HORNSBY SHIRE COUNCIL

Attachments

General Meeting

Wednesday 10 June 2026
at 7:00 PM



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ITEM 1

ATTACHMENT/S

REPORT NO. GM5/26

ITEM 1

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ATTACHMENT 1 - ITEM 1

Office of the 24-Hour Economy Commissioner

NSW GOVERNMENT

24-Hour Economy

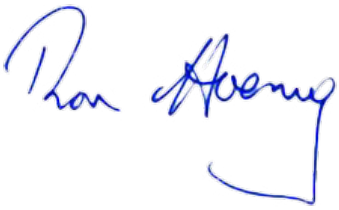
NSW Special Entertainment Precinct Guidelines

November 2024



Document approval

The NSW Special Entertainment Precinct Guidelines have been issued and adopted by



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Minister for Local Government
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Introduction

Through its landmark Vibrancy Reform agenda, the NSW Government has committed to support live music, remove red tape and encourage thriving precincts across the State.

People want exciting and safe places to enjoy a fun night out and Special Entertainment Precincts (SEPs) are a key pillar of this agenda. They support live entertainment via extended trading hours for live music venues and noise controls that provide operational certainty for venues, residents and businesses. The model builds on the success of the Enmore Road Special Entertainment Precinct, now rated one of the best going out districts in the world.

By enhancing this precinct model, the NSW Government aims to support councils to create Special Entertainment Precincts in other areas throughout NSW.

A Special Entertainment Precinct on Enmore Road will look different to a potential precinct in a theatre district, 'eat street' or tourist hub, or one that supports a regional music festival. That is a pro-council change. Councils have the powers to designate the areas where the rules change as they are best positioned to balance the needs of their communities, businesses and night-time economies.

The new Special Entertainment Precinct framework has been designed for flexibility, and councils can use it to protect and help existing venues, future-proof new precincts, or support major festival and event programs.

Special Entertainment Precincts aim to:

- Reduce the administrative burden on councils
- Deliver more live music and performance opportunities
- Attract investment and redevelopment
- Give greater certainty to both businesses and residents
- Improve quality, coordination and diversity of going out districts
- Enhance tourism and economic outcomes with unique cultural experiences and activities.

Well-planned going-out precincts also enable:

- Easy and efficient delivery and regulation of late-night public transport and point-to-point services
- Everyone to access a fun and safe night out
- Certainty and opportunity for local business operators
- Safety programs and street lighting.

These Guidelines outline the necessary steps for a council to establish a Special Entertainment Precinct. They are designed to make the path as easy as possible while setting the area up to succeed.

The Guidelines will be complemented by a Support Hub and a suite of tools and resources to help councils more easily set up Special Entertainment Precincts, as part of the NSW Government's partnerships with councils, venues and creatives to grow a network of vibrant night-time districts across NSW.

About these Guidelines

The NSW Special Entertainment Precinct Guidelines (the Guidelines) set out the legislative and policy basis and process for establishing, operating, revoking or suspending a Special Entertainment Precinct (SEP). The Guidelines are issued and adopted by the Minister for Local Government under Section 203 of the *Local Government Act 1993.*

The Guidelines aim to:

- Help councils plan strategically for SEPs located in their areas and partner with local communities and businesses to create quality and diverse going out precincts which support live music and performance.
- Explain each of the mandatory steps to establish, operate, revoke or suspend a SEP to create certainty for councils, businesses, venues and communities.
- Provide supporting guidance for the management of sound in SEPs, including optional model sound requirements for different types of premises or precincts that can be tailored to local environments.

Councils are required to act in accordance with these Guidelines.

How these Guidelines were developed

These Guidelines have been developed in close consultation with NSW Government agencies including the Office of Local Government, Department of Planning, Housing and Infrastructure, Liquor & Gaming NSW, NSW Police, Transport for NSW, Sound NSW and the Environmental Protection Authority.

The scope and content of the Guidelines has been informed by early engagement with over 20 councils and submissions received during public exhibition from councils, NSW Government agencies, individuals and industry in September 2024.

How to use these Guidelines

These Guidelines are primarily intended for local councils, which must act in accordance with them when establishing, operating, suspending and/or revoking a SEP. Councils are encouraged to obtain specialist advice from professionals and information from NSW government agencies about local contexts and individual circumstances.

The Guidelines may also be used by:

- Businesses and venues operating (or considering operating) in a SEP or seeking to advocate for a SEP in their area
- Developers considering projects within or in proximity to SEPs, particularly for sound-sensitive projects
- Residents living within or adjacent to SEPs
- Members of the community interested in SEPs.

The Guidelines identify the mandatory steps for a council to establish, operate, suspend or revoke a SEP (including a precinct or single premises), under section 202 and 203 of the Local Government Act.

They are divided into three parts:

1. Establishing a trial (recommended 12-18 months duration) and making the trial permanent
2. Operating the SEP/s
3. Suspending or revoking the SEP/s.

The *NSW Special Entertainment Precinct Acoustic Toolkit: Optional Sound Guidance and Templates for Councils* (Acoustic Toolkit) accompanies these Guidelines and can be adapted by councils to local environments. The *NSW Special Entertainment Precinct Handbook* (Handbook), contains non-mandatory best practice advice, including methods or processes recommended to establish conditions for successful precincts where they can be applied in regional and metropolitan environments. The Acoustic Toolkit, Handbook and other supporting material, including technical resources and model templates are included on the Office of the 24-Hour Economy Commissioner's website.

Application of the Guidelines

The *NSW Special Entertainment Precinct Guidelines* apply to all proposals initiated by a council to establish a SEP as defined in section 202 of the Local Government Act.

These Guidelines set out the mandatory processes that must be undertaken to ensure that precincts (and single premises SEPs) are established and operated with the appropriate consultation, governance and business collaboration structures in place to embed principles of diversity, safety and accessibility.

The mandatory steps may be completed concurrently depending on timeframes and local contexts.

To ensure that premises and precincts in NSW embed principles of safety and coordination, where a council (or the Minister of Planning and Public Spaces at the request of a council) establishes a SEP, it must do so in accordance with the mandatory steps outlined in these Guidelines.

The 24-Hour Economy Commissioner may hold an inquiry into a SEP which was not established in accordance with the mandatory steps in the Guidelines and/or in relation to its operation, suspension or revocation, for example where there is a demonstrated risk to public safety or the public interest or otherwise. The 24-Hour Economy Commissioner may convene or request the advice of government agencies and issue recommendations about the establishment or future operation of the SEP.

The requirements of Steps 1.1 to 1.12 do not apply if a Council has obtained a Gateway Determination for a SEP prior to the publication of these Guidelines.

Legislation

Part 3, section 202 of the Local Government Act defines the SEP framework. Section 203 of the Local Government Act requires councils to act in accordance with Guidelines issued or adopted by the Minister for Local Government to support the establishment and operation of SEPs, and their revocation and suspension.

Other legislation such as the *Liquor Act 2007*, *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Protection of the Environment Operations (General) Regulation 2022* and *24-Hour Economy Commissioner Act 2023* facilitate the operation of SEPs. The relevance of each Act or Instrument to the operation of a SEP is set out below.

Legislation or instrument	Relevance to a SEP
Local Government Act 1993	Defines a SEP and its regulatory framework and requires a local council to identify a SEP in its local environmental plan (LEP), prepare a precinct management plan which includes trading hours and noise attenuation for entertainment activity and notify existing and incoming residents of the precinct on its website and on planning certificates. Allows the Minister for Planning and Public Spaces to establish a SEP through State Environmental Planning Policy (SEPP) at the request of a council or where a council's LEP does not apply through a SEPP with the endorsement of a council. States that trading hours and the requirements for the regulation of sound from entertainment activity from premises in the SEP in a precinct management plan override trading hours that are less than those in plan and some noise-related development consent conditions, and conditions that prohibit live entertainment which will cease to have effect. States that adult entertainment, sex service or restricted premises are not to be included in a SEP and that the precinct management plan for a SEP does not apply to those premises.
Liquor Act 2007	Provides for extended trading hours for licensed venues participating in SEPs, and establishes the disturbance complaint framework, order of occupancy considerations and Secretary of the L&GNSW's Disturbance Complaint Guidelines.
Liquor Regulation 2018	Refers to licence conditions that limit sound levels from licensed premises in a SEP ceasing to have effect to the extent of an inconsistency with the relevant precinct management plan.
Environmental Planning and Assessment Act 1979 (EP&A Act)	Establishes the process for amending local environmental plans and preparing planning proposals or a State Environmental Planning Policy (SEPP) to map the SEP.
Protection of the Environment Operations (General) Regulation 2022	States that prohibitions on noise pollution (such as 'offensive noise') do not apply to activities carried out in a liquor licensed premises if the activities is carried out in accordance with the precinct management plan prepared under the Local Government Act for regulating noise entertainment activity from premises in a SEP. This exemption does not apply to an activity for which the Environment Protection Authority (EPA) is the appropriate regulatory authority at specified NSW outdoor entertainment premises or Sydney Olympic Park.
24-Hour Economy Commissioner Act 2023	Outlines the function and powers of the 24-Hour Economy Commissioner which includes conducting an inquiry into and making recommendations relating to the establishment, operation, suspension, or revocation of a SEP.
Council's Local Environmental Plan	Councils prepare a planning proposal to include a clause referring to section 202 of the Local Government Act and the establishment of a SEP, and a map of the precinct or single premises.

About Special Entertainment Precincts

A Special Entertainment Precinct or SEP is a defined area, streetscape or single premises, where trading hours and the regulation of sound from venues with entertainment activity are set out by a council in a precinct management plan that is published on the council's website.

This approach lets councils across NSW more easily support live music and performance in the precinct and their night-time economies by reducing regulatory burden and providing operational certainty for venues, and neighbouring residents and businesses.

Only councils and the Minister for Planning and Public Spaces through the Department of Planning, Housing and Infrastructure (DPHI), rather than proponents or private interests, can establish SEPs. This is because councils or DPHI as public authorities are best placed to assess and balance the needs of venues, businesses, community and residents in a specific area.

Councils may wish to establish a SEP to:

- Signal increased activation of an area and set expectations for a level of local amenity through clear land use objectives and policies which encourage the provision of live entertainment.
- Attract investment and redevelopment to stimulate activity, increase employment, patronage and pedestrian activity and contribute to the overall revitalisation of a night-time district.
- Increase the quality and coordination in decentralised going out districts, with increased and diverse night-time offer, accessibility, activation and safety.
- Give greater certainty to businesses, residents, developers and business owners about activity in a planned or existing night-time district.
- Protect cultural, creative and social infrastructure and existing venues from land use conflict and enable new venues to open with relative certainty.
- Support a 24-hour economy by encouraging music, art, performance and a range of activities to meet the needs of local communities and visitors and extend business activities that typically operate during the day into the night.

The establishment of SEPs across NSW delivers a key action in the 24-Hour Economy Strategy to create vibrant, diverse, accessible and safe going-out districts. The Strategy aims to facilitate precincts that are collaboratively planned and coordinated with the necessary transport, business governance and safety conditions. This approach will minimise negative outcomes and manage the needs and expectations of venues, residents, developers and businesses.

Benefits of a Special Entertainment Precinct



Strategic approach

A strategic approach to delivering a diverse, safe and vibrant night-time economy, informed by mandatory requirements to undertake community and stakeholder consultation.



Future-proofing and managing expectations

Signalled activation of an area, future-proofing of venues from land use conflict and setting expectations for a level of local amenity through clear land use objectives. The SEP is identified in a Local Environmental Plan or State Environmental Planning Policy to provide Government oversight, certainty for businesses and community and the application of legislated liquor trading hour incentives. Residents and people moving in are notified on planning certificates and on council websites.



Certainty about trading hours

Provides certainty for community and operators about trading hours. Council sets the trading hours in the precinct management plan. Existing trading hours on DAs which are less than the hours set by a council in a precinct management plan are 'turned off'. Council continues to enforce trading hours of all premises.



Certainty about sound

Provide certainty for community and operators about sound. Council sets the sound framework in the precinct management plan. Existing sound criteria on DAs and liquor licenses are overidden by those in a precinct management plan. Council continues to regulate sound from unlicensed premises as well as non-entertainment related sound.



Offensive noise provisions turned off

'Offensive noise' provisions do not apply as long as a venue is acting in accordance with the sound standards in a precinct management plan.



Higher threshold for complaints

Liquor & Gaming NSW (L&GNSW) regulates entertainment-related sound from licensed venues, with a higher threshold for complaints in a SEP because the threshold of disturbance must exceed the limits in a precinct management plan and be 'unreasonable'.



Trading hours incentives for businesses

Incentives for licensed venues: reduced liquor licensing fees and extra trading hours on liquor licences (2 additional hours where live entertainment is hosted for 45 minutes after 8pm, and an additional hour on all other nights of the week).

Key principles

The following key principles should underpin the establishment and operation of SEPs in NSW.

SEPs (including single premises) should be:

- **Based on clear objectives** for the desired character and outcomes for a precinct and where possible supported by other local planning policy in documents such as Community Strategic Plans, Local Strategic Planning Statements, local environmental plans and development control plans and non-statutory strategies.
- **Established through genuine early engagement** with community, venue operators, business, NSW Police and other government agencies to build cooperation, address impacts, inform outcomes, and create ongoing collaborative relationships and a shared understanding of the strategic aims and objectives of the SEP.
- **Supported by other land uses which support a 24-hour economy and are located and designed to minimise land use conflicts** relating to patronage, sound, trading hours and amenity impacts.
- **Comprised of land uses located to activate the public domain**, including streetscapes and public spaces with more foot traffic to create community connectedness, opportunities for natural surveillance, safety and increased dwell times.
- **Accessible**, providing for the transport needs of a diverse population. Where possible a SEP should be supported by existing or future planned public transport infrastructure, networks and services, facilities for point to point and active transport, vehicle and bicycle parking and facilitate a high level of pedestrian amenity and access.
- **Safe**, and include opportunities for wayfinding, natural surveillance from adjacent development and activated street frontages, good levels of lighting of streets and public spaces, well designed open spaces and footpaths, clean and accessible public amenities, and clear access to public transport facilities.
- **Diverse and inclusive** and attract a wider range of people out at night for different activities with a range of venues and performance spaces, community and recreational facilities and late opening unlicensed shops and businesses**.**
- **Well governed**, forming part of a well-managed neighbourhood and business community. This could include liquor accords and business collaborations, which balance the interests of residents and business operating in the area and promote improved trading activity, economic growth, and good venue management.
- **Based on positive relationships** with the community, venue operators, business, councils and police to promote good management by operators and support a preventative approach to any potential risks.
- **Subject to all reasonable and feasible mitigation options for sound** with compliance carried out, consistent with SEP legislation and these Guidelines.
- **Supported by policy which future-proofs the precinct or single venue** and places the onus on new development to mitigate sound impacts with supporting planning policy.
- **Developed to future-proof and diversify the night-time offer in planned or existing areas signaled for housing and employment growth** so that these areas can foster vibrant and liveable communities while undergoing change. SEPs can include policy to future-proof housing stock from entertainment sound and can unlock commercial premises so they can be used for a diversity of uses.

Where possible, councils should establish SEP frameworks which demonstrate governance, collaboration, safety and transport arrangements to support more sustainable and safe precincts. These frameworks may be supported and demonstrated through features such as:

- **Business governance framework or precinct collaboration**, which may include an Uptown Precinct, Community Improvement District, or have equivalent governance conditions in place.
- **Liquor accords** to support the responsible service of alcohol, good management and collaboration between licensed venues, the community, councils, L&GNSW and NSW Police. Participating licensed venues in a SEP should be encouraged to be active participants in a liquor accord.
- **Purple Flag NTE (Night-time Economy) safety accreditation** to demonstrate performance against standards for accessibility, safety and diversity of activity or have equivalent conditions to promote safety and wellbeing in place.
- **A transport review** which assesses public and active transport and point to point accessibility in a precinct, including secure taxi ranks, shuttle buses, parking and loading areas, ride share pick-up and drop-off zones, cycling, safety, walkability and pedestrian amenity and priority zones.
- **Integrated transport planning** to help prioritise accessibility in night-time districts and manage patron demand.
- **Good Neighbour Guidance** to build relationships with neighbours and government agencies and to encourage working together to have a positive impact on local amenity.

Definition of key terms

In these Guidelines:

- **Special Entertainment Precinct (SEP)** is defined in section 202 of the Local Government Act as where:
  - A single premises, precinct or other defined locality is identified in a local environmental plan by a council or in a State Environmental Planning Policy by the Minister for Planning and Public Spaces either at the request, or with the endorsement of a council.
  - Councils must publish a precinct management plan for regulating sound from entertainment activity and sound attenuation requirements which apply to certain types of development in the area that is to include trading hours for (licensed and unlicensed) premises. Councils must also state in the plan that L&GNSW is responsible for managing complaints about entertainment-related sound in relation to licensed premises as per the disturbance complaint process in the Liquor Act.
  - Conditions of a development consent and a complying development certificate that are not consistent with the regulation of sound from entertainment activity in the precinct management plan do not have effect.
  - Conditions of a development consent or complying development certificate which include trading hours that are less than the hours permitted in the precinct management plan do not have effect.
  - Conditions of a development consent which prohibit live entertainment in its entirety or after a specific time in the precinct do not have effect.
  - Councils must notify residents or people moving into the area by a notice published on their website and a notation on planning certificates for land in a SEP.
  - Adult entertainment, sex service or restricted premises are excluded and a precinct management plan does not apply to these uses.

  Under the Liquor Act, participating venues in a SEP have access to the following incentive:
  - Dedicated live music and performance venues are authorised to trade an additional 2 hours if 45 minutes of performance or other arts and cultural events are hosted after 8pm. In a SEP they can have 1 additional hour on all other nights if performance is hosted on at least 2 nights in any 7-day period.
- **Dedicated live music and performance venue** is defined in section 3A of the Liquor Act and means a premises that is on a list of live music and performance venues published on the L&GNSW website. These premises can access reduced liquor licensing fees and extra trading hours if they meet certain eligibility requirements and may be excluded from this list and its incentives if they have a poor compliance history, are a karaoke bar, or are used to provide adult entertainment of a sexual nature.
- **Entertainment activity** is defined in section 202A of the Local Government Act and means an activity carried out for the purposes of entertaining members of the public, including live or recorded music. It includes other performances and activities carried out for the purposes of entertaining members of the public, for example karaoke, trivia, bingo and comedy and private functions in licensed premises which provide hospitality services, for example a wedding, party or ticketed event, or the provision of food and drink services whether accompanied by entertainment or not. It also includes the set up and pack down, rehearsals and sound checks, entry and exit of patrons from premises and other activities on the premises by patrons and staff.

- **Live performance** means an event at which one or more persons are engaged to play or perform live or pre-recorded music, or another type of entertainment, creative or cultural performance (for example, but not limited to, theatre, comedy, poetry or spoken word, dance, panel discussion) at which one or more performers are present in person. This does not include performance in a karaoke bar, adult entertainment or restricted premises.
- **Night-time economy (NTE)** refers to economic activities that take place between 6pm and 6am outside the traditional 'business day' and comprises a broad range of industries. These include 'core businesses' such as restaurants, cafes, pubs, bars, theatres, festivals, markets, live music and 'non-core' or supporting businesses, including transport, retail, education, community, recreational and service industries.
- **24-hour economy** refers to the economic framework that extends productivity and activity beyond traditional business hours, encompassing diverse offerings that incorporate NTE industries (food, drink and entertainment) and other non-core NTE industries such as retail and cultural events throughout the night.
- **Precinct management plan** is defined in section 202D of the Local Government Act and refers to the mandatory plan for regulating sound from entertainment activity from premises in the SEP, which must also include:
  - Trading hours for both licensed and unlicensed premises
  - Sound management framework and sound attenuation requirements which apply to certain types of development
  - The process for managing complaints, including but not limited to licensed premises as set out in the Liquor Act.

  Conditions of development consent or complying development certificates which regulate sound and require trading hours less than those in a precinct management plan cease to have effect.
- **Unlicensed premises** means any retail or business premises or community facility which is not regulated under the Liquor Act. This may include premises selling groceries, clothing, homewares and the like, businesses such as drycleaners, gyms, hairdressers and the like, or community facilities such as libraries or recreational centres and the like. Unlicensed premises do not include adult entertainment venues restricted or sex services premises.

Sound management in a SEP

In a SEP, a council sets the standards for sound emissions from entertainment activity for both licensed and unlicensed premises in a precinct management plan.

These standards override any existing development consent or complying development certificate conditions applicable to a premises relating to entertainment sound, to the extent that they are inconsistent with the plan.

All other development consent or complying development certificate, and Plans of Management conditions that fall outside of the precinct management plan will continue to apply to premises. Where provisions in a Plan of Management (such as trading hours or sound criteria) may conflict with the precinct management plan, the with precinct management plan will override. All other parts of a Plan of Management covered by the with precinct management plan will continue to apply.

The precinct management plan must include a sound management framework which will set out the sound criteria for entertainment sound for each venue located within the SEP. For example, this may include fixed decibel levels designed for specific sound category areas or zones within the SEP. Council may choose to include or refer to precinct management plan sound management framework in their development control plan (DCP).

If they are operating in accordance with the local council's precinct management plan for regulating sound from entertainment activity, venues located within SEPs are exempted from sound pollution laws ('offensive noise' provisions) in the *Protection of the Environment Operations Act 1997* (POEO Act).

Sound standards in a precinct management plan should not be used to disadvantage venues or businesses operating before the establishment of a SEP. Councils are encouraged to review the sound conditions on the development consents of existing businesses and venues in a SEP to ensure that sound criteria proposed in a precinct management plan is not more restrictive and does not undermine their operation.

Although not a mandatory requirement, councils may choose to set sound conditions in a precinct management plan for outdoor locations in a SEP where activity, festivals or events are anticipated on a frequent basis.

Licensed premises

For licensed premises in a SEP and across NSW, noise and disturbance complaints will be received and managed by L&GNSW under the Liquor Act. Statutory disturbance complaints lodged under the Liquor Act against licensed venues located within a SEP are subject to a higher threshold before a complaint can be upheld. This is because the Secretary of the Department of Creative Industries, Tourism, Hospitality and Sport may uphold a statutory disturbance complaint only if, after having regard to the sound controls for noise from entertainment activity in the precinct management plan established for the SEP, the Secretary is satisfied that the premises has caused an unreasonable disturbance.

For example, the Secretary could consider acoustic testing which indicates that the level of sound from a venue is exceeding the limits set by council for the SEP. Because this test is in place and the sound limits in the precinct management plan aim to future-proof the precinct, 'order of occupancy' provisions under the Liquor Act do not apply when determining a complaint under the disturbance complaint framework for premises located in a SEP. Further information about disturbance complaints is included in the L&GNSW Disturbance Complaint Guidelines and the L&GNSW website.

NSW Police will refer complaints regarding sound from entertainment activity from licensed venues to L&GNSW for consideration. L&GNSW and NSW Police have powers under the Liquor Act to issue improvement notices to licensed premises in certain situations that require an immediate response. For example, this may include situations where sound being emitted from the licensed premises is exceeding the sound standards set out in the precinct management plan, or if noise is being emitted near the premises by patrons or staff. If councils receive complaints about sound from entertainment activity from a licensed premises they should forward them to L&GNSW via the options available on the L&GNSW website.

Unlicensed premises

Complaints about sound from unlicensed premises in a SEP will be received and managed by a council in line with the precinct management plan. Councils will also continue to manage non-entertainment related sound from licensed premises from day-to-day operations such as waste disposal, services, loading and delivery of goods, mechanical or industrial noise or construction.

More information about the management of sound in a SEP is included in the Acoustic Toolkit accompanying these Guidelines.

Trading hours in a SEP

In a SEP, a council sets the maximum permitted trading hours for both licensed and unlicensed venues in a precinct management plan. These hours override any existing development consent or complying development certificate conditions relating to trading hours which are less than those hours set out in the plan.

This means that:

- Businesses and venues in a SEP which have more restrictive hours than those set out in a precinct management plan do not need to submit applications to modify the proposed hours of operation on their development consents (including extending existing approved hours or renewing a trial period) to operate in accordance with the trading hours in a precinct management plan.
- Existing venues or businesses which operate later than the maximum hours set out in a precinct management plan can continue to operate in accordance with their approved later trading hours.
- New venues or businesses wanting to trade later than the maximum hours set out in a precinct management plan will need to submit a development application to council for later trading which will be assessed on its merits and may be notified to local communities.

The setting of the maximum permitted trading hours in a SEP is at the discretion of council and should be developed in consultation with the community and businesses. The objective of a SEP is to set maximum trading hours which support vibrancy and balance local amenity with late opening shops, businesses and venues.

So that venues are attracted to the precinct and able to operate with certainty and the flexibility afforded by section 202E(3)(a) of the Local Government Act, maximum trading hours should not be set at conservative levels which require most venues to submit a development application to trade late.

Trading hours should be outlined in the precinct management plan. Council may choose to include or refer to the precinct management plan trading hour framework in council's development control plan (DCP). Councils will be responsible for enforcing the trading hours on licensed and unlicensed venues in a SEP.

Trading hours in a precinct management plan may be staggered or uniform and applied in blanket or granular form to specific venues, types of development or areas of a SEP. To provide certainty to the community, businesses and venues, the specific opening and closing times for all licensed and unlicensed premises in a SEP must be included in the precinct management plan.

Council must consider approved trading hours on conditions of development consents, alongside the approved liquor licence trading hours, for existing licensed venues in the SEP prior to setting trading hours in a precinct management plan, to ensure that the hours accommodate the extended liquor licence trading hours available to eligible venues when they host live entertainment.

The extended liquor licence trading hours available to eligible venues under the Liquor Act are as follows:

- An additional 60 minutes after the time that would otherwise apply on all nights of the week if a live music performance or other arts and cultural event of at least 45 minutes is held after 8pm on at least 2 nights in any 7-day period.
- If the venue is a dedicated live music and performance venue on a list published on the L&GNSW website, an additional 2 hours after the time that would otherwise apply on the nights where a live music performance or other arts and cultural event of at least 45 minutes is held after 8pm.

The precinct management plan does not override the liquor licence hours, which will continue to be regulated by L&GNSW.

A precinct management plan can provide for exceptions to maximum trading hours, as outlined in the following section.

Less restrictive trading hours may be set for unlicensed shops and businesses which align with or are later than those of licensed premises or hours permitted under NSW exempt development provisions. This will encourage businesses with a minimal impact on amenity to open later and capitalise on increased footfall, increase the diversity of the precinct, and attract a wider range of people out at night for different activities.

Extended hours will also give unlicensed businesses the flexibility to open later for festivals or special events taking place in the precinct.

Exceptions to maximum trading hours in a precinct management plan

Trading hours in a precinct management plan should not disadvantage venues or businesses which had development consent to trade later than the maximum permitted hours before the establishment of a SEP, or other historic arrangements for later trade (for example, older venues which do not have trading hours specified on their development consent).

The precinct management plan should address trading hours and implications for existing businesses which are trading later than these maximum hours. Exceptions to the maximum permitted trading hours can be made by identifying the approved hours of specific later trading businesses or venues in a precinct management plan.

The precinct management plan should also not prevent the future expansion of trading hours in the precinct for venues demonstrating good management.

Extended hours beyond the maximum permitted in a precinct management plan can be approved through a development application. The precinct management plan may need to be periodically updated to include later trading venues, approved through the development application process.

Mandatory steps for establishing, operating, suspending or revoking a SEP

Step 1: Establishing the SEP

This section guides councils through the mandatory steps to prepare documentation to establish a trial, operate the trial and make the SEP permanent.

Councils are strongly encouraged to undertake early engagement with community, business and industry (through discussion documents, webinar, surveys or meetings), adjacent councils where relevant, and NSW Government agencies such as L&GNSW, NSW Police and the relevant Local Health District(s) before commencing the process to establish a SEP.

This is an opportunity for council to test local appetite for a SEP, including assessing opportunities and understanding the local trading environment, amenity issues, or barriers that may affect community and business participation. Feedback obtained from early consultation will inform an evidence base to support council reporting and the planning proposal to map the precinct.

A SEP trial is mandatory and will allow councils to test the effectiveness of a precinct management plan with communities and businesses and monitor and evaluate impacts. The length of a trial can be determined by council, but it is recommended that it is between 12-18 months.

A 12-18-month trial is recommended to:

- Assess the benefits and impacts of a SEP across all seasonal periods
- Allow businesses and venues time to establish, resource and operate at optimum capacity
- Allow residents, businesses and community to experience the proposed precinct, evaluate operational considerations and give meaningful feedback to council
- Provide council the opportunity to understand community feedback, evaluate effectiveness and refine the proposed measures.

An 18-month trial will allow councils to undertake a full 12-month evaluation and an additional six months to consult with the community and make the trial permanent.

The process through which the Minister for Planning and Public Spaces establishes a SEP under section 3.29(2) of the Environmental Planning and Assessment Act is outlined after step 1.13 below. This process, subject to the resourcing of Department of Planning, Housing and Infrastructure (DPHI) is undertaken in exceptional circumstances and agreed with DPHI early in council's consideration of a SEP.

In areas where a local environmental plan (LEP) does not apply, SEPs may be identified in a State Environmental Planning Policy (SEPP) by the Minister in partnership with the local council.

A partnership approach to establishing a SEP in these areas similar to the Minister's approval pathway will be agreed with the council who will be best placed to support consultation with local communities and provide advice on other matters for council to address in the precinct management plan.

The NSW Transport Oriented Development (TOD) program delivers state-led rezonings of land and assessment pathways to increase housing and mixed-use development around 39 transport hubs. The NSW Government supports the establishment of SEPs in TOD precincts to encourage a mix of housing, jobs, transport connections and vibrant night-time economies. If councils wish to establish SEPs in TOD precincts they are encouraged to initiate and identify them in their LEPs. Alternatively, where DPHI is already preparing a planning instrument to apply to land in a TOD, a council which is ready to progress with a SEP may, subject to agreement with DPHI, prepare and consult on documentation, and partner with DPHI to identify it in a SEPP in accordance the Ministers approval pathway below.

Refer to the *NSW Special Entertainment Precinct Handbook* for further best practice guidance on each of the following steps.

Mandatory step	Description
Step 1.1 Council identifies and maps SEP/s	Council officers consider strategic, land use, economic, infrastructure, accessibility, safety and governance issues and identify and map initial options for a single SEP, multiple SEPs, or a single premises SEP.
Step 1.2 Council officers establish strategic intent	Council officers establish strategic intent by developing medium-and long-term goals for the SEP which are aligned, where relevant, with council's strategic priorities in documents such as its Community Strategic Plan, Local Strategic Planning Statement, local environmental plan or other night-time economy or economic development strategies.
Step 1.3 Council officers obtain Council or Executive endorsement and notify DPHI, L&GNSW and the 24-Hour Economy Commissioner	Council officers obtain Council or Executive endorsement and notify Department of Planning, Housing and Infrastructure (DPHI), Liquor & Gaming NSW (L&GNSW) and the 24-Hour Economy Commissioner. Council staff obtain a council mandate in support or Executive approval to proceed with a SEP. Council notifies DPHI of its intention to prepare a planning proposal. If relevant, refer to the Ministers approval pathway under section 3.29(2) of the EP&A Act. Council notifies L&GNSW of its intention to establish a SEP using the form on the L&GNSW website. Council writes to the Office of the 24-Hour Economy Commissioner to inform the 24-Hour Economy Commissioner of the intent to prepare a SEP for a precinct or single premises. If the SEP is proposed to be located adjacent to another council's boundary, the neighbouring council must also be consulted. Contact details of relevant agencies are available via the SEP Support Hub.
Step 1.4 Council officers prepare a precinct management plan	Council officers commence preparation of a precinct management plan (for a precinct or single premises) in consultation with L&GNSW, NSW Police and relevant Local Health District/s which addresses: • A sound management framework including a plan for regulating noise from entertainment activity, for different locations in the SEP. This may include sound criteria for indoor entertainment activity and at council's discretion, outdoor locations. In some instances (such as areas with recurring festivals or visitor seasons) this may also include different criteria for different times of year • Trading hours for licensed and unlicensed premises • Compliance processes for unlicensed premises. (Note: these can be per existing council processes for unlicensed premises) • Compliance processes for licensed venues including a statement that L&GNSW are responsible for managing complaints about entertainment-related sound from licensed premises as per the disturbance complaint framework in the Liquor Act • Thresholds or local circumstances for when a SEP may be suspended or revoked and the processes that will be undertaken. (Further detail on thresholds a council should consider in suspending or revoking a SEP are included in Step 3 of these Guidelines) • The exclusion of adult entertainment, sex service and restricted premises. Where the proposed SEP boundary adjoins another LGA, the adjacent local council should be consulted in preparation of the plan. A template for a SEP precinct management plan is included on the Office of the 24-Hour Economy Commissioner website.

Mandatory step	Description
Step 1.5 Council officers commence work on sound requirements in the SEP/s and consult with and obtain feedback from L&GNSW as the regulator of entertainment sound and NSW Police on the compliance history of venues located in the SEP	Council officers prepare a place-based sound management framework to regulate sound from licensed and unlicensed premises and ensure that new development is designed to mitigate sound from a SEP, including from entertainment activity. Councils can: • Commission acoustic consultants to undertake a comprehensive review of sound management in a SEP (including a single premises SEP) • Adapt sound criteria included for a range of development types and/or environments (including for single premises SEP) in the Acoustic Toolkit accompanying the SEP Guidelines for their specific precinct or venue. The sound framework for a SEP (or single premises), is included in the precinct management plan or referenced in a council's development control plan at council's discretion. Council officers must consult with and obtain feedback from L&GNSW during the preparation of the sound requirements. This is to ensure that the SEP requirements align with L&GNSW's assessment framework for managing noise and disturbance complaints from licensed premises. Council officers must also consult with the NSW Police about any venue or area with a significant history of noise and disturbance complaints and consider their feedback to ensure that sound requirements in a precinct management plan are appropriate and do not exacerbate existing compliance issues. Approaches to sound management plans will vary for each SEP and each council area. Guidance on the recommended approach to preparing a sound management framework is included in the Acoustic Toolkit accompanying the Guidelines. A sound management framework in the precinct management plan may where relevant: • Define criteria for both sound-generating (entertainment venues) and sensitive development (such as residences, places of worship, childcare, health and education facilities). The definition and type of sensitive receivers included in the sound management plan is at the discretion of council. • Describe and define the external sound environment to allow sensitive development to mitigate against entertainment sound. The sound environment should also be informed by the desired activities, ability for venues and patrons to comply with them, and the nature of activity on the street. • Define a core area and a buffer area and include different criteria and requirements for the core and buffer areas, including appropriate transitions to areas outside the precinct. • Define criteria for sound generated in outdoor locations, such as performance outside a venue, on the street or in areas of public open space/domain. A sound management framework should not disadvantage or restrict the sound conditions of existing venues in a SEP.

Mandatory step	Description
Step 1.6 Council officers prepare a compliance framework for unlicensed premises	Council officers can either establish new compliance framework or review their existing compliance framework for the regulation of sound from unlicensed premises such as shops, businesses or community facilities in a SEP and amend as required. The framework should also address compliance of trading hours for unlicensed premises (as well as licensed premises). This will be outlined in the precinct management plan and include the processes through which any non-compliance with the sound controls in the precinct management plan (and development control plan if applicable) for unlicensed premises and any associated complaints will be addressed.
Step 1.7 Council officers prepare a planning proposal to map the SEP/s in the LEP without a sunset clause	Council officers prepare a planning proposal in accordance with section 3.33 of the EP&A Act to map the SEP/s and include an accompanying clause to refer to the SEP in a local environmental plan (LEP) and put their draft compliance approaches into practice during the operational trial period. Planning proposal should demonstrate strategic and site-specific merit for the SEP and comply with the format prescribed in the NSW *Local Environmental Plan Making Guidelines* (LEP Making Guideline). The planning proposal will not include a sunset clause, so the LEP map of the precinct will be permanent after the trial period has concluded. For more information on the relevant stages in the process, refer to the LEP Making Guideline at Stage 1: Pre-lodgement (pages 19 to 24) and Stage 2: Planning Proposal (pages 25 to 30). A template for a SEP Planning Proposal is included on the Office of the 24-Hour Economy Commissioner website.
Step 1.8 Council officers prepare an optional DCP amendment	Council officers prepare a development control plan (DCP) amendment which may refer to the contents of the precinct management plan, including precinct trading hours and the sound management framework including the plan for regulating sound from entertainment activity. Councils should include DCP controls which future-proof the precinct and ensure that new development is designed to mitigate noise impacts. Councils may choose to use or adapt existing DCP clauses. Model DCP provisions are included on the Office of the 24-Hour Economy Commissioner website.
Step 1.9 Council officers undertake targeted pre-trial community consultation	Council officers contact relevant community and resident groups, business precinct group/s and/or liquor accords, and other industry groups (including developers) ahead of the operational trial to give early notice that it is scheduled, confirm the proposals and recommend how to address operational impacts and potentially longer trading hours for the precinct or single premises SEP. Council staff inform businesses that liquor licensed venues must complete a live music and performance venue application form to access the live music and performance incentives if eligible. This form is available on the L&GNSW website.

Mandatory step	Description
Step 1.10 Council officers submit the planning proposal to DPHI for Gateway Determination, and arrange public exhibition, submission review and documents updates	Council officers submit the planning proposal to DPHI for Gateway Determination. If one is obtained, council officers then place the planning proposal, DCP amendment and precinct management plan on public exhibition in accordance with the requirements in the gateway determination and its Community Participation Plan. Councils must communicate in the exhibition that the planning proposal does not include a sunset clause and the SEP provision will exist in the LEP until it is removed by a second LEP amendment. Sample communications materials can be found in the pack of templates on the Office of the 24-Hour Economy Commissioner website. Council officers review the feedback received from the local community, residents and businesses and update the precinct management plan, planning proposal and DCP amendment to reflect the community feedback.
Step 1.11 Council approves trial, publishes SEP boundary, notifies the commencement of the trial on its website and commences the trial	Council approves the finalised precinct management plan, planning proposal and DCP amendment if applicable. The updated documents and council decision are published on the council website, and notation of the SEP is placed on 10.7 Planning Certificates. If the Gateway Determination authorises council to make the LEP amendment, then council can publish the SEP (or single premises SEP) boundary through Parliamentary Counsel's Office in the LEP. If the determination does not give council delegation to make the amendment, then DPHI will make the LEP map amendment.
Step 1.12 Council officers publicise the trial SEP/s on its website and planning certificates	Council officers commence and publicise the SEP (including a single premises SEP) by providing information on the council website with the accompanying documents (such as the planning proposal, DCP amendment and precinct management plan, map) and providing a notation of the SEP on 10.7 Planning Certificates. The text for notification on planning certificates is included in the technical resources and model templates available on the Office of the 24-Hour Economy Commissioner website.
Step 1.13 Council officers evaluate the trial (recommended after 12 months) and report trial outcomes. Council consults with the community and resolves whether to make the SEP/s permanent	Council officers evaluate the trial working with stakeholders including businesses and NSW Government agencies to obtain and evaluate data where appropriate. It is recommended to commence the evaluation 3-6 months before the end of the trial, after a 12-month trial. Council officers report trial outcomes to council and the community. Following the evaluation, council undertakes consultation with the community and decides whether to make the SEP (or single premises SEP) permanent. In response to consultation council may decide to amend its precinct management plan trading hours and/or sound provisions. Council officers obtain a council resolution to proceed with the SEP or cease the trial. If council decides to make the SEP permanent, it can proceed to step 2.1. If council decides to repeat the trial, it can repeat steps 1.9, 1.11, 1.12 and 1.13 and consult, confirm and evaluate the re-trial. To maintain certainty for business and the community, it is not recommended that more than two trials are held. If council decides to cease the trial, it can proceed to step 3.7-3.10 to request DPHI to remove the precinct from the LEP under section 3.22 of EP&A Act.

Minister's approval pathway

The Minister for Planning and Public Spaces may make a local environmental plan (LEP) through an amending State Environmental Planning Policy (SEPP) under section 3.29 of the Environmental Planning & Assessment (EP&A) Act for matters of State, regional or environmental planning significance to districts in the following circumstances:

a. Where the relevant council has endorsed the establishment of a SEP on land where the Minister is the consent authority and the council's LEP does not apply.

b. In exceptional circumstances, where the Minister for Planning and Public Spaces is satisfied that a council is sufficiently ready to establish a precinct, has not succeeded in obtaining funding from a relevant NSW Government program and has prohibitive resourcing or funding issues which prevents it from proceeding.

c. Where the relevant council has endorsed the establishment of a SEP on land subject (in part or entirety) to the NSW Transport Oriented Development (TOD) program and a planning instrument being prepared by the Department of Planning, Housing and Infrastructure (DPHI), and council has agreed:

   i. the inclusion of the SEP with DPHI and

   ii. to prepare the precinct management plan and other required documentation, and undertake consultation.

The responsibilities and steps for making an amending SEPP will generally be agreed with DPHI, but could include the following:

Responsibility	Step	Description
Council and relevant NSW Government agency	Council endorsement and partnership between relevant NSW Government agency/ies and council if LEP does not apply to land and notification of 24-Hour Economy Commissioner	Council officers obtain a council mandate to establish a SEP, including for land where their LEP does not apply. This may include a resolution of council or letter endorsed by council's executive. If this applies to land where the Minister is the consent authority and council's LEP does not apply, council officers and relevant NSW Government agency/ies discuss and obtain agreement to partner to establish a SEP. This could include a Memorandum of Understanding (MOU) to determine the roles and responsibilities for developing the precinct management plan and undertaking consultation. Council officers or NSW Government agency/ies notify the 24-Hour Economy Commissioner of the intention to form a SEP.
Council/NSW Government agency and DPHI	Request to DPHI to commence Minister's approval pathway	If the LEP applies to the SEP, council officers write to the Secretary of DPHI (Planning Secretary) to request that the Minister amends the LEP to identify the precinct for a trial (of recommended 12-18 month duration). If the LEP does not apply to the SEP, the relevant NSW Government agency makes a request to the Planning Secretary. If the request to make the LEP is granted by DPHI, confirmation is received in writing and council officers and/or the NSW Government agency meet with DPHI to agree the process. If the request is not granted and council's LEP applies, council must make the LEP.
Council and DPHI	Explanation of Intended Effect (EiE)	Council officers and/or officers from the relevant NSW Government agency/ies work with DPHI to prepare an Explanation of Intended Effect (EiE) outlining the SEP proposal. Council officers provide supporting documentation including the sound management criteria and precinct management plan and any relevant council data or community feedback.
Council	Public exhibition	Council exhibits EiE and the SEP precinct management plan.
Council and DPHI	Response to submissions	Council officers work with DPHI and relevant NSW Government agency/ies to review and prepare a response to submissions and update the documentation.
DPHI	Executive Council approval process	DPHI works with the Parliamentary Counsel's Office to draft the SEPP amendment and prepare the package of documentation for NSW Executive Council approval.
DPHI	Publication	Once approved, DPHI arranges for the amendments to the SEPP to be published on the NSW Legislation website. Council or relevant NSW Government agency notifies stakeholders such as venues or residents as agreed in the MOU.

Step 2: Operating the SEP/s

This section guides councils and communities through the mandatory steps to operating and monitoring permanent SEP/s. Refer to the *NSW Special Entertainment Precinct Handbook* for further best practice guidance on each of the following steps.

Mandatory step	Description
Step 2.1 Council officers engage with community, venues, and businesses in the SEP/s and relevant government agencies and discuss any impacts on amenity and safety and any required resolution of issues	Council officers establish a feedback loop on the council website and/or through regular consultation with stakeholders to assist with regulatory compliance and ensure a clear line of communication from residents and the community to the council regarding any impacts or outcomes from the SEP/s that may occur. Council must where relevant, engage with key partners such as, the relevant Local Health District(s), NSW Police and Liquor & Gaming NSW (L&GNSW) to discuss, manage and resolve emerging and persistent concerns.
Step 2.2 Council officers address any compliance issues associated with trading hours from licensed and unlicensed premises and noise from unlicensed premises	Council officers implement the compliance framework for: • Trading hours from licensed and unlicensed premises • Noise/sound from unlicensed shops and businesses set up in Step 1.6 and address concerns when they arise • Development consent conditions for licensed premises, including noise/sound from non-entertainment related activity, i.e. waste disposal, construction and servicing and loading operations. L&GNSW addresses compliance for entertainment-related sound from music and patrons in licensed venues. This will include noise complaints/statutory disturbance complaints (under section 79B of the Liquor Act). The process for addressing statutory disturbance complaints is set out in the L&GNSW Disturbance Complaint Guidelines available on the L&GNSW website.
Step 2.3 Council officers continue to update community on council's website and through notations on planning certificates	Council officers update council's website to indicate that the SEP is permanent and outline key information for the community. Councils notify incoming residents of the SEP on 10.7 planning certificates. The text for this notification is included in the technical resources and model templates available on the Office of the 24-Hour Economy Commissioner website.
Step 2.4 If required, council officers amend a precinct management plan as a result of issues arising from compliance or evaluation and obtain council approval	Council officers identify issues from compliance monitoring or evaluation, amend the sound controls and trading hours and the precinct management plan (and DCP if relevant) in consultation with L&GNSW, NSW Police, Office of the 24-Hour Economy Commissioner, other relevant NSW Government stakeholders, community and businesses. Council officers update their precinct management plan by reporting it back to Council for approval.

Step 3: Suspending or revoking the SEP/s

This section sets out mandatory steps for councils or the Minister for Planning and Public Spaces to suspend or revoke a precinct or single premises SEP. Suspending a SEP means placing its operation on hold until issues have been addressed. Revoking a SEP means removing it permanently.

These Guidelines encourage a strong and shared commitment across council, the NSW Government, and community and businesses to the strategic intent and the long-term viability of a SEP. Councils should only consider suspending or revoking a precinct or single premises SEP once all other remediation options have been explored. This includes addressing issues through a program of ongoing monitoring and evaluation, outlined in Step 2 of these Guidelines.

Suspension or revocation should be based on substantiated evidence provided by councils, L&GNSW and/or the NSW Police of non-compliance with the precinct management plan and other relevant regulation, or a recommendation from an inquiry held by the 24-Hour Economy Commissioner pursuant to section 9(3) of the 24-Hour Economy Commissioner Act.

A council's precinct management plan should include the processes involved in suspending or revoking a SEP (including a single premises SEP).

Escalation processes for non-complying venues

Venues will be required to act in accordance with the precinct management plan, their plans of management, liquor licences and development consents (except for conditions relating to trading hours and the regulation of sound entertainment activity from premises) issued by council and L&GNSW to manage the safety and wellbeing of patrons in their establishments and minimise impacts on public domain and amenity.

Under L&GNSW's Disturbance Complaint Guidelines for licensed premises, L&GNSW undertakes a graduated and proportionate enforcement approach with licensed premises that aims to secure remedial and future compliance.

Councils will determine the process for non-complying unlicensed venues and include this in their precinct management plan (step 1.4). This process should encourage complainants to first attempt to resolve any sound or operational disputes with the business before lodging a complaint. If this is unsuccessful then a process should be established, which includes resolving complaints through mediation, substantiation of sound complaints against sound criteria in the precinct management plan, sound monitoring and a system of warnings about any non-complying operations.

In exceptional circumstances councils may consider excluding venues or sites from a SEP if they are subject to ongoing and substantiated non-compliances with the precinct management plan or if there are management concerns, alcohol-related violent incidents and/or anti-social behaviour attributed to their operation. A decision to exclude a venue or site must be informed by consultation where relevant, with L&GNSW, NSW Police and Office of the 24-Hour Economy Commissioner. If it is in respect of a licensed venue, it must be recommended by L&GNSW and Council should consult with L&GNSW to remove a venue from the list of venues eligible for live music and performance incentives. Once council has resolved to exclude a venue or site it can request an expedited amendment under section 3.22 of the Environmental Planning & Assessment (EP&A) Act to remove the venue or land from the SEP boundary in the local environmental plan (LEP).

Conditions for suspending or revoking a SEP

As outlined in step 1.4 of these Guidelines, council should include in its precinct management plan appropriate local thresholds that must be met before it can consider revocation or suspension. Councils should determine the triggers for suspending or revoking a precinct or single premises SEP because these will vary between precincts and premises within metropolitan and regional contexts and be unique to a local area.

When setting the thresholds in a precinct management plan to suspend a SEP (including a single premises SEP), council should consider the following matters:

- The quiet and good order of the neighbourhood of the SEP is being unreasonably disturbed because of the cumulative impact of businesses operations or the behaviour of patrons after they leave the venues or sites within the SEP.
- Sustained patterns over a significant period of high levels of anti-social behaviour and violence which are leading to impacts to public safety and amenity.
- The SEP is not being exercised in the public interest.
- The continuation of the SEP is not in the public interest.
- Where suspension is the only option after unsuccessful attempts to resolve substantiated non-compliances of a significant number of premises with venue management, precinct trading hours and/or sound controls which have impacted public amenity and safety, but which council considers can be remedied within a certain timeframe.

When setting the thresholds in a precinct management plan to revoke a SEP, council should consider the following matters:

- Where the venue or venues and businesses did not take up the opportunity to host live music and performance and have extended trading hours.
- Where council changes the strategic direction of the precinct or single premises.
- Where high levels of anti-social behaviour and/or violence are occurring in the SEP on an ongoing basis that are impacting public safety and amenity.
- Where revocation is the only option to address impacts of a significant number of businesses in breach of venue management conditions, precinct trading hours and/or sound controls, and there are substantiated complaints following attempts to address them and significant impacts on public amenity and safety which cannot be resolved.

Changes to the precinct management plan/ DCP in a permanent SEP

Should council wish to amend the sound controls and trading hours in a permanent SEP, as an alternative to suspending a SEP, it can amend its development control plan (DCP) and precinct management plan in consultation with L&GNSW, Office of the 24-Hour Economy Commissioner, other relevant NSW Government stakeholders, community and businesses.

24-Hour Economy Commissioner inquiries into SEPs

Section 9(3) of the 24-Hour Economy Commissioner Act states that the Minister for the Arts, Music and Night time Economy may direct the 24-Hour Economy Commissioner to conduct an inquiry into the establishment, operation, suspension or revocation of a SEP.

A council, member of the community, business or venue operator may forward a request in writing to the Office of the 24-Hour Economy Commissioner, outlining the reasons for requesting an inquiry or suspension or revocation. The 24-Hour Economy Commissioner may consider the information provided and consult with council and other relevant parties as determined by the 24-Hour Economy Commissioner, which may include venues or businesses; NSW Police; NSW Government agencies; and/or members of the community.

If an inquiry is held, the 24-Hour Economy Commissioner may request that government agencies that deal with public health, liquor and gaming, arts and culture, planning, multiculturalism, policing, transport and/or local government to provide input. The 24-Hour Economy Commissioner may consider relevant data including economic, safety, health and/or mobility data, and may consider coordination and governance arrangements within the SEP.

The 24-Hour Economy Commissioner will prepare a report on the inquiry and provide recommendations to council and to the NSW Government about the establishment or future operation of the SEP and the reasons for the recommendations.

To suspend a SEP

Mandatory step	Description
Step 3.1a If an inquiry is held, council receives a recommendation by the NSW 24-Hour Economy Commissioner to suspend a SEP	Council officers receive a report and recommendation to suspend the SEP which was the outcome of an Inquiry held by the 24-Hour Economy Commissioner. Council must act in accordance with the recommendations.
Step 3.1b If an inquiry is not held, council officers obtain a council resolution of Council to suspend the SEP and inform relevant stakeholders of intent to suspend the SEP	Council officers report to a meeting of council and obtain a resolution to suspend the precinct. This report includes conditions about the potential conditions for reinstatement of the SEP.
Step 3.2 Council publishes a notice of an intention to repeal the DCP provisions and precinct management plan, reports to Council, revokes the DCP and publishes a notice	Council officers prepare a report to a meeting of council to revoke the DCP provisions and precinct management plan for SEPs. Under section 16 of the *Environmental Planning & Assessment Regulation 2021* (EP&A Regulation) council officers publish a notice of an intention to repeal a DCP on its website at least 14 days before repealing the plan. The notice must include the intention to repeal the plan, and the reasons for the repeal. The repeal of a DCP takes effect on the day on which a notice of a decision to repeal is published on the council's website. If a council has not included precinct management plan trading hours and sound provisions in a development control plan, then it can resolve to pause, or temporarily repeal its precinct management plan.
Step 3.3 Council notifies residents, businesses, venues and the community in a SEP of the suspension and engages with the 24-Hour Economy Commissioner and government agencies to address issues	Council provides written notice to the community and businesses of council's resolution to suspend the precinct. This must outline the reasons for the suspension and the conditions for reinstatement of the SEP trading and sound provisions via a report to council. If the suspension of the SEP was the subject of an inquiry, the Commissioner's recommendations must be included in the public notice. Council and relevant government agencies such as L&GNSW and NSW Police engage with venues and businesses to address the issues or circumstances which led to the suspension of the SEP. If the suspension of the SEP was the subject of an inquiry and recommendation from the 24-Hour Economy Commissioner, councils must liaise directly with the Office of the 24-Hour Economy Commissioner to keep the 24-Hour Economy Commissioner informed.
Step 3.4 Council decides if the SEP is to be reinstated or revoked through a council resolution (if revoking proposed – go to step 3.6a)	Council officers evaluate if issues have been addressed against the conditions for reinstatement stipulated in the report to council (in step 3.1b).
Step 3.5 Council publishes a notice of an intention to reinstate the DCP provisions and precinct management plan, consults with the community and relevant government agencies, considers submissions, reports to Council, reinstates the DCP and publishes a notice	Under section 16 of the EP&A Regulation council officers publish a notice of an intention to amend the DCP to reinstate the SEP DCP provisions on council's website. Council officers place the DCP provisions on exhibition, consider submissions, and prepare a report to a meeting of council to reinstate the DCP provisions for SEPs. A notice of the intention to reinstate the provisions, and the reasons for the reinstatement must be included on its website within 28 days of the decision being made. If there is no development control plan, councils can follow a similar process to reinstate the precinct management plan. Council officers notify relevant government agencies such as DPHI, NSW Police, L&GNSW and the Office of the 24-Hour Economy Commissioner.

To revoke a SEP

Mandatory step	Description
Step 3.6a If an inquiry is held, council receives a recommendation by the NSW 24 Hour Economy Commissioner to revoke a SEP	Council officers receive a report and recommendation to revoke the SEP which was the outcome of an inquiry held by the 24-Hour Economy Commissioner. Council must act in accordance with the recommendations.
Step 3.6b If an inquiry is not held, Council officers obtain a resolution to revoke the precinct, DCP provisions and precinct management plan at a meeting of council	Council officers report to a meeting of Council and request that the SEP LEP mapped boundary, DCP trading hours and sound control provisions and precinct management plan be revoked. With a council resolution to revoke, council officers can make the changes to the DCP.
Step 3.7 Council officers notify residents, businesses, venues and the community in a SEP of the proposal to revoke	Council provides written notice of Council's resolution to revoke the precinct, outlining the reasons and the conditions for its removal. If the revocation of the SEP was the subject of an inquiry, the 24-Hour Economy Commissioner's recommendations should be included.
Step 3.8 Council officers request an expedited amendment under section 3.22 of EP&A Act to remove the precinct from the LEP. DPHI considers the request to remove the SEP from LEP maps	Council officers request that DPHI remove the SEP boundary from the LEP maps via 3.22 amendment. The council must submit the request in writing to the Planning Secretary and provide reasons for the need for the expedited amendment under the s 3.22 criteria.
Step 3.9 Council officers publish a notification of revocation and notify residents, businesses and venues in the SEP that the precinct is revoked and notify the Minister for Planning and Public Spaces and relevant government agencies	Council officers publish a notification of revocation on council's website and formally notify any person and government agency who provided feedback on the SEP during or prior to establishment, which may include OLG, DPHI, NSW Police, L&GNSW and O24HEC in writing that the SEP is revoked. In addition, the Minister for Local Government and Minister for Planning and Public Spaces must be notified.
Step 3.10 Council officers update planning certificates	Council officers remove the notification of the SEP from 10.7 planning certificates.

For further information about SEPs refer to the NSW Special Entertainment Precincts webpage, which includes a best practice handbook, additional resources and model templates.

ATTACHMENT 1 - ITEM 1

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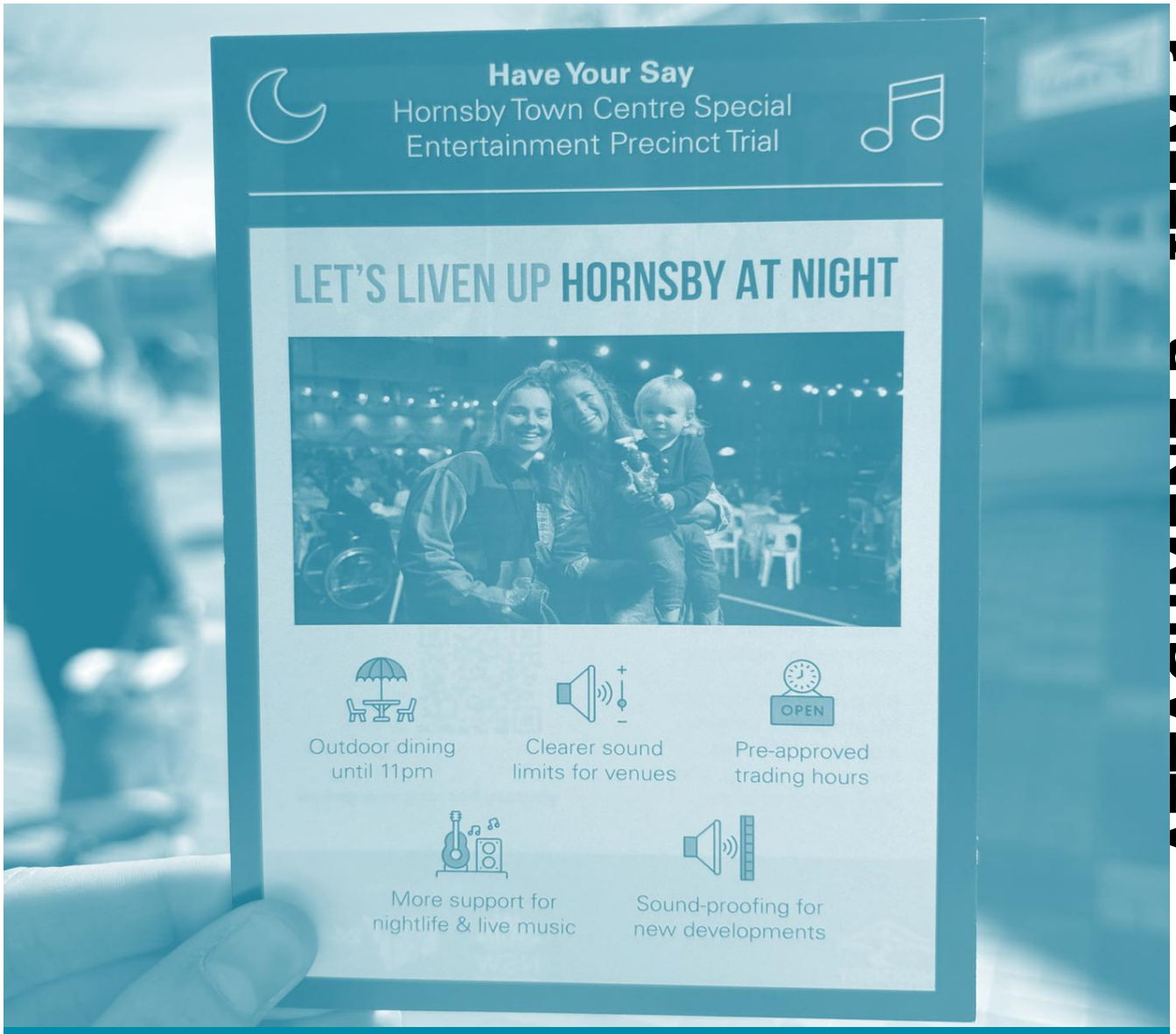
NSW GOVERNMENT

24-Hour Economy

ATTACHMENT 2 - ITEM 1



Hornsby Shire Council

Hornsby Town Centre Special Entertainment Precinct

Early Engagement Outcomes Report

24 July 2025

HORNSBY SHIRE COUNCIL

JOC CONSULTING planning and engagement

mulvey town planning

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Acknowledgement of Country

Hornsby Shire Council and the project team recognise the Traditional Owners of the lands of Hornsby Shire, the Dharug 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.

Executive summary

In 2025, Hornsby Shire Council (Council) is investigating opportunities to implement a Special Entertainment Precinct (SEP) in the Hornsby Town Centre. The SEP will support Council's long-term vision, as outlined in the Hornsby Town Centre Masterplan for an active, thriving and connected Hornsby, and aligned with the Transport Oriented Development (TOD) program goals. The project is funded by the NSW Government's Special Entertainment Precinct Kickstart Grant.

As part of the project, Council sought community feedback on the proposed SEP during May and July 2025. This Engagement Outcomes Report provides a summary of key insights and findings from this early community consultation stage.

Participation and demographics

In total, 345 community members participated in the early engagement to help inform the preparation of draft documentation required as part of the SEP process. The engagement was promoted via letterbox drop, social media, door knocking, media release and Council's e-newsletter.

345 total participants

221 survey responses

122 pop-up participants (including 67 local school students)

1 written submission

1 phone enquiry

Proximity	Age	Gender	Language
49% were residents outside the proposed SEP but within the immediate area 37% were visitors to the precinct from outside Hornsby but within the Hornsby Shire 10% were residents within the proposed SEP 2 respondents operate a business in the SEP	33% were aged 10-24 29% were aged 40-54	57% were women 39% were men 3% were non-binary	23% speak a language other than English at home (increases to 40% for youth)

Key insights and take-aways

- **Majority support for SEP:** Across all engagement methods, the community have expressed majority support towards the SEP, with 71% of survey respondents expressing support for the proposed boundary (only 5% opposed).
    - 23 survey respondents identified as living within the SEP boundary, with 11 (48%) supporting the proposed boundary and 4 (17%) not supporting. The remaining 8 were either neutral, unsure or other.

