (ARIC)
  - Communications and Engagement
  - Domestic Waste Management
  - Financial Services
  - Governance
  - Leadership
  - People and Culture
  - Place
  - Risk and Audit
  - Strategy
  - Sustainability

**FOCUS AREA COMMENTARY**

- Audits listed in the Internal Audit Plan for 2022/23 have been completed. All audits for 2023/2024 are currently allocated to internal audit firms (except Cybersecurity) and work is underway or will commence in the first half of 2024.
- The annual report on Code of Conduct complaint statistics was submitted to the Council Meeting in December 2023.
- The Annual Report 2022/23 was prepared and presented to Council at its meeting on 8 November 2023. The 30 June 2023 Financial Statements were presented to the public at the November 2023 General Meeting of Council.
- The level of outstanding debt is 2.57% at 30 June 2023, which is below the 5% benchmark set by the Office of Local Government.
- A revised Enterprise Risk Management (ERM) Determination and Plan was submitted to the Audit, Risk and Improvement Committee (ARIC) in November 2023 and endorsed subject to the Risk Appetite Statement being adopted by the elected-Council. The new ERM Determination and Plan will now be submitted to the ELT for adoption, and risk appetite training is being planned for the newly-elected Council.
- All outstanding internal audit recommendations are tabled to the ARIC meeting each quarter with due dates included. Items which have been completed are noted and then removed from the schedule for the next meeting. The ARIC is proposing to undertake an audit of completed outstanding recommendations to ensure they are correctly closed out by Management.

QUARTERLY MEASURES		2020/21 Result	2021/22	2022/23 June	2023/24 progress @Dec	Target
7A.M04	% of audits completed in annual internal audit plan	0%	10%	100%	75%	100%

*Many 2020/21 and 2021/22 results were COVID affected*

## Collaborative

7. Open and engaged

ADDRESSING CSP LONG-TERM GOALS

G7.1

G7.2

G7.3

# 7A.

ANNUAL MEASURES		2020/21 Result	2021/22	2022/23	Target
7A.M01	Return on invested funds	1.87%	0.49%	3.43%	1.5%
7A.M02	% of non-carbon and socially responsible investments	23% <small>(at 30 June 2021)</small>	29%	33%	Maintain
7A.M03	Expenditure attributed to consultancies compared to budget / externally funded (+/- 10%)	100%	100%	100%	100%

*Many 2020/21 and 2021/22 results were COVID affected*

KEY INITIATIVE ON HOLD	Comment	Responsibility Manager   Director
7A.K14 Review and update Corporate Values	This item will be considered in collaboration with the People and Culture team in the second half of this year.	People and Culture Strategy and Place

KEY INITIATIVES NEEDING ATTENTION	Comment	Responsibility Manager   Director
7A.K04 Implement the continuous improvement program for Council services	The Business Improvement Manager role was advertised during the second quarter however a suitable candidate was not found. The role will be readvertised in early 2024 and a consultant will be engaged to assist with the review of administration services.	Strategy and Place
7A.K13 Develop guidelines to inform development of new strategies and keep register of actions	Register of actions has been updated and maintained. There has been no progress on the development of guidelines for organisational consistency in the development of new strategies due to resourcing. Hopefully this project will gain some momentum when other priorities allow.	Strategy and Place
7A.K18 Implement continuous improvement measures following review of Administration processes	The Business Improvement Manager role will be readvertised in early 2024. A consultant will be engaged to assist with the review of administration services.	Strategy and Place

BUDGET 2023/24	Original budget (full year)	Revised budget (to Dec)	December result
Operating income	(93,988,000)	(83,466,686)	(86,258,637)
Controllable expenses	12,091,705	6,152,560	5,665,184
Internal transfers	(1,639,808)	(379,021)	(379,021)
Operating result before depreciation	(83,536,102)	(77,693,148)	(80,972,473)

STRATEGIC DIRECTION 7.

# 7B. Customer experience

**Focus Area descriptive statement**

A customer-focused organisation that delivers quality information, services and improved digital experience

**Services contributing to this Focus Area:**

- Communications and Engagement
- Customer Service
- Financial Services
- Governance
- Libraries
- Environment
- Strategic Land Use Planning
- Technology and Transformation

FOCUS AREA COMMENTARY

- A new Events module to have a holistic view of all ticketed events is being developed by the Business Transformation team. Once fully implemented, this will allow customers to book all Council ticketed events (both free and paid) in one place.
- Payment options for Squads sessions at our aquatic centres have been updated to include fortnightly direct debits.
- Work is underway to implement 'Payble', which will provide flexible options for customers to manage their rates payments.
- Work is also underway to implement annual requests for booking of parks and sportsgrounds by schools, for carnivals and term sport. This has been a new process for both Council and the schools.
- The Customer Service team continues to monitor the Out of Hours call service provided by the contractor Well Done. The after hours service is receiving an increase in the amount of Alerts for Waste Services. The Customer Service team report to each department the number and nature of calls received after hours.
- Council Meeting Business Papers and Minutes continue to be published to the website on time and to a high standard. Hard copies are made available at Council's libraries prior to the meeting and copies are also available for the public at the meeting.

QUARTERLY MEASURES		2020/21 Result	2021/22	2022/23 June	2023/24 progress @Dec	Target
7B.M04	Average answering speed (seconds) of answering incoming calls to Customer Service	15.75	12.5	12.9	18.6	20
7B.M05	Number of informal applications processed under Government Information (Public Access) Act (GIPA) legislation	1,538	1,339	1,454	685	1,500
7B.M06	% of section 10.7 Planning Certificates issued within 5 days	95%	95%	95%	98%	90%

*Many 2020/21 and 2021/22 results were COVID affected*

## Collaborative

7. Open and engaged

ADDRESSING CSP LONG-TERM GOALS

G7.1

G7.2

G7.3

# 7B.

ANNUAL MEASURES		2020/21 Result	2021/22	2022/23	Target
7B.M01	% telephone calls serviced by Customer Service	97.2%	93.5%	91%	80%
7B.M02	Number of customer service requests received and % completed within SLA	18,775 84.8%	36,411 60.37%	35,194 79.84%	90%
7B.M03	Number of formal applications processed under Government Information (Public Access) act (GIPA) legislation	31	13	27	12

*Many 2020/21 and 2021/22 results were COVID affected*

### KEY INITIATIVE COMPLETED

	Completion date	Responsibility Manager   Director
7B.K08 Create a central contact point for people with disability, support workers and families to contact Council around issues relating to accessibility	Sep 2023	Library and Community Services

### KEY INITIATIVES ON HOLD

	Comment	Responsibility Manager   Director
7B.K01 Prepare and conduct a Library customer service survey	Deferred to 2024/25.	Library and Community Services
7B.K05 Enhance single view of the customer	With competing projects in the Business Transformation space, work on bringing additional aspects of customer data into this dashboard has been deprioritised. We will continue to review bringing in additional data in the coming year.	Technology and Transformation

BUDGET 2023/24	Original budget (full year)	Revised budget (to Dec)	December result
Operating income	(128,000)	(63,996)	(36,232)
Controllable expenses	2,088,316	1,056,491	902,556
Internal transfers	32,014	0	0
Operating result before depreciation	1,992,330	992,495	866,324

## STRATEGIC DIRECTION 7.

## 7C. Communication, education and engagement

### Focus Area descriptive statement

Communicate, educate and engage with the community, businesses and other stakeholders and facilitate active participation in our community

### Services contributing to this Focus Area:

- Communications and Engagement
- Domestic Waste Management
- Major Projects
- Environment
- Place
- Sustainability

### FOCUS AREA COMMENTARY

- Street meetings have been conducted at Hopeville Park; Frederick Street; Lisgar Road and as part of the Pennant Hills Plant giveaway. Approximately 300 residents were letterbox dropped and invited to the street meetings with 55 residents directly spoken with during events.
- The Reconstruction Authority Bushfire Resilience Grant has allowed for the progression of bush fire education material (ie. brochures), Battery operated radio giveaways and updates to the bush fire education trailer (inclusive of a touch screen TV). Education events have also been held at Cowan (in collaboration with RFS and Red Cross), Hornsby Mall (pop up stall) and looking to progress community group presentations at Berowra Waters and Brooklyn.
- A Bushcare calendar of events has been developed and an annual calendar of environmental education events produced in collaboration with the environmental educators.
- The Wisemans Ferry Community Resilience project was initiated in November – two drop-in information sessions were held at Wisemans Ferry Bowling Club on 7 and 14 December, along with a letter box drop, online survey and stakeholder interviews.
- Council conducted 35 ceremonies and conferred 1,215 new citizens during the first six months of 2023/24.
- Between July and December 2023, 16 projects were open for feedback on Council's community engagement platform, YourSayHornsby generating 38,157 views, 16,800 visitors and 122 new followers. The majority of traffic to the site was via hyperlinks in newsletters and through social media channels.
- A media event was held at Westleigh after a report commissioned by the Northern Sydney Regional Organisation of Councils (NSROC) to review the supply and demand for sports facilities in the region revealed a significant and growing shortfall in the region. The event attracted significant media attention and garnered an estimated media reach of 21 million people.
- Thirty media releases were issued during the first six months of 2023/24. Media releases were distributed to a range of multicultural media to reach residents who speak languages other than English. The Mayor's message and adverts for our initiatives were also placed in local media to reach senior residents and people who are not online.

## Collaborative

7. Open and engaged

ADDRESSING CSP LONG-TERM GOALS

G7.1

G7.2

G7.3

7C.

**FOCUS AREA COMMENTARY**  
(cont'd)

- The Communications team has increased its use of video on social media and on other digital channels, collaborating with and servicing a number of internal clients on several projects. Facebook and Instagram continue to prove our most valuable channels.
- Year to date for Waste initiatives:
  - Four educational videos were created and posted with topics ranging from the Berowra Car Boot Market to an improved Household Recycling Drop Off at Mount Kuring-gai.
  - Forty workshops, tours and events were held with a total of 2,746 participants. This includes community members participating in waste education workshops, events, tours and primary and preschool presentations.
  - Fourteen school visits engaging over 750 students - compost and worm farming presentations and support, as well as the Keep Australia Beautiful EnviroMentors program
  - A Facebook community Q&A was delivered in November, which attracted questions from 24 residents on Facebook and Instagram, and 62 total comments.

QUARTERLY MEASURES		2020/21 Result	2021/22	2022/23 June	2023/24 progress @Dec	Target
7C.M06	Number of subscribers to Council's newsletters	29,082	27,508	26,516	26,195	30,000
7C.M07	Total page views on Council's 'YourSayHornsby' website	not previously reported	8,237	117,000	38,157	6,500
7C.M08	Number of environmental and resilience education events held	71	93	208	93	114
7C.M09	Number of media stories placed relating to Council campaigns	not previously reported	not previously reported	not previously reported	154	100

*Many 2020/21 and 2021/22 results were COVID affected*

ANNUAL MEASURES		2020/21 Result	2021/22	2022/23	Target
7C.M01	Number of followers on social media channels (Facebook, Instagram, X (formerly Twitter), LinkedIn)	37,000	36,755	38,997	45,000
7C.M02	Total page views on Council's website	2,948,302	2,918,742	2,886,440	2,800,000
7C.M03	Increase in subscribers to Council's weekly engagement newsletter	not previously reported	first reported 2022/23	221%	20%
7C.M04	Number of participants in environmental and resilience education events	1,213	2,164	8,972	>1,540
7C.M05	Number of new Australian citizens conferred	1,146	1,896	1,776	1,100

*Many 2020/21 and 2021/22 results were COVID affected*

STRATEGIC DIRECTION 7.

7C.

KEY INITIATIVES ON HOLD	Comment	Responsibility Manager   Director
7C.K01 Develop and deliver an approach to marketing events and attractions within the Hornsby Shire, including cycling and recreation related infrastructure and develop and promote the visitor experiences that celebrate Hornsby Shire's Indigenous and European hi	Project on hold until the Destination Management Plan is drafted. A consultant has been appointed to commence work on the Destination Management Plan in January 2024.	Strategy and Place
7C.K05 Undertake qualitative research regarding community recognition of Council activity and community engagement	No formal qualitative research was undertaken by Council regarding community recognition of Council activity.	Strategy and Place
7C.K11 Develop specific education and engagement programs to address water sensitive behaviours and outcomes	This is expected to be a priority during 2024 and onwards.	Environment
7C.K12 Build expert 'communities of practice' to share knowledge and perspectives on water management and to co-create pathways and solutions to improve water management practices	A community of practice is being developed with staff being actively involved in relevant water industry forums and knowledge sharing activities, eg. conferences, workshops, training. Furthermore, staff regularly liaise with officers in adjacent councils and state agencies, eg. Sydney Water, regarding contemporary planning and best practise management.	Environment
7C.K14 Host an employment forum with not-for-profit organisations, disability service providers, schools and local businesses to support transitioning people with disability into the workforce	On hold to early 2024.	Environment

KEY INITIATIVE CLOSED	Closed Date	Comment	Responsibility Manager   Director
7C.K04 Scope a brand refresh of Hornsby Shire Council	Dec 2023	While work has been done to update Council's style guide, a full brand refresh has been on hold due to lack of the necessary resources. A full brand refresh will not be undertaken due to financial constraints and other priorities. This action will be closed.	Strategy and Place

BUDGET 2023/24	Original budget (full year)	Revised budget (to Dec)	December result
Operating income	(180,000)	(180,000)	0
Controllable expenses	3,546,447	1,851,074	1,593,688
Internal transfers	27,777	16,548	16,548
Operating result before depreciation	3,394,224	1,687,623	1,610,236

# Collaborative



## STRATEGIC DIRECTION 8.

### Smart and innovative

From global to local connectedness, we will be forward-thinking and find creative solutions to enhance daily living.

Working towards the United Nations Sustainable Development Goals:



Addressing Sydney's Major Acute Shocks and Chronic Stresses



#### LONG-TERM GOALS (Where do we want to be?)

- G8.1 Integrated and sustainable long term planning for the community's future
- G8.2 An organisation of excellence
- G8.3 A Shire that fosters creativity and innovation
- G8.4 Smart Cities approaches improve our day to day living

#### FOCUS AREAS (Council's delivery pathways)

- 8A. Planning for the future
- 8B. Organisational support
- 8C. Smart cities

#### COUNCIL'S SUPPORTING STRATEGIES / PLANS

- Resourcing Strategy
  - ◇ Long Term Financial Plan
  - ◇ Asset Management Framework
  - ◇ Workforce Planning
- Economic Development and Tourism Strategy 2021

STRATEGIC DIRECTION 8.

# 8A. Planning for the future

**Focus Area descriptive statement**

Communicate, educate and engage with the community, businesses and other stakeholders and facilitate active participation in our community

**Services contributing to this Focus Area:**

- Asset Operations and Maintenance
- Community and Cultural Facilities
- Domestic Waste Management
- Financial Services
- Leadership
- Major Projects
- Environment
- Parks and Recreation
- People and Culture
- Property Services
- Public Health and Safety
- Strategic Land Use Planning
- Sustainability
- Transport Planning
- Trees

FOCUS AREA COMMENTARY

- Work has been done to identify priority catchments across the Shire in previous years. Staff have engaged external consultants to develop catchment specific environmental values and targets to better manage water and inform the Development Control Plan and Local Environmental Plan for catchments that the Hornsby Town Centre Masterplan impact.
- Council continues development of its Medium Density Housing Strategy, in line with the NSW Government's conditions of approval of the Hornsby Local Housing Strategy. As more information is released, the implications of the NSW Government's announced low and mid-rise housing reforms will be considered.
- The Byles Creek Planning Proposal was on public exhibition between August and September 2023. On 8 November 2023, Council endorsed the Byles Creek Planning Proposal, as exhibited, and to submit it to the Department of Planning and Environment for finalisation. The Planning Proposal was submitted to the Department of Planning and Environment on 13 November 2023.
- An Asset Management Governance Committee was created at the start of 2023 that is meeting on a quarterly basis to progress the improvement program.
- A fair value assessment of all asset classes will be completed at 30 June 2024 with accounting values indexed for any material increases.
- Special Rate Variation governance framework has been implemented to ensure funds are allocated and spent as per approval.
- Staff Talent and Succession Framework has been developed with key stakeholder feedback and system configurations implemented with initial testing completed.

## Collaborative

8. Smart and innovative

ADDRESSING CSP LONG-TERM GOALS

G8.1

G8.2

G8.3

G8.4

# 8A.

ANNUAL MEASURES		2020/21 Result	2021/22	2022/23	Target
8A.M01	% Delivery Program / Operational Plan actions Completed / On Track	91%	86%	87%	90%
8A.M02	% Capital works completed on time or still on track	87%	81%	83%	85%
8A.M03	Operating Performance Ratio (Council's achievement of containing operating expenditure within operating revenue)	3.82%	-1.89%	11.55%	0%
8A.M04	Own Source Operating Revenue Ratio (reliance on external funding sources such as operating grants and contributions)	80.89%	73.76%	74.93%	60%
8A.M05	Rates and Annual Charges Outstanding Percentage (impact of uncollected rates on Council's liquidity and adequacy of recovery efforts)	2.34%	2.29%	2.57%	5%
8A.M06	Unrestricted Current Ratio (liquidity)	6.45x	6.40x	6.83x	1.5x
8A.M07	Sections 7.11 and 7.12 (development contributions) income received	\$4.16 million	\$6.75 million	\$6.88 million	\$4 million

*Many 2020/21 and 2021/22 results were COVID affected*

### KEY INITIATIVES COMPLETED

	Completion date	Responsibility Manager   Director
8A.K16 Identify state policies and planning instruments that provide significant hurdles to delivering better urban forest outcomes on the ground	Sep 2023	Parks, Trees and Recreation
8A.K18 Develop a Wastewater Monitoring and Education Strategy to protect our waterways and public health	Aug 2023	Regulatory Services
8A.K20 Complete, exhibit and adopt the Hornsby Town Centre Review	Nov 2023	Strategic Land Use Planning
8A.K38 Depending on the outcome of Council's Special Rate Variation application, implement a framework of financial governance and reporting for asset management and strategic initiative funding	Sep 2023	Financial Services

### KEY INITIATIVES ON HOLD

	Comment	Responsibility Manager   Director
8A.K01 Identify the community's service level expectations for Council facilities and services	Following the announcement of the SRV and adoption of the 2023-2026 Delivery Program and Operational Plan, the level of service for all assets and areas are to remain the same. In Q3 and Q4 the areas of Administration Services and Development Approvals process will be reviewed as part of Council's Continuous Improvement Program of service reviews and the level of service will be assessed at that time.	General Manager

## STRATEGIC DIRECTION 8.

### 8A.

KEY INITIATIVES ON HOLD		Comment	Responsibility Manager   Director
8A.K02	Assess the capacity of local strategic planning instruments to support the implementation of a Green Infrastructure Framework	The Hornsby Development Control Plan has undergone a review to facilitate the implementation of the Green Infrastructure Framework. Further assessments of planning instruments will be required in light of the recent NSW Government directive to provide provisions for medium-density housing. This directive poses substantial challenges in maintaining the integrity of the natural environment.	Environment
8A.K07	Prepare a Natural Areas Recreational Strategy	A consultant will be engaged to facilitate the preparation of a Natural Areas Recreation Strategy in early 2024.	Environment
8A.K09	Review and audit the effectiveness of planning instruments (e.g. DCP provisions) to restore and protect waterways	A preliminary audit of water sensitive provisions within the Hornsby Development Control Plan 2013 has been completed. Progress in integrating into the DCP has been delayed due to limitations to staff resourcing.	Environment
8A.K11	Assess the financial position on Council owned commercial holdings and implement outcomes	Project on hold and will be re-considered next financial year. As leases are renewed consideration is given to financial terms and return.	Corporate Support
8A.K36	Revise the Waste Matters 2020 Strategy	On hold pending completion of Waste Procurement Strategy – a substantial body of work including FOGO Options Report, Site Assessment Reports (for transfer station and possibly organics processing facility) and a Background and Procurement Strategy Report. The Strategy review will commence following engagement with Waste Procurement Governance Committee and Councillors to ensure the Strategy incorporates all current options and opportunities.	Waste Management
KEY INITIATIVES NEEDING ATTENTION		Comment	Responsibility Manager   Director
8A.K35	Complete review of the Integrated Land Use and Transport Strategy and report to Council	Final draft has been completed and requires review from across Council. Draft document to be circulated for comment.	Strategy and Place

## Collaborative

8. Smart and innovative

ADDRESSING CSP LONG-TERM GOALS

G8.1

G8.2

G8.3

G8.4

# 8A.

KEY INITIATIVE	Closed Date	Comment	Responsibility Manager   Director
<b>CLOSED</b>			
8A.K14 Develop relevant LEP standards (Part 4 of the standard LEP template) to support the protection and management of existing canopy trees and future canopy planting within relevant land use zones and consistent with local character statements	Sep 2023	The LEP standard template is not able to be amended. No further action.	Parks, Trees and Recreation

BUDGET 2023/24	Original budget (full year)	Revised budget (to Dec)	December result
Operating income	(301,000)	(150,498)	(172,940)
Controllable expenses	2,365,960	1,271,676	1,346,819
Internal transfers	36,227	39,918	39,918
Operating result before depreciation	2,101,188	1,161,096	1,213,797

STRATEGIC DIRECTION 8.

# 8B. Organisational support

**Focus Area descriptive statement**  
 Assist the organisation in its day-to-day activities and support an engaged, productive and healthy workforce

**Services contributing to this Focus Area:**

- Asset Operations and Maintenance
- Communications and Engagement
- Governance
- Leadership
- People and Culture
- Procurement
- Property Services
- Strategy
- Technology and Transformation
- Transport Planning

FOCUS AREA COMMENTARY

- Council has successfully introduced a password vault solution for all staff members, aiming to promote widespread adoption and enhance password hygiene practices.
- The Employee Recognition Scheme has been updated and re-launched.
- Workers compensation and injury management performance over the 2022/23 reporting period has been reported by Council's workers compensation insurer StateCover as above average.
- There was participation by staff in 141 learning events, including internal and external training, safety and compliance training, conferences, team days and study reimbursements.

QUARTERLY MEASURES		2020/21 Result	2021/22	2022/23 June	2023/24 progress @Dec	Target
8B.M03	Number of hard copy legacy records/files digitised, transferred or destroyed	not previously reported	5,908	7,792	1,560	1,500
8B.M04	% of items registered into Council's records management system by Records Team (as a percentage of total number for organisation)	not previously reported	13.24%	15.68%	23.29%	25%

*Many 2020/21 and 2021/22 results were COVID affected*

ANNUAL MEASURES		2020/21 Result	2021/22	2022/23	Target
8B.M01	Lost hours through sick leave	3.84%	3.74%	3.7%	Maintain
8B.M02	Voluntary staff turnover	9.59%	14.5%	16.9%	Maintain

*Many 2020/21 and 2021/22 results were COVID affected*

## Collaborative

8. Smart and innovative

ADDRESSING CSP LONG-TERM GOALS

G8.1

G8.2

G8.3

G8.4

# 8B.

KEY INITIATIVES COMPLETED	Completion date	Responsibility Manager   Director
8B.K23 Investigate the use of SMS for debt recovery reminder notices	Sep 2023	Technology and Transformation
8B.K07 Implement the new, automated staff Performance Management System	Oct 2023	People and Culture
8B.K17 Digitise the staff Performance Management System	Nov 2023	Technology and Transformation

KEY INITIATIVES ON HOLD	Comment	Responsibility Manager   Director
8B.K08 Implement a reinvigorated Leadership Development Program	Due to other priorities, there has been limited development of this program during Q2. During Q3 we will review the objectives of this program and realign timelines in conjunction with other priorities and available resources.	People and Culture
8B.K09 Investigate and develop an improved Recruitment and Onboarding system	This is currently on hold while other priorities progress.	People and Culture
8B.K22 Implement the free resources from the Australian Network on Disability: Sharing and monitoring disability information in the workplace; Employers' Guide to Partnering with Disability Employment Services; Manager's Guide: Disability in the Workplace	A Q3 and Q4 action.	Library and Community Services People and Culture

BUDGET 2023/24	Original budget (full year)	Revised budget (to Dec)	December result
Operating income	(3,829,854)	(1,842,249)	(2,202,837)
Controllable expenses	13,151,638	7,270,397	9,036,779
Internal transfers	(1,137,706)	(1,066,225)	(1,105,242)
Operating result before depreciation	8,814,077	4,361,922	5,728,699

STRATEGIC DIRECTION 8.

# 8C. Smart cities

**Focus Area descriptive statement**  
Embrace emerging technology and optimise existing digital assets

**Services contributing to this Focus Area:**

- Libraries
- Major Projects
- Environment
- Parks and Recreation
- Sustainability
- Technology and Transformation

FOCUS AREA COMMENTARY

Council continues to build capabilities in emerging technologies to support business requirements and drive innovation with research and by attending industry events.

The development of a Smart Cities Strategy is a longer-term initiative which will require funding and resourcing to be implemented.

An initiative completed year to date:

- A new self-service machine has been installed at Berowra Library providing an alternative for customers to borrow their library items and pay outstanding fees. It can improve customer experience when staff are busy helping others with more complex needs. The screen also provides an opportunity to promote library services and information.

*This is a developing Focus Area which currently has no discrete budget allocated.*

ANNUAL MEASURES		2020/21 Result	2021/22	2022/23	Target
8C.M01	Number of public wifi areas available	3	3	4	Increase
8C.M02	Number of real-time monitoring devices providing data to help inform management decisions	110	109	106	Increase

*Many 2020/21 and 2021/22 results were COVID affected*

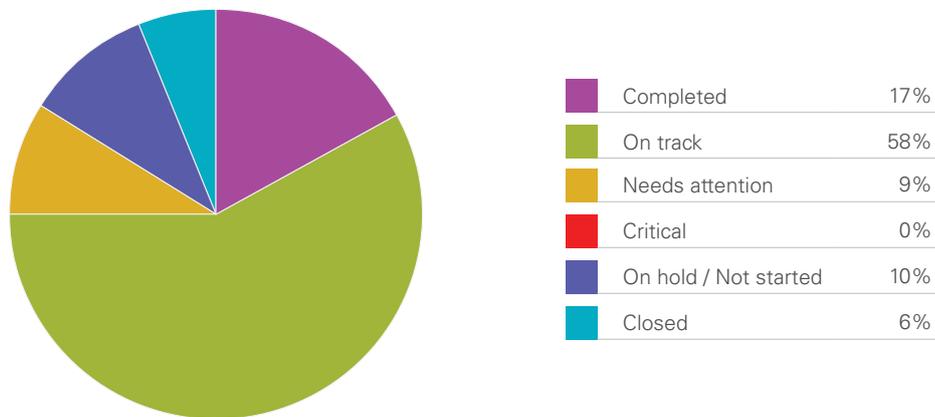
KEY INITIATIVE ON HOLD		Comment	Responsibility Manager   Director
8C.K01	Undertake investigation into large scale renewable energy projects in Hornsby	No updates at this stage.	Strategy and Place

# Capital projects



new improve maintain

## Performance of Capital projects



BUDGET 2023/24	Original budget (full year)	Revised budget (to Dec)	December result
Capital expenses	93,338,275	86,204,440	30,810,471

# Capital projects



## ATTACHMENT 3 - ITEM 1

### CAPITAL PROJECTS COMPLETED so far DURING 2023/24

Completed date

#### MAJOR PROJECTS

2A.K01	■ Galston Aquatic Centre	Roof replacement and associated works	Nov 2023
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#### LOCAL ROADS

5A.C22.04	■ Crawford Road, Mount Kuring-gai	Preconstruction and construction works	Jul 2023
5A.C22.03	■ Cobah Road, Fiddletown	Stage 1 – Perry Road to 77 Cobah Road	Oct 2023
5A.C23.09	■ Bolton Avenue, Mount Colah	Berowra Road to Ku-ring-gai Chase Road	Oct 2023

#### FOOTPATHS

5A.C23.01	■ Gwandalan Crescent, Berowra	Yallabee Road to Kywong Road	Nov 2023
5A.C23.02	■ Link Road, Hornsby	Old Berowra Road to Ida Street	Oct 2023
5A.C23.05	■ Downes Street, North Epping	Beck Street to Boundary Road	Nov 2023

#### TRAFFIC FACILITIES

5A.C23.12	■ Traffic- Bellamy Street / Stevens Street Pennant Hills	Construction of kerb blisters, crossing upgrade and delineation has been completed in September 2023	Sep 2023
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#### PARKS / PLAYGROUNDS

2A.C21.14	■ Brooklyn Foreshore – pathway, picnic facilities, landscaping	Upgraded access to Brooklyn Baths including improved stairs, handrails, and decking. New outdoor shower provided along with improved landscaping	Sep 2023
2A.C22.07	■ (s7.11) Park enhancement – Waitara Park – pathways and landscaping street frontages	Landscaping and pathways work associated with indoor cricket facility	Jul 2023
2A.C23.05	■ The Lakes of Cherrybrook – park renewal	Park renewal including playground (paths, viewing deck, bridge and raised walkway completed 2022/23)	Aug 2023
2A.C22.36	■ (s7.11) Glenorie Community Centre – Playground Upgrade	All landscape work completed with new paths, tables and seats within the community centre outdoor areas	Oct 2023
	■ Brooklyn	Installation of new plaque acknowledging the Traditional Owners of Dyarrubin (Hawkesbury River)	Nov 2023
2A.C23.16	■ Playground equipment renewals	Jane Starkey Park and Dawson Avenue Park in Thornleigh, Foxglove Oval Park in Mount Colah, Westminster Park in Castle Hill	Dec 2023
2A.C23.15	■ Playground undersurface renewals	Jane Starkey Park at Thornleigh and Foxglove Oval in Mount Colah	Dec 2023
2A.C23.13	■ Park furniture renewals	Western Crescent Park at Westleigh, Patrick Kelly Park and Samuel Oxley Park at West Pennant Hills	Dec 2023

# Capital projects



## CAPITAL PROJECTS COMPLETED so far DURING 2023/24

			Completed date
<b>SPORTING FACILITIES</b>			
2A.C22.02	<ul style="list-style-type: none"> <li>(s7.11) Facility renewal – Normanhurst Oval – amenities, path</li> </ul>	Lighting and pathway completed. Amenities (Stage 2) to occur at a later time within 10 year life of s7.11 plan	Jul 2023
2A.C23.11	<ul style="list-style-type: none"> <li>Cricket wicket renewals</li> </ul>	Thomas Thompson Park and Greenway Park at Cherrybrook, Montview Park at Hornsby Heights	Dec 2023
	<ul style="list-style-type: none"> <li>Cricket sight screens</li> </ul>	Storey Park, Asquith	Dec 2023
<b>STORMWATER QUALITY IMPROVEMENT DEVICES</b>			
	<ul style="list-style-type: none"> <li>Martin Road, Galston</li> </ul>	Raingarden (part of local road improvement project)	Dec 2023
<b>BUSHLAND</b>			
2A.C20.12	<ul style="list-style-type: none"> <li>(s7.11) Berowra Park and walking track upgrades Berowra to Cowan area</li> </ul>	Track upgrades to the Great North Walk between the Alston Drive Junction and Deep Bay Creek	Sep 2023

# Capital projects



CAPITAL PROJECTS ON HOLD		Comment	Responsibility Manager   Director
2A.C20.35	OS – (s7.11) Park amenities building renewal – Rofe Park, Hornsby	Change room renewals complete in 2022. Public toilet renewal on hold pending proposal from sporting users for upgraded facilities on site	Parks, Trees and Recreation
2A.C22.25	B rec imp – Berowra Waters – accessible boardwalk and viewing platform	On hold due to the outcome of Aboriginal Cultural Heritage assessments and management recommendations for the site.	Environment
2A.C23.07	OS – Dog off leash renewal – Rofe Park, Hornsby	Project on hold and will be completed in 2024/25 as a result of current staff commitments with Greenway Park and Fagan Park dog off-leash works.	Parks, Trees and Recreation
4A.C22.01	Drainage - Galston – The Glade / The Knoll – Stages 1 and 2 (Stages 3-4 scheduled for 2024-2026)	Project under review. Investigations are continuing to address the stormwater drainage issues in Galston to establish a short- and long-term strategy for upgrading the system with the limited available funding.	Asset Operations and Maintenance
5A.C17.04	Traffic – Centre median (Galston Road) – Galston Road/Carrington Road, Hornsby	The installation of the traffic median is subject to signalisation of Galston / Clarinda Street. The median cannot be installed until the signals are in operation. Discussions with TfNSW are underway to commence the construction of the traffic signals.	Traffic Engineering and Road Safety
5A.C20.04	Traffic (s7.11) – Beecroft Town Centre traffic improvements, including signalisation of Wongala Crescent/ Hannah Street	Meetings held with TfNSW to discuss detailed footing design for traffic signal lanterns. Funding from section 7.11 plans is being reviewed.	Traffic Engineering and Road Safety
5A.C23.03	Footpath – Elouera Road, Westleigh – Eucalyptus Drive to Duffy Avenue	Some residential opposition to footpath proposal. Subsequent community survey reveals 60% support for implementing the proposed footpath. Currently scheduling works.	Design and Construction
5A.C23.08	Local Road – Arcadia Road, Galston – Stage 4 – School Road towards Fagan Park	Stage 4 construction works unlikely to proceed due to recent State Government announcement that Regional Road Repair Program funding has been suspended after 2022/23. However, a section of the proposed Stage 4 works along Arcadia Road (between School Road and Gibbenmount Road) was added to the Stage 3 works during 2023/24 after some additional funding was made available from other sources. These extra Stage 3 works are now 99% complete, with just some minor restoration and road line marking to complete.	Design and Construction

# Capital projects



## ATTACHMENT 3 - ITEM 1

CAPITAL PROJECTS <b>NEEDING ATTENTION</b>		Comment	Responsibility Manager   Director
1B.C23.01	Building - Wallarobba – upgrade of facility – Stage 1	Project has been delayed due to change in direction the design/s are to be prepared. Remedial Action: Finalise RFQ to go to market to engage with consultant to commence engagement.	Library and Community Services
2A.C22.13	OS - (s7.11) Playground renewal – Foxglove Oval, Mount Colah – shade structure	Finalise quotations and assessment of ground conditions related to previous landfill activity. Construction expected mid 2024.	Parks, Trees and Recreation
2A.C22.34	OS - Beatrice Thomson Park, Hornsby – net climber replacement	Item procured and awaiting installations. Delays due to contractor availability.	Parks, Trees and Recreation
2A.C23.18	(SRV) Greenway Park, Cherrybrook - improved changerooms and public toilets at No. 2	Construction to commence March 2024. Extensive cost escalations associated with the engineering details will generate a reduced project scope in consultation with the user groups.	Parks, Trees and Recreation
2A.C22.39	Foreshore - Brooklyn Wharf Upgrade with Pontoon	Grant funding available through MiDO but no matching funding identified. Working to free up s7.12 funding.	Asset Operations and Maintenance
5A.C17.03	Traffic - Intersection upgrade - Peats Ferry Road/Bridge Road, Hornsby (survey and design)	Safer Roads Program (blackspot) funding application has been lodged for 24/25FY for Peats Ferry Road / Bridge Road project, seeking \$5M from the program	Traffic Engineering and Road Safety
5A.C18.10	Traffic (s7.11) - Signals - Galston Road/ Clarinda Street, Hornsby	Meetings held with TfNSW to discuss detailed footing design for traffic signal lanterns. Funding from the 7.11 plans is being reviewed.	Traffic Engineering and Road Safety

CAPITAL PROJECTS <b>CLOSED</b>		Closed Date	Comment	Responsibility Manager   Director
2A.C21.12	OS - Dog off leash renewal - Jane Starkey Park, Dawson Avenue, Thornleigh	Sep 2023	Funding transferred to Berowra off-leash area.	Parks, Trees and Recreation
2A.C22.04	OS - Synthetic sportsfield - Mills Park, Asquith	Sep 2023	A grant of \$1.5M was provided to Council to increase capacity of sportsgrounds for football with the installation of a synthetic field. The Northern Suburbs Football Association has indicated its preference for Mills Park. However, the grant funds provided are not sufficient and no Council funds are available to meet the funding gap. Proposed to commence discussions with funding body about alternate locations.	Parks, Trees and Recreation
2A.C22.08	OS - (s7.11) Park enhancement - Mount Colah (east side) – local playspace	Sep 2023	Project will commence 2024/25.	Parks, Trees and Recreation

# Capital projects



CAPITAL PROJECTS CLOSED		Closed Date	Comment	Responsibility Manager   Director
2A.C22.38	OS - (s7.11) Cherrybrook Community Centre - Playground Upgrade	Sep 2023	Project will commence 2024/25.	Parks, Trees and Recreation

## CAPITAL PROJECTS ADDED TO THE PROGRAM

From time to time Council may reprioritise capital projects due to changing needs, for example to respond to changes in the community, the environment of the proposed works, supply issues, resource allocation, or may apply for and receive a grant which has specific criteria attached to it including completion date.