In addition, several key insights emerged from the early engagement process:

- **Anti-social behaviour is the top concern:** Overall, 62% of survey respondents voted anti-social behaviour as the most important issue for Council to be mindful of during the SEP trial.
- **Traffic congestion and parking are important considerations:** For residents living in and outside of the SEP boundary, traffic congestion (57%) and parking availability (53%) are the second and third top issues for Council to be mindful of during the SEP trial. Interestingly, over half (55%) of survey respondents typically drive to the town centre.
- **Excessive noise issues are more important to people living in the SEP boundary:** The top concern for residents living in the SEP boundary was excessive noise from venues (78%), compared to overall survey results where it is the 5th issue (48%) for Council to be mindful of during the SEP trial.
- **Longer trading hours will support vibrancy:** Survey respondents believe longer trading hours (82%) and longer outdoor dining hours (80%) will support vibrancy in the Town Centre. While 68% believe increased cultural activities will add to vibrancy, this value drops for residents living in the SEP boundary (30%) and youth (35%).
- **Early evening focus but aspirations for late night activity:** The two most popular reasons for survey respondents to support the SEP trial are 1) to increase the availability and diversity of services and entertainment later in the evening (66%) and 2) provide live music and performance offerings later in the evening (63%). This sentiment for diverse activities was mirrored across engagement methods, reflective of local demographics and a desire for more family-friendly activities in the early evening.
- **People are satisfied with safety, public transport and public space:** Survey participants rated sense of safety, public transport and quality of public space as the three areas the three features they were most satisfied with in the Hornsby Town Centre.
- **Cost and diversity of offerings:** Current dissatisfaction among survey participants included number of night-time activities, cost of activities and lack of entertainment options.

Snapshot of key issues and support

Level of support and issues	Survey respondents living outside of SEP only	Survey respondents living inside SEP only
Support the SEP trial boundary	187 of 189	11 of 23
Do not support the SEP trial boundary	2 of 189	4 of 23
Issues to be mindful of during the SEP trial		
Anti-social behaviour	125 of 189	10 of 23
Excessive noise from venues	86 or 189	18 of 23
Increased traffic congestion	112 of 189	13 of 23
Safety and security	109 of 189	7 of 23
Availability of parking	103 of 189	13 of 23

This Report outlines the key findings from the community and stakeholder early engagement stage to inform the development of the Precinct Management Plan and other planning documents that support the delivery of the Hornsby Town



Image:: Hornsby Community Pop-up Session | JOC Consulting

Introduction

Hornsby Shire Council is investigating opportunities to implement a Special Entertainment Precinct (SEP) in the Hornsby Town Centre. This proposal supports Council's long-term vision, as outlined in the Hornsby Town Centre Masterplan, for an active, thriving and connected Hornsby.

About the project

Special Entertainment Precincts (SEPs) are part of the NSW Government's Vibrancy Reforms which have been established to boost night-time economy, live music and dining across the state. A SEP allows for noise levels and hours of operation for premises to be set for an area by a Precinct Management Plan.

These precincts aim to support vibrant nightlife by incentivising live music and performance, simplifying processes for businesses and balancing the needs of residents, visitors and operators.

The Hornsby Town Centre SEP study area boundary is based on the Hornsby Transport Orientated Development (TOD) boundary and Hornsby Town Centre Masterplan boundary, comprising the land that will be developed in the future in line with the Masterplan and location of existing licensed venues and mixed-use or commercial land uses.

This report summarises the outcomes from early engagement conducted by Council to understand community sentiment.

The findings will inform the draft Precinct Management Plan and other planning documents to support the establishment of the SEP and subsequent trial period, if successful.

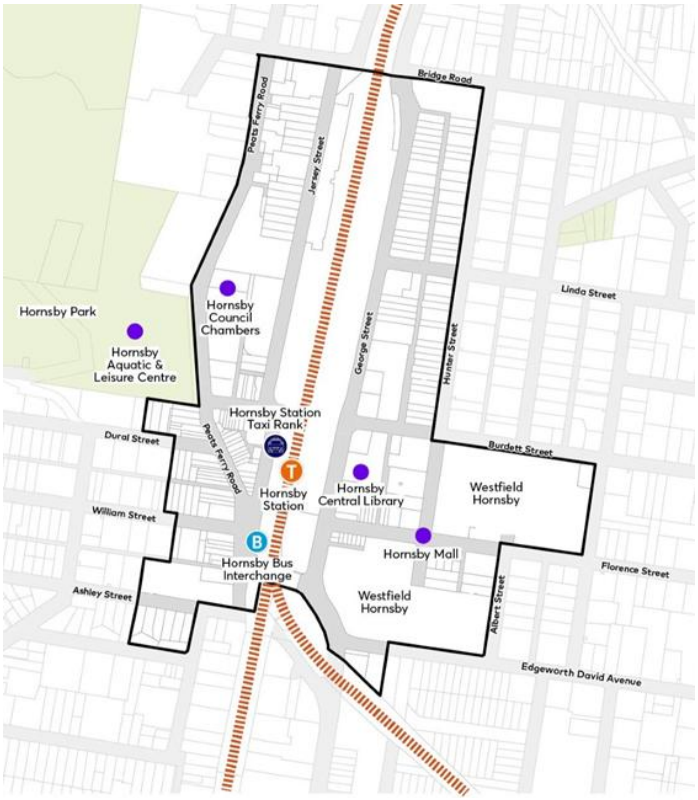


Figure 1: Proposed Hornsby Town Centre SEP

Project timeline

This Report marks the completion of the early engagement to inform the Hornsby Town Centre SEP. The community and stakeholder engagement took place across May to July 2025. Below is an overview of the project timeline to date.

May 2025
- Planning and technical studies underway
- Media release announcement
- Precinct Working Group (PWG) meeting #1
- Engagement period commences with survey going live and promotional materials distributed via print and digital channels

June 2025
- Community pop-up at Hornsby Mall
- Community pop-up at Hornsby Mall
- Youth pop-up at Hornsby Library

July 2025
- Engagement period closes
- Precinct Working Group (PWG) meeting #2

Mid-late 2025
- Engagement outcomes report (this report) and milestone reporting completed
- Draft Precinct Management Plan, Planning Proposal, Development Control Plan
- Precinct Working Group (PWG) meeting #3

Early 2026
- Gateway determination, exhibit draft Precinct Management Plan, Planning Proposal, Development Control Plan
- Council to adopt Precinct Management Plan and related planning documents, considering community and stakeholder feedback

June 2026
- SEP trial to commence for 12 months with opportunities for community and stakeholder feedback

June 2027
- Review of SEP after trial is complete
- Community and stakeholder engagement to gather feedback

Council is committed to providing community and stakeholder with regular updates and opportunities to provide feedback throughout this process.

Engagement approach

The engagement approach for the Special Entertainment Precinct project was guided by the International Association for Public Participation (IAP2) Public Participation Spectrum. This ensured that community and stakeholder involvement was meaningful, transparent, and tailored to the project's needs. The approach included:

- **Inform:** We provided accessible and timely information to promote the project and build understanding of the SEP among the community and key stakeholders. This included digital updates and printed materials of the project's purpose and potential outcomes.

- **Consult:** We invited feedback from community and stakeholders through an online survey, in-person pop-up sessions, written submissions and a dedicated 1800 phone number. This provided multiple opportunities for the community to provide ideas that could help shape the development of the Special Entertainment Precinct.

  Council also convened a dedicated Project Working Group (PWG) made up of key stakeholders. This group met regularly throughout the engagement process to provide place-based knowledge, share perspectives and offer input at key project milestones, ensuring their views were considered in decision-making.

INCREASING IMPACT ON THE DECISION

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

© IAP2 International Federation 2018. All rights reserved. 20181112_v1

Figure 2: International Association for Public Participation (IAP2)

Engagement methods

The engagement featured a range of online and in-person opportunities for community members and stakeholders to provide input. These activities were designed to offer clear and accessible information about the proposed Special Entertainment Precinct (SEP), supporting participants to give informed feedback.



Online survey

The primary feedback tool was an online survey hosted on Council's Your Say platform. The questions were informed by resources and guidelines from the Office of the 24-Hour Economy Commissioner to support the establishment of SEPs.



Community pop-up sessions

Two community pop-ups were held in Hornsby Mall during the Organic Markets and Thursday late-night shopping hours. Each session ran for two hours and enabled community members to provide in-person feedback and ask questions directly to the project team.



Youth pop-up session

A dedicated youth pop-up was hosted at Hornsby Library during peak after-school hours (3–5pm), targeting young people as a key audience for future night-time activity. A pizza incentive was offered to those who completed the survey to encourage participation.



Project Working Group (PWG) meetings

PWG meetings with stakeholders such as local businesses, marketing professionals, business associations and local police. These meetings enable ongoing dialogue, sharing of valuable local knowledge and feedback to help shape the proposed SEP trial.



Written submissions

Community members were invited to submit feedback by letter or email during the consultation period.



1800 number

A dedicated 1800 number was made available to the public, allowing individuals to ask questions and provide feedback via phone.

Reaching the community

To ensure broad awareness of the Hornsby SEP project, a multi-channel communication approach was implemented to target community and stakeholders. A combination of print and digital methods were used to promote the project and encourage participation in the consultation process.



Your Say webpage

A dedicated project webpage hosted via Council's Your Say to provide an overview of the project and details about how community can provide feedback.



Media release

Council developed a media release with the Office of the 24-Hour Economy Commissioner to announce the Hornsby Town Centre Special Entertainment Precinct project.



E-newsletter

Council included an announcement about the SEP project in the monthly e-newsletter with a link to the Your Say page for further information.



Social posts

Facebook and Instagram posts via Council's channels promoted the project to the wider community and encouraged people to provide feedback.



Letterbox drop to residents

A notification letter was sent to residents within and immediately surrounding the SEP boundary area to inform them about the project and encourage them to provide feedback.

What we heard

Community and stakeholder feedback overwhelmingly supports the proposed SEP boundary and the broader project vision for Hornsby Town Centre.

While Hornsby is valued for its quiet, laid-back atmosphere and family-friendly character, there is strong interest in diversifying its evening and nighttime offerings in a way that reflects local needs and preferences. Feedback reflects a shared optimism about Hornsby's potential to evolve into a more dynamic destination in the evening hours – one that is welcoming, safe, and responsive to its community.

Hornsby Town Centre use patterns and sentiment

Many participants shared that they already enjoy going to the cinema, shopping, or attending live entertainment in the area. However, they noted a distinct lack of opportunities after around 8pm. There is a clear appetite for more vibrant after-dark activities that enhance the local lifestyle without compromising the relaxed character, safe and family-friendly atmosphere of the town centre.

The below infographic demonstrates the most common use patterns in Hornsby Town Centre from the survey responses.



33% visit frequently after 6pm (more than twice per week)



81% visit from 6pm-8pm



61% stay for 1-2 hours



55% frequently travel to and from by car as a driver

The above patterns of current use show that Hornsby Town Centre is already a well-frequented destination in the early evening, with most people visiting between 6-10pm and staying for 1-2 hours.

With over half of respondents travelling by car, it's important to have convenient parking while supporting safer, more accessible active and public transport options.

These insights point to opportunities for the SEP to support Transport Orientated Development (TOD) and diverse after-dark offerings that align with community routines, gradually build evening vibrancy, and create a more connected and welcoming town centre experience.

Further insights reveal that the evening economy in Hornsby is largely driven by practical and routine activities such as dining out, shopping and commuting.

Top reasons people spend time in Hornsby Town Centre during the evening

1. **Eating at a restaurant, café, or other venue**
2. **Purchasing goods from a shop**
3. **Walking through Hornsby Station**

This data demonstrates a recognition from survey respondents that Hornsby Town Centre already functions as a key local hub for convenience, transport. and socialising. There is a clear appetite by survey respondents for early evening and twilight economy.

"Not enough restaurants open later in the evening after the movies finish." – Survey participant

"The best thing about Hornsby Town Centre is its mix of shops, cafes, and parks. It's special because of its friendly, multicultural community and easy access to everything, making it a great place for people from all backgrounds to enjoy." – Survey participant

"Hornsby has potential. Needs some TLC and hard work!" – Survey participant

"It would be good to specify a SEP in the Station Street and Coronation Street zone to enhance activation, particularly as the public areas are redeveloped with the increase in foot traffic with new train station overpass and changes to the Station Street precinct as a connected public space." – Written submission

When asked to rate features of Hornsby Town Centre, participants generally perceived the area as safe, accessible, and offering quality public spaces. However, there is a clear appetite for a greater range of nighttime activities and family-friendly entertainment. Dissatisfaction with the cost, variety, and availability of these offerings highlights key areas for improvement.

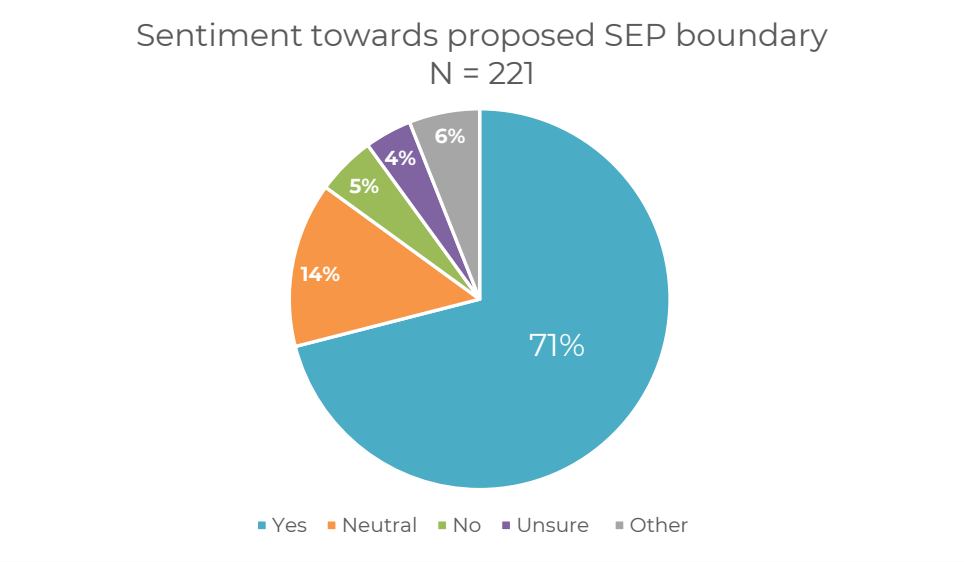
Strengths	Areas for improvement
• **Feeling safe** 67% felt satisfied or very satisfied. Of that, 21% were very satisfied • **Public transport frequency** 63% felt satisfied or very satisfied. Of that, 18% were very satisfied • **Quality of public space** 47% felt satisfied or very satisfied	• **Number and type of night-time activities** 53% were unsatisfied or very unsatisfied. Of that, 19% were very unsatisfied. • **Cost of activities or value for money** 22% were unsatisfied or very unsatisfied • **Availability of family entertainment** 35% were unsatisfied or very unsatisfied

Survey participants were also asked, **"What is the best thing about Hornsby Town Centre that makes it special or unique?"** Key words are reflected in the word cloud below:



Feedback on the proposed SEP trial boundary

Overall, 71% of respondents said they support the proposed boundary of the SEP. The graph below demonstrates the overwhelmingly positive response.



While the majority of survey participants expressed support for the proposed SEP boundary, there were some suggestions for additions and exclusions. The table below summarises the most commonly suggested areas for inclusion and exclusion of the SEP:

Suggested inclusions	Suggested exclusions
• Hornsby Park (13) • Hornsby Aquatic & Leisure Centre (9) • TAFE NSW Hornsby Library (3) • Wallarobba Arts Centre (2) • Magpies Waitara (2)	• George Street (north end) (6) • Hornsby Station (5) • Hunter Street (5) • Ashley Street (5) • William Street (5) • Dural Street (5) • Bridge Road (3) • Peats Ferry Road (north end) (2)

(#) denotes the number of comments

When thinking about exclusions, some respondents noted areas on the boundary periphery that are closer to residences, with a desire to help minimise potential noise or amenity impacts. These inclusions and exclusions will be considered in future SEP boundary investigations and monitored during the SEP trial.

"It's a fantastic and underutilised area around the fountain, both during the day and at night." – Survey participant

Feedback on potential impacts of the SEP trial

Survey participants shared valuable insights into both the anticipated benefits and potential challenges of the Hornsby SEP trial. These responses offer a balanced view of optimism and caution, underlining the importance of considered planning and clear communication.

Top aspects of the SEP trial that survey respondents believe will support the creation of a vibrant Hornsby Town Centre:

1. 82% said longer trading hours
2. 80% said longer outdoor dining hours
3. 68% said increased cultural activities

Top issues survey respondents want Council to be mindful of during the SEP trial:

1. 62% said anti-social behaviour:
2. 57% said increased traffic congestion
3. 53% safety and security concerns

Top reasons that survey respondents support the SEP trial:

1. 66% said to increase availability and diversity of services and entertainment later in the evening
2. 63% said to improve live music and performance offerings later in the evening
3. 61% said to boost local economy, attract investment, and increase employment



Image: Hornsby Organic Markets Pop-up Session | JOC Consulting

A snapshot of youth feedback

Young people aged 10–24 made up the largest age group to complete the survey, with many participating during a targeted youth pop-up session.

A snapshot of survey results by youth participants:



49%

visit frequently after 6pm

(more than twice per week)



76%

support the proposed boundary of the SEP



53%

stay for 1-2 hours



55%

frequently travel to and from by train



74%

are satisfied with their sense of safety



77%

visit from 6pm-8pm



56%

Support increase of availability and diversity of nighttime activities



86%

Support longer trading hours in fostering vibrancy



58%

Satisfied with quality of public space

Youth participants have expressed a strong desire for more things to see and do after dark, with key suggestions including events, live music and extended shopping hours. Youth also emphasised the importance of their student responsibilities, highlighting the value of safe, welcoming spaces where they can meet up and study together into the evening. Survey findings also highlight young people's higher satisfaction (58%) with the quality of public space compared to the broader survey (23%), and 40% are speaking another language at home compared to 23% across the survey.

ATTACHMENT 2 - ITEM 1

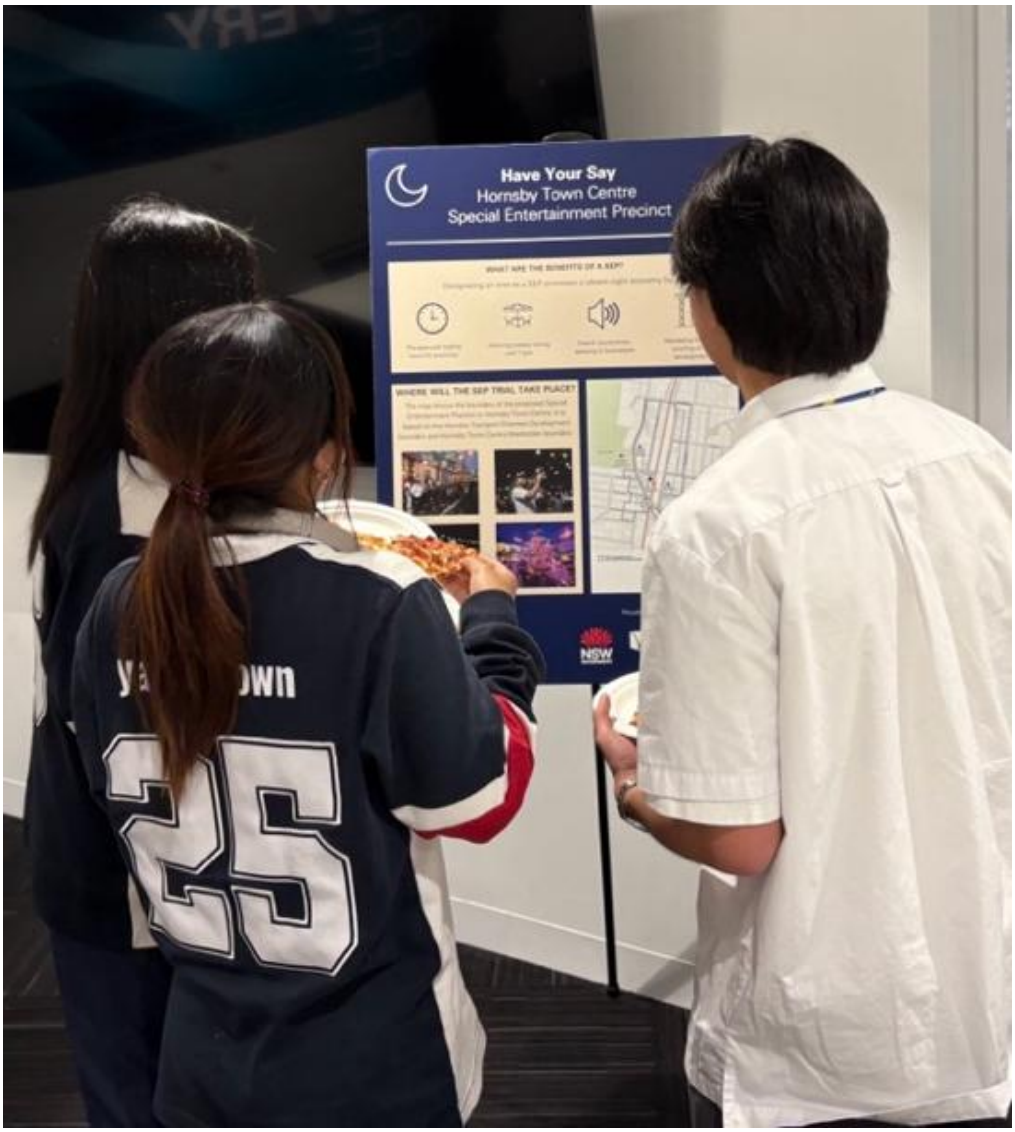


Image: Hornsby Library Pop-up Session | JOC Consulting

Conclusion and next steps

The community and stakeholder feedback gathered through this early engagement stage highlights strong support for the Hornsby Town Centre Special Entertainment Precinct. The feedback also reinforces the need for Council to manage potential impacts through appropriate safeguards, particularly around safety, parking and amenity.

These early insights will directly inform the development of the draft Precinct Management Plan and associated planning documents. The community will have an opportunity to provide feedback on the draft documents once they are available for comment and placed on public exhibition.

Following the public exhibition period, Council will review community feedback and if adopted, will commence a SEP trial period of 12 months. During this time, Council will continue to engage with the community and monitor impacts.



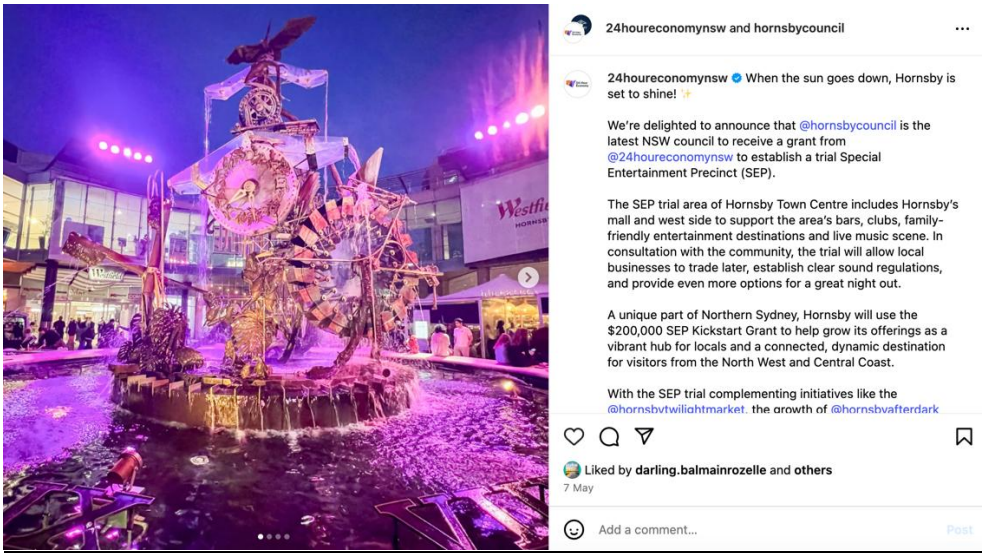
Image: Hornsby Mall Pop-up Session | JOC Consulting

"Think there are several spaces that have scope for providing improved experiences. Especially open air experiences for families e.g. for with kids under 18." – Survey participant

APPENDIX A: Communications Summary

Date	Activity	Description	Reach
7 May 2025	Media release	Media release developed to announce the Hornsby Town Centre Special Entertainment Precinct project.	204,170
7 May 2025	Instagram post	Social media posts promoting the project, encouraging people to provide feedback.	3,518
26 May 2025	Your Say webpage	Dedicated project page to provide an overview of the project.	636
27 May 2025	Facebook post	Social media posts promoting the project, encouraging people to provide feedback.	2,612
29 May 2025	Letterbox drop	Notification letter to residents informing them of the SEP project and encouraging them to provide feedback.	2,863
3 June 2025	E-newsletter	Announcement in the monthly e-newsletter with a link to the Your Say page.	24,949 delivered, open rate 50.3%, 91 clicks
17 June 2025	Facebook post	Social media posts promoting the project, encouraging people to provide feedback.	1,912

Social posts





Media clippings

Hornsby scores funding for Special Entertainment Precinct



Inside Local Government · Kelly Nealon · Internet · 07 May 2025, 4:02 pm

hornsby Town Centre has secured a $200,000 grant from the nsw Government's Special Entertainment Precinct Kickstart Grant Program. hornsby Shire Council Mayor, Warren Waddell said the funding had been provided to start the process of creating a Special En ...

Continue reading

ASR 177 · Audience 273 ·

Special Entertainment Precinct grant to revitalise town centre



Council Magazine · Kody Cook · Internet · 08 May 2025, 10:00 am

A northern Sydney council centre is set to become a vibrant evening destination for families, after securing a grant under the New South Wales Government's Special Entertainment Precinct Kickstart Grant Program. Hornsby Shire Mayor, Warren Waddell, said t ...

Continue reading

ASR 256 · Audience 376 ·

Special Entertainment Precinct grant to revitalise town centre



Council Magazine · Kody Cook · Internet · 08 May 2025, 9:08 am

A northern Sydney Council centre is set to become a vibrant evening destination for families, after securing a grant under the New South Wales Government's Special Entertainment Precinct Kickstart Grant Program. Hornsby Shire Mayor, Warren Waddell, said t ...

Continue reading

ASR 307 · Audience 376 ·

Hornsby Is Fast-Tracking Its Nightlife Economy, Receiving a $200,000 Grant to Establish a Special Entertainment Precinct



Concrete Playground · Hudson Brown · Internet · 09 May 2025, 2:31 pm

Expect more restaurants, bars, clubs and live music venues to spring up in this part of town in the near future. Breathing some much-needed life into the after-dark economy, Hornsby is the latest Sydney neighbourhood keen to establish a Special Entertainm ...

Continue reading

ASR 3,040 · Audience 4,733 ·

Hornsby fast-tracked to be a night-time hub

Foodandbeveragemedia.com.au · Andy Young · Internet · 09 May 2025, 12:18 pm

The north-west Sydney suburb of Hornsby is being fast-tracked as a night-time hotspot after receiving a $200,000 grant from the Office of the 24-Hour Economy Commissioner to establish a Special Entertainment Precinct (SEP). SEPs enable hospitality venues, ...

Continue reading

ASR N/A · Audience N/A ·

Hornsby to become a nightlife hotspot

Drinks Digest · Internet · 07 May 2025, 7:43 pm

Hornsby is being fast-tracked as one of NSW's growth precincts and now Hornsby town Centre is paving the way to becoming a night-time hotspot. Hornsby Council has received a $200,000 grant from the Office of the 24-Hour Economy Commissioner's $1.94 millio ...

Continue reading

ASR 74 · Audience 182 ·

Hornsby fast-tracked to be a night-time hub

The Shout · Andy Young · Internet · 09 May 2025, 11:51 am



The north-west Sydney suburb of Hornsby is being fast-tracked as a night-time hotspot after receiving a $200,000 grant from the Office of the 24-Hour Economy Commissioner to establish a Special Entertainment Precinct (SEP). SEPs enable hospitality venues, ...

Continue reading

ASR 582 · Audience 509 ·

Hornsby Town Centre Receives Funding for Special Entertainment Precinct



Galston, Glenorie & Hills Rural Community News · KARLENE BRUMMER · Internet · 11 May 2025, 2:55 pm

Hornsby town Centre is set to come alive as a vibrant evening destination for families, having successfully secured a grant under the NSW Government's Special Entertainment Precinct Kickstart Grant Program. Hornsby Shire Mayor Warren Waddell said the area ...

Continue reading

ASR 56 · Audience 65 ·

Hornsby Town Centre Receives Funding for Special Entertainment Precinct



WEB Dooral Roundup · Mahbubur Rahman · Internet · 10 May 2025, 7:33 am

hornsby Town Centre is set to come alive as a vibrant evening destination for families, having successfully secured a grant under the nsw Government's Special Entertainment Precinct Kickstart Grant Program. hornsby Shire Mayor Warren Waddell said the area ...

Continue reading

ASR N/A · Audience N/A ·

Hornsby Town Centre Receives Funding for Special Entertainment Precinct



Hills to Hawkesbury Community News · Gisela Horner · Internet · 08 May 2025, 1:53 pm

Hornsby town Centre is set to come alive as a vibrant evening destination for families, having successfully secured a grant under the NSW Government's Special Entertainment Precinct Kickstart Grant Program. Hornsby Shire Mayor Warren Waddell said the area ...

Continue reading

ASR N/A · Audience N/A ·

Hornsby Town Centre Gets Funds for Entertainment Zone



Mirage News · Internet · 07 May 2025, 9:02 pm

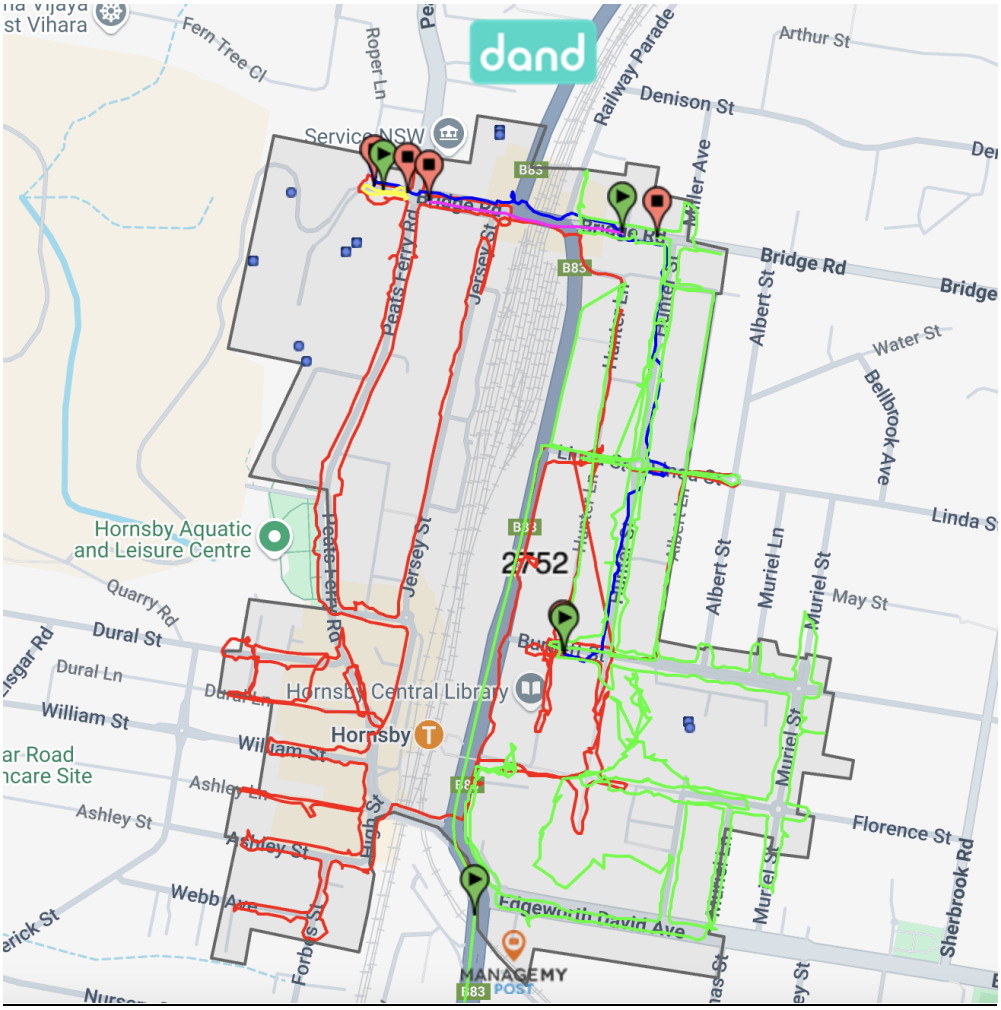
Hornsby town Centre is set to come alive as a vibrant evening destination for families, having successfully secured a grant under the NSW Government's Special Entertainment Precinct Kickstart Grant Program. Hornsby Shire Mayor Warren Waddell said the area ...

Continue reading

ASR 139 · Audience 70 ·

ATTACHMENT 2 - ITEM 1

Letterbox drop map



Media release

OFFICIAL

NSW GOVERNMENT

24-Hour Economy

MEDIA RELEASE

Wednesday, 7 May, 2025

HORNSBY EAT STREET AND ENTERTAINMENT HUB TO BECOME A NIGHTLIFE HOTSPOT

Hornsby is being fast-tracked as one of the state's growth precincts and now Hornsby Town Centre is paving the way to becoming a night-time hotspot.

Hornsby Council has received a $200,000 grant from the Office of the 24-Hour Economy Commissioner's $1.94 million Special Entertainment Precinct (SEP) Kickstart Grant Program to establish a SEP in the district's town centre.

SEPs allow councils to change trading hours and sound rules within a designated area in consultation with their community to support local shops, businesses, hospitality and entertainment operators to thrive.

Located within the Transport Oriented Development District (TOD) and within the footprint of the Hornsby Town Centre Masterplan, the SEP trial area includes the town square and mall to foster the area's bars, clubs, entertainment destinations and live music scene.

The SEP trial will allow businesses to trade later, establish clear sound regulations, and provide the community and visitors with even more options for a great night out.

Established SEPs allow councils to future-proof their entertainment precincts by notifying residents and prospective home buyers that they will be living in a defined area where later trading hours and higher levels of sound are supported by council.

Another 17 local councils across metropolitan and regional NSW, including Tamworth, Fairfield and Burwood, have also expressed interest in establishing SEPs.

In response to this demand, the NSW Government has also increased the available funding pool from $1 million to $1.94 million – meaning more councils will be able to fast-track their SEP planning.

The NSW Government is committed to supporting the rollout of more SEPs across NSW to help grow the state's vibrant, accessible, safe and diverse night-time economy.

For more information, visit: www.nsw.gov.au/business-and-economy/office-of-24-hour-economy-commissioner/vibrancy-reforms/seps

24-Hour Economy Commissioner Michael Rodrigues said:

"Our Office has been working with businesses in the Hornsby area for the last couple of years now. Initiatives like the return of the Twilight Markets show there is appetite for audiences to engage with locally led entertainment options.

"We hope that the Special Entertainment Precinct grant will help build momentum, improving not only the amenity for Hornsby locals but for the audiences in the North West and Central Coast as well."

Hornsby Mayor Warren Waddell said:

nsw.gov.au/24houreconomy 1

OFFICIAL

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"As Mayor of Hornsby Shire, I'm passionate about transforming Hornsby Town Centre into a vibrant, active and connected destination that the whole community may enjoy both day and night. We are pleased that Council's vision, as outlined in our Hornsby Town Centre Masterplan, is now on the horizon thanks to the NSW Government's designation of Hornsby as a Transport Oriented Development Accelerated Precinct.

"This grant for our Special Entertainment Precinct will bring us one step closer to a vibrant town centre in Hornsby, making it a place for families to gather and enjoy themselves in the evenings after work and on weekends. We thank the New South Wales government for its contribution to the future of Hornsby Shire and look forward to more such investment in delivering the Hornsby Transport Oriented Development precinct.

"I'm confident that the Hornsby of tomorrow will be a recreational destination of choice offering a family friendly mix of dining, entertainment and cultural experiences."

Contact: media@dciths.nsw.gov.au

Office of the 24-Hour Economy Commissioner

The Office is committed to building safe, vibrant and diverse 24-hour economies statewide. Underpinned by the 24-Hour Economy Strategy, dedicated teams in Programs, Policy, Engagement and Strategy are working to implement initiatives and programs that support this vision. By collaborating with industry, initiatives such as the Vibrancy Reforms, Data After Dark, Neon Marketplace, Uptown District Acceleration Program, Live Performance Venue Program, Special Entertainment Precincts and Purple Flag aim to benefit everyone across NSW, positioning the state and Sydney as global leaders in the night-time economy.

E-newsletter



HORNSBY SHIRE COUNCIL

OUR COUNCIL



Mayor's message

As a council, we are passionate about supporting and promoting arts and culture. We are fortunate to be the home of not one but two national art competitions which provide opportunities for established and emerging artists to showcase exceptional, unique art for the community to enjoy.

The annual Remagine Art Prize challenges artists to create works in response to the crisis we are facing with waste and over-consumption. I encourage you all to visit this inspiring exhibition this month.

The Hornsby Art Prize promotes and celebrates outstanding original works of art. Entries are now open.

Warren Waddell
Mayor, Hornsby Shire Council

HORNSBY TOWN CENTRE
Special Entertainment Precinct (SEP)

Have your say on the future of evening life in Hornsby

Council is exploring a Special Entertainment Precinct (SEP) in Hornsby Town Centre to support more vibrant night-time experiences and boost local activity and business into the night, as part of the NSW Government's Vibrancy Reforms.

We want to hear your thoughts on how a SEP could work in Hornsby.



- Complete the online survey
- Attend a local drop-in session
- Write to us via email or letter

Consultation closes on 7 July.

Find out more

APPENDIX B: Engagement Summary

Date	Activity	Description	Participants
26 May – 7 July	Online survey	An online survey designed to gather broad community feedback.	221
26 May – 7 July	Written submissions	Submissions via email or letter allowing community members to provide detailed feedback.	1
26 May – 7 July	1800 call enquiries	Dedicated number available for community members to ask questions and provide feedback.	0
26 May – 7 July	Council call enquiries	Council phone hotline	1
12 June, 5-7pm	Community pop-up at Hornsby Mall	A pop-up session for the public to provide in-person feedback and ask questions.	22
19 June, 12-2pm	Community pop-up at Organic Markets	A pop-up session for the public to provide in-person feedback and ask questions.	33
19 June, 3-5pm	Youth pop-up at Hornsby Library	Dedicated youth pop-up targeting young people as a key demographic for future night-time activity.	67

In addition, the Project Working Group meetings have also contributed feedback and ideas to inform the SEP project.

APPENDIX C: Pop-up Sessions

Location	Notes	Participants
Hornsby Mall 12 June 2025 5-7pm	• All supportive of the SEP • No reported complaints about the SEP • Noise and anti-social behaviour concerns were mostly for areas around the hotels. People recognise these venues have some noise issues with the current closing times and worry about that being pushed later into the evening. Want to ensure there is clear complaint handling guidelines setup in the precinct management plan. • There was a query raised about if Westfield was engaging with the SEP or if it will be a barrier to any activity happening in the mall. Attendees want Westfield to get on board. Good to report back at the next PWG.	22
Hornsby Organic Markets 19 June 2025 12-2pm	• Overall, feedback was positive with appetite for late-night trading, outdoor dining and entertainment after dark • Excitement about more things to see and do after 8pm • Suggestion to activate the station-side of the proposed SEP • Support for Westfield's involvement as a driver of local activity • Suggestion to engage with the creative industry and local performing arts venues • Some concerns about noise and anti-social behaviour • Concerns about parking and traffic management, particularly if activity in the area increases	33 (including Councillor Nathan Tilbury)
Hornsby Library 19 June 2025 3-5pm	• Council provided a pizza incentive for students who filled out the online survey • All comments were collected via the online survey and will be analysed in the final report, with potential to pivot the data to see youth priorities	67

APPENDIX D: Written Submission

#	Written submission
1	*It would be good to specify a SEP in the Station Street and Coronation Street zone to enhance activation particularly as the public areas are redeveloped with the increase in foot traffic with new train station overpass and changes to the station Street precinct as a connected public space. There is adequate space once the buses are moved away from Station Street and traffic is calmed. This aspect should be built into the design of these spaces proposed in the Hornsby Master Plan to provide the necessary infrastructure. Weekend and weekday after hours use of any new commuter carpark on George Street should be available and direct connection of carpark and the Station Street and Coronation Street using the new overpass ensured and provided for. Appropriate tree planting and green beds, and their spacing, is necessary to enhance SEP uses. Station Street looks to become the forecourt of hundreds of new apartments and its appropriate activation is desirable and should be included in the current SEP final planning and approval.* *The Station Street and Coronation Street precinct should have precedence over any Council Chambers site which is remote and unconnected.*

APPENDIX E: Survey Responses

N.B. The demographic sections at the end of this survey have been removed due to privacy reasons.

ATTACHMENT 2 - ITEM 1

Yoursay Hornsby

Form Results Summary

May 26, 2025 - Jul 06, 2025

Project: Hornsby Town Centre Special Entertainment Precinct

Form: This survey is now closed

Tool Type: Form

Activity ID: 295

Exported: Jul 08, 2025, 09:20 AM

Exported By: bsmall

Filter By: No filters applied.

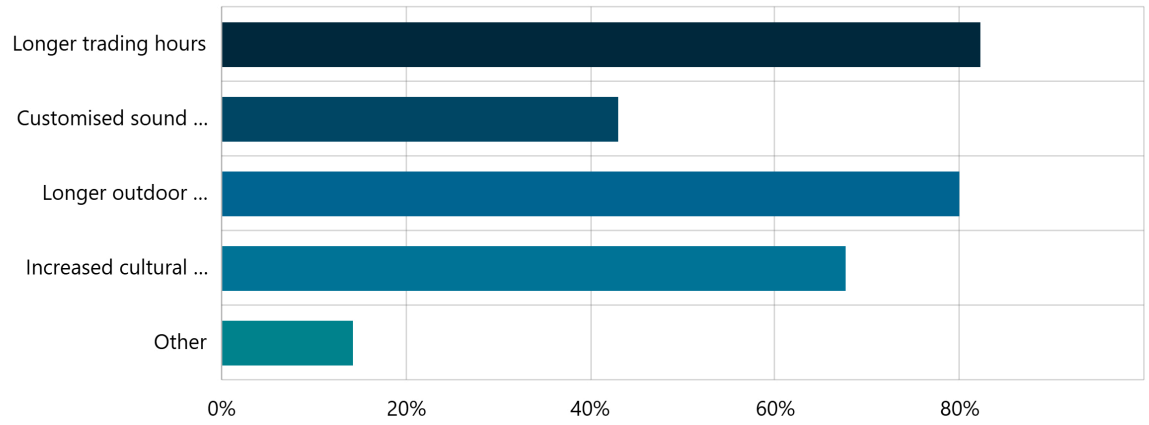
Closed

This survey is now closed
Hornsby Town Centre Special Entertainment Precinct

210 Contributors	221 Contributions

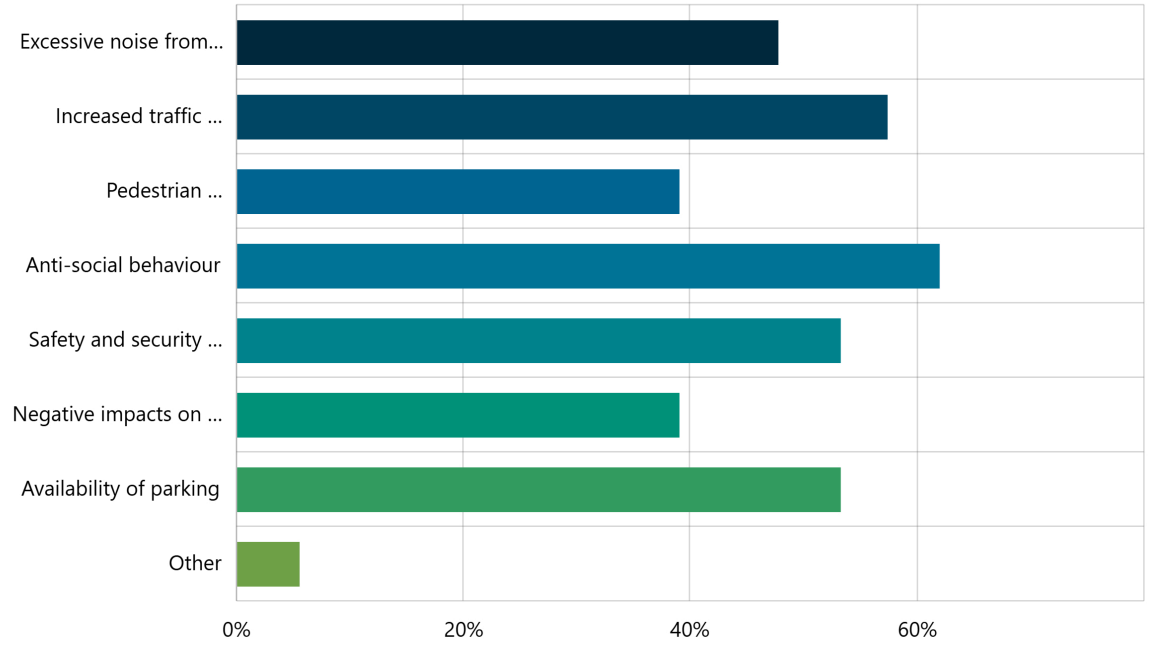
Contribution Summary

1. What aspects of a SEP trial will support the creation of a vibrant Hornsby Town Centre? (Select all that apply) Required
Multi Choice | Skipped: 2 | Answered: 219 (99.1%)



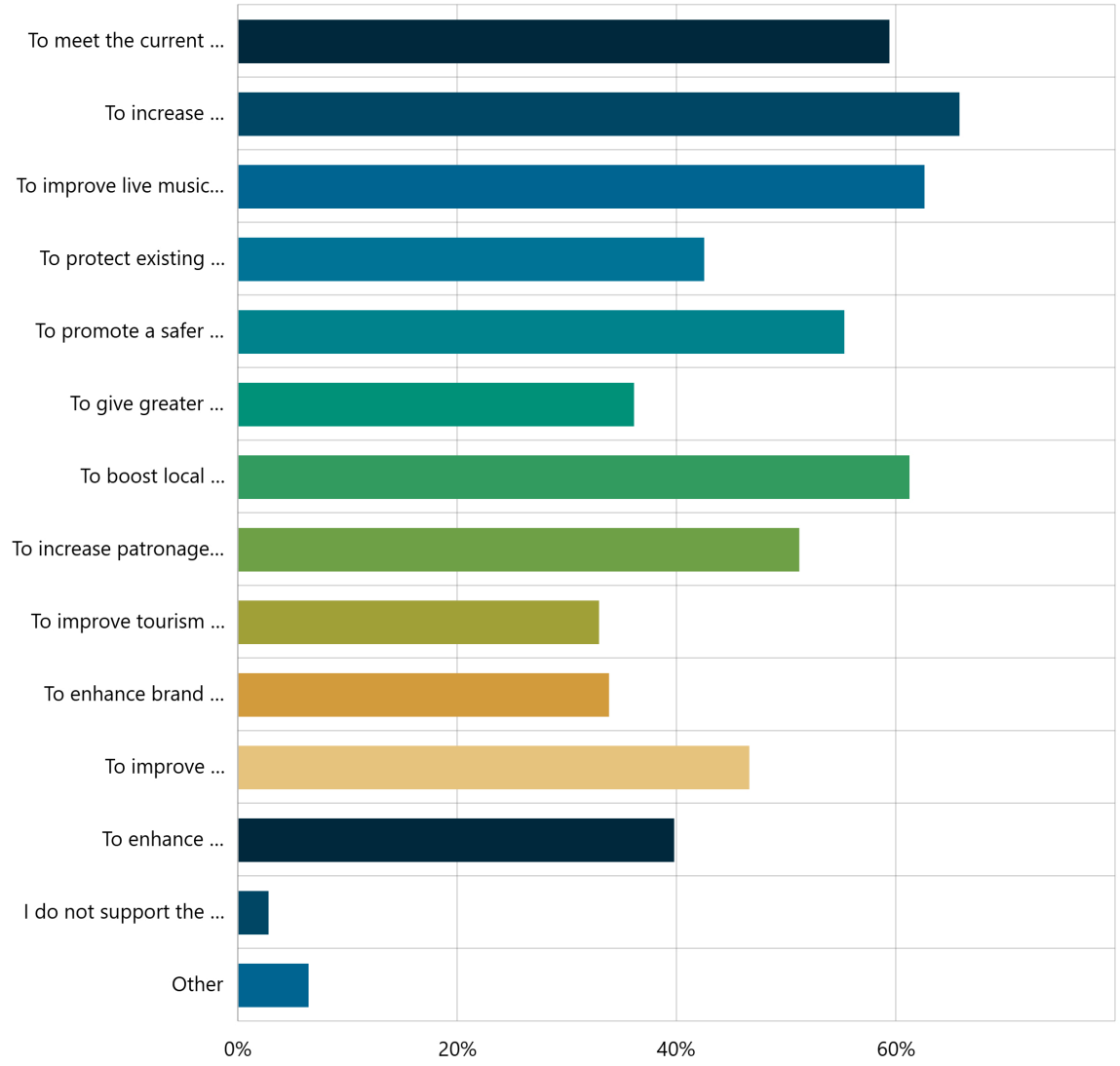
Answer choices	Percent	Count
Longer trading hours	82.19%	180
Customised sound management	42.92%	94
Longer outdoor dining hours	79.91%	175
Increased cultural activities	67.58%	148
Other	14.16%	31

2. What issues do we need to be mindful of during the SEP trial? (Select all that apply)
Multi Choice | Skipped: 3 | Answered: 218 (98.6%)



Answer choices	Percent	Count
Excessive noise from venues	47.71%	104
Increased traffic congestion	57.34%	125
Pedestrian congestion/crowd control	38.99%	85
Anti-social behaviour	61.93%	135
Safety and security concerns	53.21%	116
Negative impacts on existing residents	38.99%	85
Availability of parking	53.21%	116
Other	5.50%	12

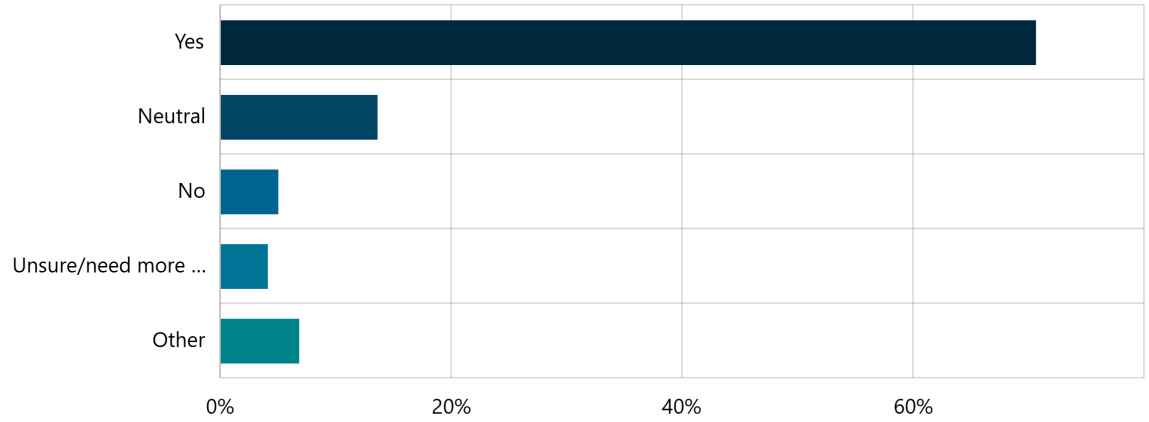
3. What are your reason/s for supporting a SEP trial? (Select all that apply) Required
Multi Choice | Skipped: 2 | Answered: 219 (99.1%)



Answer choices	Percent	Count
To meet the current and future demand for services and entertainment later in the evening	59.36%	130
To increase availability and diversity of services and entertainment later in the evening	65.75%	144
To improve live music and performance offerings later in the evening	62.56%	137
To protect existing cultural, creative, and social institutions and businesses	42.47%	93
To promote a safer and more accessible going-out district	55.25%	121

To give greater certainty to businesses, residents and developers about trading hours and sound based on shared expectations and goals for the precinct	36.07%	79
To boost local economy, attract investment, and increase employment	61.19%	134
To increase patronage and pedestrian activity in the current and future town centre	51.14%	112
To improve tourism and regional economic outcomes	32.88%	72
To enhance brand visibility and recognition of the local area now and into the future	33.79%	74
To improve community inclusion now and into the future	46.58%	102
To enhance community identity now and into the future	39.73%	87
I do not support the SEP trial	2.74%	6
Other	6.39%	14

4. Do you support the proposed boundary of the SEP?
Multi Choice | Skipped: 0 | Answered: 221 (100%)



Answer choices	Percent	Count
Yes	70.59%	156
Neutral	13.57%	30
No	4.98%	11
Unsure/need more information	4.07%	9
Other	6.79%	15
Total	**100.00%**	**221**

5. Are there any areas close to the boundary you feel should be included?
Short Text | Skipped: 131 | Answered: 90 (40.7%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

6. Are there any areas within the boundary you feel should be excluded?
Short Text | Skipped: 128 | Answered: 93 (42.1%)

Sentiment

No sentiment data

Tags

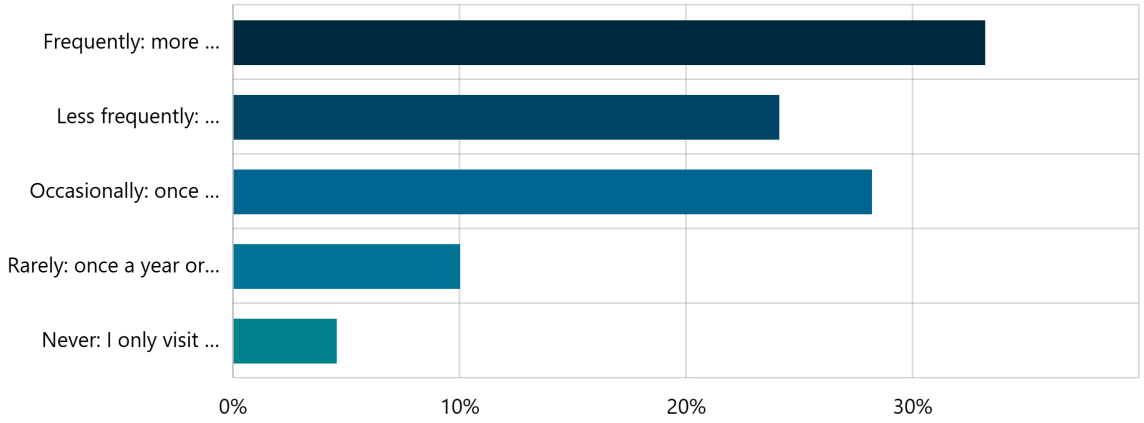
No tag data

Featured Contributions

No featured contributions

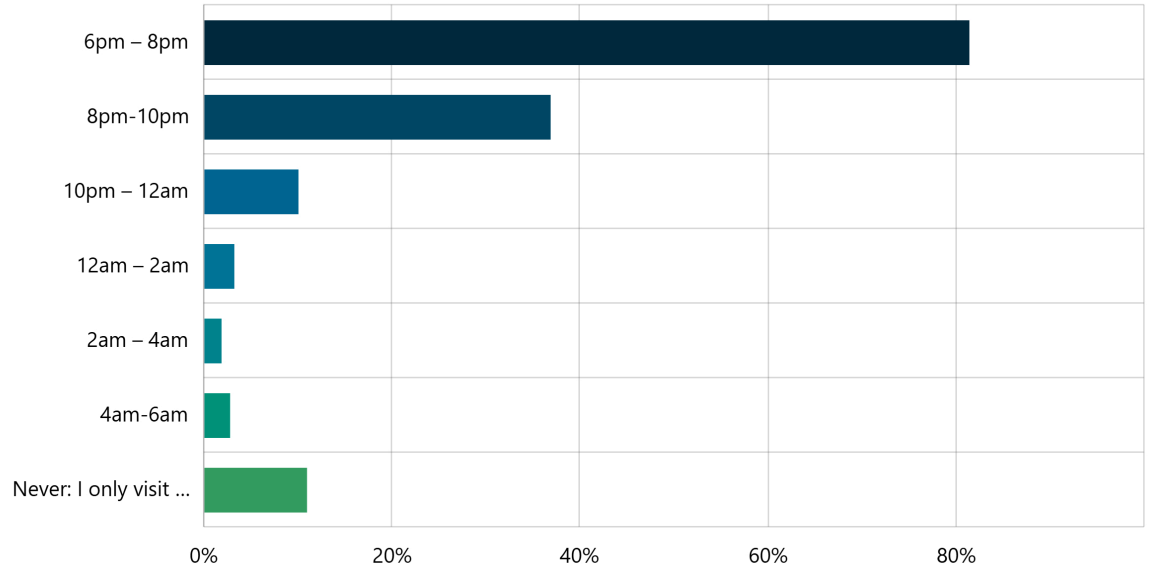
7. How often do you usually visit Hornsby Town Centre at night (i.e. after 6pm)? (If you live in the precinct, this question refers to time spent outside your home) Required

Multi Choice | Skipped: 1 | Answered: 220 (99.5%)



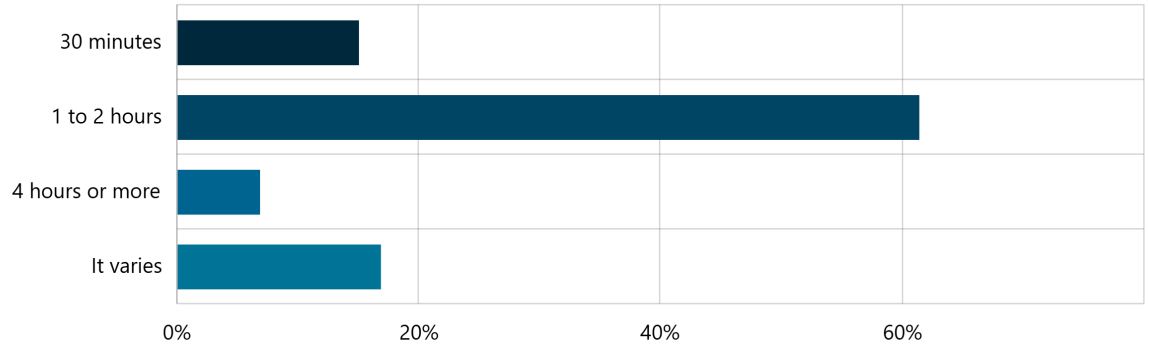
Answer choices	Percent	Count
Frequently: more than twice per week	33.18%	73
Less frequently: once per week	24.09%	53
Occasionally: once per month	28.18%	62
Rarely: once a year or less	10.00%	22
Never: I only visit during the day	4.55%	10
Total	**100.00%**	**220**

8. What time in the evening do you usually visit in Hornsby Town Centre? (Select all that apply) Required
Multi Choice | Skipped: 1 | Answered: 220 (99.5%)



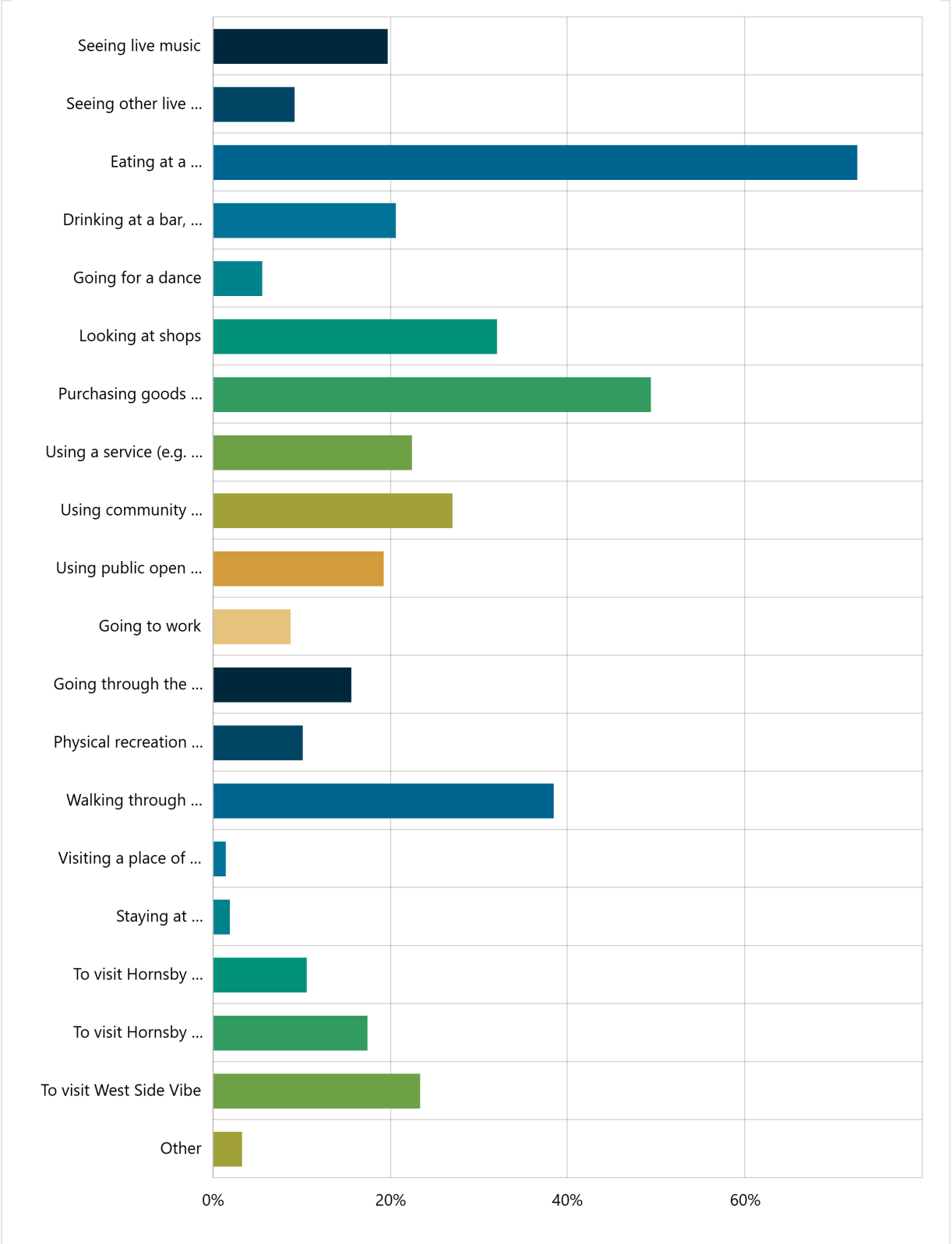
Answer choices	Percent	Count
6pm – 8pm	81.36%	179
8pm-10pm	36.82%	81
10pm – 12am	10.00%	22
12am – 2am	3.18%	7
2am – 4am	1.82%	4
4am-6am	2.73%	6
Never: I only visit during the day	10.91%	24