Below are projects that did not appear in the 2023/24 Operational Plan but are underway / completed.

NEW CAPITAL PROJECTS ADDED TO PROGRAM		Date added	Responsibility Manager   Director
2A.C23.17	(SRV) Montview Oval – Female-friendly toilet and change rooms (\$300k (+ \$240k grant))	Sep 2023	Parks, Trees and Recreation
2A.C23.18	(SRV) Greenway Park, Cherrybrook – improved changerooms and public toilets at No. 2	Oct 2023	Parks, Trees and Recreation
2A.C23.19	Mountain Bike Trails (\$2.2m) (SCF Grant \$20k)	Oct 2023	Environment
2A.C23.20	Amenities (Toilet facilities) – Tom Richmond Oval, Brooklyn	Dec 2023	Parks, Trees and Recreation
2A.C23.21	Playground renewal - Wollundry Park, Pennant Hills	Dec 2023	Parks, Trees and Recreation
5A.C23.11	Traffic – Singleton Road – Installation of safety barrier (Black Spot Program 100% grant) (COMPLETED Sep 2023)	Sep 2023	Traffic Engineering and Road Safety
5A.C23.12	Traffic – Bellamy Street / Stevens Street Pennant Hills	Oct 2023	Traffic Engineering and Road Safety

This document contains important information. If you do not understand it, please call the Translating and Interpreting Service on 131 450. Ask them to phone 9847 6666 on your behalf to contact Hornsby Shire Council. Council's business hours are Monday to Friday, 8.30am-5pm.



### Chinese Simplified

需要帮助吗?

本文件包含了重要的信息。如果您有不理解之处，请致电 131 450 联系翻译与传译服务中心。请他们代您致电 9847 6666 联系 Hornsby 郡议会。郡议会工作时间为周一至周五，早上 8:30 - 下午 5 点。



### Chinese Traditional

需要幫助嗎?

本文件包含了重要的信息。如果您有不理解之處，請致電 131 450 聯繫翻譯與傳譯服務中心。請他們代您致電 9847 6666 聯繫 Hornsby 郡議會。郡議會工作時間為周一至周五，早上 8:30 - 下午 5 點。



### German

Brauchen Sie Hilfe?

Dieses Dokument enthält wichtige Informationen. Wenn Sie es nicht verstehen, rufen Sie bitte den Übersetzer- und Dolmetscherdienst unter 131 450 an. Bitten Sie ihn darum, für Sie den Hornsby Shire Council unter der Nummer 9847 6666 zu kontaktieren. Die Geschäftszeiten der Stadtverwaltung sind Montag bis Freitag, 8.30-17 Uhr.



### Hindi

?क्या आपको सहायता की आवश्यकता है?

इस दस्तावेज़ में महत्वपूर्ण जानकारी दी गई है। यदि आप इसे समझ न पाएँ, तो कृपया 131 450 पर अनुवाद और दुभाषिया सेवा को कॉल करें। उनसे हॉर्न्सबी शायर काउंसिल से संपर्क करने के लिए आपकी ओर से 9847 6666 पर फोन करने का निवेदन करें। काउंसिल के कार्यकाल का समय सोमवार से शुक़वार, सुबह 8.30 बजे-शाम 5 बजे तक है।



### Korean

?도움이 필요하십니까

본 문서에는 중요한 정보가 포함되어 있습니다. 이해가 되지 않는 내용이 있으시면, 통역번역서비스(Translating and Interpreting Service)로 전화하셔서(131 450번) 귀하를 대신하여 혼즈비 셔 카운슬에 전화(9847 6666번)를 걸어 달라고 요청하십시오. 카운슬의 업무시간은 월요일~.금요일 오전 8시 30분~오후 5시입니다



### Tagalog

Kailangan ng tulong?

Itong dokumento ay naglalaman ng mahalagang impormasyon. Kung hindi ninyo naiintindihan, pakitawagan ang Serbisyo sa Pagsasalinwika at Pag-iinterpretar (Translating and Interpreting Service) sa 131 450. Hilingin sa kanilang tawagan ang 9847 6666 para sa inyo upang kontakin ang Hornsby Shire Council. Ang oras ng opisina ng Council ay Lunes hanggang Biyernes, 8.30n.u.-5n.h.



### Farsi

?دی‌راد کمک‌ک‌ه‌ب‌زای‌ن

ک‌د‌ر‌ ا‌ر‌ ن‌ ا‌ ه‌چ‌ ن‌ ا‌ ن‌ چ‌ . د‌ش‌ ا‌ب‌ ی‌ م‌ ه‌م‌ ت‌ا‌ع‌ ا‌ ل‌ ط‌ ا‌ ی‌ و‌ ا‌ ح‌ د‌ن‌ س‌ ن‌ ی‌ ا‌ ه‌ب‌ ی‌ ه‌ ا‌ ف‌ ش‌ و‌ ی‌ ب‌ ت‌ ک‌ ه‌ م‌ ج‌ ر‌ ت‌ ت‌ ا‌ م‌ د‌ خ‌ ا‌ ب‌ ا‌ ف‌ ط‌ ل‌ ، د‌ ی‌ ن‌ ک‌ ی‌ م‌ن‌ ب‌ ن‌ ا‌ ج‌ ز‌ ا‌ د‌ ی‌ ا‌ و‌ خ‌ ب‌ ا‌ ه‌ ن‌ ا‌ ز‌ a‌ . د‌ ی‌ ر‌ ی‌ گ‌ ب‌ س‌ ا‌ م‌ ت‌ 450 131 ه‌ ر‌ ا‌ م‌ ش‌ ر‌ ی‌ ا‌ ش‌ ی‌ ب‌ ز‌ ن‌ ر‌ و‌ ه‌ ر‌ ه‌ ش‌ ی‌ ا‌ ر‌ و‌ ش‌ ا‌ ب‌ 9847 6666 ه‌ ر‌ a‌ م‌ ش‌ ا‌ ب‌ ا‌ م‌ ش‌ ا‌ ت‌ ه‌ ب‌ ن‌ ش‌ و‌ د‌ ر‌ ه‌ ش‌ ی‌ ا‌ ر‌ و‌ ش‌ ی‌ ر‌ a‌ ک‌ ت‌ a‌ ع‌ ا‌ S‌ . د‌ن‌ ر‌ ی‌ گ‌ ب‌ S‌ ا‌ M‌ t‌ . ن‌ S‌ a‌ ر‌ ه‌ ظ‌ ا‌ د‌ ع‌ ب‌ 5 ا‌ ت‌ ح‌ ب‌ ص‌ 8:30 ز‌ a‌ ، ه‌ ع‌ م‌ ج‌



ATTACHMENT 3 - ITEM 1

[hornsby.nsw.gov.au](http://hornsby.nsw.gov.au)

**ATTACHMENT/S**

**REPORT NO. CS2/24**

**ITEM 2**

- 1. HSC INVESTMENTS SUMMARY REPORT NOVEMBER  
2023**
- 2. HSC BORROWINGS SUMMARY REPORT NOVEMBER  
2023**
- 3. HSC INVESTMENTS SUMMARY REPORT DECEMBER  
2023**
- 4. HSC BORROWINGS SUMMARY REPORT DECEMBER  
2023**



Investment Summary Report  
November 2023

**ATTACHMENT 1 - ITEM 2**



Hornsby Shire Council  
Executive Summary - November 2023

Investment Holdings

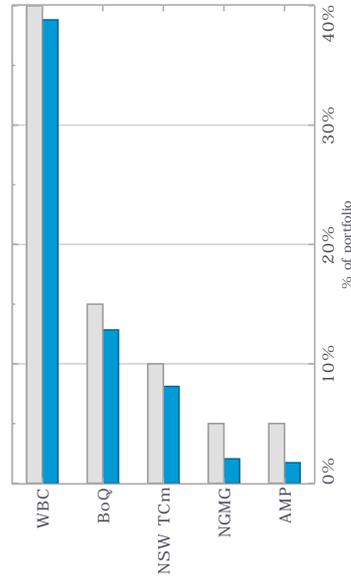
	Face Value (\$)	Current Value (\$)	Current Yield (%)	FYTD Yield (%)
Cash	28,155,251	28,155,251	4.4381	4.2933
Floating Rate Note	47,850,000	47,920,247	4.9213	4.8987
Managed Funds	22,643,056	22,643,056	32.4570	3.5977
Term Deposit	180,630,900	184,200,479	4.6607	4.4129
	279,279,207	282,919,033	6.6128	4.5397

Investment Performance

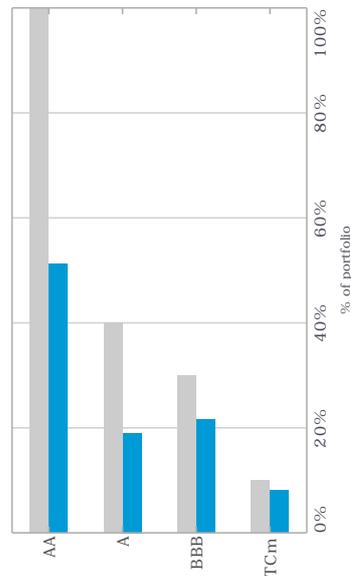


Investment Policy Compliance

Individual Institutional Exposures



Total Credit Exposure



Term to Maturities

	Face Value (\$)	Policy Max *
Between 0 and 0.25 years	41,236,151	15%
Between 0.25 and 1 years	44,050,000	16%
Between 1 and 2 years	42,400,000	15%
Between 2 and 5 years	128,950,000	46%
Between 5 and 10 years	22,643,056	8%
	279,279,207	25%

\* Council always retains the flexibility to invest as short as required by internal requirements or the economic outlook

g Portfolio Exposure Investment Policy Limit



ATTACHMENT 1 - ITEM 2



Hornsby Shire Council  
Investment Holdings Report - November 2023

**Cash Accounts**

Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Current Value (\$)
293,535.45	4.8000%	AMP Bank	BBB	293,535.45
1,549,161.83	4.7157%	Macquarie Bank	A+	1,549,161.83
5,189,415.44	4.1500%	Bendigo and Adelaide Bank	BBB+	5,189,415.44
6,264,729.56	4.8000%	Westpac Group	AA-	6,264,729.56
14,858,408.32	4.3500%	Bank of Queensland	BBB+	14,858,408.32
28,155,250.60	4.4381%			28,155,250.60

**Managed Funds**

Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Funds Name	Current Value (\$)
22,643,056.08	32.4570%	NSW T-Corp (MT)	TCM	Medium Term Growth Fund	22,643,056.08
22,643,056.08	32.4570%				22,643,056.08

**Term Deposits**

Purchase Date	Maturity Date	Term Days	Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Book Value (\$)	Current Value (\$)
13-Sep-23	13-Dec-23	91	3,000,000.00	4.9100%	National Australia Bank	AA-	3,000,000.00	3,031,881.37
26-Jun-23	26-Dec-23	183	80,900.00	3.3000%	Westpac Group	AA-	80,900.00	82,055.65
23-Feb-22	21-Feb-24	728	5,000,000.00	1.8000%	National Australia Bank	AA-	5,000,000.00	5,069,287.67
28-Feb-23	28-Feb-24	365	5,000,000.00	5.0200%	Commonwealth Bank of Australia	AA-	5,000,000.00	5,189,797.26
1-Mar-23	1-Mar-24	366	4,000,000.00	4.8800%	Westpac Group	AA-	4,000,000.00	4,147,068.49
19-Mar-19	6-Mar-24	1814	10,000,000.00	3.0000%	Rabobank Australia	A+	10,000,000.00	10,210,410.96
19-Mar-19	13-Mar-24	1821	9,000,000.00	3.0000%	Rabobank Australia	A+	9,000,000.00	9,189,369.86
14-Mar-23	14-Mar-24	366	5,000,000.00	4.7500%	ING Bank (Australia)	A	5,000,000.00	5,170,479.45
19-Apr-23	17-Apr-24	364	4,500,000.00	4.9500%	AMP Bank	BBB	4,500,000.00	4,637,921.92
2-Jun-23	3-Jun-24	367	5,000,000.00	5.1000%	ING Bank (Australia)	A	5,000,000.00	5,127,150.68
21-Jun-23	21-Jun-24	366	5,000,000.00	5.6100%	Bank of Queensland	BBB+	5,000,000.00	5,125,264.38
22-Aug-23	22-Aug-24	366	50,000.00	4.2500%	Westpac Group	AA-	50,000.00	50,588.01
7-Apr-21	7-Apr-25	1461	3,000,000.00	1.0000%	National Australia Bank	AA-	3,000,000.00	3,019,232.88



**ATTACHMENT 1 - ITEM 2**



Hornsby Shire Council  
Investment Holdings Report - November 2023

Purchase Date	Maturity Date	Term Days	Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Book Value (\$)	Current Value (\$)
11-Sep-23	11-Sep-25	731	30,000,000.00	5.2800%	Westpac Group	AA-	30,000,000.00	30,351,517.81
16-Aug-23	16-Aug-27	1461	8,000,000.00	5.1500%	ANZ Banking Group	AA-	8,000,000.00	8,120,778.08
23-Aug-23	23-Aug-27	1461	5,000,000.00	5.2200%	ING Bank (Australia)	A	5,000,000.00	5,071,506.85
30-Aug-23	30-Aug-27	1461	8,000,000.00	5.2800%	Westpac Group	AA-	8,000,000.00	8,107,625.21
6-Feb-23	7-Feb-28	1827	5,000,000.00	4.1200%	Westpac Group	AA-	5,000,000.00	5,168,186.30
6-Feb-23	7-Feb-28	1827	10,000,000.00	4.0900%	Westpac Group	AA-	10,000,000.00	10,333,923.29
6-Feb-23	7-Feb-28	1827	10,000,000.00	4.1300%	Westpac Group	AA-	10,000,000.00	10,337,189.04
28-Jul-23	28-Jul-28	1827	8,000,000.00	5.3200%	Bank of Queensland	BBB+	8,000,000.00	8,146,919.45
9-Aug-23	9-Aug-28	1827	8,000,000.00	5.2200%	Bank of Queensland	BBB+	8,000,000.00	8,130,428.49
4-Sep-23	4-Sep-28	1827	15,000,000.00	5.2800%	Westpac Group	AA-	15,000,000.00	15,190,947.95
			180,630,900.00	4.6607%			180,630,900.00	184,200,479.00

Floating Rate Notes

Purchase Date	Maturity Date	Term Days	Face Value (\$)	Current Rate (%)	Security Name	Credit Rating	Book Value (\$)	Current Value (\$)
24-Oct-19	24-Oct-24	1827	1,500,000.00	5.3473%	GSB Snr FRN (Oct24) BBSW+1.12%	BBB	1,502,910.00	1,508,920.58
4-Feb-20	4-Feb-25	1827	4,200,000.00	5.4672%	NPBS Snr FRN (Feb25) BBSW+1.12%	BBB	4,183,872.00	4,211,863.56
11-Mar-22	17-Mar-25	1096	4,000,000.00	5.0994%	BEN Snr FRN (Mar25) BBSW+0.98%	BBB+	3,997,640.00	4,046,234.04
16-Aug-22	22-Aug-25	1096	1,200,000.00	5.2958%	SUN Snr FRN (AUG25) BBSW+0.93%	A+	1,200,000.00	1,204,014.98
2-Dec-20	2-Dec-25	1826	3,400,000.00	4.6450%	BEN Snr FRN (Dec25) BBSW+0.52%	BBB+	3,320,984.00	3,405,946.27
9-Dec-20	9-Dec-25	1826	10,000,000.00	4.6070%	MAC Snr FRN (Dec25) BBSW+0.48%	A+	9,776,443.50	10,046,044.13
24-Feb-21	24-Feb-26	1826	2,100,000.00	4.8286%	SUN Snr FRN (Feb26) BBSW+0.45%	A+	2,047,584.00	2,081,637.67
18-Aug-21	24-Aug-26	1826	4,700,000.00	4.7886%	NAB Snr FRN (Aug26) BBSW+0.41%	AA-	4,592,840.00	4,663,708.30
9-Sep-21	15-Sep-26	1826	4,250,000.00	4.6073%	SUN Snr FRN (Sep26) BBSW+0.48%	A+	4,129,002.50	4,234,867.92
21-Sep-21	23-Dec-26	1917	6,000,000.00	4.5488%	CBA Green Snr FRN (Dec26) BBSW+0.41%	AA-	5,850,960.00	5,987,579.11
7-Feb-22	10-Feb-27	1826	1,500,000.00	5.4142%	NPBS Snr FRN (Feb27) BBSW+1.00%	BBB	1,460,115.00	1,479,007.53
9-Nov-22	11-Nov-27	1826	5,000,000.00	5.6486%	WBC Snr FRN (Nov27) BBSW+1.23%	AA-	5,000,000.00	5,050,423.05



ATTACHMENT 1 - ITEM 2



Hornsby Shire Council  
Investment Holdings Report - November 2023

Purchase Date	Maturity Date	Term Days	Face Value (\$)	Current Rate (%)	Security Name	Credit Rating	Book	Value (\$)	Current Value (\$)
			47,850,000.00	4.9213%				47,062,351.00	47,920,247.14
<b>Total Investments</b>									
			Face Value (\$)						Current Value (\$)
			279,279,206.68						282,919,032.82



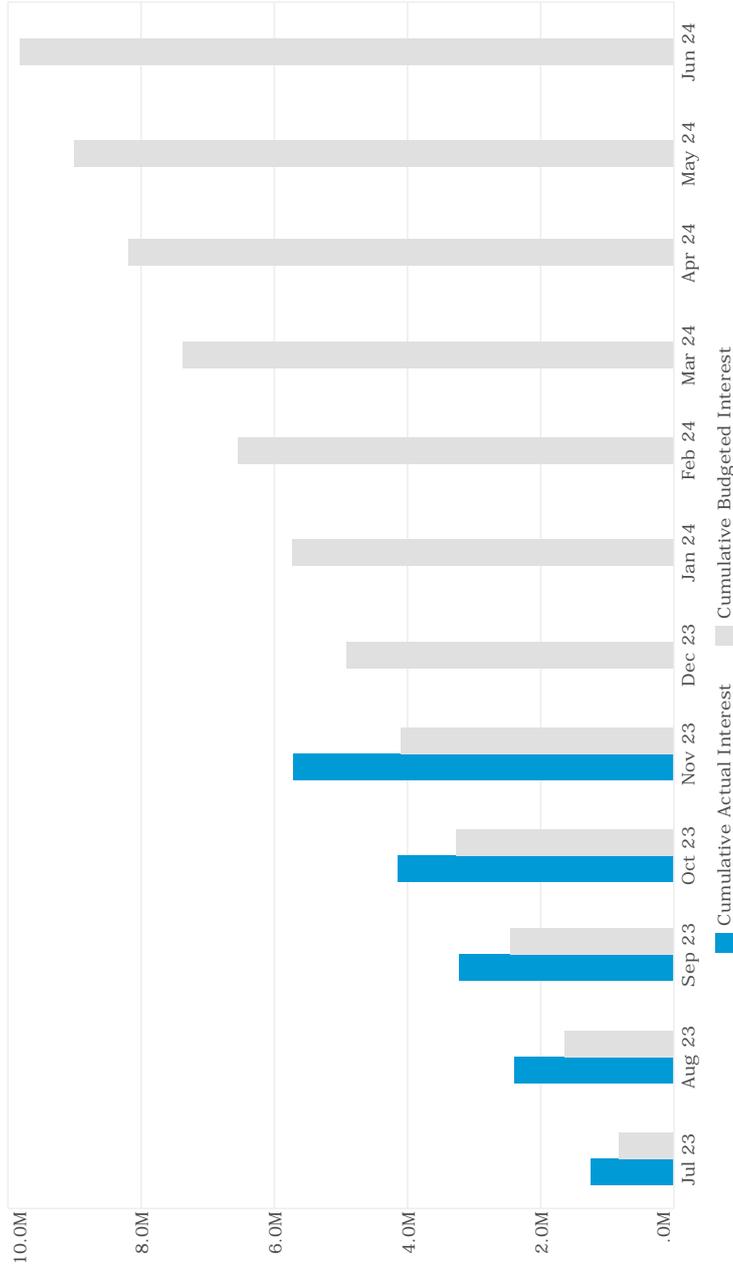
**ATTACHMENT 1 - ITEM 2**



Hornsby Shire Council  
Investment Budget Report - November 2023

Budgeted vs Actual Returns

	Cumulative Actual Income	Cumulative Budgeted Income
July 2023	1,245,394	818,644
August 2023	2,387,201	1,637,288
September 2023	3,219,184	2,455,932
October 2023	4,148,518	3,274,576
November 2023	5,709,231	4,093,220
Budget Target		9,823,719



**ATTACHMENT 1 - ITEM 2**

Hornsby Shire Council  
Environmental Commitments Report - November 2023



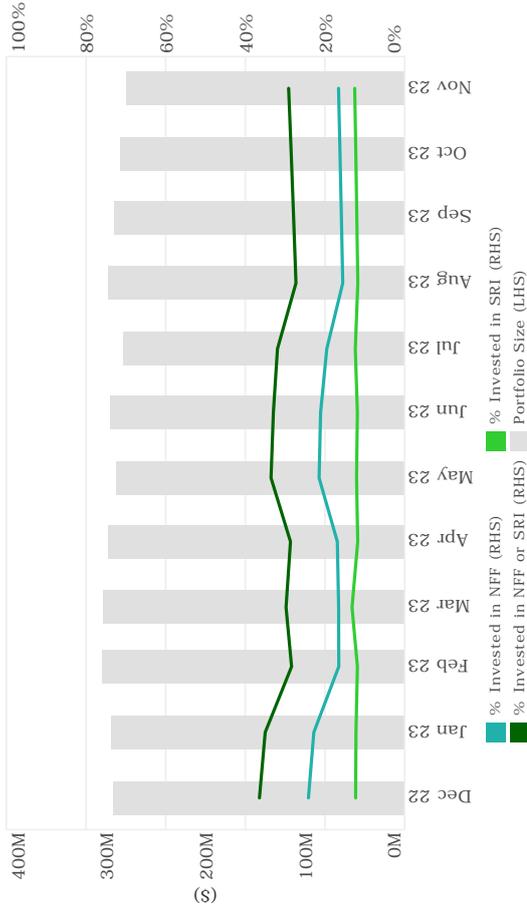
Current Breakdown

ADI Lending Status *	Current Month (\$)	Previous Month (\$)
<b>Fossil Fuel Lending ADIs</b>		
AMP Bank	4,793,535	4,792,403
ANZ Group	8,000,000	8,000,000
Bank of Queensland	35,858,408	35,806,181
Commonwealth Bank of Australia	5,000,000	5,000,000
ING Bank Australia	15,000,000	15,000,000
Macquarie Bank	11,549,162	11,543,306
National Australia Bank	15,700,000	15,700,000
Westpac Group	79,395,630	86,371,735
	175,296,735	182,213,624
	63%	64%
<b>Non Fossil Fuel Lending ADIs</b>		
Bendigo and Adelaide Bank	12,589,415	12,572,022
Great Southern Bank	1,500,000	1,500,000
Newcastle Greater Mutual Group	5,700,000	5,700,000
Rabobank Australia	19,000,000	19,000,000
Suncorp Bank	7,550,000	7,550,000
	46,339,415	46,322,022
	17%	16%
<b>Other</b>		
NSW T-Corp (MT)	22,643,056	22,125,927
	22,643,056	22,125,927
	8%	8%
<b>Socially Responsible Investment</b>		
CBA (Green)	6,000,000	6,000,000
Westpac Group (Green TD)	29,000,000	29,000,000
	35,000,000	35,000,000
	13%	12%
	279,279,207	285,661,573

\* source: Marketforces

Percentages may not add up to 100% due to rounding

Historical Portfolio Exposure to NFF Lending ADIs and SRI's



Green Products Summary

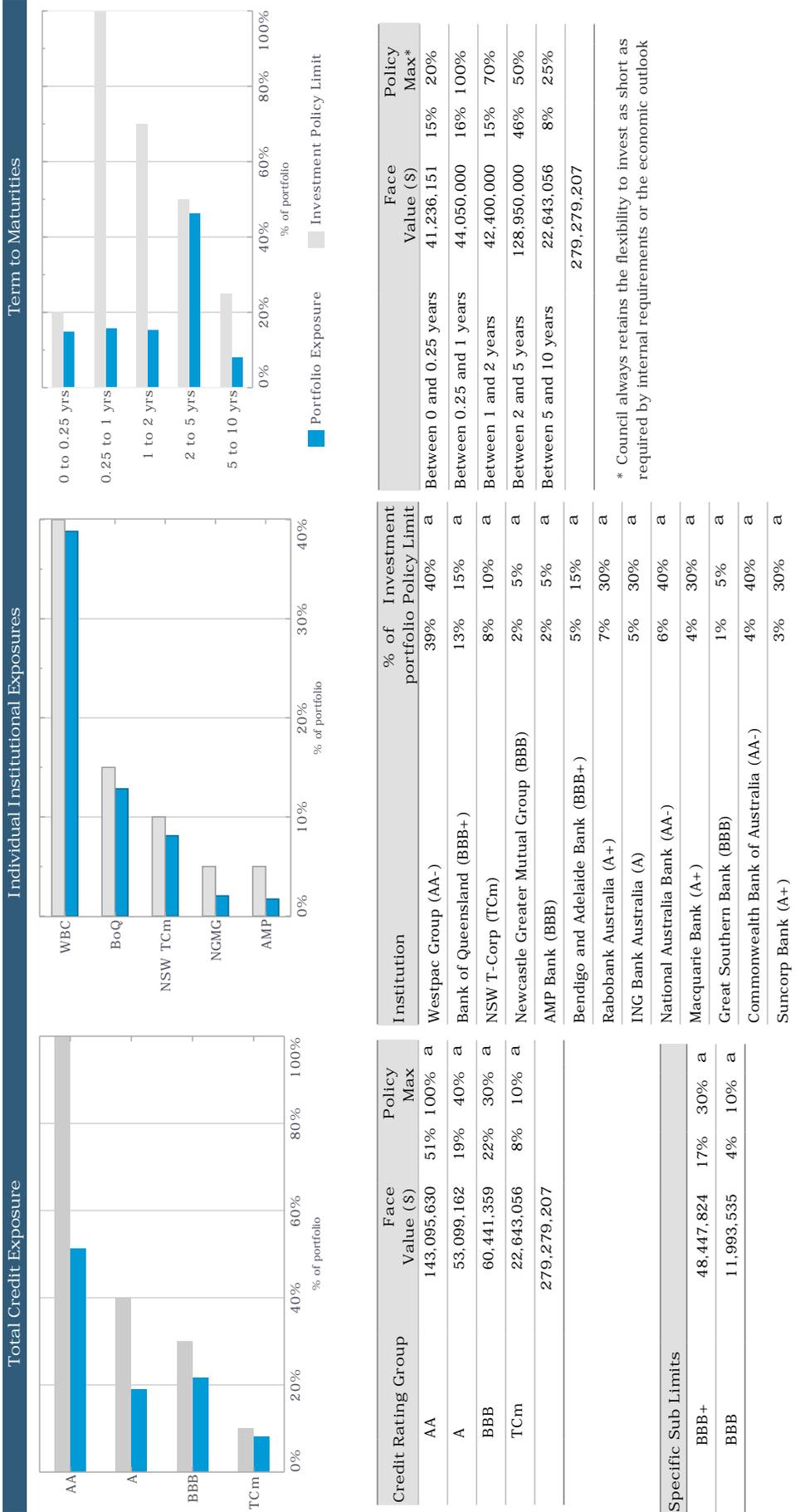
	Current Month (\$)	Previous Month (\$)
Bendigo and Adelaide Bank	12,589,415	12,572,022
CBA (Green)	6,000,000	6,000,000
Great Southern Bank	1,500,000	1,500,000
Newcastle Greater Mutual Group	5,700,000	5,700,000
Rabobank Australia	19,000,000	19,000,000
Suncorp Bank	7,550,000	7,550,000
Westpac Group (Green TD)	29,000,000	29,000,000
	81,339,415	81,322,022
	29%	28%
	279,279,207	285,661,573



ATTACHMENT 1 - ITEM 2



Hornsby Shire Council  
Investment Policy Compliance Report - November 2023



a = compliant  
r = non-compliant



ATTACHMENT 1 - ITEM 2



**HORNSBY SHIRE COUNCIL SCHEDULE OF BORROWINGS AS AT 30 NOVEMBER 2023**

1. LOANS	Lender	Date Drawn	Maturity Date	\$'000 Amount Borrowed	\$'000 01/07/2023 Opening Balance	\$'000 2023/24 YTD Repayments Principal	\$'000 Closing Balance	% Fixed Interest Rate %
None								

2. OPERATING LEASES	Lessor	Date Executed	Expiry date	\$'000 Total Lease Payments	\$'000 01/07/2023 Opening Balance	\$'000 New Leases	2023/2024 Repayments YTD	\$'000 Closing Balance
	Vestone Capital Pty Ltd - previously known as Macquarie Equipment Finance (111)	15-Nov-18	15-Aug-23	632	32	-	32	
	Vestone Capital Pty Ltd - previously known as Macquarie Equipment Finance (114)	15-May-19	15-Aug-23	15	1	-	1	
	Vestone Capital Pty Ltd - previously known as Macquarie Equipment Finance (115)	23-Aug-19	15-May-24	119	24	-	12	12
	Vestone Capital Pty Ltd - previously known as Macquarie Equipment Finance (116)	15-Feb-20	15-May-23	14	1	-	1	
	Vestone Capital Pty Ltd - previously known as Macquarie Equipment Finance (118)	15-Aug-22	15-May-26	34	25	-	4	21
	Vestone Capital Pty Ltd - previously known as Macquarie Equipment Finance (119)	15-Nov-22	15-Aug-27	64	54	-	6	48
	Vestone Capital Pty Ltd - previously known as Macquarie Equipment Finance (120)	15-Aug-23	15-Aug-28	31	-	31	3	28
	Vestone Capital Pty Ltd - previously known as Macquarie Equipment Finance (121)	15-Nov-23	15-Nov-28	453	-	453	26	427
	Vestone Capital Pty Ltd - previously known as Macquarie Equipment Finance (122)	15-Nov-23	15-Nov-27	134	-	134	9	126
	*McDonalds - Central Ave Lease	12-Apr-21	11-Apr-24	1538	414	-	221	193
	<b>TOTAL</b>			<b>3,033</b>	<b>550</b>	<b>618</b>	<b>314</b>	<b>854</b>

\*McDonalds lease has been extended to 11 April 24.  
 - Rent for the period of 12 April 2022 to 11 April 2023 is \$42,693.75 including GST per month.  
 - Rent increases to \$44,188.03 including GST per month from 12 April 2023 to 11 April 2024

3. DEBT SERVICE RATIO	Ratio %
Year ended Jun 23	0.17
Year ended Jun 22	0.16
Year ended Jun 21	0.31
Year ended Jun 20	0.61
Year ended Jun 19	0.78

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



Investment Summary Report  
December 2023

**ATTACHMENT 3 - ITEM 2**



Hornsby Shire Council  
Executive Summary - December 2023

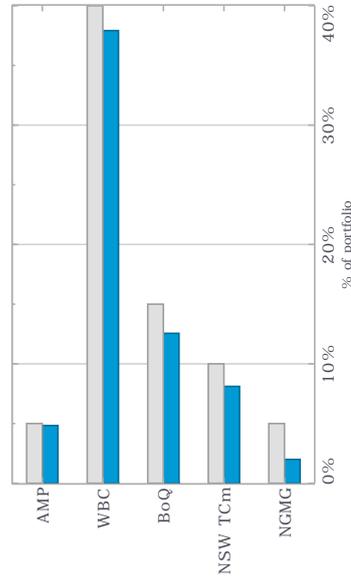
Investment Performance



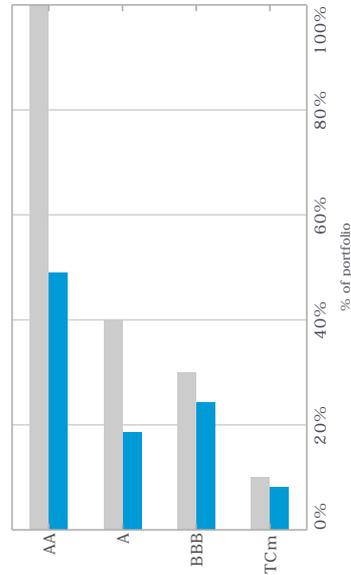
	Face Value (\$)	Current Value (\$)	Current Yield (%)	FYTD Yield (%)
Cash	37,282,550	37,282,550	4.5181	4.3308
Floating Rate Note	47,850,000	47,839,030	5.0557	4.9249
Managed Funds	23,203,781	23,203,781	33.3785	8.1031
Term Deposit	177,630,900	181,869,755	4.6567	4.4535
	285,967,232	290,195,117	6.7253	4.9047

Investment Policy Compliance

Individual Institutional Exposures



Total Credit Exposure



Term to Maturities

	Face Value (\$)	Policy Max *
Between 0 and 0.25 years	75,282,550	26%
Between 0.25 and 1 years	16,130,900	6%
Between 1 and 2 years	55,800,000	20%
Between 2 and 5 years	115,550,000	40%
Between 5 and 10 years	23,203,781	8%
	285,967,232	25%

\* Council always retains the flexibility to invest as short as required by internal requirements or the economic outlook

g Portfolio Exposure Investment Policy Limit



ATTACHMENT 3 - ITEM 2



Hornsby Shire Council  
Investment Holdings Report - December 2023

**Cash Accounts**

	Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Current Value (\$)
	1,555,008.23	4.5349%	Macquarie Bank	A+	1,555,008.23
	5,207,706.37	4.1500%	Bendigo and Adelaide Bank	BBB+	5,207,706.37
	6,288,621.35	4.8000%	Westpac Group	AA-	6,288,621.35
	9,317,911.28	4.8000%	AMP Bank	BBB	9,317,911.28
	14,913,303.01	4.3500%	Bank of Queensland	BBB+	14,913,303.01
	37,282,550.24	4.5181%			37,282,550.24

**Managed Funds**

	Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Funds Name	Current Value (\$)
	23,203,781.48	33.3785%	NSW T-Corp (MT)	TCm	Medium Term Growth Fund	23,203,781.48
	23,203,781.48	33.3785%				23,203,781.48

**Term Deposits**

Purchase Date	Maturity Date	Term Days	Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Book Value (\$)	Current Value (\$)
23-Feb-22	21-Feb-24	728	5,000,000.00	1.8000%	National Australia Bank	AA-	5,000,000.00	5,076,931.51
28-Feb-23	28-Feb-24	365	5,000,000.00	5.0200%	Commonwealth Bank of Australia	AA-	5,000,000.00	5,211,115.07
1-Mar-23	1-Mar-24	366	4,000,000.00	4.8800%	Westpac Group	AA-	4,000,000.00	4,163,647.12
19-Mar-19	6-Mar-24	1814	10,000,000.00	3.0000%	Rabobank Australia	A+	10,000,000.00	10,235,890.41
19-Mar-19	13-Mar-24	1821	9,000,000.00	3.0000%	Rabobank Australia	A+	9,000,000.00	9,212,301.37
14-Mar-23	14-Mar-24	366	5,000,000.00	4.7500%	ING Bank (Australia)	A	5,000,000.00	5,190,650.68
19-Apr-23	17-Apr-24	364	4,500,000.00	4.9500%	AMP Bank	BBB	4,500,000.00	4,656,840.41
2-Jun-23	3-Jun-24	367	5,000,000.00	5.1000%	ING Bank (Australia)	A	5,000,000.00	5,148,808.22
21-Jun-23	21-Jun-24	366	5,000,000.00	5.6100%	Bank of Queensland	BBB+	5,000,000.00	5,149,087.67
26-Dec-23	26-Jun-24	183	80,900.00	3.7500%	Westpac Group	AA-	80,900.00	80,941.56
22-Aug-23	22-Aug-24	366	50,000.00	4.2500%	Westpac Group	AA-	50,000.00	50,768.49
7-Apr-21	7-Apr-25	1461	3,000,000.00	1.0000%	National Australia Bank	AA-	3,000,000.00	3,021,780.82
11-Sep-23	11-Sep-25	731	30,000,000.00	5.2800%	Westpac Group	AA-	30,000,000.00	30,486,049.32



**ATTACHMENT 3 - ITEM 2**



Hornsby Shire Council  
Investment Holdings Report - December 2023

Purchase Date	Maturity Date	Term Days	Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Book Value (\$)	Current Value (\$)
16-Aug-23	16-Aug-27	1461	8,000,000.00	5.1500%	ANZ Banking Group	AA-	8,000,000.00	8,155,769.86
23-Aug-23	23-Aug-27	1461	5,000,000.00	5.2200%	ING Bank (Australia)	A	5,000,000.00	5,093,673.97
30-Aug-23	30-Aug-27	1461	8,000,000.00	5.2800%	Westpac Group	AA-	8,000,000.00	8,143,500.27
6-Feb-23	7-Feb-28	1827	5,000,000.00	4.1200%	Westpac Group	AA-	5,000,000.00	5,185,682.19
6-Feb-23	7-Feb-28	1827	10,000,000.00	4.0900%	Westpac Group	AA-	10,000,000.00	10,368,660.27
6-Feb-23	7-Feb-28	1827	10,000,000.00	4.1300%	Westpac Group	AA-	10,000,000.00	10,372,265.75
28-Jul-23	28-Jul-28	1827	8,000,000.00	5.3200%	Bank of Queensland	BBB+	8,000,000.00	8,183,066.30
9-Aug-23	9-Aug-28	1827	8,000,000.00	5.2200%	Bank of Queensland	BBB+	8,000,000.00	8,165,895.89
4-Sep-23	4-Sep-28	1827	15,000,000.00	5.2800%	Westpac Group	AA-	15,000,000.00	15,258,213.70
			177,630,900.00	4.6567%			177,630,900.00	181,869,754.55

Floating Rate Notes

Purchase Date	Maturity Date	Term Days	Face Value (\$)	Current Rate (%)	Security Name	Credit Rating	Book Value (\$)	Current Value (\$)
24-Oct-19	24-Oct-24	1827	1,500,000.00	5.3473%	GSB Snr FRN (Oct24) BBSW+1.12%	BBB	1,502,910.00	1,515,852.89
4-Feb-20	4-Feb-25	1827	4,200,000.00	5.4672%	NPBS Snr FRN (Feb25) BBSW+1.12%	BBB	4,183,872.00	4,228,173.74
11-Mar-22	17-Mar-25	1096	4,000,000.00	5.3425%	BEN Snr FRN (Mar25) BBSW+0.98%	BBB+	3,997,640.00	4,014,716.71
16-Aug-22	22-Aug-25	1096	1,200,000.00	5.2958%	SUN Snr FRN (AUG25) BBSW+0.93%	A+	1,200,000.00	1,210,060.34
2-Dec-20	2-Dec-25	1826	3,400,000.00	4.8868%	BEN Snr FRN (Dec25) BBSW+0.52%	BBB+	3,320,984.00	3,385,035.85
9-Dec-20	9-Dec-25	1826	10,000,000.00	4.8402%	MAC Snr FRN (Dec25) BBSW+0.48%	A+	9,776,443.50	9,980,018.43
24-Feb-21	24-Feb-26	1826	2,100,000.00	4.8286%	SUN Snr FRN (Feb26) BBSW+0.45%	A+	2,047,584.00	2,092,643.77
18-Aug-21	24-Aug-26	1826	4,700,000.00	4.7886%	NAB Snr FRN (Aug26) BBSW+0.41%	AA-	4,592,840.00	4,688,510.34
9-Sep-21	15-Sep-26	1826	4,250,000.00	4.8300%	SUN Snr FRN (Sep26) BBSW+0.48%	A+	4,129,002.50	4,209,283.25
21-Sep-21	23-Dec-26	1917	6,000,000.00	4.7751%	CBA Green Snr FRN (Dec26) BBSW+0.41%	AA-	5,850,960.00	5,949,024.74
7-Feb-22	10-Feb-27	1826	1,500,000.00	5.4142%	NPBS Snr FRN (Feb27) BBSW+1.00%	BBB	1,460,115.00	1,487,900.07
9-Nov-22	11-Nov-27	1826	5,000,000.00	5.6486%	WBC Snr FRN (Nov27) BBSW+1.23%	AA-	5,000,000.00	5,078,410.26
			47,850,000.00	5.0557%			47,062,351.00	47,839,030.39



ATTACHMENT 3 - ITEM 2

Hornsby Shire Council  
Investment Holdings Report - December 2023



Total Investments	Face Value (\$)	Current Value (\$)
	285,967,231.72	290,195,116.66



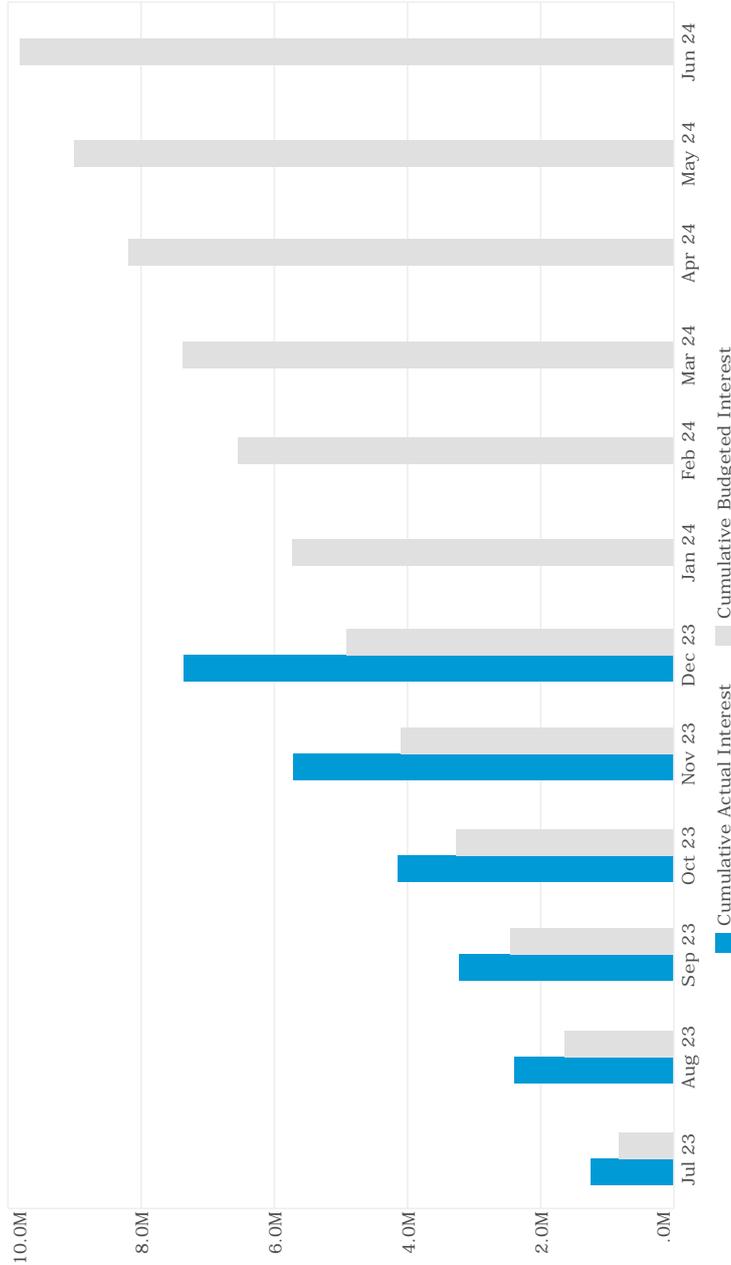
**ATTACHMENT 3 - ITEM 2**



Hornsby Shire Council  
Investment Budget Report - December 2023

Budgeted vs Actual Returns

	Cumulative Actual Income	Cumulative Budgeted Income
July 2023	1,245,394	818,644
August 2023	2,387,201	1,637,288
September 2023	3,219,184	2,455,932
October 2023	4,148,518	3,274,576
November 2023	5,709,231	4,093,220
December 2023	7,363,655	4,911,864
Budget Target		9,823,719



**ATTACHMENT 3 - ITEM 2**

Hornsby Shire Council  
Environmental Commitments Report - December 2023



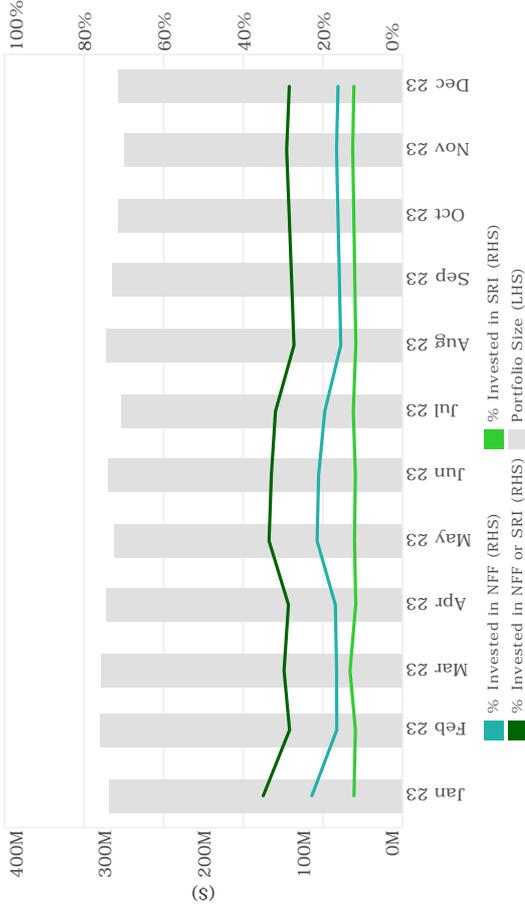
Current Breakdown

Historical Portfolio Exposure to NFF Lending ADIs and SRI's

ADI Lending Status *	Current Month (\$)	Previous Month (\$)
<b>Fossil Fuel Lending ADIs</b>		
AMP Bank	13,817,911	4,793,535
ANZ Group	8,000,000	8,000,000
Bank of Queensland	35,913,303	35,858,408
Commonwealth Bank of Australia	5,000,000	5,000,000
ING Bank Australia	15,000,000	15,000,000
Macquarie Bank	11,555,008	11,549,162
National Australia Bank	12,700,000	15,700,000
Westpac Group	79,419,521	79,395,630
	181,405,744	175,296,735
	63%	63%
<b>Non Fossil Fuel Lending ADIs</b>		
Bendigo and Adelaide Bank	12,607,706	12,589,415
Great Southern Bank	1,500,000	1,500,000
Newcastle Greater Mutual Group	5,700,000	5,700,000
Rabobank Australia	19,000,000	19,000,000
Suncorp Bank	7,550,000	7,550,000
	46,357,706	46,339,415
	16%	17%
<b>Other</b>		
NSW T-Corp (MT)	23,203,781	22,643,056
	23,203,781	22,643,056
	8%	8%
<b>Socially Responsible Investment</b>		
CBA (Green)	6,000,000	6,000,000
Westpac Group (Green TD)	29,000,000	29,000,000
	35,000,000	35,000,000
	12%	13%
	285,967,232	279,279,207

\* source: Marketforces

Percentages may not add up to 100% due to rounding



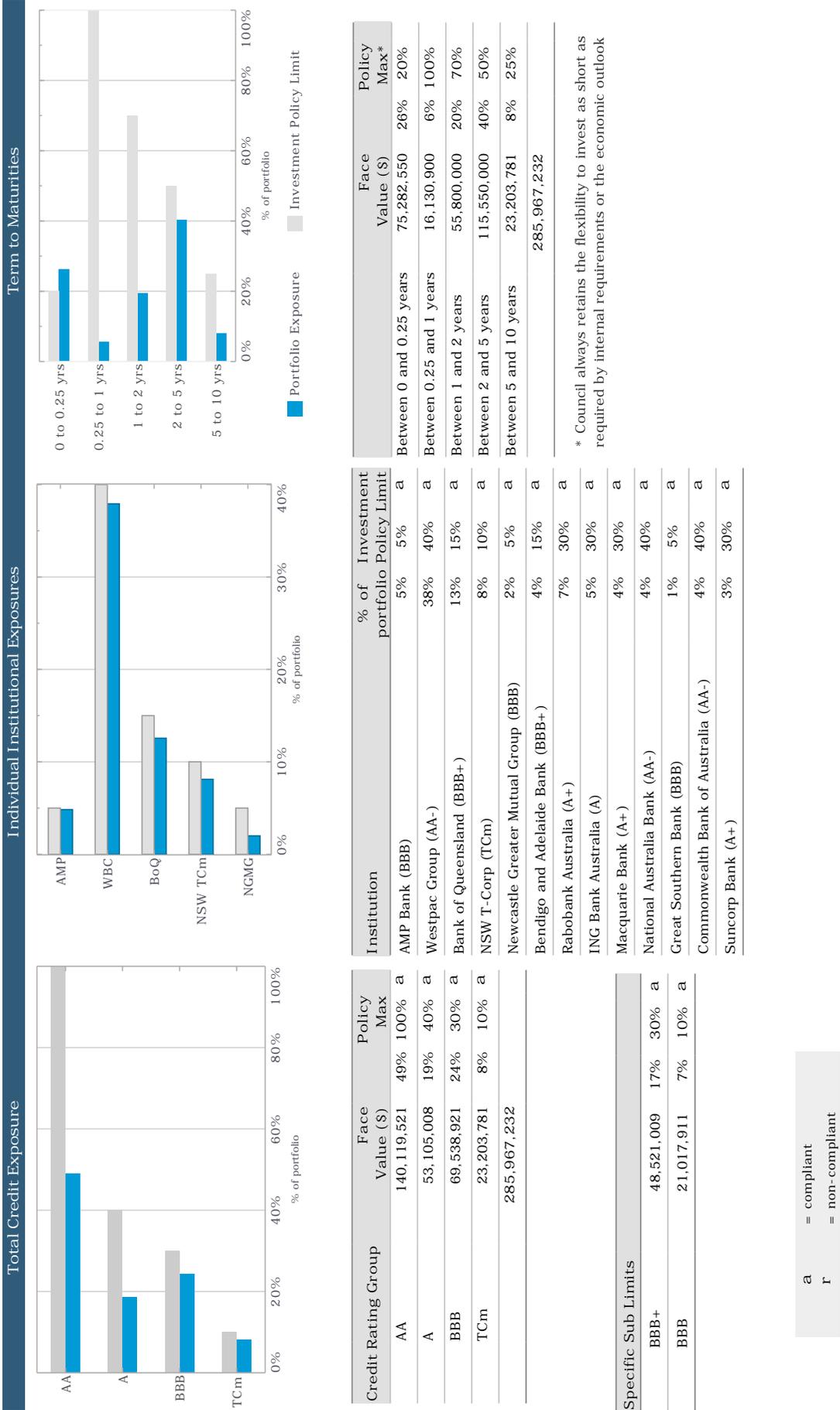
Green Products Summary

	Current Month (\$)	Previous Month (\$)
Bendigo and Adelaide Bank	12,607,706	12,589,415
CBA (Green)	6,000,000	6,000,000
Great Southern Bank	1,500,000	1,500,000
Newcastle Greater Mutual Group	5,700,000	5,700,000
Rabobank Australia	19,000,000	19,000,000
Suncorp Bank	7,550,000	7,550,000
Westpac Group (Green TD)	29,000,000	29,000,000
	81,357,706	81,339,415
	28%	29%
	285,967,232	279,279,207



ATTACHMENT 3 - ITEM 2

Hornsby Shire Council  
Investment Policy Compliance Report - December 2023



ATTACHMENT 3 - ITEM 2

a = compliant  
r = non-compliant

Credit Rating Group	Face Value (\$)	Policy Max	Institution	% of portfolio	% of Investment portfolio Policy Limit
AA	140,119,521	49%	AMP Bank (BBB)	5%	5%
A	53,105,008	19%	Westpac Group (AA-)	38%	40%
BBB	69,538,921	24%	Bank of Queensland (BBB+)	13%	15%
TCm	23,203,781	8%	NSW T-Corp (TCm)	8%	10%
	285,967,232		Newcastle Greater Mutual Group (BBB)	2%	5%
			Bendigo and Adelaide Bank (BBB+)	4%	15%
			Rabobank Australia (A+)	7%	30%
			ING Bank Australia (A)	5%	30%
			Macquarie Bank (A+)	4%	30%
			National Australia Bank (AA-)	4%	40%
			Great Southern Bank (BBB)	1%	5%
			Commonwealth Bank of Australia (AA-)	4%	40%
			Suncorp Bank (A+)	3%	30%

Credit Rating Group	Face Value (\$)	Policy Max
BBB+	48,521,009	17%
BBB	21,017,911	7%

Specific Sub Limits	Face Value (\$)	Policy Max
Between 0 and 0.25 years	75,282,550	26%
Between 0.25 and 1 years	16,130,900	6%
Between 1 and 2 years	55,800,000	20%
Between 2 and 5 years	115,550,000	40%
Between 5 and 10 years	23,203,781	8%
	285,967,232	

\* Council always retains the flexibility to invest as short as required by internal requirements or the economic outlook



**HORNSBY SHIRE COUNCIL SCHEDULE OF BORROWINGS AS AT 31 DECEMBER 2023**

1. LOANS	Lender	Date Drawn	Maturity Date	\$'000 Amount Borrowed	\$'000 01/07/2023 Opening Balance	\$'000 2023/24 YTD Repayments Principal	\$'000 Closing Balance	% Fixed Interest Rate %
None								

2. OPERATING LEASES	Lessor	Date Executed	Expiry date	\$'000 Total Lease Payments	\$'000 01/07/2023 Opening Balance	\$'000 New Leases	\$'000 2023/2024 Repayments YTD	\$'000 Closing Balance
	Vestone Capital Pty Ltd - previously known as Macquarie Equipment Finance (111)	15-Nov-18	15-Aug-23	632	32	-	32	
	Vestone Capital Pty Ltd - previously known as Macquarie Equipment Finance (114)	15-May-19	15-Aug-23	15	1	-	1	
	Vestone Capital Pty Ltd - previously known as Macquarie Equipment Finance (115)	23-Aug-19	15-May-24	119	24	-	12	12
	Vestone Capital Pty Ltd - previously known as Macquarie Equipment Finance (116)	15-Feb-20	15-May-23	14	1	-	1	
	Vestone Capital Pty Ltd - previously known as Macquarie Equipment Finance (118)	15-Aug-22	15-May-26	34	25	-	4	21
	Vestone Capital Pty Ltd - previously known as Macquarie Equipment Finance (119)	15-Nov-22	15-Aug-27	64	54	-	6	48
	Vestone Capital Pty Ltd - previously known as Macquarie Equipment Finance (120)	15-Aug-23	15-Aug-28	31	-	31	3	28
	Vestone Capital Pty Ltd - previously known as Macquarie Equipment Finance (121)	15-Nov-23	15-Nov-28	453	-	453	26	427
	Vestone Capital Pty Ltd - previously known as Macquarie Equipment Finance (122)	15-Nov-23	15-Nov-27	134	-	134	9	126
	*McDonalds - Central Ave Lease	12-Apr-21	11-Apr-24	1538	414	-	265	149
	<b>TOTAL</b>			<b>3,033</b>	<b>550</b>	<b>618</b>	<b>359</b>	<b>810</b>

\*McDonalds lease has been extended to 11 April 24.  
 - Rent for the period of 12 April 2022 to 11 April 2023 is \$42,693.75 including GST per month.  
 - Rent increases to \$44,188.03 including GST per month from 12 April 2023 to 11 April 2024

3. DEBT SERVICE RATIO	Ratio %
Year ended Jun 23	0.17
Year ended Jun 22	0.16
Year ended Jun 21	0.31
Year ended Jun 20	0.61
Year ended Jun 19	0.78

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

**ATTACHMENT/S**

**REPORT NO. CS3/24**

**ITEM 3**

**1. NOMINATION FORM - DEPUTY MAYOR - FEBRUARY  
2024**



## Deputy Mayoral Election – Nomination Form

Hornsby Shire Council Deputy Mayoral Election 2024

to be held on 14 February 2024

We, Councillor .....  
(name in full)

and Councillor .....  
(name in full)

electd members of the Hornsby Shire Council hereby nominate

Councillor .....  
(name in full)

as a candidate at the abovementioned election.

Signed .....

Signed .....

Date ..... day of ..... 2024

I, Councillor .....  
(name in full)

hereby consent to such nomination.

Signed .....

Date ..... day of ..... 2024

**ATTACHMENT 1 - ITEM 3**

**ATTACHMENT/S**

**REPORT NO. PC1/24**

**ITEM 6**

- 1. GATEWAY DETERMINATION**
- 2. PLANNING PROPOSAL - RURAL LANDS STUDY**
- 3. DRAFT HORNSBY DEVELOPMENT CONTROL PLAN  
AMENDMENTS**



Department of Planning and Environment

## Gateway Determination

**Planning proposal (Department Ref: PP-2023-1549):** to amend the Hornsby Local Environmental Plan (LEP) 2013 to revise and improve planning controls and LEP objectives for rural lands to improve the economic viability of agricultural land, minimise rural residential land-use conflicts, and protect the rural landscape and biodiversity.

I, the Director, Metro North at the Department of Planning and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to Hornsby LEP 2013 to support commercial agricultural operations, mitigate rural-residential land-use conflicts, clarify the dual occupancy controls in rural areas, and include lot access-handles in the lot size calculation in rural areas should proceed subject to the following conditions:

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the EP&A Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the EP&A Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 30 June 2024.

1. Prior to community consultation, the planning proposal should be updated to:
  - (a) Remove the proposed amendment to the definition of “roadside stalls” under the Standard Instrument LEP.
  - (b) Amend the ‘Need for the planning proposal’ section to address how the proposed amendment to Clause 4.1 Minimum subdivision lot size will not result in a loss of viable rural land given additional lots could be created and have dwellings located on them.
  - (c) Include an estimate of how many additional homes may result from the changes to clause 4.1.
  - (d) Include discussion of the proposed Clause 4.1 amendment against:
    - i. Objective 10 of the Greater Sydney Region Plan, addressing housing delivery,
    - ii. Planning Priority N5 of the North District Plan, addressing housing supply, choice, and affordability.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
  - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 20 days; and

- (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).

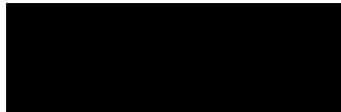
Exhibition must commence within 3 months following the date of the gateway determination.

3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the EP&A Act:
- NSW Department of Primary Industries
  - NSW Rural Fire Service
  - NSW Department of Environment and Heritage

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated Wednesday 30<sup>th</sup> day of August 2023.



**Brendan Metcalfe**  
**Director, North District**  
**Metro Central and North**  
**Department of Planning and Environment**

**Delegate of the Minister for Planning and Public Spaces**

PP-2023-1549 (IRF23/2114)

# Planning Proposal: Rural Lands Study

**ATTACHMENT 2 - ITEM 6**



HORNSBY SHIRE COUNCIL

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 Planning Proposal: Rural Lands Study

HORNSBY SHIRE COUNCIL

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# Introduction

## Background

In June 2022, The *Hornsby Shire Rural Lands Study* (Hornsby RLS) was finalised by Council (Appendix B). The Hornsby RLS is the result of a multi-year, place-based planning project focused on the rural lands of Hornsby Shire as outlined in Figure 1. The Hornsby RLS reviews the planning controls, existing character and land use patterns in the rural lands to provide parameters for future land use planning and set a vision for rural areas. The Hornsby RLS was undertaken within the planning context of the *Greater Sydney Region Plan* (Region Plan) and the *North District Plan* (District Plan), reflecting the relevant strategies and actions of the plans in the planning recommendations.

The vision for Hornsby's rural areas, as outlined in the Hornsby RLS is that:

- *Hornsby Shire's rural area is valued for its unique landscapes, its biodiversity, and the lives it supports.*
- *Primary production in the rural area is protected, and supported by opportunities for value-adding that leverage Hornsby Shire's farming, scenic landscapes, rural amenity and proximity to bushland.*
- *Planning in the rural area manages environmental risk and development constraints*

The vision for rural lands is supported by key principles and recommendations that seek to improve the viability of rural lands, support existing commercial agriculture, avoid land use conflict and protect landscape and biodiversity values.

The Hornsby RLS provided recommendations for the future management of Hornsby's rural areas, with key principles of the recommendations relevant to this planning proposal being:

- *Retain and enhance opportunities for productive land use.*
- *Encourage ancillary land uses that support productive activities related to tourism.*
- *Limit further fragmentation of rural land.*
- *Plan for rural villages as great places that support the rural area.*
- *Manage the interface between urban and rural areas, especially in the southern parts of the rural area near New Line Road and Old Northern Road.*
- *Ensure development respects and enhances identified landscape and biodiversity values across the rural area.*

Council finalised the Hornsby RLS and adopted a two-part implementation plan. This planning proposal relates to Implementation Plan A (Appendix C), which focuses on short term amendments to Council's planning controls that can be immediately implemented.

Concurrent to the completion of the Hornsby RLS, the NSW Government, via the Department of Primary Industries and Department of Planning and Environment have progressed state wide planning reforms related to agritourism. The intent of the reforms is to diversify farming incomes and improve the resilience of rural communities, with a focus on natural disasters such as drought, bushfire and COVID. The agritourism reforms overlapped with, and in some instances implemented, short term recommendations of the Hornsby RLS.

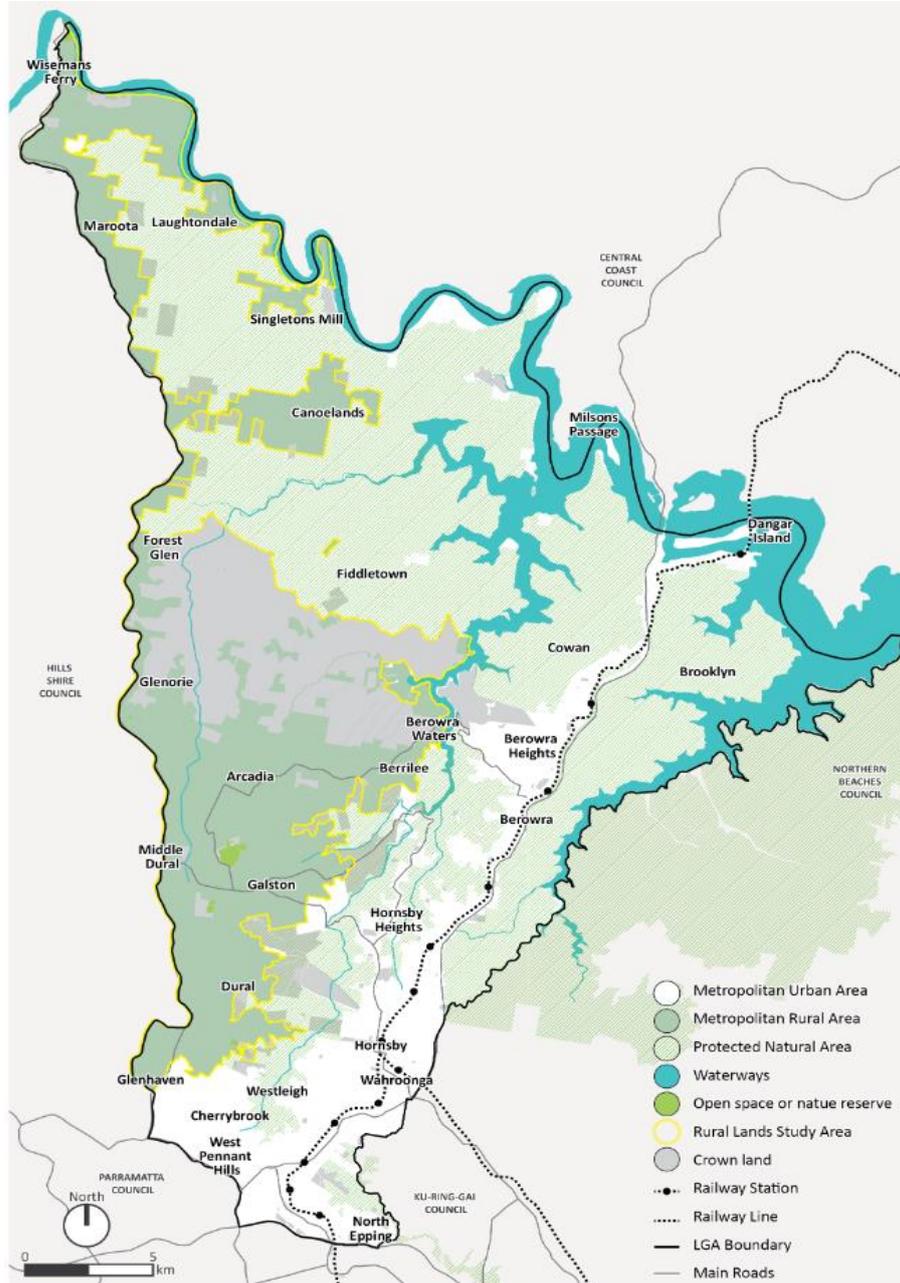
This planning proposal gives effect to the remaining actions within the Hornsby RLS Implementation Plan A and aligns with the strategies and actions of the Region Plan and the District Plan that relate to the rural areas of Hornsby Shire. The planning proposal is consistent with the ongoing agritourism planning reforms and is seeking amendments to the Hornsby Local Environmental Plan 2013 (Hornsby LEP) and the Standard Instrument Principal Local Environmental Plan as detailed in this report.

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Planning Proposal: Rural Lands Study

HORNSBY SHIRE COUNCIL

Figure 1: Study area



**Supporting reports**

- Hornsby Shire Rural Lands Study 2022
- Hornsby Shire Rural Lands Study – Background Report 2022

Planning Proposal: Rural Lands Study

# 1 Objectives or intended outcomes

## Objective

The objective of the planning proposal is to amend the Hornsby LEP to give effect to the short term recommendations of the Hornsby RLS that seek to improve the viability of rural lands, support existing commercial agriculture, avoid land use conflict and clarify and improve existing planning controls.

The short term recommendations of the Hornsby RLS identify five amendments to the Hornsby LEP that would assist in achieving the vision of the study. This planning proposal seeks to progress four of the five Hornsby LEP amendments as outlined in the intended outcomes section below.

The fifth recommended change to the Hornsby LEP sought to allow roadside stalls to sell produce from the local area, rather than being restricted to the property on which they are located or an adjoining property. In pre-exhibition discussions with the Department of Planning and Environment the proposed change to roadside stalls was identified to have a potential for state wide application. The Department of Planning and Environment identified a preference that the merits of a change to roadside stalls be considered as part of a future state wide agritourism or Standard Instrument LEP review. As such, this planning proposal does not seek to implement the recommended changes to roadside stalls arising from the Hornsby RLS.

The intended outcomes of the planning proposal, with respect to the remaining four Hornsby LEP amendments are discussed below.

## Intended Outcomes

- To protect primary production within the Metropolitan Rural Area of Hornsby Shire by amending the objectives of the RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots and C3 – Environmental Management zones in the Hornsby LEP to reflect the intent of the zones to support value-adding activities for agriculture.
- To minimise land use conflict in rural areas by including the optional Standard Instrument Principal Local Environmental Plan Clause 5.16 into the Hornsby LEP.
- To clarify existing controls for attached dual occupancies under Clause 6.9 of the Hornsby LEP to ensure that planning controls for this land use are widely understood by the public.
- To remove planning controls restricting the subdivision of rural allotments with access handles by allowing the area of an access handle to be counted in the minimum lot size calculation.

## 2 Explanation of the provisions

### 2.1 Overview

This planning proposal incorporates four amendments to the Hornsby LEP intended to enhance the viability of commercial farms whilst avoiding land use conflict and protecting rural scenic character:

- **Amendment 1:** Amend Hornsby LEP RU1 Primary Production, RU2 Rural Landscape RU4 Primary Production and C3 Environmental Management zone objectives to reflect the intent of the zones to support value adding activities for agriculture.
- **Amendment 2:** Include optional Standard Instrument Clause 5.16 into the Hornsby LEP to require consideration of land use conflicts.
- **Amendment 3:** Amend the wording of Hornsby LEP Clause 6.9 to clarify existing controls for attached dual occupancies.
- **Amendment 4:** Amend the requirements for lot size calculation in Hornsby LEP Clause 4.1 so that access handles are included in lot size calculations in rural areas.

### 2.2 The Provisions Explained

The proposed amendments are discussed below.

**Amendment 1: Amend zone objectives of RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots and C3 Environmental Management in Hornsby LEP to reflect the intent of the zones to support value adding activities for agriculture.**

The Hornsby LEP includes bespoke objectives for its RU1 Primary Production, RU2 Rural Landscape and RU4 Primary Production Small lots zones, in addition to the standard objectives included in the Standard Instrument. The Hornsby RLS recommends amending one of the bespoke objectives to support the agricultural and tourism industries in rural zones.

In addition to the above zones, on 14 December 2022, Council resolved to include the C3 Environmental Management zone as a zone in which farm experience premises and farm gate premises are permitted with development consent. This amendment to the Hornsby LEP was enacted on 18 August 2023 as part of state wide agritourism reforms.

The C3 Environmental Management zone, while applied to Hornsby's rural areas, does not currently have objectives that would support agritourism and accommodation type land uses. A new objective is proposed to be added to the C3 Environmental Management Zone that reflects the intent of the zone to allow low impact agritourism and tourist and visitor accommodation development that is compatible with the environmental values of the zone

Potential wording for the amended and additional zone objectives is presented in the table below. The objectives have been developed based on the recommendations of the Hornsby RLS and existing zone objectives implemented by other Sydney Metropolitan and rural councils, including councils within the Metropolitan Rural Area.

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Table 1: Comparison of existing and proposed zone amendments.