9. Approximately how long do you stay in in Hornsby Town Centre per visit? Required
Multi Choice | Skipped: 1 | Answered: 220 (99.5%)



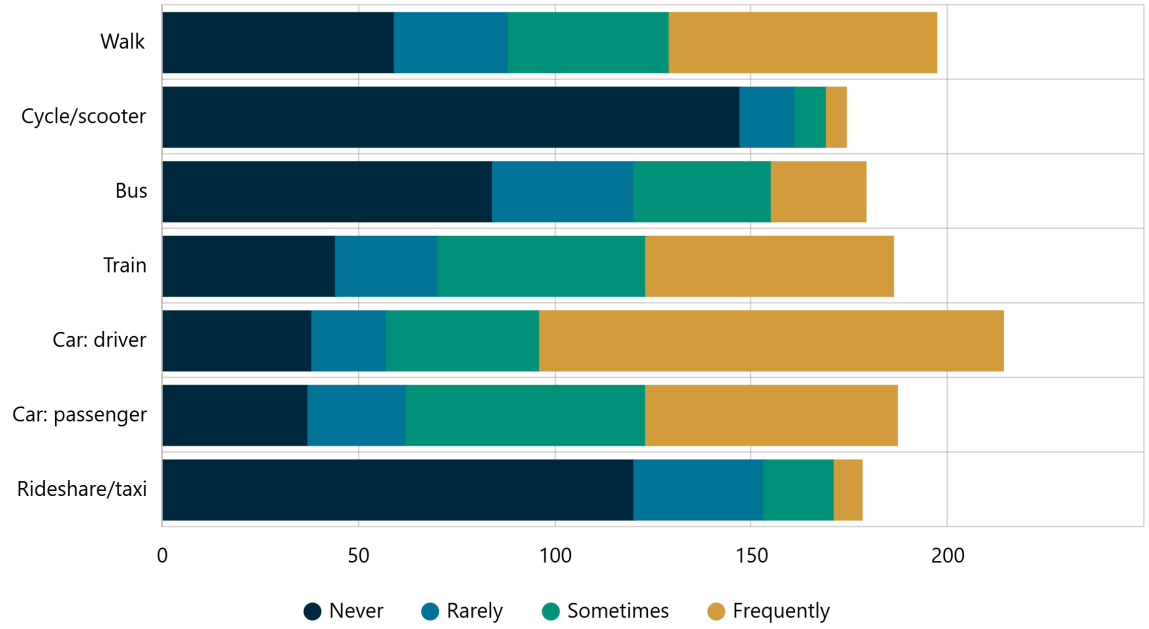
Answer choices	Percent	Count
30 minutes	15.00%	33
1 to 2 hours	61.36%	135
4 hours or more	6.82%	15
It varies	16.82%	37
Total	**100.00%**	**220**

10. What are your main reasons for spending time in Hornsby Town Centre in the evening? (Select all that apply) Required
Multi Choice | Skipped: 2 | Answered: 219 (99.1%)


Seeing live music
Seeing other live ...
Eating at a ...
Drinking at a bar, ...
Going for a dance
Looking at shops
Purchasing goods ...
Using a service (e.g. ...
Using community ...
Using public open ...
Going to work
Going through the ...
Physical recreation ...
Walking through ...
Visiting a place of ...
Staying at ...
To visit Hornsby ...
To visit Hornsby ...
To visit West Side Vibe
Other
0%
20%
40%
60%

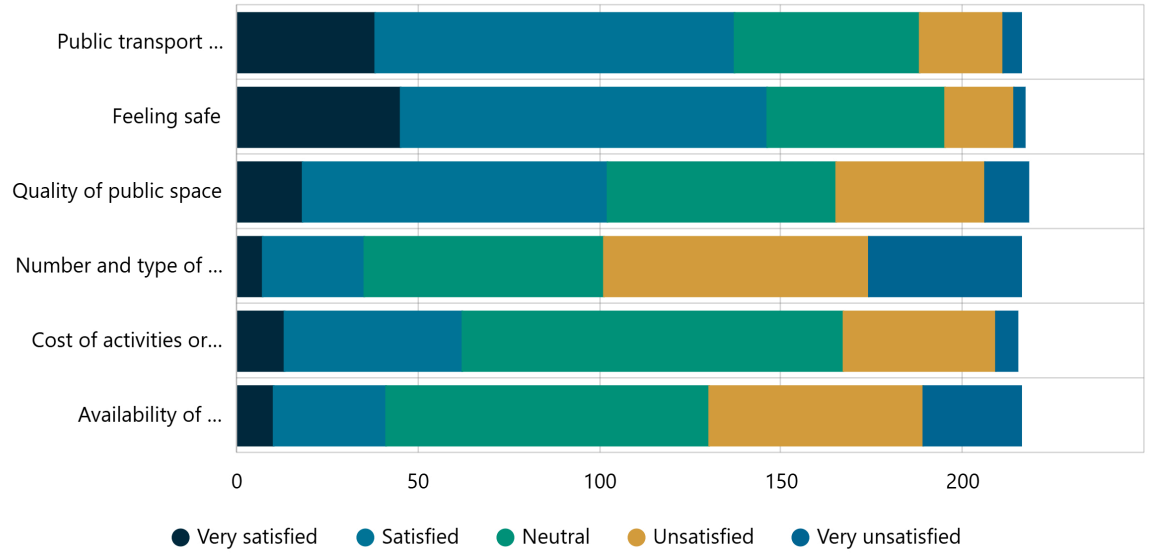
Answer choices	Percent	Count
Seeing live music	19.63%	43
Seeing other live entertainment that is not music (e.g. theatre show, comedy)	9.13%	20
Eating at a restaurant, café, or other venue	72.60%	159
Drinking at a bar, hotel, or other venue	20.55%	45
Going for a dance	5.48%	12
Looking at shops	31.96%	70
Purchasing goods from a shop	49.32%	108
Using a service (e.g. hairdresser, banking, mail)	22.37%	49
Using community facilities or services (e.g. library, pool)	26.94%	59
Using public open space	19.18%	42
Going to work	8.68%	19
Going through the town centre on the way to another location	15.53%	34
Physical recreation (e.g. gymnasium, dance class)	10.05%	22
Walking through Hornsby Station	38.36%	84
Visiting a place of worship	1.37%	3
Staying at overnight accommodation	1.83%	4
To visit Hornsby Organic Market	10.50%	23
To visit Hornsby Twilight Market	17.35%	38
To visit West Side Vibe	23.29%	51
Other	3.20%	7

11. How do you usually travel to and from the Hornsby Town Centre? Required
Matrix | Skipped: 1 | Answered: 220 (99.5%)



	Never	Rarely	Sometimes	Frequently	Count	Score
Walk	29.95% 59	14.72% 29	20.81% 41	34.52% 68	197	2.60
Cycle/scooter	84.48% 147	8.05% 14	4.60% 8	2.87% 5	174	1.26
Bus	46.93% 84	20.11% 36	19.55% 35	13.41% 24	179	1.99
Train	23.66% 44	13.98% 26	28.49% 53	33.87% 63	186	2.73
Car: driver	17.76% 38	8.88% 19	18.22% 39	55.14% 118	214	3.11
Car: passenger	19.79% 37	13.37% 25	32.62% 61	34.22% 64	187	2.81
Rideshare/taxi	67.42% 120	18.54% 33	10.11% 18	3.93% 7	178	1.51

12. How would you rate the following features in relation to Hornsby Town Centre? Required
Matrix | Skipped: 3 | Answered: 218 (98.6%)



	Very satisfied	Satisfied	Neutral	Unsatisfied	Very unsatisfied	Count	Score
Public transport frequency	17.59% 38	45.83% 99	23.61% 51	10.65% 23	2.31% 5	216	2.34
Feeling safe	20.74% 45	46.54% 101	22.58% 49	8.76% 19	1.38% 3	217	2.24
Quality of public space	8.26% 18	38.53% 84	28.90% 63	18.81% 41	5.50% 12	218	2.75
Number and type of night-time activities	3.24% 7	12.96% 28	30.56% 66	33.80% 73	19.44% 42	216	3.53
Cost of activities or value for money	6.05% 13	22.79% 49	48.84% 105	19.53% 42	2.79% 6	215	2.90
Availability of family entertainment	4.63% 10	14.35% 31	41.20% 89	27.31% 59	12.50% 27	216	3.29

13. What is the best thing about Hornsby Town Centre and what makes it special or unique?
Long Text | Skipped: 89 | Answered: 132 (59.7%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

14. What would encourage you to visit Hornsby Town Centre more at night?
Long Text | Skipped: 67 | Answered: 154 (69.7%)

Sentiment

No sentiment data

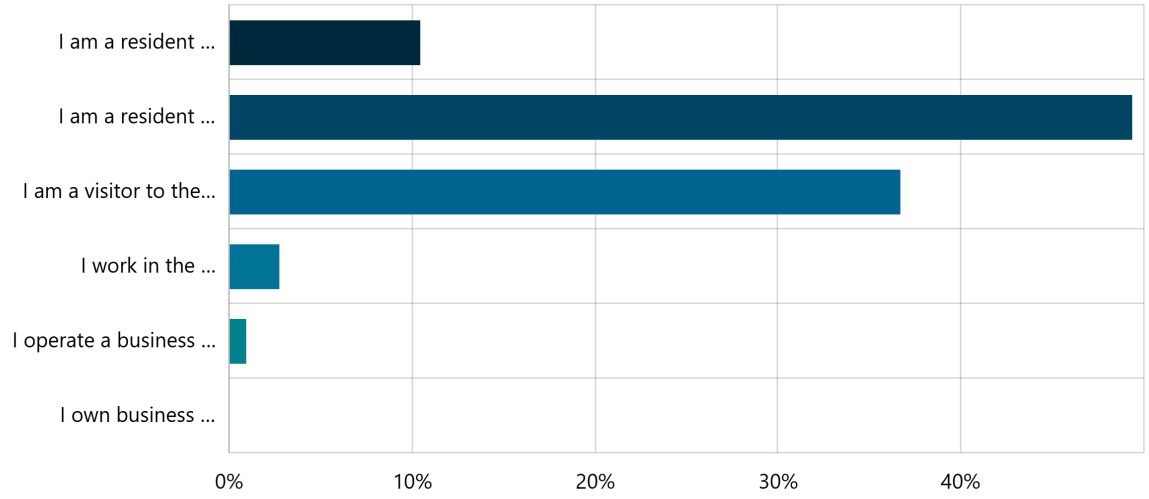
Tags

No tag data

Featured Contributions

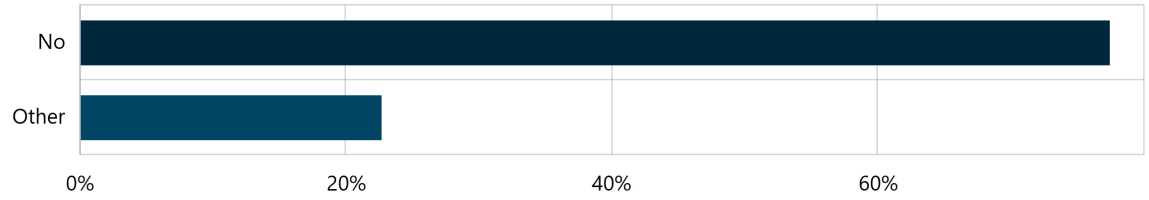
No featured contributions

15. Which statement best describes you? Required
Multi Choice | Skipped: 0 | Answered: 221 (100%)



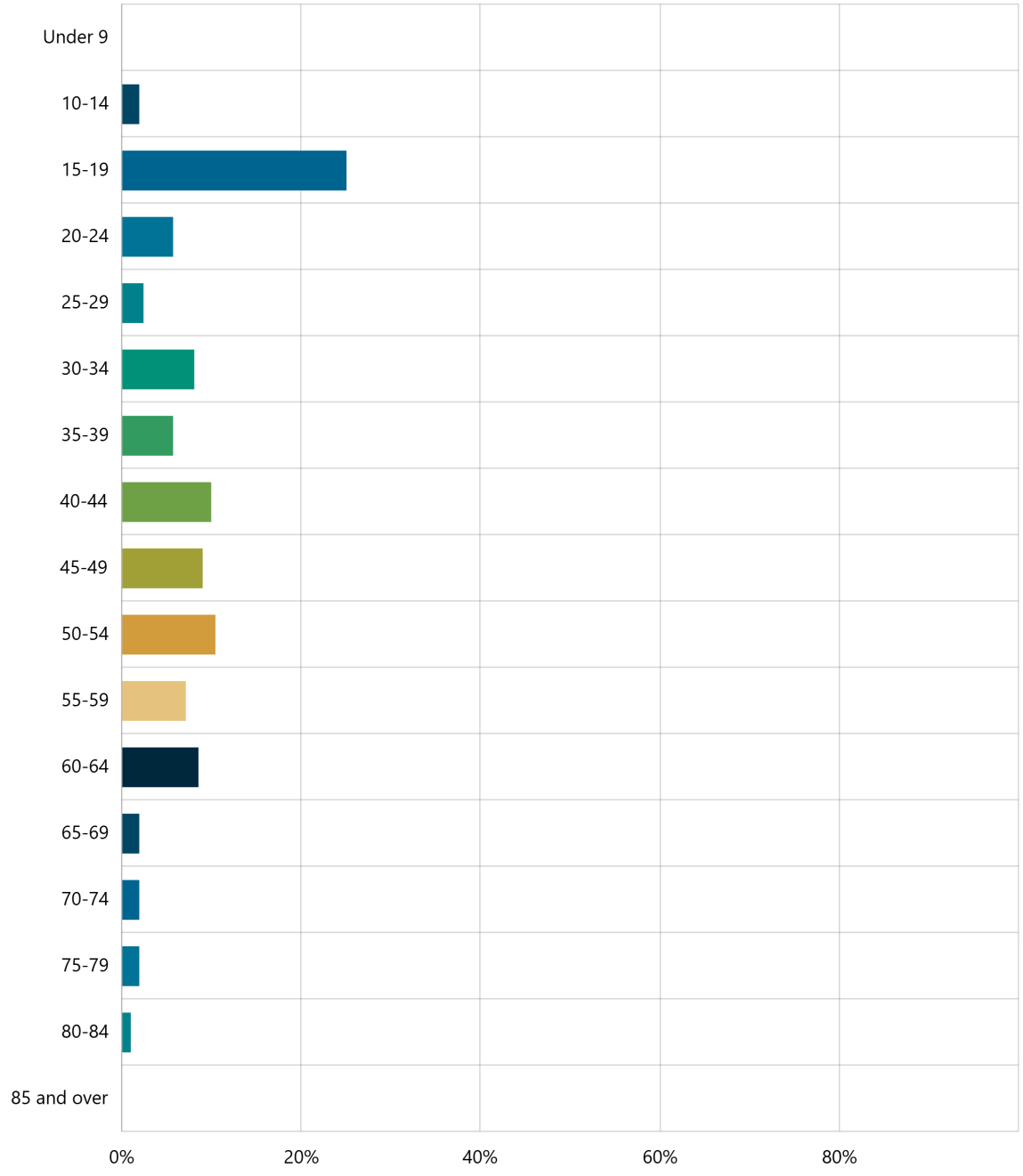
Answer choices	Percent	Count
I am a resident within the proposed SEP	10.41%	23
I am a resident outside the proposed SEP but within the immediate area	49.32%	109
I am a visitor to the precinct from outside Hornsby but within the Hornsby Shire	36.65%	81
I work in the proposed SEP	2.71%	6
I operate a business in the SEP	0.90%	2
I own business premises in the SEP	0%	0
Total	**100.00%**	**221**

16. Do you regularly speak another language other than English at home? Required
Multi Choice | Skipped: 0 | Answered: 221 (100%)



Answer choices	Percent	Count
No	77.38%	171
Other	22.62%	50
Total	**100.00%**	**221**

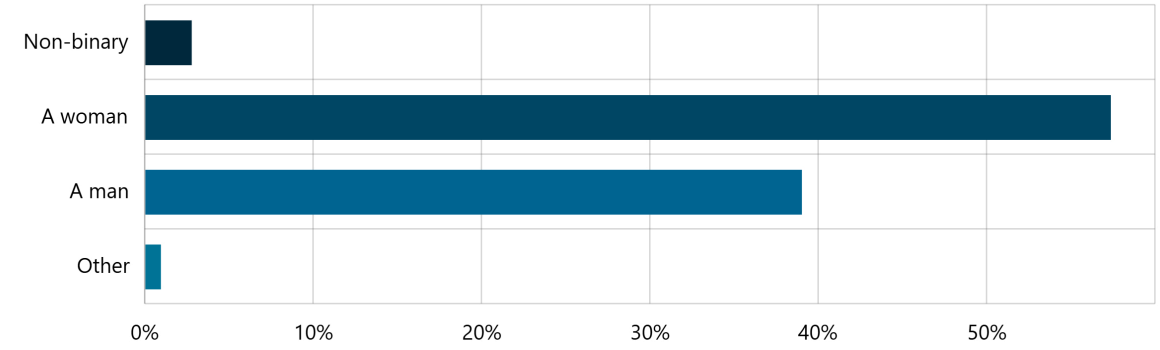
17. Age Group
Select Box | Skipped: 9 | Answered: 212 (95.9%)



Answer choices	Percent	Count
Under 9	0%	0

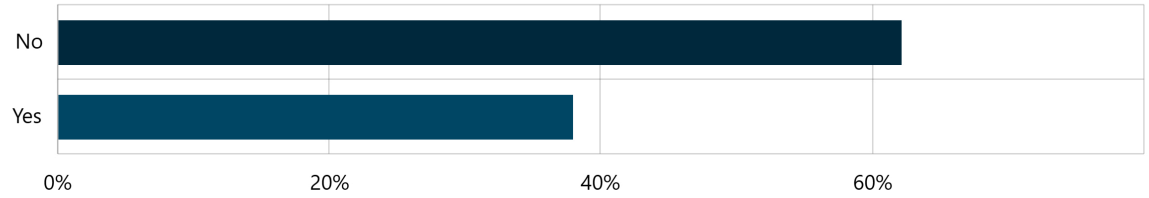
10-14	1.89%	4
15-19	25.00%	53
20-24	5.66%	12
25-29	2.36%	5
30-34	8.02%	17
35-39	5.66%	12
40-44	9.91%	21
45-49	8.96%	19
50-54	10.38%	22
55-59	7.08%	15
60-64	8.49%	18
65-69	1.89%	4
70-74	1.89%	4
75-79	1.89%	4
80-84	0.94%	2
85 and over	0%	0
Total	**100.00%**	**212**

18. I am
Multi Choice | Skipped: 3 | Answered: 218 (98.6%)



Answer choices	Percent	Count
Non-binary	2.75%	6
A woman	57.34%	125
A man	38.99%	85
Other	0.92%	2
Total	**100.00%**	**218**

19. Would you like to be kept up to date on the Special Entertainment Precinct at Hornsby Town Centre?
Required
Multi Choice | Skipped: 2 | Answered: 219 (99.1%)



Answer choices	Percent	Count
No	62.10%	136
Yes	37.90%	83
Total	**100.00%**	**219**

ATTACHMENT 3 - ITEM 1

Planning Proposal: Hornsby Town Centre Special Entertainment Precinct

May 2026

HORNSBY SHIRE COUNCIL

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Appendix D – Acoustic Advice Error! Bookmark not defined.

Introduction

This Planning Proposal seeks to establish a Special Entertainment Precinct (SEP) over Hornsby Town Centre. This is another step toward creating a vibrant town centre in line with Council's broader policy framework to support the night-time economy, arts and creative industries. This Planning Proposal builds on the Hornsby Town Centre Masterplan and its implementation through the Transit Oriented Development (TOD) accelerated precinct rezoning by the Department of Planning, Housing, and Infrastructure (DPHI), establishing a framework for existing and new residents and businesses to enjoy the benefits of an active, thriving and connected Hornsby.

A SEP is enabled under Section 202 of the *Local Government Act 1993* and is defined as a precinct, streetscape or single venue identified in a local environmental plan where trading hours for premises and sound conditions for entertainment activity are set out in a precinct management plan. Land uses that are likely to host live entertainment include restaurants, cafes, small bars, pubs, registered clubs, function centres, community facilities, and theatres and cinemas.

The purpose of a SEP is to support live entertainment through extended trading hours and noise controls that provide operational certainty for venues, residents and businesses. This initiative aims to provide clarity to residents, businesses, Council staff, developers, and other stakeholders regarding the expectations for entertainment sound levels in the area and creates a consistent quantitative based approach to sound regulation and compliance.

The Planning Proposal will contribute to the strengthening of Hornsby Town Centre as a vibrant, family-friendly, safe and welcoming destination after dark.

Background

On 11 December 2024, Council resolved to establish a SEP in the Hornsby Town Centre within the footprint of the Hornsby Town Centre Masterplan (refer **Figure 1**) and apply for grant funding to roll out the trial. Council was subsequently awarded grant funding through the NSW Government's *Special Entertainment Precinct Kickstart Grant Program* to support strategic planning, develop an acoustic framework, and conduct community consultation.

SEPs have been established by Inner West Council, initially Enmore, followed by other centres including Balmain. Other Sydney councils in the process of establishing a SEP include Fairfield, Sutherland, Burwood, Liverpool, Canterbury-Bankstown, and Northern Beaches.

Council's partnership with the Hornsby After Dark (Uptown) Project is another initiative that Council has recently supported to help grow the night time economy in the 2077 postcode.

Early engagement

Council undertook early consultation on the SEP between May and July 2025 (refer **Section 5.1** and **Appendix B**), continuing the dialogue with the community and businesses about strengthening the nighttime economy and vibrancy of Hornsby Town Centre. The engagement indicates most people are supportive of the SEP, including longer trading hours, opportunities for outdoor dining, live music, and cultural activities, but Council will need to be mindful of fostering a welcoming, safe, family-friendly place where traffic, noise, and parking is appropriately managed.

Hornsby Economic Development and Tourism Strategy

The Hornsby Economic Development and Tourism Strategy (Hornsby EDTS) identifies the development of a night-time economy in Hornsby Town Centre as a short-term priority action under the theme "*Destination Hornsby Shire*":

- Progress an approach to developing a night-time economy in the Hornsby Town Centre (Action 4).

The SEP is one tool, or strategic intervention (using the terminology in the Hornsby EDTS), that will support the development of a nighttime economy in Hornsby Town Centre.

Hornsby Employment Lands Study

Hornsby Employment Lands Study (Hornsby ELS), adopted by Council in 2021, encompasses all employment zoned land across the Shire, including commercial centres, like Hornsby Town Centre. At a strategic level, the ELS has an employment growth focus, prioritising Hornsby Town Centre as the prime centre for professional services, health, education, and retail uses, and promoting a night-time economy and enhanced amenity.

Of the six strategic directions to guide the supply, development and utilisation of employments lands in the Shire, the following are most relevant to the SEP:

- Improve the utilisation and appeal of employment lands (Direction 1)
  - Strategy 1.1: Prioritise employment growth in Hornsby Town Centre – including an action to implement the master plan to facilitate a nigh-time economy (amongst other points) (Action 1.1.4).
- Establish a framework for sustainable and continued economic growth (Direction 6)
  - Strategy 6.3: Establish a clear economic identity for Hornsby LGA – including an action to implement the findings of the above Economic Development and Tourism Strategy (Action 6.3.1).

The Hornsby ELS was undertaken within the context of the Greater Sydney Region Plan (Region Plan), North District Plan (District Plan), and Hornsby Local Strategic Planning Statement (LSPS), and reflects the broader strategic planning framework for the districts' economic growth and development.

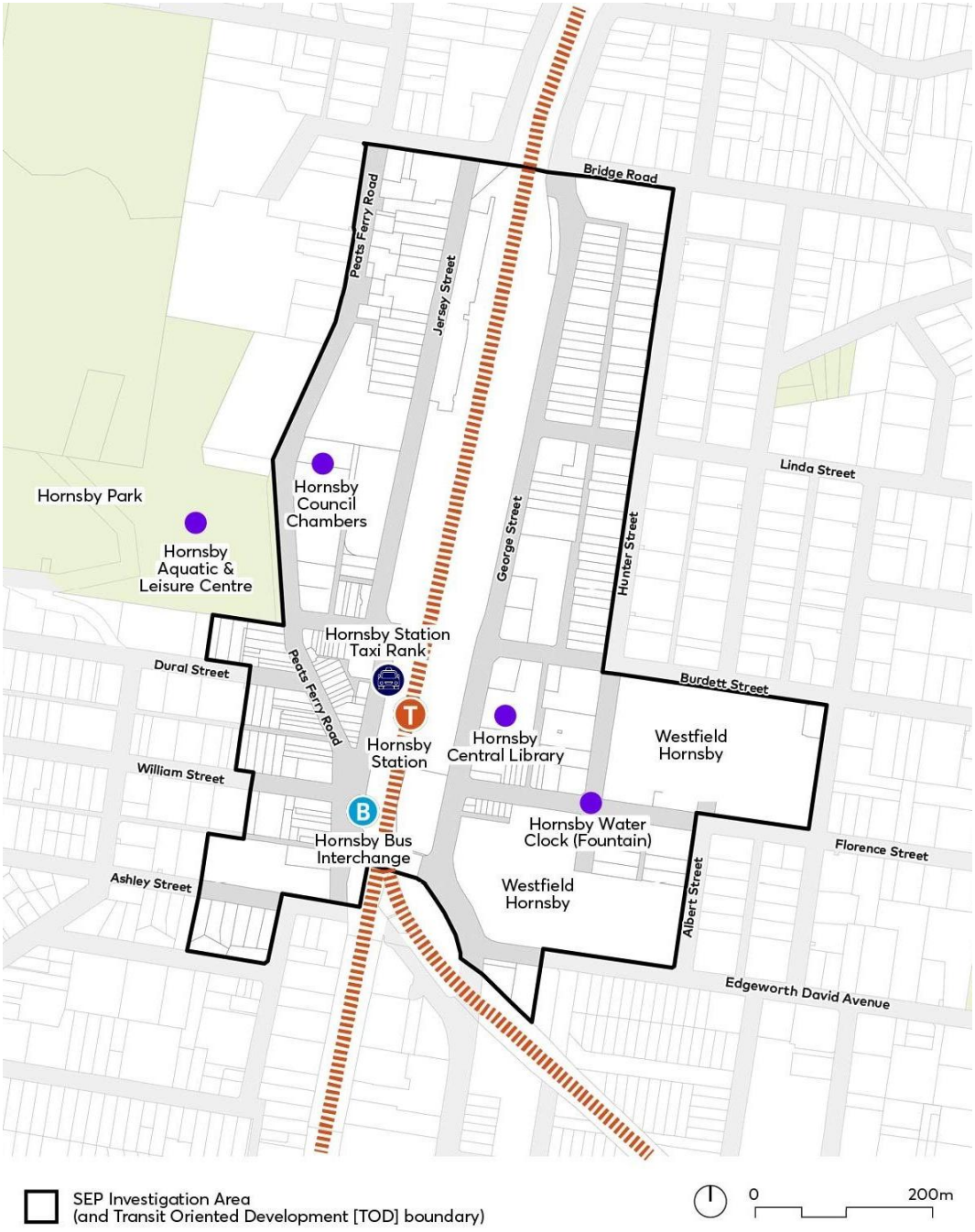

Figure 1: Hornsby Town Centre Special Entertainment Precinct

1 Objectives or intended outcomes

Objective

The objective of the Planning Proposal is to amend the *Hornsby Local Environmental Plan 2013* (Hornsby LEP) to establish the SEP, supporting Council's long-term vision for an active, thriving and connected Hornsby.

Intended Outcomes

In line with Council's strategic planning framework for Hornsby Town Centre, the intended outcomes of the Planning Proposal are to:

- Support a stronger night-time economy and more diverse local economy
- Make it easier for local businesses to offer night-time entertainment, enhancing night-time cultural and social options for residents
- Foster arts and cultural activities such as live music and performance
- Encourage active uses that will attract pedestrian activity and social interaction, enlivening the centre
- Balance the amenity demands of residents living in the centre, with night life
- Future-proof the centre as it grows and has more people living in apartments
- Support events, evening street markets and festival programs
- Give greater certainty to both businesses and residents about how impacts will be managed and by whom
- Implement a consistent, yet adaptable regulatory response to noise complaints.

To achieve the objectives and intended outcomes, it is proposed to introduce a Special Entertainment Precinct map to Hornsby LEP identifying the Hornsby Town Centre SEP, linked to a new clause (Clause 6.15 Special Entertainment Precinct).

2 Explanation of the provisions

2.1 Overview

This planning proposal incorporates a clause and map amendment to the Hornsby LEP to establish a SEP and improve the night-time economy and vibrancy of Hornsby Town Centre:

- Amendment 1: Introduce a clause establishing the SEP and accompanying map identifying the land within the SEP boundary.

To operate a SEP in accordance with section 202 of the *Local Government Act 1993*, Council must adopt a Precinct Management Plan to give effect to the LEP clause. A supporting amendment to *Hornsby Development Control Plan 2024* (Hornsby DCP) may also be considered by Council in future.

2.2 The Provisions Explained

The intent of the proposed amendment and accompanying documents is to provide clarity to businesses, residents, developers, planners, and regulatory authorities on sound level expectations from entertainment sound in the precinct.

This is to support the continued operation of existing venues and the establishment of new venues in the precinct, whilst maintaining adequate amenity for the residents living in an around Hornsby Town Centre and specifying appropriate sound proofing of new developments to ensure that they are protected from the impacts of entertainment sound. The SEP has been established in accordance with the SEP Guidelines.

For land within the SEP, the package of SEP documents will:

- Extend trading hours for businesses to support the nighttime economy.
- Establish fixed criteria for entertainment sound from live performance venues.
- Establish fixed internal sound criteria for new mixed use residential development, thereby futureproofing the precinct as a vibrant town centre.
- Establish fixed internal sound criteria for new residential and commercial tenancies in existing mixed-use development.
- Establish a complaint handling procedure that defines the roles of stakeholders when it comes to licenced and un-licenced venues.

Establishing the SEP will empower businesses to take advantage of the NSW Government's 'vibrancy reforms', cutting red tape and encouraging existing and new businesses to participate in the night-time economy. This will in turn create new opportunities for artists and creatives, provide entertainment and experiences for residents and visitors having a positive impact on the local economy.

LEP Amendment – Clause

The proposed wording for the amendment is provided below.

Hornsby LEP – New Clause 6.15
Special Entertainment Precinct *i) This clause applies to land identified as "Hornsby Town Centre Special Entertainment Precinct" on the Special Entertainment Precinct Map.* *ii) For the Local Government Act 1993, section 202, a special entertainment precinct is established on the land to which this clause applies.*

The above clause is based on model provisions and established precedents. In response to advice from the Hornsby Local Planning Panel (refer **Section 3.2**), Council would like to include a third point or note to the clause that references the Precinct Management Plan and makes it a consideration for development assessment.

Although the above provision establishes its need through circularity, it does not clearly identify the Precinct Management Plan as a guiding resource for premises and development applicants in the SEP.

Council's preferred option is to include a third point such as:

> *(iii) Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered the Hornsby Town Centre Special Entertainment Precinct Management Plan.*

Council will work with DPHI to develop a provision that works for the Hornsby context.

LEP Amendment – Map

The proposed SEP map (refer **Section 4**) identifies the land within the Hornsby Town Centre Masterplan and subsequent Hornsby TOD Precinct rezoning, comprising the land that will be developed in the future in line with the Masterplan and location of existing licensed venues and mixed-use, commercial or other employment land uses. The proposed SEP boundary will future proof the precinct by ensuring new development is able to be attenuated for the expected entertainment noise conditions.

Accompanying documents

Precinct Management Plan

Clause 202(5)(a) of the *Local Government Act 1993* requires Council to *"prepare a plan for regulating noise from amplified music from premises in the special entertainment precinct and publish it on the council's website".*

The Precinct Management Plan (refer **Appendix C**) contains the following information:

- Map of the precinct.
- A position statement and set of objectives and intended outcomes for the precinct.
- How the SEP sits within the NSW planning framework.
- Where and when the Precinct Management Plan applies.
- Compliance procedures for entertainment sound related complaints in the SEP.
- Sound criteria including permitted sound levels for varying times of the day and days of the week as they affect different properties.
- Trading hours for businesses in the SEP.
- Monitoring and evaluation plan for the trial and beyond.

The Precinct Management Plan is for the use of businesses, residents, Council, Liquor and Gaming NSW, NSW Police, and other relevant stakeholders in understanding their role and responsibilities in the management of entertainment sound in the SEP. It also gives residents an understanding of sound levels they should expect at various times of the day depending on the location of their property. It is the central tool that will be utilised in substantiating entertainment sound related complaints, as it not only contains the complaint handling procedures, but also the sound level criteria that complaints are measured against. A copy of the Precinct Management Plan will be available for viewing on Council's website as stipulated in Clause 202D (4) of the *Local Government Act 1993*. Council will regularly monitor and update the Precinct Management Plan to ensure it is current and fit-for-purpose.

Future Development Control Plan amendment

While the Precinct Management Plan is the primary tool for regulating entertainment noise and its impacts, Council will consider amending Hornsby DCP to introduce development assessment and noise attenuation requirements for new development in the SEP to address the recommendation of the Hornsby Local Planning Panel (refer **Section 3.2**). Given the low level of development activity currently in the town centre, Council can manage impacts under existing processes and with reference to the Precinct Management Plan.

Any DCP amendment would update *Part 4 Business, 4.5 Hornsby Town Centre* and cross-reference the Precinct Management Plan. Other Councils with SEPs (e.g. Inner West, Fairfield) have DCP provisions that:

- Quantify the noise levels that new entertainment venues will need to comply with.

- Quantify the noise levels that new mixed-use development will need to address in building design and noise attenuation.
- Detail when an acoustic report from an accredited acoustic specialist is required and what it needs to demonstrate.

Council will consider whether a DCP amendment is required to support the implementation of the Precinct Management Plan at the conclusion of the trial period.

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* (August 2023).

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 implements a decision of Council in late 2024 to establish a SEP, consistent with the *Hornsby Local Strategic Planning Statement* (Hornsby LSPS) and other adopted studies and strategies as discussed below.

Council resolution

On 11 December 2024, a supplementary report to Council recommended:

- THAT Council approves the establishment of a Special Entertainment Precinct in the Hornsby Town Centre within the footprint of the Hornsby Town Centre Masterplan and apply for grant funding to roll out the trial.

Council unanimously resolved to approve the establishment of a SEP trial in line with the recommendation. Council was subsequently awarded grant funding through the NSW Government's *Special Entertainment Precinct Kickstart Grant Program* to support strategic planning, develop an acoustic framework, and conduct community consultation. The Planning Proposal is the culmination of the planning and technical analysis and early community consultation to support the establishment of the SEP.

Hornsby Local Strategic Planning Statement

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.

Hornsby LSPS contains several relevant strategic priorities focused on revitalising Hornsby Town Centre, promoting a 30-minute city, and encouraging the arts, creative industries and temporary uses, and night-time economy; these are outlined under the Liveable and Productive themes.

The Productive chapter of the Hornsby LSPS outlined the vison for Hornsby Town Centre which has followed through to the Masterplan:

- *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.*

In addition, the Hornsby LSPS outlines several 'centres principles' of relevance:

- An active night time economy creating a vibrant and attractive place.
- A cultural centre through provision of a range of community facilities connected to open spaces.
- A destination in its own right.
- Transport infrastructure that supports the vision in terms of well-located bus, train, commuter parking, cycling and pedestrian modes and linkages.

Planning Priorities of relevance to this Planning Proposal:

- LP1. Protecting the character of our low density neighbourhoods.
- LP6. Providing housing in the right locations that meets the needs of our community with regard to housing type and mix, design, sustainability, affordability and safety.
- LP7. Promoting the arts, creative industries and temporary uses as well as the night-time economy.

- PP1. Revitalisation of Town Centres throughout the Shire.
- PP2. Supporting sustainable economic growth based on the Shire's built and natural assets, infrastructure and locational advantages.
- PP3. Focussing economic development in and around existing centres and employment precincts in the Shire, with a key focus on the strategic centre.
- PP4. Encouraging innovation and diversification in land identified for the purposes of industrial development and urban services to support economic growth.
- PP5. Prioritising local employment opportunities, and improvements to services, amenities, and infrastructure to support the future population.
- PP6. Supporting tourism development opportunities based on the Shire's natural and built features.

Actions related to this Planning Proposal include:

- LA2. Focus future housing opportunities in the Hornsby Town Centre.
- LA15. Finalise the Hornsby Town Centre Review and incorporate relevant findings and recommendations into a future update to the Hornsby Local Housing Strategy.
- LA19. Consider the potential for the night-time economy in the Hornsby Town Centre Review, Economic Development and Tourism Strategy, Pennant Hills Place Plan and other opportunities across the Shire.
- PA1. Complete the Hornsby Town Centre Review.
- PA3. Finalise Employment Land Use Study and outline actions for a delivery program.
- PA4. Finalise Economic Development & Tourism Strategy and outline actions for a delivery program.
- PA5. Finalise Walking and Cycling Strategy to promote the '30-minute City' by prioritising connectivity.

The Planning Proposal is consistent with above Planning Priorities and Actions of the LSPS as it seeks to improve the vitality of Hornsby Town Centre and the strength and diversity of the local economy to support current and future populations of the Shire. Additionally, the Planning Proposal seeks to implement recommendations from the Hornsby ELS which is consistent with the intent of action PA3.

Hornsby Economic Development and Tourism Strategy 2021-2026

The Hornsby EDTS provides a high-level action plan that 'stimulates, supports, attracts and maintains business activity in Hornsby Shire'. The Hornsby EDTS seeks to build on the Shire's existing strengths and assets, supporting the vibrancy, diversity and sustainability of the local economy. The strategy recognises Council's role as a supporter, facilitator, and sometimes promoter of economic development; particularly relevant in the case of Hornsby Town Centre given Council's role in facilitating the SEP.

The strategy is structured around three strategic themes:

- Connected Hornsby Shire – Establishing Council's role as an enabler of economic development.
- Smart and Innovative Hornsby Shire – Promoting global connectivity and innovation.
- Destination Hornsby Shire – Enhancing the Shire's appeal for tourism and events.

The Hornsby EDTS identifies the development of a night-time economy in Hornsby Town Centre as a short-term priority action under this third theme "*Destination Hornsby Shire*":

- Progress an approach to developing a night-time economy in the Hornsby Town Centre (Action 4).

The SEP is one tool, or strategic intervention (using the terminology in the Hornsby EDTS), that will support the development of a nighttime economy in Hornsby Town Centre.

Hornsby Employment Lands Study (ELS)

The Hornsby ELS and Implementation Action Plan were adopted by Council in May 2021. The purpose of the Hornsby ELS is to support the objectives and priorities of the Hornsby LSPS by:

- Identifying the key economic and employment issues and trends affecting the LGA in the context of the North District.
- Providing directions to support sustainable growth in the LGA that will meet the employment targets for the North District.

The Hornsby ELS provides strategic directions to guide the supply, development and utilisation of employments lands (including commercial centres, like Hornsby Town Centre) in the Shire, ensuring a well-informed approach to fostering economic growth and employment opportunities. Of the six strategic directions, the most relevant to the Planning Proposal are:

- Direction 1: Improve the utilisation and appeal of employment lands.
- Direction 4: Attract a greater diversity of employment and learning opportunities.
- Direction 6: Establish a framework for sustainable and continued economic growth.

The Hornsby ELS was prepared to support the North District Plan and the Regional Plan and seeks to give effect to the relevant directions and actions of these Plans. The Hornsby ELS provides a balanced strategy that encourages economic growth and employment to complement the projected population growth for the Shire which will not adversely impact upon the natural and built environment, including heritage. The ELS recommends several strategies related to employment lands. The following are most relevant to this Planning Proposal:

- Strategy 1.1 – Prioritise employment growth in Hornsby Town Centre.
- Strategy 4.1 – Attract knowledge intensive jobs in Hornsby Town Centre.
- Strategy 6.1 – Amend the definitions in the commercial centre hierarchy.
- Strategy 6.2 – Update the commercial centre hierarchy in the DCP.
- Strategy 6.3 – Establish a clear economic identity for Hornsby LGA.

The corresponding Actions are:

- Action 1.1.1: Optimise the commercial core to secure long-term capacity for office space.
- Action 1.1.4: Undertake a Masterplan for the Hornsby Town Centre to:
  - Establish a clear identity and economic direction
  - Improve connectivity with the station
  - Enhance the public realm and more effectively integrate with community facilities
  - Investigate opportunities to facilitate a night-time economy
  - Address parking constraints in the centre.
- Action 4.1.1: Establish a business incubator hub that provides collaborative working space for small businesses and start-ups in Hornsby Town Centre. This would provide an affordable alternative for people that want to operate a business in the area but do not want to operate a home-based business. A business incubator hub may encourage existing home-based business operators to relocate into the centre, which would support retail and hospitality uses.
- Action 6.1.1: Consider updates in line with Table 42 Commercial centre hierarchy definitions (noting Hornsby Town Centre is a Strategic Centre contributing civic, cultural, retail and economic requirements, and a diversity of employment opportunities).
- Action 6.3.1: Implement the findings of the Economic Development and Tourism Strategy.
- Action 6.3.2: Consider preparing an Investment Prospective for Hornsby LGA to market the opportunities to businesses and investors.

Council has progressively implemented some of these recommendations, including the preparation of the Master Plan. This Planning Proposal seeks to build on these initiatives and strengthen the night-time economy in Hornsby.

Hornsby Shire 2035 Community Strategic Plan

Council endorsed the *Hornsby Shire 2035 Community Strategic Plan* (Hornsby CSP) in June 2025. The Hornsby CSP identifies the community's main priorities and aspirations for the next ten years and how council's service delivery and resource allocation will address these priorities. These include: economic development and vibrant town centres; community facilities and cultural events; and diverse and inclusive communities.

The SEP is one initiative that delivers on the following 'long-term goal':

- 6.1: A vibrant and connected business, employment and tourism hub that is innovative and sustainable.

This goal is to be delivered through the following actions:

- Action 6.1.1: Support economic development through sound planning, information sharing and collaborative partnerships.
- Action 6.1.2: Revitalise the Hornsby Town Centre and establish flourishing local mixed use centres and rural villages.
- Action 6.1.3: Cultivate and promote Hornsby Shire's appeal to live, learn, visit and do business.
- Action 6.1.4: Encourage the development of an early and late evening economy.

Council is embracing its role as 'leader' and 'collaborator' in implementing the SEP trial, in line with Action 6.1.4.

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 objective and intended outcomes, directly implementing the NSW Government's vibrancy reforms and capitalising on the significant potential recognised through the master plan and subsequent TOD Precinct Rezoning.

Hornsby Town Centre has an established retail and civic focus, with an opportunity to grow and diversify the night-time economy and build a flourishing arts, live music, and cultural scene. Establishing a SEP will strike a balance between the amenity demands of businesses and residents as more people take up space in the centre over time, thereby future proofing the centre. The framework will ensure all stakeholders understand their role in managing sound compliance, allowing Council to implement an adaptable approach to sound management.

The SEP quantifies entertainment sound levels businesses can emanate into the public domain and through shared partitions within buildings. With accredited acoustic advice, businesses can test if they can achieve the sound levels detailed in the Precinct Management Plan without having to consider fluctuating background noise levels and/or qualitative tests required under current regulatory procedures for the management of entertainment noise in NSW.

Similarly, this will give residents assurances of the noise levels they can expect at their property boundaries or travelling through their building if they are attached to a venue.

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 Region Plan Review

Metropolis of Three Cities Objective	Applicable Strategies	Response
Objective 9 Greater Sydney celebrates the arts and supports creative industries and innovation	Strategy 9.1 Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden, including: • arts enterprises and facilities and creative industries • interim and temporary uses • appropriate development of the night-time economy.	Objective 9 concludes with the statement: "*Stimulating the night-time economy supports dynamic places and boosts local economies. This can generally occur in mixed-use centres with adequate noise control, locally appropriate operating hours and safe late-night travel options.*" The Planning Proposal is made possible by the NSW Government's vibrancy reforms, implementing this overarching objective for Greater Sydney to support creative industries and the arts. The proposal will reduce the regulatory burden for cultural and creative uses, including live music and performance. This Planning Proposal and supporting Precinct Management Plan will providing quantifiable sound limits that balance the demands of businesses and amenity requirements for residents. Hornsby Town Centre will benefit from a boost to the live entertainment options during the evening and the increased economic activity that comes with it.
Objective 12 Great places that bring people together	Strategy 12.1 Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by: • prioritising a people-friendly public realm and open spaces as a central organising design principle • recognising and balancing the dual function of streets as places for people and movement	Objective 12 promotes the creation of connected and vibrant public places that are safe, accessible, and inclusive, where social interaction, cultural expression, and community life is supported, and public spaces are activated through events, entertainment, and community uses. This is entirely consistent with the aims of the Hornsby Town Centre Special Entertainment Precinct.

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Metropolis of Three Cities Objective	Applicable Strategies	Response
	• providing fine grain urban form, diverse land use mix, high amenity and walkability in and within a 10-minute walk of centres • integrating social infrastructure to support social connections and provide a community hub • recognising and celebrating the character of a place and its people.	The Planning Proposal will encourage small-scale artistic and cultural night-time events in public areas like Hornsby Mall and the town square, live music and outdoor dining, fostering social connection and a sense of community and identify. The Planning Proposal enables council to put controls in place that balance vibrancy with residential amenity.
Objective 22 Investment and business activity in centres	Strategy 22.1 Provide access to jobs, goods and services in centres by: • attracting significant investment and business activity in strategic centres to provide jobs growth • diversifying the range of activities in all centres creating vibrant, safe places and a quality public realm • focusing on a human-scale public realm and locally accessible open space • balancing the efficient movement of people and goods with supporting the liveability of places on the road network • improving the walkability within and to centres • completing and improving a safe and connected cycling network to and within centres • improving public transport services to all strategic centres • conserving and interpreting heritage significance • designing parking that can be adapted to future uses • providing for a diverse and vibrant night-time economy in a way that responds to potential negative impacts • creating the conditions for residential development within strategic centres and within walking distance (up to 10 minutes), but not at the expense of the attraction and growth of jobs, retailing and services; where	The amendments proposed through this Planning Proposal are intended to increase investment and business activity in Hornsby Town Centre, an identified Strategic Centre under the Greater Sydney Region Plan. The Planning Proposal will contribute to the activation of the centre, particularly during the evening, creating a vibrant and safe place for residents and visitors to enjoy outdoor dining, entertainment, cultural activities and live music.

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Metropolis of Three Cities Objective	Applicable Strategies	Response
	appropriate, strategic centres should define commercial cores informed by an assessment of their need.	
Objective 24 Economic sectors are targeted for success	Strategy 24.2 Consider the following issues when preparing plans for tourism and visitation: • encouraging the development of a range of well-designed and located facilities • enhancing the amenity, vibrancy and safety of centres and township precincts • supporting the development of places for artistic and cultural activities • improving public facilities and access • protecting heritage and biodiversity to enhance cultural and eco-tourism • supporting appropriate growth of the night-time economy • developing industry skills critical to growing the visitor economy • incorporating transport planning to serve the transport access needs of tourists.	The Planning Proposal will support tourism and visitation, as it will enhance the vibrancy of Hornsby Town Centre, support artistic and cultural activities, and the growth of the night-time economy. The Planning Proposal will facilitate extended trading hours including later outdoor dining for restaurants and will make it easier for hospitality venues to have live music and cultural events. Being a TOD precinct, easy access to public transport will make it convenient for both locals and tourists.

Table 5: North District Plan Review

Planning Priority	Applicable Actions	Response
Planning Priority N4 Fostering healthy, creative, culturally rich and socially connected communities	15. Facilitate opportunities for creative and artistic expression and participation, wherever feasible, with a minimum regulatory burden, including: a. arts enterprises and facilities, and creative industries b. interim and temporary uses c. appropriate development of the night-time economy.	As outlined in the response to corresponding Objective 9 of the Greater Sydney Region Plan, the Planning Proposal will support creative industries and the arts by reducing the regulatory burden for cultural and creative uses and development of the night-time economy.
Planning Priority N6 Creating and renewing great	19. Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by:	As outlined in the response to the corresponding Objective 12 of the Greater Sydney Region Plan, the Planning Proposal promotes a

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Planning Priority	Applicable Actions	Response
places and local centres, and respecting the District's heritage	a. prioritising a people-friendly public realm and open spaces as a central organising design principle b. recognising and balancing the dual function of streets as places for people and movement c. providing fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres d. integrating social infrastructure to support social connections and provide a community hub e. recognising and celebrating the character of a place and its people	connected and vibrant Hornsby Town Centre by encouraging place activation and entertainment and fostering community life.
Planning Priority N10 Growing investment, business opportunities and jobs in strategic centres	36. Provide access to jobs, goods and services by: a. attracting significant investment and business activity in strategic centres providing jobs growth b. diversifying the range of activities in all centres c. creating vibrant, safe places and quality public realm d. focusing on a human-scale public realm and locally accessible open space e. balancing the efficient movement of people and goods with supporting the liveability of places on the road network f. improving the walkability within and to the centre g. completing and improving a safe and connected cycling network to and within the centre. h. improving public transport services to all strategic centres i. conserving and interpreting heritage significance j. designing parking that can be adapted to future uses k. providing for a diverse and vibrant night-time economy in a way that responds to potential negative impacts l. creating the conditions for residential development within strategic centres and within walking distance (up to 10 mins), but not as the expense of the attraction and growth of jobs, retailing and services; where appropriate,	As outlined in the response to the corresponding Objective 22, Strategy 22.1 of the Greater Sydney Region Plan, the amendments are intended to increase investment and the diversity of business and cultural activity in Hornsby Town Centre, particularly during the evening, by creating places for people to enjoy outdoor dining and live music and entertainment. Action 43 of the District Plan aims to strengthen Hornsby Town Centre through approaches that were largely addressed through the master plan and subsequent TOD rezoning. The Planning Proposal will support these recent amendments to the planning controls, by improving the conditions for businesses to operate into the evening and host live entertainment. Given the master plan and redevelopment of the centre will be delivered over the next 10 years or more, the proposed amendments will future proof the centre as an entertainment precinct by providing quantifiable sound limits that balance the demands of businesses and amenity requirements for new residents. It means new buildings will be able to consider the acoustic expectations in their design and construction.

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Planning Priority	Applicable Actions	Response
	strategic centres should define commercial cores informed by an assessment of their need. 43. Strengthen Hornsby through approaches that: a. encourage revitalisation of the commercial core b. better integrate Westfield Hornsby into the centre and make the area more attractive c. attract mixed-use development west of the railway line, encourage a stronger integration with the centre, and encourage the development of a lively eat street and restaurant precinct d. unlock development potential of strata-constrained areas east of the centre e. support health-related land uses and infrastructure around Hornsby-Ku-ring-gai Hospital f. improve walking and cycling connections between Hornsby Station and the Hospital g. reduce the impact of traffic movements on pedestrians h. promote walking, cycling and public transport to and within the centre i. prioritise public domain upgrades, place-making initiatives and a new civic space.	
Planning Priority N13 Supporting growth of targeted industry sectors	55. When preparing plans for tourism and visitation, consider: a. encouraging the development of a range of well-designed and located facilities. b. enhancing the amenity, vibrancy and safety of centres and township precincts c. supporting the development of places for artistic and cultural activities. d. improving public facilities and access e. protecting heritage and biodiversity to enhance cultural and eco-tourism f. supporting appropriate growth of the night-time economy g. developing industry skills critical to growing the visitor economy.	As outlined in the response to the corresponding Objective 24 of the Greater Sydney Region Plan, the Planning Proposal will support tourism and visitation through improved regulatory conditions for artistic and cultural activities and the night-time economy in Hornsby Town Centre.

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Planning Priority	Applicable Actions	Response
	h. incorporating transport planning to serve the transport access i. needs of tourists.	

Table 6: Draft Sydney Plan Review

Sydney Plan Response	Applicable Actions	Response
RESPONSE 6: Create a more vibrant Sydney	6.3 Establish special entertainment precincts where appropriate to accommodate critical community, arts, cultural and retail uses as part of Council-led precinct planning	Council has been proactive in progressing the Planning Proposal for the Hornsby SEP following the TOD Precinct Rezoning by DPHI. The Planning Proposal will facilitate the strengthening of Hornsby Town Centre as a vibrant, family-friendly, safe and welcoming destination after dark, enhancing night-time cultural and social options for residents.

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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, Hornsby EDTS, and Hornsby ELS, as discussed above under Section 3.1.

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

Yes, further to the Greater Sydney Region Plan, North District Plan, and draft Sydney Plan (as outlined above), the SEP is also consistent with the NSW Government's 'vibrancy reforms' to grow the night-time economy and the *Sydney 24-hour Economy Strategy 2020*. The SEP has been established in accordance with the Office of 24-Hour Economy Commissioner's guidelines for SEPs.

Special Entertainment Precincts and 'vibrancy reforms'

The Planning Proposal is a made possible by new legislation made by the NSW Government to revitalise the night-time economy, including the establishment of SEPs.

On 30 April 2021 Section 202 of the *Local Government Act 1993* was gazetted. It enables the establishment of Special Entertainment Precincts by a Council. This Planning Proposal has been developed in accordance with this legislation.

This legislation was further refined in December 2023 through the passing of the 'vibrancy reforms'. This includes making Liquor and Gaming NSW the sole authority for entertainment sound related complaints for licensed venues, as well as enabling Council to grant additional trading hours to businesses without approval and clarify that the Precinct Management Plan sound criteria overrides DA conditions.

New South Wales Special Entertainment Precinct Guidelines

The *New South Wales Special Entertainment Precinct Guidelines* (SEP Guidelines), adopted by the Minister for Local Government in 2024, must be used by Council in setting up and operating a SEP (by virtue of clause 203 of the *Local Government Act 1993*). The SEP Guidelines outline the necessary steps for a council to establish, operate, and suspend or revoke a SEP. Council is currently in the trial phase of the process.

The SEP Guidelines contains several mandatory steps to undertake a SEP trial. The current step is:

- Step 1.10 – Council officers submit the planning proposal to DPHI for Gateway Determination, and arrange public exhibition, submission review and documents updates.

Sydney 24-hour Economy Strategy 2020

The Sydney 24-hour Economy Strategy "focuses on actions that will extend the productivity of Sydney's day-time economy into the night – to give businesses and consumers, councils and community groups and opportunity to keep the lights on beyond the traditional business day."

It is important to note that the strategy was implemented before the NSW Government enacted Section 202 of the *Local Government Act 1993* which enabled Council's to establish a SEP. However, the proposal does go to achieving action 16 under Strategic Pillar 2 "Diversification of night-time activities". Action 16 reads:

- Action 16 reads – "*Councils will be provided with policy support, including policy guidance and toolkits, to support the lifting of unnecessary restrictions on live music in their Development Applications and to adopt pro-live music regulations in their relevant planning documents. In particular, consideration should be given to family-friendly events in venues and public spaces. This would include identifying ways to standardise live performance conditions and premises licensing to encourage a seven-day live music scene in 24hour hubs (subject to councils demonstrating community support*)."

Is the planning proposal consistent with applicable SEPPs?

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

Table 7: State Environmental Planning Policies

State Environmental Planning Policy	Aims and applicable provisions of the SEPP	Consistent/ Not Applicable	Response
State Environmental Planning Policy (Biodiversity and Conservation) 2021	The SEPP aims to protect the biodiversity values of tress and other vegetation in non-rural areas of the State and preserve the amenity of non-rural areas of the State through preservation of trees and other vegetation.	N/A	The Planning Proposal is not inconsistent with any of the requirements of this SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	This SEPP aims to provide streamlined assessment processes for development that complies with specified development standards.	N/A	The Planning Proposal is not inconsistent with any of the requirements of this SEPP. The Planning Proposal complements recent changes to the SEPP implemented through the 'Cultural SEPP' to encourage more creative, hospitality and cultural activities such as increased capacity for outdoor dining on private land and making it easier to hold temporary events on public land.
State Environmental Planning Policy (Housing) 2021	This SEPP focuses on delivering a sufficient supply of safe, diverse, and affordable housing.	Yes	Higher noise attenuation standards will apply to all types of residential accommodation within the SEP. This will ensure new residential development is built to withstand current and future entertainment sound levels to protect the amenity of residents. The provisions in the Precinct Management Plan that give effect to the SEP are not in conflict with the SEPP.
State Environmental Planning Policy (Industry and Employment) 2021	This SEPP focuses on ensure that signage is compatible with the desired amenity and visual character of an area in addition to provisions for the Western Sydney employment area.	N/A	The Planning Proposal is not inconsistent with any of the requirements of this SEPP.
State Environmental Planning Policy (Planning Systems) 2021	This SEPP aims to identify development that is State or regionally significant development and infrastructure.	N/A	The Planning Proposal is not inconsistent with any of the requirements of this SEPP.
State Environmental	This SEPP aims to facilitate the development, redevelopment or protection of important urban, coastal	N/A	The Planning Proposal is not inconsistent with any of the requirements of this SEPP.

State Environmental Planning Policy	Aims and applicable provisions of the SEPP	Consistent/ Not Applicable	Response
Planning Policy (Precincts - Eastern Harbour City) 2021	and regional sites of economic, environmental or social significance to the State.		
State Environmental Planning Policy (Resilience and Hazards) 2021	This SEPP aims to manage risks and build resilience in the face of hazards.	N/A	The Planning Proposal is not inconsistent with any of the requirements of this SEPP.
State Environmental Planning Policy (Sustainable Buildings) 2022	This SEPP aims to encourage the design and delivery of sustainable buildings. Chapter 3 Standards for non-residential development	N/A	The Planning Proposal is not inconsistent with any of the requirements of this SEPP. Sustainable building design requirements for new development are not envisaged to conflict with any noise attenuation required. These matters would be further considered at development application stage.
State Environmental Planning Policy (Transport and Infrastructure) 2021	This SEPP aims to facilitate the effective delivery of infrastructure across the State.	Yes	The Hornsby Town Centre is bisected by the Pacific Highway and the railway line, being located on Hornsby railway station. Residential accommodation and other sensitive receivers already require acoustic attenuation to ensure sensitive receivers can co-locate with loud road and rail noise. Requirements to attenuate sensitive receivers against entertainment sound will not conflict with the requirements under the SEPP. Any controls will specifically state that consideration of aircraft, road and rail noise must be considered and addressed separately to entertainment venue noise.

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 Local Planning Directions that are relevant to the proposed amendments. Specifically, it is consistent with Directions:

- 1.1 Implementation of Regional Plans.
- 7.1 Employment zones.

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 Panel 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.

On 29 April 2026, the Hornsby Shire Local Planning Panel considered an assessment report and draft version of this Planning Proposal. The draft advice of the panel indicates it is supportive of the draft Planning Proposal progressing to Gateway Determination stage, subject to:

1. The inclusion of a third dot point that references the Precinct Management Plan.
2. The inclusion of a definition of a Special Entertainment Precinct in the draft Precinct Management Plan and the LEP.
3. An amendment to the DCP to include standard provisions and controls relating to the management and expectations for the SEP be progressed at the conclusion of the trial.

The first point is addressed under Section 2.2, with a preferred option for inclusion in the LEP. The second point is included in the second paragraph of the Introduction (page 2) to this Planning Proposal and has been replicated in the Precinct Management Plan introduction. In addition, the Precinct Management Plan contains a glossary of terms, including legal definitions. Regarding the third point, Council will consider whether a DCP amendment is required to support the implementation of the SEP at the conclusion of the trial period. In the interim, Council will rely on existing processes and the Precinct Management Plan guidance for assessment matters which is considered ample given the low level of development activity.

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 Planning Proposal would not increase risks to critical habitat, threatened species, populations or ecological communities, or their habitats, as it relates to urbanised land within the Hornsby Town Centre (TOD Precinct). The TOD Precinct Rezoning also confirmed that no significant remnant vegetation is located within the SEP area.

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

Noise

The main environmental impact associated with the operation of the SEP will be noise from live entertainment venues. Noise generated by venues from amplified sound and patron noise from within the venue will be regulated and enforced under the Precinct Management Plan, together with the compliance procedures for such incidents.

Council and the NSW Police work with venues to ensure patrons are instructed to leave an area quietly and are respectful of neighbours. This includes warning from security staff and signs displayed at the exit to each venue. Liquor and Gaming NSW also provides support and guidance for licenced venues to ensure they manage their operations responsibly, minimising negative impacts on residents and businesses and maintaining the quiet and good order of the neighbourhood.

The approach to setting fixed noise levels across the precinct has been informed by a review of existing and proposed uses and activities across the Town Centre, the guidance in the *NSW Special Entertainment Precinct Acoustic Toolkit* (O24HEC), and benchmarking against case studies of locations across Sydney with desirable levels of activation (refer *Acoustic Advice* from Renzo Tonin & Associates at Appendix D). This has resulted in a sound management framework that: balances the future activation of the SEP (with reference to the Character Areas in the Hornsby DCP and Hornsby TOD Precinct Design Guide) with the ongoing amenity of existing residences; leverages potential activation opportunities in low impact areas buffered by road and rail infrastructure; and does not place an unreasonable burden on future residential development to attenuate against entertainment noise. This will enable kerbside dining and cafes and restaurants to trade with windows open into the night in certain locations and small bars to operate into the evening.

Council may introduce development controls into the Hornsby DCP to provide further development assessment guidance for managing adverse entertainment noise impacts.