Existing Objectives RU1 Primary Production	Proposed objectives
<ul style="list-style-type: none"> <li>» To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</li> <li>» To encourage diversity in primary industry enterprises and systems appropriate for the area.</li> <li>» To minimise the fragmentation and alienation of resource lands.</li> <li>» To minimise conflict between land uses within this zone and land uses within adjoining zones.</li> <li>» <b>To encourage land uses that support primary production, including low-scale and low-intensity tourist and visitor accommodation and the provision of farm produce direct to the public.</b></li> <li>» To ensure that development does not unreasonably increase the demand for public infrastructure, services or facilities.</li> </ul>	<ul style="list-style-type: none"> <li>» To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</li> <li>» To encourage diversity in primary industry enterprises and systems appropriate for the area.</li> <li>» To minimise the fragmentation and alienation of resource lands.</li> <li>» To minimise conflict between land uses within this zone and land uses within adjoining zones.</li> <li>» <b>To encourage agritourism and tourist and visitor accommodation land uses that support agricultural industries and align with the rural character of the area.</b></li> <li>» To ensure that development does not unreasonably increase the demand for public infrastructure, services or facilities.</li> </ul>
RU2 Rural Landscape – Existing Objectives	Proposed objectives
<ul style="list-style-type: none"> <li>» To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</li> <li>» To maintain the rural landscape character of the land.</li> <li>» To provide for a range of compatible land uses, including extensive agriculture.</li> <li>» <b>To encourage land uses that support primary industry, including low-scale and low-intensity tourist and visitor accommodation and the provision of farm produce direct to the public.</b></li> <li>» To ensure that development does not unreasonably increase the demand for public infrastructure, services or facilities.</li> </ul>	<ul style="list-style-type: none"> <li>» To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</li> <li>» To maintain the rural landscape character of the land.</li> <li>» To provide for a range of compatible land uses, including extensive agriculture.</li> <li>» <b>To encourage agritourism and tourist and visitor accommodation land uses that support agricultural industries and align with the rural character of the area.</b></li> <li>» To ensure that development does not unreasonably increase the demand for public infrastructure, services or facilities.</li> </ul>
RU4 Primary Production Small Lots – Existing Objectives	Proposed Objectives
<ul style="list-style-type: none"> <li>» To enable sustainable primary industry and other compatible land uses.</li> <li>» To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.</li> <li>» To minimise conflict between land uses within this zone and land uses within adjoining zones.</li> <li>» <b>To encourage land uses that support primary production, including low-scale and low-intensity tourist and visitor accommodation and the provision of farm produce direct to the public.</b></li> <li>» To ensure that development does not unreasonably increase the demand for public infrastructure, services or facilities.</li> </ul>	<ul style="list-style-type: none"> <li>» To enable sustainable primary industry and other compatible land uses.</li> <li>» To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.</li> <li>» To minimise conflict between land uses within this zone and land uses within adjoining zones.</li> <li>» <b>To encourage agritourism and tourist and visitor accommodation land uses that support agricultural industries and align with the rural character of the area.</b></li> <li>» To ensure that development does not unreasonably increase the demand for public infrastructure, services or facilities.</li> </ul>

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C3 Environmental Objectives – Existing Objectives	Proposed Objectives
<ul style="list-style-type: none"> <li>» To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.</li> <li>» To provide for a limited range of development that does not have an adverse effect on those values.</li> <li>» To protect the natural environment of steep lands and floodplains within the catchment of the Hawkesbury River.</li> </ul>	<ul style="list-style-type: none"> <li>» To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.</li> <li>» To provide for a limited range of development that does not have an adverse effect on those values.</li> <li>» <b>To enable low impact agritourism and tourist and visitor accommodation development that is compatible with the environmental values of the zone.</b></li> <li>» To protect the natural environment of steep lands and floodplains within the catchment of the Hawkesbury River.</li> </ul>

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**Amendment 2: Include optional SI LEP Clause 5.16 into the Hornsby LEP to require consideration of land use conflicts.**

The Hornsby RLS identified land use conflict as a major concern in Hornsby Shire's rural areas. Smaller average allotment sizes and high land values in the metropolitan rural area more readily support the use of land for non-agricultural "rural residential" or "hobby farm" uses. This trend complicates the ongoing operation of commercial farms, as it places more sensitive residential receivers near existing farming operations.

The Hornsby RLS recommends that development and rural settlement in rural areas should be sited and designed so it does not interfere with legitimate and routine land uses on adjoining lands.

The Standard Instrument contains the optional Clause 5.16 "Subdivision of, or dwellings on, land in certain rural, residential or conservation zones", extracted below. The insertion of Standard Instrument Clause 5.16 into the Hornsby LEP would require development assessments for the subdivision of land or the erection of a dwelling to consider the avoidance of land use conflict, achieving the intent of the Hornsby RLS recommendation. Standard Instrument Section 5.16 states (as relevant for this planning proposal):

**5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones**

*(1) The objective of this clause is to minimise potential land use conflict between existing and proposed development on land in the rural, residential or conservation zones concerned (particularly between residential land uses and other rural land uses).*

*(2) This clause applies to land in the following zones—*

- (a) Zone RU1 Primary Production,*
- (b) Zone RU2 Rural Landscape,*
- (c) Zone RU4 Primary Production Small Lots,*
- (d) Zone C3 Environmental Management*

*(3) A consent authority must take into account the matters specified in subclause (4) in determining whether to grant development consent to development on land to which this clause applies for either of the following purposes—*

- (a) subdivision of land proposed to be used for the purposes of a dwelling,*
- (b) erection of a dwelling.*

*(4) The following matters are to be taken into account—*

- (a) the existing uses and approved uses of land in the vicinity of the development,*
- (b) whether or not the development is likely to have a significant impact on land uses that, in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development,*
- (c) whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b),*
- (d) any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c).*

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**Amendment 3: Amend Hornsby LEP Clause 6.9 to clarify controls for attached dual occupancies.**

Hornsby LEP Clause 6.9 seeks to minimise unplanned rural residential development and limit the gross floor area of dual occupancies (attached) to ensure rural residential development maintains rural character.

The existing wording of the clause has the potential to be misinterpreted as prohibiting a development where both dwellings in an attached dual occupancy arrangement are greater than 200m<sup>2</sup>. This misinterpretation has the potential to result in underutilisation of rural zones.

An amendment to Hornsby LEP Clause 6.9 is sought to provide greater clarity on the controls relating to the maximum permissible gross floor area for dual occupancies (attached) on land zoned RU1 Primary Production, RU2 Rural Landscape and RU4 Primary Production Small Lots.

Potential wording for the amendment is provided in **Table 2** below. The proposed amendment does not seek to alter the restriction that at least one of the dual occupancy dwellings must be no more than 200m<sup>2</sup>.

**Table 2: Hornsby LEP Clause 6.9 (existing and proposed)**

Hornsby LEP Clause 6.9 (Existing)	Hornsby LEP Clause 6.9 (Proposed - example only)
<p>6.9 Dual occupancies (attached) on land in certain rural zones</p> <p><i>(1) The objectives of this clause are—</i></p> <p><i>(a) to minimise unplanned rural residential development, and</i></p> <p><i>(b) to limit the gross floor area of dual occupancies (attached) to ensure rural residential development maintains rural character.</i></p> <p><i>(2) This clause applies to land in the following zones—</i></p> <p><i>(a) Zone RU1 Primary Production,</i></p> <p><i>(b) Zone RU2 Rural Landscape,</i></p> <p><i>(c) Zone RU4 Primary Production Small Lots.</i></p> <p><b><i>(3) Development consent must not be granted to development for the purposes of a dual occupancy (attached) on land to which this clause applies if—</i></b></p> <p><i>(a) the land is a lot that is less than the minimum lot size shown on the Lot Size Map in relation to that land, or</i></p> <p><i>(b) the gross floor area of each of the dwellings is more than 200 square metres.</i></p>	<p>6.9 Dual occupancies (attached) on land in certain rural zones</p> <p><i>(1) The objectives of this clause are—</i></p> <p><i>(a) to minimise unplanned rural residential development, and</i></p> <p><i>(b) to limit the gross floor area of dual occupancies (attached) to ensure rural residential development maintains rural character.</i></p> <p><i>(2) This clause applies to land in the following zones—</i></p> <p><i>(a) Zone RU1 Primary Production,</i></p> <p><i>(b) Zone RU2 Rural Landscape,</i></p> <p><i>(c) Zone RU4 Primary Production Small Lots.</i></p> <p><b><i>(3) Development consent must not be granted to development for the purposes of a dual occupancy (attached) on land to which this clause applies if the land is a lot that is less than the minimum lot size shown on the Lot Size Map in relation to that land.</i></b></p> <p><b><i>(4) Development consent must not be granted to development for the purposes of a dual occupancy (attached) on land to which this clause applies unless the gross floor area of at least one of the dwellings is less than 200 square metres.</i></b></p>

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**Amendment 4: Amend requirements for lot size calculation in Clause 4.1 of the Hornsby LEP so that access handles are included in lot size calculations in rural areas.**

Hornsby LEP Clause 4.1 requires that area of an 'access handle' for battle-axe or similar lots be excluded for the purpose of calculating lot size in a proposal for subdivision. While the exclusion is appropriate in urban areas, subdivision proposals in rural areas involve large lots with the area of a driveway being substantial.

The Hornsby RLS recommends that access handles be included in lot size calculation as it would not compromise rural landscape character. The intent of the recommendation is to provide a predictable planning pathway for subdivision for lots that reflect the surrounding subdivision pattern and are otherwise only limited by access handle requirements.

Access handles in rural areas would occupy a relatively small percentage of site frontages compared to urban zones with minor streetscape impacts. They would have negligible impact on lot pattern or character of rural areas, as the space that they occupy is generally linear. Vegetative screening, required as per part 2.1.5 of Hornsby DCP, would also mitigate impacts.

An amendment is proposed to Hornsby LEP Clause 4.1 to exclude the application of Clause 3A to any land zoned RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots or C3 Environmental Management. Council has identified 19 sites in the rural area that may be able to subdivide (subject to other constraints) if access handles are included in lot size as proposed under this amendment.

Amending the Hornsby LEP in this manner would represent the most straightforward method of achieving the desired change.

Alternative options have been considered and are discussed below. Due to their unintended consequences, they are not proposed methods for implementation of the objective.

Alternative 1 – Reduce minimum lot sizes across rural zones

The intent of this amendment is to preserve existing lot size across the rural area whilst providing a subdivision pathway for a small number of allotments that may otherwise be meritorious except for the fact that they are undersized by access handles. The Hornsby RLS identifies that existing minimum allotment sizes should be maintained across the rural area, to preserve rural character, subdivision pattern, rural amenity and opportunities for commercial farming.

Reducing minimum lot size requirements for rural areas would be inconsistent with this intent as:

- The Hornsby RLS identifies that existing minimum allotment sizes should be maintained across the rural area, to preserve rural character, subdivision pattern, rural amenity and opportunities for commercial farming.
- Reducing minimum lot sizes would not solve the issue of access handles in rural areas occupying a proportionally large amount of site area. Access handles would continue to occupy a larger site area compared to urban zones and consequently, decreasing minimum lot size would transfer the existing problem to smaller allotments.

Widespread changes to minimum lot sizes are therefore considered to be an ineffective solution, whilst introducing significant risk of unintended consequences from sweeping changes to lot sizes.

Alternative 2 – Rely on Clause 4.6 variations

As outlined above, the intent of the Hornsby RLS is to provide a subdivision pathway for a small number of allotments that may otherwise be meritorious except for the fact that they are undersized by access handles. Relying upon Clause 4.6 variation requests would be inconsistent with the intent of the Hornsby RLS as:

- The Hornsby RLS has identified that including access handles in site calculation is a change that has merit across all rural landscape areas, thus establishing the merit for changing the existing controls. Requiring applicants to further demonstrate site specific merit at development application stage is unnecessarily onerous.
- It is not considered to be a good planning outcome to rely on Clause 4.6 to implement the recommendations of the Hornsby RLS as it may have unintended consequences. Relying on Clause 4.6

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to implement the recommendations of the study would likely undermine the objectives of Clause 4.1 or expose Council to contentions that granting consent to undersized subdivisions has virtually abandoned or destroyed the development standard.

Relying on Clause 4.6 variations to implement the recommendations of the Hornsby RLS is therefore considered to be a sub-optimal approach with significant risk of unintended consequences that undermine existing planning controls.

An example of how the preferred amendment to Clause 4.1 may be implemented is outlined in the table below, however it is anticipated that the exact wording would be determined with DPE.

Table 3: Hornsby LEP Clause 4.1 (existing and proposed)

Hornsby LEP Clause 4.1 (Existing)	Hornsby LEP Clause 4.1 (Proposed – example only)
<p><b>4.1 Minimum subdivision lot size</b></p> <p>(1) The objectives of this clause are as follows—</p> <p>(a) to provide for the subdivision of land at a density that is appropriate for the site constraints, development potential and infrastructure capacity of the land,</p> <p>(b) to ensure that lots are of a sufficient size to accommodate development.</p> <p>(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.</p> <p>(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.</p> <p>(3A) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle is not to be included in calculating the lot size.</p> <p>(4) This clause does not apply in relation to the subdivision of any land—</p> <p>(a) by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or</p> <p>(b) by any kind of subdivision under the Community Land Development Act 2021.</p>	<p><b>4.1 Minimum subdivision lot size</b></p> <p>(1) The objectives of this clause are as follows—</p> <p>(a) to provide for the subdivision of land at a density that is appropriate for the site constraints, development potential and infrastructure capacity of the land,</p> <p>(b) to ensure that lots are of a sufficient size to accommodate development.</p> <p>(2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.</p> <p>(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.</p> <p><b>(3A) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle is not to be included in calculating the lot size unless the allotment is zoned RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots or C3 Environmental Management.</b></p> <p>(4) This clause does not apply in relation to the subdivision of any land—</p> <p>(a) by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or</p> <p>(b) by any kind of subdivision under the Community Land Development Act 2021.</p>

## 3 Justification

This section of the planning proposal provides the rationale for the proposed amendments and responds to the questions set out in the *Local Environmental Plan Making Guideline* (September 2022).

### 3.1 Section A: Need for the planning proposal

#### Is the planning proposal a result of an endorsed LSPS, strategic study or report?

Yes, the planning proposal is a result of the *Hornsby Local Strategic Planning Statement* (Hornsby LSPS) and the finalised Hornsby RLS as discussed below.

#### Hornsby LSPS

The Hornsby LSPS (endorsed March 2020) is the 20 year vision for land use; the special character and values that are to be preserved; shared community values; and how Hornsby Shire Council will manage growth and change. It includes priorities and actions to enable the delivery of that vision.

Priority SP8 of the LSPS seeks to *maintain and enhance the environmental, economic and scenic values of the Metropolitan Rural Areas of Hornsby*. Priority SP8 contains action SA11 which is to finalise the Hornsby Rural Lands Study.

The planning proposal is consistent with priority SP8 of the LSPS as it seeks to enhance the economic value of the Metropolitan rural area in a way that does not degrade the environmental, economic or scenic values of the area.

Further, the planning proposal seeks to implement the RLS, which is consistent with the intent of action SA11.

#### Hornsby RLS

The Hornsby RLS (finalised May 2022) takes a place-based approach to rural lands planning, dividing the rural lands of Hornsby Shire into 13 landscape areas with shared characteristics, such as landform, vegetation and land uses. The Hornsby RLS was extensively researched, exhibited and developed in consultation with the Hornsby community, including those that live and work in Hornsby Shire's rural areas.

This place-based approach is supported by Region Plan Objective 29 which states that place-based approaches for landscape units within the Metropolitan Rural Area will help manage its environmental, social and economic values and maximise the productive use of land. The Hornsby RLS further addresses the applicable actions of the District Plan to limit urban development in rural areas and undertake place-based planning to deliver targeted environmental, social and economic outcomes, as discussed in Section B of this report.

This planning proposal seeks to give effect to Hornsby RLS Implementation Plan A which prioritises shorter term recommendations of the Hornsby RLS. The amendments sought under this planning proposal assist in achieving the Hornsby RLS vision.

Amendment 1 seeks to update rural zone objectives to reflect the intent of the zones to support value adding activities for agriculture. This includes primary production activities as well as opportunities for value adding ancillary land uses via agritourism operations. This change seeks to improve the viability and flexibility of commercial farming operations across the rural area.

Amendments 2 seeks to minimise a potential barrier to the continued or new use of rural zoned land for primary production by placing the onus for avoiding land use conflict on subdivision or dwelling applications. Land use conflict was identified as a driving factor in the loss of primary production activity across the metropolitan rural area of Sydney in the Hornsby RLS. The introduction of Standard Instrument Clause 5.16 will directly assist in reducing instances of land use conflict.

Amendment 3 provides clarification for existing planning controls with the aim of improving uptake of attached dual occupancy development in rural areas. Attached dual occupancy development has been permissible in rural zones since 2016, however very little of this housing typology has been approved, with secondary dwellings

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being a more popular development option. Attached dual occupancy development has the advantage that two dwellings can be built in a smaller development footprint or on the same section of a rural zoned property. This leaves the rest of the property available for primary producing and / or reduces environmental impact such as tree loss or landform modification.

Amendment 4 assists in achieving the vision of the Hornsby RLS by supporting opportunities for efficient use of rural lands. The amendment would assist the subdivision of a small number of allotments which would otherwise be suitable for except for the fact that the area of an access handle is unable to be included in lot size calculation. The proposed change would result in a theoretical maximum of 19 properties across the targeted zones being available to subdivide. However, this theoretical maximum number may be less in practice as some properties would be unable to subdivide due to other environmental constraints.

The Hornsby RLS identified that this amendment to the Hornsby LEP would be a straightforward change that would add value to the rural area and diversify land use without impacting rural character, landscaping settings or primary production business. Additionally, it does not change the permissible density or minimum lot size for any rural zone and would not result in a loss of any viable rural land.

The change would lead to a small potential population increase with 19 additional dwellings across the rural area. This small population change would support the viability of rural villages and the primary production industry, albeit to a minor extent when compared with the existing population of the area.

**Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

A planning proposal is the best means of achieving the objectives of the Hornsby RLS.

This planning proposal would achieve the recommendations of the Hornsby RLS and associated implementation plan, assisting in supporting agricultural industry in the rural area. The planning proposal seeks to introduce controls to minimise land use conflict impacts, amend the objectives of the rural zones to better support the agricultural use of land and provide clarity in the assessment of dual occupancy residential development. These amendments would not restrict other types of development in the rural zone or impact existing environmental protections.

Amending the Hornsby LEP would provide a greater level of certainty for the community and commercial agricultural operators as to the future of the rural area.

This planning proposal would be supported by complementary amendments to the Hornsby Development Control Plan 2013 (Hornsby DCP) however the intent of this proposal could not be achieved by Hornsby DCP amendments alone.

### 3.2 Section B: Relationship to the strategic planning framework

#### Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

An assessment of the planning proposal against the relevant objectives of the Region Plan and the planning priorities of the District Plan is provided below:

Table 4: Greater Sydney Regional Plan Review

Metropolis of Three Cities Objective	Strategy	Response
<b>Objective 10</b> Greater housing supply	Action 3: Councils to prepare local or district housing strategies that respond to the principles for housing strategies and housing targets published in the District Plans.	<p>Hornsby’s Local Housing Strategy 2020, endorsed by DPE on 13 May 2021, identifies Council’s priorities for delivery of a diverse range of housing across the Shire.</p> <p>The LHS prioritises the delivery of housing stock as infill development in the urbanised portions of the Shire, with Section 2.4 and Objective 3 identifying that a Rural Lands Study would identify how, if any, additional housing should be provided in the Shire’s rural areas.</p> <p>Amendment 4 would provide a clear planning pathway for the delivery of small amount of additional rural housing that reflects the existing subdivision pattern and character of the local area. This would be complemented by Amendment 2, which would mitigate land use conflict between rural industries and dwellings.</p>
<b>Objective 28</b> Scenic and cultural landscapes are protected	28.1 Identify and protect scenic cultural landscapes 28.2 Enhance and protect views of scenic and cultural landscapes from the public realm	<p>The planning proposal would offer additional support to continue the use of traditional agricultural enterprise within the Metropolitan Rural Area of Hornsby Shire, protecting the scenic and cultural landscapes of the area.</p> <p>The planning proposal is the result of the Hornsby RLS, which identified scenic cultural landscapes within the rural area and proposed planning strategies for the protection of these areas. The planning proposal would therefore be consistent with regional plan strategies 28.1 and 28.2.</p>
<b>Objective 29</b> Environmental, social and economic values in rural areas	29.1 Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes.	<p>The planning proposal would support the economic viability of the metropolitan rural area by supporting commercial farms to diversify income streams.</p>

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Metropolis of Three Cities Objective	Strategy	Response
are protected and enhanced	29.2 Limit urban development to within the Urban Area, except for the investigation areas at Horsley Park, Orchard Hills, and east of The Northern Road, Luddenham.	The planning proposal would assist rural villages by promoting recreation and tourism in surrounding areas. The planning proposal directly assists in realising Strategy 29.1 to maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes. Further the planning proposal does not propose any expansion to urban development in the rural area in accordance with Strategy 29.2.

Table 5: North District Plan Review

Planning Priority	Applicable Actions	Response
<p><b>Planning Priority N5</b> Provide housing supply, choice and adorability, with access to jobs, services and public transport.</p>	<p>17. Prepare local or district housing strategies that address the following: ... d. the housing strategy requirements outlined in Objective 10 of A Metropolis of Three Cities that include: i. creating capacity for more housing in the right locations ii. supporting planning and delivery of growth areas and planned precincts as relevant to each local government area iii. supporting investigation of opportunities for alignment with investment in regional and district infrastructure iv. supporting the role of centres.</p>	<p>Hornsby's Local Housing Strategy 2020, endorsed by DPE 13 May 2021, identifies Council's priorities for delivery of a diverse range of housing across the Shire.</p> <p>The LHS prioritises the delivery of housing stock as infill development in the urbanised portions of the Shire, with Section 2.4 and Objective 3 identifying that a Rural Lands Study would identify how, if any, additional housing should be provided in the Shire's rural areas.</p> <p>The Hornsby RLS does not seek to increase urban development within the rural area of Hornsby Shire as this is inconsistent with the vision of the study and the values of the metropolitan rural area outlined in the North District Plan. The Hornsby RLS also did not recommend any changes to existing non-urban housing types permissible across the rural area.</p> <p>The minor changes sought by this planning proposal that relate to housing seek to reduce land use conflict across the rural area and clarify existing planning controls for dual occupancy development. These changes may assist in delivering housing diversity by providing more certainty regarding dual occupancy controls and reducing land use conflict.</p> <p>Amendment Four of the planning proposal may lead to an additional 19 dwellings across the rural area, which may assist in achieving the intent of Planning Priority N5 to provide diversified housing options.</p>

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Planning Priority	Applicable Actions	Response
<p><b>Planning Priority N13</b> Supporting growth of targeted industry sectors</p>	<p>55. When preparing plans for tourism and visitation, consider:</p> <ul style="list-style-type: none"> <li>a. encouraging the development of a range of well-designed and located facilities.</li> <li>b. enhancing the amenity, vibrancy and safety of centres and township precincts</li> <li>c. supporting the development of places for artistic and cultural activities.</li> <li>d. improving public facilities and access</li> <li>e. protecting heritage and biodiversity to enhance cultural and eco-tourism</li> <li>f. supporting appropriate growth of the night-time economy</li> <li>g. developing industry skills critical to growing the visitor economy.</li> <li>h. incorporating transport planning to serve the transport access needs of tourists</li> </ul> <p>56. Protect and support agricultural production and mineral resources (in particular, construction materials) by preventing inappropriately dispersed urban activities in rural areas.</p> <p>57. Provide a regulatory environment that enables economic opportunities created by changing technologies</p> <p>58. Consider opportunities to implement place-based initiatives to attract more visitors, improve visitor experiences and ensure connections to transport at key tourist attractions</p> <p>59. Consider opportunities to enhance the tourist and visitor economy in the District, including a coordinated approach to tourism activities, events and accommodation.</p>	<p>However the intent of Amendment 4 is to preserve existing lot size across the rural area whilst providing a subdivision pathway for a small number of allotments that may otherwise be meritorious except for the fact that they are undersized by access handles. Any additional non-urban infill housing that may arise from this change would be secondary to the intent stated above.</p> <p>The planning proposal would assist in leveraging the natural assets and landscape character of the rural areas via low impact tourist oriented ancillary uses on commercial farms. The amendments proposed under this Planning Proposal are aimed at supporting the viability of the agricultural industry by promoting diversified income streams and protecting productive commercial activity from land use conflict arising from non-productive rural-residential uses.</p> <p>The Hornsby RLS identified that expanding low impact agritourism opportunities assists in enhancing the vibrancy of rural villages and regions in a manner that is considerate of the existing rural character, without overwhelming public infrastructure. Further, providing tourist opportunities linked to agriculture assists in reinforcing the sense of place for rural landscapes and villages. The planning proposal is therefore considered to be consistent with Actions 55, 58 and 59.</p> <p>By providing support to diversified land uses on existing commercial farms, the planning proposal aims to create a better regulatory environment for the agricultural industry where traditionally, land use pressures and competition by less constrained rural areas have prevented growth and sustainment of agricultural activities. Further, the introduction of Clause 5.16 would elevate the importance of land use conflict considerations and assist in preventing residential oriented development in proximity to existing agricultural uses. The planning proposal is therefore considered to be consistent with Action 56 and 57.</p>
<p><b>Planning Priority N17</b> Protecting and enhancing scenic</p>	<p>67. Identify and protect scenic and cultural landscapes</p>	<p>The planning proposal supports the Metropolitan Rural Area by supporting the viability of commercial farming operations, protecting rural landscapes and historic locations such as Glenorie and Arcadia.</p>

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Planning Priority	Applicable Actions	Response
and cultural landscapes	68. Enhance and protect views of scenic and cultural landscapes from the public realm	The Hornsby RLS identified scenic and cultural landscapes within the rural area (Action 67) and this planning proposal will assist to maintain and protect the scenic qualities of rural lands from the public realm (Action 68).
<b>Planning Priority N18</b> Better Managing Rural Areas	69. Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes. 70. Limit urban development to within the Urban Area	The planning proposal will deliver targeted economic outcomes arising from the place-based planning approach outlined in the Hornsby RLS, which is consistent with Action 69 of Planning Priority N18.  Supporting the economic viability of agriculture in the metropolitan rural area will provide positive societal benefit by supporting employment opportunities and the economic viability of rural villages. The economic benefits proposed under this planning proposal do not come at the expense of the environment or the rural scenic character of Hornsby's diverse rural landscapes.  The planning proposal would limit further development in the metropolitan rural area to that envisioned by the overarching minimum lot size. Such subdivision would be reflective of the existing subdivision pattern and character of the surrounding area.

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**Is the planning proposal consistent with a Council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?**

Yes, the planning proposal is consistent with the Hornsby LSPS and the Hornsby RLS as discussed below.

Hornsby LSPS

Key Priority No. 7 of the Hornsby LSPS seeks to protect and enhance the environmental value and economic productivity of the Metropolitan Rural Lands in the Shire. The rural lands of Hornsby contain a mixture of productive agricultural land, extractive industries, rural residential development, rural villages, scenic rural landscapes, native vegetation and biodiversity corridors. They play a critical role for Hornsby's environment and local economy through the expansive natural areas, and diversity of land uses.

This planning proposal seeks to support the economic productivity of the Metropolitan Rural Lands of Hornsby, whilst minimising land use conflicts and maintaining existing environmental protections. The planning proposal is therefore consistent with Key Priority No 7 of the LSPS.

Hornsby Rural Lands Study

The Hornsby RLS was finalised in accordance with Strategic Action 11 of the LSPS. The Hornsby RLS outlines the vision for the rural areas and includes:

- Strategies to promote the retention of the Metropolitan Rural Area as a key part of Hornsby and the Greater Sydney Region;
- Analysis and consideration of drivers of change in agricultural and rural areas;
- A vision for Hornsby Shire's rural area;
- Principles for better managing rural areas in Hornsby Shire; and
- Recommendations for changes to planning controls to implement the findings of the Hornsby RLS.

The Hornsby RLS identified that the Metropolitan Rural Areas of Hornsby are facing significant pressures on traditional rural use of land. The proximity to Sydney's urban fringe is a major determinant of land values, which makes the expansion of commercial agricultural production prohibitively expensive. Rural lands around Sydney are primarily in demand as rural lifestyle properties, with less and less commercial and agricultural activity occurring. This change is driving land use conflict and pressure to subdivide rural areas to increase rural lifestyle opportunities. Traditional commercial farming enterprise in the rural area of Hornsby Shire is challenged by high land values, increasing land use conflict and competition from other regions of NSW where land and water is cheaper and more readily available, which offers regional farmers opportunities to scale up commercial agriculture operations.

The proximity to Sydney's urban population also presents opportunities for value adding activities to diversify the income base of commercial farms through tourism and farm related experiences, providing locally relevant alternatives to rural lifestyle land uses. The Hornsby RLS identifies the challenges and opportunities for Hornsby's Metropolitan Rural Area, providing principles and recommendations for managing rural lands into the future. The Hornsby RLS will inform amendments to future versions of the LSPS and informs changes to Council's LEP and the HDCP.

This planning proposal seeks to implement the short-term recommendations of the Hornsby RLS. The short-term recommendations are fully formed actions that have been researched, publicly exhibited and ultimately recommended for implementation during the course of the Hornsby RLS strategic planning study.

**Is the planning proposal consistent with any other applicable State and regional studies or strategies?**

The *Planning for Agriculture in Rural Land Use Strategies* guidelines were released by the Department of Primary Industries in July 2022. While the RLS was prepared prior to the publication of the guidelines, it responds to the objectives and provides a comprehensive strategic foundation for the planning proposal.

The objectives of the guidelines are:

- To ensure that the needs of agriculture are considered in the strategic planning process;

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- To ensure that opportunities for the growth of agricultural industries are considered through the strategic planning framework; and
- To ensure the strategic planning process gives careful consideration to land uses in rural areas that are incompatible with agriculture.

As noted in this report, the Hornsby RLS identified a need to support the agricultural industry via the diversification of income streams, regulatory and legislative support, and improved protections against land use conflict.

While the Hornsby RLS was prepared separately to the *Planning for Agriculture in Rural Land Use Strategies* guidelines, the study is generally consistent with the objectives of the guidelines. As such, the proposed amendments under this planning proposal are likewise consistent with the intent of the guidelines.

### Is the planning proposal consistent with applicable SEPPs?

The consistency of the planning proposal with applicable SEPPs is detailed in the table below:

Table 6: State Environmental Planning Policies

State Environmental Planning Policy	Requirement	Response
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Part 2.5 Clearing of Native Vegetation on primary production land.  Chapter 4 Koala habitat protection	The planning proposal does not alter, and is not inconsistent with, any of the provisions of Part 2.5. Chapter 4 applies to the rural lands of Hornsby Shire. The planning proposal includes amendments that would permit subdivision of a small number of allotments in the rural area.  A subdivision application would still be required to address the requirements of this SEPP, the Hornsby LEP, Hornsby DCP and if native vegetation on a property is fire prone, the requirements of Planning for Bushfire Protection. There is nothing in this planning proposal that seeks to reduce any existing environmental controls.  Therefore, the planning proposal would not be inconsistent with the relevant requirements of Chapter 4.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Part 2 Exempt Development Provisions  Part 3A Rural Housing Code  Part 3B Low Rise Housing Diversity Code	The planning proposal would not be inconsistent with any of the exempt development provisions listed in Part 2 of the SEPP.  The planning proposal would not be inconsistent with any of the complying development requirements listed under the Rural Housing Code. The adoption of Clause 5.16 and the amendments to Clause 6.9 of the Hornsby LEP proposed under this planning proposal would only apply to development applications.  The complying development provisions for dual occupancies located in Part 3B of the SEPP are not applicable to land zoned RU1, RU2 or RU4.  The proposed change to Clause 4.1 of the Hornsby LEP is not inconsistent with Part 6 of the SEPP.

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State Environmental Planning Policy	Requirement	Response
	Part 6 Subdivisions Code  Part 9 Agritourism and Farm Stay Accommodation Code	The proposed changes to the Hornsby LEP are consistent with Part 9 of the SEPP. As discussed in Section 1 of this report, this planning proposal has been prepared alongside the DPE agritourism reforms and seeks to implement recommendations of the Hornsby RLS that support diversification of commercial farming incomes without seeking to duplicate the planning reforms provided under the agritourism changes. Changes to zone objectives proposed under this planning proposal would provide further legislative support to the agritourism reforms.
State Environmental Planning Policy (Housing) 2021	N/A	The planning proposal is not inconsistent with any of the requirements of the SEPP.
State Environmental Planning Policy (Planning Systems) 2021	N/A	The planning proposal is not inconsistent with any of the requirements of the SEPP. The introduction of Clause 5.16 to the Hornsby LEP may assist in minimising land use conflict from the placement of dwellings in proximity to existing regionally and state significant developments.
State Environmental Planning Policy (Primary Production) 2021	Chapter 2 Primary production and rural development	The planning proposal is consistent with the aims of Chapter 2 of the SEPP as it seeks to facilitate the orderly and economic use of rural lands and reduce instances of land use conflict. The introduction of Clause 5.16 into the Hornsby LEP would require that applicants consider land use conflict in proposing dwelling house applications which will assist in avoiding further land sterilisation in the metropolitan rural area. The proposed change to permit access handles to be included in minimum lot size calculation would enable limited residential development, in line with the existing subdivision pattern character of the surrounding area. It would not impede on the orderly or economic use of rural land for primary production of the lands, as envisioned by the existing minimum lot size. Any subdivision application would be required to demonstrate that it was consistent with the objectives of the zone and the proposed land use conflict test under Clause 5.16.
State Environmental Planning Policy (Resilience and Hazards) 2021	Chapter 2 Coastal Management	The proposed change to Clause 4.1 to include lot handles in minimum subdivision size calculation would apply to C3 Environmental Management zoned land located within the Coastal Use Area and Coastal Environmental Area. The proposed change under the planning proposal is not inconsistent with any of the considerations listed under Chapter 2 of the SEPP. The change does not seek to amend any of the existing planning

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State Environmental Planning Policy	Requirement	Response
		controls related to coastal areas, hazards, flooding, sensitive areas or the environment.

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**Is the planning proposal consistent with applicable Ministerial Directions (Section 9.1 Directions)?**Local Planning Directions

The consistency of the planning proposal with the requirements of the relevant Local Planning Directions (ministerial directions) is discussed in the table contained within Appendix A.

The planning proposal is consistent with the Ministerial Directions that are relevant to the proposed amendments. Specifically, it is consistent with the most relevant directions, being Directions 1.1 Implementation of Regional Plans and 9.1 Rural Zones.

The respective objectives of Directions 1.1 and 9.1 are to ensure planning proposals are consistent with the regional plans and that the agricultural production value of rural land is protected.

As outlined in this report, this Planning Proposal seeks to implement the recommendations of the Hornsby RLS which was prepared in accordance with the North District Plan. The progression of this planning proposal would therefore be consistent with the North District Plan and the objective of Ministerial Direction 1.1.

Further, the planning proposal would assist in protecting the agricultural production value of rural land by providing support for existing commercial agriculture, which is consistent with the Objective of Ministerial Direction 9.1.

Local Planning Panels Direction – Planning Proposals

The Ministerial Direction “Local Planning Panels Direction – Planning Proposals” outlines the types of planning proposals that a Council is required to refer to the Local Planning for advice. Planning Proposals must be referred to the Local Planning Panel for advice prior to Council considering whether or not to forward the proposal to the Minister or Greater Sydney Commission.

On 31 May 2023, the Hornsby Shire Local Planning Panel considered an assessment report and draft version of this Planning Proposal. The Panel was supportive of the progression of the Planning Proposal to gateway determination and provided advice on the following aspects of the proposal:

- Zone objectives should be clearly drafted to provide certainty for Council and the community; and
- The proposed amended roadside stall definition should ensure that roadside stalls don't become “shops” that sell items from unrelated regions or areas.

As required by the Gateway determination, the proposed amendment to roadside stalls will no longer be progressed under this planning proposal. However, the Local Planning Panel Advice concerning zone objectives has been incorporated into the draft Planning Proposal. A copy of the full minutes of the Planning Panel is attached to this report.

### 3.3 Section C: Environmental social and economic impact

**Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?**

The rural lands of Hornsby shire contain endangered ecological communities and habitats for threatened species of flora and fauna. Communities of the greatest conservation significance include the critically endangered Turpentine-Ironbark Forest, Blue Gum Shale Forest and Blue Gum Diatreme Forest.

The planning proposal seeks to improve economic viability of commercial farms and support value adding activities for rural lands. The amendments are not expected to adversely affect any critical habitat or endangered or threatened species.

**Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?**

No other environmental effects are considered likely beyond those discussed in the scope of this planning proposal. The planning proposal comprises amendments to support commercial farming operations, improve comprehension of Hornsby LEP controls and avoid land use conflicts. These amendments are not considered to have significant or detrimental environmental effects and are low impact in their design.

**Has the planning proposal adequately addressed any social and economic effects?**

The Hornsby RLS has identified that the land value of agricultural areas in Hornsby Shire is driven by the proximity to the Sydney Metropolitan Area and the rising demand for rural lifestyle properties. Land that has been historically used for agricultural activities is increasingly being purchased for "rural lifestyle" uses, including rural residential uses and non-productive hobby farms. When productive rural lands are purchased for rural lifestyle uses, they rarely convert back into an agricultural use, as the cost of the land makes this an uneconomical exercise.