Traffic congestion and car parking

The Hornsby TOD Precinct Rezoning takes an integrated approach to land use and transport by locating new homes in an area that is well serviced by public transport in conjunction with an improved active travel network. This will give people more travel choices, enabling more trips by walking, cycling and public transport. This is expected to reduce the reliance on car use especially for short local trips that will help moderate congestion on the road network. The Hornsby DCP and Hornsby TOD Design Guide establishes car parking rates for new development to minimise the reliance of new residents on private vehicle use. Visitation to the SEP will likely be counter to commuter flows, or complementary, should commuters choose to extend their stay in the centre to access entertainment.

Street parking in the area is competitive as Hornsby is an important commuter train station and is the pre-eminent commercial and administrative centre for the area. Council currently manages public on- and off-street parking in Hornsby Town Centre through timed parking. The nearby Hornsby Aquatic and Leisure Centre also has paid parking, as does Westfield Hornsby. Commuter parking is also available in several locations, including the recently constructed Jersey Street carpark managed by TfNSW.

Council is not expecting a sudden surge in the number of live music venues and increased demand for parking. The TOD Precinct Rezoning includes allowances for new public car parking to be provided so there will be no net loss of public car parking in Hornsby Town Centre.

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

The SEP is expected to have largely positive economic and social impacts, as outlined below.

Economic impacts

Council has a long-term aspiration to strengthen the nighttime economy in Hornsby Town Centre, creating a vibrant and attractive place and destination (refer Section 3.1). The Planning Proposal is part of Council's broader strategy to build and sustain the nighttime economy by improving the operating conditions for businesses and extending the economic and social opportunities for residents and visitors. The Planning Proposal and accompanying documents also seek to future-proof nighttime economic activity in Hornsby Town Centre as it develops, ensuring new sensitive receiver (e.g. apartments) and non-residential development is designed and constructed in a way that aligns with the level of activation expected.

Currently, the regulations and compliance of noise in NSW places the onus on dealing with entertainment sound on a venue, instead of recognising that entertainment sound should be expected in high activity areas such as Hornsby Town Centre. In addition, development consent and liquor licencing conditions regulate sound by permitting a certain noise level (usually 3 or 5 decibels) above background noise levels before midnight, and no noise above background levels after midnight (i.e. the 'offensive noise test').

This approach is subjective and unreliable, negatively impacting confidence levels for businesses that would like to trade into the night. Similarly, residents cannot be confident that appropriate neighbourhood noise levels will be maintained due to fluctuating background noise levels.

In line with the NSW Government's vibrancy reforms and broader aims of the SEP program, the Planning Proposal will set expectations for the level of activation in Hornsby Town Centre, signalling to residents and businesses that it is 'open' for business after dark, as well as providing certainty around trading hours and sound requirements for the community and operators.

The Precinct Management Plan will set fixed sound limits for entertainment venues operating in the SEP and their trading hours. This will create certainty for businesses on how loud they can be in the evening and how long they can trade, meaning better-informed decision-making.

It is anticipated that this will lead to increased investment in Hornsby Town Centre, and more economic activity and employment across several industries including hospitality, the arts and retail.

Social impacts

Council's aspiration for Hornsby Town Centre is to create a vibrant, family-friendly, safe and welcoming destination after dark. Some of the positive social outcomes expected from the SEP include:

- More night-time entertainment, enhancing night-time cultural and social options for residents.
- Arts and cultural activities such as live music and performance are thriving.
- The centre is enlivened through active uses that will attract pedestrian activity and social interaction.
- The amenity demands of residents living in the centre are balanced against night life.
- Events, evening street markets, and festival programs are more frequent.

However, supporting the growth in live entertainment and later night-time trading, will lead to an increase in the number of licenced venues potentially leading to an increase in anti-social behaviour. However, these impacts are manageable using existing mechanisms and regulation including liquor licensing assessments, Responsible Service of Alcohol, and individual security and management operations for premises. Ultimately, compliance will be a joint effort between Council, Liquor and Gaming NSW, and NSW Police (as outlined in the Precinct Management Plan), with information sharing to deal with problem areas and venues key to reducing impacts. Anti-social behaviour associated with venues requiring immediate attention will be addressed by NSW Police.

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 beyond that anticipated and comprehensively planned for through the Hornsby Town Centre Masterplan and subsequent TOD Precinct Rezoning.

The planning framework for Hornsby Town Centre will enable the long-term redevelopment of the centre and the provision of infrastructure upgrades and new public spaces to support the capacity for approximately 6,000 new homes 2,900 new jobs. New and upgraded infrastructure projects, together with prioritisation, timing and potential funding streams for delivery, are outlined in DPHI's *Infrastructure Delivery Plan* for the TOD Precinct. Key projects that will be delivered over time and will complement the SEP and a vibrant night-time economy include:

- New and improved public open spaces, including Cenotaph Plaza, Hornsby Square/Florence Street Mall, and Burdett Street Park.
- 10,000 square metres of new community and library space.
- New and improved cycle and pedestrian network.
- Greener streets, including streetscape upgrades along Peats Ferry Road, George Street and Florence Street.
- Road and intersection upgrades, including along Jersey Lane, Station Street and George Street.
- An improved bus interchange.
- A second east-west over rail crossing linking Burdett Street to the station concourse.
- Major works to commuter parking areas and the Hornsby Station concourse.

Transport infrastructure

The TOD Precinct Rezoning is supported by the *Hornsby Town Centre Transport Plan* (WSP, 2022), which outlines a framework for well-located bus, train, cycling, pedestrian modes and parking and identifies required traffic improvements and intersection upgrades in line with the Infrastructure Delivery Plan, noting some of the major upgrades are long-term interventions subject to funding.

Hornsby Town Centre is currently accessed and served by multiple transport modes, including pedestrian, cycling, bus, heavy rail, taxi, car share and the private motor vehicle. The east-west division caused by the heavy rail line and George Street is a barrier for pedestrians and cyclists, with permeability east-west limited to a single footbridge over George Street integrated with station access. Infrastructure upgrades to address permeability constraints, as outlined above, will significantly improve conditions for a thriving nighttime economy.

Hornsby Station is the junction of the T1 – North Shore Line, the T9 – Northern Line, as well as the NSW TrainLink InterCity and regional services, serving as a "gateway" to the Sydney Trains network from passengers to the north. Hornsby is also an attractive park-and-ride station for Central Coast residents, which impacts on parking availability. This gateway role has been reinforced with the of Sydney Metro North West Line, as passengers can interchange at Epping to switch to the Metro network. The opening of the Sydney Metro City and Southwest line will also open additional capacity for customers travelling to and from Hornsby station on the T1 and T9 lines.

Hornsby is served by bus routes to and from several destinations including Parramatta, Macquarie University, Mount Colah, and Normanhurst (noting some of these have limited frequency). The current bus interchange on the western side of the station is recognised as an opportunity to improve integration with the rail network, and it also acts as a barrier to pedestrian movement and takes up considerable space in a prominent location. TfNSW considered different design options for the future layout and operation of the transport interchange as part of the TOD Precinct Rezoning. This will improve access arrangements for the SEP in the medium to long-term.

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?

The following agencies have been advised in writing of Council's intention to prepare a Planning Proposal to form a Special Entertainment Precinct:

- Office of the 24-Hour Economy Commissioner.
- NSW Department of Planning, Housing, and Infrastructure.
- Liquor and Gaming NSW.

No major issues were raised in response to this notification.

Council has established an ongoing dialogue with staff from the Office of the 24-Hour Economy Commissioner during the preparation of this Planning Proposal and as will be discussed in Section 5 Consultation, has invited several agencies to be involved in the Precinct Working Group including NSW Police and Liquor and Gaming NSW.

Public authorities will be contacted in accordance with the requirements of the gateway determination. Consultation with the following agencies is anticipated:

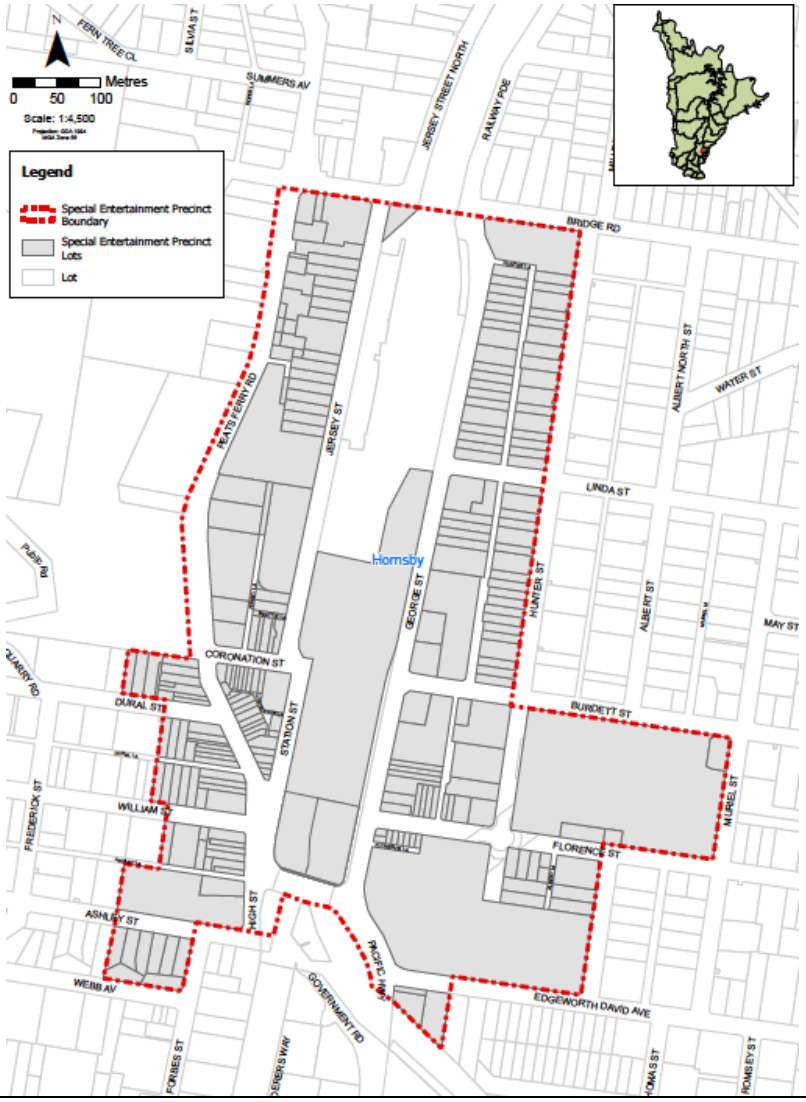
- Office of the 24-Hour Economy Commissioner.
- Liquor and Gaming NSW.
- NSW Police (Hornsby Local Area Command).
- NSW Health.
- Transport for NSW.
- Office of Local Government.
- Fire and Rescue NSW.

4 Mapping

As detailed in Part 2 of this report, the amendments proposed as part of this Planning Proposal includes a new map identifying properties included in the Special Entertainment Precinct.

The following table details the proposed mapping amendment to the Hornsby LEP.

Table 8: Proposed mapping inclusion to the Hornsby LEP 2013

Hornsby Town Centre: Special Entertainment Precinct Map	
Map Sheet(s): SEP_017	
Existing	Proposed
Nil	

5 Consultation

5.1 Early engagement

Council undertook early consultation on the SEP between May and July 2025 through surveys, pop-up sessions, written submissions, hotline and direct engagement (refer Appendix B). In total, 345 community members participated in the early engagement to help inform the preparation of draft documentation required as part of the SEP process. The engagement indicates most people are supportive of the SEP, with 71% of survey respondents expressing support for the proposed boundary (only 5% opposed).

Key community themes and priorities for Council to consider include:

- Strong support for longer trading hours (82%) and outdoor dining (80%) to enhance town centre vibrancy
- A strong desire for more family-friendly and cultural activities in the early evening and opportunities for live music and performances
- Concerns about anti-social behaviour, traffic congestion and parking availability during the trial period
- Excessive noise from venues is the top concern for residents living in the SEP boundary (78% of residents living in SEP boundary compared to overall survey results where it is the 5th issue (48%) for Council to be mindful of during the SEP trial)
- Youth participants also emphasised the need for safe, welcoming spaces for socialising and studying.

The surveys indicated a strong pattern of nighttime visitation to Hornsby Town Centre on Thursday evenings, coinciding with late-night shopping at Westfield, and into the weekend. This presents an opportunity to leverage community routines by gradually build evening vibrancy across this period (Thursday-Saturday).

While most survey participants expressed support for the proposed SEP boundary, there were also some suggestions for inclusions and exclusions. Suggested inclusions made by survey participants included Hornsby Park, Hornsby Aquatic & Leisure Centre, TAFE NSW Hornsby Library, Wallarobba Arts Centre and Magpies Waitara. When thinking about exclusions, participants noted areas on the boundary periphery that are closer to residences, with a desire to help minimise potential noise or amenity impacts. These inclusions and exclusions will be considered in future SEP boundary investigations and monitored during the SEP trial.

5.2 Precinct Working Group

Council has established a Precinct Working Group (PWG) with key stakeholders invested in the future of Hornsby Town Centre as a SEP, including Councillors, Liquor and Gaming NSW, and NSW Police, as well as representatives from Westfield, Hornsby RSL, Hornsby Railway Hotel, Hornsby Chamber of Commerce/Hornsby After Dark, and Hornsby Inn.

The purpose of the PWG is to seek stakeholders' views on the establishment of the SEP and future management framework. The PWG met three times (hybrid sessions) in the lead up to public exhibition.

Key outcomes from the PWG meetings for Council to consider include:

- Members were informed about the SEP and Precinct Management Plan process and outcomes and were able to ask questions and share concerns.
- Members were supportive of the draft trading hours but emphasised the need to consider residential amenity on the SEP boundary and explore potential for later hours near railway land.
- Strong support from PWG members for noise attenuation in future developments but were cautious of DCP controls that may affect the feasibility of construction and any additional costs for development.
- Members encourage more consultation with the public and key stakeholders.

The PWG may continue to be convened by Council during the SEP trial and to consider broader strategies around the night-time economy and activation of the centre.

5.3 Public exhibition

To ensure that the community is informed of this Planning Proposal, it will be publicly exhibited in accordance with the requirements of the Gateway Determination and Council's Community Engagement Plan. 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.
- Letters to affected property owners – Notification letters will be sent to affected property owners advising them of the exhibition of the planning proposal.
- 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.

5.4 Trial period

Subject to Council's endorsement and finalisation of the Planning Proposal (that includes notification on the NSW legislation website), an announcement will be made via Council's communication channels and Council's website will be updated to keep the community informed of the operations of the SEP. The trial period will be in place for 12 months, commencing on finalisation of the Planning Proposal (nominally November 2026).

The community, businesses and other stakeholders can provide feedback directly to Council during the trial period. Council will continue to work with public authorities to review the operation of the SEP in accordance with the monitoring and evaluation provisions detailed under Part 7 of the Precinct Management Plan.

5.5 Post-trial and ongoing monitoring

At its completion, the SEP trial will be formally evaluated by Council to decide if the SEP should be made permanent. As part of the evaluation, Council will seek feedback from community, businesses, stakeholders and public authorities. The comments and issues raised by the community and public authorities during this period will be reported to Council for consideration as to whether the SEP should be made permanent.

Council will establish a monitoring and evaluation framework to ensure the SEP operates in line with strategic intent and community feedback, as well as to guide continual improvements.

6 Project timeline

Table 9: Project Timeline

Stage	Timeframe
Council decision	June 2026
Gateway assessment	July 2026
Gateway determination	July 2026
Gateway analysis and consultation prior to exhibition	August 2026
Public/agency exhibition	August-September 2026
Submission analysis	September 2026
Council decision	September-October 2026
Finalisation	November 2026
Trial period	12 months from late 2026

Appendices

Appendix A – Assessment Against Applicable Ministerial Directions

Appendix A – Assessment Against Applicable Ministerial Directions

Table 11: Assessment of Planning Proposal against applicable Ministerial Directions

Ministerial Direction	Objective and Direction	Response
1.1 Implementation of Regional Plans	Objective The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans Direction Planning proposals must be consistent with a Regional Plan released by the Minister for Planning.	Consistent. The Planning Proposal is 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. The Planning Proposal is also consistent with the draft Sydney Plan.
1.3 Approval and Referral Requirements	Objective The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development. Direction (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&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	Consistent. The Planning Proposal does not contain provisions requiring concurrence, consultation or referral provisions to a Minister or a Public Authority or identify development as designated development.

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Ministerial Direction	Objective and Direction	Response
	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&A Act.	
1.4 Site Specific Provisions	Objective The objective of this direction is to discourage unnecessarily restrictive site specific planning controls Direction (1) A planning proposal that will amend another environmental planning instrument in order to allow particular development to be carried out must either: (a) allow that land use to be carried out in the zone the land is situated on, or (b) rezone the site to an existing zone already in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or (c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended. (2) A planning proposal must not contain or refer to drawings that show details of the proposed development.	Consistent. The intent of this Planning Proposal is to encourage later nighttime trading and live entertainment in Hornsby Town Centre through less restrictive controls for entertainment sound and trading hours, providing more certainty for business owners. Businesses that already enjoy less restrictive requirements will continue to do so and will not be impacted by the changes.
1.4A Exclusion of Development Standards from Variation	Objective The objective of this direction is to maintain flexibility in the application of development standards by ensuring that exclusions from the application of clause 4.6 of a Standard Instrument Local Environmental Plan (Standard Instrument LEP) or an equivalent provision of any other environmental planning instrument, are only applied in limited circumstances. Direction (1) In preparing a planning proposal the planning proposal authority must have regard to the Guide to exclusions from clause 4.6 of the Standard Instrument. (2) A planning proposal to which this direction applies must:	Consistent. The Planning Proposal does not propose to exclude a development standard from variation under clause 4.6 of the Hornsby LEP.

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Ministerial Direction	Objective and Direction	Response
	(a) minimise the exclusion of development standards from variation under clause 4.6 of a Standard Instrument LEP, or an equivalent provision of any other environmental planning instrument; and (b) not propose to exclude a development standard from variation under clause 4.6 of a Standard Instrument LEP, or an equivalent provision of any other environmental planning instrument unless the exclusion is consistent with the criteria in Part 2 of the Guide to exclusions from clause 4.6 of the Standard Instrument.	
1.5-1.22 Planning Systems – Place-based (Focus area 1)	Place-based provisions for several State-led precincts, including Cherrybrook Station	Not applicable.
3.1 Conservation Zones	Objective The objective of this direction is to protect and conserve environmentally sensitive areas. Direction (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"	Consistent. This Planning Proposal does not seek to make amendments to land within an environmental conservation zone or land identified for environmental conservation/protection purposes.
3.2 Heritage Conservation	Objective The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. Direction (1) A planning proposal must contain provisions that facilitate the conservation of:	Consistent. The Planning Proposal establishes a Special Entertainment Precinct over Hornsby Town Centre, which incorporates heritage items and the Peats Ferry Road Precinct, Hornsby West Side Heritage Conservation Area as listed in Schedule 5 of the Hornsby LEP. The aim to increase vibrancy in the Town Centre is not inconsistent with

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Ministerial Direction	Objective and Direction	Response
	(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 identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.	retaining the special character of the built environment in this location. These items and heritage conservation area were comprehensively considered as part of the planning controls for the Hornsby Town Centre Master Plan and Transit Oriented Development (TOD) Precinct. The existing provisions contained within the Hornsby LEP and Hornsby DCP adequately conserve the heritage significance of listed items. No further provisions are required under this Planning Proposal to facilitate the conservation of heritage items.
3.6 Strategic Conservation Planning	Objective The objective of this direction is to protect, conserve or enhance areas with high biodiversity value. Direction (1) A planning proposal authority must be satisfied that a planning proposal that applies to avoided land identified under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 demonstrates that it is consistent with: (a) the protection or enhancement of native vegetation, (b) the protection or enhancement of riparian corridors, including native vegetation and water quality, (c) the protection of threatened ecological communities, threatened species and their habitats, (d) the protection or enhancement of koala habitat and corridors, and (e) the protection of matters of national environmental significance. (2) A planning proposal authority must be satisfied that a planning proposal that applies to a strategic conservation area identified under the State Environmental Planning Policy (Biodiversity and Conservation) 2021 demonstrates that it is consistent with: (a) the protection or enhancement of native vegetation,	Consistent. The Planning Proposal does not apply to land identified as a strategic conservation area identified under the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.

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Ministerial Direction	Objective and Direction	Response
	(b) the minimisation of impacts on areas of regionally significant biodiversity, including threatened ecological communities, threatened species and their habitats, (c) the protection or enhancement of koala habitat and corridors, including habitat connectivity and fauna movement, and links to ecological restoration areas, and (d) the maintenance or enhancement of ecological function. (3) A planning proposal must not rezone land identified as avoided land in the State Environmental Planning Policy (Biodiversity and Conservation) 2021 to: (a) a rural, residential, employment, mixed use, SP1 Special Activities, SP2 Infrastructure, SP3 Tourist, SP4 Enterprise, SP5 Metropolitan Centre, RE2 Private Recreation, W4 Working Waterfront or equivalent zone. (4) A planning proposal must not rezone land identified as a strategic conservation area in the State Environmental Planning Policy (Biodiversity and Conservation) 2021 to: (a) RU4, RU5, RU6, residential, employment, mixed use, SP1 Special Activities, SP2 Infrastructure, SP3 Tourist, SP4 Enterprise, SP5 Metropolitan Centre, RE2 Private Recreation, W4 Working Waterfront or equivalent zone.	
3.7 Public Bushland	Objective 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, v. the recreational, educational, scientific, aesthetic, environmental, ecological and cultural values and potential of the land, and (b) mitigating disturbance caused by development, (c) giving priority to retaining public bushland. Direction	Consistent. The Planning Proposal would not remove or impact any public bushland.

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Ministerial Direction	Objective and Direction	Response
	(1) When preparing a planning proposal, the planning proposal authority must be satisfied that the planning proposal: (a) is consistent with the objectives of this direction, and (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.	
3.10 Water Catchment Protection	Objective The objectives of this direction are to: (a) maintain and improve the water quality (including ground water) and flows of natural waterbodies, and reduce urban run-off and stormwater pollution (b) protect and improve the hydrological, ecological and geomorphological processes of natural waterbodies and their connectivity (c) protect and enhance the environmental quality of water catchments by managing them in an ecologically sustainable manner, for the benefit of all users (d) protect, maintain and rehabilitate watercourses, wetlands, riparian lands and their vegetation and ecological connectivity. Direction (1) When preparing a planning proposal, the planning proposal authority must be satisfied that the planning proposal achieves the following: (a) is consistent with the objectives of this direction, (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, (c) includes documentation, prepared by a suitably qualified person(s), indicating whether the planning proposal: 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	Consistent. The amendments sought under this Planning Proposal would not negatively impact on the ongoing water quality, habitats, groundwater, natural drainage lines or any other natural processes.

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Ministerial Direction	Objective and Direction	Response
	ii. is likely to have an impact on periodic flooding that may affect wetlands and other riverine ecosystems iii. is likely to have an adverse impact on recreational land uses within the regulated catchment (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, (e) identifies how the planning proposal will: i. protect and improve environmental values, having regard to maintaining biodiversity, and protecting native vegetation, cultural heritage and water resources (including groundwater), ii. impact the scenic quality of the natural waterbodies and the social, economic and environmental interests of the community, iii. protect and rehabilitate land from current and future urban salinity, and prevent or restore land degradation, (f) considers any feasible alternatives to the planning proposal. (2) When preparing a planning proposal, the planning proposal authority must: (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 (b) as far as is practicable, give effect to any requests of the adjacent or downstream council.	
4.1 Flooding	Objective The objectives of this direction are to: (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 (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. Direction	Consistent. Hornsby Town Centre is affected by some minor localised flooding, which will be addressed through drainage network upgrades as development progresses in the area. However, the Planning Proposal does not seek to rezone land or change the existing requirements for development of land at or below the flood planning level.

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Ministerial Direction	Objective and Direction	Response
	(1) A planning proposal must include provisions that give effect to and are consistent with: (a) the NSW Flood Prone Land Policy, (b) the principles of the Floodplain Development Manual 2005, (c) the Considering flooding in land use planning guideline 2021, and (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. (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. (3) A planning proposal must not contain provisions that apply to the flood planning area which: (a) permit development in floodway areas, (b) permit development that will result in significant flood impacts to other properties, (c) permit development for the purposes of residential accommodation in high hazard areas, (d) permit a significant increase in the development and/or dwelling density of that land, (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, (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, (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	The existing controls contained within the Hornsby LEP, Hornsby DCP and relevant guidelines would continue to apply to any flood prone land.

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	(h) permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event.	
4.3 Planning for Bushfire Protection	Objective The objectives of this direction are to: (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 (b) encourage sound management of bush fire prone areas. Direction (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&A Act, and take into account any comments so made. (2) A planning proposal must: (a) have regard to Planning for Bushfire Protection 2019, (b) introduce controls that avoid placing inappropriate developments in hazardous areas, and (c) ensure that bushfire hazard reduction is not prohibited within the Asset Protection Zone (APZ). (3) A planning proposal must, where development is proposed, comply with the following provisions, as appropriate: (a) provide an Asset Protection Zone (APZ) incorporating at a minimum: 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 ii. an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road, (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	Consistent. Minor areas on the western fringe of the Special Entertainment Precinct in the vicinity of Peats Ferry Road are mapped as bushfire prone land due to bushland further to the west of the town centre. The existing development controls contained within the Hornsby LEP and Hornsby DCP are considered sufficient to ensure that where development is proposed on bushfire prone land it is located and designed to minimise the risk to life and property from bushfires.

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	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, (c) contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks, (d) contain provisions for adequate water supply for firefighting purposes, (e) minimise the perimeter of the area of land interfacing the hazard which may be developed, (f) introduce controls on the placement of combustible materials in the Inner Protection Area.	
4.4 Remediation of Contaminated Land	Objective 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. Direction (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 suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and (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. (2) Before including any land to which this direction applies in a particular zone, the planning proposal authority is to obtain and have	Consistent. The Planning Proposal does not seek a change of use of any land. Development on any land that is subject to a change of use application would be assessed at the time a development application is received.

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	regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.	
4.5 Acid Sulfate Soils	Objective 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. Direction (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. (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: (a) the Acid Sulfate Soils Model LEP in the Acid Sulfate Soils Planning Guidelines adopted by the Planning Secretary, or (b) other such provisions provided by the Planning Secretary that are consistent with the Acid Sulfate Soils Planning Guidelines. (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. 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. (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	Consistent. Hornsby Town Centre is not located on land classed as Acid Sulfate Soils on the Acid Sulfate Soils Map. The Planning Proposal does not alter existing Acid Sulfate Soil development controls contained within the Hornsby LEP or Hornsby DCP and does not propose the intensification of development on any potential Acid Sulfate Soil land.

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Ministerial Direction	Objective and Direction	Response
	planning proposal must contain provisions consistent with 2(a) and 2(b).	
5.1 Integrated Land Use and Transport	Objective The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: (a) improving access to housing, jobs and services by walking, cycling and public transport, and (b) increasing the choice of available transport and reducing dependence on cars, and (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) supporting the efficient and viable operation of public transport services, and (e) providing for the efficient movement of freight. Direction (1) A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of: (a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and (b) The Right Place for Business and Services – Planning Policy (DUAP 2001).	Consistent. The Planning Proposal would create more opportunities for the community to both live and work locally, consistent with Transit Oriented Development principles. The proposal supports the continued growth of Hornsby Town Centre; an area with a high level of public transport accessibility and existing retail, business, and civic uses.
5.2 Reserving Land for Public Purposes	Objective The objectives of this direction are to: (a) facilitate the provision of public services and facilities by reserving land for public purposes, and (b) facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition. Direction (1) A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the	Consistent. The Planning Proposal does not seek to alter or reduce public land.

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	approval of the relevant public authority and the Planning Secretary (or an officer of the Department nominated by the Secretary). (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: (a) reserve the land in accordance with the request, and (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 (c) identify the relevant acquiring authority for the land. (3) When a Minister or public authority requests a relevant planning authority to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the relevant planning authority must: (a) include the requested provisions, or (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. (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.	
6.1 Residential Zones	<u>Objectives</u> The objectives of this direction are to: (a) encourage a variety and choice of housing types to provide for existing and future housing needs, (b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) minimise the impact of residential development on the environment and resource lands.	Consistent. The majority of Hornsby Town Centre is zoned MU1 Mixed Use and the planning controls enable a significant amount of housing in the form of shop top housing. The Planning Proposal will not reduce the capacity of the land for residential development. It will ensure future residential accommodation developed in the area is designed to mitigate against entertainment sound in the area, preserving adequate amenity for the enjoyment of future residents.

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Ministerial Direction	Objective and Direction	Response
	Direction (1) A planning proposal must include provisions that encourage the provision of housing that will: (a) broaden the choice of building types and locations available in the housing market, and (b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) be of good design. (2) A planning proposal must, in relation to land to which this direction applies: (a) contain a requirement that residential development is not permitted until land is adequately serviced (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.	
7.1 Employment Zones	Objective The objectives of this direction are to: (a) encourage employment growth in suitable locations, (b) protect employment land in employment zones, and (c) support the viability of identified centres. Direction 1) A planning proposal must: (a) give effect to the objectives of this direction, (b) retain the areas and locations of Employment Zones, (c) not reduce the total potential floor space area for employment uses and related public services in Employment Zones. (d) not reduce the total potential floor space area for industrial uses in E4, E5 and W4 zones, and (e) ensure that proposed employment areas are in accordance with a strategy that is approved by the Planning Secretary.	Consistent. The Planning Proposal will add further protections to the operation of land zoned for employment, commercial services, retail, and industry by making the acceptable sound levels coming from premises clear to businesses and residents. Council expects the Special Entertainment Precinct to increase business confidence and lead to the establishment of new businesses.

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HORNSBY
SHIRE COUNCIL

ATTACHMENT 4 - ITEM 1

Hornsby Town Centre: Special Entertainment Precinct Management Plan

May 2026

HORNSBY SHIRE COUNCIL

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1 Introduction

This Hornsby Town Centre Special Entertainment Precinct (SEP) is another step toward creating a vibrant town centre in line with Council's broader policy framework to support Hornsby Shire's night-time economy, arts and creative industries. The SEP builds on the Hornsby Town Centre Masterplan and its implementation through the recent Transit Oriented Development (TOD) accelerated precinct rezoning by the Department of Planning, Housing, and Infrastructure (DPHI), establishing a framework for existing and new residents and businesses to enjoy the benefits of an active, thriving and connected Hornsby.

The SEP is enabled under *Section 202 of the Local Government Act 1993* and is defined as a precinct, streetscape or single venue identified in a local environmental plan where trading hours for premises and sound conditions for entertainment activity are set out in a precinct management plan. The SEP is identified in *Hornsby Local Environmental Plan 2013* (Hornsby LEP). The operation of the SEP is supported by this Precinct Management Plan. Land uses that are likely to host live entertainment include restaurants, cafes, small bars, pubs, registered clubs, function centres, community facilities, and theatres and cinemas.

The purpose of a SEP is to support live entertainment through extended trading hours and noise controls that provide operational certainty for venues, residents and businesses. This initiative aims to provide clarity to residents, businesses, Council staff, developers, and other stakeholders regarding the expectations for sound levels from entertainment activities in the area and creates a consistent quantitative based approach to sound regulation and compliance.

The SEP will contribute to the strengthening of Hornsby Town Centre as a vibrant, family-friendly, safe and welcoming destination after dark.

1.1 The identified area

The SEP applies to the land within the Hornsby Town Centre Masterplan and subsequent Hornsby TOD Precinct rezoning, comprising the land that will be developed in the future in line with the Masterplan and guiding documents for the Hornsby TOD Precinct and location of existing licensed venues and mixed-use, commercial or other employment land uses.

Hornsby Town Centre is the Shire's major commercial centre, encompassing a primarily retail and service core surrounded by commercial, urban services and light industrial, community, civic and residential development of varying density. The SEP is bounded by Bridge Street to the north, Peats Ferry Road to the west, Webb Avenue and Edgeworth David Avenue to the south and follows Albert, Florence, Muriel, and Burdett Streets around to Hunter Street along its Eastern edge; an overall site area of approximately 38.9 hectares.

Major attractors generating pedestrian activities include Westfield Hornsby and a retail strip on the west side of the station, together with strong civic, education and recreation functions, including the library, courthouse, Council chambers, police station, Hornsby RSL Club, Hornsby TAFE and Aquatic and Leisure Centre.

Hornsby railway station is the junction of the North Shore line (T1) and the Northern line (T9) of the Sydney Trains network, providing frequent railway services to Sydney CBD via Strathfield or Chatswood. Intercity and regional trains to the Central Coast, Newcastle, the North Coast of NSW, and Brisbane, all stop at Hornsby.

The SEP is identified in the Special Entertainment Precinct mapping series of the Hornsby LEP and applies to the land identified in Error! Reference source not found..

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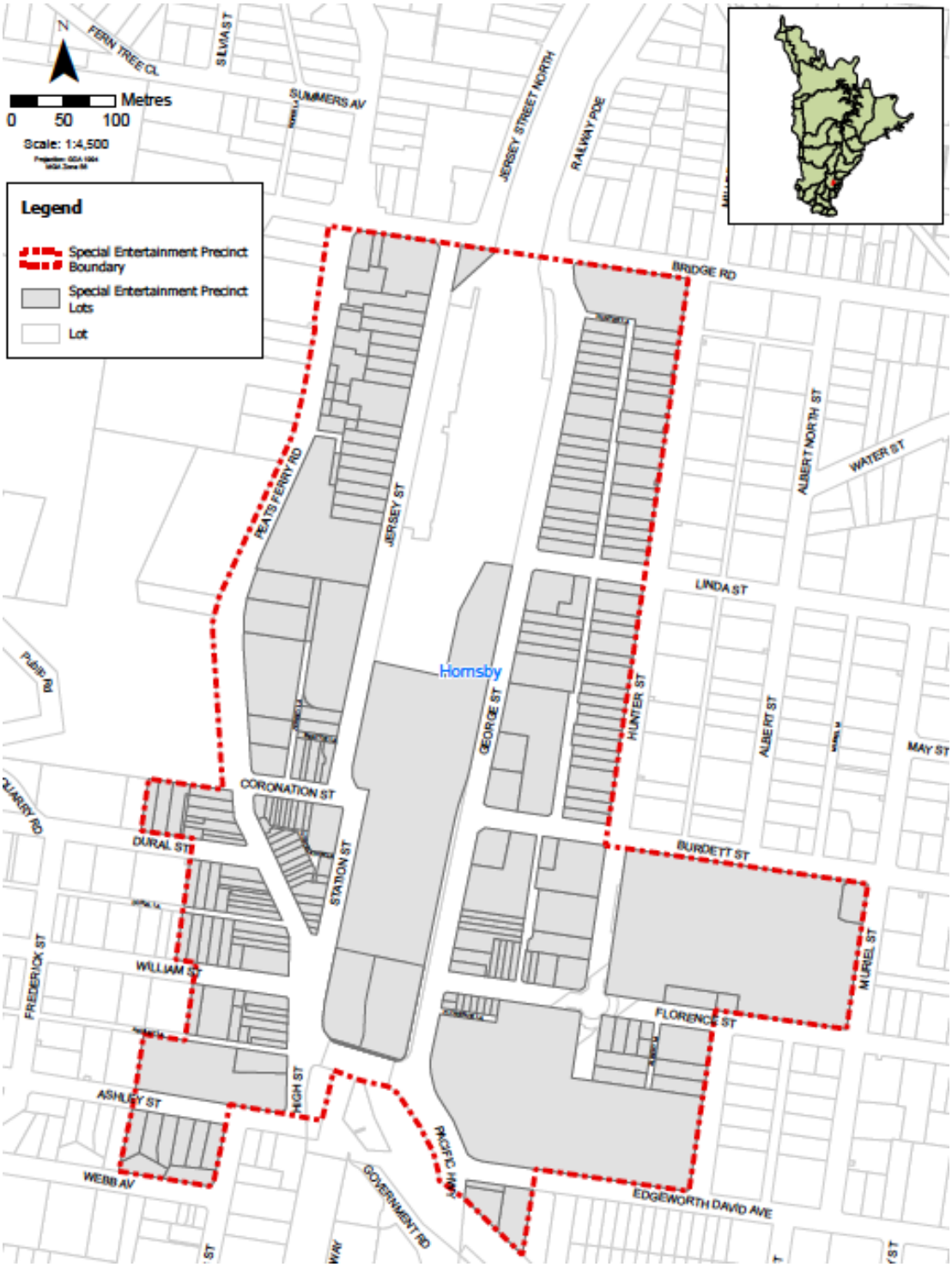

Figure 1 Hornsby Town Centre Special Entertainment Precinct

1.2 Objectives and intended outcomes

Central objective

The central objective of the Hornsby Town Centre SEP is to support Council's long-term vision for an active, thriving and connected Hornsby.

Objectives

The five supporting objectives of the Hornsby Town Centre SEP are to:

1. Strengthen Hornsby Town Centre as a vibrant, family-friendly, safe and welcoming destination after dark.
2. Future-proof the centre so the night-time economy grows alongside population.
3. Balance the amenity needs of residents with reasonable sound levels coming from venues.
4. Support stakeholders (including businesses, residents, industry, Council, Liquor and Gaming NSW, and NSW Police) understanding of their role and responsibilities.
5. Improve the operation of the SEP over time in response to ongoing monitoring and evaluation.

Intended outcomes

In line with Council's strategic planning framework for Hornsby Town Centre, the intended outcomes of the SEP are:

- A stronger night-time economy and more diverse local economy
- Local businesses find it easier to offer night-time entertainment, enhancing night-time cultural and social options for residents
- Arts and cultural activities such as live music and performance are thriving
- The centre is enlivened through active uses that will attract pedestrian activity and social interaction
- The amenity demands of residents living in the centre are balanced against night life
- The centre's population grows alongside the night-time economy, future-proofing vibrancy
- Events, evening street markets, and festival programs are more frequent
- Both businesses and residents are more certain about how impacts will be managed and by whom
- The regulatory response to noise complaints is consistent, yet adaptable.

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2 Planning and policy context

2.1 Strategic planning framework

The establishment of the Hornsby Town Centre SEP implements the objectives, strategies and actions of State and Local strategic planning:

- Greater Sydney Region Plan 2018 – supports objectives and strategies that celebrates the arts and supports creative industries and innovation (Objective 9), create great places that bring people together (Objective 12), investment and business activity in centres (Objective 22), and economic sectors such as tourism and visitation are targeted for success (Objective 24).
- North District Plan – supports planning priorities and actions that: facilitate opportunities for creative and artistic expression and participation (Planning Priority N4, Action 15); create great places and develop the night-time economy, (Planning Priority N6, Action 19); grow investment, business opportunities and jobs to strengthen Hornsby strategic centre, such as a lively eat street and restaurant precinct and a diverse and vibrant night-time economy (Planning Priority N10, Actions 36 and 43); support the growth of the tourism industry through the night-time economy (Planning Priority N13, Action 55).
- Draft Sydney Plan (2025) – supports initiatives that 'create a more vibrant Sydney' (Response 6), including special entertainment precincts as part of Council-led precinct planning (Action 6.3).
- Hornsby Shire 2035 Community Strategic Plan – supports the long-term goal of a vibrant and connected business, employment and tourism hub that is innovative and sustainable (6.1), through actions that support: economic development via sound planning and collaboration (Action 6.1.1); the revitalisation of Hornsby Town Centre (Action 6.1.2); cultivating and promoting Hornsby Shire's appeal to live, learn, visit and do business (Action 6.1.3); and importantly, the development of an early and late evening economy (Action 6.1.4).
- Hornsby Local Strategic Planning Statement – supports local planning priorities and actions that seek to revitalise Hornsby Town Centre (PP3) and promote its economic growth and development (PP3), including through the Hornsby Town Centre Review (LA15, PA1) and other Council-led economic strategies (PA3, PA4), as well as promoting the arts, creative industries and the nighttime economy (LP7, LA19).
- Hornsby Economic Development and Tourism Strategy – supports the strategic themes for Hornsby Shire – connected, smart and innovative, and destination – and the short-term priority action of developing a night-time economy in Hornsby Town Centre (Action 4).
- Hornsby Employment Lands Strategy – supports strategies and actions that seek to prioritise employment growth in and attracting knowledge intensive jobs to Hornsby Town Centre (Strategy 1.1, 4.1), including through a Masterplan for Hornsby Town Centre (Action 1.1.4) and investment prospectus (Action 6.3.1, 6.3.2).

2.2 Hornsby Town Centre Masterplan and TOD

From 2019 to 2022, Council led a detailed Masterplan process for Hornsby Town Centre to respond to anticipated future growth. The developed the draft Hornsby Town Centre Masterplan (the Masterplan) emerged from a review process and development of a Strategic Framework to support economic, employment and housing growth within Hornsby Town Centre. At its meeting on 8 November 2023, Council resolved to adopt the Hornsby Town Centre Masterplan and released its final Masterplan Report.

The adopted Masterplan sets out the long-term future vision for the Town Centre and formed the basis of the Hornsby Transit Oriented Development (TOD) accelerated precinct rezoning by the NSW Department of Planning, Housing, and Infrastructure (DPHI) in late 2024.

As outlined in the accompanying *Urban Design Framework*, the Hornsby TOD project has the following specific objectives:

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- Accelerating housing growth in the Hornsby Town Centre.
- Carry out the additional work and analysis required to implement the Hornsby Town Centre Masterplan through a holistic precinct rezoning.
- Increase density close to existing public transport.
- Realising integrated urban design outcomes.
- Identifying the process for funding and delivering the required supporting infrastructure.
- Setting affordable housing targets for future development.

Place-based planning for the Masterplan and subsequent TOD urban design process means the constraints and opportunities have been comprehensively addressed to set a framework within which development will unfold over the next two decades.

The key urban design moves for the Hornsby Town Centre include:

1. Increase land use intensity – Increase land use intensity on both sides of the train station, to keep the centre compact and avoid sprawl.
2. Bridge the train line – Enhance east-west connections across the train line to knit both sides of Hornsby closer together.
3. Connect Hornsby Park to the Centre – Reinforce the important green links from the Hornsby Park into the Town Centre as a key part of green infrastructure.
4. Rationalise the transport hub – Deliver new bus interchange that ensures ease of access, allows for efficient bus operations and minimises impacts to public spaces.
5. Define the pedestrian network – Strengthen and add to the existing pedestrian network which connects people to existing and future destinations within the Town Centre.
6. Create a network of good public spaces – A series of key connected public spaces are the focus. Each have their own distinct identify and use.

The SEP supports the aims of the Masterplan and TOD Precinct and will strengthen Hornsby Town Centre as a vibrant, family-friendly, safe and welcoming destination after dark. Urban design strategies of relevance to the SEP are outlined in the *Hornsby Development Control Plan 2024* (Hornsby DCP) (Section 4.5; amended 23 June 2025) and *Hornsby Precinct Design Guide* (November 2024) (Hornsby TOD Design Guide), prepared by the Department of Planning, Housing and Infrastructure (DPHI) in support of the TOD Precinct Rezoning. The Hornsby TOD Design Guide relates to the future design and amenity of the Town Centre, including built form, public spaces, and landscaping and public domain, and works in conjunction with the Hornsby DCP.

The Hornsby TOD Design Guide outlines a locality statement for the Hornsby Town Centre that reinforces a vision (also included in Hornsby DCP) for:

- *"…A connected, productive and vibrant Town Centre cherishing all the features that make Hornsby a unique and desirable place for all ages to live, work, play and learn…"*

Future character is defined for the different areas of the precinct, focusing development around the train station, central heart and retail core area (refer Figure 2), with building heights up to 53 storeys in the retail core, transitioning to lower buildings at the periphery of the precinct. The sound management framework for the SEP seeks to enable the desired level of activation across these different Character Areas, noting their distinctive built form, context, and relationship to sensitive receivers.

Some of the key development guidelines relevant to the SEP include:

- Active frontages and facades: seek to ensure development contributes positively to the streetscape and the creation of a vibrant active precinct and maximising street level activation by requiring commercial/retail development along the ground floor, particularly along high activation zones like Florence Street, Hornsby Mall/Square, George Street, and Jersey Street, and the existing shop fronts in the Western Heritage character area (e.g. Peats Ferry Road).

- **Community facilities:** seeks to enable the development of new community spaces in prominent locations in the Central Heart and Retail Core Character Areas that are multi-functional and able to cater to the evolving needs of the local community.
- **Open space:** seeks to enable the delivery of new and enhanced passive and active recreation areas with privacy, access to sunlight and provision of shade through trees and structures for use by workers and the residential population. These include new and upgrades public open spaces at Hornsby Square, Burdett Street Park, Cenotaph Plaza, and Jersey Street.
- **Landscape and public domain:** seeks to ensure development provides for increased landscaping and deep soil zones that contributes to attractive streetscapes for workers, residents and visitors to enjoy by providing shade along pedestrian frontages and screen planting along boundaries, preserving significant trees, enhancing tree canopy, and highlighting key pedestrian focused green links along Florence Street Mall, Burdett Street, Hunter Street, Jersey Street, and Peats Ferry Road.
- **Built form:** seeks to facilitate development that results in towers of slender proportions to achieve elegance of built form and minimise adverse effects like overshadowing, floor heights that can accommodate future uses such as commercial at the ground floor, street walls and podiums that are of appropriate scale and materiality, high-quality buildings with articulation, modulation and attractive composition of building elements, and building setbacks that create a pedestrian-friendly scale and allow landscaping, open space and separation between buildings. Continuous awnings will provide shelter for pedestrians but will also help to mitigate entertainment noise transference to the towers above.

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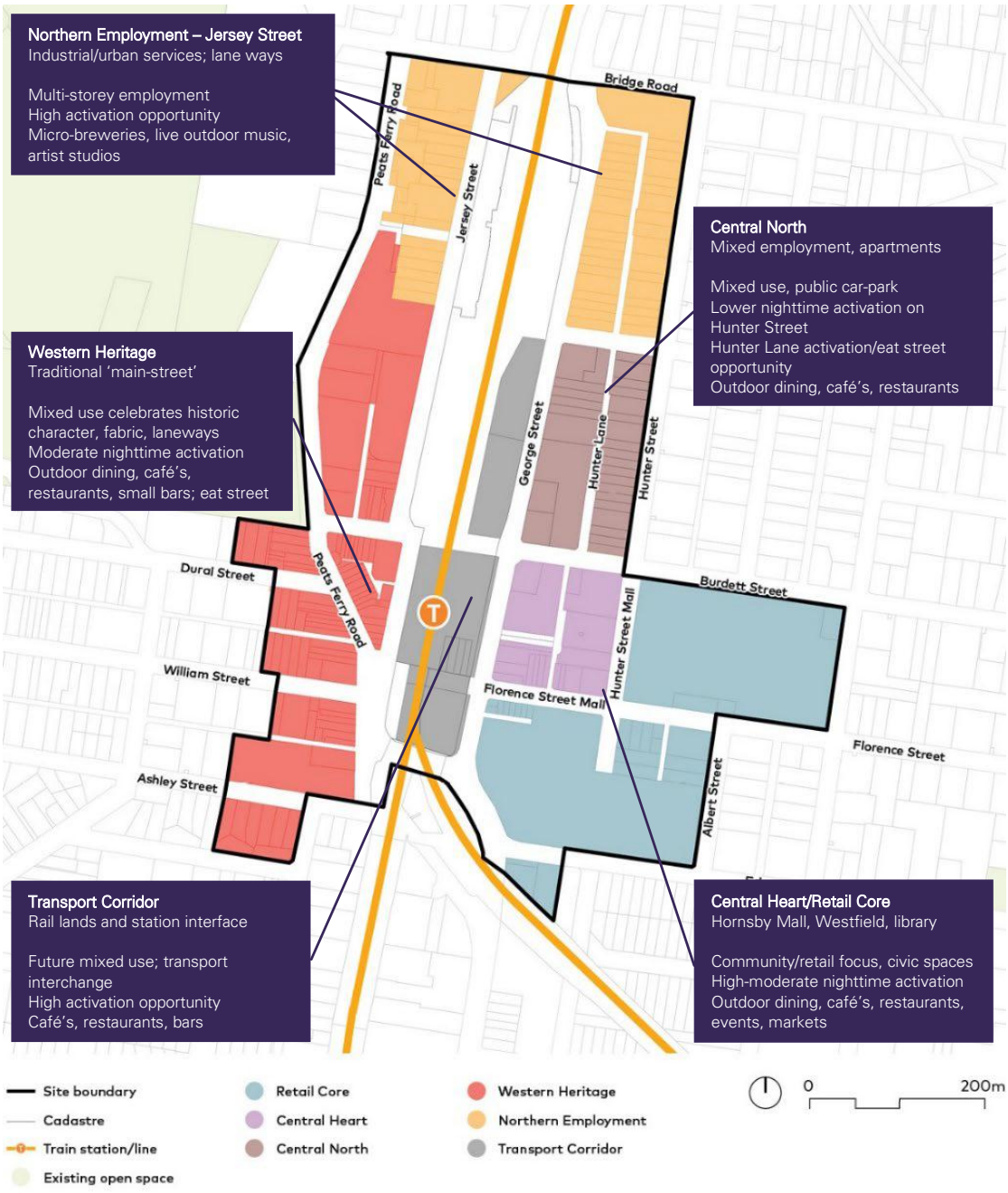

Figure 2 Character Areas and anticipated level of 'activation'

2.3 Existing policy considerations

Several existing Council and NSW State plans and policies interact with or work alongside this Precinct Management Plan:

- *Local Government Act 1993* – The SEP is enabled under Section 202 of the *Local Government Act 1993* and is defined as a precinct, streetscape or single venue identified in a local environmental plan where trading hours for premises and sound conditions for entertainment activity are set out in a Precinct Management Plan. This legislation makes Liquor and Gaming NSW the sole authority for entertainment activity sound related complaints for licensed venues, enables Council to grant additional trading hours to businesses without approval, and makes it clear the Precinct Management Plan sound criteria overrides existing Development Application conditions of consent.
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP) – The Cultural SEPP, implemented through changes to the Codes SEPP, expanded exempt development provisions for entertainment venues within a SEP. These include a 30% capacity increase (up to 100 patrons) for outdoor dining areas, streamlined pathway for events on public land, temporary extended trading hours during council special events, and permitting entertainment in existing premises two nights a week.
- New South Wales Special Entertainment Precinct Guidelines (November 2024) – The *New South Wales Special Entertainment Precinct Guidelines* (SEP Guidelines) must be used by Council in setting up and operating a SEP (by virtue of clause 203 of the *Local Government Act 1993*). The SEP Guidelines outline the necessary steps for a council to establish, operate, and suspend or revoke a SEP.
- *Hornsby Local Environmental Plan 2013* – The SEP is legislated under the *Hornsby Local Environmental Plan 2013* (Hornsby LEP), which also a includes map identifying the properties located within the SEP.
- *Hornsby Development Control Plan 2024* – Section 4.5 of the *Hornsby Development Control Plan 2024* (Hornsby DCP) (amended on 23 June 2025) sets out controls for development within Hornsby Town Centre, including new mixed-use development within the SEP area. The provisions in Hornsby DCP will complement the Precinct Management Plan, ensuring new development is designed for the future sound environment.
- Hornsby Precinct Design Guide (November 2024) – The *Hornsby Precinct Design Guide* (Hornsby TOD Design Guide) was developed by DPHI in support of the rezoning of Hornsby Town Centre. It works in conjunction with the Hornsby DCP and contains guidance on built form, public open space, and landscape and public domain. Alongside Hornsby LEP and Hornsby DCP, these documents are the statutory framework for future development in the Hornsby Town Centre.
- Liquor licences – Premises holding a liquor license are regulated by Liquor and Gaming NSW (L&GNSW) under the *Liquor Act 2007*. Any premises in a SEP that serves or sells alcohol is required to have a liquor licence in place. Liquor licences contain conditions that must be upheld whilst alcohol is being served and consumed. Conditions cover a range of matters including but not limited to security requirements, licencing boundaries, and hours of operation. All premises located within a SEP must comply with the conditions on their liquor licence. Extended trading hours are possible for venues deemed dedicated live music venues. Venues must contact L&GNSW to activate these additional trading hours.
- Council's Outdoor Dining Code 2009 – The Code establishes Council's principles when dealing with applications for use of the public footway for outdoor dining, applying to cafes and restaurants. The Code includes guidance on the positioning of tables, chairs, and shade structures to ensure there is adequate footway for pedestrian circulation and a pleasant and safe environment for shoppers and patrons.
- Council's Complaints Handling Policy – Adopted in 2022, the policy affirms Council's commitment to customer service and indicates complaints are welcomed as an opportunity to improve service standards and will be dealt with in the most efficient and professional manner.
- Council's Enforcement Policy – Adopted 2025, the policy outlines Council's position on compliance and enforcement for matters that Council is the appropriate regulatory authority for.

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3 Operation of the SEP

3.1 Application of this plan

This Precinct Management Plan applies to the operation of all commercial premises generating sound from *entertainment activity* within the SEP as defined under Section 202A of the *Local Government Act 1993* (refer Section 5 Glossary). This includes future-proofing commercial premises developed as part of new mixed-use buildings that could provide entertainment activities in future.

This Precinct Management Plan sets trading hours for all venues in the SEP but does not set liquor licence trading hours, which continue to be regulated by L&GNSW.

The Sound Category Areas in this Precinct Management Plan establish the sound criteria for different types of development and land uses within and adjoining the SEP:

- Existing sound-emitting venues or premises.
- New or modified sound-emitting venues or premises.
- Outdoor entertainment both on private and public land.
- Existing or modified sensitive receiver (e.g. residential) development.
- New sensitive receiver development.

3.1.1 When this plan does not apply

This Precinct Management Plan does not apply to other sources of disturbance unrelated to entertainment activity sound such as:

- Vocal noise from people in public e.g. talking.
- Plant or machinery noise.
- Train, vehicular or traffic noise.
- Aircraft noise.
- Anti-social behaviour.
- Dumped rubbish.
- Littering.

3.1.2 Live music and performance venue list

Once the SEP is established, venues will need to apply to L&GNSW to be on the live music and performance venue list which is subject to eligibility criteria. Information on how to apply is available on the Liquor and Gaming NSW website.

3.2 Communication and engagement

3.2.1 Early engagement

Council undertook early consultation on the SEP between May and July 2025 through surveys, pop-up sessions, written submissions, hotline and direct engagement. In total, 345 community members participated in the early engagement to help inform the preparation of draft documentation required as part of the SEP process. The

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engagement indicates most people are supportive of the SEP, with 71% of survey respondents expressing support for the proposed boundary (only 5% opposed).

Key community themes and priorities for Council to consider include:

- Strong support for longer trading hours (82%) and outdoor dining (80%) to enhance town centre vibrancy
- A strong desire for more family-friendly and cultural activities in the early evening and opportunities for live music and performances
- Concerns about anti-social behaviour, traffic congestion and parking availability during the trial period
- Excessive noise from venues is the top concern for residents living in the SEP boundary (78% of residents living in SEP boundary compared to overall survey results where it is the 5th issue (48%) for Council to be mindful of during the SEP trial)
- Youth participants also emphasised the need for safe, welcoming spaces for socialising and studying.

The surveys indicated a strong pattern of nighttime visitation to Hornsby Town Centre on Thursday evenings, coinciding with late-night shopping at Westfield, and into the weekend. This presents an opportunity to leverage community routines by gradually build evening vibrancy across this period (Thursday-Saturday).

While most survey participants expressed support for the proposed SEP boundary, there were also some suggestions for inclusions and exclusions. Suggested inclusions made by survey participants included Hornsby Park, Hornsby Aquatic & Leisure Centre, TAFE NSW Hornsby Library, Wallarobba Arts Centre and Magpies Waitara. When thinking about exclusions, participants noted areas on the boundary periphery that are closer to residences, with a desire to help minimise potential noise or amenity impacts. These inclusions and exclusions will be considered in future SEP boundary investigations and monitored during the SEP trial.

3.2.2 Precinct Working Group

Council has established a Precinct Working Group (PWG) with key stakeholders invested in the future of Hornsby Town Centre as a SEP, including Councillors, Liquor and Gaming NSW, and NSW Police, as well as representatives from Westfield, Hornsby RSL, Hornsby Railway Hotel, Hornsby Chamber of Commerce/Hornsby After Dark, and Hornsby Inn.

The purpose of the PWG is to seek stakeholders' views on the establishment of the SEP and future management framework. The PWG met three times (hybrid sessions) in the lead up to public exhibition.

Key outcomes from the PWG meetings for Council to consider include:

- Members were informed about the SEP and PMP process and outcomes and were able to ask questions and share concerns.
- Members were supportive of the draft trading hours but emphasised the need to consider residential amenity on the SEP boundary and explore potential for later hours near railway land.
- Strong support from PWG members for noise attenuation in future developments but were cautious of DCP controls that may affect the feasibility of construction and any additional costs for development.
- Members encourage more consultation with the public and key stakeholders.

The PWG may continue to be convened by Council during the SEP trial and to consider broader strategies around the night-time economy and activation of the centre.

3.2.3 Upcoming engagement

Implementation of the SEP is subject to public exhibition of a Planning Proposal to amend the Hornsby LEP. During this period, the public can make a written submission to Council, provide feedback via the project hotline or in-person at an engagement stall, in accordance with the requirements of Gateway Determination and Council's Community Engagement Strategy.

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Public exhibition will include notification to the PWG, property owners within the Hornsby Town Centre and surrounding residential properties located within proximity of the SEP precinct, advertisement on Council's website, social media, electronic newsletter and displays at Hornsby Library. In addition, the project team will door-knock businesses and host engagement stalls in the Hornsby Town Centre. Relevant public authorities, including NSW Police and NSW Liquor and Gaming, will also be notified.

The public will have a minimum of 28 days (or the time period specified in the Gateway Determination) to provide feedback. The comments and issues raised by the community and public authorities during the public exhibition period will be reported to Council for consideration prior the SEP and Precinct Management Plan being formally endorsed as a trial.

3.2.4 Trial period and ongoing monitoring

Subject to Council's endorsement and finalisation of the Planning Proposal (that includes notification on the NSW legislation website), an announcement will be made via Council's communication channels and Council's website will be updated to keep the community informed of the operations of the SEP. The trial period will be in place for 12 months, commencing on finalisation of the Planning Proposal (nominally November 2026).

The community, businesses and other stakeholders can provide feedback directly to Council during the trial period. Council will continue to work with public authorities to review the operation of the SEP in accordance with the monitoring and evaluation provisions detailed below (refer Section 3.3).

3.3 Monitoring and evaluating the SEP

The below table outlines how Council will evaluate and monitor the operation of the SEP trial. Given Hornsby Town Centre is in the initial stage of an evolutionary journey, the evaluation and monitoring of the SEP trial will be focused on setting a baseline for future monitoring and evaluation. Following the SEP trial, Council will establish a formal monitoring and evaluation framework.

Table 1: Evaluation and monitoring for the trial period

Desired outcome	Indicators	Data sources	Frequency
Businesses trade longer and provide different types of entertainment	Number of businesses trading later Number of residents who report a positive night-time experience	Number of hospitality businesses reported as trading after 10pm Survey – Community Satisfaction	At end of trial
Businesses feel the value of the SEP, including improved economic conditions	Self-reported value of investment attraction and collaborations Self-reported change in revenue generated from offerings and extended trade	Survey – Business sentiment	At end of trial
Entertainment uses at venues do not exceed the set sound limits in the Precinct Management Plan	Proportion of venues complying with the maximum noise levels	Number of noise-related complaints to L&GNSW around venues	At end of trial
The SEP is a safe place for both patrons and staff of venues	Number of alcohol related incident call outs to the SEP including to premises and public places Self-reported perceptions of safety	Local Area Command – NSWPF Survey – Community Satisfaction	At end of trial

This qualitative data will be supplemented with data from the NSW Government's 'Data After Dark' platform; a digital platform with 24-hour mobility data used to assess and evaluate visitation.

Following the trial period, Council will introduce a formal monitoring and evaluation framework for the SEP to measure its success over time and importantly, allow Council to further refine and improve the operation of the SEP on an ongoing basis. This will involve both quantitative and qualitative data sources on the operation of the SEP, noting Council expects night-time activity to build and evolve as the centre redevelops over time. In this case, qualitative data such as surveys of business and community sentiment is likely to yield the most meaningful results in the short-term.

Early community consultation indicated most people felt longer trading hours, including outdoor dining, and increased cultural activities would support vibrancy, while anti-social behaviour and safety were key concerns. Hornsby Town Centre is already well-frequented in the early evening (6pm-8pm), with most people staying for 1-2 hours. These insights point to an opportunity to gradually build evening vibrancy by increasing the diversity of after-dark offerings that align with community routines; namely better conditions for hospitality venues to trade both indoor and outdoor between 8pm and midnight, and to offer some form of entertainment like live music.

The key evaluation parameters for the ongoing operation and monitoring of the SEP include:

- The strategic priorities, roles, responsibilities, and accountabilities for the SEP are clear and understood by businesses and the community.
- Businesses start to take up the incentives on offer – trading later, with diverse entertainment offerings.
- Residents spend more time in the SEP and in venues into the evening.
- Infrastructure and the built environment support the night-time economy.
- Residents and patrons feel safe and socially connected.

3.4 Suspension or revocation

The *NSW Special Entertainment Precinct Guidelines* (refer Step 3 of the guidelines, pages 24-27) outlines the mandatory steps to be taken by Council or the Minister for Planning and Public Spaces before suspending or revoking a SEP. Suspending a SEP means placing its operation on hold until issues have been addressed. Revoking a SEP means removing it permanently.

Suspension or revocation of the SEP may occur in the event of ongoing issues that cannot be resolved through existing compliance pathways. Council and NSW Government agencies are committed to the long-term viability of the SEP and will explore all options for remediation before suspending or revoking the SEP. Issues relating to individual venues can ordinarily be dealt with through existing L&GNSW or Council compliance pathways, but the same process would apply to the suspension or revocation of individual premises (refer Section 4.5.2).

Any suspension or revocation must therefore be supported by strong evidence and data, be agreed with NSW Police, L&GNSW, and the Office of the 24-Hour Economy Commissioner, and be a last-resort measure. The decision would require a formal resolution of Council and would follow the steps mentioned above.