The Hornsby RLS also identified that the rural lands of Hornsby are highly fragmented, with more capable agricultural allotments having a lot size of <2 – 10 hectares. Globalisation and trade between agricultural regions of Australia has put downward pressure on the prices of produce and lead to a trend of fewer, but larger farms in regional areas. Commercial farms in Hornsby purchasing adjoining land to expand agricultural enterprise is generally not possible due to higher land values. As a consequence, the viability of farming the metropolitan rural areas is diminished and outcompeted by other regions.

The recommendations of the Hornsby RLS seek to improve the economic viability of agricultural activity in the rural area whilst reducing land use conflict, balancing natural hazards, supporting rural villages and protecting the unique environment of the rural area. Hornsby RLS recommendations relevant to this planning proposal include:

- Retain and enhance opportunities for productive land use.
- Encourage ancillary land uses that support productive activities related to tourism.
- Plan for rural villages as great places that support the rural area.
- Ensure development respects and enhances identified landscape and biodiversity values across the rural area.

This planning proposal seeks to implement the positive economic and social opportunities identified in the Hornsby RLS to address the challenges faced by commercial farms, by supporting economic diversification and land use conflict reduction. The planning proposal would have a positive economic and social impact on the rural lands of Hornsby and the wider Metropolitan Rural Area.

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### **3.4 Section D: Infrastructure (Local, State and Commonwealth)**

#### **Is there adequate public infrastructure for the planning proposal?**

Yes, the planning proposal is unlikely to require provision of any specific infrastructure or increase demand on existing infrastructure.

### **3.5 Section E: State and Commonwealth interests**

#### **What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?**

During the public exhibition of the Hornsby RLS, NSW state agencies were contacted for comment and submissions were received from NSW Department of Primary Industries (DPI) and NSW Rural Fire Service (RFS). The agencies provided comments on the Hornsby RLS project as a whole and included specific comments on aspects of the project, where the relevant agency held concerns. Concerns raised by DPI and RFS in response to the public exhibition of the Hornsby RLS do not relate to the proposed planning changes detailed in this planning proposal.

State and Commonwealth public authorities have not yet been contacted directly about the planning proposal.

Public authorities will be contacted in accordance with the requirements of the gateway determination.

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## 4 Mapping

There are no amended LEP maps required to support this planning proposal.

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## 5 Consultation

As this planning proposal is the result of the completion of the Hornsby RLS, community consultation has been previously undertaken with affected communities on proposed amendments to planning legislation. Community consultation undertaken during the Hornsby RLS strategic planning programme included:

- 3,320 letters sent to rural landowners;
- The creation of a Rural Lands Study website that received 987 unique visits during the project;
- Online surveys with 269 responses;
- Four community workshops;
- Over 2,200 combined comments from online surveys and community workshops;
- 323 submissions in response to the formal public notification of the draft strategy; and
- 40 informal submissions received during the general course of the project outside of submission periods.

Community feedback received during consultation informed and shaped the finalised Hornsby RLS. Since finalisation in May 2022, Council has continued to receive enquiries from the community regarding the progress of the implementation phase of the Hornsby RLS.

To ensure that the community is informed of this planning proposal, the planning proposal will be publicly exhibited in accordance with the requirements of the Gateway Determination and Council's Community Engagement Plan 2021. Public exhibition will include:

### **Public authorities**

Notification letters and a copy of the planning proposal will be sent to public authorities identified in the Gateway Determination. Council considers potential interested stakeholders as the NSW Department of Primary Industries and NSW Rural Fire Service.

### **Letters to engaged property owners**

Notification letters will be sent to property owners and residents who provided a submission against the Hornsby RLS.

### **Advertisement in newspaper**

An advertisement will be placed in relevant rural publications, such as Living Heritage, Galston Glenorie News and Dooral Roundup. The public notice will identify the purpose of the planning proposal, exhibition dates and where the proposal can be viewed.

### **Advertisement on the Council website**

The planning proposal will be exhibited on Council's 'Your Say Hornsby' webpage.

(<https://yoursay.hornsby.nsw.gov.au/>)

### **E-News**

An advertisement would be placed in Council's electronic newsletter.

### **Displays at the Council Administration Building and local libraries**

The planning proposal will be displayed at the Council Chambers, No. 296 Peats Ferry Road, Hornsby, with additional copies at all Council libraries.

Following community consultation, a report summarising the submissions will be prepared to Council for its consideration.

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## 6 Project timeline

**Table 7: Project Timeline**

Stage	Timeframe
Council decision	July 2023
Gateway assessment	August 2023
Gateway determination	September 2023
Gateway analysis and consultation prior to exhibition	October - November 2023
Public/agency exhibition	November - December 2023
Submission analysis	February / April 2024
Council decision	May 2024
Finalisation	June- July 2024

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## Appendices

- Appendix A: Assessment Against Applicable Ministerial Directions
- Appendix B: Hornsby Shire Rural Lands Study
- Appendix C: Hornsby Shire Rural Lands Study – Background Report
- Appendix D: Implementation Action Plan A
- Appendix E: Hornsby Local Planning Panel Meeting Minutes
- Appendix F: Draft Hornsby Development Control Plan Amendments

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# Appendix A: Ministerial Direction Assessment

Table 8: Assessment of Planning Proposal against applicable Ministerial Directions

Ministerial Direction	Objective and Direction	Response
1.1 Implementation of Regional Plans	<p><u>Objective</u> The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans</p> <p><u>Direction</u> Planning proposals must be consistent with a Regional Plan released by the Minister for Planning.</p>	<p>Consistent.</p> <p>The planning proposal is generally consistent with the objectives and priorities of the Greater Sydney Region Plan and North District Plan as demonstrated in Part 3 Section B of this planning proposal.</p>
1.3 Approval and Referral Requirements	<p><u>Objective</u> The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p> <p><u>Direction</u> (1) A planning proposal to which this direction applies must: (a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and (b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of: i. the appropriate Minister or public authority, and ii. the Planning Secretary (or an officer of the Department nominated by the Secretary), prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&amp;A Act, and (c) not identify development as designated development unless the relevant planning authority: i. can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the class of development is likely to have a significant impact on the environment, and ii. has obtained the approval of the Planning Secretary (or an officer of the Department nominated by the Secretary) prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&amp;A Act.</p>	<p>Consistent.</p> <p>The planning proposal does not include any concurrence, consultation or referral provisions to a Minister or a Public Authority.</p>

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Ministerial Direction	Objective and Direction	Response
<p>3.1 Conservation Zones</p>	<p><u>Objective</u> The objective of this direction is to protect and conserve environmentally sensitive areas</p> <p><u>Direction</u> (1) A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas. (2) A planning proposal that applies to land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP must not reduce the conservation standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with Direction 9.2 (2) of "Rural Lands"</p>	<p>Generally Consistent</p> <p>Due to the broad application of the planning proposal to the rural area of Hornsby Shire, the proposal would apply to land within the C3 Environmental Management Zone and lands identified as Terrestrial Biodiversity under Section 6.4 of the Hornsby LEP.</p> <p>The planning proposal does not seek to intensify any development in the C3 zone or in any lands identified as terrestrial biodiversity, would not introduce any additional permissible land uses and would not degrade any existing environmental protections in place for environmentally sensitive areas.</p> <p>As a result, the planning proposal is considered consistent with the objective of the direction and the existing development controls contained within the Hornsby LEP and Hornsby DCP are sufficient to ensure that environmentally sensitive areas are protected and conserved.</p>
<p>3.2 Heritage Conservation</p>	<p><u>Objective</u> The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p><u>Direction</u> (1) A planning proposal must contain provisions that facilitate the conservation of: (a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area, (b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and (c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which</p>	<p>Generally Consistent</p> <p>Due to the broad application of the planning proposal to the rural area of Hornsby Shire, the proposal would apply to land that contains heritage listed items as listed in Schedule 5 of the Hornsby LEP.</p> <p>The existing provisions contained within the Hornsby LEP and HDCC adequately conserve the heritage significance of listed items in the rural area. No further provisions would be required under this planning proposal to facilitate the conservation of heritage items due to the minor nature of this planning proposal and the broad rural wide focus of the proposed amendments.</p>

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Ministerial Direction	Objective and Direction	Response
3.5 Recreation Vehicle Areas	<p>identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.</p> <p><u>Objective</u> The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.</p> <p><u>Direction</u> (1) A planning proposal must not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the Recreation Vehicles Act 1983):                      (a) where the land is within a conservation zone,                      (b) where the land comprises a beach or a dune adjacent to or adjoining a beach,                      (c) where the land is not within an area or zone referred to in paragraphs (a) or (b) unless the relevant planning authority has taken into consideration:                      i. the provisions of the guidelines entitled Guidelines for Selection, Establishment and Maintenance of Recreation Vehicle Areas, Soil Conservation Service of New South Wales, September, 1985, and                      ii. the provisions of the guidelines entitled Recreation Vehicles Act 1983, Guidelines for Selection, Design, and Operation of Recreation Vehicle Areas, State Pollution Control Commission, September 1985.</p>	<p>Consistent.</p> <p>The planning proposal would not permit the development of recreational vehicle areas.</p>
3.7 Public Bushland	<p><u>Objective</u> The objective of this direction is to protect bushland in urban areas, including rehabilitated areas, and ensure the ecological viability of the bushland, by:                      (a) preserving:                      i. biodiversity and habitat corridors,                      ii. links between public bushland and other nearby bushland,                      iii. bushland as a natural stabiliser of the soil surface,                      iv. existing hydrological landforms, processes and functions, including natural drainage lines, watercourses, wetlands and foreshores,</p>	<p>Consistent.</p> <p>The planning proposal would not impact on any public bushland within the urban area of Hornsby Shire. Further, the planning proposal does not seek to reduce environmental protections for bushland on public or private lands.</p>

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Ministerial Direction	Response
<p>v. the recreational, educational, scientific, aesthetic, environmental, ecological and cultural values and potential of the land, and</p> <p>(b) mitigating disturbance caused by development,</p> <p>(c) giving priority to retaining public bushland.</p> <p><u>Direction</u></p> <p>(1) When preparing a planning proposal, the planning proposal authority must be satisfied that the planning proposal:</p> <p>(a) is consistent with the objectives of this direction, and</p> <p>(b) gives priority to retaining public bushland, unless the planning proposal authority is satisfied that significant environmental, economic or social benefits will arise that outweigh the value of the public bushland.</p>	<p>Consistent.</p> <p>The planning proposal applies to land that is located within the water catchment of the Hawkesbury River. The planning proposal would have negligible impact on the ongoing water quality, habitats, groundwater, natural drainage lines or any other natural processes associated with the Hawkesbury River or its tributaries.</p>
<p>3.10 Water Catchment Protection</p> <p><u>Objective</u></p> <p>The objectives of this direction are to:</p> <p>(a) maintain and improve the water quality (including ground water) and flows of natural waterbodies, and reduce urban run-off and stormwater pollution</p> <p>(b) protect and improve the hydrological, ecological and geomorphological processes of natural waterbodies and their connectivity</p> <p>(c) protect and enhance the environmental quality of water catchments by managing them in an ecologically sustainable manner, for the benefit of all users</p> <p>(d) protect, maintain and rehabilitate watercourses, wetlands, riparian lands and their vegetation and ecological connectivity.</p> <p><u>Direction</u></p> <p>(1) When preparing a planning proposal, the planning proposal authority must be satisfied that the planning proposal achieves the following:</p> <p>(a) is consistent with the objectives of this direction,</p> <p>(b) is consistent with the Australian and New Zealand Guidelines for Fresh and Marine Water Quality, as published by Water Quality Australia, and any water quality management plan prepared in accordance with those guidelines,</p>	<p>Consistent.</p> <p>The planning proposal applies to land that is located within the water catchment of the Hawkesbury River. The planning proposal would have negligible impact on the ongoing water quality, habitats, groundwater, natural drainage lines or any other natural processes associated with the Hawkesbury River or its tributaries.</p>

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Ministerial Direction	Objective and Direction	Response
	<p>(c) includes documentation, prepared by a suitably qualified person(s), indicating whether the planning proposal:</p> <ul style="list-style-type: none"> <li>i. is likely to have an adverse direct, indirect or cumulative impact on terrestrial, aquatic or migratory animals or vegetation, and any steps taken to minimise such impacts</li> <li>ii. is likely to have an impact on periodic flooding that may affect wetlands and other riverine ecosystems</li> <li>iii. is likely to have an adverse impact on recreational land uses within the regulated catchment</li> </ul> <p>(d) identifies and considers the cumulative impact of the planning proposal on water quality (including groundwater) and flows of natural waterbodies and on the environment more generally, including on land adjacent to or downstream of the area to which this direction applies.</p> <p>(e) identifies how the planning proposal will:</p> <ul style="list-style-type: none"> <li>i. protect and improve environmental values, having regard to maintaining biodiversity, and protecting native vegetation, cultural heritage and water resources (including groundwater),</li> <li>ii. impact the scenic quality of the natural waterbodies and the social, economic and environmental interests of the community,</li> <li>iii. protect and rehabilitate land from current and future urban salinity, and prevent or restore land degradation,</li> </ul> <p>(f) considers any feasible alternatives to the planning proposal.</p> <p>(2) When preparing a planning proposal, the planning proposal authority must:</p> <ul style="list-style-type: none"> <li>(a) consult with the councils of adjacent or downstream local government areas where the planning proposal is likely to have an adverse environmental impact on land in that local government area, and</li> <li>(b) as far as is practicable, give effect to any requests of the adjacent or downstream council.</li> </ul>	

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Ministerial Direction	Objective and Direction	Response
4.1 Flooding	<p><b>Objective</b></p> <p>The objectives of this direction are to:</p> <p>(a) ensure that development of flood prone land is consistent with the NSW Government’s Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and</p> <p>(b) ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land</p> <p><b>Direction</b></p> <p>(1) A planning proposal must include provisions that give effect to and are consistent with:</p> <p>(a) the NSW Flood Prone Land Policy,</p> <p>(b) the principles of the Floodplain Development Manual 2005,</p> <p>(c) the Considering flooding in land use planning guideline 2021, and</p> <p>(d) any adopted flood study and/or floodplain risk management plan prepared in accordance with the principles of the Floodplain Development Manual 2005 and adopted by the relevant council.</p> <p>(2) A planning proposal must not rezone land within the flood planning area from Recreation, Rural, Special Purpose or Conservation Zones to a Residential, Employment, Mixed Use, W4 Working Waterfront or Special Purpose Zones.</p> <p>(3) A planning proposal must not contain provisions that apply to the flood planning area which:</p> <p>(a) permit development in floodway areas,</p> <p>(b) permit development that will result in significant flood impacts to other properties,</p> <p>(c) permit development for the purposes of residential accommodation in high hazard areas,</p> <p>(d) permit a significant increase in the development and/or dwelling density of that land,</p> <p>(e) permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate,</p>	<p>Consistent</p> <p>The planning proposal does not seek to rezone land within any flood planning area.</p> <p>NSW Government legislation and policy are unaltered by this planning proposal and would continue to dictate flood reporting, assessment and management requirements.</p>

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Ministerial Direction	Objective and Direction	Response
	<p>(f) permit development to be carried out without development consent except for the purposes of exempt development or agriculture. Dams, drainage canals, levees, still require development consent,</p> <p>(g) are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, or</p> <p>(h) permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event.</p> <p>(4) A planning proposal must not contain provisions that apply to areas between the flood planning area and probable maximum flood to which Special Flood Considerations apply which:</p> <p>(a) permit development in floodway areas,</p> <p>(b) permit development that will result in significant flood impacts to other properties,</p> <p>(c) permit a significant increase in the dwelling density of that land,</p> <p>(d) permit the development of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate,</p> <p>(e) are likely to affect the safe occupation of and efficient evacuation of the lot, or</p> <p>(f) are likely to result in a significantly increased requirement for government spending on emergency management services, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities.</p> <p>(5) For the purposes of preparing a planning proposal, the flood planning area must be consistent with the principles of the Floodplain Development Manual 2005 or as otherwise determined by a Floodplain Risk Management Study or Plan adopted by the relevant council.</p>	

Planning Proposal: Rural Lands Study

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HORNSBY SHIRE COUNCIL

Ministerial Direction	Objective and Direction	Response
4.2 Coastal Management	<p><u>Objective</u> The objective of this direction is to protect and manage coastal areas of NSW</p> <p><u>Direction</u> (1) A planning proposal must include provisions that give effect to and are consistent with:</p> <ul style="list-style-type: none"> <li>(a) the objects of the Coastal Management Act 2016 and the objectives of the relevant coastal management areas;</li> <li>(b) the NSW Coastal Management Manual and associated Toolkit;</li> <li>(c) NSW Coastal Design Guidelines 2003; and</li> <li>(d) any relevant Coastal Management Program that has been certified by the Minister, or any Coastal Zone Management Plan under the Coastal Protection Act 1979 that continues to have effect under clause 4 of Schedule 3 to the Coastal Management Act 2016, that applies to the land.</li> </ul> <p>(2) A planning proposal must not rezone land which would enable increased development or more intensive land-use on land:</p> <ul style="list-style-type: none"> <li>(a) within a coastal vulnerability area identified by chapter 2 of the State Environmental Planning Policy (Resilience and Hazards) 2021; or</li> <li>(b) that has been identified as land affected by a current or future coastal hazard in a local environmental plan or development control plan, or a study or assessment undertaken:                         <ul style="list-style-type: none"> <li>i. by or on behalf of the relevant planning authority and the planning proposal authority, or</li> <li>ii. by or on behalf of a public authority and provided to the relevant planning authority and the planning proposal authority.</li> </ul> </li> </ul> <p>(3) A planning proposal must not rezone land which would enable increased development or more intensive land-use on land within a coastal wetlands and littoral rainforests area identified by chapter 2 of the State Environmental Planning Policy (Resilience and Hazards) 2021.</p> <p>(4) A planning proposal for a local environmental plan may propose to amend the following maps, including increasing or decreasing the</p>	<p>Consistent.</p> <p>The planning proposal would include land identified as being located within the Coastal Use Area and the Coastal Environment Area as defined by <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>. The planning proposal does not seek to rezone any land, change the extent of any of the coastal maps contained within the Resilience and Hazards SEPP and would not permit any additional intensive land use within the coastal zone. Whilst the planning proposal includes rural land within the coastal use and coastal environment areas, it does not seek any reduced environmental or land use planning protections for these areas.</p>

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Ministerial Direction	Objective and Direction	Response
4.3 Planning for Bushfire Protection	<p>land within these maps, under chapter 2 of the State Environmental Planning Policy (Resilience and Hazards) 2021:</p> <ul style="list-style-type: none"> <li>(a) Coastal wetlands and littoral rainforests area map;</li> <li>(b) Coastal vulnerability area map;</li> <li>(c) Coastal environment area map; and</li> <li>(d) Coastal use area map.</li> </ul> <p>Such a planning proposal must be supported by evidence in a relevant Coastal Management Program that has been certified by the Minister, or by a Coastal Zone Management Plan under the Coastal Protection Act 1979 that continues to have effect under clause 4 of Schedule 3 to the Coastal Management Act 2016.</p> <p><u>Objective</u> The objectives of this direction are to:</p> <ul style="list-style-type: none"> <li>(a) protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and</li> <li>(b) encourage sound management of bush fire prone areas.</li> </ul> <p><u>Direction</u></p> <ul style="list-style-type: none"> <li>(1) In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 3.34 of the Act, and prior to undertaking community consultation in satisfaction of clause 4, Schedule 1 to the EP&amp;A Act, and take into account any comments so made.</li> <li>(2) A planning proposal must:                             <ul style="list-style-type: none"> <li>(a) have regard to Planning for Bushfire Protection 2019,</li> <li>(b) introduce controls that avoid placing inappropriate developments in hazardous areas, and</li> <li>(c) ensure that bushfire hazard reduction is not prohibited within the Asset Protection Zone (APZ).</li> </ul> </li> <li>(3) A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:                             <ul style="list-style-type: none"> <li>(a) provide an Asset Protection Zone (APZ) incorporating at a minimum:</li> </ul> </li> </ul>	<p>Consistent.</p> <p>The rural area of Hornsby shire contains significant areas of bushfire prone land due to the extensive natural areas of bushland. This planning proposal does not seek to rezone any land, provide provisions for any additional permissible land use zones or increase any residential densities on any bushfire prone allotments by way of a reduction in the minimum allotment size.</p> <p>Direction 4.3 states that the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following the receipt of any gateway and this is reflected in the Consultation requirements listed in Part 5 of this report. Any comments made by the Commissioner will be considered as per the requirements of Direction 4.3</p>

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Ministerial Direction	Objective and Direction	Response
4.4 Remediation of Contaminated Land	<p>i. an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and</p> <p>ii. an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road,</p> <p>(b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the Rural Fires Act 1997), the APZ provisions must be complied with,</p> <p>(c) contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks,</p> <p>(d) contain provisions for adequate water supply for firefighting purposes,</p> <p>(e) minimise the perimeter of the area of land interfacing the hazard which may be developed,</p> <p>(f) introduce controls on the placement of combustible materials in the Inner Protection Area.</p>	
	<p><u>Objective</u> The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</p> <p><u>Direction</u> (1) A planning proposal authority must not include in a particular zone (within the meaning of the local environmental plan) any land to which this direction applies if the inclusion of the land in that zone would permit a change of use of the land, unless: (a) the planning proposal authority has considered whether the land is contaminated, and (b) if the land is contaminated, the planning proposal authority is satisfied that the land is suitable in its contaminated state (or will be</p>	<p>Consistent.</p> <p>The rural area of Hornsby Shire is known to have been used for agricultural and horticultural activities which is a potentially contaminating activity. The planning proposal does not seek a change of use of any agricultural land. Development on any agricultural land that is subject to a change of use application would be assessed at the time a development application is received. The Hornsby LEP and HDCP contain provisions to this effect and no further contamination requirements are required under this planning proposal.</p>

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Ministerial Direction	Objective and Direction	Response
	<p>suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and</p> <p>(c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning proposal authority is satisfied that the land will be so remediated before the land is used for that purpose. In order to satisfy itself as to paragraph 1(c), the planning proposal authority may need to include certain provisions in the local environmental plan.</p> <p>(2) Before including any land to which this direction applies in a particular zone, the planning proposal authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.</p>	
<p>4.5 Acid Sulfate Soils</p>	<p><u>Objective</u></p> <p>The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p> <p><u>Direction</u></p> <p>(1) The relevant planning authority must consider the Acid Sulfate Soils Planning Guidelines adopted by the Planning Secretary when preparing a planning proposal that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present.</p> <p>(2) When a relevant planning authority is preparing a planning proposal to introduce provisions to regulate works in acid sulfate soils, those provisions must be consistent with:</p> <p>(a) the Acid Sulfate Soils Model LEP in the Acid Sulfate Soils Planning Guidelines adopted by the Planning Secretary, or</p> <p>(b) other such provisions provided by the Planning Secretary that are consistent with the Acid Sulfate Soils Planning Guidelines.</p> <p>(3) A relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils.</p>	<p>Consistent.</p> <p>The rural area of Hornsby Shire contains land identified as potentially containing Acid Sulfate Soils (ASS), which comprise low lying areas around the Hawkesbury River. The planning proposal would not alter existing ASS development controls contained within the Hornsby LEP or HDCP, does not propose the intensification of development on any potential ASS land and does not seek to allow for the disturbance of any potential ASS.</p>

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Ministerial Direction	Objective and Direction	Response
<p>5.2 Reserving Land for Public Purposes</p>	<p>sulfate soils. The relevant planning authority must provide a copy of any such study to the Planning Secretary prior to undertaking community consultation in satisfaction of clause 4 of Schedule 1 to the Act.</p> <p>(4) Where provisions referred to under 2(a) and 2(b) above of this direction have not been introduced and the relevant planning authority is preparing a planning proposal that proposes an intensification of land uses on land identified as having a probability of acid sulfate soils on the Acid Sulfate Soils Planning Maps, the planning proposal must contain provisions consistent with 2(a) and 2(b).</p> <p><u>Objective</u> The objectives of this direction are to:</p> <p>(a) facilitate the provision of public services and facilities by reserving land for public purposes, and</p> <p>(b) facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</p> <p><u>Direction</u></p> <p>(1) A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Planning Secretary (or an officer of the Department nominated by the Secretary).</p> <p>(2) When a Minister or public authority requests a relevant planning authority to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the Land Acquisition (Just Terms Compensation) Act 1991, the relevant planning authority must:</p> <p>(a) reserve the land in accordance with the request, and</p> <p>(b) include the land in a zone appropriate to its intended future use or a zone advised by the Planning Secretary (or an officer of the Department nominated by the Secretary), and</p> <p>(c) identify the relevant acquiring authority for the land.</p> <p>(3) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the</p>	<p>Consistent.</p> <p>The planning proposal does not seek to reserve land for a public purpose or remove any existing reservations.</p>

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Ministerial Direction	Objective and Direction
Response	
	<p>use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must:</p> <ul style="list-style-type: none"> <li>(a) include the requested provisions, or</li> <li>(b) take such other action as advised by the Planning Secretary (or an officer of the Department nominated by the Secretary) with respect to the use of the land before it is acquired.</li> <li>(4) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the relevant planning authority must rezone and/or remove the relevant reservation in accordance with the request.</li> </ul>
<p>6.1 Residential Zones</p>	<p><b>Objectives</b></p> <p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> <li>(a) encourage a variety and choice of housing types to provide for existing and future housing needs,</li> <li>(b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</li> <li>(c) minimise the impact of residential development on the environment and resource lands.</li> </ul> <p><b>Direction</b></p> <ul style="list-style-type: none"> <li>(1) A planning proposal must include provisions that encourage the provision of housing that will:                             <ul style="list-style-type: none"> <li>(a) broaden the choice of building types and locations available in the housing market, and</li> <li>(b) make more efficient use of existing infrastructure and services, and</li> <li>(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and</li> <li>(d) be of good design.</li> </ul> </li> <li>(2) A planning proposal must, in relation to land to which this direction applies:                             <ul style="list-style-type: none"> <li>(a) contain a requirement that residential development is not permitted until land is adequately serviced.</li> </ul> </li> </ul>
	<p>Not Applicable.</p> <p>The planning proposal does not apply to any residential zoned land, does not seek to rezone land for residential purposes and does not alter any existing zone boundaries.</p> <p>Further, the planning proposal does not apply to any zone in which significant residential development is permitted and does not propose any significant residential development in any zone.</p>

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Ministerial Direction	Objective and Direction	Response
<p>6.2 Caravan Parks and Manufactured Home Estates</p>	<p>(or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and                      (b) not contain provisions which will reduce the permissible residential density of land</p> <p><u>Objective</u>                      The objectives of this direction are to:                      (a) provide for a variety of housing types, and                      (b) provide opportunities for caravan parks and manufactured home estates.</p> <p><u>Direction</u>                      (1) In identifying suitable zones, locations and provisions for caravan parks in a planning proposal, the relevant planning authority must:                      (a) retain provisions that permit development for the purposes of a caravan park to be carried out on land, and                      (b) retain the zonings of existing caravan parks, or in the case of a new principal LEP zone the land in accordance with an appropriate zone under the Standard Instrument (Local Environmental Plans) Order 2006 that would facilitate the retention of the existing caravan park.                      (2) In identifying suitable zones, locations and provisions for manufactured home estates (MHEs) in a planning proposal, the relevant planning authority must:                      (a) take into account the categories of land set out in Schedule 6 of State Environmental Planning Policy (Housing) 2021 as to where MHEs should not be located,                      (b) take into account the principles listed in clause 125 of State Environmental Planning Policy (Housing) 2021 (which relevant planning authorities are required to consider when assessing and determining the development and subdivision proposals), and                      (c) include provisions that the subdivision of MHEs by long term lease of up to 20 years or under the Community Land Development Act 1989 be permissible with consent.</p>	<p>Consistent.</p> <p>The planning proposal does not seek to alter the permissibility of caravan parks or manufactured home estates in any zone.</p>

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Ministerial Direction	Objective and Direction	Response
<p>9.1 Rural Zones</p> <p><u>Objective</u> The objective of this direction is to protect the agricultural production value of rural land.</p> <p><u>Direction</u> (1) A planning proposal must: (a) not rezone land from a rural zone to a residential, employment, mixed use, SP4 Enterprise, SP5 Metropolitan Centre, W4 Working Waterfront, village or tourist zone. (b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village).</p>	<p>Consistent.</p> <p>The planning proposal does not seek to alter the existing extent of rural zoned land in the rural area. Further, the proposal does not contain provisions that will increase the permissible density of land within a rural zone.</p> <p>The proposed change that would allow access handles to be calculated in site area calculations would not change the underlying minimum lot size.</p>	

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## Appendix B: Hornsby Shire Rural Lands Study

To download a copy please visit: <https://secureservercdn.net/104.238.71.33/j4m.914.myftpupload.com/wp-content/uploads/2022/06/D08416358-Hornsby-Shire-Rural-Lands-Strategy-June-2022-Final.pdf>

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Planning Proposal: Rural Lands Study

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## **Appendix C: Hornsby Shire Rural Lands Study – Background Report**

To download a copy please visit: <https://seureservercdn.net/104.238.71.33/4m.914.myftpupload.com/wp-content/uploads/2022/06/D08416351-Rural-Lands-Study-Background-Report-June-2022-Final.pdf>

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## Appendix D: Implementation Action Plan A

To download a copy please visit:

[https://businesspapers.hornsby.nsw.gov.au/Open/2022/06/GM\\_08062022\\_AGN\\_WEB.htm](https://businesspapers.hornsby.nsw.gov.au/Open/2022/06/GM_08062022_AGN_WEB.htm)

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## **Appendix E: Hornsby Local Planning Panel Meeting Minutes**

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# **Appendix F: Draft Hornsby Development Control Plan Amendments**

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Planning Proposal: Rural Lands Study

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#### How to Read this Draft Development Control Plan

The following pages contain proposed amendments to the Hornsby Development Control Plan (DCP). The amendments are indicated by the use of red and green text.

Red strikethrough text shows sections of the DCP that have been deleted by the proposed amendment e.g. ~~Section 4~~.

Green text shows sections of the DCP that have been added by the proposed amendment e.g. Section 1.

Dark blue and black text are existing sections of the DCP that are unchanged by the proposed amendment.

The following pages only contain the parts of the DCP that contain an amendment. If a Part of the DCP is not replicated below, no changes are proposed to that section.

To assist in identifying the location of all the proposed changes, a list of amendments is provided below:

Part	Title	Page	Details of Amendment
2.1.3	Landscaping	2	- Insert new prescriptive measure (e)
2.1.6	Design Details	3	- Insert new prescriptive measure (h) - Insert new prescriptive measure (j)
2.5.9	Rehabilitation	4	- Insert new Desired Outcome (c).
6.3.1	Rural Subdivision	5	- Delete and replace existing prescriptive measure (d)

### 2.1.3 Landscaping

#### Desired Outcomes

- Landscaping that integrates the built form with the locality and enhances the tree canopy
- Landscaping that retains existing landscape features.
- Landscaping that is consistent with the visual landscapes in the rural area.

#### Prescriptive Measures

##### General

- Landscaping should maintain the natural features, topography and vegetation on the site.
- Setback areas should be landscaped.
- Vehicle crossings should be located to preserve natural vegetation which contributes to the visual amenity of the area.
- Intensive rural activities, should provide a landscape buffer to boundaries with a minimum width of 5 metres.
- Development along main roads should be provided with screening vegetation in front and side setback areas that maintains existing rural character.

##### Retention of Landscape Features

- Buildings, driveways and service trenches should have a minimum setback:
  - in accordance with the 'Watercourses' element in Section 1C.1.3 of this DCP,
  - 10 to 20 metres to significant bushland as prescribed in the 'Biodiversity' element in Section 1C.1.1 of this DCP, and
  - in accordance with the requirements of AS4970 from significant trees to be retained.

##### Notes:

**An intensive rural activity** includes intensive agriculture, garden centres, plant nurseries and landscaping material supplies, animal boarding or training establishments, rural industries, extractive industries and the like.

**A Landscape buffer** is to include screen planting, preferably including vegetation that is endemic to the area. Alternatively, fire retardant species should be considered in bushfire prone areas. The applicant is encouraged to incorporate species from Council's publication Indigenous Plants for the Bushland Shire available on Council's website [hornsby.nsw.gov.au](http://hornsby.nsw.gov.au).

**Main roads** Development adjoining roads that are subject to Section 2.118(2a) of the Transport and Infrastructure SEPP require separate approval from the RMS for access to State and Regional Roads as classified by the Roads and Maritime Services (RMS). A list of classified and unclassified main roads for Hornsby Shire as of September 2016 is provided in Annexure C.

#### Fences and Gates

- Frontages/ streetscapes should not contain excessively urban features such as formal gates and high fences.
- Fences should be open style and constructed of materials such as timber or post and wire, with a maximum height of 1.8 metres.
- Any masonry gate entry feature should not extend more than 3 metres either side of the driveway entrance.
- High, solid fences constructed as sound barriers should be avoided. On main roads alternative measures of reducing traffic noise should be explored, such as double glazing, internal layout, earth mounds and vegetation, rather than high solid fences.

Figure 2.1-c: Example of a suitable open style rural fence. (E)



Figure 2.1-d: Example of a masonry entry feature that does not extend more than 3 metres either side of the driveway. (E)



**2.1.6 Design Details**

**Desired Outcomes**

- a. Development that contributes positively to the character of the rural area.
- b. Building sizes, styles and forms that relate to the character of the area.

**Prescriptive Measures**

**Building Form**

- a. Buildings should be sited to maintain the continuity of, and minimise the disturbance to, agriculturally productive land.
- b. Buildings should consist of simple forms and planes.
- c. Extensive blank or unarticulated walls to street frontages are discouraged.
- d. Buildings and structures should respond to the topography of the site by minimising earthworks (cut and fill).
- e. On steeply sloping sites, split level and/or pole or pier construction of buildings is encouraged.
- f. Buildings, structures and driveways should be located to retain natural vegetation and follow the natural contours of the land.
- g. Parking areas and driveways should not dominate the streetscape.
- h. **Development along main roads should be designed and sited to contribute positively to the surrounding rural landscape.**

Figure 2.1-e: Example of a dwelling house designed and sited to contribute positively to the rural landscape. (E)



**Colours and Materials**

- i. Building materials of dwelling houses should contribute to the rural character, such as: stone masonry, brickwork or timber construction with tile, slate or metal roofing.
- j. **Building materials, colours and finishes of development along main roads should be sympathetic to the surrounding landscape.**
- k. Building colours should be harmonious with the surrounding natural environment.

**Storage Areas**

- l. Outdoor storage areas should be located behind the front building setback and screened from view from adjoining sensitive areas.
- m. Above ground liquid storage facilities, including chemicals and waste, should be in a covered bunded area that is constructed of impervious materials.

**Undercrofts (Steep Sites)**

- n. Undercroft spaces with a vertical height at any point of more than 1.5 metres above existing ground level should not be enclosed.
- o. Undercrofts, including any plumbing or rainwater tanks located within, should be painted in dark recessive colours.
- p. Supports to habitable platforms above undercrofts should be setback a minimum of 2 metres from the leading platform edge to reduce the overall bulk and scale of the undercroft area

Figure 2.1-f: Example of a rural outbuilding sited and designed to contribute positively to the rural landscape. (E)



## 2.5.9 Rehabilitation

### Desired Outcomes

- a. Extractive industries that implement progressive rehabilitation strategies that minimise long-term impacts on surrounding landuses and optimise sustainable future land use.
- b. Extractive industries that adopt measures to ensure ongoing biodiversity conservation and sustainable management of vegetation.
- c. Extractive industries that rehabilitate sites to a standard that is compatible with the surrounding landscape character and best practice principles of environmental management.