3.4.1 Threshold criteria

Suspension

The situations in which Council will consider suspending the SEP with a view to remedying issues, include:

- The cumulative impact of business operations or the behaviour of patrons after they leave the venues is unreasonably disturbing the quiet and good order of the neighbourhood.
- High levels of anti-social behaviour persist over a significant period which is impacting public safety and amenity.

- A significant number of businesses are in breach of venue management conditions, trading hours and/or sound controls, and there are substantiated complaints following attempts to address them and impacts on public amenity and safety, but council considers these can be remedied within a certain timeframe.
- The continuation of the SEP is not in the public interest.

Revocation

The situations in which Council will consider **revoking** the SEP include:

- Venues and businesses do not take up the opportunities provided by the SEP framework over an extended period (e.g. very low demand to host live music and performance and have extended trading hours).
- Council's strategic direction for the SEP has changed and the framework is no longer considered suitable for Hornsby Town Centre.
- High levels of anti-social behaviour and/or violence are occurring on an ongoing basis that are impacting public safety and amenity.
- A significant number of businesses are in breach of venue management conditions, trading hours and/or sound controls, and there are substantiated complaints following attempts to address them and significant impacts on public amenity and safety which cannot be resolved.

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4 Sound management framework

This section of the Precinct Management Plan (sound management framework) sets the fixed sound criteria for sound from entertainment activity for licensed and unlicensed venues located within the SEP. In this case, fixed decibel levels have been designed by an acoustic consultant for specific sound category areas across the SEP that reflect the desired future character and level of activation anticipated in these areas. Council has undertaken early consultation with relevant stakeholders through the Precinct Working Group, including NSW Police, to develop this sound management framework that will be refined through the public consultation process.

This section should be read in conjunction with Section 4.5 of Hornsby DCP.

4.1 Approach

This Precinct Management Plan replaces existing development consent and liquor licence noise criteria with one simplified overarching approach that can be applied holistically across the SEP and surrounding streets. To provide greater consistency and certainty across the SEP, predetermined fixed sound level criteria have been defined, rather than sound criteria relative to the background level.

The fixed sound levels vary by time of day, day of week and location to reflect the desired balance of activation and amenity across the SEP. Derivation of this approach has been informed by review of current conditions, licenses, national and international literature review, acoustic measurements across the precinct, and community expectations, based on the guidance set out in the *Acoustic Toolkit*. The analysis considered existing ambient noise levels in Hornsby Town Centre, benchmarking testing of noise levels at several centres across Sydney, and an evaluation of acoustic criteria and sound catchments to understand what activities would likely be facilitated by the controls.

The approach to setting sound criteria for *entertainment activity* within the SEP is informed by the need to:

- Ensure that sound standards do not disadvantage existing venues or businesses operating before the establishment of the SEP.
- Acknowledge the existing ambient noise levels, activation, vibrancy and the positive contribution entertainment venues provide to neighbourhoods and the community.
- Future-proof the SEP by recognising the intended future uses and desired character of Hornsby Town Centre and setting noise emission requirements that enable the activation envisaged.
- Balance activation with the reasonable amenity expectations of co-located and nearby sensitive receivers, such as residential premises.
- Provide greater consistency and certainty for businesses, residents, and compliance officers regarding allowable sound emissions and amenity expectations.
- Provide opportunities to manage population growth within Hornsby Town Centre alongside an increase in entertainment venues and minimise the potential for cumulative noise impacts.
- Recognise the current minimum noise mitigation standards for sensitive development related to rail and road noise exposure.

The derivation of the proposed noise emission criteria across the SEP will enable activities consistent with a vibrant Hornsby Town Centre (e.g. outdoor dining, music emitted from open shop front windows):

- Outdoor kerbside dining into the evening (10pm weekdays, 12am weekends).
- Restaurants, cafes, and small bars to trade with shop front windows open into the evening (10pm weekdays, 12am weekends).
- Restaurants, cafes, and small bars to trade with windows and doors closed later in the evening (post-midnight).

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4.2 Sound criteria

The primary components of the technical criteria that apply within the SEP are:

- External Sound Category Areas (SCAs) define allowable cumulative entertainment noise levels (LAeq,15min) at receiver locations across the SEP horizontally, as well as vertically for the podium and tower levels in new mixed-use developments.
- Fixed internal noise criteria for sensitive receivers that are both separated and attached to venues by a common wall or floor/ceiling.

4.2.1 External Sound Category Areas

The SCA1 has been utilised for areas where greater entertainment noise and activity is expected across Hornsby Town Centre, predominantly along the main street frontages. This has been informed by the desired future character as outlined in the Masterplan, Hornsby DCP, and Hornsby TOD Design Guide, alongside the constraints and opportunities presented by the existing uses and structure of the centre (e.g. land opposite existing apartments and adjoining the railway line). The higher the SCA band, the lower the allowable noise, with SCA4 being the quietest buffer for surrounding residential areas.

Four SCAs have been defined for the SEP, as generally outlined in **Table 2**. The accompanying map is shown in **Appendix A**.

Table 2: Sound Category Areas (SCAs) and future character

Sound Category Area	Locations	Character Area (DCP/TOD)	Activation level*	Activities*
1 (Toolkit SC3/4)	Hornsby Mall (Florence Street and Hunter Street) Westfield George Street west/ railway lands Hunter Lane Jersey Street/ Peats Ferry Road north Peats Ferry Road south (east)/ Station Street/ Coronation Street	Central Heart Retail Core Transport Corridor Northern Employment Western Heritage	High- moderate, main rail and road frontages, existing employment and retail zones	Outdoor dining, cafes, restaurants, small bars Eat streets Civic uses, markets and events Live outdoor music (Jersey Street north)
2 (Toolkit SC4/5)	Peats Ferry Road south (west)	Western Heritage	Moderate	Outdoor dining, cafes, restaurants, small bars Eat streets
3 (Toolkit SC5)	Hunter Street (west)	Northern Employment Central North	Low	Active frontages, urban services, creative uses
4 (Toolkit SC6)	Hunter Street (east), side streets and rear lanes close to the SEP interface	Outside SEP	N/A	N/A

Note:

*This is a guide to the anticipated level of activation and activities. The activities will need to be informed by a consideration of noise criteria for specific venues.

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Areas with louder permitted noise emissions are concentrated in the main activation zones around the mall, rail corridor, and fronting key roads like George Street, Jersey Street, and Peats Ferry Road. Permitted noise emissions are reduced at the rear of commercial lots and in side streets, as well as in locations that will have active frontages with an existing residential interface such as Hunter Street.

The SCAs vary by time of day, day of the week and geographic location. Varying assessment periods have been developed to be in keeping with existing time profiles and in recognition of varying levels of activation and sensitivity based on time of day and day of the week.

SCAs have been identified for both the podium (e.g. ground or street level) and tower levels in new mixed-use developments, in response to the high proportion of new mixed-use development to occur in Hornsby Town Centre in future. This vertical approach will ensure new sensitive receivers (i.e. apartments) in a mixed-use development will be appropriately attenuated against sound from entertainment activity, whilst limiting the cost to construction. This is a different approach to that identified in the *Acoustic Toolkit* but is considered necessary in this instance where noise travelling vertically up the building will be an ongoing concern.

4.2.2 Time of day / days of the week

Fixed noise criteria often vary by time of day and day of week, in line with established patterns of business and patron activities. After 10pm/midnight and weekdays are generally seen as the more sensitive times/days for receivers, whereas weekends see businesses operating later, often with entertainment.

A period representing the day and early evening together (7am-10pm), with two night periods (before and after midnight). These periods address the need for varying sound profiles, with a focus on providing adequate resolution during the night to allow changing noise environments in different areas of the SEP and across different days of the week.

It is intended to align activation with established patterns of visitation to the centre, noting Thursday evening is a popular time to visit the retail-focused parts of the centre such as Westfield.

Further, different targets have been set for different days of the week in recognition of varying levels of activation and tolerance at different times of the week. Period definitions are presented below in **Table 3**.

Table 3: Time periods

Week period	Days^	Period 1 'Day/Evening'	Period 2 'Early night'	Period 3 'Late night'
Weekday	Sunday to Wednesday	7am to 10pm	10pm to midnight	Midnight to 7am
Weekend*	Thursday to Saturday			

Note:

*Weekend trading hours includes the day before a public holiday.

^For the noise criteria, 'weekday' is defined as Sunday 10pm to Thursday 10pm and the 'weekend' as Thursday 10pm to Sunday 10pm.

4.2.3 External noise criteria for venues

The external sound levels for the SEP apply to all *entertainment activity* related sound (i.e. music and patron noise) from licensed and unlicensed entertainment venues within the SEP and specify how sound measurement should be undertaken to determine compliance with the relevant SCA noise levels.

Entertainment activity sound from venues within the SEP must not exceed the sound criteria for the SCA specified in **Table 4** by reference to the relevant map in **Appendix A**. These levels are generally consistent with the *Acoustic Toolkit*; however adjustments have been made to the post 12am period.

The SCA levels apply at the identified frontages of the receiver at the lot boundary, 1.5 metres above the floor level of all floors up a building or podium and apply to all uses emitting sound related to entertainment activity. For new mixed-use developments, the SCA level 'steps down' to the tower level of the development where it applies at the balcony line, 1.5 metres above the floor level of all floors of the tower.

Table 4: Venue external noise criteria – cumulative ($L_{eq(15min)}$)

Sound Category Area		Day of week	7am to 10pm				10pm to midnight				Midnight to 7am			
			Broad band dB L_{Aeq} (15min)	Octave band (Hz) dB $L_{Zeq(15min)}$ 31.5	63	125	Broad band dB L_{Aeq} (15min)	Octave band (Hz) dB $L_{Zeq(15min)}$ 31.5	63	125	Broad band dB L_{Aeq} (15min)	Octave band (Hz) dB $L_{Zeq(15min)}$ 31.5	63	125
1	Podium	Weekday	**65**	69	68	66	**60**	64	63	61	**45**	49	45	41
		Weekend	**65**	69	68	66	**60**	64	63	61	**45**	49	45	41
	Tower	Weekday	**60**	64	63	61	**55**	59	58	56	**45**	49	45	41
		Weekend	**60**	64	63	61	**60**	64	63	61	**45**	49	45	41
2	Podium	Weekday	**60**	64	63	61	**55**	59	58	56	**45**	49	45	41
		Weekend	**60**	64	63	61	**60**	64	63	61	**45**	49	45	41
	Tower	Weekday	**55**	59	58	56	**50**	54	50	46	**45**	49	45	41
		Weekend	**55**	59	58	56	**55**	59	58	56	**45**	49	45	41
3		Weekday	**55**	59	58	56	**50**	54	50	46	**45**	49	45	41
		Weekend	**55**	59	58	56	**55**	59	58	56	**45**	49	45	41
4		Weekday	**55**	59	58	56	**45**	49	45	41	**45**	49	45	41
		Weekend	**55**	59	58	56	**50**	54	50	46	**45**	49	45	41

Note:

Single venues will be required to achieve the sound levels above minus 3 dB to account for cumulative sound from the external environment and potentially other venues. If a venue can demonstrate that it is highly unlikely that there will be no cumulative noise from nearby sites (existing or future), Council may allow the full noise limit (no 3dB adjustment) to be applied.

4.2.4 Internal noise criteria for sensitive receivers

The primary external noise criteria are to apply when receivers are separated from venues by streets, railway infrastructure, lanes, open spaces or gaps between buildings, alongside internal noise criteria to ensure the façade design of new sensitive receiver development can maintain reasonable internal amenity (refer **Table 5)**.

The internal criteria also address situations where sound transfer is within the same or an adjoining building i.e. predominantly via a shared partition such as a party wall or floor/ceiling. This is particularly relevant for Hornsby Town Centre, where high levels of mixed-use development will be introduced in the next decade. Sensitive receivers adjoining an entertainment venue will be a common occurrence in the future.

In these situations, compliance with the external SCA level may be insufficient to appropriately address potential impacts on sensitive receivers. Internal noise criteria have been developed for sensitive receivers (refer **Table 5**) generally based on the *Acoustic Toolkit*. Exceptions include: adjoining residential accommodation where the noise goals are 5dB more stringent given the risks associated with noise transfer through common walls/floors within future mixed use development; and the weekday early nighttime period (10pm-midnight) noise limits in residential sleeping areas which are 5dB less than the *Acoustic Toolkit* to further protect separated residential accommodation from noise.

Sound from entertainment activity from venues with an adjoining sensitive receiver, that may be affected by noise transfer via the common partition shall be evaluated against the receiver internal sound criteria at the most-potentially affected location (no less than 1 metre) from the common partition (wall or floor).

Table 5: Sensitive receiver internal noise criteria – cumulative ($L_{eq(15min)}$)

Receiver	Period	Broadband dB $L_{Aeq(15min)}$	Octave band centre frequency (Hz) dB $L_{Zeq(15min)}$		
			31.5	63	125
Adjoining sensitive receivers					
Residential accommodation – bedrooms	7am – 10pm	30	54	47	41
	10pm – 7am	25	49	42	36
Residential accommodation – other habitable rooms	7am – 10pm	35	59	52	46
	10pm – 7am	35	59	52	46
Tourist and visitor accommodation (bedrooms and sleeping areas)	7am – 10pm	38	62	55	49
	10pm – 7am	33	57	50	44
Information and education facilities	All times	35	59	52	46
Place of public worship	All times	38	62	55	59
Health services facility	7am – 10pm	40	64	57	51
	10pm – 7am (wards only)	35	59	52	46
Separated from sensitive receivers^					
Residential accommodation – bedrooms	7am – 10pm	35	59	52	46
	10pm – midnight (weekend)	35	59	52	46
	10pm – midnight (weekday)*	30	54	47	41
	Midnight – 7am	30	54	47	41
Residential accommodation – other habitable rooms	7am – 10pm	35	59	52	46

Note:

*This is a 5dB drop from the *Acoustic Toolkit* for weekday early night period for separated residential.

^These noise limits are intended to set requirements for façade construction for new residential development impacted by venue external noise. If the façade design relies on windows/doors being closed, alternative ventilation compliant with AS1668 should be provided.

4.3 Trading hours

Council considers that a blanket extension to indoor and outdoor trading hours for all businesses within the SEP would enliven Hornsby Town Centre and make it easier for businesses to trade into the evening. This includes businesses that do not provide live entertainment, recognising the important contribution all night-time trading businesses make to vibrant night-life.

Section 202 of the *Local Government Act 1993* allows Council to define trading hours within the SEP for indoor and outdoor trading. All licensed and unlicensed businesses can trade within the hours specified in **Table 6** without further approval from Council. The trading hours apply with respect to the active frontage of the lot.

Importantly, liquor licence operating hours still apply to a licensed premises located in a SEP and will continue to be regulated by L&GNSW. Businesses with a liquor licence that is more restrictive than these hours must contact L&GNSW to amend their licence conditions. Extended liquor licence trading hours (within the SEP maximum trading hours outlined in **Table 6**) are possible for licensed venues that hold live music performances or other arts and cultural events (e.g. theatre shows, visual arts exhibitions, literary arts events) and are deemed *dedicated live music venues*. Venues must contact L&GNSW to activate these additional trading hours, as they will need to meet certain eligibility requirements.

For more information about the incentives, eligibility requirements and the application process, visit the L&GNSW website: https://www.nsw.gov.au/business-and-economy/liquor-and-gaming/liquor-licensing/sound-regulation-for-licensed-venues/incentives-for-live-music-and-performance-venues

Businesses with existing development consent to trade later than the hours listed may continue to do so. Others may apply to Council for extended hours through a development application.

Table 6: SEP maximum trading hours (licensed and unlicensed premises)

Sound Category Area/ Location	Day of week#	Maximum trading hours permitted*
1	Weekday (Sunday to Wednesday)	Indoor: 7am to midnight Outdoor^: 7am to 10pm
	Weekend (Thursday to Saturday)	Indoor: 7am to 1am the following morning Outdoor: 7am to midnight
Jersey Street	Weekday (Sunday to Wednesday)	Indoor: 7am to midnight Outdoor: 7am to midnight
	Weekend (Thursday to Saturday)	Indoor: 7am to 1am the following morning Outdoor: 7am to 1am the following morning
2	Weekday (Sunday to Wednesday)	Indoor: 7am to midnight Outdoor: 7am to 10pm
	Weekend (Thursday to Saturday)	Indoor: 7am to midnight Outdoor: 7am to 10pm
3	Weekday (Sunday to Wednesday)	Indoor: 7am to 10pm Outdoor: 7am to 10pm
	Weekend (Thursday to Saturday)	Indoor: 7am to 10pm Outdoor: 7am to 10pm

Notes:

***All businesses within a SEP may trade within the hours specified, except:**

- Restricted premises (as defined in the Hornsby LEP 2013),
- Sex services premises (as defined in the Hornsby LEP 2013),
- Premises hosting adult entertainment (e.g. strip clubs), and
- Premises hosting any kind of activity alike those described above.

^Outdoor SEP trading hours apply to footpath trading areas, as well as areas on private land including, but not limited to courtyards, balconies, colonnades, rooftops and beer gardens. Outdoor dining furniture must be brought inside at close.

#Weekend trading hours includes the day before a public holiday.

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4.4 Development guidance

Pursuant to Clause 6.15 of Hornsby LEP and Section 202E *Local Government Act 1993*, Development Application (DA) conditions relating to trading hours and sound from entertainment activities are overridden by the provisions of this Precinct Management Plan for premises located in the SEP to the extent they are inconsistent.

4.4.1 Entertainment activity and approved land use

Entertainment activity is only permitted if consistent with the lawful use (development consent) of a premises. As outlined in Section 5 Glossary, land uses defined under Hornsby LEP that have the ability to host entertainment activity include entertainment facilities, small bars, pubs, community facilities and registered clubs, as well as restaurants and cafes.

4.4.2 Trading hours

This Precinct Management Plan defines indoor and outdoor trading hours for all businesses within the SEP (refer Section 4.3).

Businesses that have more restrictive operating hours than the Precinct Management Plan

Businesses and venues that have more restrictive trading hours than those in the Precinct Management Plan can operate in accordance with the trading hours in the Precinct Management Plan. They do not need to submit a DA to modify the hours of operation on their development consents, however they do need to meet the requirements of this Precinct Management Plan including noise criteria.

Businesses that have less restrictive operating hours than the Precinct Management Plan

Businesses and venues that have an existing approval to trade later than the maximum hours permitted under this Precinct Management Plan can continue to operate as per the approved later trading hours.

Businesses that want to operate later than the Precinct Management Plan

Businesses and venues that would like to trade later than the maximum hours permitted under this Precinct Management Plan will need to lodge a DA to Council with the proposed later trading hours. The DA will be assessed on its merits and will need to be accompanied by a venue-specific plan of management and noise impact assessment report addressing the requirements of this Precinct Management Plan.

4.4.3 Outdoor (footpath) dining

Businesses that have approved outdoor dining on Council-owned land and host live entertainment must comply with the sound levels identified in this Precinct Management Plan. It is recommended that a suitably qualified Acoustic Engineer be engaged to ensure compliance with the relevant acoustic criteria.

Businesses who are interested in providing outdoor dining may be required to submit a DA to Council in accordance with Council's Outdoor Dining Code, if the outdoor dining cannot be done under the *SEPP (Exempt and Complying Development Codes)*. For more information contact the Council's duty officer.

4.4.4 Hosting live entertainment, performances and events

Entertainment activity is only permitted if consistent with the lawful use (development consent) of a premises.

Existing and new entertainment venues must comply with the sound levels identified in this Precinct Management Plan. It is recommended that a suitably qualified acoustic consultant be engaged to ensure compliance with the relevant acoustic criteria.

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DA requirements for new entertainment venues

New and substantially modified entertainment venues will be required to lodge a DA to Council to demonstrate that the business can meet the requirements of this Precinct Management Plan. Applicants should submit a noise impact assessment prepared by a qualified Acoustic Engineer that addresses the internal and external noise criteria identified in this Precinct Management Plan. A modified entertainment facility would include any increase in patron capacity if it cannot be undertaken under the *SEPP (Exempt and Complying Development Codes)*.

Structural changes to buildings or entertainment area to meet the sound criteria may also require approval through a DA if the works cannot be done under the *SEPP (Exempt and Complying Development Codes)*. For more information contact the Council's duty officer.

DA requirements for new mixed-use development

New mixed-use development will be required to lodge a DA with Council and comply with the acoustic criteria in this Precinct Management Plan for the design and construction of both the podium and tower.

4.4.5 Low impact entertainment venues

Council will take a risk-based approach to the management of noise associated with entertainment venues. Council recognises many small, low impact venues will not aspire to host significant noise generating entertainment, with sound emissions limited to low-level background music and patron noise. Council would like to encourage low impact venues such as cafes and restaurants to take up the incentives on offer. If cafes and restaurants (with a limited number of internal and outdoor patrons) are separated from existing and future sensitive receivers and can meet base level requirements to address the noise criteria, then Council may not require the submission of a supporting noise impact assessment.

Council has developed an assessment framework for lower impact venues that may not need to submit a noise impact assessment with their DAs (refer Appendix B). DAs for entertainment venues may not need to include a noise impact assessment prepared by a qualified Acoustic Engineer if the venue:

- Does not have outdoor dining on the site itself (i.e. private land, as opposed to footpath dining*), and
- Does not share common walls, floors, or ceilings with existing residential accommodation (e.g. shop top housing), and
- Is not within the podium roof or tower in a mixed-use building, and
- Does not have an indoor patron capacity exceeding 100 (SCA 1/2) or 50 people (SCA 3).

Where a noise impact assessment is not submitted with a DA, appropriate justification must be provided within the Statement of Environmental Effects and a suitable Plan of Management must be submitted with the DA.

The above may not be applicable to development within older buildings, particularly where they adjoin residential receivers, due to acoustic constraints associated with the building's construction and materials.

Council may at any time require a noise impact assessment. The requirement for a noise impact assessment will be determined by Council at DA lodgement stage. Where Council determines that a noise impact assessment is required, it must be submitted with the DA.

*Note: Outdoor dining (including outdoor music) on Council-owned footpath is subject to Council approval and may be applied for post development consent.

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4.5 Compliance procedures

4.5.1 Responsible authorities

Liquor and Gaming NSW – Licensed premises sound from entertainment activity

Since 1 July 2024, Liquor and Gaming NSW (L&GNSW) is responsible for managing any noise and disturbance complaints and compliance issues for licensed premises in accordance with Part 5, Division 3 Disturbance of quiet and good order of neighbourhood of *Liquor Act 2007*.

More information is available on the NSW Liquor and Gaming website: Statutory disturbance complaints - Liquor & Gaming NSW

NSW Police

Since 1 July 2024, premises within a SEP are not subject to the noise provisions under the *Protection of the Environments Operations Act 1997* (POEO Act) therefore NSW Police will not have a role in entertainment activity sound regulation except in emergency situations that require immediate attention including anti-social behaviour.

NSW Police will refer complaints regarding sound from entertainment activity from licensed venues to L&GNSW for consideration. Under the *Liquor Act 2007*, L&GNSW and NSW Police have powers to issue improvement notices to licensed premises in certain situations that require an immediate response.

For unlicensed venues, Police will also handle situations that require immediate attention that demonstrate anti-social behaviour.

Council – Unlicensed premises sound from entertainment activity

Council will be responsible for management of sound from entertainment activity from unlicensed premises and non-compliance with approvals.

Unlicensed premises in the SEP will be managed by Council based on the sound management framework in this Precinct Management Plan.

4.5.2 Complaint management process

Authorities to contact to provide feedback or make a complaint

Within the SEP, any complaints related to sound from entertainment activity from both licensed and unlicensed premises should first be directed in a civil manner to the business. If a resolution is not reached, then a complaint can be made to the authorities shown in Table 7.

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Table 7: Where to direct feedback and complaints

Type of complaint/feedback	Council	Liquor and Gaming NSW (L&GNSW)	NSW Police
Non-compliance and breach of development consent	✓		
Sound from entertainment activity from a licensed premises that exceeds the sound criteria		✓	
Sound from entertainment activity from an unlicensed premises that exceeds the sound criteria	✓		
Anti-social behaviour from licensed or unlicensed premises that requires immediate attention			✓
General feedback related to the SEP	✓		
Complaints from other sources of noise (e.g. air conditioners, refrigeration units, loading/unloading, deliveries)	✓		

Council procedures for complaint handling (unlicensed premises)

Complaints made to Council will be handled in accordance with Council's *Enforcement Policy* which can be found online:

https://www.hornsby.nsw.gov.au/files/assets/public/v/1/council/forms-and-publications/policy-search/documents/policy-search/policy-enforcement-policy.pdf

This first step in resolving a conflict should be reaching out to the venue. Council has some power to investigate offensive noise, though it is generally best to try to resolve the problem without involving Council or other authorities. General information about complaint handling for offensive noise can be found on Council's website: https://www.hornsby.nsw.gov.au/community/hazards/noise

In the event of ongoing issues, an evidence-based evaluation of the complaint or non-compliance will be undertaken by Council based on the criteria outlined in **Section 3.4 Suspension or revocation**. In limited cases and on evaluation of the evidence, Council may consider suspending of revoking the premises participation in the SEP.

Any decision to suspend or revoke a business premises from the SEP will be undertaken in consultation with L&GNSW, NSW Police and Office of the 24-Hour Economy Commissioner.

If the business premises or complainant is not satisfied with Council's determination, a request can be lodged with the NSW 24-Hour Economy Commissioner to review Councils decision.

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5 Glossary

Table 8: Glossary of terms used in this Precinct Management Plan

Term	Meaning
Anti-social behaviour	Conduct that causes or is likely to cause harassment, alarm, or distress or others, or that is capable of causing nuisance or annoyance
Entertainment activity	Same meaning as clause 202A of the *Local Government Act 1993*
Entertainment venue	A land use that is likely to host live entertainment (generating sound such as amplified music and patron activities), including entertainment facilities (e.g. theatres, cinemas), restaurants, cafes, small bars, pubs, function centres, community facilities and registered clubs
Hornsby Special Entertainment Precinct	The Hornsby Town Centre Special Entertainment Precinct as defined under Clause 6.15 of the *Hornsby Local Environmental Plan 2013*
L&GNSW	Liquor and Gaming NSW
Modified venue	Section 4.55 development application modifications that: • Increase patron capacity by 15% or more from the original approval, or • Increase trading hours beyond midnight if currently restricted to midnight or earlier, or • Include new or modified external openings (e.g. windows and doors), or • Include amendments to operational controls in an approved plan of management that manage sound Does not include: • Internal alterations
PMP	The Precinct Management Plan (this document)
Sensitive receiver noise criteria	Means internal noise criteria applying under **Section 4.2 Sound criteria**
Sensitive receiver	A land use that could be adversely impacted by entertainment venue sound, being residential accommodation, tourist and visitor accommodation, places of public worship, information and education facilities and health services facilities
Sound Category Area (SCA)	The classification of land in and around the SEP that defines the external entertainment venue sound limit applying to entertainment venues
Sound from entertainment activity	Sound emitted from live music, performing arts, cultural events, the operation of food and drink services, and including patrons on the premises and associated activities such as set up and pack down, rehearsals and sound checks, the entry or exit of patrons from the premises, and staff announcements
Trading hours	Hours permitted for trading under **Section 4.3 Trading hours.** Not the liquor license operating hours
Unlicensed premises	A premises that does not have a license under the *Liquor Act 2007*
Venue external noise criteria	The external venue sound limits applying under **Section 4.2 Sound criteria**

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Appendices

Appendix A: Sound Category Areas

Appendix B: Low impact venues assessment framework

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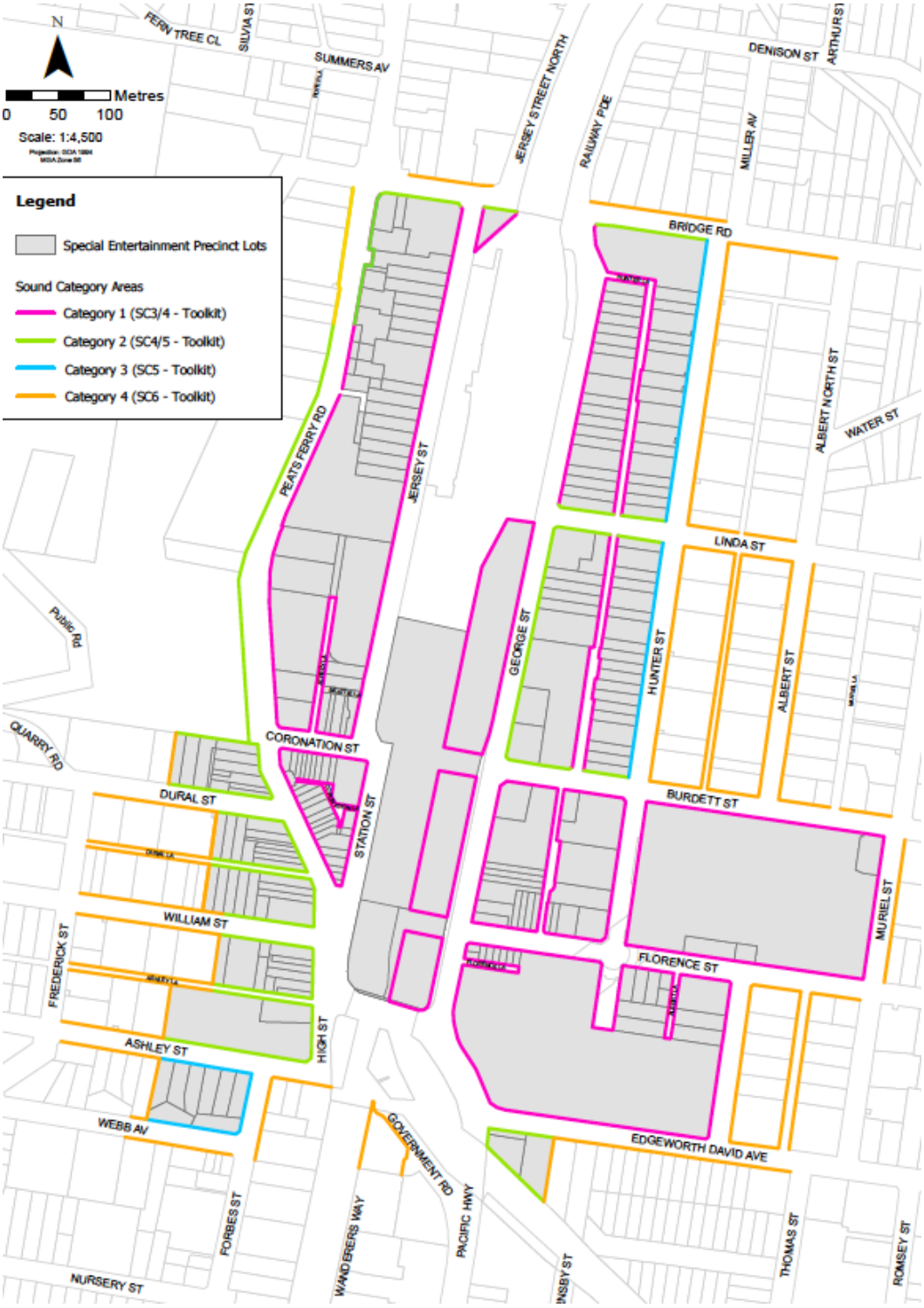
ATTACHMENT 4 - ITEM 1

ATTACHMENT 4 - ITEM 1

Appendix A: Sound Category Areas



Appendix B: Low impact venues assessment framework

Framework for exempting entertainment venues from having to prepare a noise impact assessment

Item	Assessment parameters
SCA1	
Type of use	Restaurant / Café
Trading hours	Trading hours in accordance with PMP
Indoor patron capacity	≤100 patrons and up to 1 person per 1.5m^2
Outdoor patron capacity	No outdoor dining is to be depicted on the plans (within site) Note: Outdoor dining (including outdoor music) on Council-owned footpath is subject to Council approval and may be applied for post development consent
Windows and doors management	Windows and doors may remain open until midnight but must be kept closed from midnight, except for ingress and egress
Internal music	Music played at a background noise level through the venue's PA system only, allowing patrons to converse without having to raise their voices
SCA2	
Type of use	Restaurant / Café
Trading hours	Trading hours in accordance with PMP
Indoor patron capacity	≤100 patrons and up to 1 person per 1.5m^2
Outdoor patron capacity	No outdoor dining is to be depicted on the plans (within site) Note: Outdoor dining (including outdoor music) on Council-owned footpath is subject to Council approval and may be applied for post development consent
Windows and doors management	On weekdays: Windows and doors may remain open until 10pm but must be kept closed from 10pm, except for ingress and egress On weekends: Windows and doors may remain open until midnight but must be kept closed from midnight, except for ingress and egress
Internal music	Music played at a background noise level through the venue's PA system only, allowing patrons to converse without having to raise their voices

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Item	Assessment parameters
SCA3	
Type of use	Restaurant / Café
Trading hours	Trading hours in accordance with PMP
Indoor patron capacity	≤50 patrons and up to 1 person per 1.5m^2
Outdoor patron capacity	No outdoor dining is to be depicted on the plans (within site) Note: Outdoor dining (including outdoor music) on Council-owned footpath is subject to Council approval and may be applied for post development consent
Windows and doors management	On weekends: Windows and doors (up to 9m^2 of the façade) may remain open until 10pm On weekdays: The entry door (up to 3m^2 of the façade) may remain open until 10pm but windows must be kept closed
Internal music	Music played at a background noise level through the venue's PA system only, allowing patrons to converse without having to raise their voices

Notes:

- This framework has been informed by acoustic advice from Renzo Tonin and Associates. More information, including guidance around minimum separation distances to sensitive receivers and indicative treatment measures, is available in their report.
- The above table refers to the podium level SCA, where venues will be located.
- Minimum distances to sensitive receivers (horizontally and vertically) and any awning to the venue should be identified in the DA.

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ATTACHMENT 4 - ITEM 1

HORNSBY
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ATTACHMENT 5 - ITEM 1

RENZO TONIN & ASSOCIATES
inspired to achieve

Acoustics
Vibration
Structural Dynamics

HORNSBY SPECIAL ENTERTAINMENT PRECINCT

Acoustic Advice for Precinct Management Plan

30 April 2026

Hornsby Council

TP849-01F01 Hornsby SEP Acoustic Advice (r5)

40 YEARS 1982-2022 ACOUSTIC ENGINEERING EXCELLENCE
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1 Introduction

Renzo Tonin & Associates was engaged to undertake an acoustic study of the proposed Hornby Special Entertainment Precincts.

The objective of this study is to:

- Quantify the existing and likely future acoustic environment in the precinct for the purpose of determining noise planning controls that will support entertainment uses in precinct while balancing the amenity of existing and future sensitive receivers (primarily residents).
- Examine existing noise planning controls and their suitability for application to the proposed SEPs.
- Examine alternative acoustic planning controls that can be applied to the SEP.
- Examine the noise controls proposed in the Precinct Management Plan and their likely impact, specifically:
    - How do the proposed Precinct Management Plan noise limits compare against commonly adopted acoustic requirements, and against the guidance in *NSW Special Entertainment Precinct Acoustic Toolkit* (by Office of the 24-hour Economy Commissioner).
    - Identify what activities the Precinct Management Plan noise controls will permit/prohibit. The purpose of this is to demonstrate how the planning controls will help to facilitate creation of a vibrant precinct, and to examine the degree of impact on residents.

Typically adopted noise planning controls (e.g. Office of Liquor and Gaming NSW) set noise emission limits for entertainment/licenced venues based on the *existing* ambient noise level (a "background+5dB" type assessment). This approach will typically permit development that can be demonstrated to maintain the existing noise environment. It is a reasonable planning control if the intent is to maintain the existing character of the precinct.

However, this approach is less useful for sites where it is intended to *change* the existing acoustic environment. Planning controls focussed on maintaining existing conditions will hinder a greater level of activation of the precinct, rather than facilitate it.

Planning controls that take into account the anticipated *future* acoustic environment are more appropriate to regulate noise emission limits where the intent is to change the current level of activation/vibrancy. This can be done in a number of ways:

- Estimating future ambient conditions within the precinct, as opposed to using existing conditions when setting noise emission goals.
- A relaxation of a "Background+5dB(A)" noise target to some other goal.

- Setting fixed criteria (i.e. fixed noise goals regardless of the ambient noise conditions). These noise goals are typically determined based on surrounding land use and desired future character of the site.

Each of these approaches have been considered in developing acoustic criteria for the SEPs.

The approach adopted for this study was as follows:

- Quantification of existing ambient conditions in the proposed SEPs using extensive noise surveys.
- Examine the effectiveness or otherwise of existing noise planning controls if applied to the proposed SEPs.
- Establish new noise planning controls (as proposed in the Precinct Management Plan). This is done using both the Office of 24-hour economy Acoustic Toolkit and based on bench mark site identified with Council to provide a frame of reference for future noise levels (Manly Corso, "Canopy" Lane Cove, Chatswood Victoria Ave Plaza, Willoughby Road, Crows Nest, etc.).
- Case study testing to examine how the new Precinct Management Plan noise controls will facilitate the intended outcome to facilitate vibrate precincts within the local government area, while providing reasonable protection to existing and future residents.

In addition, this report will address:

- Acoustic criteria for noise through common walls between entertainment venues and adjacent development.
- Noise controls to regulate development/acoustic performance goals for new residential development constructed within the Special Entertainment Precinct.

Special events in public realm – The noise limits identified in this report are not intended to be applied for special events in the public realm. Events in the public realm involve amplified music or similar are likely to result in exceedance of the noise goals identified in this report. Events such as these would typically be subject to specific approval by Council and are not intended to be subject to the noise limits proposed in this report.

The work documented in this report was carried out in accordance with the Renzo Tonin & Associates Quality Assurance System, which is based on Australian Standard / NZS ISO 9001.

See Appendix A for glossary of typical acoustic terms.

Renzo Tonin & Associates provided separate advice to Council on an assessment framework for lower impact venues that may not require the preparation of acoustic assessment as part of the development application process (refer Appendix F).

2 Identification of Special Entertainment Precincts

The proposed Hornby Special Entertainment Precinct is identified in Figure 1, below.

2.1 Existing Conditions

The precinct currently has a low/moderate level of street activation by kerbside dining or entertainment venues. This occurs primarily around Hornsby Westfield/Florence Street Plaza, Peats Ferry Road and Hunter Street southern end).

Existing larger venues include:

- Hornsby RSL (Ashley Street).
- Hornsby Railway Hotel/Infuse Club (Station Street).
- Hornsby Inn (Burdett Street).

Key aspects of the precinct are as follows:

- Central Heart:
  - Florence Street plaza, interfacing with Westfield Hornsby and Central Business District.
  - Precinct has a moderate level of activation of street front and pedestrian area.
  - Residential interfaces at:
    - Medium density residential development – Madison Apartments (Hunter Street), Albert Lane.
    - Low density residential at Albert Street and Lane/Muriel Street/Burdett Street/Edgeworth David Ave.

- Peats Ferry Road/Hornsby RSL Precinct:
  - Precinct comprises primarily of fine-grained commercial development with some shop top housing and some seniors housing south of Ashley Street.
  - Small/medium level of street activation (kerbside dining).
  - Existing acoustic conditions dominated by Peats Ferry Road traffic noise.
  - Side street interface to low density residential development (Dural St, William Street, Ashley Street, Webb Street

- George Street and Hunter Street precinct:
  - Precinct comprises primarily of:
    - George Street – older commercial development, progressively being replaced with residential apartments (retail ground plane).
    - Commercial Industrial development with no residential component (fronting Hunter Lane).
    - Commercial/low density interface at Hunter Street and Bridge Road.

- Small/medium level of street activation (shop front dining on Hunter Street).
- Existing acoustic conditions dominated by George Street and Bridge Road traffic noise.

- Jersey Street Precinct:
  - Existing commercial/industrial development
  - Minimal existing residential development.
  - Relatively minimal residential interface - Bridge Road (north), Geroge Street (east, 150m away)

- Hornsby Station Precinct:
  - Existing commercial/industrial/infrastructure development
  - No existing residential development.

See precinct plan below.

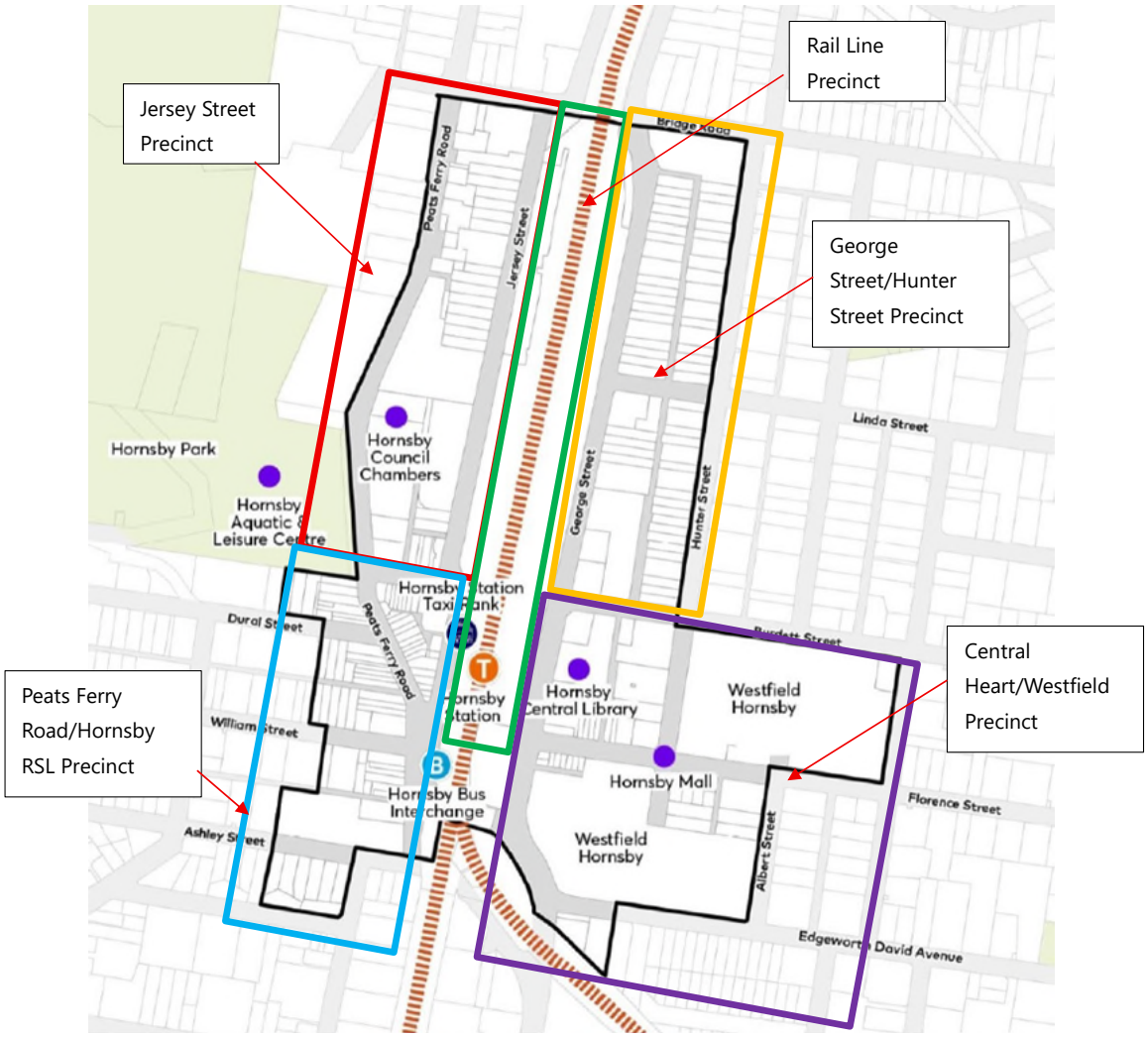

Figure 1 – Special Entertainment Precinct Boundary

2.2 Future Conditions (Hornsby Town Centre Masterplan 2023)

The Hornsby Town Centre DCP and Hornsby LEP identify significant changes to land use within the precinct:

- Mixed use development (retail/commercial podium, residential tower over) anticipated in the Central Precinct, Peats Ferry Road Precinct and the western half of the Hunter Street/George Street precinct. This creates an opportunity to use ground level podiums to provide shielding of noise from ground plane activation to the future towers above.

- It is anticipated that there will be future residential towers located over Hornsby Station and the rail reserve area to the north of the station. This area will be impacted by high levels of road and rail traffic noise, and significant acoustic treatment will be needed to these dwellings, regardless of any new noise associated with an entertainment precinct.

- The Jersey Street Precinct will be a commercial/employment area. The area is located away from existing residential development (George Street, 150m away). Future residential development will be located in the rail corridor (and will be acoustically treated to address rail noise). The Jersey Precinct is an opportunity to have high levels of noise generation with reduced impact on residential development, given its location.

- The George Street/Hunter Street precinct will incorporate:

    - Increase in residential density (apartments over ground level retail) in the western portion and

    - Commercial/employment zones in the eastern and northern zones.

      The Hunter Lane precinct offers an opportunity for moderate levels of activation given the buffer of commercial development between this area and the existing low density residential development on Hunter Street (and future podium/residential tower construction to the west).

See extract from Masterplan below (which is generally incorporated into the TOD precinct rezoning).

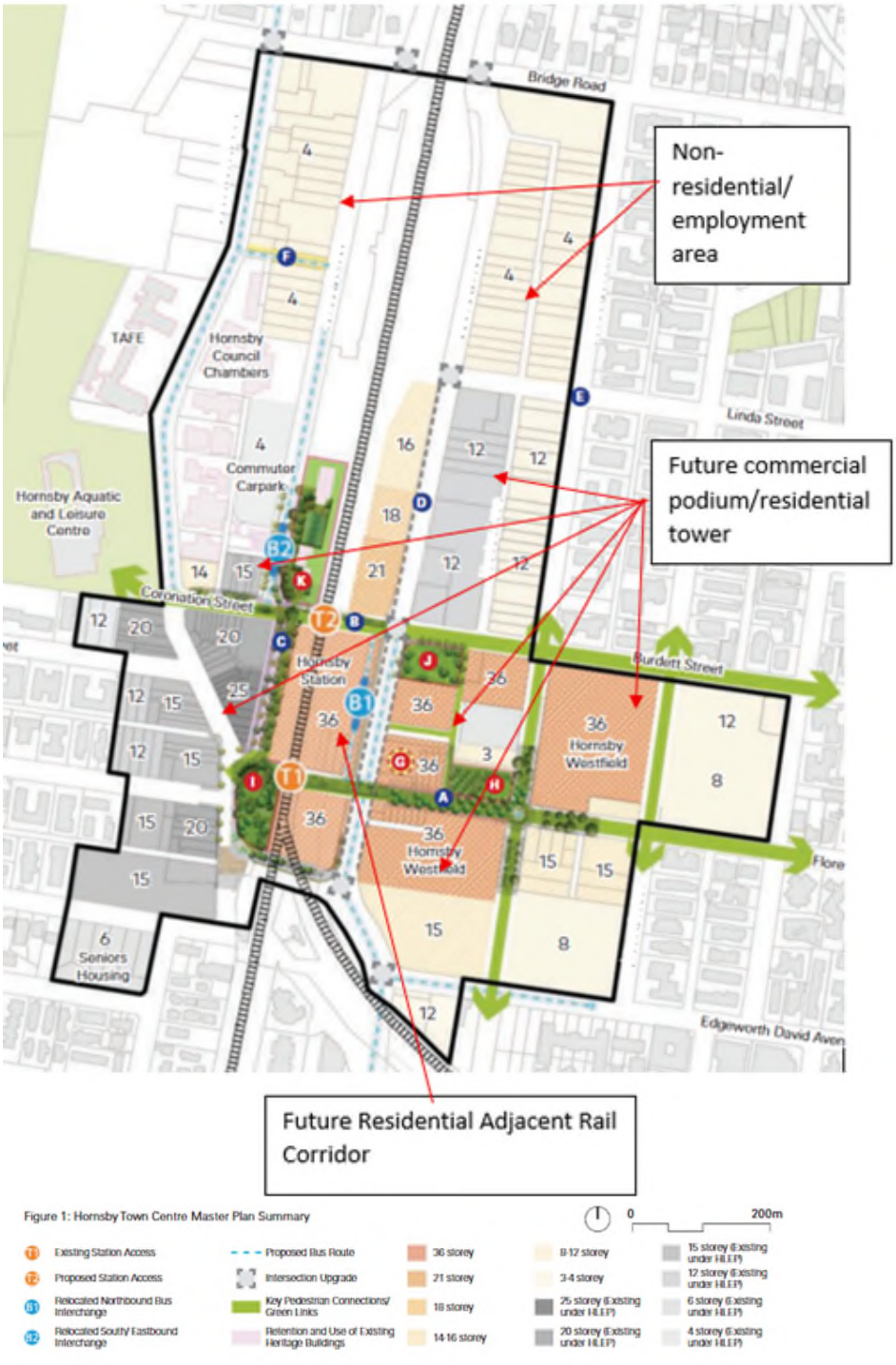

Figure 2 – Future Anticipated land Use (extract from Hornsby Masterplan)

3 Approach

3.1 External Noise Emissions

The approach adopted in the development and justification of the proposed SEP noise emission criteria is detailed below:

- Extensive noise surveys of existing conditions in the proposed Hornsby SEP were conducted. This involved:
  - Collation of survey data into a summary of the typical ambient environment in a given precinct (on main street, side street and back streets).
  - Identification of whether ambient noise levels in a given precinct are representative of a highly activated or poorly activated precinct, and what type of development can be accommodated based on existing noise levels and current NSW Liquor and Gaming acoustic controls.
  - By examining the ambient noise levels and the fixed noise emission limits, this also enables us to determine how the site has departed from a "Background+5dB" type control and helps to provide a frame of reference for comparison against other noise planning controls.
- Establish fixed noise criteria and noise catchment areas for each SEP that balance the needs of businesses and residents for different times of the day/days of the week. These criteria were developed taking into account:
  - Guidance from the *NSW Special Entertainment Precinct Acoustic Toolkit* which provides guidance to Councils when setting noise emission targets.
  - Benchmark testing of noise levels generated at sites identified as comparable to the future intent of the SEP. (Sites at Chatswood, Crows Nest, Manly Corso, Lane Cove were examined as a means to envisage future uses and the noise levels created by them).
- Evaluate the proposed new acoustic criteria/sound catchment areas.
  - An examination of what activities the proposed new acoustic controls will facilitate or prohibit will also be presented in order to evaluate if the proposed noise controls can achieve the intended purpose of facilitating entertainment venue development while providing reasonable amenity to existing and future residents.
  - the proposed noise limits will be examined with reference to anticipated future ambient noise levels to determine if the new noise goals are effectively a "Background+5", "Background+10" or another requirement. This will help provide context for the proposed criteria and comparison against other noise controls (e.g. NSW Liquor and Gaming, City of Sydney, Victoria, Queensland).

4 Noise Survey Results

Detailed noise surveys were conducted at:

- Within the proposed Hornsby Special Entertainment Precinct.
- At number of sites that were used as benchmarks in order to develop future noise emission controls for the proposed Hornsby SEP.

A combination of long-term noise loggers and short-term noise measurements were used.

The equipment used for noise measurements (long term logging and attended measurements) was an NTi Audio Type XL2 precision sound level analyser which is a class 1 instrument having accuracy suitable for field and laboratory use. The instrument was calibrated prior and after measurements using a Bruel & Kjaer Type 4231 calibrator. No significant drift in calibration was observed. All instrumentation complies with IEC 61672 (parts 1-3) '*Electroacoustics - Sound Level Meters*' and IEC 60942 '*Electroacoustics - Sound calibrators*' and with Australian Standard 1259.2-1990 "Acoustics - Sound Level Meters" and is designated as Type 1 instruments suitable for field use. The equipment carries current NATA certification (or if less than 2 years old, manufacturers certification).

Logger noise measurement procedure is detailed in Appendix B.

4.1 Hornsby SEP – Existing Conditions

Measurements were made at the following locations:

- At the building frontages along the main street/plazas within the precinct (Florence Street, Peats Ferry Road, George Street).
- At the building frontages of the side streets (perpendicular to the main street).
- At the low-density residential interface at the perimeter of the SEP.

The purpose of this is to quantify the ambient noise conditions both along the main street and the residential areas back from the main street within each precinct.

Refer to Appendices C for results of noise level measurements (long term noise logging and short-term noise measurements).

The measurement results indicate significant variation, even in what would be expected to be acoustically similar areas (i.e. along the length of the main street).

The table below present the *average* of the measurement results in the precinct.

Table 4-1: Ambient Background Noise Survey Summary (Hornsby SEP)

Location	Background Noise Level – dB(A)L_{90}			
	Day (7am-6pm)	Evening (6pm-10pm)	Early Night (10pm-12am)	Late Night (12am-2am)
Florence Street/ Central Heart Main Street Frontages	58dB(A)	56dB(A)	50dB(A)	45dB(A)
Florence Street/ Central Heart Side Street Frontages	50dB(A)	48dB(A)	42dB(A)	40dB(A)
George Street / Peats Ferry Road Main Street Frontages	55dB(A)	52dB(A)	48dB(A)	45dB(A)
George Street / Peats Ferry Road / Hunter Road Side Street Frontages	48dB(A)	46dB(A)	42dB(A)	40dB(A)

*Figures in red are estimates

4.2 Benchmark Testing

Acoustic benchmark testing of a number of sites where there is a level of activation of licenced/entertainment venues already occurs. Knowing the type of activity and the likely level of noise generation will help to inform the creation of Sound Category Areas in the precinct (see section 7.2).

See Appendices D, E, F G for detailed results of noise surveys.

A summary of the noise levels generated by typical activities associated with activated precincts is provided below.

Table 4-2: Activity Noise Generation – Benchmark Precincts

Site	Description	Measurement Location	Noise Source / Activity	Measured Noise Level – dB(A)$L_{eq(15min)}$	Indicative Sound Category Area (refer to Section 7.2)
Willoughby Road, Crows Nest	Suburban Main Street. Fine Grained Development Kerbside Dining	Shop top housing fronting Willoughby Road	Kerbside Dining, Breakout from Front of House Internal Areas	60-62dB(A)	SCA 2
		Housing fronting side street		58dB(A)	SCA 3
Lane Cove, Canopy	Central Plaza, Significant outdoor dining and pedestrian activity	Edge of Plaza Area	Kerbside Dining, Breakout from Front of House Internal Areas	64dB(A)	SCA 1
		Shop top housing fronting Longview Road		60-62dB(A)	SCA 2
Manly Corso	Central Plaza, Significant outdoor dining and pedestrian activity	Edge of Plaza Area (Corso)	Kerbside Dining, Breakout from Front of House Internal Areas	65dB(A)	SCA 1
		Edge of Plaza Area (Sydney Road)	Kerbside Dining, Breakout from Front of House Internal Areas	62dB(A)	SCA 1/SCA2
		Darley Street Shop top housing	Kerbside Dining, Breakout from Front of House Internal Areas	58dB(A)	SCA 1/SCA2
Chatswood (Victoria Street)	Central Plaza, Significant outdoor dining and pedestrian activity	Edge of Plaza Area (Victoria Street Pedestrian Zone)	Plaza Dining, Breakout from Front of House Internal Areas	66-69dB(A)	SCA 1
		Edge of Plaza Area (Victoria Street Pedestrian Zone)	Busker (amplified)	77dB(A)	SCA 1

5 Acoustic Criteria and Noise Descriptors

An examination of noise planning controls in other government areas is presented below to assist in evaluation of the proposed criteria for the Special Entertainment Precincts.

5.1 Common Criteria for Entertainment Venues

5.1.1 Office of Liquor and Gaming NSW

Noise from entertainment venues and licenced premises is typically assessed using acoustic criteria adopted by the Office of Liquor and Gaming. These are as follows:

- *The LA10 noise criteria sets sound limits that apply to licensed venues to control noise emissions. The standard wording of the LA10 noise condition that may be imposed on liquor licences by L&GNSW, and the Independent Liquor & Gaming Authority is provided below. Although the standard wording of the LA10 noise condition is generally imposed on liquor licences, it may be modified in particular cases, as appropriate.*
- *The LA10* noise level emitted from the licensed premises shall not exceed the background noise level (LA90) in any Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) by more than 5dB between 07:00am and 12:00 midnight at the boundary of any affected residence.*
- *The LA10* noise level emitted from the licensed premises shall not exceed the background noise level (LA90) in any Octave Band Centre Frequency (31.5Hz – 8kHz inclusive) between 12:00 midnight and 07:00am at the boundary of any affected residence.*
- **Notwithstanding compliance with the above, the noise from the licensed premises shall not be audible within any habitable room in any residential premises between the hours of 12:00 midnight and 07:00am* . (Note – this typically requires the emitted noise be at least 10dB below the ambient conditions).

5.1.2 Other Guidelines

Other commonly adopted criteria areas as follows:

- City of Sydney:
  - 7am-12am - Background+0dBL_{eq} in octave bands
  - 12am-7am – Background-12dBL_{eq} in octave bands

- Victoria (Part 2 of EPA Publication 1826 'Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues):
    - 7am-12am - Background+5dB(A)L_{eq} A-weighted/broadband
    - 12am-7am - Background+8dBL_{10} in octave bands
- Queensland (Liquor and Gaming)
    - 6am-10pm - Background+10dB(A)L_{10} A-weighted/broadband
    - 10pm-6am - Background+8dBL_{10} in octave bands

5.2 Noise Emission Descriptors / Comparison of Other Acoustic Criteria

Noise emissions can be described in different manners (noise descriptors), for example:

- The L_{eq} noise level is the *average* noise level over a given period (typically 15 minutes).
- The L_{10} noise level is the noise level that occurs in the loudest 10% of the time in the measurement period (it is essentially the noise level occurring during *typical maximum* noise events).

Office of Liquor and Gaming uses the L_{10} descriptor, while the *NSW Special Entertainment Precinct Acoustic Toolkit* adopts an L_{eq} descriptor.

In addition, some acoustic controls adopt "Octave Band" noise levels (a limit is imposed on each octave band of a given noise emission) while others look at the overall ("broadband"/A-weighted) noise level. A "Background +5dB" noise limit applied across all octave bands makes for more stringent noise emission criteria compared to a "Background +5dB" broadband/A-weighted noise level.

This makes comparison of various noise controls difficult as the criteria do not use like for like noise descriptors.

With respect to this:

- A noise limit of "Background+5dB(A)" for an L_{10} noise is approximately equivalent to "Background+2dB" noise limit for an *average* (L_{eq}) noise emission.
- A "Background+5dB" *octave band* noise limit s approximately equivalent to "Background+2dB(A)" noise limit for a broadband/A-weighted noise limit.

Noise emissions limits that will be adopted for the SEP will be based on the A-weighted L_{eq} noise emission, as this is consistent with the approach in the *NSW Special Entertainment Precinct Acoustic Toolkit*.

Equivalencies are as follows:

Table 5-1: Comparison of Acoustic Criteria and Noise Descriptors

Noise Planning Control			Equivalent criteria if using dB(A)$L_{eq(15min)}$ (Proposed SEP descriptor)
Source	**Time of Day**	**Requirement**	
NSW Liquor and Gaming	7am-12am	Background + 5dBL_{10} octave band	Background - 1dB(A)L_{eq}
	12am-7am	Background - 10dBL_{10} octave band	Background - 12dB(A)L_{eq}
City of Sydney	7am-12am	Background + 0dBL_{eq} octave band	Background - 3dB(A)L_{eq}
	12am-7am	Background - 12dBL_{eq} octave band	Background - 12dB(A)L_{eq}
Victoria	7am-12am	Background + 5dB(A)L_{eq} broadband	Background + 5dB(A)L_{eq}
	12am-7am	Background +8dBL_{10} octave band	Background + 2dB(A)L_{eq}
Queensland	6am-10pm	Background + 10dB(A)L_{10} broadband	Background + 7dB(A)L_{eq}
	10pm-6am	Background +8dBL_{10} octave band	Background + 2dB(A)L_{eq}

The correlations set out above will be used when comparing the proposed Precinct Management Plan noise limits to other commonly adopted noise controls.

6 Application of Office of Liquor and Gaming NSW Acoustic Criteria

This section will present the likely outcomes if applying typical NSW Office of Liquor and Gaming acoustic criteria for typical activities that will occur within the proposed Entertainment Precincts. The purpose of this section is to demonstrate the necessity to examine alternative noise emission controls if the intent is to facilitate the creation a vibrant precinct in the SEPs.

Two typical noise emission scenarios will be considered when evaluating noise emission criteria:

- The noise impact from use of outdoor dining areas. For purpose of assessment, we have assumed groups of 40 diners located on the footpath outside a given premises. We have assumed that there are 1 in 2 patrons speaking with raised voice (75dB(A)L_{eq}).
- Noise from internal spaces of the main street within the premises, assuming that the internal spaces are crowded and have moderately loud music (87dB(A)L_{eq} sound pressure within the space). It is assumed that the shop front windows are open.

The above scenarios have been selected as they represent what we anticipate being a desirable level of activation of entertainment premises within the precinct.

An examination of noise emissions is presented in the tables below. The noise emissions are assessed with reference to current background noise levels and typically adopted noise emission criteria (Office of Liquor and Gaming). Three precincts have been examined:

- Florence Street Plaza.
- Peats Ferry Road.
- Hunter Street.

Noise emissions are predicted to the critical residences – assumed to be residences located directly opposite (other side of road/plaza from the dining area).

The tables below have been created to indicate whether current planning controls will enable or prohibit the two activities identified above, which are reflective of typical noise generating activities in a vibrant area.