### Prescriptive Measures

- a. Extraction areas should be progressively rehabilitated to reflect the topography, drainage characteristics and landscape quality of the surrounding terrain.
- b. Vegetative cover incorporating native plants and grass covers and endemic species should be established at the earliest possible opportunity.
- c. Stockpiles of clean topsoil & overburden should be appropriately formed and shaped to ensure the viability of the soil and seed source of the site/area for later re-spreading or backfilling.
- d. Topsoil and overburden used as bund walls during extraction should be stabilised using appropriate native species and rehabilitation techniques under the direction of a qualified plant Ecologist or Landscape Architect and used as backfill only when not contaminated with exotic grasses or weeds.
- e. The extraction area should only be backfilled with earth and rock materials sourced as a result of extraction. No solid waste or putrescible materials should be disposed of within the site.

### DA Submission Requirements

- f. A Vegetation Management and Restoration Plan (VMRP) should be submitted with the application.
- g. Applications should be accompanied by a Rehabilitation Plan outlining the rehabilitation program proposed to optimise sustainable future land use including:
  - details of the proposed future land use and final landform,
  - timeframe for rehabilitation works,
  - measures to maintain the viability of topsoil over time and to re-use this resource for site rehabilitation,
  - erosion control measures,
  - revegetation of disturbed areas in line with the Vegetation Management Restoration Plan,
  - weed management proposals,
  - final drainage patterns, and
  - identifying who will be responsible for undertaking any further remediation after operations cease.

#### Note:

Applicants are advised to consult Council's publication Guidelines for the preparation of Vegetation Management and Restoration Plans 2008.

The collection, processing and storage of native seeds should utilise current best practice measures. Visit the Department of Environment, Climate Change and Water (DECCW) website [www.deccw.nsw.gov.au](http://www.deccw.nsw.gov.au) or the FloraBank website [www.florabank.org.au](http://www.florabank.org.au) for further information on best practice in planning for seed collection.

## 6.3 Rural Subdivision

### 6.3.1 Rural Lands Subdivision

The following provides controls for subdivision in the Rural areas of Hornsby Shire, including land within the following zones: RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots, C2 Environmental Conservation and C3 Environmental Management.

#### Desired Outcomes

- a. Subdivision density that maintains the character of the area and is consistent with the zone objectives.
- b. Subdivision design that provides setbacks to developable areas that will:
  - provide sufficient boundary setbacks to maintain the open rural character of the area;
  - protect landscape features, and
  - minimise potential landuse conflicts with existing rural activities.

#### Prescriptive Measures

##### Lot Size

- c. The minimum allotment size for land within the rural areas of the Shire shall be in accordance with the HLEP Minimum Lot Size map as summarised in Table 6.3(a).

Table 0-a: Minimum Lot Size – Rural Area

HLEP Area	Minimum Lot Size
U	1,000m <sup>2</sup>
X	5,000m <sup>2</sup>
Z	2ha
AA	5ha
AB	10ha
AB1	40ha

- d. ~~In calculating the area of a lot resulting from a subdivision of land, the area of any accessway, right of carriageway or the like is to be excluded.~~
- d. In calculating the area of a lot resulting from a subdivision of land, the area of any accessway, right of carriageway or the like is to be:
  - Excluded for subdivisions involving C2 Environmental Conservation zoned land.
  - Included for subdivisions involving RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots and C3 Environmental Management zoned land.
- e. Some lots in the rural area have a split zoning, such as a rural zone (e.g. RU2) and an Environmental Protection Zone (e.g. C3). Subdivision of such land is to ensure that:
  - The total area of each new lot is equal to or greater than the minimum rural zone lot size over land; and
  - Includes a component of rural zoned land equal to or greater than 20% of the minimum lot size.

Figure 0-a: Application of minimum lot size controls to land within different zones and different areas in the HLEP Maps. (eg. in the above example, the complying subdivision creates 2 lots both of which comply with the minimum lot size as they

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**REPORT NO. PC3/24**

**ITEM 7**

**1. EIE LOW AND MID RISE HOUSING**

Department of Planning and Environment



# Explanation of Intended Effect: Changes to create low- and mid-rise housing

December 2023

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The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Explanation of Intended Effect: Changes to create low and mid-rise housing

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## Abbreviations

Term	Explanation
Codes SEPP	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
DA	Development Application
DCP	Development Control Plan
DPE	Department of Planning and Environment
EIE	Explanation of Intended Effect
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
Housing SEPP	State Environmental Planning Policy (Housing) 2021
LEP	Local Environmental Plan
R1 Zone	General Residential
R2 Zone	Low Density Residential
R3 Zone	Medium Density Residential
R4 Zone	High Density Residential
LRHDC	Low-Rise Housing Diversity Code, part of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
MLS	Minimum Lot Size
SEPP	State Environmental Planning Policy
SEPP 65	State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development
Six Cities Region	A region defined in the <i>Greater Cities Commission Act 2022</i> which stretches from the Shoalhaven-Wollongong region to the south, the Blue Mountains to the west, and the Newcastle-Lower hunter region to the north
SILEP	Standard Instrument – Principal Local Environmental Plan: sets out the standard provisions that all local environmental plans must follow

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# 1 Introduction

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The NSW Government is proposing changes to the planning system. These changes respond to the housing crisis and will build a better planning system for the future.

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This document explains a suite of proposals to encourage more low and mid-rise housing options for NSW households that are in the right places and designed well.

We want to enable more diverse, well-designed, low-rise and mid-rise housing near established town centres and in areas where there is good public transport. This will address the immediate urgency of the housing crisis and create a fairer and more resilient housing market for the future. The changes will give NSW households more choice and promote vibrant, sustainable and liveable communities.

These proposals are the first step towards addressing the crisis. Our longer-term aim is to enable better planning that is led locally.

## Tell us what you think

We welcome your feedback on the changes we propose. To have your say, please complete the [online feedback form](#).

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## How this document is structured

This explanation of intended effect is divided into the following chapters:

- **Chapter 2: The housing crisis** explains the current housing issues NSW is facing and the need for a government response that is proportional and effective
- **Chapter 3: Opportunities for more housing** identifies the barriers and opportunities to encourage more housing in the right locations
- **Chapter 4: Policy proposals** details the proposed policy options to encourage more diverse and well-located housing
- **Chapter 5: Have your say** invites your feedback on the proposals.

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## Summary of the reforms

Appendix A summarises the proposed policy reforms.

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## Our broader response

The proposals in this document are the planning policy part of the Department of Planning and Environment's response. Our broader response to the housing crisis includes:

- a program to speed up development applications
- measures to increase the provision of social and affordable housing
- a Transport-oriented Development program.

Read more about the department's [response to the housing crisis](#).

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## Relevant legislation

In preparing this explanation of intended effect, the department has considered Division 3.30 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

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## 2 The housing crisis

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### 2.1 Housing in NSW

NSW is growing. One in five Australians lives in Greater Sydney. Almost one in four Australians lives in the broader Six Cities Region, which extends beyond Sydney to the Central Coast, Newcastle and the Illawarra–Shoalhaven. One million more residents are expected to call NSW home by 2034.

In the context of heightened demand, the supply of new homes is also declining. Residential building approvals have fallen since mid-2021. Multiple factors have driven this, including shortages of construction materials and labour, limited market feasibility, and rising interest rates.

In the 5 years to March 2023, NSW built 284,978 homes, or around 57,000 each year. But under current market and policy conditions, we expect fewer new homes will be built in the next few years. In the past 12 months, only 47,430 homes were completed.

Housing affordability pressures are affecting more households, and a growing population of renters now faces record-low vacancy rates.

We must act urgently to address the housing crisis, but we can also carry out targeted planning reforms now. This will create a more flexible planning system that can better respond to future shocks. It will also provide for homes where people want to live and create the climate-resilient, vibrant communities we want to live in.

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### 2.2 National Housing Accord

The [National Housing Accord](#) (the Accord) was announced in October 2022. Under the Accord, governments across Australia, institutional investors and the construction sector are collaborating with a shared ambition to address housing supply and affordability, including through:

- an aspirational target of 1 million new well-located homes over 5 years from 1 July 2024.
- delivery of more affordable homes through immediate and longer-term actions.

In August 2023, National Cabinet endorsed a new national target to build 1.2 million new well-located homes to help align supply with expected demand over the next 5-years. In line with its relative population share of the National Accord target, NSW has committed to deliver at least 314,000 new homes by 2029, with a stretch goal of 377,000 homes.

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## National Planning Reform Blueprint

On 16 August 2023, National Cabinet met in Brisbane to agree on a range of new priorities to create more secure and affordable housing for Australians. The NSW Government has committed to delivering on the reforms in the blueprint.

The National Planning Reform Blueprint includes:

- updating state, regional, and local strategic plans to reflect housing supply targets
- promoting medium- and high-density housing in well-located areas close to existing public transport connections, amenities and employment
- streamlining approval pathways
- reforms to support the rapid delivery of social and affordable housing
- reforms to support timely issuing of development approvals
- considering the phased introduction of inclusionary zoning and planning to support permanent, affordable, social and specialist housing in ways that do not add to construction costs
- addressing gaps in design guidance for housing and building certification to ensure quality
- improving community consultation processes
- resourcing this work with professionals, including planners, in local government.

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## 2.3 Well-located infill housing

### Sydney is one of the least dense global cities...

As well as having comparably low population density, Sydney's housing stock overwhelmingly comprises low-density detached homes. The current zoning rules in Sydney also make it difficult to provide the diverse range of housing types we need to accommodate our growing population, changing demographics and a wide range of housing preferences.

Within many of our residential areas, important and suitable housing types such as terraces and small apartment blocks are not allowed.

Even where the zone technically allows a certain housing type, it may be prevented in practice by incompatible planning controls.

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Figure 1: Residential flat building in Lane Cove

Small residential flat buildings are a key medium density housing option, but they cannot currently be built on most lots zoned for medium density homes.

### **... and urban sprawl is expensive and unsustainable**

In recent years, there has been an overreliance on greenfield areas on the fringes of Sydney to provide much of our new housing. According to the NSW Productivity Commission's report, *Building More Homes Where People Want to Live*, between 2016 and 2021, fewer than 20% of new dwellings were built within 10km of the CBD.

In addition, there is a shortage of new homes in many parts of the city that have great transport options, convenient town centres, and local amenities such as parks and beaches. This undersupply of new housing in these key parts of the city has led to a lack of affordable choices where people want to live.

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Figure 2: A birds-eye view of a residential subdivision under construction

The Productivity Commission's 2023 report, *Building more homes where infrastructure costs less*, says we will need to build at least 550,000 new homes in Sydney by 2041 just to keep up with our growing population. We would need to go even further than this to tackle the housing affordability crisis.

The report found the costs of servicing new housing with infrastructure can be up to \$75,000 more expensive for each home in the outer suburbs compared to the inner suburbs. The most transparent and efficient way to build Sydney's housing from now on is to build the homes where infrastructure such as roads, rail, water, schools and open space costs less.

### **Infill development**

By supplying new housing in existing urban areas (known as 'infill development'), we can do density well by making sure new housing is built in locations that are well-served by infrastructure and have capacity for growth.

This will:

- allow new infrastructure to be funded in a more cost-effective way
- re-purpose and upgrade existing infrastructure

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- create efficiencies in providing infrastructure for growing communities
- minimise road congestion
- improve access to green spaces
- use our existing public transport networks
- lower costs for water, schools, and hospitals
- protect important habitat and biodiversity from an encroaching urban fringe.

### We lack a diversity of housing options

It is important to have a variety of housing options to cater for different housing needs, preferences and life stages. For example, the number of bedrooms is usually important for families with children, but convenience and access to shops and amenities are important for couples without children and older households (*The Housing We'd Choose*, Grattan Institute, 2011).

Although it is often assumed that living in a detached house on a large block of land is what most Australians want, research by the Grattan Institute found Sydney residents ranked 'whether the house is detached' as only the 5<sup>th</sup> most important variable when selecting a home. Having a big garden was ranked 20<sup>th</sup> (*The Housing We'd Choose*, Grattan Institute, 2011). Further, household sizes are changing in the Six Cities Region. A greater share of households are trending toward couples without children.

Recent research by the University of NSW's City Futures Research Centre on behalf of Government Architect NSW found that medium-rise apartment buildings were the most preferred type of building among apartment purchasers. These buildings of less than 20 apartments were preferred for their larger interior sizes, greater sense of community and smaller strata schemes.

Terraces, cottages and small apartment blocks represented much of the housing built in the first half of the 20<sup>th</sup> century. In the inner suburbs, these housing types now account for one-fifth of the housing stock (NSW Productivity Commission, *Building more homes where people want to live*, 2023).

Other important types of housing such as terraces and town houses used to be common options and comprised a much larger share of new residential builds.

In the areas where new housing has been concentrated in recent decades, however, the share of diverse housing types has been declining.

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This reduction in the diversity of new dwelling stock has been observed in recent years. Housing policymakers and the community are raising concerns that most new housing is either freestanding homes on the fringes of Sydney, or high-rise apartment buildings along busy roads (NSW Productivity Commission, *Building more homes where people want to live*, 2023). The Six Cities Region has an acknowledged and well-documented 'missing middle'.

In Sydney, most residential areas are zoned for low density (single family homes) and only a small proportion of land is zoned for medium or high-density development. The current zoning distribution does not sufficiently support a diverse housing mix, and where medium-density zones exist, key mid-rise housing types are not allowed. Delivering more well-located, diverse housing types is a key focus for the NSW Government as it will promote a greater array of housing options for households and create vibrant urban communities.

### **More homes should be located near public transport hubs and town centres**

More homes are best placed in areas that are well-serviced by town centres and good public transport, so people can quickly and easily get to where they need to be. This means that more people will be able to live within walking distance of supermarkets, restaurants, and good public transport to get them to work and other places. This is an accepted model of urban development that is commonly referred to as 'transport-oriented development'. It has been a key feature of strategic planning in NSW for many years.

There is still significant opportunity across NSW to make sure the homes we need are in these great locations. Taking this approach would address the housing challenges in a way that makes the most sense. This approach represents density done well. It makes daily commutes shorter and cheaper, taking the financial burden off households and curbing traffic congestion, leading to better quality of life. The goal is to build more homes and strategically position them close to where people need to go, giving more people access to convenient transport options and amenity.

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## **2.4 Ongoing strategic planning efforts**

### **Strategic planning in NSW**

The planning process determines how we use and develop land – whether it be in a city, regional community or on a rural property. Strategic planning looks at the big picture. It helps inform how and where change can take place, if it's where new housing may be located, or where transport links or community infrastructure should go.

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Decisions about any development and the best use of land must be transparent, clear and fair. The NSW planning system ensures this by setting a clear strategic vision, which in turn informs planning controls that guide decisions. In NSW, regional and district plans created at the state level set the overarching vision for our region and its unique districts. Councils create local strategic planning statements, local environmental plans, and development control plans, which apply the strategic vision at a local level.

### How housing is delivered

Housing delivery is a shared responsibility. At the federal level, the Commonwealth works with state and local governments, investors and industry to set aspirational housing targets and support additional housing supply through the National Housing Accord.

The NSW Government and councils work to meet these targets by ensuring the planning system allows for and incentivises well-located housing. This includes long-term strategic planning, delivering infrastructure at the right time, zoning land and setting controls, and assessing development. Many councils also have a local housing strategy which details how much housing (and of what types) needs to be delivered in the local area, where it will go, and how it will look.

When state and local strategic plans are in place, government agencies and the development industry are then able to use the planning system to deliver quality social, affordable and market housing in the right places to support growing communities.

### Infrastructure is critical to housing

Councils in NSW rely on a variety of funding sources to support the delivery of local infrastructure. This includes libraries, parks, roads, local transport infrastructure, recreation and sport facilities and stormwater drainage facilities to meet the needs of their communities. The right infrastructure funding mix will be needed to support increased housing supply as proposed in this document.

Section 7.11 local infrastructure contributions and 7.12 levies are the main mechanisms councils use to fund local infrastructure under Part 7 of the EP&A Act. In infill areas where new housing supply is proposed, councils already have section 7.11 and/or section 7.12 local infrastructure contributions plans in place. Because of this, it will be important to decide if councils' existing infrastructure contributions frameworks are enough to address any increased demand created by expected growth.

Section 7.11 and 7.12 contributions plans list infrastructure items to be delivered and their costs. These plans also specify how much councils will charge developers to pay for this infrastructure. The amount councils can charge for both section 7.11 and section 7.12 contributions is limited under NSW Government legislation and policy, as Table 1 shows.

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Table 1. Caps on council funding for local infrastructure

Funding mechanism	Cap
Section 7.11 Contributions	\$20,000 per home/lot for most infill areas
Section 7.12 Levies, calculated using a simple percentage levy based on the cost of development	1% of the cost of development for most areas

The changes to the planning system that we propose in this explanation of intended effect will result in more homes being built in infill areas. These will be areas already serviced by state and local infrastructure, such as roads, rail and bus infrastructure, water and drainage, schools and open space. This is an efficient approach to infrastructure provision.

While increasing housing supply in infill areas will increase demand on existing infrastructure, it also allows us to upgrade, improve and deliver more local amenities and services through development contributions. The delivery of any new or upgraded existing infrastructure to support housing supply must be well coordinated and funded. We propose using existing mechanisms in the infrastructure contributions system to fund state and local infrastructure (see section 4.4).

### The Six Cities Region

The Six Cities Region is Australia's first global-city region. It is a network of six connected cities in Australia that connect to each other, while celebrating and drawing on each city's unique character and strengths.

The Six Cities Region is made up of:

- Lower Hunter and Greater Newcastle City
- Central Coast City
- Illawarra-Shoalhaven City
- Western Parkland City
- Central River City
- Eastern Harbour City.

. The [Six Cities Region Discussion Paper](#) has been released. It represents the first step in planning at this scale. New region and district plans will be published in 2024, and these will feed into new local plans created by councils over the coming years.

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## 2.5 Applying the proposed reforms

The proposals outlined in this EIE represent a progressive approach to accommodating growth across the Six Cities Region. The planning system needs to enable and incentivise more density and diverse housing options in well located areas. The proposed reforms are designed to deliver new housing supply in established areas that have capacity to accommodate growth in a way that capitalises on current and future investment in public infrastructure.

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## 3 What's preventing more low and mid-rise houses being built?

NSW needs more well-located mid-rise housing options such as small blocks of units. They are a strongly desired development type among buyers and renters. Small apartment developments can exhibit high quality design for the benefit of residents and the local neighbourhood while contributing to the vibrancy of our centres.

### 3.1 Mid-rise housing

For this explanation of intended effect, mid-rise housing refers to residential flat buildings and shop-top housing that is generally between 3 and 6 storeys. These small-scale residential buildings are important to promote in our overall housing mix. They cater to a variety of needs and preferences and create more inclusive and vibrant communities.



Figure 3: Mid-rise housing types L-R residential flat buildings and shop top housing

#### What are Residential Flat Buildings (RFB) and shop top housing?

A residential flat building is a building that contains three or more homes and is 2 or more storeys. At least one of the homes must not have direct access at the ground level for it to be considered a residential flat building. It does not include other similar residential buildings such as co-living housing or multi-dwelling housing. Residential flat buildings are commonly referred to as apartment

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buildings or flats. Residential flat buildings are a mandated permitted use in all General Residential and High Density Residential zones.

Shop-top housing is a building that contains one or more apartments above ground floor shops or other commercial uses. Shop-top housing is common in mixed-use neighbourhoods and town centres. It provides residential neighbourhoods with easy access to supermarkets, cafes, and other important services. Shop-top housing is a mandated permitted use in all General Residential, High Density Residential, Local Centre (E1) and Mixed Use (MU1) zones.



Figure 4: Shop top housing in Surry Hills

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Figure 4: Residential flat building on Huntley Street, Alexandria

### **There is a need for more well-located mid-rise housing**

Well-located mid-rise housing options such as small blocks of units are a strongly desired development type among buyers and renters as identified in research from UNSW City Futures Research Centre cited earlier. Fulfilling the latent demand in the housing market for small apartment buildings provides an opportunity to address calls for greater housing diversity to meet the needs of people at different stages of life. Small apartment developments can exhibit high quality design for the benefit of residents and the local neighbourhood while contributing to the vibrancy of our centres.

### **Mid-rise housing is often prohibited in well-located areas**

Across the Six Cities Region, most residential areas, around 77%, are zoned for low density. But only around 12% of areas are zoned for medium density, and 2% for high density. Even in the 12% of Medium Density Residential zones, residential flat buildings and shop-top housing are prohibited in around 60% of these areas.

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Six Cities Residential Lots

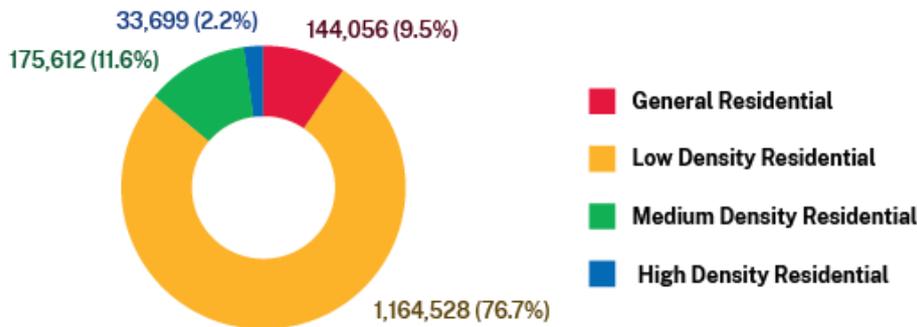


Figure 6: Overview of zoning of residential lots within the Six Cities region

Only 42% of well-located medium density lots in areas around heavy and light rail stations and close to important town centres permit residential flat buildings. This land needs to be better used by allowing development controls more suitable for mid-rise housing.

### Restrictive development controls can discourage mid-rise housing

In the limited areas where mid-rise housing is permitted, site requirements and development controls can make delivering mid-rise housing a challenge.

Across all medium density lots in the Six Cities Region, the average maximum height of building control is around 9.9 metres and the average maximum floor space ratio control is 0.73:1. These controls only enable a 3-storey building with a limited number of apartments possible. Such small developments are not usually economically feasible to deliver in well located areas.

Height of Buildings Controls by Zone - Six Cities LGAs

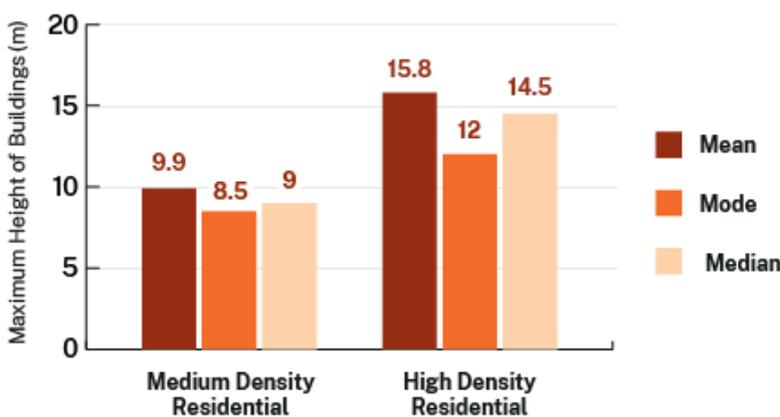


Figure 7: Overview of height of buildings controls in the medium and High Density Residential zones within the Six Cities

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Even in High Density Residential zones, the average maximum height of building control is around 15.8m and the average maximum floor space ratio control is 1.25:1. Again, these controls only enable a 4 to 5 storey building with a limited number of apartments possible.

In many medium and high-density residential zones, both the average and median built form controls are insufficient to realise the opportunities of mid-rise housing. Getting these planning settings right is critical to attracting investment in new mid-rise housing projects to deliver housing supply in well-located areas.

## 3.2 Low-rise housing

For this explanation of intended effect, **low-rise housing** refers to multi dwelling housing (such as terraces and townhouses), manor houses and dual occupancies. It is generally one or 2 storeys, sometimes incorporating a habitable roof. It does not include freestanding houses.



Figure 8: Low-rise housing types L-R dual occupancy, multi-dwelling housing (terraces), manor house

### Multi dwelling housing (MDH) and manor houses

#### What are multi-dwelling housing and manor houses?

**Multi-dwelling housing** is a term used to describe residential developments that have three or more dwellings on a single lot with each dwelling having access at ground level. It includes rows of terraces and townhouses, but it does not include apartment buildings. They are a historically popular form of housing in Sydney, commonly found closer to the city centre. They are typically one or 2-storeys with a small front and back yard and setback to the side neighbours. They offer most of the benefits of a traditional freestanding house, but for a more affordable price.

**Manor houses** are small 2-storey apartment blocks. They are also an historically popular form of housing in Sydney's earlier suburbs, found in places like the eastern suburbs and the inner west. They often have the appearance and size of a 2-storey freestanding house but contain two apartments on the ground floor and two on the first floor. The ground floor apartments often get their own backyards, which offers a great level of amenity at a more affordable price.

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Figure 9: Manor house in Thornton



Figure 10: Townhouses in residential area at Gledswood Hills

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**Most low-density areas prohibit multi-dwelling housing and manor houses**

Multi-dwelling housing is prohibited in the Low Density Residential zone in 82% of lots across the Six Cities. This is particularly pronounced in Greater Sydney, where 94% of councils prohibit multi-dwelling housing in their low-density zones.

Multi Dwelling Housing Permissibility in Low Density Residential Lots -Six Cities LGAs

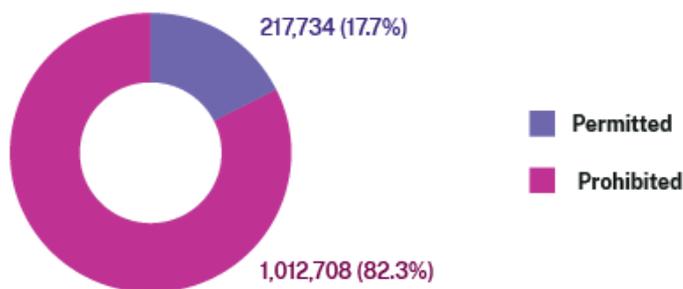


Figure 11: Permissibility of MDH across Low Density Residential zone lots within the Six Cities region

Similarly, manor houses are prohibited in all Low Density Residential zones in Greater Sydney, although they can be developed where multi-dwelling housing is permitted if using complying development under the Low-Rise Housing Diversity Code.

The main zone where multi-dwelling housing and manor houses are permitted is the Medium Density Residential zone where they are always permitted. The issue is that the medium-density zone only accounts for a small proportion of residential land, around 12% in the Six Cities Region.

Another issue is that Medium Density Residential zones also sometimes allow the multi-storey apartment buildings that developers usually prefer over the lower-yielding multi-dwelling housing and manor houses. So, there is a scarcity of land that allows for multi-dwelling housing and manor houses. And in the few areas they are allowed, developers often prefer apartments. As a result, very few new multi-dwelling housing and manor houses have been built in recent decades.

**Multi-dwelling housing and manor houses are suitable in well-located low-density areas**

Multi-dwelling housing and manor houses can be designed to comfortably sit within a freestanding house neighbourhood, without significantly changing character and offering a diverse and affordable option. Their scale and presence can be designed so they have no more impact than a freestanding house and they can enhance the desirable characteristics of a neighbourhood.

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Low-density residential zones that are within walking distance of town centres and transport hubs should be able to accommodate more multi-dwelling housing and manor houses. These housing types offer a sustainable way of encouraging more homes in low-density neighbourhoods. Focusing efforts in places that already have good access to public transport and everyday needs will avoid undesirable impacts such as more congestion and a lack of street parking.

### **Some development controls discourage multi-dwelling housing and manor houses**

There are a range of development controls that often apply to multi-dwelling housing and manor houses. These can further limit the potential sites and make them particularly difficult to design, especially when compared to the controls for freestanding houses.

Many councils set minimum lot sizes that range between 700 m<sup>2</sup> and 2,000 m<sup>2</sup>. These minimum lot sizes can be unnecessarily large, as well-designed multi-dwelling housing and manor houses can easily fit on much smaller sites. These requirements often rule out large proportions of the already limited lots that allow multi-dwelling housing and manor houses, sometimes up to 75% of permitted lots in a given area.

There are also other controls, such as floor space ratio and minimum car parking requirements, that can make these housing types compromised in design, impractical to develop and economically unviable. Because of this, it is more workable to develop freestanding housing and larger apartment buildings.

## **Dual occupancies**

### **What are dual occupancies?**

Dual occupancies are two dwellings on a single lot and are commonly known as duplexes or semis. They are a common form of housing in Sydney, with a strong historical presence in the form of one and 2-storey 'semis' and in the more modern form of 2-storey duplexes. They are typically two side-by-side houses that both have a front yard, a back yard, and are setback to the side neighbours. They offer most of the benefits of a traditional freestanding house, but for a more affordable price.

### **Dual occupancies are suitable in all low-density areas**

Well-designed dual occupancies are perfectly suited to provide more housing in all low-density residential areas across the state. Their scale, form and presence can be designed so they have no more impact than a freestanding house and they can enhance the desired character of an area.

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Figure 12: Dual occupancy housing in Ryde

**Dual occupancies are prohibited in many low-density areas**

Within the Six Cities region, dual occupancies are prohibited in 14% of low density lots. In the same region, within the Medium Density Residential zone, dual occupancies are prohibited in 35% of lots.

Dual Occupancy Permissibility by Lots - Six Cities LGAs

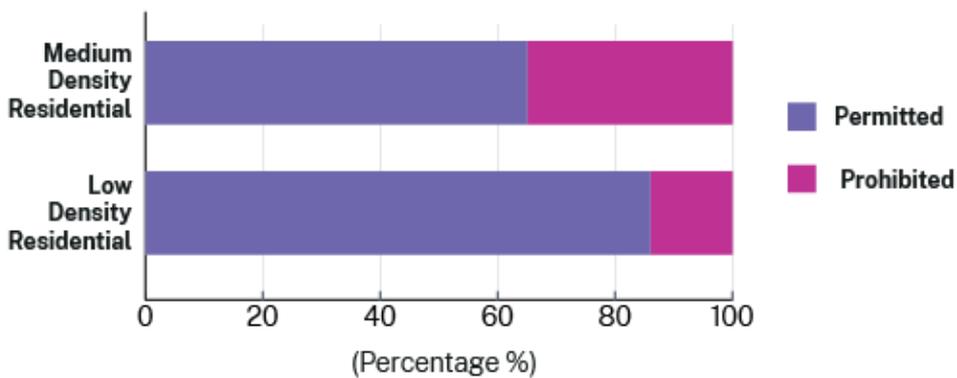


Figure 13: Permissibility of dual occupancies on low and Medium Density Residential zone lots within the Six Cities

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All Low Density Residential zones should be able to accommodate dual occupancies as a sustainable way to provide more housing supply and provide more diverse housing options for the community.

### **Dual occupancies are suitable in the General Residential zone**

Within the Six Cities region, there are 23 LEPs with a General Residential zone. Of these, only 19 (or 83per cent) permit dual occupancies. General residential lots comprise 9.5% of all residential lots within the Six Cities.

An objective of the General residential zone is to provide a variety of housing types and densities. This objective can be more directly achieved by promoting dual occupancies in this zone.

### **Unsuitable development controls discourage dual occupancies**

There are a range of development controls that often apply to dual occupancies which can further limit the sites where they can be built and make them particularly difficult to design, especially when compared to the controls for freestanding houses.

Many Councils set minimum lot sizes which range between 450m<sup>2</sup> and 800m<sup>2</sup>. These minimum lot sizes can be unnecessarily large as well-designed dual occupancies can easily fit on much smaller sites. These requirements often rule out a large proportion of the lots that permit dual occupancies, sometimes up to 72% of permitted lots in a given area.

There are also a range of other controls, like floor space ratio, that can make dual occupancies difficult to design. Because of this, it is often easier to develop freestanding housing.

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# 4 Policy proposals to build more low and mid-rise housing

## 4.1 Mid-rise housing

### Expanded permissibility within well located areas

The department is proposing to permit residential flat buildings on all Medium Density Residential zoned land in well located areas – that is, within station and town centre precincts. Since RFBs are a mandated use in the General Residential and High Density Residential zones, the Medium Density Residential zone presents an opportunity to expand the permissibility for this important mid-rise typology.

Figure 14 below shows the current and proposed permissibility settings for RFBs on well-located and other lots zoned for medium density within the Six Cities region.

RFB Permissibility in Medium Density Residential Zone - Six Cities LGAs

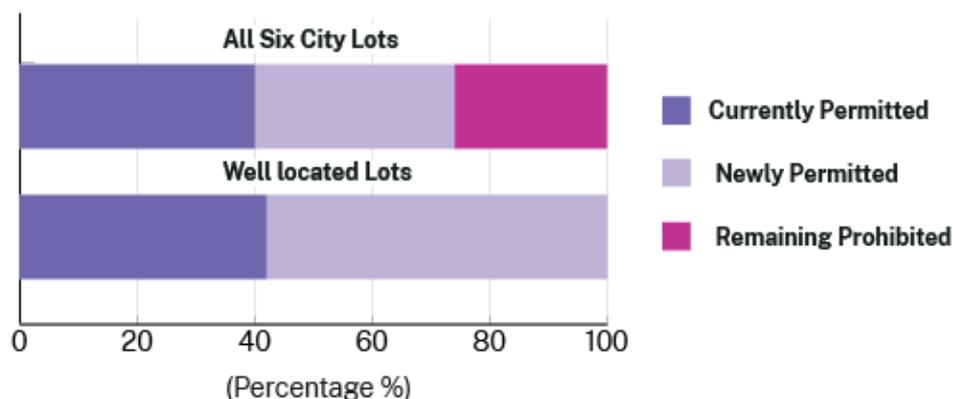


Figure 14: Permissibility of RFBs on well-located and other lots within Medium Density Residential zone in Six Cities

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## Mid-rise housing in Station and Town Centre Precincts

### Station and town centre precincts

The Station and town centres precincts are proposed to be:

- within the Six Cities Region; and
- 800m walking distance of a heavy rail, metro or light rail station; or
- 800m walking distance of land zoned E2 Commercial Centre or SP5 Metropolitan Centre; or
- 800m walking distance of land zoned E1 Local Centre or MU1 Mixed use but only if the zone contains a wide range of frequently needed goods and services such as full line supermarkets, shops and restaurants.
  - The Department is seeking input from councils to determine which E1 and MU1 centres contain an appropriate level of goods, services and amenities to be included.

### Non-refusal standards

To facilitate these developments, the NSW Government propose to set standards for non-refusal that will apply wherever residential flat buildings or shop top housing are permitted (currently or newly proposed) within Station and Town Centre Precincts with the exception of the Low Density Residential zone. The standards are designed to allow more density in the inner part of the precincts within 400 metres of the stations and centres and less density in the outer part of the precincts from 400 metres to 800 metres.

### Non-refusal standards

Non-refusal standards are a type of provision (legal condition) used in the planning system to set consistent standards for certain types of development and provide certainty and flexibility for councils and proponents.

Non-refusal standards are usually outlined in a SEPP and overrule LEP or DCP provisions. If the equivalent LEP or DCP standard is already more permissive than the non-refusal standard, it will continue to apply.

This approach gives councils the flexibility to set more permissive local controls that suit local areas. It also means that if a proposed development does not comply with the non-refusal standard but still complies with Council's standard, it will not need a clause 4.6 variation request.

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The purpose of this approach is to increase housing potential, not reduce what is already allowed.

The specific intentions are that if a development:

- Complies with the standard, a consent authority **must not** refuse consent on those grounds;
- Does not comply with the standard, it will be assessed under the equivalent applicable LEP or DCP standard;
- Does not comply with the standard, but does comply with the equivalent LEP or DCP standard, a clause 4.6 variation is not required;
- Does not comply with both the standard and the equivalent LEP or DCP standard, a clause 4.6 variation will be required.

The non-refusal standards have been calibrated to enable a typical 3 to 6 storey apartment building that can achieve an appropriate level of amenity for the apartments and to neighbouring dwellings.

All other applicable planning controls in Local Environmental Plans and Development Control Plans such as heritage and environmental considerations will continue to apply to the extent they are not inconsistent with these provisions.