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Table 6-1: Analysis – Noise Emission Assessment (Patron Outdoor Dining) – Comparison against NSW Liquor and Gaming Acoustic Controls

Location	Time	Ambient Noise		Patron Dining (40 in ourdoor area, across road)									
				Predicted Level at residence – dB(A)Leq	Comparison to BG Level:	Analysis against OLGR (Leq(15min))							
						Weekend				Weekday			
		Leq	L90			OLGR Goal*	Equivalent to:		Activity Suitable?	OLGR Goal*	Equivalent to:		Activity Suitable?
Florence St Plaza	7am–6pm		58	56	Background+	-2	60	Background+	2 Yes	60	Background+	2	Yes
	6pm–10pm		56	56	Background+	0	58	Background+	2 Yes	58	Background+	2	Yes
	10pm–12am		50	56	Background+	6	52	Background+	2 No	52	Background+	2	No
	12am–2am		45	56	Background+	11	35	Background+	-10 No	35	Background+	-10	No
Peats Ferry Road/George Street	7am–6pm		55	56	Background+	1	57	Background+	2 Yes	57	Background+	2	Yes
	6pm–10pm		52	56	Background+	4	54	Background+	2 No	54	Background+	2	No
	10pm–12am		48	56	Background+	8	50	Background+	2 No	50	Background+	2	No
	12am–2am		45	56	Background+	11	35	Background+	-10 No	35	Background+	-10	No
Hunter Street	7am–6pm		48	56	Background+	8	50	Background+	2 No	50	Background+	2	No
	6pm–10pm		46	56	Background+	10	48	Background+	2 No	48	Background+	2	No
	10pm–12am		42	56	Background+	14	44	Background+	2 No	44	Background+	2	No
	12am–2am		40	56	Background+	16	30	Background+	-10 No	30	Background+	-10	No

Activity that becomes prohibited on applying current OLGR acoustic criteria
*Approximaetly equivalent noise emission goal, after converting OLGR criteira from dBL10 to dB(A)Leq.

Table 6-2: Analysis – Noise Emission Assessment (Music Via Open Shop Front) - Comparison against NSW Liquor and Gaming Acoustic Controls

Location	Time	Ambient Noise		Music+Patron in Front of House – OPEN Windows (87dB(A) sound pressure in front bar)									
				Predicted Level at residence – dB(A)	Comparison to BG Level:	Analysis against OLGR (Leq(15min))							
						Weekend				Weekday			
		Leq	L90			OLGR Goal*	Equivalent to:		Activity Suitable?	OLGR Goal*	Equivalent to:		Activity Suitable?
Florence St Plaza	7am–6pm		58	60	Background+	2	60	Background+	2 No	60	Background+	2	No
	6pm–10pm		56	60	Background+	4	58	Background+	2 No	58	Background+	2	No
	10pm–12am		50	60	Background+	10	52	Background+	2 No	52	Background+	2	No
	12am–2am		45	60	Background+	15	35	Background+	-10 No	35	Background+	-10	No
Peats Ferry Road/George Street	7am–6pm		55	60	Background+	5	57	Background+	2 No	57	Background+	2	No
	6pm–10pm		52	60	Background+	8	54	Background+	2 No	54	Background+	2	No
	10pm–12am		48	60	Background+	12	50	Background+	2 No	50	Background+	2	No
	12am–2am		45	60	Background+	15	35	Background+	-10 No	35	Background+	-10	No
Hunter Street	7am–6pm		48	60	Background+	12	50	Background+	2 No	50	Background+	2	No
	6pm–10pm		46	60	Background+	14	48	Background+	2 No	48	Background+	2	No
	10pm–12am		42	60	Background+	18	44	Background+	2 No	44	Background+	2	No
	12am–2am		40	60	Background+	20	30	Background+	-10 No	30	Background+	-10	No

Activity that becomes prohibited on applying current OLGR acoustic criteria
*Approximaetly equivalent noise emission goal, after converting OLGR criteira from dBL10 to dB(A)Leq.

On examination of the above:

- Even in areas with moderately high ambient noise levels (Peats Ferry Road), current planning controls will limit some number activities that we assume are considered desirable in a SEP, being:
    - Late evening outdoor dining (on weekends).
    - Daytime/evening trading with venues providing music to the front of house area (shop front windows open).

Based on the above, the application of typical noise planning controls is likely to hinder rather than assist approval of development that would typically be expected in a Special Entertainment Precinct.

7 Proposed Acoustic Criteria - Noise Emission Criteria Proposed in Precinct Management Plan

This section outlines the proposed fixed sound criteria for entertainment sound coming from commercial premises within SEPs that have been adopted in Inner West Council's *Special Entertainment Precincts Management Plan (v3)*.

7.1 Development New Noise Emission Criteria - Overview

The Precinct Management Plan approach to sound management has been informed by the following:

1. Acknowledgement of the current ambient noise levels and typically adopted noise emission controls (Office of Liquor and Gaming NSW) will not promote creation of a vibrant precinct. Alternative noise emission criteria are necessary.

2. The requirement to balance the activation of the proposed SEPs with reasonable amenity expectations of sensitive receivers (such as residential premises) within and surrounding the SEP areas.

3. To provide greater consistency and certainty for businesses, residents and compliance officers regarding allowable sound emission and amenity expectations.

4. Provide opportunities to manage the growth of the SEPs and minimise the potential for cumulative noise impacts from new live music venues.

It is proposed that the Precinct Management Plan will replace existing entertainment noise criteria in development consent and liquor licence conditions with one simplified overarching approach. While acoustic assessment is still needed, the need for noise surveys to support and acoustic assessment is removed.

To provide greater consistency across the SEPs, fixed sound level criteria have been defined, rather than sound criteria relative to the background level. The fixed sound levels vary by time of day, day of week and location relative to the main street within the precinct.

7.1.1 Key principles for Setting Acoustic Criteria

The primary considerations adopted setting noise planning within the precinct were as follows:

- Determination of External Sound Category Areas (SCAs). Depending on the location of a residential property within the precinct, a higher or lower level of noise exposure is appropriate (for residences located centrally within the precinct it is reasonable to expect higher degree of noise exposure. Residences further away to have lower exposure). It is therefore necessary to define the high/medium/low exposure areas within each precinct. These will be called Sound Category Areas.

- Determination of the noise level that will be assigned for each SCA. This involves consideration of:
    - Whether a fixed criteria or a criterion relative to ambient/background noise levels will be used.
    - If an average (L_{eq}) or maximum (L_{10}) criteria will be adopted.

The table below summarises the key technical parameters and principles that were considered in the process of deriving noise criteria.

Table 7-1: Summary of technical parameters considered

Parameter	Discussion of principle followed
Fixed vs relative criteria	Although relative criteria, such as 'background +5dB', are a fundamental component of current NSW policies, fixed criteria have been established for the proposed are proposed. This has a number of benefits: • It is consistent with the approach in the Acoustic Toolkit. • It simplifies the implementation of the SEPs as existing background noise levels do not need to be determined for the assessment of each venue. • It is more appropriate than using a "Background+" type criteria given the intention of the SEP is to alter the existing noise environment. • Provide greater certainty to noise receiving and noise emitting developments as the criteria will not alter due to changes in the acoustic environment.
Measurement descriptor	L_{10}, is currently adopted by Liquor and Gaming NSW. However, L_{eq}, being the average exposure level, is considered a good representation of on-going noise exposure over the course of an activity and is most widely correlated with the subjective effect of noise. Leq has been broadly adopted in NSW policy for assessment of most environmental sound, including road and rail traffic, construction, industrial premises, and more recently, large scale entertainment events held at Western Sydney Stadium and the Sydney Opera House. The L_{eq} descriptor is also consistent with the Acoustic Toolkit. The L_{eq} sound measurement parameter has been adopted.
Measurement time period	A 15-minute assessment period has been adopted for consistency with other NSW noise policies. The L_{eq} descriptor is also consistent with the Acoustic Toolkit. The logarithmic averaging nature of the L_{eq} parameter over a 15-minute period is also a sufficiently long duration for the measurement to avoid being significantly influenced by short-term noise events such as entry doors being open for ingress / egress, gathering of patrons while entering / leaving the venue, etc.

Parameter	Discussion of principle followed
Broadband / octave band criteria	As recommended in the Acoustic Toolkit, broadband dB(A) criteria supplemented by low frequency criteria in the 31.5Hz, 63Hz and 125Hz octave bands have been proposed. This differs to the octave band assessment for low and high frequencies (31.5Hz – 8kHz inclusive) which is currently adopted by Liquor & Gaming NSW in the assessment of entertainment venue noise. Adoption of broadband dB(A) criteria will simplify acoustic reporting and compliance measurements while being sufficient in capturing the noise emission level of patrons at the venue. In addition to broadband dB(A) criteria, low frequency octave band criteria have been proposed as: • The broadband dB(A) criteria do not appropriately capture the potential impacts from the low frequency (bass) component of music • To enable the assessment and design of sound insulation for future residential buildings, as the low frequency content is most likely to determine the sound insulation requirements and building constructions. • The low frequency octave band criteria are consistent with the Acoustic Toolkit. Note – an alternative to octave band low frequency assessment, an alternative approach to protection against low frequency noise is to set A-weighted and C-weighted broadband noise levels (with a requirement that the C-weighted broadband noise level does not exceed the A-weighted broadband noise level by more than 10-15dB. This offers a much simpler means to regulate excessive low frequency noise content compared to octave band analysis. We understand that: • Office of Liquor and Gaming for not currently adopt this approach, and given they are responsible for follow up of noise complaints across the state, adopting a consistent approach will be beneficial to them. • In the event that responsibility to address noise complaints reverts by to Councils in the future, a A and C weighted broadband noise limit is likely to be easier for Council officers to implement if investigating compliance.
Time of day / days of the week	Acoustic criteria often vary by time of day with a range of different assessment time periods adopted across existing NSW policies such as: • Liquor & Gaming NSW – 7am-midnight and midnight-7am • NSW EPA Noise Policy for Industry – day, evening and night-time periods which are generally 7am-6pm, 6pm-10pm and 10pm-7am respectively • NSW State Environmental Planning Policy road and rail traffic noise criteria – day and night-time periods of 7am-10pm and 10pm-7am respectively. Existing criteria which are relative to the ambient background noise level will also vary accordingly. With consideration to the operating hours of entertainment venues and the community's sensitive to entertainment noise, the PMP has adopted the same periods of day/evening, early-night (before midnight) and late-night (after midnight) as the template set out in the Acoustic Toolkit. These periods address the changing acoustic environment at night when residential receivers are most sensitive to noise and allow the entertainment venues to have different levels of activation over the course of the day. Furthermore, different targets have been set for different days of the week in recognition of the varying levels of activation and sensitivity to noise on a weekday night (Sunday to Thursday) compared to a weekend night (Thursdays, Fridays and Saturdays).

7.1.2 Procedure for deriving SCAs

The SCAs have been informed by existing acoustic conditions (ambient noise of road traffic, mechanical plant noise from commercial premises, entertainment noise from venues, pedestrian and carpark noise from patrons entering / leaving venues) measured across the precincts, available venue and receiver acoustic assessment reports, existing development consent conditions and standard receiver building design assumptions.

Areas with louder permitted noise emissions (SCA 1) are located along the main street of each Special Entertainment Precinct. Side streets are typically assigned SCA2-4, depending on their distance from the main street.

Examination of background noise levels and "Background+?" type noise emission limit was investigated and found to be inappropriate, even in areas where ambient noise levels are already relatively high (see Section 7). To effectively use a "Background+XdB" type criteria would require:

- Estimation of *future* ambient conditions and
- Adoption of some limit other than "Background+5dB" in order to promote the activation sought for the precinct.

Given this, the primary means to assign noise level limits was therefore to generally adopt the guidance from the Acoustic Toolkit in order to:

- Delineate boundaries of the different SCAs based on the type of land use within each SCA and
- To assign a noise limit to them.

Based on our site measurements, and review of the SCA land type descriptions (and allowable noise levels assigned to them in the Acoustic Toolkit), four SCAs are proposed for each of the Special Entertainment Precincts:

Table 7-2: Description of Sound Category Areas within the Special Entertainment Precinct

Sound Category Area	Notes in Acoustic Toolkit	Locations within Special Entertainment Precinct
SCA 1 in PMP (SC3 in Toolkit)	*Entertainment sound levels suitable for smaller venues and bars, and more readily allowing for external patron areas, particularly up to midnight. May be suitable for a residential mixed-use area or as a buffer area near higher SCs.*	Residences fronting the Main Street in each Sound Category Area.
SCA 2 (SC4 in Toolkit)	*Reduced intensity of entertainment sound levels, most well-enclosed venues. Lower sound levels after midnight for balance toward residential areas. For application to buffer around higher SCs.*	Residences fronting the side street/rear lane for the first 50m from the main street in each Sound Category Area.
SCA 3 (SC5 in Toolkit)	*Use expected to be buffer around other SCs in an urban area. Expected to be less suitable within or immediately surrounding primary entertainment area*	Residences fronting the side street for approx. 50-100m from the main street in each Sound Category Area.
SCA 4 (SC6 in Toolkit)	*Use expected to be buffer around other SCs in a suburban / regional area. Expected to be less suitable within or immediately surrounding primary entertainment area.*	Residential areas other than those identified above.
Note – Acoustic Toolkit SC2 (the next loudest SCA) is described as follows: *High entertainment sound levels from venues 24 hrs. Comparable to Fortitude Valley Core A taking account of different assessment location. Sensitive development possible but will require high building sound insulation. May be suitable in a primarily commercial core or CBD, with limited existing residential development.* This is not considered appropriate in the SEPs the subject of this report.		

7.2 Proposed SEP Acoustic Criteria

This section sets out the proposed Sound Category Areas and external noise limits to be applied in the SEP.

Note - Noise emission limits for *internal* areas in new dwellings constructed within SEPs is not addressed in this section. It is anticipated that the noise limits in the Precinct Management Plan will necessitate moderate/high acoustic performance of the external building shell for new residential development. Implementation of these requirements will help ensure new residences are adequately protected from any entertainment noise that is made permissible by the SEP and reduce chance of complaint by new residents – see Section 9.

7.2.1 Sound Category Areas

Proposed Sound Category Areas are detailed below.

Sound category areas have been developed to set appropriate noise limits for both:

- Existing conditions within the precinct.
- Noise limits to future building facades developed as envisaged by the Hornsby Town Centre Masterplan.

A stepped approach to the assignment of Sound Category Areas has been used which permit lower noise emission levels at the rear of commercial premises and in the side-streets leading from commercial centres (based on their orientation of venues, attenuation due to distance and shielding by intervening buildings).

Proposed Sound Category Areas are presented below.

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7.2.2 External Noise Emission Limits

The noise level limits in the SCAs have been informed by the desired character, existing sound levels and levels of vibrancy targeted across the SEPs.

These levels are generally consistent with the NSW Special Entertainment Precinct Acoustic Toolkit; however, some adjustments have been made, in particular to the post 12am period.

Broadly, the intent of the noise targets is to facilitate:

- Outdoor dining and trading with shop front windows open (10pm weekdays, 12am Thursdays/weekends).
- Use of internal areas (windows and doors closed) for post-midnight. However, by adopting a 45dB(A) noise goal, this should enable small bars/cafes to be able to operate without the incorporation of an airlock exit door system, which is typically needed to comply with the Inaudible noise goal currently imposed by Office of Liquor and Gaming NSW.
- Existing Venues (Hornsby RSL (Ashley Street). Hornsby Railway Hotel/Infuse Club (Station Street)., Hornsby Inn (Burdett Street). The proposed SCA noise limits are intended to not curtail existing noise emission limits in current approvals.
- Future development:
    - Future development in the precinct is likely to consist of commercial/retail podium (3 storey) with residential tower above (6m setback). This provides an opportunity for high level of street level activation, with reduced impact on the future residences above.
    - The proposed SCAs within the precinct has been proposed setting a noise goal 5dB(A) more stringent for the residential tower above compared to the podium level. Given the podium size and tower setback, this is not anticipated to excessively impinge of ground level entertainment uses, however, will avoid high level impact on future towers.
    - The intent is to set external noise limits of 60dB(A) at these apartments. Above 60dB(A), there will be impact on usage of residential balconies (need for raised voice) and is an excessive impact on future residential development given the noise screening opportunity created by the podium.

The external sound criteria in the Precinct Management Plan are reproduced below:

Table 7-3: External entertainment sound levels – cumulative, $L_{eq(15min)}$

Sound Category ID	Day of Week[1, 2]	7am to 10pm				10pm to midnight				Midnight to 7am			
		Overall dB(A)	Octave band Hz (dBZ)			Overall dB(A)	Octave band Hz (dBZ)			Overall dB(A)	Octave band Hz (dBZ)		
			31.5	63	125		31.5	63	125		31.5	63	125
SCA 1	Weekday	**65**	69	68	66	**60**	64	63	61	**45**	49	45	41
	Weekend	**65**	69	68	66	**60**	64	63	61	**45**	49	45	41
SCA 2	Weekday	**60**	64	63	61	**55**	59	58	56	**45**	49	45	41
	Weekend	**60**	64	63	61	**60**	64	63	61	**45**	49	45	41
SCA 3	Weekday	**55**	59	58	56	**50**	54	50	46	**45**	49	45	41
	Weekend	**55**	59	58	56	**55**	59	58	56	**45**	49	45	41
SCA 4	Weekday	**55**	59	58	56	**45**	49	45	41	**45**	49	45	41
	Weekend	**55**	59	58	56	**50**	54	50	46	**45**	49	45	41

Note: 1. Weekday – Sunday (10pm) to Thursday (10pm)
2. Weekend – Thursday (10pm) to Sunday (10pm)

With respect to the above, we note:

- Noise from entertainment venues within an SEP must not exceed the sound criteria specified above.
- The Sound Category Area levels apply at the identified frontage of a residential boundary at 1.5m above the ground level (or 1.5m above the floor level for existing multi-storey residential buildings).
- The noise limits apply to patron and music noise. The limits do not apply to noise from mechanical plant and equipment or noise in the public realm associated with patrons leaving a site.

Cumulative noise from multiple sites:

- The criteria above are *cumulative* noise limits (i.e. the allowable noise limit as a result of the operation of all venues in the precinct).
- For a new noise source, if there are existing or the potential for future noise sources in the vicinity of the site that may also generate noise, we recommend that any individual development must generate noise 3dB less than the limits presented above. This will serve to:
    - Prevent exceedances of noise targets as a result of the operation of multiple sites.
    - Prevent one individual site taking the full allowance of a noise limit and therefore constrain future development.
- In the event that a proponent of a development can demonstrate that it is highly unlikely that there will be no cumulative noise from nearby sites (existing or future), Council may choose to allow the full noise limit (no 3dB adjustment) to be applied to that site individually.

8 Noise Emission Criteria - Noise through common walls, floors and ceilings separating venues from residential development

This section provides acoustic performance targets for situations where a residence shares a common wall or floor or ceilings with an entertainment venue.

This section applies to new development (venue or residential) created within the precinct.

The primary sound criteria (Section 8.2.1) for the emissions regulate noise to external areas. They do not adequately address noise transmission through common walls and floors.

To address noise through common walls, floors and ceilings (from venue to residence), the Precinct Management Plan proposes the following:

Table 8-1: Internal sound criteria for residential development adjoining entertainment venues (noise through common walls and floors)

Receiver	Period	All days			
		Overall dB(A)	Octave band Hz (dBZ)		
			31.5	63	125
Residential – Sleeping Areas	Day / evening (7am-10pm)	**30**	54	47	41
	Night (10pm-17am)	**25**	49	42	36
Residential – Habitable Areas	Day / evening (7am-10pm)	**30**	54	47	41
	Night (10pm-17am)	**30**	54	47	41
Tourist Accommodation – Sleeping Area	Day / evening (7am-10pm)	**33**	57	50	44
	Night (10pm-17am)	**28**	52	45	39
Information and Education facilities	All times	**30**	54	47	41
Place of Public Worship	All times	**33**	57	50	44
Health Services facility	Day / evening (7am-10pm)	**35**	59	52	46
	Night (wards only) (10pm-17am)	**30**	54	47	41

With respect to the Precinct Management Plan proposed noise limits:

- The noise goals set out above are 5dB more stringent than the Acoustic Toolkit.
- If Acoustic Toolkit noise goals are adopted, Noise transmitted through common walls/floors will be clearly audible in the adjoining residential development, particularly at night time and a high risk of complaint.

Again – the "agent of change" principal should apply:

- The responsibility to achieve the above noise levels should fall on the new, not existing development, that shares the common wall/floor/ceiling.
- A new resident located adjacent to existing venue – new residential development would have the onus to upgrade common wall/floor to meet the internal noise goals set out above.
- A new venue development adjacent to residence – new venue would have the onus to upgrade common wall/floor to meet the internal noise goals set out above.

9 Internal sound criteria - Internal Noise Limits in Future Residences because of external entertainment noise through residential façade

This section in intended to set requirements for façade construction for new residential development located within the SEP and will be impacted by existing and future SEP noise.

A new residential premises proposed within the SEP should be required to implement appropriate sound insulation performance to their building shell. The acoustic performance of the building shell should ensure that noise emitted from entertainment venues (provided it is in accordance with the Precinct Management Plan Noise Limits) does not result in an excessive internal noise level within the residence.

Recommended internal noise level criteria for new residential development within the SEP is set out below.

The recommended internal criteria have been based on the template internal sound criteria set out in Table 4 of the Acoustic Toolkit which in turn, reference various criteria and literature (inclusive of Australian Standard 2107:2016 *Acoustics - Recommended design sound levels and reverberation times for building interiors).*

Note – a proposed departure from the Toolkit is recommended for the early night (10pm-12am) period on weekends. If a departure from the Toolkit guideline is not adopted, it is *likely* that non-standard glazing systems *(i.e. 50mm airgap double glazed systems)* will be required to meet acoustic requirements. This is identified in bold in the table below.

Table 9-1: Internal sound criteria for residential development – cumulative entertainment noise level, $L_{eq(15min)}$

Receiver	Period	Overall dB(A)	Octave band Hz (dBZ)		
			31.5	63	125
Residential Habitable Areas	Day / evening	**35**	59	52	46
	Early night	**35**	59	52	46
	Late night	**35**	59	52	46
Residential Sleeping Areas	Day / evening	**35**	59	52	46
	Early night (Weekends - Thursday 10pm – Sun 10pm)	**35**	59	52	46
	Early night (Week days - Sun 10pm – Thursday 10pm)	**30**	54	47	41
	Late night	**30**	54	47	41

Receiver	Period	Overall dB(A)	Octave band Hz (dBZ)		
			31.5	63	125

Notes: Day / evening is 7:00am – 10:00pm

Early night is 10:00pm – midnight

Late night is midnight – 7:00am

Internal criteria apply to entertainment sound only

Habitable room is defined as a room used for normal domestic activities which:

- Includes living rooms, lounge rooms, television rooms, kitchens, dining rooms, studies, family rooms, sunrooms, etc.
- Excludes bathrooms, laundries, pantries, walk-in wardrobes, hallways, foyer, garages, storages sheds and other spaces that are neither occupied frequently nor for extended periods of time.

Adopting the above criteria, new residential development located on a main street in an entertainment precinct would need to install (indicatively):

- 10.38mm-12.38mm laminated glass in living areas and
- 12.5mm laminated hush glass in sleeping areas.

In order to comply with the noise limits, set in Table 14.

10 Applying/Testing the External Noise Emission Criteria

The section will present the likely outcomes if applying the acoustic criteria proposed in the Precinct Management Plan.

In this section the following will be presented:

- Comparison of the proposed noise limits against commonly adopted acoustic criteria in NSW and Australia.
- Examination of the typical activities that will become permissible/prohibited if applying the proposed Precinct Management Plan controls. Identification of potential issues/complaints with currently proposed acoustic criteria.
- Suggested amendments to the Precinct Management Plan acoustic criteria, and revaluation of the permissible activities that would flow from this.

10.1 Comparison Against Other Noise Emission Guidelines

Section 6 presented acoustic criteria commonly adopted by other regulators. As noted in Section 5, direct comparison between other acoustic planning regimes is difficult given:

- Some planning controls adopt a L_{eq} (average) noise descriptor in their criteria while others adopt a L_{10} (typical maximum) noise level when setting acoustic limits.
- In addition, some planning controls adopt an octave band assessment, while others use a broadband assessment method.

In order to enable direct comparison, the planning controls needs to be adjusted so all systems use the same descriptors. While exact correlation is not possible, an approximate equivalence test was presented in Section 5.2.

The table below presents a comparison of the proposed Precinct Management Plan noise limits against other noise planning controls, with all controls adjusted to adopt the $L_{eq(15min)}$ noise descriptor to enable direct comparison.

The tables below present measured and estimated background noise levels throughout the proposed SEPs. By determining background noise levels, it is then possible to determine the 'effective" noise control, expressed relative to background noise levels. This then enables comparison against may other acoustic controls (Liquor and Gaming etc).

Table 10-1: Comparison of Hornsby Precinct Management Plan to other Planning Controls (WEEKENDS)

Location	Location Type	Time of Day	Background Noise Level	Planning Control Comparison								
				Proposed Hornsby SEP			NSW SEP Tool Kit			NSW Liquor and Gaming	City of Sydney	Queensland – Liquor and Gaming	Victoria – SEPP N-2
			dB(A)L90	Fixed Limit (dB(A)Leq)	Equal to:		Fixed Limit (dB(A)Leq)	Equal to:		dB(A)Leq	dB(A)Leq	dB(A)Leq	dB(A)Leq
SCA - 1	Central Heart	7am-6pm	58	65	BG+	7	65	BG+	7	BG-1****	BG-3*	BG+7**	BG+5
(Toolkit SC 3)		6pm-10pm	56	65	BG+	9	65	BG+	9	BG-1****	BG-3*	BG+7**	BG+5
		10pm-12am	50	60	BG+	10	65	BG+	15	BG-1****	BG-3*	BG+7**	BG+5
		12am-2am	45	45	BG+	0	60	BG+	15	BG-10 (inaud)	BG-12 (inaud)	BG+2***	BG+2***
SCA - 2	Petes Ferry Road	7am-6pm	55	60	BG+	5	60	BG+	5	BG-1****	BG-3*	BG+7**	BG+5
(Toolkit SC 4)		6pm-10pm	52	60	BG+	8	60	BG+	8	BG-1****	BG-3*	BG+7**	BG+5
		10pm-12am	48	60	BG+	12	60	BG+	12	BG-1****	BG-3*	BG+7**	BG+5
		12am-2am	45	45	BG+	0	50	BG+	5	BG-10 (inaud)	BG-12 (inaud)	BG+2***	BG+2***
SCA - 3	Hunter Street	7am-6pm	48	55	BG+	7	55	BG+	7	BG-1****	BG-3*	BG+7**	BG+5
(Toolkit SC 5)		6pm-10pm	46	55	BG+	9	55	BG+	9	BG-1****	BG-3*	BG+7**	BG+5
		10pm-12am	42	50	BG+	8	55	BG+	13	BG-1****	BG-3*	BG+7**	BG+5
		12am-2am	40	45	BG+	5	50	BG+	10	BG-10 (inaud)	BG-12 (inaud)	BG+2***	BG+2***

*Equivalent to BG+0Leq in octave bands
**Equivalent to BG+10 L10
***Equivalent to BG+8 L10 in octave bands
****Equivalent to BG+5 L10 in octave bands

Table 10-2: Comparison of Hornsby Precinct Management Plan to other Planning Controls (WEEKDAYS)

Location	Location Type	Time of Day	Background Noise Level	Planning Control Comparison								
				Proposed Hornsby SEP			NSW SEP Tool Kit			NSW Liquor and Gaming	City of Sydney	Queensland – Liqor and Gaming	Victoria – SEPP N-2
			dB(A)L90	Fixed Limit (dB(A)Leq)	Equal to:		Fixed Limit (dB(A)Leq)	Equal to:		dB(A)Leq	dB(A)Leq	dB(A)Leq	dB(A)Leq
SCA - 1	Central Heart	7am-6pm	58	65	BG+	7	65	BG+	7	BG-1****	BG-3*	BG+7**	BG+5
(Toolkit SC 3)		6pm-10pm	56	65	BG+	9	65	BG+	9	BG-1****	BG-3*	BG+7**	BG+5
		10pm-12am	50	60	BG+	10	65	BG+	15	BG-1****	BG-3*	BG+7**	BG+5
		12am-2am	45	45	BG+	0	60	BG+	15	BG-10****	BG-12	BG+2***	BG+2***
SCA - 2	Petes Ferry Road	7am-6pm	55	60	BG+	5	60	BG+	5	BG-1****	BG-3*	BG+7**	BG+5
(Toolkit SC 4)		6pm-10pm	52	60	BG+	8	60	BG+	8	BG-1****	BG-3*	BG+7**	BG+5
		10pm-12am	48	55	BG+	7	60	BG+	12	BG-1****	BG-3*	BG+7**	BG+5
		12am-2am	45	45	BG+	0	50	BG+	5	BG-10****	BG-12	BG+2***	BG+2***
SCA - 3	Hunter Street	7am-6pm	48	55	BG+	7	55	BG+	7	BG-1****	BG-3*	BG+7**	BG+5
(Toolkit SC 5)		6pm-10pm	46	55	BG+	9	55	BG+	9	BG-1****	BG-3*	BG+7**	BG+5
		10pm-12am	42	45	BG+	3	55	BG+	13	BG-1****	BG-3*	BG+7**	BG+5
		12am-2am	40	45	BG+	5	50	BG+	10	BG-10****	BG-12	BG+2***	BG+2***

*Equivalent to BG+0Leq in octave bands
**Equivalent to BG+10 L10
***Equivalent to BG+8 L10 in octave bands
****Equivalent to BG+5 L10 in octave bands

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Looking at the comparison tables:

- Both the proposed Precinct Management Plan noise limits and the Toolkit limits are significantly less stringent than the Liquor and Gaming NSW and City of Sydney criteria. In particular, the lowering of limits deviates from the Toolkit, which is typically less restrictive during late-night periods.
- For day and early evening periods, the proposed SEP (and Toolkit) noise limits are similar to those adopted by Queensland Liquor and Gaming. For late night periods (post 10pm), the proposed noise limits are more stringent than the Acoustic Toolkit.
- As discussed in Section 7, Liquor and Gaming NSW planning controls will effectively prevent many of the activities that would typically be considered integral to the successful operation of an entertainment precinct. The proposed Precinct Management Plan noise limits are a relaxation of those limits and will assist in creation of a vibrant precinct (see Section 10.2 below).

10.2 Analysis of Precinct Management Plan Noise Controls – Permissible Uses of Sites.

If applying the proposed Precinct Management Plan noise limits, activities such as kerbside dining and entertainment venues trading with shop front windows open will become more viable, which we assume is consistent with the intended operations within the precincts.

The tables below illustrate the activities that will become acceptable under the proposed Precinct Management Plan noise limits.

In some instances, the Precinct Management Plan proposed noise limits will potentially enable activities that we are anticipated are NOT intended as part of typical precinct operations, such as footpath dining after 10pm on Weekdays, after 12am on Weekends, and shop front windows being left open after 10pm on weekdays. These instances are also highlighted in the tables below.

To evaluate the operation of the Precinct Management Plan noise limits, two typical noise emission scenarios will be considered. This will be done to test how the proposed noise limits will serve to regulate activity within the precincts:

- Noise impact from use of outdoor dining areas. We have typically assumed groups of 40 diners located on the footpath outside a given premises (20 for Hunter Street frontages). We have assumed that there are 1 in 2 patrons speaking with raised voice (75dB(A)L_{eq}).
- Noise from internal spaces of the main street within the premises, assuming that their spaces are crowded and have moderately loud music (84dB(A)L_{eq} sound pressure within the space. It is assumed that the shop front windows are open.

See tables below:

Table 10-3: Permitted Activity Analysis of Based Precinct Management Plan Noise Limits – PATRON KERBSIDE DINING

Location	Time	Ambient Noise		Patron Dining (40 in ourdoor area, across road)										
				Predicted Level at residence*	Comparison to BG Level:	Analysis against SEP (Leq(15min))								
						Weekend				Weekday				
		Leq	L90			SEP Goal	Equivalent to:		Activity Suitable?	SEP Goal	Equivalent to:		Activity Suitable?
Florence St Plaza (SCA 1)	7am-6pm	67	58	58	Background+	0	65	Background+	7 Yes	65	Background+	7	Yes
	6pm-10pm	67	56	58	Background+	2	65	Background+	9 Yes	65	Background+	9	Yes
	10pm-12am	68	50	58	Background+	8	60	Background+	10 Yes	60	Background+	10	Yes
	12am-2am	63	45	58	Background+	13	45	Background+	0 No	45	Background+	0	No
Peats Ferry Road/George Street (SCA 2)	7am-6pm		55	58	Background+	3	60	Background+	5 Yes	60	Background+	5	Yes
	6pm-10pm		52	58	Background+	6	60	Background+	8 Yes	60	Background+	8	Yes
	10pm-12am		48	58	Background+	10	60	Background+	12 Yes	55	Background+	7	No
	12am-2am		45	58	Background+	13	45	Background+	0 No	45	Background+	0	No
Hunter Street (SCA 3/4)	7am-6pm		48	55	Background+	6.9	55	Background+	7 Yes	55	Background+	7	Yes
	6pm-10pm		46	55	Background+	8.9	55	Background+	9 Yes	55	Background+	9	Yes
	10pm-12am		42	55	Background+	12.9	50	Background+	8 No	45	Background+	3	No
	12am-2am		40	55	Background+	14.9	45	Background+	5 No	45	Background+	5	No

Activity that becomes prohibited on applying Crtieria
Activity that is permitted under criteria however high risk of noise complaint.
*based on 40 patrons kerside dining in SCA 1/2, 20 in SCA 3,4

Table 10-4: Permitted Activity Analysis of Based Precinct Management Plan Noise Limits – TRADING WITH SHOPFRONT WINDOWS OPEN

Location	Time	Ambient Noise		Music+Patron in Front of House - OPEN Windows (84dB(A) sound pressure in front bar)										
				Predicted Level at residence	Comparison to BG Level:	Analysis against SEP (Leq(15min))								
						Weekend				Weekday				
		Leq	L90			SEP Goal	Equivalent to:		Activity Suitable?	SEP Goal	Equivalent to:		Activity Suitable?
Florence St Plaza (SCA 1)	7am-6pm	67	58	57	Background+	-1	65	Background+	7 Yes	65	Background+	7	Yes
	6pm-10pm	67	56	57	Background+	1	65	Background+	9 Yes	65	Background+	9	Yes
	10pm-12am	68	50	57	Background+	7	60	Background+	10 Yes	60	Background+	10	Yes
	12am-2am	63	45	57	Background+	12	45	Background+	0 No	45	Background+	0	No
Peats Ferry Road/George Street (SCA 2)	7am-6pm		55	57	Background+	2	60	Background+	5 Yes	60	Background+	5	Yes
	6pm-10pm		52	57	Background+	5	60	Background+	8 Yes	60	Background+	8	Yes
	10pm-12am		48	57	Background+	9	60	Background+	12 Yes	55	Background+	7	No
	12am-2am		45	57	Background+	12	45	Background+	0 No	45	Background+	0	No
Hunter Street (SCA 3/4)	7am-6pm		48	57	Background+	9	55	Background+	7 No	55	Background+	7	No
	6pm-10pm		46	57	Background+	11	55	Background+	9 No	55	Background+	9	No
	10pm-12am		42	57	Background+	15	50	Background+	8 No	45	Background+	3	No
	12am-2am		40	57	Background+	17	45	Background+	5 No	45	Background+	5	No

Activity that becomes prohibited on applying Crtieria
Activity that is permitted under criteria however high risk of noise complaint.

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Based on the tables above:

- The proposed noise emission limits will typically facilitate uses consistent with an entertainment precinct (outdoor dining, music emitted form open shop front windows).

- Proposed noise limits are not likely to permit activities that are obviously not desirable– outdoor kerbside dining after 12am on weekends, trading with shop front windows open post 10pm on weekdays.

Activities that are anticipated to be facilitated by the proposed SCAs are as follows:

- Central Heart:
  - Large scale outdoor dining on kerbside/Plaza – 12am weekends, 10pm weekdays.
  - Trading with shop front windows open - 12am weekends, 10pm weekdays.
  - Trading inside, moderate music, windows closed – 2am. No airlock door system required.
  - Reference – Chatswood Plaza, Lane Cove Canopy.

- Peats Ferry Road/Hornsby RSL Precinct/George Street:
  - Moderate outdoor dining on kerbside (under awning) – 12am weekends, 10pm weekdays.
  - Trading with shop front windows open - 12am weekends, 10pm weekdays.
  - Trading inside, moderate music, windows closed – 2am. No airlock door system required.
  - Reference – Willoughby Road, Crows Nest.

- Hunter Lane:
  - Large scale outdoor dining on kerbside – 12am weekends, 10pm weekdays.
  - Trading with shop front windows open - 12am weekends, 10pm weekdays.
  - Trading inside, moderate music, windows closed – 2am. No airlock door system required.
  - Reference – Burwood Chinatown.

- Hunter Street:
  - Small scale outdoor dining on kerbside –10pm limit.
  - Trading with shop front windows open –10pm limit.
  - Trading inside, moderate music, windows closed – 12am. No airlock door system required.
  - Reference – Existing conditions, Willoughby Road.

- Jersey Street Precinct:
  - Best opportunity for larger venues and use of outdoor areas and music.
  - Large scale outdoor dining on kerbside – 12am weekends, 10pm weekdays.
  - Music performance outside – 10pm.
  - Trading with shop front windows open - 12am weekends, 10pm weekdays.
  - Trading inside, loud music, windows closed – 2am. No airlock door system required.
  - Reference – Brookvale.

- Hornsby Station Precinct:
  - Moderate outdoor dining on kerbside (under awning) – 12am weekends, 10pm weekdays.
  - Trading with shop front windows open - 12am weekends, 10pm weekdays.
  - Trading inside, moderate music, windows closed – 2am. No airlock door system required.

11 Conclusion

This report details proposes new noise emission limits for development within the Hornsby Special Entertainment Precinct.

The report addresses:

- Operational noise from venues to external areas of nearby development.
- Operational noise from venues through common walls to adjacent residential development.
- Acoustic performance requirements for new mixed use development in the precinct (to ensure that dwellings are constructed such that they protect themselves from lawfully created noise by entertainment venues in the precinct.

This assessment utilises multiple sessions of attended measurements to obtain an understanding of existing noise conditions throughout the precincts across the day/evening/night periods (for both main streets and side streets). Based on measurements of existing ambient noise levels and application of commonly adopted acoustic guidelines (those typically used by Liquor and Gaming NSW) it was concluded that application of those guidelines would be detrimental to the creation of a vibrant precinct.

Alternative acoustic criteria have been developed. These have been developed based on:

- Council's intended future uses of these precincts and comparison against benchmark sites.
- Guidance in in the *NSW Special Entertainment Precinct Acoustic Toolkit* (by Office of the 24-hour Economy Commissioner).

With respect to the acoustic criteria proposed in the Precinct Management Plan:

- The proposed acoustic criteria will assist in development of a vibrant precinct compared to currently adopted acoustic criteria.
- We have conducted an examination of the anticipated that are expected to be either facilitated or prohibited under the proposed noise controls. This is discussed in Section 9.

If a significant number of complaints are received by Council or Liquor & Gaming NSW with respect to noise emission from entertainment venues, then a review of the delineation of Sound Category Areas and the corresponding external sound criteria would be warranted to determine whether the balance between the needs of entertainment venues and the amenity of residential receivers needs to be adjusted.

Where an entertainment venue physically adjoins a residence (common wall/floor), internal criteria to address noise transfer through a shared wall/floor has been set out in Section 8.4. An "agent-of-change" approach is recommended – the newer development (be it residential or entertainment) should bear the responsibility to ensure that noise level requirements in the residence are met. Further, a change to the internal noise level requirements of the Precinct Management Plan for future adjoining residential development is recommended in order to be consistent with the Acoustic Toolkit. This is discussed in Section 8.2.3.

Internal sound criteria for future residential receivers within the SEPs have been set in Section 8. Indicative façade constructions to meet the internal sound criteria have been presented. The proponent of new residential development should be required to undertake an acoustic assessment to confirm that facade constructions will provide appropriate sound insulation to mitigate any lawfully generated noise from entertainment venues.

Please contact us if you have any queries.

APPENDIX A Glossary of terminology

The following is a brief description of the technical terms used to describe noise to assist in understanding the technical issues presented.

Absorption Coefficient α	The absorption coefficient of a material, usually measured for each octave or third-octave band and ranging between zero and one. For example, a value of 0.85 for an octave band means that 85% of the sound energy within that octave band is absorbed on encountering the material. Conversely, a low value below about 0.1 means the material is acoustically reflective.
Adverse weather	Weather effects that enhance noise (particularly wind and temperature inversions) occurring at a site for a significant period of time. In the NSW INP this occurs when wind occurs for more than 30% of the time in any assessment period in any season and/or temperature inversions occurring more than 30% of nights in winter.
Air-borne noise	Noise which is fundamentally transmitted by way of the air and can be attenuated by the use of barriers and walls placed physically between the noise source and receiver.
Ambient noise	The all-encompassing noise associated within a given environment at a given time, usually composed of sound from all sources near and far.
Amenity	A desirable or useful feature or facility of a building or place.
AS	Australian Standard
Assessment period	The time period in which an assessment is made. e.g. Day 7am-10pm & Night 10pm-7am.
Assessment Point	A location at which a noise or vibration measurement is taken or estimated.
Attenuation	The reduction in the level of sound or vibration.
Audible Range	The limits of frequency which are audible or heard as sound. The normal hearing in young adults detects ranges from 20 Hz to 20 kHz, although some people can detect sound with frequencies outside these limits.
A-weighting	A filter applied to the sound recording made by a microphone to approximate the response of the human ear.
Background noise	Background noise is the term used to describe the underlying level of noise present in the ambient noise, measured in the absence of the noise under investigation. It is described as the average of the minimum noise levels measured on a sound level meter and is measured statistically as the A-weighted noise level exceeded for ninety percent of a sample period. This is represented as the LA90 noise level if measured as an overall level or an L90 noise level when measured in octave or third-octave bands.
Barrier (Noise)	A natural or constructed physical barrier which impedes the propagation of sound and includes fences, walls, earth mounds or berms and buildings.
Berm	Earth or overburden mound.
Buffer	An area of land between a source and a noise-sensitive receiver and may be an open space or a noise-tolerant land use.
Bund	A bund is an embankment or wall of brick, stone, concrete or other impervious material, which may form part or all of the perimeter of a compound.
BS	British Standard

Ci	Spectrum Adaptation Term for impact sound pressure level. A value used to modify the measured impact sound pressure level, Ln,w or L'nT,w. Impact sound is generated by a laboratory grade tapping machine placed on the floor to be tested. This tapping machine accurately is intended to simulate noise impact transmitted to the space below caused by a person's footsteps on a floor above. The value is defined in ISO 717-2. The Ln,w or L'nT,w alone is sufficient to characterise the sound from concrete floors. However, the measured level does not correlate well with the perceived level for timber joist floors and so the Ci value was developed to compensate. Timber joist floors can have a Ci value slightly positive. Concrete floors with an effective covering such as carpet have Ci values approximately equal to 0dB. Concrete floors with a hard, or less effective covering, can have Ci values varying in between -15dB and 0dB. The Ci value is added to the impact sound pressure level, Ln,w or L'nT,w with positive Ci values being less favourable.		
CoRTN	United Kingdom Department of Environment entitled "Calculation of Road Traffic Noise (1988)"		
Ctr	Spectrum Adaptation Term for the sound reduction index. A value used to modify the measured sound insulation performance of a wall or floor measured in terms of the Rw or the DnT,w so as to more accurately account for low frequency noise transmission from the sound of modern stereo systems. The value is defined in ISO 717-1 which also sets out the test methodology for measuring the sound insulation properties of building elements. The Ctr of a building element varies according to its physical properties. For example, a 90mm cavity brick masonry wall as a Ctr value of -6, as does a wall constructed of 150mm core-filled concrete blocks. By contrast, a brick veneer wall might have a Ctr of -12. The value is added to the Rw or DnT,w. with positive Ctr values being more favourable.		
Decibel [dB]	The units that sound is measured in. The following are examples of the decibel readings of common sounds in our environment:		
	threshold of hearing	0 dB	The faintest sound we can hear, defined as 20 micro Pascal
		10 dB	Human breathing
	almost silent	20 dB	
		30 dB	Quiet bedroom or in a quiet national park location
	generally quiet	40 dB	Library
		50 dB	Typical office space or ambience in the city at night
	moderately loud	60 dB	CBD mall at lunch time
		70 dB	The sound of a car passing on the street
	loud	80 dB	Loud music played at home
		90 dB	The sound of a truck passing on the street
	very loud	100 dB	Indoor rock band concert
		110 dB	Operating a chainsaw or jackhammer
	extremely loud	120 dB	Jet plane take-off at 100m away
	threshold of pain	130 dB	
		140 dB	Military jet take-off at 25m away
dB(A)	A-weighted decibel. The A- weighting noise filter simulates the response of the human ear at relatively low levels, where the ear is not as effective in hearing low frequency sounds as it is in hearing high frequency sounds. That is, low frequency sounds of the same dB level are not heard as loud as high frequency sounds. The sound level meter replicates the human response of the ear by using an electronic filter which is called the "A" filter. A sound level measured with this filter is denoted as dB(A). Practically all noise is measured using the A filter.		

dB(C)	C-weighted decibels. The C-weighting noise filter simulates the response of the human ear at relatively high levels, where the human ear is nearly equally effective at hearing from mid-low frequency (63Hz) to mid-high frequency (4kHz), but is less effective outside these frequencies. The dB(C) level is not widely used but has some applications.
Deemed-to-Satisfy Provisions	The Deemed-to-Satisfy Provisions are an optional means of achieving compliance with the mandatory Performance Requirements of the National Construction Code. (also see Alternate Solution)
Diffraction	The distortion of sound waves caused when passing tangentially around solid objects.
DIN	German Standard
Discontinuous Construction	A wall system having a minimum 20mm cavity between two separate leaves, where, for other than masonry there is no mechanical linkage between leaves except at the periphery.
DnT,w	Weighted Standardised Field Level Difference A measure of sound insulation performance of a building element. It is characterised by the difference in noise level on each side of a wall or floor. It is measured in-situ. It is a field measurement that relates to the Rw laboratory measured value but is not equal to it because an in-situ space is not of the same quality as a laboratory space. The value is indicative of the level of speech privacy between spaces. The higher its value the better the insulation performance.
ECRTN	Environmental Criteria for Road Traffic Noise, NSW, 1999
ENMM	Environmental Noise Management Manual, Roads and Maritime Services (Transport for NSW)
EPA	Environment Protection Authority
Field Test	A test of the sound insulation performance in-situ. See also 'Laboratory Test' The sound insulation performance between building spaces can be measured by conducting a field test, for example, early during the construction stage or on completion. A field test is conducted in a non-ideal acoustic environment. It is generally not possible to measure the performance of an individual building element accurately as the results can be affected by numerous field conditions.
FIIC	Field Impact Isolation Class. A measure of the noise impact performance of a floor. The value indicates the resistance of the floor to the transmission of impact sound and is measured using a standard tapping machine. It is measured in-situ and is therefore subject to the inherent accuracies involved in such a measurement. The term is defined in ASTM E492 and E1007. It is a field measure of the level of impact sound transmitted to a space via a floor. The equivalent measurement in a laboratory is termed the IIC. The higher the value the better the performance.
Flanking	Flanking is the transfer of sound through paths around a building element rather than through the building element material directly. For example, sound travelling through a gap underneath a door or a gap at the top of a wall.
Fluctuating Noise	Noise that varies continuously to an appreciable extent over the period of observation.
Free-field	An environment in which there are no acoustic reflective surfaces. Free field noise measurements are carried out outdoors at least 3.5m from any acoustic reflecting structures other than the ground.
Frequency	Frequency is synonymous to pitch. Sounds have a pitch which is peculiar to the nature of the sound generator. For example, the sound of a tiny bell has a high pitch, and the sound of a bass drum has a low pitch. Frequency or pitch can be measured on a scale in units of Hertz or Hz.
FSTC	Field Sound Transmission Class A measure of the sound insulation performance of a building element. . It is characterised by the difference in noise level on each side of a wall or floor. It is measured in the field and is therefore subject to the inherent inaccuracies involved in such a measurement. The term was referred to in older superseded versions of the Building Code of Australia and has now been replaced with the term DnT,w.

Ground-borne noise	Vibration propagated through the ground and then radiated as noise by vibrating building elements such as wall and floor surfaces. This noise is more noticeable in rooms that are well insulated from other airborne noise. An example would be vibration transmitted from an underground rail line radiating as sound in a bedroom of a building located above.
Habitable Area	Includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom. Excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.
Heavy Vehicle	A truck, transporter or other vehicle with a gross weight above a specified level (for example: over 8 tonnes).
IGANRIP	Interim Guideline for the Assessment of Noise from Rail Infrastructure Projects, NSW DEC 2007
IIC	Impact Isolation Class A measure of the noise impact performance of a floor. It is measured in very controlled conditions in a laboratory and is characterised by how much sound reaches the receiving room from the operation a standard tapping machine placed on the floor. The term is defined in ASTM E492 and E1007. The higher the number the better the performance.
Impact Noise	The noise in a room, caused by impact or collision of an object onto the walls or the floor. Typical sources of impact noise are footsteps on the floor above a tenancy and the slamming of doors on cupboards mounted on the common wall between tenancies.
Impulsive noise	Having a high peak of short duration or a sequence of such peaks. A sequence of impulses in rapid succession is termed repetitive impulsive noise.
INP	NSW Industrial Noise Policy, EPA 1999
Intermittent noise	The level suddenly drops to that of the background noise several times during the period of observation. The time during which the noise remains at levels different from that of the ambient is one second or more.
Intertenancy wall	Walls that separate buildings or units within a building. They may provide sound resistance or serve as a fire wall. Synonymous with 'party wall'.
Intrusive noise	Refers to noise that intrudes above the background level by more than 5 dB(A).
ISEPP	State Environmental Planning Policy (Infrastructure), NSW, 2007
ISEPP Guideline	Development Near Rail Corridors and Busy Roads - Interim Guideline, NSW Department of Planning, December 2008
L1	The sound pressure level that is exceeded for 1% of the time for which the given sound is measured.
L10	The sound pressure level that is exceeded for 10% of the time for which the given sound is measured.
L10(1hr)	The L10 level measured over a 1 hour period.
L10(18hr)	The arithmetic average of the L10(1hr) levels for the 18 hour period between 6am and 12 midnight on a normal working day.
L90	The level of noise exceeded for 90% of the time. The bottom 10% of the sample is the L90 noise level expressed in units of dB(A).
LAeq or Leq	The "equivalent noise level" is the summation of noise events and integrated over a selected period of time, which would produce the same energy as a fluctuating sound level. When A-weighted, this is written as the LAeq.
LAeq(1hr)	The LAeq noise level for a one-hour period. In the context of the NSW EPA's Road Noise Policy it represents the highest tenth percentile hourly A-weighted Leq during the period 7am to 10pm, or 10pm to 7am (whichever is relevant).
LAeq(8hr)	The LAeq noise level for the period 10pm to 6am.
LAeq(9hr)	The LAeq noise level for the period 10pm to 7am.
LAeq(15hr)	The LAeq noise level for the period 7am to 10pm.

LAeq (24hr)	The LAeq noise level during a 24 hour period, usually from midnight to midnight.
Lmax	The maximum sound pressure level measured over a given period. When A-weighted, this is usually written as the LAmax.
Lmin	The minimum sound pressure level measured over a given period. When A-weighted, this is usually written as the LAmin.
Ln,w	Weighted Normalised Impact Sound Pressure Level A measure of the sound level transmitted from impacts on a floor to a tenancy below. It is measured in very controlled conditions in a laboratory and is characterised by how much sound reaches the receiving room from a standard tapping machine. A lower value indicates a better performing floor.
LnT,w	Weighted Standardised Field Impact Sound Pressure Level As for Ln,w but measured in-situ and therefore subject to the inherent accuracies involved in such a measurement. The equivalent measurement in a laboratory is the Ln,w. A lower value indicates a better performing floor.
Laboratory Test	The performance of a building element when measured in a laboratory. The sound insulation performance of a building element installed in a building however can differ from its laboratory performance for many reasons including the quality of workmanship, the size and shape of the space in which the measurement is conducted, flanking paths and the specific characteristics of the material used which may vary from batch to batch.
Loudness	A rise of 10 dB in sound level corresponds approximately to a doubling of subjective loudness. That is, a sound of 85 dB is twice as loud as a sound of 75 dB which is twice as loud as a sound of 65 dB and so on. That is, the sound of 85 dB is four times or 400% the loudness of a sound of 65 dB.
Microphone	An electro-acoustic transducer which receives an acoustic signal and delivers a corresponding electric signal.
NCA	Noise Catchment Area. An area of study within which the noise environment is substantially similar.
NCG	Noise Criteria Guideline, Roads and Maritime Services (Transport for NSW)
NMG	Noise Mitigation Guideline, Roads and Maritime Services (Transport for NSW)
Noise	Unwanted sound
Normalised	A method of adjusting the measured noise indices in a laboratory so that they are independent of the measuring space. The noise level in a room is affected by reverberation in the room. For example, the Ln,w impact sound pressure level measured in a laboratory is dependent upon the amount of absorptive material in the receiving room. The value is adjusted to what would be measured if the sound absorption in the receiving room is set at 10m2. This enables all laboratories to report the same value when measured under slightly different conditions. See also 'Standardised'.
NPfI	Noise Policy for Industry, NSW EPA 2017
NR	Noise Reduction. The reduction of noise measured between two points.
NRC	Noise Reduction Coefficient. A measure of the ability of a material to absorb sound. The NRC is generally a number between 0 and 1 but in some circumstances can be slightly greater than 1 because of absorption at the edges of the material. A material with an NRC rating of 1 absorbs 100% of incoming sound, that is, no sound is reflected back from the material. The NRS is the average of the absorption coefficient measured in the octave bands 250Hz, 500Hz, 1kHz & 2kHz which correspond to the predominant frequencies associated with the human voice.
Partition wall	A wall dividing two rooms.
Party wall	A wall dividing two tenancies. Synonymous with 'Intertenancy Wall'.

Pre-construction	Work in respect of the proposed project that includes design, survey, acquisitions, fencing, investigative drilling or excavation, building/road dilapidation surveys, minor clearing (except where threatened species, populations or ecological communities would be affected), establishing ancillary facilities such as site compounds, or other relevant activities determined to have minimal environmental impact (e.g. minor access roads).
RBL	Rating Background Level is the representative LA90 background noise level for a period, as defined in the NSW EPA's noise ploicies.
Reflection	Sound wave reflected from a solid object obscuring its path.
RING	Rail Infrastructure Noise Guideline, NSW, May 2013
RMS	Root Mean Square value representing the average value of a signal.
RNCG	Road Noise Criteria Guideline, Roads and Maritime Services (Transport for NSW)
RNMG	Road Noise Mitigation Guideline, Roads and Maritime Services (Transport for NSW)
RNP	Road Noise Policy, NSW, March 2011
Rw	Weighted Sound Reduction Index A measure of the sound insulation performance of a building element. It is measured in very controlled conditions in a laboratory. The term supersedes the value STC which was used in older versions of the Building Code of Australia. Rw is measured and calculated using the procedure in ISO 717-1. The related field measurement is the DnT,w. The higher the value the better the acoustic performance of the building element.
R'w	Weighted Apparent Sound Reduction Index. As for Rw but measured in-situ and therefore subject to the inherent accuracies involved in such a measurement. The higher the value the better the acoustic performance of the building element.
Sabine	A measure of the total acoustic absorption provided by a material. It is the product of the Absorption Coefficient (alpha) and the surface area of the material (m2). For example, a material with alpha = 0.65 and a surface area of 8.2m2 would have 0.65 x 8.2 = 5.33 Sabine. Sabine is usually calculated for each individual octave band (or third-octave).
SEL	Sound Exposure Level (SEL) is the constant sound level which, if maintained for a period of 1 second would have the same acoustic energy as the measured noise event. SEL noise measurements are useful as they can be converted to obtain Leq sound levels over any period of time and can be used for predicting noise at various locations.
Sole-occupancy Unit	An area within a building for the exclusive use of the owner or occupier.
Sound	A fluctuation of air pressure which is propagated as a wave through air.
Sound absorption	The ability of a material to absorb sound energy by conversion to thermal energy.
Sound Insulation	Sound insulation refers to the ability of a construction or building element to limit noise transmission through the building element. The sound insulation of a material can be described by the Rw and the sound insulation between two rooms can be described by the DnT,w.
Sound level meter	An instrument consisting of a microphone, amplifier and indicating device, having a declared performance and designed to measure sound pressure levels.
Sound power level	Ten times the logarithm to the base 10 of the ratio of the sound power of the source to the reference sound power of 1 pico watt.
Sound pressure level	The level of noise, usually expressed in decibels, as measured by a standard sound level meter with a microphone referenced to 20 mico Pascal.
Spoil	Soil or materials arising from excavation activities.

Standardised	A method of adjusting the measured noise indices in-situ so that they are independent of the measuring space. The noise level in a room is affected by reverberation in the room. For example, the L'n,w impact sound pressure level measured in a room is dependent upon the amount of absorptive material in the receiving room. The value is adjusted to what would be measured if the reverberation time in the receiving room is set at 0.5 seconds. This enables the same value to be reported independent of whether the room contains carpet and furnishings and the like. See also 'Normalised'.
STC	Sound Transmission Class A measure of the sound insulation performance of a building element. It is measured in controlled conditions in a laboratory. The term has been superseded by Rw.
Structure-borne Noise	Audible noise generated by vibration induced in the ground and/or a structure. Vibration can be generated by impact or by solid contact with a vibrating machine. Structure-borne noise cannot be attenuated by barriers or walls but requires the isolation of the vibration source itself. This can be achieved using a resilient element placed between the vibration source and its support such as rubber, neoprene or springs or by physical separation (using an air gap for example). Examples of structure-borne noise include the noise of trains in underground tunnels heard to a listener above the ground, the sound of footsteps on the floor above a listener and the sound of a lift car passing in a shaft. See also 'Impact Noise'.
Tonal Noise	Sound containing a prominent frequency and characterised by a definite pitch.
Transmission Loss	The sound level difference between one room or area and another, usually of sound transmitted through an intervening partition or wall. Also, the vibration level difference between one point and another. For example, if the sound level on one side of a wall is 100dB and 65dB on the other side, it is said that the transmission loss of the wall is 35dB. If the transmission loss is normalised or standardised, it then becomes the Rw or R'w or DnT,w.
Vibration	A mechanical phenomenon whereby oscillations occur about an equilibrium point; a periodic back-and-forth motion of an elastic body or medium, commonly resulting when almost any physical system is displaced from its equilibrium condition.
Wet Area	An area within a building that is supplied with water from a water supply including bathrooms, laundries and sanitary compartments. Excludes kitchens.

APPENDIX B Long Term Noise Monitoring Method

B.1 Noise monitoring equipment

A long-term unattended noise monitor consists of a sound level meter housed inside a weather resistant enclosure. Noise levels are monitored continuously with statistical data stored in memory for every 15-minute period.

Long term noise monitoring was conducted using the following instrumentation:

Description	Type	Octave band data	Logger location(s)
RTA07 (NTi Audio XL2)	Type 1	1/1	L1 - L6

Notes: All meters comply with AS IEC 61672.1 2004 "Electroacoustics - Sound Level Meters" and designated either Type 1 or Type 2 as per table and are suitable for field use.

The equipment was calibrated prior and after the measurement period using a Bruel & Kjaer Type 4230 or 4231 calibrator. No significant drift in calibration was observed.

B.2 Meteorology during monitoring

Measurements affected by extraneous noise, wind (greater than 5m/s) or rain were excluded from the recorded data in accordance with the NSW NPfI. Determination of extraneous meteorological conditions was based on data provided by the Bureau of Meteorology (BOM), for a location considered representative of the noise monitoring location(s). However, the data was adjusted to account for the height difference between the BOM weather station, where wind speed and direction is recorded at a height of 10m above ground level, and the microphone location, which is typically 1.5m above ground level (and less than 3m). The correction factor applied to the data is based on Table C.1 of ISO 4354:2009 '*Wind actions on structures*'.

B.3 Noise vs time graphs

Noise almost always varies with time. Noise environments can be described using various descriptors to show how a noise ranges about a level. In this report, noise values measured or referred to include the L_{10}, L_{90}, and L_{eq} levels. The statistical descriptors L_{10} and L_{90} measure the noise level exceeded for 10% and 90% of the sample measurement time. The L_{eq} level is the equivalent continuous noise level or the level averaged on an equal energy basis. Measurement sample periods are usually ten to fifteen minutes. The Noise -vs- Time graphs representing measured noise levels, as presented in this report, illustrate these concepts for the broadband dB(A) results.