The proposed non-refusal standards for residential flat buildings and shop top housing in the station and town centre precincts are:

In the inner part of the precincts within 400 metres of the stations/centres:

- Maximum Building Height: 21m
- Maximum FSR: 3:1

In the outer part of the precincts from 400 to 800 metres of the stations/centres:

- Maximum Building Height: 16m
- Maximum FSR: 2:1

The non-refusal standards will apply to any residential flat building and shop top housing development on land in station and town centre precincts (with the exception of land zoned R2). For residential flat buildings, the non-refusal standards apply to land where this land use is currently permitted or proposed to be permitted. For shop-top housing, the non-refusal standards apply where this land use is currently permitted.

We are also proposing to turn off minimum site area and width standards in LEPs as part of these reforms. This will allow development assessment to consider the individual merits of mid-rise developments on a case-by-case basis within the context of the site.

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## Design criteria to support mid-rise housing

The Apartment Design Guide gives consistent planning and design standards for apartments in NSW. It gives design criteria and general guidance about how development proposals can achieve the nine design quality principles identified in *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development* (SEPP 65).

The proposed new mid-rise housing provisions in station and town centre precincts will be supported by suitable design criteria that will vary some ADG provisions. These measures will ensure that design controls applying to new mid-rise housing proposals are appropriately differentiated to facilitate smaller apartment buildings.

The design provisions will ensure mid-rise apartment buildings are well-designed and promote excellent amenity and liveability for residents and the community.

The intent of the proposed changes to the design criteria is set out below.

- **Building separations:** Reducing the minimum building separation requirements for 5 and 6 storey buildings to match the current requirements for up to 4-storey buildings.
- **Setbacks:** Front setbacks to be the average of neighbouring buildings with a 6m maximum. Side and rear building setback requirements are to increase by an additional 1m for every 2-storey difference in height between neighbouring buildings.
- **Vehicle Access:** Design of basement and ground floor for mid-rise building is not required to accommodate large vehicles entering or turning around within the site. Waste collection method to be detailed in Waste Management Plan.
- **Visual Privacy:** To be managed through the proposed modified building and separation provisions.
- **Communal Open Space:** A minimum of 8m<sup>2</sup> of communal open space is to be provided per apartment, up to a maximum 25% of the site area.
- **Landscaping:** Minimum deep soil and planting requirements, depending on the size of the site as set out Appendix B.
- **Car parking:** Minimum car parking rates to create a consistent set of appropriate requirements for mid-rise housing across the Six Cities.

## Affordable Housing

The existing In-fill Affordable Housing bonus provisions of the Housing SEPP will continue to apply for development under the proposed mid-rise housing in station and town centre precincts provisions.

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The department is also proposing to work with local councils to introduce affordable housing contribution schemes (inclusionary zoning) on more land across the Six Cities where there has been sufficient value uplift. Further consultation about this is expected in 2024.

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## 4.2 Low-rise housing

### Multi dwelling housing and manor houses

#### Expanded permissibility

We propose to make multi-dwelling housing and manor houses permitted with consent in the Low Density Residential zone within station and town centre precincts.

Manor houses will be characterised as 2-storey residential flat buildings (excluding any habitable roof). They will not be limited to 3 or 4 dwellings as they currently are under the Codes SEPP.

#### Station and town centre precincts

Station and town centres precincts will be:

- within the Six Cities Region; and
- 800m walking distance of a heavy rail, metro or light rail station; or
- 800m walking distance of land zoned E2 Commercial Centre or SP5 Metropolitan Centre; or
- 800m walking distance of land zoned E1 Local Centre or MU1 Mixed use but only if the zone contains a wide range of frequently needed goods and services such as full line supermarkets, shops and restaurants
  - The Department is seeking input from councils to determine which E1 and MU1 centres contain an appropriate level of goods, services and amenities to be included.

#### Non-refusal standards

We propose to set key non-refusal standards that will apply to MDH and manor houses wherever they are permitted in Station and Town Centre Precincts. The non-refusal standards are designed to encourage MDH and manor houses to achieve the benefits of more and diverse housing while managing their impacts on surrounding properties, the local environment and neighbourhoods.

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Proposed non-refusal standards for multi-dwelling housing (terraces), multi-dwelling housing and manor houses in station and town centre precincts are:

#### Multi dwelling housing (terraces)

- Maximum Building Height: 9.5m
- Maximum FSR: 0.7:1
- Minimum Site Area: 500m<sup>2</sup>
- Minimum Lot Width: 18m
- Minimum Car Parking: 0.5 space per dwelling

#### Multi dwelling housing

- Maximum Building Height: 9.5m
- Maximum FSR: 0.7:1
- Minimum Site Area: 600m<sup>2</sup>
- Minimum Lot Width: 12m
- Minimum Car Parking: 1 space per dwelling

#### Manor Houses

- Maximum Building Height: 9.5m
- Maximum FSR: 0.8:1
- Minimum Site Area: 500m<sup>2</sup>
- Minimum Lot Width: 12m
- Minimum Car Parking: 0.5 space per dwelling

The non-refusal standards will apply to any multi-dwelling housing, multi-dwelling housing (terraces), or manor house in station and town centre precincts where they are currently permitted or proposed to be permitted under these proposals.

#### Lot size and width

The proposed minimum lot size and width standards provide sufficient space for a typical 2-3 bedroom dwelling layouts with a reasonable front and back yard, side setbacks to the neighbours, and car parking for most dwellings.

#### Floor space ratio and building height

We have set the proposed floor space ratio and building heights to encourage these housing types. They provide more floor space allowance than most low-density areas which will encourage MDH and manor houses rather than large freestanding houses. The building height is designed to accommodate 2 storeys with the potential habitable roof, depending on the design. Built form

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impacts on neighbours such as privacy and overshadowing will still need to be considered through the design criteria in the applicable design guides and local requirements.

### **Car parking**

The proposed car parking rates for terraces and manor houses will be a reduction to most council's current DCP requirements and the standards of the Codes SEPP. The proposed rates will only apply in the target precincts which have walkable access to most needs and alternative transport options. The reduced rates for terraces will also reduce the need for multiple driveways along the street and the resultant impact that has on street parking and landscaping. For manor houses, reduced parking rates will facilitate better design outcomes including increased landscaping and more privacy for neighbours.

### **Application of other Planning Controls**

All other applicable planning controls in Local Environmental Plans and Development Control Plans such as heritage and environmental considerations will continue to apply to the extent they are not inconsistent with these new provisions.

Landscaping requirements outlined in relevant DCPs will continue to apply and the Low Rise Housing Diversity Design Guide will continue to be relevant. The Design Guide will be updated to be consistent with the landscaping targets set out in Appendix C.

The Low Rise Housing Diversity Code will continue to only apply to MDH (terraces) and manor houses limited to 3 or 4 dwellings. This includes on land where it is proposed to newly permit these land use types.

To ensure good design outcomes are achieved, for development applications the consent authority must consider the Low Rise Housing Diversity Design Guide for development applications. Similarly, complying developments will continue to be required to be consistent with the Low Rise Housing Diversity Design Guide for complying development with a verification from a registered architect.

### **Subdivision**

We propose to permit the torrens subdivision of multi-dwelling housing (terraces) provided the proposed lots meet appropriate size, width and access requirements.

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## Dual occupancies

### Expanded permissibility

We propose to permit dual occupancies in all Low Density Residential zones across NSW. We are also looking to work with the remaining few councils whose LEPs prohibit dual occupancies in the General Residential zone to consider whether they could be permitted.

### Non-refusal standards

We propose to set key non-refusal standards that will apply to dual occupancies wherever they are permitted in Greater Sydney. The non-refusal standards are designed to encourage dual occupancies to realise the benefits of more and diverse housing in low-density areas.

#### Non-refusal standards for dual occupancies

Proposed non-refusal standards for dual occupancies in Greater Sydney:

- Maximum Building Height: 9.5m
- Maximum FSR: 0.65:1
- Minimum Site Area: 450m<sup>2</sup>
- Minimum Lot Width: 12m
- Minimum Car Parking: 1 space per dwelling

The non-refusal standards will apply to any dual occupancy in Greater Sydney where it is currently permitted or proposed to be permitted under these proposals.

### Lot size and width

The proposed lot size and width is set at the lower end of the range of lot sizes that apply in different Council areas in Greater Sydney. It provides sufficient space for a 3-to-4-bedroom dwelling layout with a reasonable front and back yard, side setbacks to the neighbours, and a garage for each dwelling.

### Floor space ratio and building height

The proposed FSR provides slightly more floor space allowance than most low-density areas, which will encourage dual occupancies rather than large freestanding houses. The proposed building height is designed to accommodate a 2-storey dual occupancy. Built form impacts on neighbours such as privacy and overshadowing will need to be considered through the design criteria in the applicable design guides and local requirements.

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### Car parking

The proposed car parking rate is typical in many areas and will be a slight reduction in some. It is important that excessive car parking is not required, as it can influence whether a dual occupancy can fit on any given site. One space is sufficient to ensure there is not a significant impact on car parking availability in the street.

### Application of Other Planning Controls

All other applicable planning controls in Local Environmental Plans and Development Control Plans such as heritage and environmental considerations will continue to apply to the extent they are not inconsistent with these new standards.

Landscaping requirements outlined in relevant DCPs will continue to apply and the Low Rise Housing Diversity Design Guide will continue to be relevant. The Design Guide will be updated to be consistent with the landscaping targets set out in Appendix C.

Under the complying development pathway, proposals will continue to be required to be consistent with the Low Rise Housing Diversity Design Guide for complying development.

### Affordable Housing

The existing In-fill Affordable Housing bonus provisions of the Housing SEPP will continue to apply for development under the proposed low-rise housing provisions.

### Subdivision

It is proposed to permit the torrens subdivision of dual occupancies provided the proposed lots meet appropriate size, width and access requirements.

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## 4.3 Flooding

Managing the risk of flooding to life and property through local planning controls is a key priority for the NSW Government. We need to ensure that all new development in flood prone areas is compatible with the current and future flood risk of the land.

Council's current flooding controls will continue to apply to all development where the low- and mid-rise reforms are proposed to ensure that flood risk is appropriately managed. In areas of particularly high flood risk, such as the Hawkesbury Napean Valley, the Department will work councils to exclude the relevant areas from the application of the proposed reforms.

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## 4.4 Infrastructure Contributions

The NSW planning system allows councils and the NSW Government to collect contributions that fund infrastructure needed to support new development.

From 1 October 2023, all residential development that intensifies land use (where new dwellings are created) will be subject to the Housing and Productivity Contribution (HPC) and will replace the former State Infrastructure Contribution (SIC). HPC contributions will go towards the provision of state and regional infrastructure such as roads, parks, hospitals and schools. It does not affect how councils collect local contributions.

Councils will continue to require the payment of section local infrastructure contributions (7.11 and/or section 7.12 contributions) for all new development in accordance with relevant council contributions plans. Revenue collected goes towards funding infrastructure like community facilities, stormwater drainage, local open space and local roads.

In infill areas where there will be additional housing supply as a result of this proposal, councils already have section 7.11 and/or section 7.12 contributions plans in place that apply to new residential development. These existing plans will allow councils to collect more revenue as more dwellings are built.

However, it is important to ensure that councils will have sufficient revenue to fund any new or upgraded local infrastructure that may be required. Some changes may be needed to councils' current contributions frameworks to allow for anticipated growth.

The department will work with councils to identify where further infrastructure planning and funding is required and accelerate that work to ensure it is in place at the right time.

The best approach will depend on the current contributions framework in the area, anticipated growth and local infrastructure needs. Stakeholder consultation, including public exhibition, will be necessary before any changes are carried out.

### Council feedback on infrastructure needs

We are seeking feedback on councils' preferred approach to identifying and addressing additional infrastructure needs that arise as a result of the proposed changes. The aim is to ensure that delivery of local infrastructure occurs at a rate that will keep up with the anticipated growth needed to address the housing crisis.

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## 4.5 Relationship with the Transit Oriented Development program

The Department is also progressing a Transit Oriented Development program, which will fast-track rezoning in 8 key precincts, and introduce new planning settings in a number of other identified station precincts across the Six Cities, including new permissibility settings, built form controls, social and affordable housing provisions and heritage arrangements.

The proposed low- and mid-rise reforms will work in tandem with the Transit Oriented Development program to achieve good urban form through appropriate density transition around centres. The reforms proposed under the Transit Oriented Development program are generally more permissive than the low- and mid-rise reforms and therefore will prevail over the low and mid-rise controls, where areas overlap.

Read more about the department's [response to the housing crisis](#).

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## 5 Have your say

The Department of Planning and Environment welcomes community and stakeholder feedback on this explanation of intended effect. Your feedback will help us better understand the views of the community and will inform the proposals discussed in this document.

To submit feedback, complete the [online feedback form](#).

Your submission may address the issues raised in this document or you may give more input about the changes we propose.

We will publish a response to submissions after the exhibition period ends.

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## Appendix A – Summary of proposed reforms

Typology	Proposed permissibility change	Proposed non-refusal standards
Low-rise housing		
Dual occupancies	Make dual occupancies permitted with consent across Low Density Residential (R2) zones in NSW.	<p>Introduce non-refusal standards that apply to dual occupancies wherever they are permitted in Greater Sydney:</p> <ul style="list-style-type: none"> <li>• Maximum Building Height: 9.5m</li> <li>• Maximum FSR: 0.65:1</li> <li>• Minimum Site Area: 450m<sup>2</sup></li> <li>• Minimum Lot Width: 12m</li> <li>• Minimum Car Parking: 1 space per dwelling</li> </ul>
Manor houses	Make manor houses permitted with consent in the Low Density Residential (R2) zone within <i>station and town centre precincts</i> in the Six Cities region.	<p>Introduce non-refusal standards that apply to Manor Houses wherever they are permitted within <i>station and town centre precincts</i> in the Six Cities region:</p> <ul style="list-style-type: none"> <li>• Maximum Building Height: 9.5m</li> <li>• Maximum FSR: 0.8:1</li> <li>• Minimum Site Area: 500m<sup>2</sup></li> <li>• Minimum Lot Width: 12m</li> <li>• Minimum Car Parking: 0.5 space per dwelling</li> </ul>
Multi-dwelling housing (terraces)	Make MDH (terraces) permitted with consent in the Low Density Residential (R2) zone within <i>station and town centre precincts</i> in the Six Cities region.	<p>Introduce non-refusal standards that apply to MDH Terraces wherever they are permitted within <i>station and town centre precincts</i> in the Six Cities region:</p> <ul style="list-style-type: none"> <li>• Maximum Building Height: 9.5m</li> <li>• Maximum FSR: 0.7:1</li> <li>• Minimum Site Area: 500m<sup>2</sup></li> <li>• Minimum Lot Width: 18m</li> <li>• Minimum Car Parking: 0.5 space per dwelling</li> </ul>

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Typology	Proposed permissibility change	Proposed non-refusal standards
Multi-dwelling housing	Make MDH permitted with consent in the Low Density Residential (R2) zones within <i>station and town centre precincts</i> in the Six Cities region.	<p>Introduce non-refusal standards that apply to MDH whenever they are permitted within <i>station and town centre precincts</i> in the Six Cities region:</p> <ul style="list-style-type: none"> <li>• Maximum Building Height: 9.5m</li> <li>• Maximum FSR: 0.7:1</li> <li>• Minimum Site Area: 600m<sup>2</sup></li> <li>• Minimum Lot Width: 12m</li> <li>• Minimum Car Parking: 1 space per dwelling</li> </ul>
Mid-rise housing		
Residential flat buildings (RFBs)	Permit RFBs with consent in the R3 zone within <i>station and town centre precincts</i> in the Six Cities region.	<p>Introduce non-refusal standards that apply to RFBs wherever they are permitted (excluding R2 zones) in <i>station and town centre precincts</i> in the Six Cities region.</p> <p>Within <i>inner (0-400m) station and town centre precincts</i> in the Six Cities region:</p> <ul style="list-style-type: none"> <li>• Maximum Building Height: 21m</li> <li>• Maximum FSR: 3:1</li> </ul> <p>Within <i>outer (400-800m) station and town centre precincts</i> in the Six Cities region:</p> <ul style="list-style-type: none"> <li>• Maximum Building Height: 16m</li> <li>• Maximum FSR: 2:1</li> </ul>
Shop-top housing (STH)	No change proposed.	Introduce non-refusal standards that apply to shop top housing (identical to those proposed for RFBs) wherever they are permitted (excluding for R2 zones).

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Typology	Other proposals
Mid Rise Housing (both RFBs and STH)	<p>Amend the <u>Apartment Design Guide</u> which sits under the <i>State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development</i> (SEPP 65) to include suitable design criteria for mid-rise housing (e.g. related to building separations, setbacks, vehicle access, visual privacy and communal open space).</p> <p>The design provisions will ensure mid-rise apartment buildings are well-designed and promote excellent amenity and liveability for residents and the community.</p>
Subdivision of MDH (Terraces) and Dual Occupancies	<p>New provisions are proposed to enable the torrens subdivision of multi dwelling housing (terraces) and dual occupancies that have been approved under the proposed low-rise housing reforms. The proposed lots will need to meet appropriate size, width and access requirements.</p>
Low Rise Housing through the Complying Development Pathway	<p>The <u>Low Rise Housing Diversity Code</u> will continue to apply including to areas where low rise typologies are proposed to be permitted under the reforms.</p>

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## Appendix B – Landscaping provisions for mid-rise housing

Development category	Tree canopy target (min % of site area)	Deep soil target	Tree-planting rate
Residential flat buildings and Shop-top housing			
Less than 650 m <sup>2</sup>	15%	As per Apartment Design Guide	For every 350 m <sup>2</sup> of site area or part thereof, at least one small tree must be planted in the deep soil area
650 m <sup>2</sup> – 1,500 m <sup>2</sup>	15%	As per Apartment Design Guide	For every 350m <sup>2</sup> of site area or part thereof, at least one medium tree is to be planted in the deep soil area
Greater than 1,500 m <sup>2</sup>	20%	As per Apartment Design Guide	For every 575m <sup>2</sup> of site area or part thereof, at least 2 medium trees or one large tree must be planted in the deep soil area

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## Appendix C – Landscaping provisions for low-rise housing

Development category	Lot size	Tree canopy target (min % of site area)	Deep soil target (min % of site area)	Tree-planting rate
Manor houses	<300m <sup>2</sup>	20%	20%	For every 200m <sup>2</sup> of site area, or part thereof, at least one small tree
	300-600m <sup>2</sup>	25%	25%	For every 250m <sup>2</sup> of site area, or part thereof, at least one medium tree
	>600m <sup>2</sup>	30%	30%	For every 350m <sup>2</sup> of site area, or part thereof, at least 2 medium trees or one large tree
Dual occupancies	<300m <sup>2</sup>	15%	15%	At least 1 small tree, per dwelling
	300-600m <sup>2</sup>	20%	20%	For every 200m <sup>2</sup> of site area, or part thereof, at least one small tree
	>600m <sup>2</sup>	25%	25%	For every 225m <sup>2</sup> of site area, or part thereof, at least one medium tree
Multi-dwelling housing (terraces)	<1,000m <sup>2</sup>	20%	20%	For every 300m <sup>2</sup> , or part thereof, at least one medium tree
	1,000-3,000m <sup>2</sup>	25%	25%	For every 200m <sup>2</sup> , or part thereof, at least one medium tree
	>3,000m <sup>2</sup>	30%	30%	For every 350m <sup>2</sup> , or part thereof, at least 2 medium trees or one large tree

**ATTACHMENT/S**

**REPORT NO. PC4/24**

**ITEM 8**

- 1. LOCAL PLANNING PANELS DIRECTION – INTERIM APPOINTMENT OF MEMBERS**

**LOCAL PLANNING PANELS DIRECTION – INTERIM APPOINTMENT OF MEMBERS**

I, the Minister for Planning, give the following direction under section 9.1 of the *Environmental Planning and Assessment Act 1979*

  
The Hon. Paul Scully MP  
Minister for Planning & Public Spaces

Dated: 22/1/24

**Objective**

The objective of this direction is to extend the approval of chair and member pools and appoint existing chairs and members of local planning panels for an interim period from 28 February 2024 to 30 June 2024.

**Application**

This direction applies to a council that has constituted a local planning panel under the *Environmental Planning and Assessment Act 1979* (the Act).

**1. Direction 1 Continuation of the pools dated 28 February 2021 until 30 June 2024**

- 1.1 A council to whom this direction applies must note that the chair/alternate chair pool dated 28 February 2021 is approved until 30 June 2024.
- 1.2 A council to whom this direction applies must note that the expert member pool dated 28 February 2021 is approved until 30 June 2024.

**2. Direction 2 Interim appointment from the pool dated 28 February 2021**

- 2.1 A council to whom this direction applies is to appoint a new or reappoint the current chair/alternate chair to a local planning panel for the period covering 28 February 2024 to 30 June 2024.
- 2.2 A council to whom this direction applies is to appoint a new or current panel member to a local planning panel for the period covering 28 February 2024 to 30 June 2024.
- 2.3 Any panel member who has served two terms on a specific local planning panel cannot be reappointed, this includes community representatives. In this case, a council to whom this direction applies must appoint a new panel member from the approved pool.
- 2.4 During this interim appointment period a council is permitted to have a reduced number of panel members in their approved pool, that is less than the 15 independent expert members and alternate members (see Local Planning Panels Direction – Appointment of New Members dated 7 December 2022).

**3. Direction 3 Appointment of members**

- 3.1 A council to whom this direction applies is to require in their letter of appointment or reappointment of any new or current panel member, that the proposed member agree to abide by the *Code of Conduct for Local Planning Panel Members*, in their acceptance of appointment to the local planning panel. The **Code of Conduct for Local Planning Panel Members** is the code approved by the Minister for Planning under section 28 of Schedule 2 to the Act.
- 3.2 Before appointing community representatives to a panel, a council must require proposed representatives to complete a statutory declaration stating that they are not:
- a) a councillor of that or any other council, or
  - b) a property developer within the meaning of section 53 of the *Electoral Funding Act 2018*, or
  - c) a real estate agent within the meaning of the *Property, Stock and Business Agents Act 2002*.
- Note:** these are grounds for ineligibility for membership of a local planning panel under section 2.18 of the Act.
- 3.3 Before appointing community representatives to a panel, a council must also arrange probity checks for the proposed representatives which must include (but are not limited to):
- a. Search of the Public Register of real estate agents
  - b. Bankruptcy Register Search
  - c. A Nationally Coordinated Criminal History Check

This direction takes effect on 28 February 2024

**ATTACHMENT/S**

**REPORT NO. IM1/24**

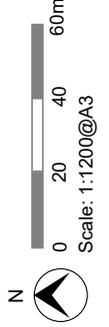
**ITEM 9**

- 1. GALSTON VILLAGE PUBLIC DOMAIN PLAN**
- 2. COMMUNITY ENGAGEMENT PLAN**

# GALSTON VILLAGE DRAFT PUBLIC DOMAIN PLAN



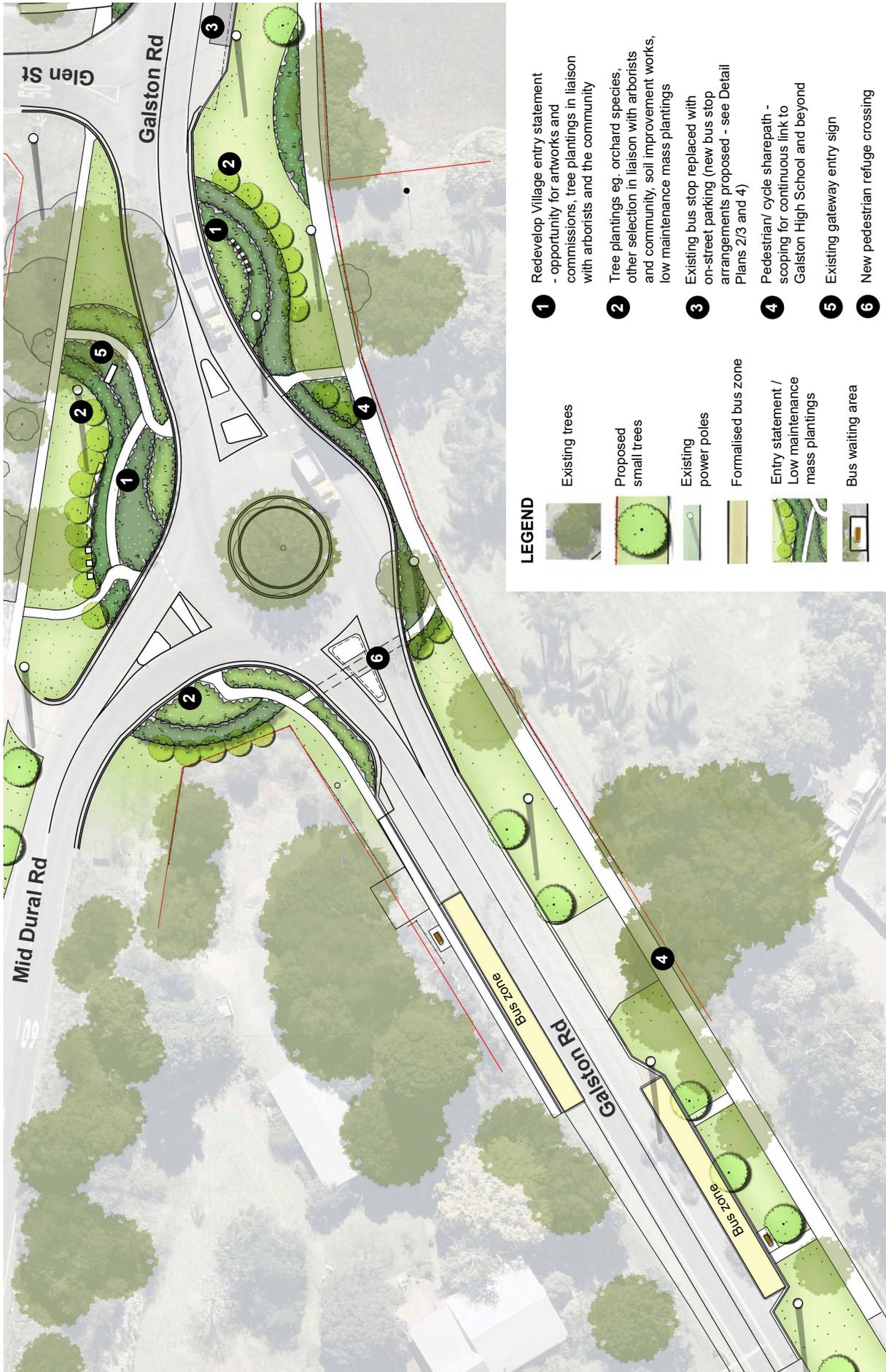
**DRAFT**



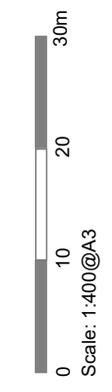
**PROJECT PHASE: EXHIBITION AND COMMUNITY ENGAGEMENT**  
 (SUBJECT TO FUTURE DETAILED DESIGN DEVELOPMENT, PENDING ENGAGEMENT OUTCOMES)

REV: 31.01.2024

# ATTACHMENT 1 - ITEM 9

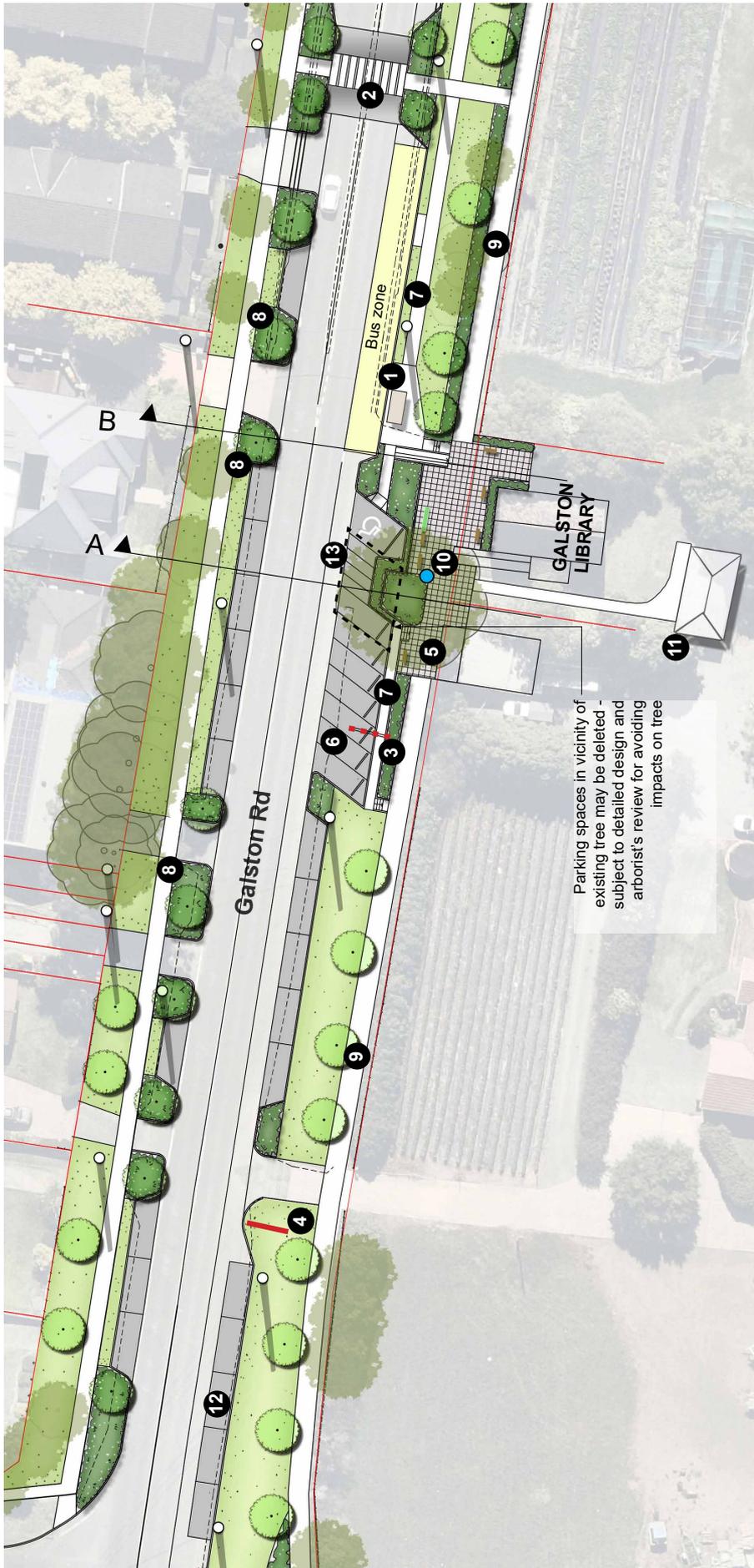


- LEGEND**
- Existing trees
  - Proposed small trees
  - Existing power poles
  - Formalised bus zone
  - Entry statement / Low maintenance mass plantings
  - Bus waiting area
- 1** Redevelop Village entry statement - opportunity for artworks and commissions, tree plantings in liaison with arborists and the community
  - 2** Tree plantings eg. orchard species, other selection in liaison with arborists and community, soil improvement works, low maintenance mass plantings
  - 3** Existing bus stop replaced with on-street parking (new bus stop arrangements proposed - see Detail Plans 2/3 and 4)
  - 4** Pedestrian/ cycle sharepath - scoping for continuous link to Galston High School and beyond
  - 5** Existing gateway entry sign
  - 6** New pedestrian refuge crossing



**DETAIL PLAN 1**  
 GALSTON VILLAGE WESTERN ENTRY STATEMENT - MID DURAL ROAD ROUNDABOUT

# ATTACHMENT 1 - ITEM 9



**LEGEND**

- Existing trees
- Proposed small trees
- Existing power poles
- Proposed mass planting
- New bus zone
- New bus stop with bus shelter
- Library/market square with seating
- Proposed raised pedestrian crossing

- 1** New centrally located WCA compliant bus stop. Explore opportunities to recycle materials from existing shelter to be relocated. Confirm approval in liaison with community, TfNSW and relevant transport service providers
- 2** New raised zebra crossing. Confirm approval in liaison with community and TfNSW
- 3** Existing regional traffic sign to be relocated
- 4** Regional traffic sign relocated

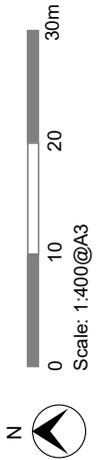
- 5** Permeable pavement and furnished outdoor setting to the frontage of farmer's market and library
- 6** Nose-in 60 degree angled parking
- 7** Secondary pedestrian path
- 8** Water Sensitive Urban Design (WSUD) drainage and stormwater filtration opportunity
- 9** Pedestrian/ cycle sharepath

- 10** Tourist information point/ wayfinding
- 11** Existing public toilet
- 12** Existing bus stop replaced with on-street parking (new bus stop arrangements proposed - see Detail Plans 2/3 and 4)
- 13** Motorcycle parking

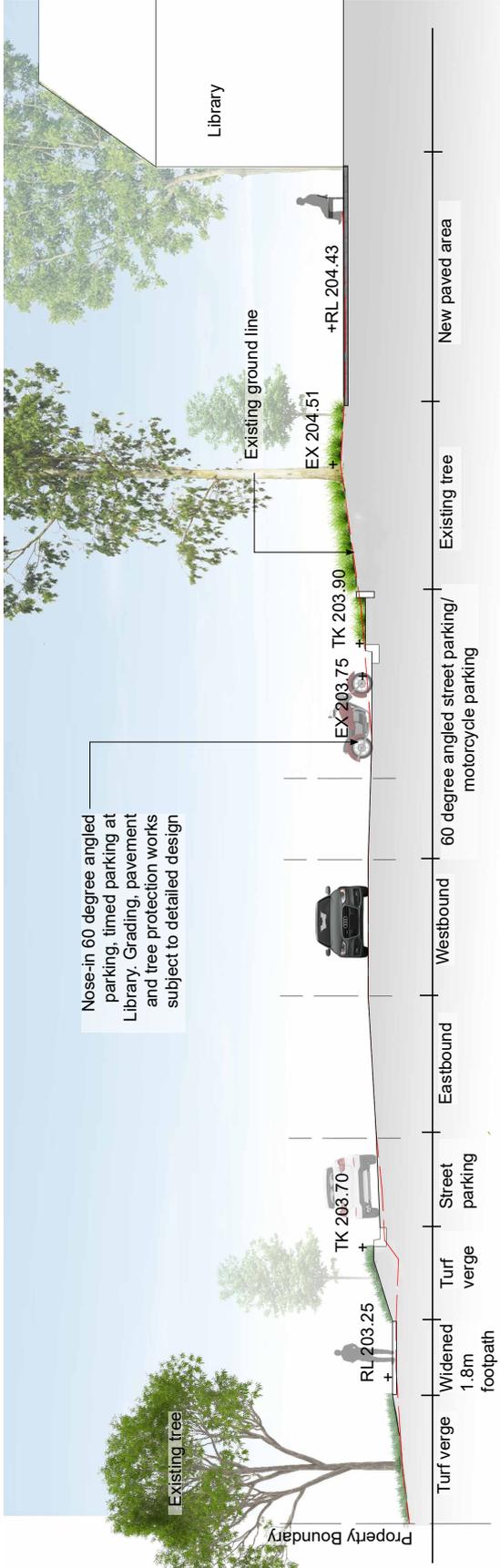
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**DETAIL PLAN 2**

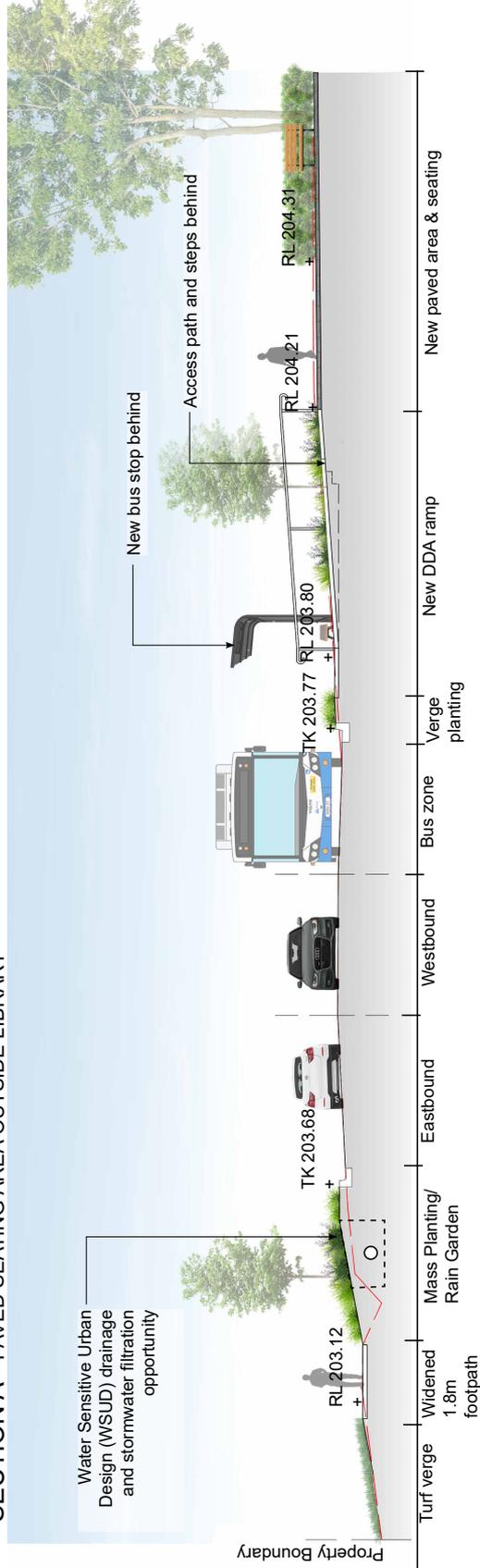
GALSTON LIBRARY/ MARKET SQUARE + NEW BUS STOP AND ZEBRA CROSSING



**ATTACHMENT 1 - ITEM 9**



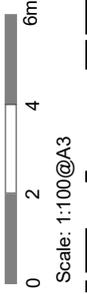
SECTION A - PAVED SEATING AREA OUTSIDE LIBRARY



SECTION B - NEW BUS STOP

**TYPICAL SECTION**  
GALSTON LIBRARY/ MARKET SQUARE

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# ATTACHMENT 1 - ITEM 9



**LEGEND**

- Existing trees
- Proposed small trees
- Existing power poles
- Proposed mass planting
- New bus zone
- New bus stop with bus shelter
- Proposed raised pedestrian crossing
- Paved outdoor dining area
- Accessible parking bay
- Threshold paving
- Proposed informal seating area
- Existing gateway sign/ local guide to be removed / replaced
- Trees recently removed. Replace with new tree plantings -species TBC

- 1** New central zebra crossing, raised threshold, providing safe connection from parking, library and bus stop to shopping
- 2** Formalise safe pedestrian connection between shopping precincts, reorganise WCA parking and access arrangements - in liaison with property landowners
- 3** Pavement treatment to enhance driver awareness and higher pedestrian safety at commercial driveway entry locations
- 4** 3m extended pedestrian circulation / outdoor dining area

- 5** Relocation of parking further away from shop frontage providing generous circulation, gathering and outdoor dining space  
Nose-in 60 degree angled parking
- 6** Informal gathering spaces
- 7** Tourist information point/ wayfinding
- 8** Water Sensitive Urban Design (WSUD) drainage and stormwater filtration opportunity
- 9** Secondary pedestrian path

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**DETAIL PLAN 3**

GALSTON VILLAGE SHOPPING PRECINCT



# ATTACHMENT 1 - ITEM 9

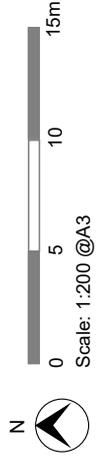


**LEGEND**

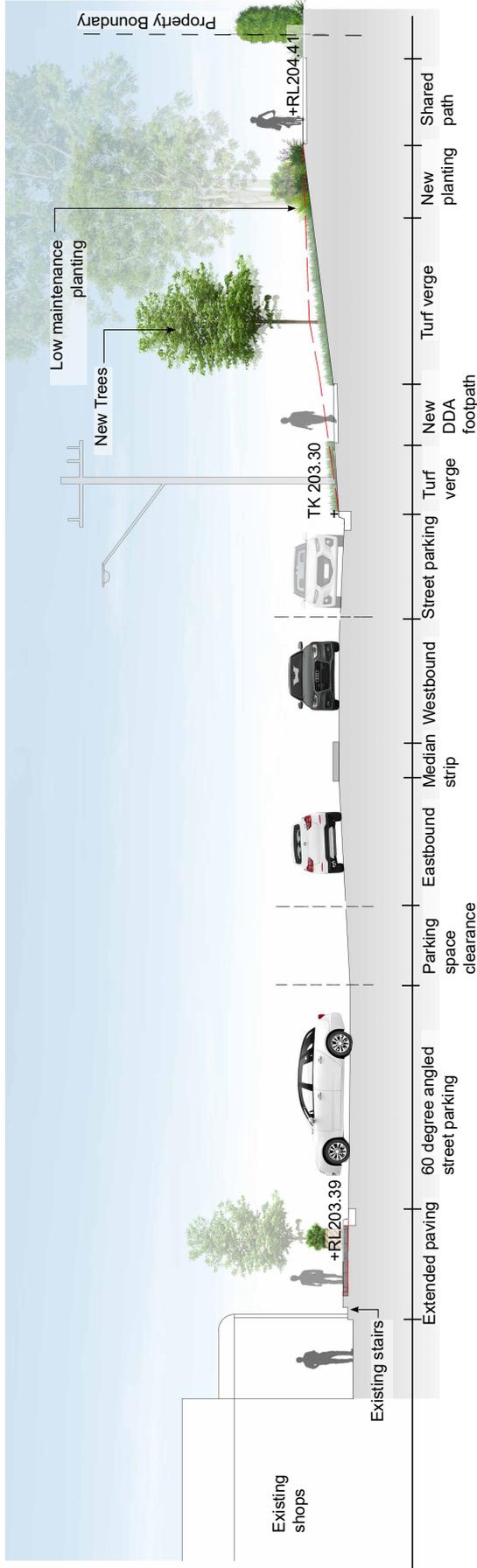
- 1** Safer threshold paving treatment at driveway entry locations, enhancing visual cues for continuous pedestrian connection to adjoining Bendigo Bank, Village Shopping complex and park
- 2** WCA parking and access provision
- 3** Bench seats & small planter boxes
- 4** Small trees in paving
- 5** Outdoor dining area
- 6** Seating edge
- 7** WCA ramp access to lower shop frontage
- 8** Informal gathering spaces
- 9** Tourist information point/wayfinding
- 10** Informal crossing point
- 11** Informal gathering spaces paving treatment to median

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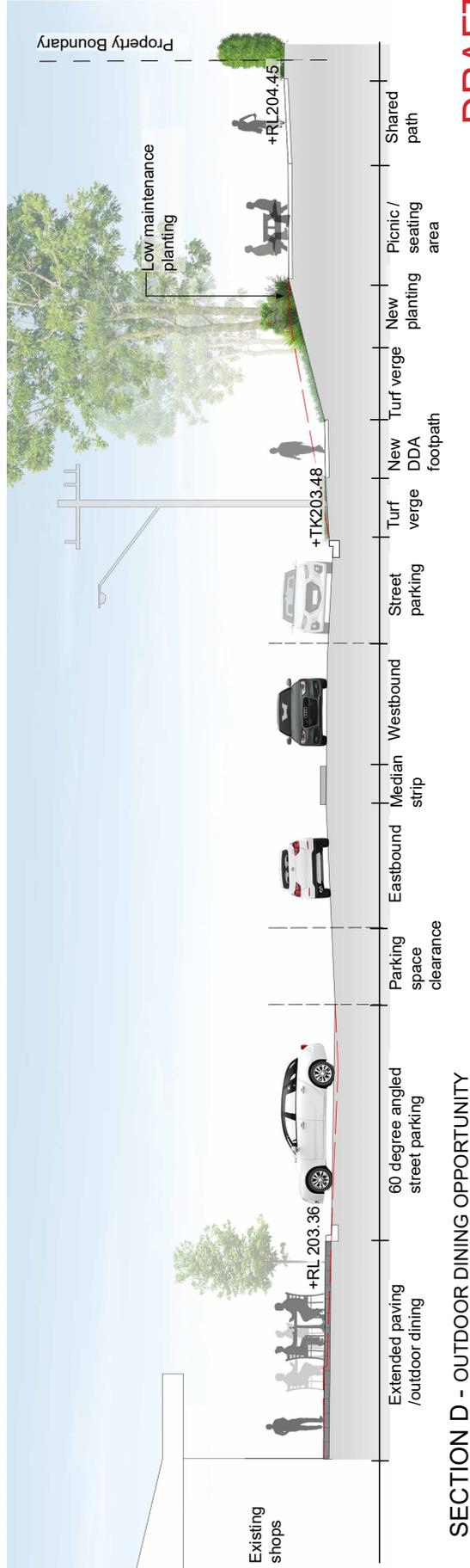
**INSET A - Interim Proposal**  
 GALSTON VILLAGE SHOPPING PRECINCT



# ATTACHMENT 1 - ITEM 9



SECTION C - INCREASED CIRCULATION AND GATHERING SPACE TO LOWER SHOP FRONTS

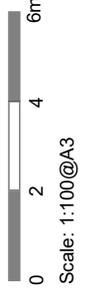


SECTION D - OUTDOOR DINING OPPORTUNITY

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**TYPICAL SECTIONS**

GALSTON VILLAGE SHOPPING PRECINCT



**ATTACHMENT 1 - ITEM 9**



- 6** Potential play area on podium and terrace extended into parkland - subject to liaison with adjoining landowners
- 7** Opportunity for furniture and recreation in liaison with landowners
- 8** New zebra crossing/ raised threshold to replace existing crossing, providing safe crossing point
- 9** Bike facilities & drinking fountain
- 10** Tourist information point/ wayfinding
- 11** Review opportunity of provide WCA ramp to replace steps in liaison with landowners
- 12** New pedestrian refuge crossing

- 1** Redevelop Village entry statement - opportunity for artworks and commissions, tree and mass plantings in liaison with arborists and the community
- 2** Tree plantings eg. orchard species, other selection in liaison with arborists and community, soil improvement works, low maintenance mass plantings
- 3** Pergola /Arbour structure with seating wall under - opportunity for artworks on the seating wall
- 4** Upgraded bus stop setting
- 5** Picnic/ informal gathering spaces in verge

- 1** Pergola structure & seating
- 2** Proposed raised pedestrian crossing
- 3** Proposed informal seating area
- 4** Artwork/ Sculptural element

- 1** Formalised bus zone
- 2** Bus waiting area
- 3** Entry statement / Low maintenance mass plantings
- 4** Bike facilities / Drinking fountain
- 5** Picnic settings

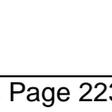
- 1** Existing trees
- 2** Proposed small trees
- 3** Existing power poles
- 4** Proposed mass planting

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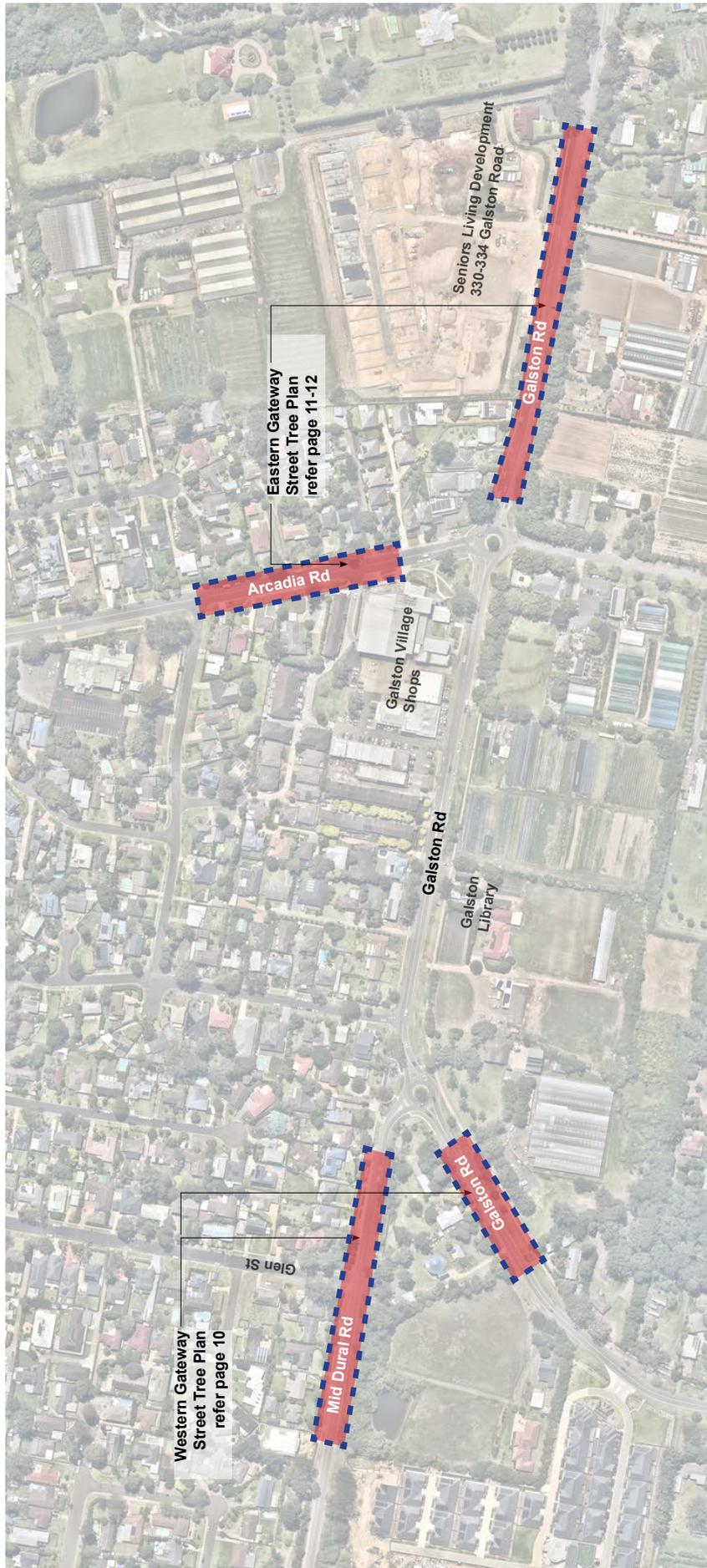
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**DETAIL PLAN 4**  
 EASTERN GATEWAY AND VILLAGE PARK



# ATTACHMENT 1 - ITEM 9

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**WESTERN & EASTERN GATEWAY STREET TREE MASTER PLAN**  
 CONTEXT MAP

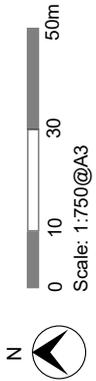
# ATTACHMENT 1 - ITEM 9



**LEGEND**

	Existing trees		Pedestrian/ cycle sharepath - scoping for continuous link to Galston High School and beyond
	Proposed small street trees (under powerline)		New kerb & gutter to be installed
	Existing power poles		Existing densely vegetated verge to be tidied up - remove weeds and dead plants
	Formalised bus zone		
	Entry statement / Low maintenance mass plantings		
	Bus waiting area		

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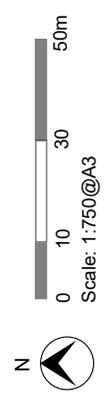


**WESTERN GATEWAY STREET TREE PLAN**  
MID DURAL ROAD & GALSTON ROAD

# ATTACHMENT 1 - ITEM 9



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**EASTERN GATEWAY STREET TREE PLAN 1**  
ARCADIA ROAD

# ATTACHMENT 1 - ITEM 9



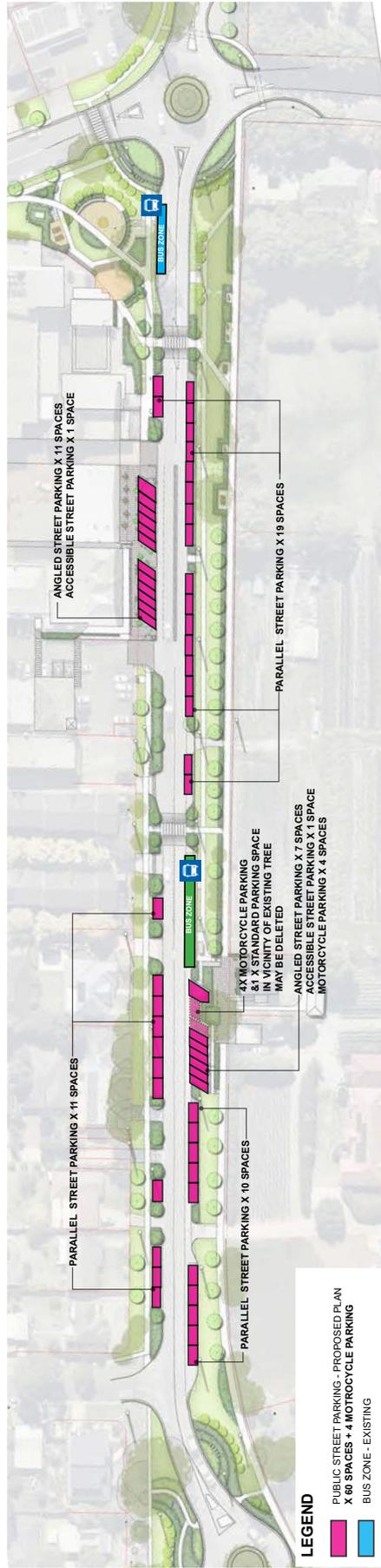
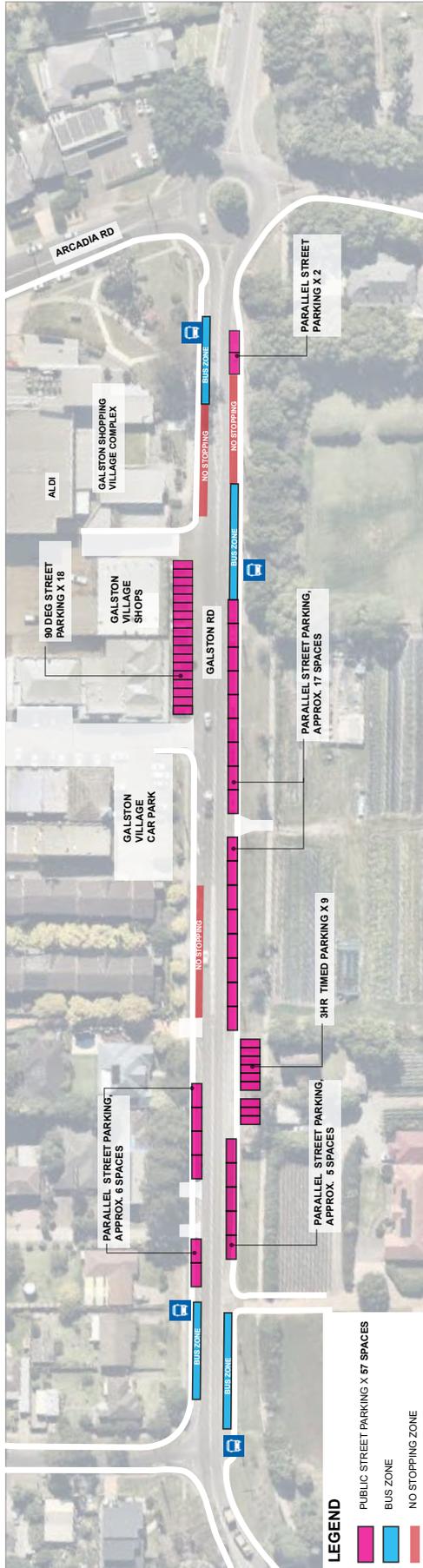
**EASTERN GATEWAY STREET TREE PLAN 2**  
GALSTON ROAD

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**HORNSBY**  
SHIRE COUNCIL

P12

# ATTACHMENT 1 - ITEM 9



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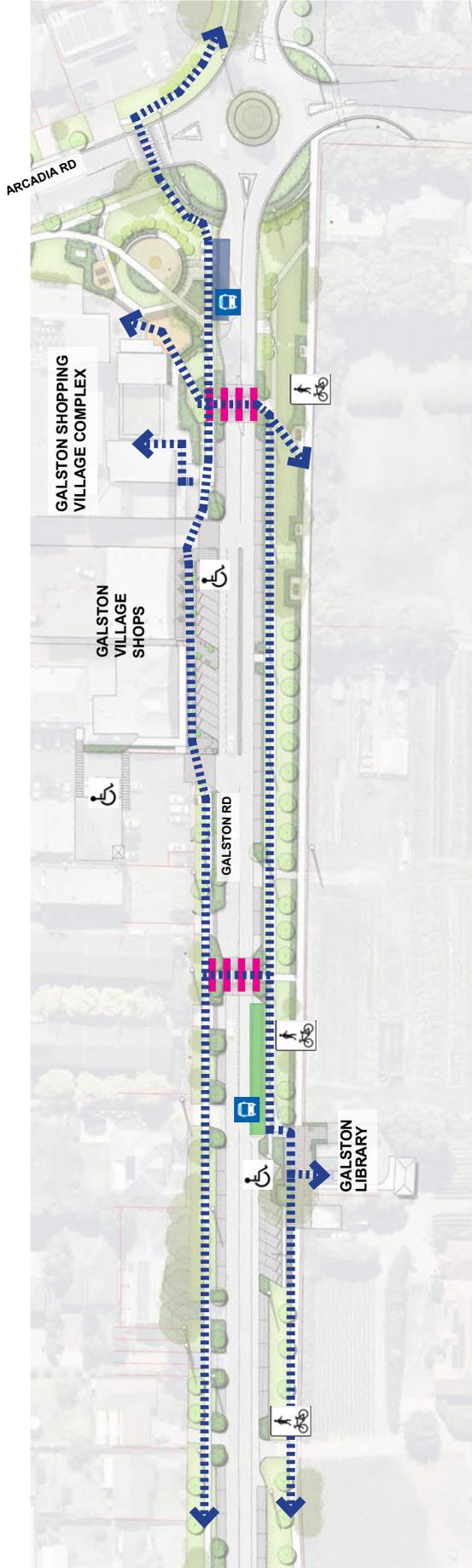


HORNSBY SHIRE COUNCIL P13

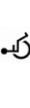
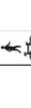


# ATTACHMENT 1 - ITEM 9

**PARKING DIAGRAMS**



**LEGEND**

-  New Zebra Crossing/ Raised Threshold
-  DDA Compliant Routes
-  Existing Bus Stop
-  Proposed DDA Bus Stop
-  DDA Parking
-  Pedestrian and Cyclist Shared Path



New Zebra Crossing/ Raised Threshold



Pedestrian and Cyclist Shared Path

**ACCESSIBILITY REVIEW**

**ANALYSIS DIAGRAM**

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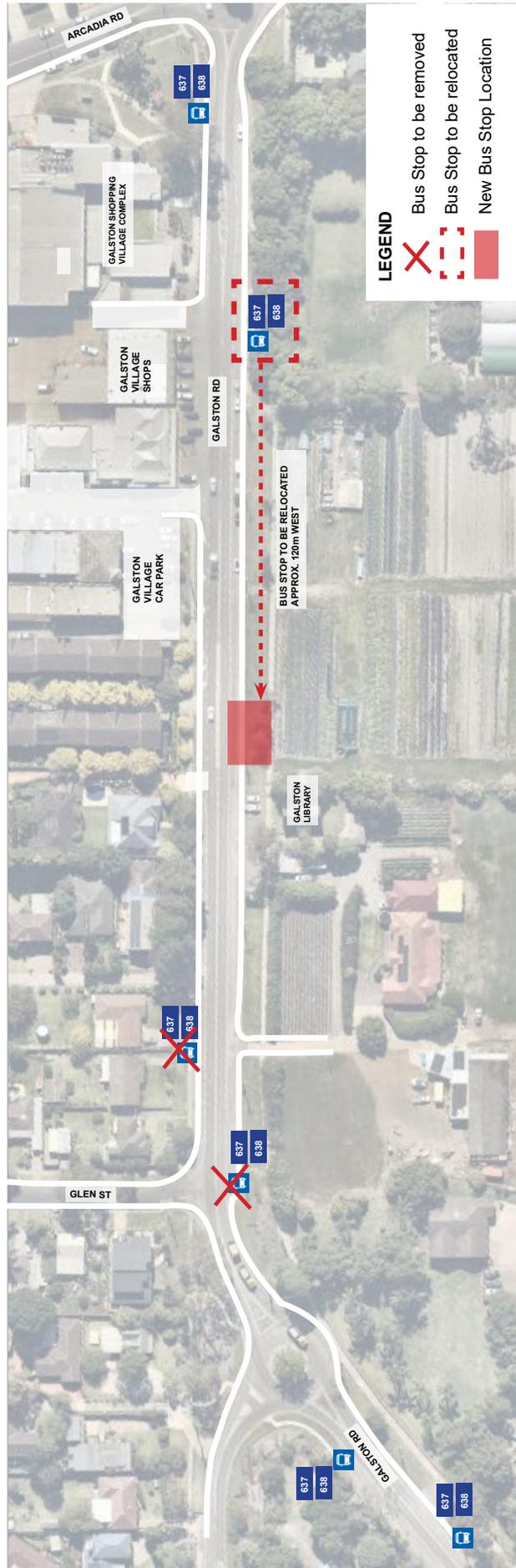


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**ATTACHMENT 1 - ITEM 9**



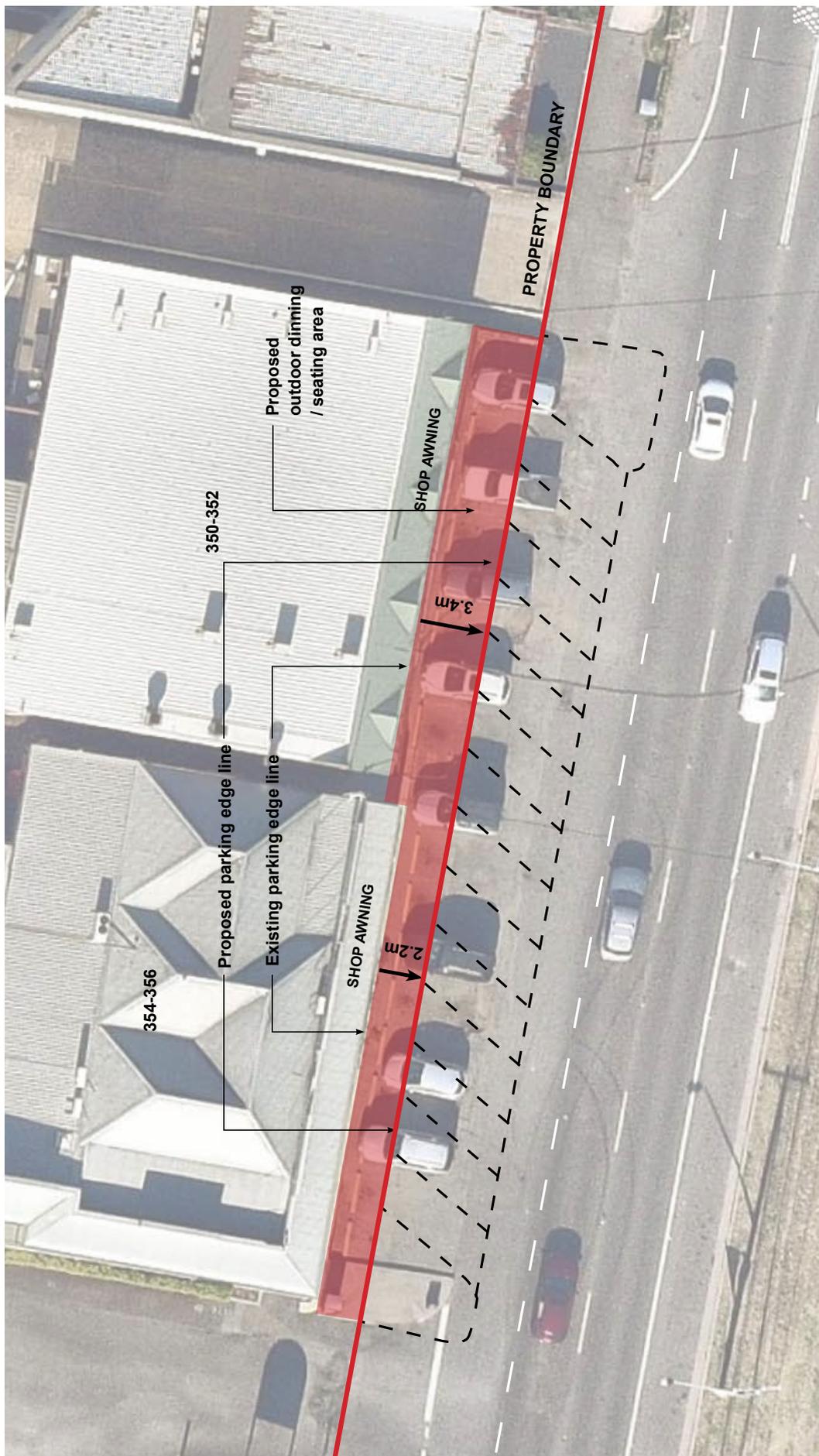
BUS RELOCATION PLAN

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ANALYSIS DIAGRAM



# ATTACHMENT 1 - ITEM 9



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**SPACE GAINS AT SHOP FRONTAGE**  
GALSTON VILLAGE SHOPPING PRECINCT

# ATTACHMENT 1 - ITEM 9

**COMMUNITY ENGAGEMENT PLAN - GALSTON VILLAGE**

**PROJECT DETAILS:**

- **Project Sponsor/ Project Lead:** Fiona Leatham/ James Frawley
- **Level of Impact:** Level 2 (High Impact – Local)

**INTRODUCTION:**

Galston is located only 20 minutes from Hornsby in Sydney’s semi-rural north-west. Accessible from the Old Northern Road or through the scenic Galston Gorge and Berowra Valley National Park, the small commercial centre of Galston Village is a popular local centre and is becoming an increasingly popular destination for weekend day-trips and tourism.

Despite ad-hoc and increasing greenfield development, the Village retains a distinctive character and is well-situated to capitalise on local population growth and increasing opportunities in the future.

Improvements to the mainstreet and Village have been anticipated for a long time, including through specific Masterplan controls outlined in the DCP in 2013 and over the years with various design approaches and community engagement activities having been undertaken.



**STAKEHOLDERS:**

- The local, district and regional community
- Arcadia/ Galston Residents Association (AGRA)
- Galston Chamber of Commerce and Dural and District Business Chamber
- Commercial and adjoining property landowners, shopkeepers
- Transport for NSW
- Bus services companies
- Councillors

**PUBLIC DOMAIN PLAN:**

Council has prepared a revised draft Galston Village Public Domain Plan, mainly for public-owned lands between the roundabout at Arcadia Road to the east and the roundabout at the Mid-Dural Road intersection to the west, a straight section of road of about 450 metres in length.

The draft Public Domain Plan seeks to respond to engagement with the community for Galston Village, to deliver better places for people to gather, to resolve long-standing problems in the setting and to deliver safer, more pedestrian-friendly outcomes.

**BENEFITS OF THE WORK/ DESIGN AIMS:**

- Create a more attractive mainstreet: more street trees and planting, WSUD gardens and furnishing
- Provide more space for outdoor dining, informal gathering and play: widened pavement and continuous retail frontage, new corner park and precinct at the library and fruit stall
- Provide traffic-calming, safer, better walking and cycling provision in a pedestrian-friendly Village: ped/ cycle sharepath, raised pedestrian crossings, rationalised traffic lane widths, introduction of street tree and mass plantings in the road setting, proposed speed zone reduction
- Improve the entry statements and parkland at the corner of Galston and Arcadia Roads: new design for the corner park can provide a gathering and performance area, play opportunities, new table settings, upgrade planting and entry statements at western and eastern gateways
- Improve vehicle circulation and parking and reduce potential conflicts for pedestrians with cars: rationalised bus stop arrangements produce more parking in proximity to retail, threshold crossings and pavement treatments create a safer pedestrian environment



**COMMUNITY ENGAGEMENT PLAN - GALSTON VILLAGE**

**PROJECT RISKS and OPPORTUNITIES:**

- The draft Public Domain Plan proposes to upgrade the main street, land in street verges and across commercial shop frontages, including impacting public and private landholdings.
- Galston Road is a State Road, requiring approval through TfNSW for streetscape interventions and upgrades and for a proposed Speed Zone Reduction.
    - Risk: TfNSW approval will be required, which may affect scope of possible works and cause delays to documentation. Galston Village may represent a low priority for TfNSW.
    - Opportunity: TfNSW support will ensure greater outcomes for the community in terms of scope for delivery within the roadway and public domain.
    - Opportunity: TfNSW have provided funding for a Speed Zone Review for various town centres, including for Galston Village. The Review suggests a reduction in Galston Road to 40 km/h with some likelihood of this being approved.
    - Opportunity: An Application has been lodged with TfNSW for delivery of a shared pedestrian and cycle path. Works will deliver a component of this is Galston Village with possibility for extension beyond towards Dural, including connecting with Galston High School and nearby recreation facilities such as the Galston Aquatic Centre and Hayes Park.
  - Private and public domain enhancements will need to be resolved to mutual satisfaction, which may require prolonged negotiation and have cost implications.
  - Retaining the support of political stakeholders will reduce risks to project momentum being maintained through planning, design and into subsequent phases towards construction.
  - Financial risks accounting for future escalation, changes to planning.
  - Stakeholders trusting the process being inclusive, transparent and collaborative, fostering a sense of community ownership.
  - Managing expectations, information/ misinformation, messaging.

**RISK MITIGATION STRATEGIES, TOOLS AND TECHNIQUES:**

- Continuing communication with TfNSW to establish clear scope, ascertain level of commitment.
- Preliminary costing including WOL estimates to inform potential packaging of works, budget.
- Communications and engagement strategy for all stakeholders and community.
- Councillor Briefings and Workshops.
- Workshop with Advisory Committees (HATSICC, HAC).
- Establish Your Say project webpage, social media, notification, publications, CWC for Councillors.

**KEY MESSAGES:**

- Mainstreet upgrades are proposed that will make the precinct more attractive, improve recreation settings and improve traffic and parking outcomes. The changes will position the Village well to meet changes due to population growth, enhance appeal and capitalise on future tourism opportunities.
- Upgrades to shop frontages, the corner park and verge will be undertaken by Council in liaison with landowners and neighbouring businesses. Upgrades to the road environment will be sought in liaison with TfNSW, which may involve funding and will deliver a safer, more pedestrian-friendly, with likely adoption of a reduced speed zone to 40km/h.
- Proposed upgrades will deliver improved environmental outcomes for the management of stormwater, reduced heat island effect, and introduce more street trees and planting.

**ENGAGEMENT APPROACH:**

- Broad Community Engagement including Drop In Sessions, minimum 28 days engagement period
- 'Your Say' project page – plans, information, FAQs, submission form
- Email and letter notifications to residents and businesses
- Facebook boosts
- Newspaper advertisements
- Signs placed, posters/ flyers distributed in the Village with QR code directing people to Your Say Hornsby to provide feedback

**CONSULTATION and PROJECT TIMING:**

- Briefing Session with Arcadia Galston Residents Association (AGRA) and community held 30 November 2023
- February 2024: Seek endorsement to go to Exhibition/ Community Engagement
- April-May 2024: Community Engagement and Drop-in Sessions
- June 2024: Reporting Outcomes of Engagement, seek Adoption of the Galston Village Public Domain Plan to carry forward
- Mid-late 2024:
  - Public Tender for Design Development and Documentation
  - Design Development and Documentation for Construction Tender
  - Public Tender for Construction
- Construction: 2025-2026

**ATTACHMENT 2 - ITEM 9**