APPENDIX C Noise Survey Results – Hornsby SEP (Existing Conditions)

Appendix – Hornsby Precinct

Characteristics:

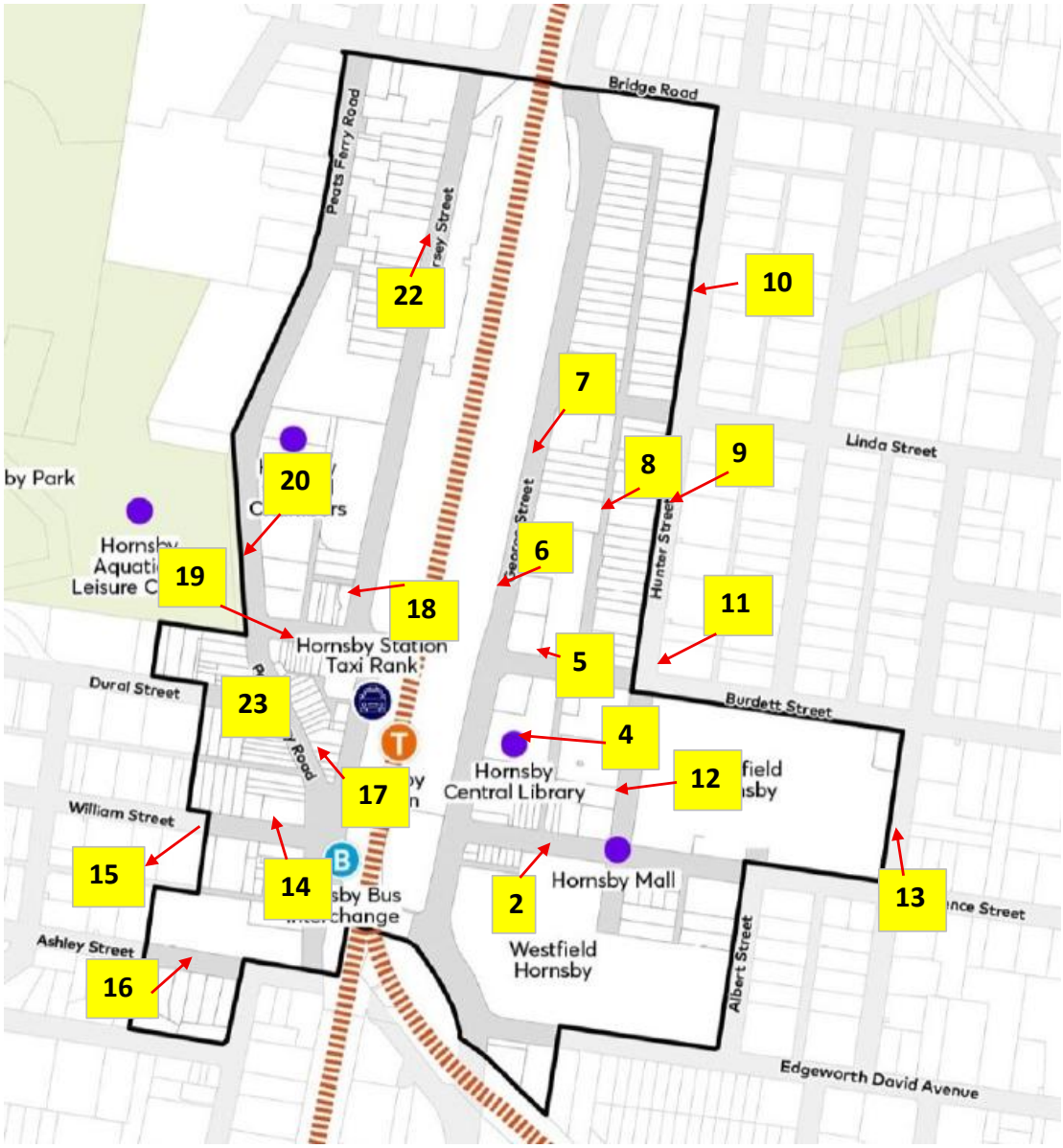
- Central Heart:
  - Central plaza.
  - Moderate outlining dining / pedestrian activation.
  - Existing residence – Madison Apartment and Albert Lane
  - Future large scape commercial/retail podium with residential tower.
  - Hunter Street/Bridge Street- SEP Interface with low density residential.
  - Albert/Burdett Street/Edgeworth David Ave - SEP Interface with low density residential.
- Peats Ferry Road Precinct:
  - Fine grained existing development. Some shop top housing.
  - Side street interface to low density residential.
  - Future residential apartment tower with ground level retail
- George Street, Hunter Street/Lane Precinct:
  - Hunter Street – SEP residential interface. Small scale shop front activation.
  - Huner Lane – Existing commercial/industrial development. Minimal activation. Minimal existing residential.
  - George Street, Hunter Lane - Future residential apartment tower with ground level retail
  - Hunter Street/Bridge Street- SEP Interface with low density residential.
- Jersey Street Precinct:
  - Existing commercial/industrial development
  - Minimal existing residential development.
  - Future residential towers adjacent rail line.

Table 1: Summary of Noise Measurements – Crows Nest

Location	File / Time	Noise Level		Description
Central Precinct (Florence Street)				
Main Plaza				
	2 – 20:50	**Activity Noise:**	**59dB(A)L_{eq}**	**Patron /Fountain**
		Background Noise:	56dB(A)L_{90}	Distant Traffic
Typical Noise Level		*Activity Noise:* *(Noise level at shop top house façade as a result of kerbside dining)*	*59dB(A)L_{eq}*	*Kerbside Outdoor dining to Shop Top façade (opposed site of road)*
		Background Noise:	*56dB(A)L_{90}*	*Distant/Nearby Traffic*
Side Street				
	4 – 21:00	**Activity Noise:**	**55dB(A)L_{eq}**	**Mechanical**
	(Madison Apt)	Background Noise:	51dB(A)L_{90}	Distant Traffic
	12 – 21:20	**Activity Noise:**	**59dB(A)L_{eq}**	**Mechanical**
		Background Noise:	56dB(A)L_{90}	Distant Traffic
	13 – 21:25	**Activity Noise:**	**54dB(A)L_{eq}**	**Mechanical**
		Background Noise:	44dB(A)L_{90}	Distant Traffic
Typical Noise Level		*Activation Noise:*	*Not activated*	*N/A*
		Background Noise:	*48dB(A)L_{90}*	*Distant/Nearby Traffic*
George Street / Peats Ferry Road				
Main Street Frontage				
	3 –20:55	Activity Noise:	70dB(A)L_{eq}	Traffic
		Background Noise:	**57dB(A)L_{90}**	**Distant Traffic**
	6 – 21:00	Activity Noise:	67dB(A)L_{eq}	Traffic
		Background Noise:	**50dB(A)L_{90}**	**Distant Traffic**
	7 – 21:05	Activity Noise:	68dB(A)L_{eq}	Traffic
		Background Noise:	**51dB(A)L_{90}**	**Distant Traffic**
	17 – 21:05	Activity Noise:	75dB(A)L_{eq}	Traffic
		Background Noise:	**52dB(A)L_{90}**	**Distant Traffic**
	20 – 21:55	Activity Noise:	61dB(A)L_{eq}	Traffic
		Background Noise:	**47dB(A)L_{90}**	**Distant Traffic**
		Activation Noise:	*Not activated*	*N/A*
		Background Noise:	*51dB(A)L_{90}*	*Distant/Nearby Traffic*
		Background Noise	*Day – 52dB(A)L_{90}*	

Location	File / Time	Noise Level		Description
	Long term noise logger (Peats Ferry Road)		*Evening – 46dB(A)L_{90}*	
			Night – 37dB(A)L_{90}	
Side St Frontage				
	5 –21:00	Activity Noise:	61B(A)L_{eq}	Traffic
		Background Noise:	**53dB(A)L_{90}**	**Distant Traffic**
	8 – 21:10	Activity Noise:	52dB(A)L_{eq}	Mechanical/ Traffic
		Background Noise:	**44dB(A)L_{90}**	**Distant Traffic**
	9 – 21:15	Activity Noise:	57dB(A)L_{eq}	Mechanical/ Traffic
		Background Noise:	**46dB(A)L_{90}**	**Distant Traffic**
	10 – 21:20	Activity Noise:	45dB(A)L_{eq}	Mechanical/ Traffic
		Background Noise:	**43dB(A)L_{90}**	**Distant Traffic**
	11 – 21:25	Activity Noise:	61dB(A)L_{eq}	Traffic
		Background Noise:	**55dB(A)L_{90}**	**Distant Mchanical**
	14 – 21:45	Activity Noise:	51dB(A)L_{eq}	Traffic
		Background Noise:	**46dB(A)L_{90}**	**Distant Traffic**
	15 – 21:35	Activity Noise:	47dB(A)L_{eq}	Traffic
		Background Noise:	**44dB(A)L_{90}**	**Distant Traffic**
	16 – 21:40	Activity Noise:	51dB(A)L_{eq}	Traffic
		Background Noise:	**42dB(A)L_{90}**	**Distant Traffic**
	19 – 21:50	Activity Noise:	52dB(A)L_{eq}	Traffic
		Background Noise:	**47dB(A)L_{90}**	**Distant Traffic**
	23 – 22:05	Activity Noise:	52dB(A)L_{eq}	Traffic
		Background Noise:	**47dB(A)L_{90}**	**Distant Traffic**
Typical Noise Level		*Activation Noise:*	*Not activated*	*N/A*
		Background Noise:	*46dB(A)L_{90}*	*Distant Traffic*
Jersey Street / Rail Precinct				
	18 – 21:45	Activity Noise:	60dB(A)L_{eq}	Traffic
		Background Noise:	**51dB(A)L_{90}**	**Distant Traffic**
	22 – 22:00	Activity Noise:	53dB(A)L_{eq}	Distant Mechanical
		Background Noise:	**44dB(A)L_{90}**	Distant Mechanical
Typical Noise Level		*Activation Noise:*	*Not activated*	*N/A*
		Background Noise:	*47dB(A)L_{90}*	*Distant Traffic*

ATTACHMENT 5 - ITEM 1



APPENDIX D Noise Survey Results (Benchmark Testing) - Manly Corso

Table 1: Summary of Noise Measurements – Manly

Location	File / Time	Noise Level		Description
Main Street				
Location 1	0 – 18:00	**Activity Noise:**	**63dB(A)L_{eq}**	**Patron**
		Background Noise:	61dB(A)L_{90}	Fountains
Location 2	1 – 18: 04	**Activity Noise:**	**63dB(A)L_{eq}**	**Patron**
		Background Noise:	59dB(A)L_{90}	Venue Music
Location 3	2 – 18:09	**Activity Noise:**	**65dB(A)L_{eq}**	**Patron**
		Background Noise:	63dB(A)L_{90}	Ocean
Location 4	3 – 18:20	**Activity Noise:**	**65dB(A)L_{eq}**	**Patron**
		Background Noise:	57dB(A)L_{90}	Distant Traffic
Location 6	5 – 18:30	**Activity Noise:**	**62dB(A)L_{eq}**	**Patron**
		Background Noise:	58dB(A)L_{90}	Distant Traffic
Location 7	6 – 18:35	**Activity Noise:**	**61dB(A)L_{eq}**	**Venue Music**
		Background Noise:	59dB(A)L_{90}	Patron
Location 8	7 – 18:40	**Activity Noise:**	**67dB(A)L_{eq}**	**Patron**
		Background Noise:	65dB(A)L_{90}	Venue Music
Typical Noise Level		*Activity Noise:*	*63-65dB(A)L_{eq}*	*Patron noise from restaurants/bars*
		Background Noise:	*57-59dB(A)L_{90}*	*Distant/Nearby Traffic*
Side Street				
Location 5	4– 18:24	Activity Noise:	62dB(A)L_{eq}	Traffic
		Background Noise:	**58dB(A)L_{90}**	**Patron**
Location 9	8 – 18:46	Activity Noise:	65dB(A)L_{eq}	Traffic
		Background Noise:	**63dB(A)L_{90}**	**Ocean**
Location 10	9 – 18:52	Activity Noise:	63dB(A)L_{eq}	Traffic
		Background Noise:	**58dB(A)L_{90}**	**Distant Traffic**
Location 11	10 – 19:57	Activity Noise:	63dB(A)L_{eq}	Traffic
		Background Noise:	**59dB(A)L_{90}**	**Patron**
Typical Noise Level		*Activity Noise:*	*63dB(A)L_{eq}*	*Traffic*
		Background Noise:	*58-59dB(A)L_{90}*	*Distant Traffic*

ATTACHMENT 5 - ITEM 1



APPENDIX E Noise Survey Results (Benchmark Testing) - Lane Cove "Canopy"

Appendix – The Canopy Shopping Mall, Longueville Road and Burns Bay Rd, Lane Cove

Characteristics:

- Multi-storey Residential Apartments along Rosenthal Ave and Birdwood Ave are completely shielded from the Longueville Rd and Burns Bay Rd activity.
- No residential receivers along the 260m strip of Longueville Road – Only Commercial
- Outdoor playing area (The Canopy Playground) and
- Outdoor Dining along Birdwood Ln and Burns Bay Rd.

Table 1: Summary of Noise Measurements – Lane Cove

Location ID / Time	Noise Level		Description	Comment
Main Street – Longueville Rd				
001 - 20:15	Activity Noise:	67dB(A)L_{eq}	Traffic and pedestrian talking	
	Background Noise:	57dB(A)L_{90}	Distant Traffic	Patron noise from outdoor seating of Shorties Bar & Dining And music from outdoor seating of Curry Lane is faintly audible
002 - 19:23	Activity Noise:	68dB(A)L_{eq}	Traffic	
	Background Noise:	57dB(A)L_{90}	Patron and Music	Patron noise from outdoor seating of Shorties Bar & Dining And music from outdoor seating of Curry Lane
003 - 19:09	Activity Noise:	66dB(A)L_{eq}	Traffic	
	Background Noise:	56dB(A)L_{90}	Patron and Music	Patron noise from outdoor seating of Shorties Bar & Dining And music from outdoor seating of Curry Lane
004 - 19:29	Activity Noise:	67dB(A)L_{eq}	Traffic	
	Background Noise:	58dB(A)L_{90}	Patron and Music	Patron noise and music from outdoor seating of Curry Lane
005 - 19:35	Activity Noise:	61dB(A)L_{eq}	Traffic	
	Background Noise:	58dB(A)L_{90}	Patron and Music	Patron noise and music from outdoor seating of Lillah & Encasa
006 - 19:39	Activity Noise:	63dB(A)L_{eq}	Traffic	
	Background Noise:	58dB(A)L_{90}	Patron and Music	Patron noise and music from outdoor seating of Lillah & Encasa
Main Street – Rosenthal Ave				
007 - 18:26	Activity Noise:	63dB(A)L_{eq}	Traffic – most cars coming in & out of The Canopy carpark	Measurement was taken 1.5m above the footpath, while the canopy and other restaurants are situated approximately 6 to 8m above the footpath
	Background Noise:	55dB(A)L_{90}	Distinct traffic	Faintly audible Music from the outdoor live solo guitarist at Sunset Diner and Momentary kids noise playing in The Canopy Playground
008 - 18:28	Activity Noise:	65dB(A)L_{eq}	Traffic – most cars coming in & out of The Canopy carpark	Measurement was taken 1.5m above the footpath, while the canopy and other restaurants are situated approximately 6 to 8m above the footpath
	Background Noise:	57dB(A)L_{90}	Distinct traffic	Faintly audible Music from the outdoor live solo guitarist at Sunset Diner and Momentary kids noise playing in The Canopy Playground
009 - 18:36	Activity Noise:	61dB(A)L_{eq}	Traffic – most cars coming in & out of The Canopy carpark	Measurement was taken 1.5m above the footpath in front of residential receiver (3 Finlayson St)
	Background Noise:	54dB(A)L_{90}	Distant Traffic	Momentary kids noise playing in The Canopy Playground

Location ID / Time	Noise Level		Description	Comment
010 - 18:37	Activity Noise:	61dB(A)L_{eq}	Traffic – most cars coming in & out of The Canopy carpark	Measurement was taken 1.5m above the footpath in front of residential receiver (13 Finlayson St)
	Background Noise:	53dB(A)L_{90}	Distant Traffic	Momentary kids noise playing in The Canopy Playground
011 - 18:45	Activity Noise:	62dB(A)L_{eq}	Live Music from Sunset Diner and kids playing	Measurement taken at The Canopy Playground – up-close measurement to be used for predicting noise at the upper levels (unshielded) of the apartments located at 3 Finlayson St
	Background Noise:	56dB(A)L_{90}	Distant Traffic	
012 - 18:47	Activity Noise:	66dB(A)L_{eq}	Live Music from Sunset Diner and kids playing	Measurement taken at The Canopy Playground – up-close measurement to be used for predicting noise at the upper levels (unshielded) of the apartments located at 3 Finlayson St
	Background Noise:	58dB(A)L_{90}	Distant Traffic	
013 - 18:53	Activity Noise:	61dB(A)L_{eq}	Dominated Patron noise from Birdwood Lane restaurant's outdoor seating	Measurement taken on the fly-over connecting 4A Birdwood Ave & The Canopy Playground – up-close measurement to be used for predicting noise at the upper levels (unshielded) of the apartments located at 4A Birdwood Ave
	Background Noise:	57dB(A)L_{90}	Distant Traffic	Faint Live Music from Sunset Diner and kids playing
014 - 18:55	Activity Noise:	60dB(A)L_{eq}	Dominated Patron noise from the Birdwood Lane restaurant's outdoor seating	Measurement taken on the middle of the fly-over (connecting 4A Birdwood Ave & The Canopy Playground) – up-close measurement to be used for predicting noise at the upper levels (unshielded) of the apartments located at 4A Birdwood Ave
	Background Noise:	57dB(A)L_{90}	Distant Traffic	Faint Live Music from Sunset Diner and kids playing
015 - 19:03	Activity Noise:	61dB(A)L_{eq}	Traffic	Measurement taken at the residence end of the fly-over (connecting 4A Birdwood Ave & The Canopy Playground)
	Background Noise:	56dB(A)L_{90}	Distant Traffic	Faint patron noise from Birdwood Lane restaurant's outdoor seating and kids playing
016 - 19:09	Activity Noise:	60dB(A)L_{eq}	Traffic	Faint patron and music noise from Alcott restaurant's outdoor seating
	Background Noise:	57dB(A)L_{90}	Distant Traffic	Faint patron and music noise from Alcott restaurant's outdoor seating
017 - 19:07	Activity Noise:	62dB(A)L_{eq}	Traffic	
	Background Noise:	55dB(A)L_{90}	Patron and Music	Patron and music noise from Alcott restaurant's outdoor seating
018 - 19:15	Activity Noise:	57dB(A)L_{eq}	Traffic	

Location ID / Time	Noise Level		Description	Comment
	Background Noise:	53dB(A)L_{90}	Patron and Music	Patron and music noise from Alcott restaurant's outdoor seating
Main Street - Birdwood Lane				
019 - 19:48	Activity Noise:	63dB(A)L_{eq}	Patron	Patron noise from Birdwood Lane restaurant's outdoor seating
	Background Noise:	56dB(A)L_{90}	Distant patrons and music	Patron and Music noise from Sunset Diner's outdoor seating
020 - 19:58	Activity Noise:	63dB(A)L_{eq}	Patron and Music	Patron and Music noise from Sunset Diner's outdoor seating
	Background Noise:	57dB(A)L_{90}	Distant patrons	Patron noise from Birdwood Lane restaurant's outdoor seating
021 - 19:59	Activity Noise:	64dB(A)L_{eq}	Patron	Patron noise from Birdwood Lane restaurant's outdoor seating
	Background Noise:	59dB(A)L_{90}	Distant patrons and music	Patron and Music noise from Sunset Diner's outdoor seating
022 - 20:07	Activity Noise:	63dB(A)L_{eq}	Patron	Patron noise from Birdwood Lane restaurant's outdoor seating
	Background Noise:	58dB(A)L_{90}	Distant patrons and music	Patron and Music noise from Sunset Diner's outdoor seating
023 - 20:07	Activity Noise:	63dB(A)L_{eq}	Patron	Patron noise from Birdwood Lane restaurant's outdoor seating
	Background Noise:	58dB(A)L_{90}	Distant traffic	
Main Street – Burns Bay Rd				
024 - 19:44	Activity Noise:	70dB(A)L_{eq}	Patron and Music	Patron and Music noise from Yo-chi's outdoor seating & Kids playing
	Background Noise:	63dB(A)L_{90}	Distinct patrons and music	Patrons and Music noise from the Birdwood Lane
025 - 19:46	Activity Noise:	68dB(A)L_{eq}	Patron and Music	Patron and Music noise from Yo-chi's outdoor seating & Kids playing
	Background Noise:	60dB(A)L_{90}	Distinct patrons and music	Patrons and Music noise from the Birdwood Lane
026 - 19:51	Activity Noise:	71dB(A)L_{eq}	Traffic	
	Background Noise:	60dB(A)L_{90}	patrons and music	Patron and Music noise from outdoor seating & Kids playing
Typical Noise Level	Activity Noise: (Noise level at residence façade because of outdoor dining)	XXdB(A)L_{eq}		
	Background Noise:	XXdB(A)L_{90}		

ATTACHMENT 5 - ITEM 1



ATTACHMENT 5 - ITEM 1

APPENDIX F Noise Survey Results (Benchmark Testing) - Willoughby Road, Crows Nest

Appendix – Willoughby Road Precinct, Crows Nest

Characteristics:

- Fine grained existing development. Some new residential apartment with ground level retail
- Kerbside Dining.
- Shop top housing fronting main street.
- Residential side Street.

Table 1: Summary of Noise Measurements – Crows Nest

Location	File / Time	Noise Level		Description
Main Street				
	1 – 18:34	**Activity Noise:**	**62dB(A)L_{eq}**	**Patron**
		Background Noise:	59dB(A)L_{90}	Distant Traffic
	2 – 18: 37	**Activity Noise:**	**62dB(A)L_{eq}**	**Patron**
		Background Noise:	58dB(A)L_{90}	Distant Traffic
	3 – 18: 39	Activity Noise:	62dB(A)L_{eq}	Patron
		Background Noise:	**54dB(A)L_{90}**	**Distant Traffic**
	4 – 18: 47	**Activity Noise:**	**60dB(A)L_{eq}**	**Patron**
		Background Noise:	56dB(A)L_{90}	Distant Traffic
	5 – 18: 51	Activity Noise:	69dB(A)L_{eq}	Traffic
		Background Noise:	**59dB(A)L_{90}**	**Distant Traffic**
	6 – 18: 56	Activity Noise:	60dB(A)L_{eq}	Traffic
		Background Noise:	**53dB(A)L_{90}**	**Distant Traffic**
	11 – 19:10	Activity Noise:	59dB(A)L_{eq}	Traffic
		Background Noise:	**53dB(A)L_{90}**	**Distant Traffic**
Typical Noise Level		*Activity Noise:* *(Noise level at shop top house façade as a result of kerbside dining)*	*60-62dB(A)L_{eq}*	*Kerbside Outdoor dining to Shop Top façade (opposed site of road)*
		Background Noise:	*56dB(A)L_{90}*	*Distant/Nearby Traffic*
Side Street				
Side Street	0 – 18:32	Activity Noise:	58dB(A)L_{eq}	Traffic
		Background Noise:	**54dB(A)L_{90}**	**Distant Traffic**
	7 – 18:57	Activity Noise:	58dB(A)L_{eq}	Traffic
		Background Noise:	**54dB(A)L_{90}**	**Distant Traffic**
	9 – 18:57	Activity Noise:	58dB(A)L_{eq}	Traffic
		Background Noise:	**55dB(A)L_{90}**	**Distant Traffic**
	10 – 19:08	Activity Noise:	57dB(A)L_{eq}	Traffic
		Background Noise:	**51dB(A)L_{90}**	**Distant Traffic**
Typical Noise Level		*Activity Noise:* *(Noise level at shop top house façade as a result of kerbside dining)*	*60-62dB(A)L_{eq}*	*Traffic*
		Background Noise:	*53dB(A)L_{90}*	*Distant Traffic*

ATTACHMENT 5 - ITEM 1

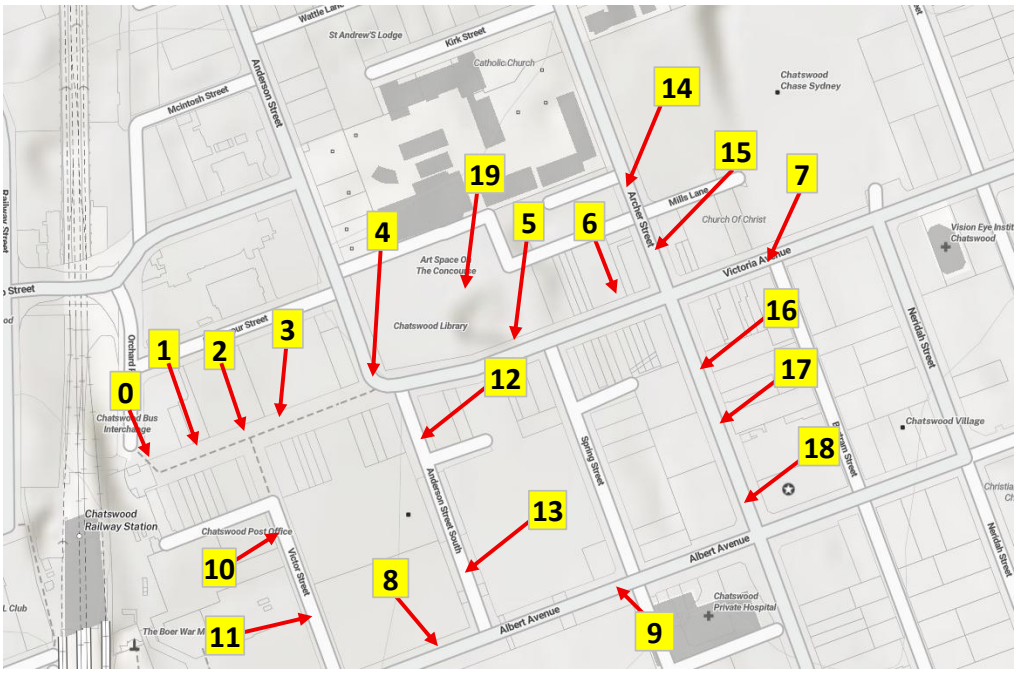


APPENDIX G Noise Survey Results (Benchmark Testing) - Victoria Street Plaza, Chatswood

Table 1: Summary of Noise Measurements – Chatswood

Location	File / Time	Noise Level		Description
Main Street				
	4 – 20:33	Activity Noise:	75dB(A)L_{eq}	Traffic
		Background Noise:	**64dB(A)L_{90}**	**Distant Traffic**
	5 – 20:58	Activity Noise:	75dB(A)L_{eq}	Traffic/Buses
		Background Noise:	**61dB(A)L_{90}**	**Distant Traffic**
	5 – 21:07	Activity Noise:	68dB(A)L_{eq}	Traffic
		Background Noise:	**61dB(A)L_{90}**	**Distant Traffic**
	6 – 22:02	Activity Noise:	72dB(A)L_{eq}	Traffic
		Background Noise:	**55dB(A)L_{90}**	**Distant Traffic**
	7 – 22:08	Activity Noise:	63dB(A)L_{eq}	Traffic
		Background Noise:	**53dB(A)L_{90}**	**Mech**
	8 – 21:40	Activity Noise:	64dB(A)L_{eq}	Traffic
		Background Noise:	**56dB(A)L_{90}**	**Distant Traffic/Mech**
	9 – 21:45	Activity Noise:	63dB(A)L_{eq}	Traffic
		Background Noise:	**54dB(A)L_{90}**	**Distant Traffic/Mech**
Side Street				
	0 – 19:38	Activity Noise:	70dB(A)L_{eq}	Rail
		Background Noise:	**66dB(A)L_{90}**	**Patron/Mech**
	1 – 19:47	Activity Noise:	58dB(A)L_{eq}	Music
		Background Noise:	**54dB(A)L_{90}**	**Patron/Mech**
	2 – 19:54	Activity Noise:	69dB(A)L_{eq}	Patron
		Background Noise:	**65dB(A)L_{90}**	**Patron/Mech**
	2 – 20:01	Activity Noise:	77dB(A)L_{eq}	Singing
		Background Noise:	**65dB(A)L_{90}**	**Patron/Mech**
	3 – 20:25	Activity Noise:	72dB(A)L_{eq}	Singing
		Background Noise:	**67dB(A)L_{90}**	**Patron/Mech**
	10 – 21:09	Activity Noise:	66dB(A)L_{eq}	Traffic
		Background Noise:	**58dB(A)L_{90}**	**Mech/Patron**
	11 – 21:18	Activity Noise:	62dB(A)L_{eq}	Traffic
		Background Noise:	**58dB(A)L_{90}**	**Mech/Patron**
	12 – 20:41	Activity Noise:	66dB(A)L_{eq}	Traffic
		Background Noise:	**63dB(A)L_{90}**	**Distant Traffic**
	13 – 20:49	Activity Noise:	64dB(A)L_{eq}	Traffic
		Background Noise:	**60dB(A)L_{90}**	**Distant Traffic**
	14 – 21:21	Activity Noise:	63dB(A)L_{eq}	Traffic
		Background Noise:	**dB(A)L_{90}**	**Mech**

Location	File / Time	Noise Level		Description
	15 – 21:17	Activity Noise:	68dB(A)L_{eq}	Traffic
		Background Noise:	**59dB(A)L_{90}**	**Distant Traffic/Mech**
	16 – 21:25	Activity Noise:	67dB(A)L_{eq}	Traffic
		Background Noise:	**58dB(A)L_{90}**	**Distant Traffic/Mech**
	17 – 21:29	Activity Noise:	66dB(A)L_{eq}	Traffic
		Background Noise:	**55dB(A)L_{90}**	**Distant Traffic/Mech**
	18 – 21:32	Activity Noise:	64dB(A)L_{eq}	Traffic
		Background Noise:	**56dB(A)L_{90}**	**Distant Traffic/Mech**
	19 – 21:54	Activity Noise:	62dB(A)L_{eq}	Patron
		Background Noise:	**57dB(A)L_{90}**	**Background Music/Mech**
Typical Noise Level		*Activity Noise:* *(Noise level at shop top house façade as a result of kerbside dining)*	*60-62dB(A)L_{eq}*	*Traffic*
		Background Noise:	*53dB(A)L_{90}*	*Distant Traffic*



APPENDIX H Acoustic Framework For Lower Impact Venues Within Hornsby SEP

RENZO TONIN & ASSOCIATES
inspired to achieve

Acoustics
Vibration
Structural Dynamics

30 April 2026
TP849-02F02 Hornsby SEP - Acoustic Framework for SCAs (r3)

Hornsby Council c/o Mulvey Town Planning
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Hornsby SEP - Acoustic Outcome of Low Impact Venues For Sound Category Areas

1 Introduction

Renzo Tonin & Associates was engaged to establish a clear and structured framework for the assessment of future "low impact" entertainment venues within the Hornsby Special Entertainment Precinct (SEP). The purpose of this report is to provide practical guidance on:

- What would constitute a Low Impact venue i.e. not likely to require a DA Acoustic Assessment.
- Key acoustic considerations that should trigger requirement for an acoustic assessment as part of development applications (DAs).
- The typical treatments and/or management controls necessary for compliance with the SCA goals (intended to inform the associated DCP).

This framework is intended to support a risk-based and proportionate approach, ensuring that acoustic reporting is targeted to proposals with the greatest potential for noise impact, while avoiding unnecessary assessment for low-impact developments.

Appendix A contains a glossary of acoustic terms used in this report.

The work documented in this report was carried out in accordance with the Renzo Tonin & Associates Quality Assurance System, which is based on Australian Standard / NZS ISO 9001.

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2 General Requirement for Acoustic Assessment

RTA recommend that applications for new or modified entertainment venues should be supported by an acoustic assessment prepared by a qualified Acoustic Consultant where any of the following apply:

- The Development Application (DA) includes outdoor dining on the site itself.
- The venue shares common walls, floors, or ceilings with residential uses (or similarly sensitive receivers).
    - Shop-top housing is present (noted as a key constraint along Coronation, Station and Peats Ferry Roads).
    - This is of particular concern when buildings are of older or lightweight construction, limiting the capacity to block noise between F+B and residential.
- In mixed use buildings, venues can only considered low impact if they are within the podium and not on the podium roof or part of a tower
- Residential receivers are located in close proximity (less than the tabulated Minimum Distance from Venue).
- The proposed patron capacity exceeds 100 people (or 50 for SCA 3).

3 Framework for Exemptions from Acoustic Assessment

3.1 Overview

The exemption for an acoustic assessment is determined based on the following factors:

- Sound Category Area (SCA) classification (i.e. SCA1, SCA2, SCA3).
- Type of venue and its operation.
- Patron capacity (RTA added 1 patron per 1.5m^2 to avoid excessive internal noise levels from crowded low impact venue).
- Proximity of sensitive receivers to the venue.
- Operational characteristics (e.g. outdoor dining, amplified music, late trading hours). The minimum distances shall be applied either horizontally or vertically. If there is an awning over the entrance and outdoor dining area, then the minimum vertical distance can be halved, but the awning must completely cover the outdoor area and have a minimum depth of 3m. The depth of the awning is to be measured relative to the outboard edge of the residential apartment.

Note: *SCA4 has been excluded from this framework in accordance with client direction.*

Throughout this document, "Weekday" refers to the period from Sunday 7 am to Thursday 7 am, and "Weekend" refers to the period from Thursday 7 am to Sunday 7 am.

4 Acoustic Outcomes

4.1 SCA1

An acoustic assessment may not be required for the **SCA1** venues in the following instances:

Table 4-1: Framework for Exempting SCA1 Venues from Acoustic Assessment

Item	Assessment Framework Parameters	Indicative treatment/management control
Type of use	Restaurant / Café	Pubs / Breweries / Small Bars - assessment recommended to be required for DA
For Jersey Street only: Weekday: Indoor: 7am to midnight Outdoor: 7am to midnight (After Council approval) Weekend: Indoor: 7am to 1am the following morning Outdoor: 7am to 1am the following morning (After Council approval) For the rest of the SCA1: Weekday: Indoor: 7am to midnight Outdoor: 7am to 10pm (After Council approval) Weekend: Indoor: 7am to 1am the following morning Outdoor: 7am to midnight (After Council approval)		Trading hours are to be in accordance with the Precinct Management Plan (PMP). Longer hours than nominated would trigger a full acoustic assessment.
Indoor patron capacity	≤100 pax	≤100 pax and up to 1 person per 1.5m2
Outdoor patron capacity	No outdoor dining is to be depicted on the plans (within site). Outdoor patrons on the footpath are subject to Council approval.	Following approval, up to 30 patrons (or 25 patrons with outdoor speakers playing light background music with a uniform sound pressure level in the outdoor area of ≤65 dB(A) and no speakers directed toward the residents) using footpath dining would be compliant until midnight (which could occur at weekends), assuming typical suburban restaurant patron behaviour and minimum receiver distances. For Jersey Street venues only, up to 50 patrons (or 40 patrons with outdoor speakers playing light background music with a uniform sound pressure level in the outdoor area of ≤65 dB(A) and no speakers directed toward the residents) is to be permitted for outdoor dining until 1:00am, compliant due to high separation distance from receivers (assuming typical suburban restaurant patrons, and minimum receiver distance).

Item	Assessment Framework Parameters	Indicative treatment/management control
Windows and doors management	Windows and doors may remain open until midnight but must be kept closed from midnight, except for ingress and egress.	All windows and doors are to be fitted with minimum 4mm thick glazing (i.e. Rw 27) and continuous acoustic seals to the full perimeter. Assumed façade area 21m^2 of which the door is 3m^2. In SCA1 post-midnight, the entry door must be closed at least half the time, in order to comply.
Internal music	Background music only, ≤70 dB(A) $L_{eq(15min)}$ uniform sound pressure level in the room, with assumed 1/1 octave spectrum levels at 31.5Hz, 63Hz, 125Hz of 67, 68, 73 dB(Z) respectively.	Live music and DJs are not permitted on the premises (Acoustic Assessment detailing bespoke treatments would be required to enable live music), and all music is to be played through the venue's PA system only.
Outdoor music	Subject to patron reductions, outdoor music in SCA1 is possible.	Outdoor speakers would be permitted, subject to approval for outdoor dining, and limitations noted above (patron numbers and music noise levels)
Minimum distance from venue to sensitive receivers	30m (SCA 1 generally) 150m (SCA1 Jersey Street)	

4.2 SCA2

An acoustic assessment may not be required for the **SCA2** venues in the following instances:

Table 4-2: Framework for Exempting SCA2 Venues from Acoustic Assessment

Item	SCA2 acoustic assessment exemption requirements	Indicative treatment/management control
Type of use	Restaurant / Café	Pubs / Breweries / Small Bars - assessment recommended to be required for DA
Weekday: Indoor: 7am to midnight Outdoor: 7am to 10pm (After Council approval) Weekend: Indoor: 7am to midnight Outdoor: 7am to 10pm (After Council approval)		Trading hours are to be in accordance with the Precinct Management Plan (PMP). Longer hours than nominated would trigger a full acoustic assessment.
Indoor patron capacity	≤100 pax	100 pax and up to 1 person per 1.5m^2 But perhaps that changes to 80 pax because of the restriction on outdoor dining numbers.
Outdoor patron capacity	No outdoor dining is to be depicted on the plans. Outdoor patrons on the footpath are subject to Council approval.	Following approval, up to 20 footpath dining outdoor patrons would comply until 10pm (assuming typical suburban restaurant patrons, and minimum receiver distance).
Windows and doors management	On weekdays: Windows and doors may remain open until 10pm but must be kept closed from 10pm, except for ingress and egress. On weekends: Windows and doors may remain open until midnight but must be kept closed from midnight, except for ingress and egress.	All windows and doors are to be fitted with minimum 4mm thick glazing (i.e. R_w 27) and continuous acoustic seals to the full perimeter. Assumed façade area 21m^2 of which the door is 3m^2.
Internal music	Background music only, ≤70dB(A) $L_{eq(15min)}$ uniform sound pressure level in the room, with assumed 1/1 octave spectrum levels at 31.5Hz, 63Hz, 125Hz of 67, 68, 73 dB(Z) respectively.	Live music and DJs are not permitted on the premises (Acoustic Assessment detailing bespoke treatments would be required to enable live music), and all music is to be played through the venue's PA system only.
Outdoor music	Not allowed	No outdoor speakers.
Minimum distance from venue to sensitive receivers	20m	

4.3 SCA3

An acoustic assessment may not be required for the **SCA3** venues in the following instances:

Table 4-3: Framework for Exempting SCA3 Venues from Acoustic Assessment

Item	SCA3 acoustic assessment exemption requirements	Indicative treatment/management control
Type of use	Restaurant / Café	
Weekdays: Indoor: 7am to 10pm Outdoor: 7am to 10pm (After Council approval) Weekend: Indoor: 7am to 10pm Outdoor: 7am to 10pm (After Council approval)		Trading hours are to be in accordance with the Precinct Management Plan (PMP).
Indoor patron capacity	≤50 pax	50 pax and up to 1 person per 1.5m^2
Outdoor patron capacity	No outdoor dining is to be depicted on the plans. Outdoor patrons on the footpath are only permitted subject to Council approval.	Following approval, up to **6** footpath dining outdoor patrons could comply until 10pm. But their contribution would be the whole noise budget. Recommend that outdoor dining applications in SCA 3 require detailed acoustic assessment.
Windows and doors management	Full capacity: If there is no outdoor dining, the entry door (3m^2 of the façade) may be kept open until 10pm. With 6 patrons dining externally, if façade is closed but just entry door open for 20% of the time, combined is compliant. When lightly occupied (≤20 patrons): If there is no outdoor dining, 9m^2 of the façade may be kept open until 10pm. With 6 patrons dining externally, if façade is closed but just entry door open for up to 80% of the time, combined is compliant.	All windows and doors are to be fitted with minimum 4mm thick glazing (i.e. R_w 27) and continuous acoustic seals to the full perimeter. Assumed façade area 21m^2 of which the door is 3m^2.
Internal music	Background music only, ≤65dB(A) $L_{eq(15min)}$ overall uniform sound pressure level in the room, with assumed 1/1 octave spectrum levels at 31.5Hz, 63Hz, 125Hz of 67, 68, 73 dB(Z) respectively.	Live music and DJs are not permitted on the premises (Acoustic Assessment detailing bespoke treatments would be required to enable live music), and all music is to be played through the venue's PA system only.
Outdoor music	Not allowed	No outdoor speakers.
Distance from venue to sensitive receivers (not adjoining)	12m	

5 Discussion

In respect of small bars / breweries / pubs, we have recommended that they always require an assessment, largely because of the music sound levels and patron density - which can vary a lot depending on the look and feel targeted by the operator.

All calculations assume that the premise is adjacent to another restaurant /café premises (i.e. criteria are -3dB from the cumulative targets.

For SCA 2, the contribution of 30 outdoor dining patrons would limit ability keep the façade open, so the total number of patrons in outdoor dining has been reduced to 20 as a balance point.

Similarly, for SCA 3, the contribution from any number of patrons dining externally uses the bulk of the noise emission budget and so whilst we have followed the framework and allowed for outdoor dining, it is very restrictive. A detailed assessment is likely to allow better flexibility.

A commonly accepted benchmark for background music is that it should be played at a volume low enough to allow patrons to converse comfortably at a distance of approximately 600 mm (roughly arm's length) without needing to raise their voices significantly. This ensures that the music enhances the atmosphere without interfering with normal conversation, balancing the entertainment value of the venue with acoustic comfort for patrons.

6 Conclusion

This framework provides a structured and practical approach to determining when acoustic assessments are required for Low Impact entertainment venues within the Hornsby SEP.

It balances:

- Facilitation of activation and small-scale venues, with
- Protection of residential amenity,

through a clear, risk-based methodology aligned with planning and operational controls.

Document control

Date	Revision history	Non-issued revision	Issued revision	Prepared	Instructed	Reviewed / Authorised
12.04.2026	First Issue	0,1	2	MS. Khan	-	H. Pearce
29.04.2026	Minor amendments		3	MS. Khan	-	H. Pearce
30.04.2026	Minor amendments		4	MS. Khan	-	H. Pearce

File Path: R:\AssocSydProjects\TP801-TP850\TP849 tt Hornsby Special Entertainment Precinct Acoustic Study\Task 02 - Low Impact venues\1 Docs\TP849-02F02 Hornsby SEP - Acoustic Framework for SCAs (r3).docx

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We have derived data in this report from information sourced from the Client (if any) and/or available in the public domain at the time or times outlined in this report. The passage of time, manifestation of latent conditions or impacts of future events may require further examination and re-evaluation of the data, findings, observations and conclusions expressed in this report.

We have prepared this report in accordance with the usual care and thoroughness of the consulting profession, for the sole purpose described above and by reference to applicable standards, guidelines, procedures and practices at the date of issue of this report. For the reasons outlined above, however, no other warranty or guarantee, whether expressed or implied, is made as to the data, observations and findings expressed in this report, to the extent permitted by law.

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APPENDIX A Glossary of terminology

The following is a brief description of the technical terms used to describe noise to assist in understanding the technical issues presented.

Adverse weather	Weather effects that enhance noise (that is, wind and temperature inversions) that occur at a site for a significant period of time (that is, wind occurring more than 30% of the time in any assessment period in any season and/or temperature inversions occurring more than 30% of the nights in winter).
Ambient noise	The all-encompassing noise associated within a given environment at a given time, usually composed of sound from all sources near and far.
Assessment period	The period in a day over which assessments are made.
Assessment point	A point at which noise measurements are taken or estimated. A point at which noise measurements are taken or estimated.
Background noise	Background noise is the term used to describe the underlying level of noise present in the ambient noise, measured in the absence of the noise under investigation, when extraneous noise is removed. It is described as the average of the minimum noise levels measured on a sound level meter and is measured statistically as the A-weighted noise level exceeded for ninety percent of a sample period. This is represented as the L90 noise level (see below).
Decibel [dB]	The units that sound is measured in. The following are examples of the decibel readings of every day sounds: 0dB The faintest sound we can hear 30dB A quiet library or in a quiet location in the country 45dB Typical office space. Ambience in the city at night 60dB CBD mall at lunch time 70dB The sound of a car passing on the street 80dB Loud music played at home 90dB The sound of a truck passing on the street 100dB The sound of a rock band 120dB Deafening
dB(A)	A-weighted decibels. The A- weighting noise filter simulates the response of the human ear at relatively low levels, where the ear is not as effective in hearing low frequency sounds as it is in hearing high frequency sounds. That is, low frequency sounds of the same dB level are not heard as loud as high frequency sounds. The sound level meter replicates the human response of the ear by using an electronic filter which is called the "A" filter. A sound level measured with this filter switched on is denoted as dB(A). Practically all noise is measured using the A filter.
dB(C)	C-weighted decibels. The C-weighting noise filter simulates the response of the human ear at relatively high levels, where the human ear is nearly equally effective at hearing from mid-low frequency (63Hz) to mid-high frequency (4kHz), but is less effective outside these frequencies.
Frequency	Frequency is synonymous to pitch. Sounds have a pitch which is peculiar to the nature of the sound generator. For example, the sound of a tiny bell has a high pitch and the sound of a bass drum has a low pitch. Frequency or pitch can be measured on a scale in units of Hertz or Hz.
Impulsive noise	Having a high peak of short duration or a sequence of such peaks. A sequence of impulses in rapid succession is termed repetitive impulsive noise.
Intermittent noise	The level suddenly drops to that of the background noise several times during the period of observation. The time during which the noise remains at levels different from that of the ambient is one second or more.
L_{Max}	The maximum sound pressure level measured over a given period.
L_{Min}	The minimum sound pressure level measured over a given period.

L_1	The sound pressure level that is exceeded for 1% of the time for which the given sound is measured.
L_{10}	The sound pressure level that is exceeded for 10% of the time for which the given sound is measured.
L_{90}	The level of noise exceeded for 90% of the time. The bottom 10% of the sample is the L90 noise level expressed in units of dB(A).
L_{eq}	The "equivalent noise level" is the summation of noise events and integrated over a selected period of time.
Reflection	Sound wave changed in direction of propagation due to a solid object obscuring its path.
SEL	Sound Exposure Level (SEL) is the constant sound level which, if maintained for a period of 1 second would have the same acoustic energy as the measured noise event. SEL noise measurements are useful as they can be converted to obtain Leq sound levels over any period of time and can be used for predicting noise at various locations.
Sound	A fluctuation of air pressure which is propagated as a wave through air.
Sound absorption	The ability of a material to absorb sound energy through its conversion into thermal energy.
Sound level meter	An instrument consisting of a microphone, amplifier and indicating device, having a declared performance and designed to measure sound pressure levels.
Sound pressure level	The level of noise, usually expressed in decibels, as measured by a standard sound level meter with a microphone.
Sound power level	Ten times the logarithm to the base 10 of the ratio of the sound power of the source to the reference sound power.
Tonal noise	Containing a prominent frequency and characterised by a definite pitch.

ITEM 2

ATTACHMENT/S

REPORT NO. GM9/26

ITEM 2

1. DRAFT DESTINATION MANAGEMENT PLAN 2026-2031
2. COMMUNITY ENGAGEMENT REPORT

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HORNSBY SHIRE COUNCIL

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Image sources: Destination NSW, Hornsby Shire Council and SC Lennon & Associates

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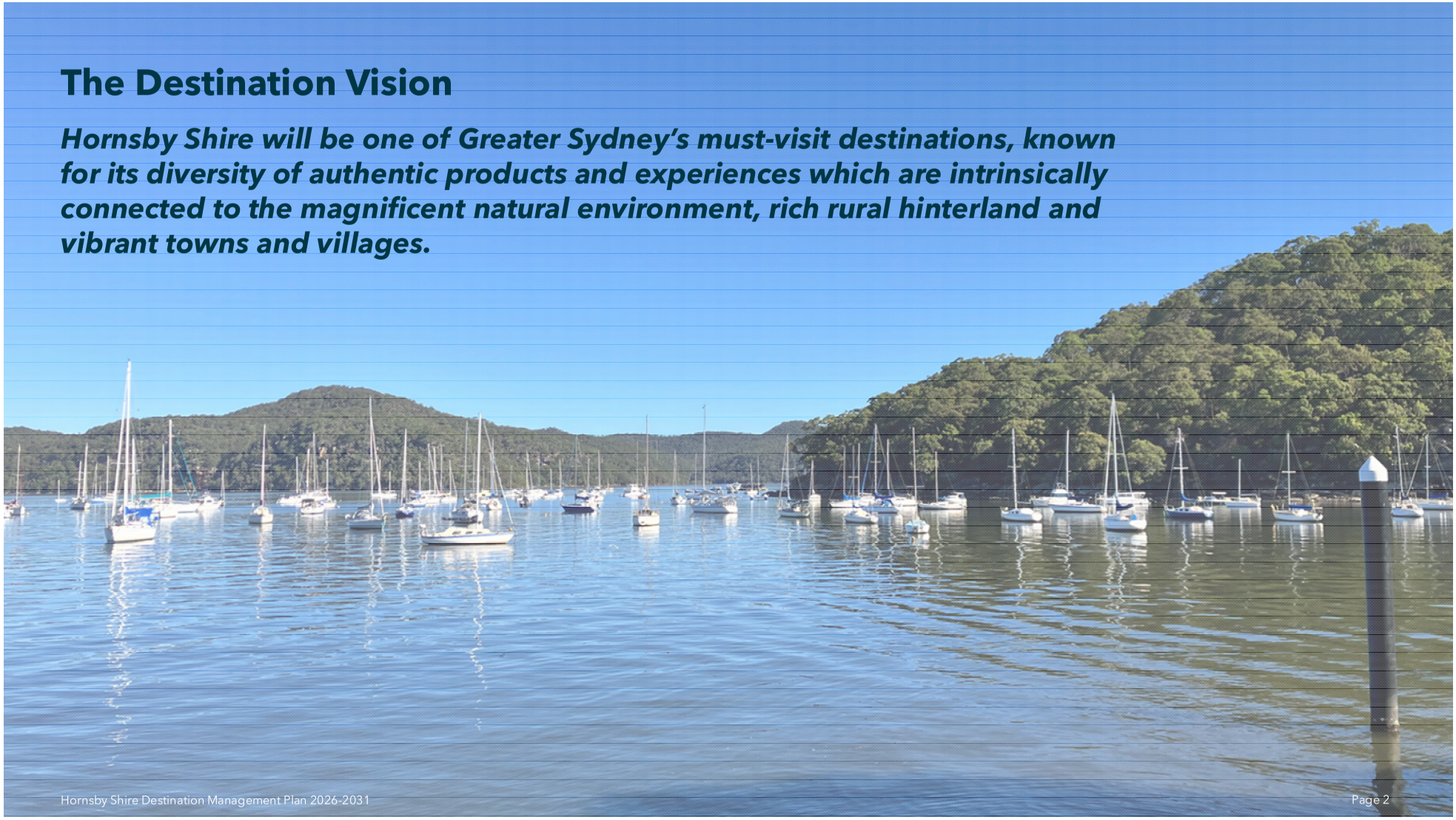
The Destination Vision

Hornsby Shire will be one of Greater Sydney's must-visit destinations, known for its diversity of authentic products and experiences which are intrinsically connected to the magnificent natural environment, rich rural hinterland and vibrant towns and villages.



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Executive Summary

The Hornsby Shire Destination Management Plan 2026-2031 is an evidence-based strategy that guides Hornsby Shire Council, working with its partners in government, industry and the community, to support the vibrancy and sustainability of the Shire's visitor economy.

Hornsby Shire's visitor economy is growing – post pandemic, playing an increasingly important role in the development of its social, cultural and economic success. To guide future prosperity, the Hornsby Shire Destination Management Plan presents a considered plan of action with initiatives designed to enhance visitor experiences; attract more visitors to the Shire; grow visitors' average length of stay; increase visitor spend; and enhance the destination's profile nationally and internationally.

The initiatives presented in this Plan are built on Hornsby Shire's four key pillars of a vibrant visitor economy, anchored around **'experience tourism'** and reflecting growing consumer desires to connect authentically with local culture, community and the built and natural environments. Hornsby Shire's four pillars of a vibrant visitor economy are its **river** assets focussed on the Hawkesbury River and estuary; its **rural** character and landscape providing opportunities for health and wellness and agritourism; its **parks** and **bushland** setting defined by regional and national parks and trails; and its **towns and villages** that are well-connected, integrated with surrounding parklands and anchored by a diversity of retail activity, food and beverage offerings and a burgeoning night-time economy, as well as the arts, culture and creative industries.

Council's destination management planning objectives are underpinned by a set of place-based principles, which provide the organisation with operating guidelines to support the development of a vibrant visitor economy through the provision of readily-available and easy-to-access information for visitors; a clean, safe, accessible and welcoming destination; supporting infrastructure to enable visitation; activated and vibrant spaces and places; and collaborative partnerships that build identity and encourage visitation.

These place-based principles underpin Council's commitment to realising the vision, that ***Hornsby Shire will be one of Greater Sydney's must-visit destinations, known for its diversity of authentic products and experiences which are intrinsically connected to the magnificent natural environment, rich rural hinterland and vibrant towns and villages.***

Aligned with the NSW Government's Visitor Economy Strategy 2030, the guiding principles, destination pillars and initiatives presented in this Plan will realise the vision by guiding decision-making in three focus areas that:

1) **Build the Hornsby Brand;**
2) **Facilitate the Growth of Our Visitor Economy; and**
3) **Showcase Our Destination's Strengths.**

To ensure effective outcomes, Hornsby Shire Council, working across the organisation and in collaboration with other destination stakeholders, will continually monitor, assess and report on the implementation of the actions in this Plan and the achievement of key milestones. Implementation progress will be reviewed annually to ensure that priorities reflect current needs and expectations for the future. Aligned with the *Hornsby Shire Community Strategic Plan, Economic Development and Tourism Strategy 2021-2026* and other key strategies, the Plan's progress will be used to inform ongoing operational planning and delivery.

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1. The Hornsby Shire Destination Management Plan

Destination Management Plan Purpose and Objectives

The Hornsby Shire Destination Management Plan 2026-2031 is Hornsby Shire Council's statement of intent to manage the destination, with a clear vision and plan of action to grow the Shire's visitor economy.

Hornsby Shire's visitor economy comprises businesses that provide goods and services to international and domestic visitors on day or overnight trips. These include cafes, restaurants and take-away food and beverage businesses, retailers, transport service and accommodation providers, arts, recreation, leisure and entertainment service providers and tour operators.

Hornsby Shire's visitor economy is growing post pandemic - playing an increasingly important role in the development of its social, cultural and economic success. To guide future prosperity, this Plan presents a suite of initiatives designed to enhance visitor experiences; attract more visitors to the Shire; grow visitors' average length of stay; increase visitor spend; and enhance the destination's profile nationally and internationally.

Hornsby Shire Council gets directly involved in tourism through its role in providing visitor information services, in marketing and promotion, infrastructure provision (including sporting, nature-based recreational and cultural facilities), planning, place activation and regulation, destination management, and industry support and development.

Informed by a set of place-based planning principles and aligned with the NSW Government's Visitor Economy Strategy 2030, this Plan guides Council decision-making across three strategic focus areas that are designed to:

1) Build the Hornsby Brand;
2) Facilitate the Growth of Our Visitor Economy; and
3) Showcase Our Destination's Strengths.

Through these focus areas, the Hornsby Shire Destination Management Plan delivers a suite of initiatives to capitalise on the destination's comparative advantages as well as developing attractions to capture new, high-end, high value visitor markets.

The Destination

Strategically located in Sydney's metropolitan north, Hornsby Shire is well-connected to the city, bush, river and other recreation, leisure and entertainment opportunities. A destination for around 1.4 million visitors annually, the Shire's tourism sector is worth around $460 million per year with its visitor market spanning holiday-makers, education or business travellers and those visiting friends and relatives – both domestic and international – as well as the businesses that serve them.

Known as the 'Bushland Shire', Hornsby Shire includes land from North Epping in the south to Wisemans Ferry in the north and Brooklyn in the east and includes 38 suburbs and rural localities. With national parks and nature reserves covering more than two-thirds of its area, the Shire is a popular destination for bush walking, camping, picnics, boating, canoeing, horse riding, mountain biking, road cycling and fishing. Hornsby Shire also hosts a large number of events throughout the year, from music, food and art festivals to sporting events and guided bush walks.

From the natural beauty of the Ku-ring-gai Chase National Park and the bountiful waters of the Hawkesbury River, to the Shire's inviting towns and villages and the bustling hub of the Hornsby town centre, Hornsby Shire offers something for everyone. Iconic destination assets include the 250-kilometre Great North Walk, which traverses Hornsby Shire, major investment in the Hornsby Quarry project (Hornsby Park), as well as the Hawkesbury River and estuaries. With a rich Indigenous history, cultural attractions, a diverse population of welcoming locals, quality cafes and restaurants, lush parks and gardens and stunning bushland, Hornsby Shire is a destination where the beauty of the natural world combine with the vibrancy of human activity.

Through this Plan, Hornsby Shire Council will continually work in partnership with the destination's other key stakeholders to promote and support the Shire as a 'must-visit' destination defined by a diversity of authentic experiences built on its natural features, iconic attractions, and its recreational, heritage and cultural assets.

The Plan includes initiatives to support development of key assets by building defined products and experiences that will attract a greater number of domestic and international visitors, including high-yield travellers who value the landscape they are visiting and who seek to immerse themselves for extended periods in high-quality experiences. Ultimately, this will add value to the destination's offer, presenting a viable pathway to building tourism as a driver of the Hornsby Shire economy.

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2. Tourism Drivers and Hornsby Shire's Destination Pillars

Tourism Drivers

Taking its lead from the NSW Visitor Economic Strategy 2030 and recognising Hornsby Shire Council's predominantly place-based role as an enabler and promoter of tourism growth and development, this Hornsby Shire Destination Management Plan presents a number of initiatives focussed on nurturing and promoting the Shire's compelling visitor experiences.

Council's place-based approach to destination management planning responds to evolving visitor preferences and visitation trends, which are influencing the prospects for tourism development and the ways in which Hornsby Shire, as a destination, can respond. Research shows that these key trends and influences include:

- **Experiential travel** - travellers are increasingly seeking immersive, informative educational experiences that are unique to the places they visit. The desire for authentic experiences is driving demand for exploring destinations that offer something different.
- **Sustainable travel** - sustainable and conscious travel will continue to gain momentum; growing awareness of 'over tourism' means that destinations need to identify ways to manage this in the interests of their economy, the environment and their communities.
- **Holidays with a purpose** - volunteering, understanding and caring for the environment and authentic engagement with communities, including First Nations, will play a bigger part in travel and destination choice.
- **Wellness travel** - travel for the purpose of wellness, both spiritual and physical, to activate the mind and body, will continue to grow in popularity.
- **Accessible tourism** - this fast-growing sector accounts for an increasing share of tourism revenue in New South Wales. An increasing number of people 65 and over who are keen travellers may also have accessibility needs.
- **Food and beverage tourism** - local produce and food and drink experiences are influencing destination choice, as a central part of the travel experience.
- **Business events tourism** - conventions, corporate meetings and retreats, seminars and sales incentive rewards trips all hold promise for growth in Australia's visitor destinations.

Hornsby Shire's Destination Pillars

The strategic focus areas and actions presented in this Destination Management Plan are built on Hornsby Shire's four key pillars of a vibrant visitor economy, anchored around **'experience tourism'** and reflecting growing consumer desires to connect authentically with local culture, community and the built and natural environments.

Hornsby Shire's four pillars of a vibrant visitor economy are its **river** assets focussed on the Hawkesbury River and estuary; its **rural** character and landscape providing opportunities for health and wellness and agritourism; its **parks** and **bushland** setting defined by regional and national parks and trails; and its **towns and villages** that are well-connected, integrated with surrounding parklands and anchored by a diversity of retail activity, food and beverage offerings and a burgeoning night-time economy, as well as the arts, culture and creative industries.

Hornsby Shire's Destination Pillars



These pillars define the destination 'offer' and provide the basis for destination management planning built on Hornsby Shire's comparative and competitive advantages.

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3. Destination Snapshot

The Hornsby Shire Visitor Economy

The visitor economy spans those traveling for holidays, education or business and those visiting friends and relatives – both domestic and international – as well as the businesses and destinations that serve them.

Hornsby Shire's visitor economy comprises businesses that provide goods and services to international and domestic visitors on day or overnight trips. These include cafes, restaurants and take-away food and beverage businesses, retailers, transport service providers, accommodation providers, arts, recreation, leisure and entertainment service providers and tour operators.

According to Tourism Research Australia (TRA), in 2023/24, the tourism sector accounted for 7.2% of Hornsby Shire's total industry value-added compared to 7.9% for NSW and 7.1% for Australia. Providing for around 4,000 local jobs (source: economy.id), tourism accounts for 7.8% of Hornsby Shire's total employment compared to 8.8% for NSW and 9.1% for Australia. Hornsby Shire's 'tourism workforce' includes kitchenhands (18%), waiters (15%), chefs (11%), cafe/restaurant managers (9%), baristas (7%), café workers (7%) and bar attendants (7%).

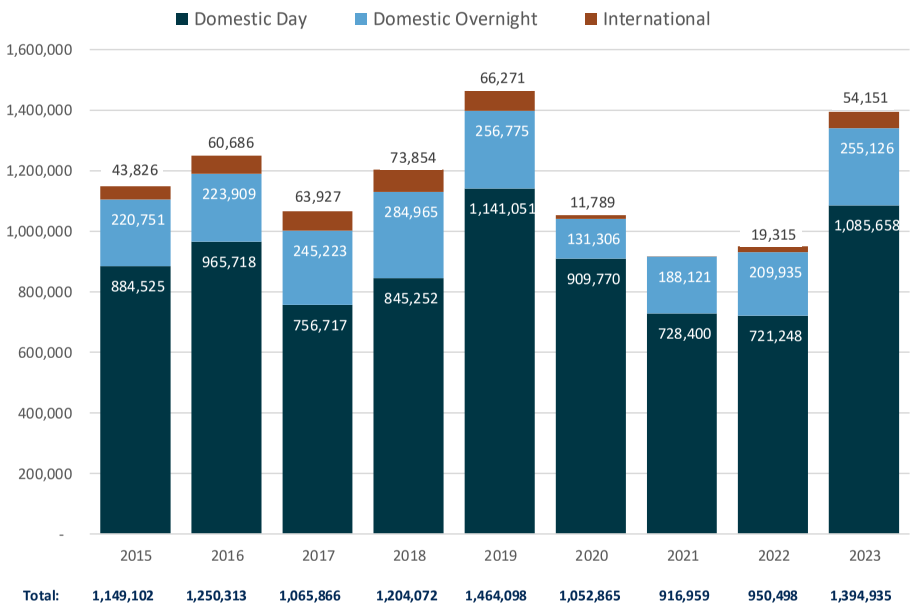
Visitation Profile and Trends

The latest available (2023) data shows that domestic day-trippers account for the largest share of visitation to Hornsby Shire (78%) followed by domestic overnight visitors (18%) and internationals (just 4% of total visitation). According to TRA, the number of visitors to Hornsby Shire fell at an average annual rate of 2.5% over the eight-year period between 2015 and 2023. This can be attributed to the impacts of the Covid-19 pandemic on both domestic and international travel.

Between 2015 and 2019, total visitation to Hornsby Shire grew strongly at an average annual rate of 6.2%, from 1.15 million to 1.46 million visitors. Before the impacts of the pandemic took hold on global travel, international visitation to Hornsby Shire was on a strong growth trajectory, up 11% per annum between 2015 and 2019, albeit from a small base.

While the effects of the pandemic had a severe impact on levels of visitation to Hornsby Shire (as elsewhere), since 2021 a strong recovery has been evident in the increased number of people travelling to the area, up 52% from 2021 to 2023.

Visitation to Hornsby Shire, 2015-2023



Source: Tourism Research Australia with interpretations by SC Lennon & Associates

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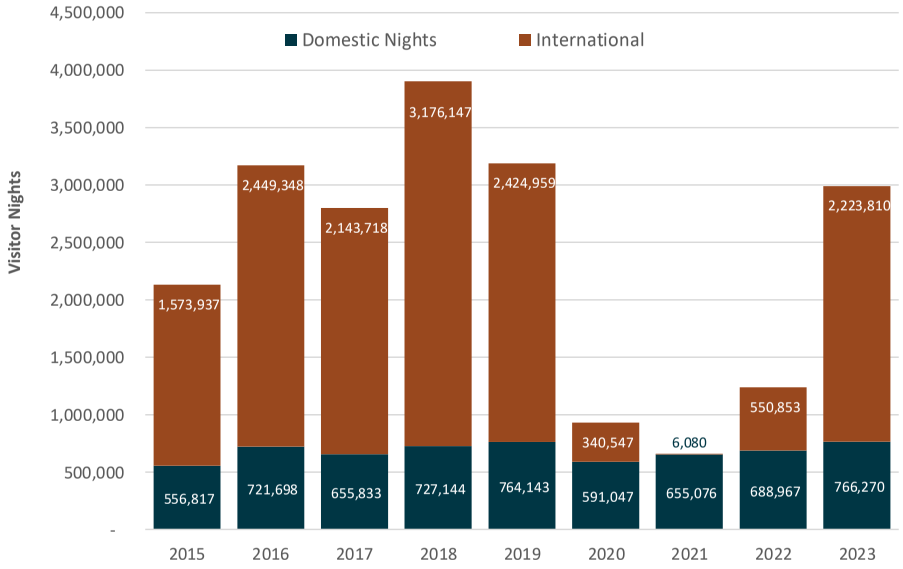
Destination Snapshot

Visitor Nights and Length of Stay

Visitor nights to Hornsby Shire are driven by international visitors who, in 2023, accounted for 74% of all nights in the Shire. This is underpinned by the average length of stay of international visitors, of 29 days (in 2022) compared to 3 days on average for domestic overnight visitors. International visitor nights increased by 11% per annum between 2015 and 2019, while domestic visitor nights increased by 8% per annum over the same period.

Visitor Nights to Hornsby Shire, 2015-2023

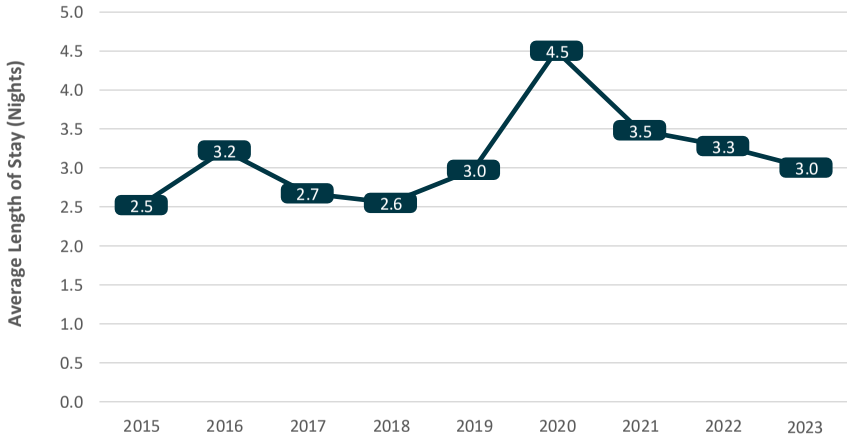


Source: Tourism Research Australia with interpretations by SC Lennon & Associates

Average length of stay for international visitors remained stable between 2015 and 2019, at between 36 and 37 nights. While international visitors' average length of stay fell considerably after 2020, it has since begun to recover, while the average length of stay of domestic overnight visitors increased following the Covid-19 pandemic.

While visitor nights fell by 71% following the pandemic (2020), by 2023, total visitor nights in Hornsby Shire were above the pre-pandemic levels. In 2023, domestic overnight visitors to Hornsby Shire were at 92% of pre-pandemic numbers, while by 2023 the number of international visitors to Hornsby Shire exceeded pre-pandemic levels.

Average Length of Stay, Domestic Overnight Visitors to Hornsby Shire, 2015-2023



Source: Tourism Research Australia with interpretations by SC Lennon & Associates

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Destination Snapshot

Reasons for Visits to Hornsby Shire

Visitation to Hornsby Shire is made up of domestic day-trippers, domestic overnight visitors (those who stay for more than one day) and international visitors.

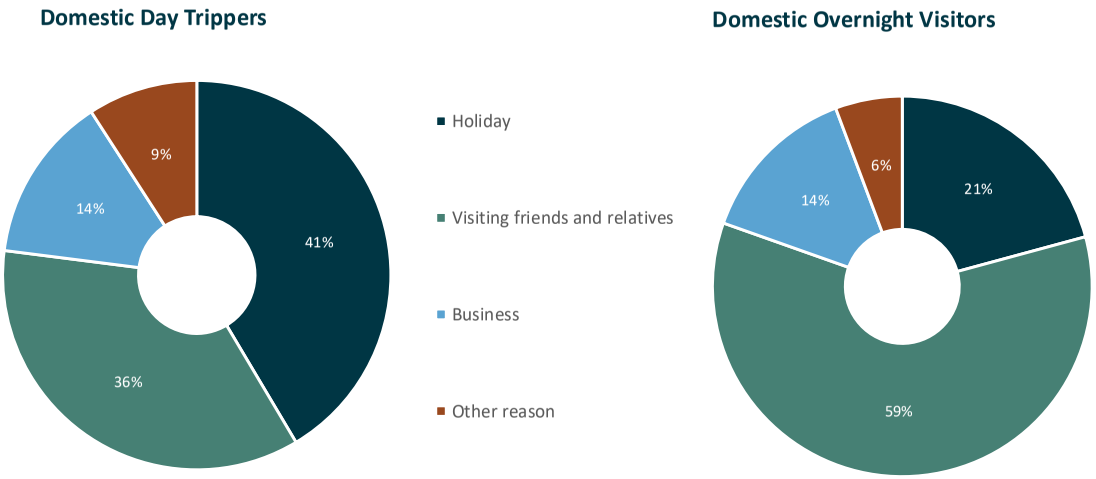
Reasons for visitation to any destination, broadly defined, include for holidays, for business purposes and to visit friends and relatives.

According to Tourism Research Australia, for both domestic day trippers and domestic overnight visitors to Hornsby Shire, visiting friends and relatives accounted for the largest share of their reason to visit.

Holidays accounted for the second most commonly-cited reason for visiting Hornsby Shire, though for domestic day-trippers, this accounted for a larger share of the total (41%) compared to domestic overnight visitors (21%).

Business travel and travelling for other reasons accounted for a similar share of the total for both domestic day-trippers and domestic overnight visitors to Hornsby Shire.

Reason for Visit to Hornsby Shire, Domestic Day and Overnight Visitors (Average 2017-2019*)



* Note: The destination has been profiled using pre-Covid data (averages from 2017-2019) as this more accurately represents its true performance given the significant impact of the pandemic during 2020-2022.

Source: Tourism Research Australia with interpretations by SC Lennon & Associates

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Destination Snapshot

Source Markets, Domestic Visitors

The large majority (70%) of domestic day-trippers to Hornsby Shire come from the Greater Sydney area. Another 18% of domestic day trip visitors come from the nearby Central Coast.

Almost two-thirds of domestic overnight visitors to Hornsby Shire (62%) come from New South Wales.

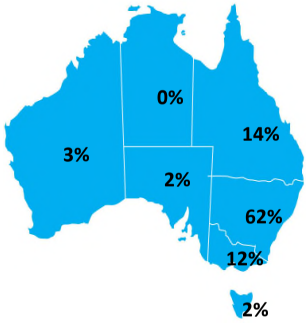
From within NSW, 28% of Hornsby Shire's domestic overnight visitors travel from Sydney, 18% come from the Hunter region, 13% from the NSW North Coast and 11% from the Central Coast.

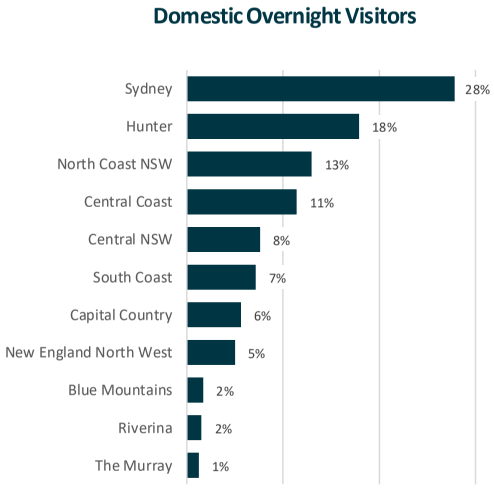
After NSW, the largest source state of domestic overnight visitors to Hornsby Shire is Queensland, contributing 14%, followed closely by Victoria at 12%.

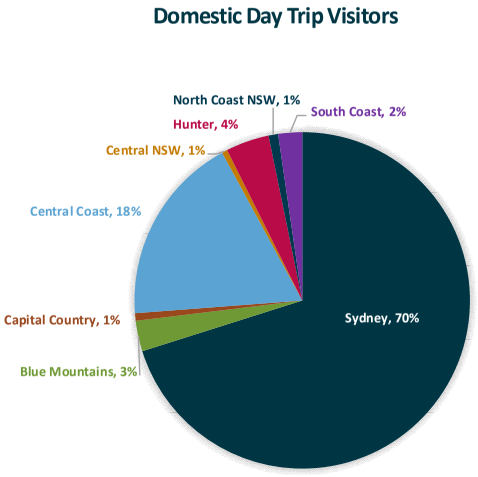
For international visitors to Hornsby Shire, the largest source market is China, which accounts for almost one-quarter (23%) of all visitors. By comparison, China is the source market for 19% of all international visitors to Greater Sydney.

Other key source markets include New Zealand (11%), India (9%), the United Kingdom (8%) and the USA (6% of international visitors to Hornsby Shire).

Source Markets, Domestic Day Trip and Overnight Visitors to Hornsby Shire (Average 2017-2019*)







* Note: The destination has been profiled using pre-Covid data (averages from 2017-2019) as this more accurately represents its true performance given the significant impact of the pandemic during 2020-2022.

Source: Tourism Research Australia with interpretations by SC Lennon & Associates

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Destination Snapshot

Visitor Activities

Social activities (e.g. eating out, sightseeing, going to pubs/clubs and shopping) account for the largest share of activities undertaken by both domestic day trippers and domestic overnight visitors to Hornsby Shire.

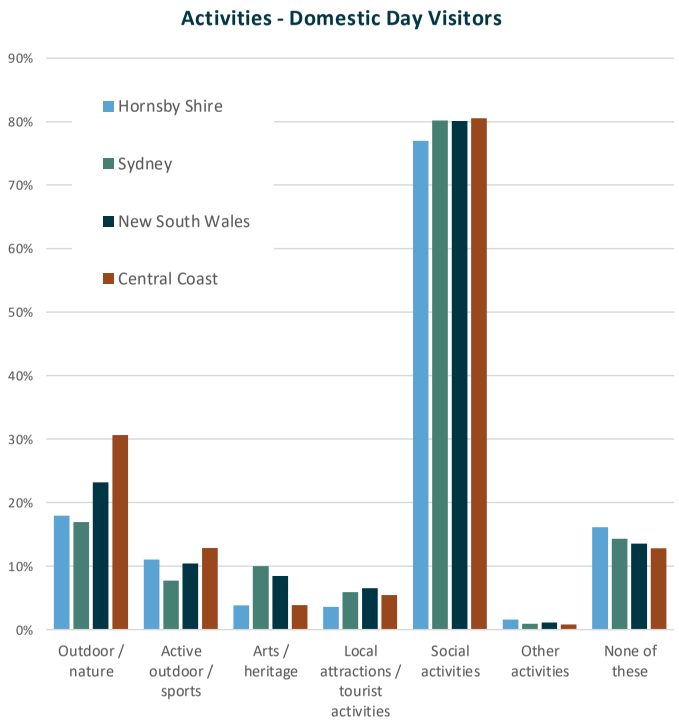
The proportion of domestic day visitors to Hornsby Shire who participated in social activities was lower than for Sydney, NSW or the neighbouring Central Coast.

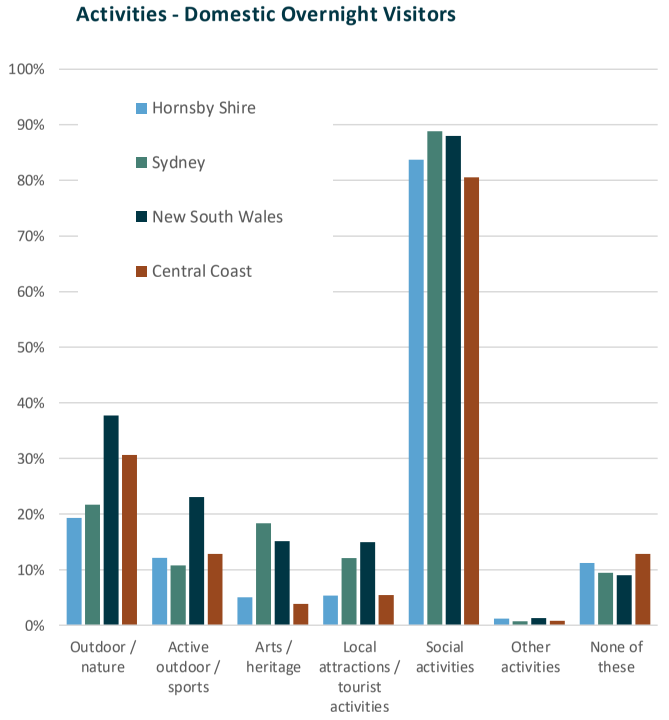
However, for domestic overnight visitors, a slightly higher proportion spent time undertaking social activities compared to the Central Coast.

A relatively high proportion of domestic day-trip visitors to Hornsby Shire participated in active outdoor/sports activities such as an organised sporting event (11% compared to 8% for Sydney and 10% for NSW).

Outdoor/nature activities such as bushwalking or visiting national/state parks also accounted for a large share of both domestic day-tripper and overnight visitor activities in Hornsby Shire.

Visitor Activities, Hornsby Shire and Comparative Regions (Average 2017-2019*)





* Note: The destination has been profiled using pre-Covid data as this more accurately represents its true performance given the significant impact of the pandemic during 2020-2022.

Source: Tourism Research Australia with interpretations by SC Lennon & Associates

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Destination Snapshot

Destination Snapshot in Summary

Some key observations from the assessment of the data on visitation to Hornsby Shire include:

- Providing for around 8,000 local jobs, tourism accounts for 7.8% of Hornsby Shire's total employment (compared to 8.8% for NSW and 9.1% for Australia) and 7.2% of the Shire's industry value-added (compared to 7.9% for NSW and 7.1% for Australia).
- Hornsby Shire's **'tourism workforce'** includes kitchenhands (18%), waiters (15%), chefs (11%), cafe/restaurant managers (9%), baristas (7%), café workers (7%) and bar attendants (7%).
- **Pre-pandemic, between 2015 and 2019, visitation to Hornsby Shire grew strongly** at an average annual rate of 6.2%, from 1.15 million to 1.46 million visitors.
- **Visitation to Hornsby Shire fell** at an average annual rate of 2.5% between 2015 and 2023. This can be attributed to the impacts of the Covid-19 pandemic on both domestic and international travel. Since the end of the pandemic, visitation to Hornsby Shire has rebounded strongly.
- While the effects of the pandemic had a severe impact on levels of visitation to Hornsby Shire, since 2021, **a recovery has been evident** in the increased number of people travelling to the area, up 52% from 2021 to 2023.
- During the Covid pandemic, Hornsby Shire's share of total visitation to Greater Sydney increased before declining at the end of the pandemic (2022) to levels slightly below those observed in 2019.
- The latest available (2023) data reveals that **domestic day-trippers** account for approximately three-quarters (78%) of visitation to Hornsby Shire followed by domestic overnight visitors (18%) and internationals (just 4% of total visitation).
- Although a small proportion of total visits, **visitor nights to Hornsby Shire are driven by internationals** who, in 2023, accounted for 74% of all visitor nights in the Shire. For international visitors to Hornsby Shire, the largest source market is China, which accounts for approximately one-quarter of all international visitors.
- **The large majority (70%) of domestic day-trippers to Hornsby Shire come from the Greater Sydney area**. Another 18% of domestic day trip visitors come from the nearby Central Coast. Almost two-thirds of domestic overnight visitors to Hornsby Shire (62%) come from New South Wales. Of those, 28% travel from Sydney, 18% come from the Hunter region, 13% from the NSW North Coast and 11% from the Central Coast.
- For both domestic day trippers and domestic overnight visitors to Hornsby Shire, **visiting friends and relatives accounted for the largest share of their reason to visit**. Holidays accounted for the second most commonly-cited reason, though for domestic day-trippers, holidays accounted for a larger share of the total (41%) compared to domestic overnight visitors (21%).
- **Social activities** (e.g. eating out, sightseeing, going to pubs/clubs and shopping) account for the largest share of activities undertaken by both domestic day trippers and domestic overnight visitors to Hornsby Shire.
- A relatively high proportion of domestic day-trip visitors to Hornsby Shire participated in **active outdoor/sports activities** (11% compared to 8% for Sydney and 10% for NSW). **Outdoor/nature activities** (e.g. bushwalking, visiting national/state parks) also accounted for a large share of both domestic day-tripper and overnight visitor activities in Hornsby Shire.

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4. Destination Attributes, Challenges and Opportunities

Understanding the attributes, challenges and opportunities to realise aspirations for a vibrant Hornsby Shire visitor economy drives the development of the DMP's focus areas and actions. In summary, they include:

Feature	Attributes	Challenges	Opportunities
Destination Offer	• Connected to the city, the bush, rural areas and the river. • 'Hero assets' - Hawkesbury River and estuaries, Great North Walk. • Three Gorges Ride (Bobbin Head, Berowra Waters, Galston Gorge). • Cultural heritage, including First Nations. • Mountain biking at Hornsby Park. • Farmgate and agri-tourism. • Diversity of towns and villages, parks and gardens. • Nature-based experiences (National Parks, bushland). • Water-based activities (e.g. Brooklyn, Berowra Waters, Wisemans Ferry).	• Competing with alternative regional destinations. • Hawkesbury River access and place activation (regulatory and environmental constraints). • Town centre activation. • Car parking. • Wayfinding and heritage interpretation. • Destination brand articulation.	• First Nations cultural tourism. • Wellness tourism. • Adventure tourism. • History and heritage (e.g. Wisemans Ferry). • Greater destination awareness amongst residents. • The Hornsby brand. • Events to activate spaces and places (e.g. movie nights, markets). • Geo-trails and Hornsby Diatreme, Hornsby Park. • Hornsby Town Centre activation.
Visitor Markets	• Strong day-trip market. • Domestic holiday market is strong. • Outdoor recreation and camping. • Social activities are popular with visitors. • Business travel market small but stable.	• Demand for experiences is changing (more sophisticated). • Increase in domestic travel. • Visitation is rebounding post-Covid. • Limited night-time activities. • Limited digital reach.	• Promote the destination offer with nature, culture and food. • Attract and retain active and health-conscious visitors. • Culturally-diverse and inclusive tourism. • Articulate Hornsby Shire's eco-tourism credentials. • Business tourism / events. • Attract more international visitors. • Increase visitors' length of stay (and spend). • Experiences with a purpose.
Tourism Product	• River-based experiences (e.g. Riverboat Postman). • Nature-based experiences (e.g. Great North Walk, mountain biking). • Catalyst project investment (Hornsby Park). • Cultural attractions. • Boutique visitor accommodation.	• Wider market awareness of tourism product/experiences. • Night-time economy under-developed. • Scope to better define food and beverage offering. • Catalyst project plans (e.g. Hornsby Park).	• Riverside and rural activations. • Grow the night-time economy. • Arts and creative industries (e.g. music, visual arts). • Food and beverage branding; agritourism (e.g. pick your own). • Leverage existing events (e.g. Hawkesbury Harvest). • Package commissionable nature-based product (e.g. canoeing, mountain biking, road biking, trail running, bird-watching). • Inn-to-inn-style walks. • Digital itinerary planning and promotion.
Enabling Infrastructure and Services	• Well connected by road, rail and air. • Quality cycling and walking infrastructure. • On the Great North Walk. • Camping facilities. • Boutique visitor accommodation.	• Scope for some signage improvements. • Infrastructure to enable water-based recreation. • Evolving visitor information needs (physical and digital). • Online presence and branding (web, social media). • Demand for greater diversity of accommodation. • Demand for small business support services.	• Greater diversity of short-stay accommodation. • Interpretive signage and media. • Enhanced online and in-person visitor information delivery. • Leverage NSW First to deliver tourism operator (business) support. • Leverage Australian Tourism Data Warehouse to promote the Shire and support tourism operators.

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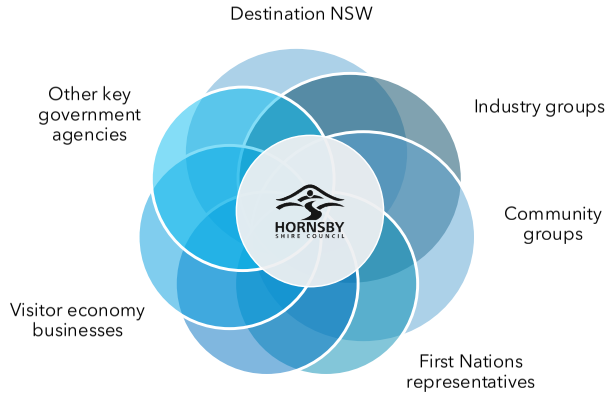
5. Destination Management Planning Partnerships and Strategic Alignment

Collaborative Partnerships

Hornsby Shire Council's commitment to destination management planning does not occur in isolation. Key to the growth of a vibrant visitor economy is the development of close connections between departments within Council as well as strong relationships with the Shire's other destination stakeholders.

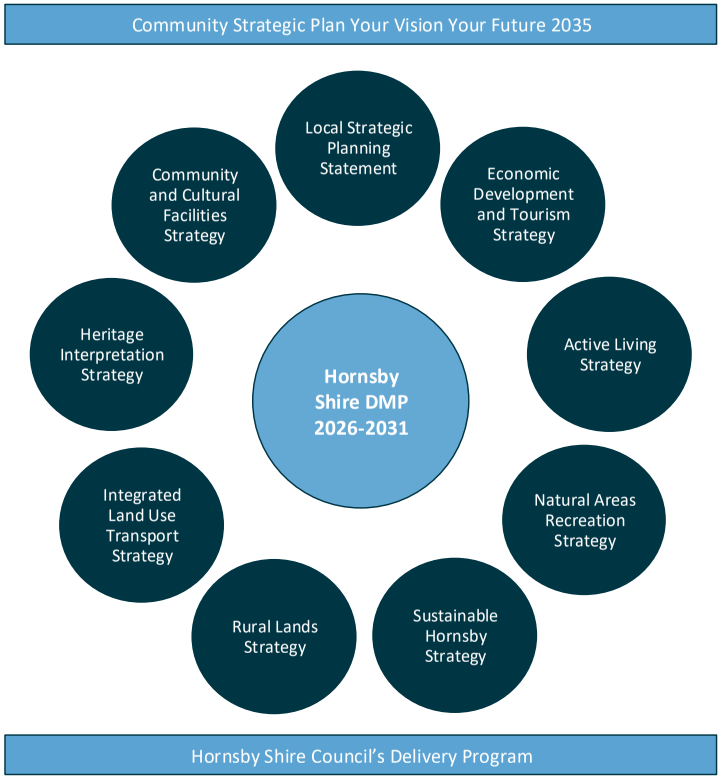
Through the implementation of this Destination Management Plan, effective tourism promotion and development will be served by collaborative partnerships between Hornsby Shire Council, Destination NSW, industry partners and the communities of Hornsby Shire, to increase the visitor economy's contribution to sustainable economic development.

The Destination Management Plan aligns with key pillars of the NSW Government's Visitor Economy Strategy 2030, with a focus on building the Hornsby brand, showcasing the destination's strengths and facilitating the sustainable growth of the Shire's visitor economy.



Aligning the Destination's Strategic Planning Priorities

As well as aligning with the strategic pillars of the NSW Government's Visitor Economy Strategy 2030, the Hornsby Shire Destination Management Plan aligns with other key Council plans and policies.



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6. Destination Vision and Guiding Principles

The Destination Vision

Hornsby Shire will be one of Greater Sydney's must-visit destinations, known for its diversity of authentic products and experiences which are intrinsically connected to the magnificent natural environment, rich rural hinterland and vibrant towns and villages.

The vision reflects Council's strategic objectives, to enhance visitor experiences; grow visitation and visitors' average length of stay; increase visitor spend; and enhance Hornsby Shire's profile as a visitor destination nationally and internationally.

Guiding Principles

The initiatives presented under each focus area align with one or more of the destination pillars and are informed by a set of place-based principles, which reflect the roles and functions of Hornsby Shire Council as the custodian of this Destination Management Plan.

The principles, which provide Council with some operating guidelines to continually work towards realisation of the destination vision, are:

- **Readily-available and easy-to-access information** – ensure effective visitor information management and delivery so people know how to get here and where to have a great experience.
- **A clean, safe, accessible and welcoming destination** – ensure Hornsby Shire, as a destination, is clean, safe, and easy to get to, and is welcoming and enjoyable to spend time in.
- **Supporting infrastructure to enable visitation** – enable a vibrant visitor economy through the provision of infrastructure and services.
- **Activated and vibrant spaces and places** – make our streets and public spaces great – bursting with flavour, colourful and filled with diverse culture.
- **Collaborative partnerships that build identity and encourage visitation** – build a shared commitment to growing a vibrant visitor economy through collaborative partnerships.

Guiding Principles for Destination Management Planning



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7. Focus Areas and Action Plan

Strategic Focus Areas

The aspirations, attributes, challenges and opportunities for developing Hornsby Shire's visitor economy inform a number of key destination management planning initiatives.

Aligned with the strategic pillars of the NSW Government's Visitor Economy Strategy 2030 and its renewed aspirations as articulated in the Visitor Economy Strategy 2030 Review, these actions are designed to realise the vision for Hornsby Shire as a must-visit destination.

A suite of actions are presented across the following three strategic focus areas:

1) **Build the Hornsby Brand**
2) **Facilitate the Growth of Our Visitor Economy**
3) **Showcase Our Destination's Strengths**

Strategic Focus Areas for Destination Management Planning



Implementation Guidance

The action plan is presented in the following pages. For each action, implementation partners are identified and indicative timing is assigned according to whether the action is a short-term priority (1-2 years), medium-term priority (3-5 years) or a longer-term initiative (5+ years). Ongoing or once-off actions are nominated as such.

Whilst all actions are not funded, a short-term measure indicates that an action should be taken sooner rather than later, should funding and/or resourcing be available or prioritised.

Indicative project costs:

$ – within existing budgets and resources
$$ – up to $100,000
$$$ – $100,000 +

Where additional staffing is required, this is nominated both by "Cost" ($$$) and in the "Evaluation Method" column.

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Focus Area 1: Build the Hornsby Brand

Build the Hornsby Brand								
No.	**Item**	**Action**	**Destination Pillar**	**Council Role/Partners**	**Cost**	**Priority**	**Business Unit(s)**	**Evaluation Method**
1.1	Strategic alignment	Align with NSW Destination Themes with a focus on experience tourism, especially first light (early morning), First Nations and wellness tourism.	• Towns and Villages • Rural • River • Parks and Bushland	DNSW	$	Ongoing	Strategy and Place	N/A
1.2	Whole-of-Council place-based destination management planning	Collaborate across Council Business Units to deliver a place-based, whole-of-organisation approach to destination management planning.	• Towns and Villages • Rural • River • Parks and Bushland	Internal Council action	$	Ongoing	All	Place-based planning documents adopted and implemented
1.3	Brand Hornsby	Develop an authentic brand identity and visual assets to align with the destination pillars for Hornsby Shire, to transition from liveable to loveable; promote positive awareness, grow the visitor economy and attract investment and talent.	• Towns and Villages • Rural • River • Parks and Bushland	Planning and promoting – Council will develop and own the brand in consultation with stakeholders if funded	$$ - unbudgeted	Short	Strategy and Place	Brand established and reviewed 2 years via a brand recognition survey
1.4	Discover Hornsby website update	Refresh website content and digital assets to align with the destination pillars and new brand Hornsby to showcase the destination's unique people, places, culture, experiences and products, with a focus on the Hornsby town centre.	• Towns and Villages • Rural • River • Parks and Bushland	Council lead with industry partners if funded	$$ - unbudgeted	Short	Strategy and Place	Site updated; annual site visitation monitored and reviewed – linked to key outcome measures
1.5	Discover Hornsby website marketing	Investigate and implement a marketing campaign to increase overall destination awareness and appeal of Hornsby Shire to grow the visitor economy (following preparation of itineraries).	• Towns and Villages • Rural • River • Parks and Bushland	Council lead with industry partners if funded	$$ - unbudgeted	Medium	Strategy and Place	Campaign delivered and reviewed

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Focus Area 1: Build the Hornsby Brand

Build the Hornsby Brand								
No.	**Item**	**Action**	**Destination Pillar**	**Council Role/Partners**	**Cost**	**Priority**	**Business Unit(s)**	**Evaluation Method**
1.6	Marketing Approach	Resolve an approach to marketing Hornsby Shire's destination pillars in consultation with industry stakeholders; link to and leverage DNSW's promotion in key visitor markets.	• Towns and Villages • Rural • River • Parks and Bushland	Council lead with industry partners if funded	$$ unbudgeted	Short	Strategy and Place	Marketing plan delivered and reviewed as required
1.7	Activation Strategy	Complete a review of Council's activation and event program and realign its delivery to reflect the destination pillars, with a focus on Hornsby Town Centre and Hornsby Park to maximise the benefits of visitation.	Towns and Villages	Internal Council action	$$ unbudgeted	Short	• Strategy and Place • Library and Community	Activation Strategy adopted an implemented
1.8	Activation Toolkit	Undertake a review of barriers and develop a toolkit which will increase opportunities for community-driven and/or third-party activations on Council managed land.	• Towns and Villages • Parks and Bushland	Internal Council action	$$ unbudgeted	Short	• Strategy and Place • Library and Community	Barriers removed where possible, active 'courting' of community and commercial event providers
1.9	Night-time Economy Strategy	Develop a night-time economy strategy for Hornsby Shire with a focus on the Hornsby Town Centre.	Towns and Villages	Office of the 24-Hour Economy Commissioner	$	Short	Strategy and Place	Night-time Economy Strategy adopted, resourced and KPIs monitored and reviewed

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Focus Area 2: Facilitate the Growth of Our Visitor Economy

Facilitate the Growth of Our Visitor Economy								
No.	**Item**	**Action**	**Destination Pillar**	**Council Role/Partners**	**Cost**	**Priority**	**Business Unit(s)**	**Evaluation Method**
2.1	Industry Development	Support industry development and capacity building via referrals to NSW First, the Australian Tourism Data Warehouse (ATWD) and DNSW.	• Towns and Villages • Rural • River • Parks and Bushland	• DNSW • ATDW • Industry	$$$ - Unfunded	N/A	N/A	Requires employment of new staffing resource
2.2	Industry Working Group	Investigate and consider the establishment of a working group for an industry-led (project based) network to drive DMP actions with working streams to align with the destination pillars.	• Towns and Villages • Rural • River • Parks and Bushland	Industry	$$$ - Unfunded	N/A	N/A	Requires employment of new staffing resource
~~2.3~~	~~Local Government Destination Management Planning Network~~	~~Investigate and consider the establishment of a local government working group focussed on shared destinations - Hawkesbury, Ku-ring-gai, Hills and Central Coast - to maximise the visitor experience through a place-based approach to destination management.~~	~~• Towns and Villages • Rural • River • Parks and Bushland~~	~~• Neighbouring Councils • NSW National Parks and Wildlife Services (NPWS) • DNSW~~	~~$$$ - Unfunded~~	~~N/A~~	~~N/A~~	~~Requires employment of new staffing resource~~
2.4	Community Improvement Districts	Investigate the opportunity to establish a Community Improvement District (CID) under recent State legislation to support and grow the Shire's town centres, main streets and local economies.	Towns and Villages	Transport for NSW	$	Medium	Strategy and Place	CID established and funded
2.5	Parking	Review current policy to ensure that parking is managed at key destinations to facilitate access and maximise economic outcomes, including the provision of EV charging infrastructure.	• Towns and Villages • Rural • River • Parks and Bushland	Internal Council action	$	Short	• Infrastructure Planning • Strategy and Place	Parking policy adopted, funded and implemented

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Focus Area 2: Facilitate the Growth of Our Visitor Economy

Facilitate the Growth of Our Visitor Economy

No.	Item	Action	Destination Pillar	Council Role/Partners	Cost	Priority	Business Unit(s)	Evaluation Method
2.6	Place Plans	Audit Hornsby Shire's town and village centres and identify a priority program for public domain improvements that will increase amenity and appeal to the visitor economy.	Towns and Villages	Internal Council action	$	Long	Strategy and Place	Place plans developed, adopted and implemented via Council's Delivery Program and Operational Plan
2.7	Foreshore Asset Management Strategy	Incorporate a Foreshore Asset Management Strategy into Council's Asset Management Strategy and develop a Foreshore Asset Management Plan to inform the regional Hawkesbury-Nepean River Maritime Infrastructure Strategy.	River	Internal Council action	$$ - unfunded	Medium	Infrastructure Planning	Strategy adopted by Council and implemented via Delivery Program and Operational Plan
2.8	Bush Walking Tracks and Mountain Bike Trails	Review supporting infrastructure needed to facilitate the development of bush walking tracks and mountain bike trails in Hornsby Shire.	Parks and Bushland	Internal Council action	$	Medium	• Environment • Infrastructure Planning	Infrastructure needs formally considered by Council
2.9	Parks Infrastructure	Review future infrastructure improvements at key destination parks across the Shire to diversify the visitor experience and attract new visitors.	Parks and Bushland	Internal Council action	$$ - Unfunded	Long	• Strategy and Place • Community and Environment • Parks, Trees and Recreation	Infrastructure needs formally considered by Council
2.10	Commerical Opportunities	Review commercial opportunities at key destination parks across the Shire to improve and diversify the visitor experience and attract new visitors.	Parks and Bushland	Internal Council action	$$$ - unfunded	Long	• Strategy and Place • Property • Parks, Trees and Recreation • Community and Environment	Report provided for Council's consideration
2.11	Outdoor Sports	Review potential incentives for sports groups to host regional sports events.	Parks and Bushland	Internal Council action	$ - Existing staff resource	Medium	Parks, Trees and Recreation	Report provided for Council's consideration

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Focus Area 3: Showcase Our Destination's Strengths

Showcase Our Destination's Strengths

No.	Item	Action	Destination Pillar	Council Role/Partners	Cost	Timing	Business Unit(s)	Evaluation Method
3.1	Nature-Based Tourism	Investigate opportunities to establish grey nomad / camping / glamping opportunities in key destinations throughout Hornsby Shire.	• Rural • River • Parks and Bushland	Internal Council action	$$ - unfunded	Long	• Strategy and Place • Environment • Parks, Trees and Recreation	Opportunities formally considered by Council
3.2	Three Gorges Ride	Collaborate with key stakeholders to audit and prioritise the infrastructure needs of visitors undertaking the Three Gorges Ride, and work with pit stop retailers to showcase attractions, improve experiences and grow visitor numbers.	• Towns and Villages • Parks and Bushland	• Ku-ring-gai Council • Transport for NSW • NSW NPWS	$$ - unfunded	Medium	• Infrastructure Planning • Strategy and Place • Communications	Opportunities formally considered by Council
3.3	Great North Walk – accommodation to enhance visitation and local spend	Investigate accommodation opportunities to elevate Hornsby Shire's profile as a key location on the Great North Walk.	Parks and Bushland	• NSW NPWS • Crown Lands	$$ - unfunded	Medium	• Strategy and Place • Parks • Environment	Opportunities and considered formally by Council
3.4	Wayfinding and Interpretive Media	Audit and develop a wayfinding and interpretive plan to showcase key precincts and other destinations and attractions across Hornsby Shire.	• Towns and Villages • Rural • River • Bushland	Internal Council action	$$ - unfunded	Long	Various	Plan developed, adopted, funded and delivered
3.5	Digital Itineraries	Audit Hornsby Shire's products and experiences and develop digital itineraries with a destination pillar focus.	• Towns and Villages • Rural • River • Bushland	Council lead with industry partners	$$$ - unfunded	Long	N/A	Requires employment of new staffing resource
3.6	Hornsby Park	Collaborate with appropriate community groups and relevant government stakeholders to promote and support the nomination for a Ku-ring-gai Geo-Region as an UNESCO Global Geopark, with a particular focus on Hornsby Park	• Bushland	Council lead with community and industry partners	$$ - unfunded	Ongoing	• Strategy and Place • Environment	UNESCO nomination progressed

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8. Implementation, Monitoring and Evaluation

Measuring and Monitoring DMP Objectives

This Hornsby Shire Destination Management Plan contains a range of themed initiatives, which are designed to support the destination's transition from a great place to visit into a must-visit destination. Council will monitor progress of the DMP with a view to realising this objective.

The initiatives presented in this Destination Management Plan represent a combination of:

- **Catalyst project planning and development initiatives** which require collaborative action combined with a well-planned course of project implementation for the desired outcomes to be realised over time; and

- Initiatives focussed on **strategic program implementation** that can be addressed as part of Council's day-to-day destination management planning functions in a strategic and whole-of-Council manner.

Some of the recommended actions seek to build on or continue initiatives already in place, some are already resourced while others require additional resourcing (depending on implementation priorities).

To ensure Hornsby Shire Council, in collaboration with other destination stakeholders, is working towards addressing the DMP vision and objectives, it will continually monitor, assess and report on the implementation of the actions and the achievement of key milestones.

Means of monitoring and evaluating implementation progress will include the use of both 'output' measures related directly to the recommended actions and their implementation as well as some broader 'outcome' metrics.

Destination Management Planning Performance Measures

Subject to collaborative commitment from destination stakeholders to the implementation of this Plan, key **outcome metrics**, which could be employed to track the development of Hornsby Shire's visitor economy, include the following:

- Hornsby Shire will achieve an increase in average length of stay by domestic overnight visitors from 3.3 nights to 4 nights.
- Hornsby Shire will increase international visitation from 2% of total visitors to 4% of total visitors.
- Hornsby Shire will increase its share of the Greater Sydney area's total domestic and international visitors from 3% to 5%.
- There will be at least a 10% increase in the tourism's direct and indirect contribution to Hornsby Shire's gross regional product (industry value-added), from $460 million to $500 million.

These desired outcomes will be monitored and measured using data sourced from Tourism Research Australia, economy.id / NIEIR and the Australian Bureau of Statistics' Tourism Satellite Accounts.

Output measures that will be used to monitor progress on set tasks include:

- Tracking progress of actions contained in this Plan – implementation rates (ongoing).
- Visitor economy operator/business feedback captured through regular engagement (ongoing).
- Regular (biennial) tourism operator confidence surveys and community satisfaction surveys on Hornsby Shire Council's approach to promoting and supporting a vibrant visitor economy in line with the vision as articulated in this Plan, focus areas and identified priorities.
- Regular **visitor satisfaction surveys** on the destination's products and experiences.

The Hornsby Shire Destination Management Plan 2026-2031 will be reviewed annually to ensure that implementation progress informs ongoing operational planning and delivery. Continual monitoring and reporting on implementation progress will ensure that Council's destination management planning priorities reflect the key challenges and opportunities of the day.

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HORNSBY SHIRE COUNCIL

Destination Management Plan 2026



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1.Executive Summary

Council considered the Draft Hornsby Shire Destination Management Plan (DMP) at its July 2025 General Meeting via Report No. GM 30/25 and resolved to place the draft document on public exhibition.

Feedback and comments have been provided on the draft Destination Management Plan and incorporated into the revised document where appropriate. Recommended amendments to the Action Plan are listed in this report.

Most actions contained within the Destination Management Plan are not resourced for delivery as they are a new, additional business initiative. As such, the document has been designed to provide overall strategic direction and guidance for the destinations identified within the Shire to guide future decision making.

The consultation process associated with the draft Plan was also designed to identify willing industry participants who may wish to collaborate with each other and Council to progress the goals of the Destination Management Plan.

Several potential industry partners have identified themselves through the exhibition process and further work is recommended with this group following the adoption of the revised draft of the Destination Management Plan – subject to the prioritisation and funding of these initiatives in future Delivery Programs.

As a first step, the Discover Hornsby website requires review due to cyber security concerns with the current platform. During this update, the site will be rebuilt, over time, to serve as a destination website linking with the Australian Tourism Data Warehouse data base– enabling the promotion of local businesses trading in the visitor economy within the Shire free promotion on this shire wide website.

2.Project Background



At the July 2025 General Meeting, Council considered General Manager's Report No. GM30/25 and resolved that:

1. Council endorse the draft Destination Management Plan 2025-2030 for the purposes of placing the document on public exhibition.

2. The consultation process associated with the exhibition of the draft identify willing industry participants who may wish to collaborate with each other and Council to progress the goals of the Destination Management Plan.

3. A further report be provided for Council's consideration that outlines the results of the engagement process, any changes recommended to the document and final adoption of the Destination Management Plan 2025-2030.

The development of a Destination Management Plan was listed as a top 4 priority action in the Hornsby Shire Economic Development and Tourism Strategy 2021-2026.

3. Project and Engagement Objectives

1. Project Objectives

These define what the DMP seeks to deliver at a strategic level.

1.1 Establish a Clear Destination Vision

- Define a compelling, place-based vision for the visitor economy that aligns with Council strategies (e.g., LSPS, Community Strategic Plan).
- Articulate the unique identity, strengths, and positioning of the destination within the regional and NSW tourism context.

1.2 Grow the Visitor Economy Sustainably

- Increase visitor numbers, length of stay, and expenditure.
- Diversify the visitor base (day trips, overnight stays, niche markets such as eco-tourism, food tourism, and events).
- Ensure tourism growth is environmentally, socially, and economically sustainable.

1.3 Strengthen Place-Based Economic Development

- Leverage tourism to support local businesses, hospitality, retail, and cultural sectors.
- Identify opportunities for investment attraction, product development, and activation.
- Support the night-time economy and off-peak visitation.

1.4 Improve Visitor Experience and Infrastructure

- Identify gaps in infrastructure (wayfinding, transport connectivity, public amenities, digital access).
- Enhance the quality, accessibility, and diversity of visitor experiences.
- Integrate tourism planning into broader land use and public domain planning.

1.5 Enhance Destination Branding and Marketing

- Develop a clear destination brand and narrative.
- Align local marketing with Destination NSW and regional tourism organisations.
- Improve digital presence, storytelling, and promotional effectiveness.

1.6 Strengthen Governance and Partnerships

- Clarify roles between Council, industry, NSW Government, and regional stakeholders.
- Establish collaborative delivery models and partnerships.
- Identify funding opportunities and mechanisms for implementation.

1.7 Provide a Robust Implementation Framework

- Deliver a prioritised action plan with clear timeframes, responsibilities, and indicative costs.

- Establish performance measures and monitoring mechanisms.
- Ensure the DMP is practical, actionable, and aligned with Council resourcing.

2. Engagement Objectives

These define how Council will involve stakeholders and the community in preparing the DMP.

2.1 Capture Local Knowledge and Insights

- Engage tourism operators, businesses, and community groups to understand strengths, challenges, and opportunities.
- Incorporate lived experience and local insights into the plan.

2.2 Build Stakeholder Ownership and Buy-In

- Foster a shared vision for tourism across stakeholders.
- Ensure stakeholders feel heard, valued, and part of the plan's development and delivery.

2.3 Identify Industry Needs and Barriers

- Understand constraints to growth (e.g., regulation, infrastructure, workforce, transport).
- Identify support needs for local operators and emerging businesses.

2.4 Ensure Community Support and Social Licence

- Balance visitor economy growth with community expectations and amenity.
- Identify and manage potential concerns (e.g., congestion, environmental impacts, over-tourism).

2.5 Strengthen Collaboration Networks

- Build connections between tourism operators, Council teams, and government agencies.
- Encourage partnerships and collective promotion of the destination.

2.6 Inform Evidence-Based Decision Making

- Use engagement outcomes to validate data, trends, and strategic directions.
- Ensure decisions are grounded in both quantitative data and qualitative insights.

2.7 Promote Transparency and Communication

- Clearly communicate the purpose, process, and outcomes of the DMP.
- Provide regular updates and feedback loops to participants.

It is noted that further engagement is needed after the adoption of the DMP to achieve these objectives.

4.Engagement Approach

Engagement method

Engagement took place via the exhibition of the draft document on Council's Your Say/Social Pinpoint page. Free text responses were encouraged. Those people wishing to work with Council to progress the development of the visitor economy were encouraged to tick a box advising of such.

Engagement promotions

Engagement for the Destination Management Plan was actively promoted through a coordinated, multi-channel communications approach designed to reach industry stakeholders, businesses, community members, and visitors.

Promotion activities included:

- Council communication channels: The project was featured on Council's website through a dedicated project page, supported by regular updates via eNewsletters and social media platforms to raise awareness and encourage participation.
- Targeted stakeholder outreach: Direct invitations were issued to tourism operators, local businesses, community groups, and key partners via email and industry networks to ensure informed and relevant participation in workshops and surveys.
- On-the-ground promotion: Engagement opportunities were promoted through existing networks, local business associations, and at key locations and events where appropriate, helping to capture input from visitors and the broader community.
- Internal advocacy: Council staff across relevant departments (e.g. economic development, events, place management, communications) played an active role in promoting engagement activities through their professional networks and day-to-day interactions with stakeholders.
- Partner amplification: Regional tourism organisations and government partners were engaged to share project information through their channels, extending reach and ensuring alignment with broader destination management efforts.

This multi-layered approach ensured broad awareness of the project, strong participation across stakeholder groups, and a diverse range of insights to inform the development of the Destination Management Plan.

5.What we heard

Engagement on the Destination Management Plan revealed strong support for growing the visitor economy, provided it is balanced, place-based, and delivers benefits to the local community. Key themes are summarised below.

1. Strong Support for a Clear Destination Identity

- Stakeholders highlighted the need for a more defined and consistent destination brand, centred on the area's natural assets (bushland, waterways, outdoor recreation) and local character.
- There was broad agreement that the destination is currently under-recognised and under-promoted.

2. Opportunities to Grow the Visitor Economy

- Significant potential identified to increase day trips, overnight stays, and visitor spend.
- Opportunities highlighted in:
    - Nature-based tourism and outdoor recreation
    - Food and dining experiences
    - Local events and activation
- A stronger night-time offer and after-hours economy was seen as a key gap.

3. Infrastructure and Access Constraints

- Consistent feedback that improvements are required to support visitation, including:
    - Wayfinding and signage
    - Transport access and connectivity
    - Parking and public amenities
    - Digital information and visitor servicing

4. Need to Support Local Businesses

- Local operators identified challenges including:
    - Limited visibility and marketing support
    - Regulatory complexity
    - Constraints on growing or diversifying their offer
- There is interest in collaboration, training, and coordinated promotion.

5. Importance of Activation and Vibrancy

- Stakeholders emphasised activating key precincts through:
    - Events and programming
    - Pop-ups, markets, and cultural activities
- Activation was seen as critical to improving both the visitor experience and local amenity.

6. Community Expectations and Social Licence

- The community generally supports tourism growth where it:
  - Enhances local amenity and liveability
  - Protects environmental assets
  - Does not exacerbate congestion or parking issues
- Managing impacts in sensitive locations was identified as important.

7. Value of Partnerships and Coordination

- Feedback highlighted the need for clearer coordination between:
  - Council
  - Industry
  - Neighbouring Councils as well as regional and State agencies
- Strong support for a more proactive leadership role from Council in facilitating and coordinating tourism outcomes.

Overall Insight

The engagement confirms that the destination has untapped potential, but success will depend on:

- Clear positioning and branding
- Targeted investment in infrastructure and experiences
- Strong partnerships and coordinated delivery
- Careful management of community impacts

Your Say

Activity Overview	
Number of webpage *views*	573
Webpage visitors	369
Number of contributors	20
Followers	7

Theme	What we heard	Officer's Response
River	The need to actively manage car parking and access to wharves on the Hawkesbury River to support visitation to the river areas.	As visitation grows, Council needs to actively manage access to its infrastructure that supports visitation. Fees and charges, such as paid parking, paid commercial access to wharves can help to manage demand and also fund the services enjoyed by visitors.
River	Opportunities to capitalise on marine tourism.	Council should advocate for funding to strategically plan for maritime infrastructure across the Lower Hawkesbury such that the various functions (such as boat launching, boat mooring etc) can be dispersed and on shore demand for parking etc can be appropriately managed.
Towns and Village	The importance and opportunity of cycle tourism – emphasising the need for protected cycle paths connected to town centres and key locations.	This theme is important for Council to consider in planning for active transport.
General	Urging caution regarding over tourism and the need to ensure resident priority in decision making.	It is important for Council to balance resident amenity with the visitor economy. Done well, an uplift in economic activity through the injection of visitor spending can improve residential amenities and the diversity of services and recreational offers available.
Brand	The distinction between the Bushland Shire "brand" for Shire residents and an outward facing brand for the Shire that seeks to attract visitors.	The brand for the Hornsby Shire that attracts visitor and investment, needs to be authentic and reflective of the experience of the place However, the way that the Shire is "sold" to visitors can, and should, be different to the Bushland Shire brand of the Council.
General	The need to increase accommodation supply in the Shire – including exploring opportunities for caravan and camping.	Accommodation is in short supply in the Shire. To actively seek to increase supply, Council would need to set a strategic priority in a future Delivery Programs to allocate

		resources to towards achieving this goal.
Bushland	The importance of the Great North Walk and other walking trails in attracting visitors.	Providing accommodation/camping opportunities along the length of the Great North Walk within the shire will help to support use of the trail and increase overnight stays. This aspect will need to be prioritized in future Delivery Programs to be progressed.
General	The importance of heritage (the Convict Trail in particular), and the need to work with neighbouring councils to manage the destination wholistically.	Regional partnerships with neighbouring Councils will be important in articulating the regional visitor offer and growing the visitor numbers across northern and north western Sydney. Heritage areas such as Wisemans Ferry and the Convict Trail will require partnerships to highlight the opportunities available for visitors.
River	The importance of aquatic recreation on the Hawkesbury River as a driver for visitation – particularly in Parsley Bay and Deadhorse Bay.	Recreational infrastructure is critical in driving visitation for both residents and visitors. Managing the access to that infrastructure and adding value for the businesses that are in proximity to it, will be critical if there is to be economic benefit from recreational visitation.
River	The importance of Brooklyn as a visitor destination.	Brooklyn provides a key riverside recreational visitor destination for Shire visitors and Shire residents. Managing access to Brooklyn – whether it be by car or boat, will be critical to maximizing the value of visitors for local businesses.
Brand and access	The importance of branding and promoting use of public transport for visitors in a marketing campaign for the Shire	The importance of branding the Shire to attract both visitors and investors is noted as Council needs to compete with other local government areas for investment and the visitor dollar. Outlining the accessibility of the shire by public transport will be a key to messaging and can be incorporated in the production of curated itineraries.

Towns and Village	The opportunity for walking/cycleway connections across the Hawkesbury River to Deerubbun/Mooney Mooney	Connecting the Brooklyn Road shared path to the broader Lower Hawkesbury has merit – as does connecting the shared path into Brooklyn Village
Rural – Towns and Villages	The importance of the arts in Wisemans Ferry as a visitor attractor.	It is acknowledged that the arts are an important element in attracting visitors and could be included in day trip itineraries to the rural areas.
General	The opportunity for curated driving/riding experiences across the Shire.	Curated driving and riding experiences, along with walking experiences around train lines are supported and will be explored as opportunities to grow the visitor economy.
General	Support for the development of the nighttime economy as a visitor attractor.	Noted – Council's focus on the nighttime economy is on Hornsby Town Centre where the Special Entertainment Precinct is being trialled
General	Request to include Hornsby Park in the Ku-ring-gai Geo-Region.	Noted – request included in updated Action Plan.
General	The importance of a funding commitment from Council to support the growth of the visitor economy.	Noted – a staged approach to growing support of the visitor economy is recommended focusing in the first instance on the development of a destination website.
General	Offers of industry partnership and support to progress the development of the visitor economy	Noted – the progressive implementation of the DMP is recommended as funding allows. Partnerships in the first instance are likely to be built with neighbouring Councils.

6.Key Findings/Recommendations

1. Destination positioning is weak but full of potential

Finding:
The destination is perceived as having strong natural and lifestyle assets but lacks a clear, compelling identity and coordinated brand.

Recommendation:

- Develop a defined destination positioning and brand narrative (e.g. nature + lifestyle + local experiences).
- Align all marketing, signage, and communications to this positioning.
- Integrate with regional and state tourism frameworks to lift visibility.

2. Visitor economy is underperforming relative to assets

Finding: There is untapped potential to increase visitation and spend, particularly in niche markets (nature, food, events). Increasing the length of stay is difficult given the absence of accommodation options.

Recommendation:

- Target high-value, experience-driven visitor markets rather than volume alone.

Prioritise development of:

- Nature-based and outdoor experiences
- Food, dining, and local produce
- Events and seasonal programming

3. Infrastructure gaps are limiting growth

Finding: Deficiencies in access, wayfinding, amenities, and visitor servicing are constraining the visitor experience.

Recommendation: Invest in enabling infrastructure, including:

- Wayfinding and interpretation
- Parking and transport connections
- Public amenities (toilets, rest areas)
- Digital information and visitor tools
- Prioritise high-traffic and high-potential precincts for upgrades such a destination parks.

4. Local businesses need greater support and coordination

Finding: Operators face barriers including low visibility, limited collaboration, and regulatory challenges.

Recommendation: Establish an industry support and development program, including:

- Marketing and digital capability support
- Business mentoring and training
- Product packaging and cross-promotion
- Facilitate stronger networks and partnerships across operators.

5. Activation and events are critical to vibrancy

Finding: There is a lack of consistent activation, particularly in off-peak periods and at night, limiting vibrancy and visitor appeal.

Recommendation:

- Develop a coordinated events and activation strategy:
- Expand local events calendar
- Support pop-ups, markets, and cultural programming
- Leverage public spaces and key sites
- Strengthen the night-time economy where appropriate.

6. Community support depends on balanced growth

Finding: The community supports tourism where it enhances amenity and protects local character, but has concerns about congestion and environmental impacts.

Recommendation: Apply a sustainable, place-based approach to tourism growth.

Prioritise:

- Environmental protection
- Managing visitor impacts in sensitive areas
- Ensuring benefits to local residents (amenity, services, economy)
- Maintain ongoing community engagement and transparency.

7. Governance and coordination need strengthening

Finding: There is a lack of clear leadership and coordination across stakeholders.

Recommendation: Establish a clear governance model for delivery, including:

- Defined Council leadership role
- Industry reference group or advisory body
- Strong links with regional and state agencies
- Identify funding pathways and delivery partnerships early.

8. Delivery must be practical and prioritised

Finding: Stakeholders are wary of plans that are aspirational but not implemented.

Recommendation: Deliver a prioritised, action-based implementation plan:

- Clear responsibilities
- Timeframes (short, medium, long term)
- Indicative costs and funding sources
- Identify quick wins to build momentum and confidence.

Overall Strategic Insight

Consultation confirms that success will depend on shifting from:

- Fragmented promotion → Coordinated destination positioning
- Ad hoc activity → Planned activation and experience development
- Passive support → Active facilitation and partnership by Council

7.Next steps

The findings of the consultation process are largely in keeping with the actions, processes and themes in the draft Destination Management Plan. Uncertainty regarding funding availability remains an issue that cannot be addressed at the time of writing and is subject to a future decision of Council.

It is recommended that a staged process be implemented in the first instance to establish a renewed destination brand and webpage (Discover Hornsby). This project should be progressed with interested industry stakeholders. This approach will assist in responding to the strategic insight derived from the exhibition feedback.

ITEM 3

ATTACHMENT/S

REPORT NO. GM6/26

ITEM 3

1. ATTACHMENT 1 - TABLE 1A SUBMISSIONS AND FEEDBACK
2. ATTACHMENT 2 - TABLE 1B STAFF CHANGES
3. ATTACHMENT 3 - 2026-2030 DELIVERY PROGRAM INCLUDING 2026/27 OPERATIONAL PLAN FOR ADOPTION
4. ATTACHMENT 4 - 2026-2027 FEES AND CHARGES FOR ADOPTION
5. CONSOLIDATED BUDGET REPORT

TABLE 1A. Submissions Received – Public Exhibition of Draft 2026-2031 Delivery Program and 2026/27 Operational Plan (DPOP) including Budget and Fees and Charges					
No.	**Submission No.**	**Page Number(s)** *(indicative of draft DPOP)*	**Theme and Strategic direction /Section of DPOP**	**Summary of Submission Issues/Comments**	**Proposed Response/Plan Amended**
1.	(Total=44) (some submissions cover multiple issues)	p147	Planned capital projects 2027/28 to 2029/30, Local footpaths	**PRIORITISE FOOTPATHS:** Priorities are reviewed annually to reflect changing conditions and community needs. Delivery is considered based on assessed infrastructure need and available budget. Council also seeks additional funding opportunities to support delivery of more footpath projects across the Shire and maintain an up-to-date, responsive program.	
	3, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 22, 24, 25, 27, 31, 42, 46, 48, 50, 53, 56, 69 *(Total=25)*			• Oak Street and Pine Street, Normanhurst	• Following a review of the works program, the Oak Street and Pine Street footpaths have been included in the current DPOP for delivery in 2029/30 due to increased playground visitation and bus stop usage. Change.
	2, 5, 6, 18, 22, 26, 35, 54 *(Total=8)*			• Rannoch Place, Thornleigh • Loch Maree Avenue, Thornleigh	• Rannoch Place and Loch Maree Avenue, Thornleigh have been identified for future footpath provision and are currently ranked 226 and 264 respectively on Council's priority list. No change.
	9, 47 *(Total=2)*			• To and from park in Myrtle Street, Normanhurst	• Myrtle Street, Normanhurst is identified for future footpath provision and is currently ranked 209. No change.

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	43 *(Total=1)*			• Boundary Road, Cherrybrook (from Cherrybrook Road to Cedarwood Drive, southern side)	• Boundary Road, Cherrybrook is identified in Council's works program as a shared path project but is not currently included in the DPOP. Delivery will be prioritised subject to assessed need and available budget. No change.
	55 *(Total=1)*			• Footpaths need to be prioritised, making walking easier and safer especially at night	• Council is reviewing and updating the Integrated Transport Strategy to include a revised Active Transport approach, building on the 2021 Walking and Cycling Strategy. Council remains committed to a coordinated and strategic active transport network. No change.
	68, 91, 92, 93, 94, 95, 96 (Late) *(Total=7)*			• Between council's community centre (on Singleton Road) and the Wisemans Ferry RFS station (on Old Northern Road) as a priority	• This section of pathway is identified in Council's work program and is currently ranked 59 under the existing prioritisation framework. Delivery will be considered alongside other infrastructure priorities and available funding. No change.
2.	1 (Total=1)	p149	Planned capital projects 2027/28 to 2029/30, Stormwater drainage	**DRAINAGE:** • Patrick Close and Woodcourt Road, Berowra Heights. Mentioned as project for SRV - where money gone?	• Council has prepared a draft Flood Risk Management Study and Plan for the urban catchments within the LGA. The plan identifies the extent of existing and potential flooding issues and outlines a range of options to improve the capacity and effectiveness of the stormwater network. • The plan identifies drainage improvement works at Patrick Close and Woodcourt Road, Berowra among a number of potential improvement projects. Council has

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					an SRV allocation of $1 million per annum to address high-priority flooding issues identified through the plan. Projects are prioritised based on the severity of flooding, with the highest priority given to measures that prevent inundation of habitable areas, as well as the cost of implementation. Given limited funding, Council is currently focusing on projects that address properties severely affected by more frequent flooding. As a result, the proposed drainage improvement works at Patrick Close and Woodcourt Road are not included in the current DPOP. No change.
3.	(Total=4)	p55	Liveable, Safe, integrated and accessible transport	**ACTIVE TRANSPORT:**	
	21 *(Total=1)*			• **Community satisfaction** with bike paths ranks in bottom five • **Active Transport Strategy** (Action 3.2.1.1) – timeline for adoption and clarification on **interaction** with Bike Plan and Walking and Cycling Strategy • Over-focused on **recreation at expense of commuter utility** • **Modern e-mobility and larger micromobility designs** for future cycleways	• Council acknowledges community feedback regarding the delivery and prioritisation of active transport infrastructure, including shared paths and commuter cycling, as reflected in the draft DPOP. • Council has committed $1.4 million annually through the Special Rate Variation (SRV) for shared path delivery. The DPOP identifies projects scheduled for delivery in 2026/27 and 2027/28 within this allocation, while projects for 2028/29 and 2029/30 are listed as 'To Be Advised' (TBA) pending the outcome of a comprehensive Active Transport review. Council is also

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					actively pursuing supplementary NSW Government grant funding to enable delivery of additional projects beyond the existing program. • Council is currently reviewing and updating the Integrated Transport Strategy, which will include a revised Active Transport approach and build on the 2021 Walking and Cycling Strategy. The review adopts a whole-of-network approach, considers emerging trends such as e-mobility and e-bikes, and aligns with contemporary guidance, including the TfNSW Cycleway Design Toolbox. • Council remains committed to delivering a coordinated and strategic active transport network, with future project details to be confirmed as the strategy review progresses and funding availability is confirmed. No change.
	59 *(Total=1)*			• Existing bike paths, especially between Berowra and Hornsby on the Pacific Highway, are narrow and dangerous. Separated cycle routes connecting the Shire would be transformative. Brooklyln needs safe cycle access connecting the town with the highway and boardwalk	• Council is reviewing and updating the Hornsby Shire Integrated Transport Strategy to include a revised Active Transport approach, building on the 2021 Walking and Cycling Strategy. An annual allocation of $1.4 million is committed through the Special Rate Variation (SRV) for shared path delivery, with projects prioritised based on assessed need, safety and available

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					budget. Council is also pursuing supplementary NSW Government grant funding. • Council is progressively upgrading the public domain along the Pacific Highway, with works between Asquith and Mount Colah planned. Active transport connections in and around the Brooklyn town centre are being considered as part of the broader strategy review, with priorities reassessed annually to reflect changing conditions. The Pacific Highway to Brooklyn Boardwalk connection has been identified for future footpath provision and is currently ranked 260. No change.
	62 *(Total=1)*			• Prioritise active transport funding for paths surrounding North Epping Public School	• Council is reviewing and updating the Hornsby Shire Integrated Transport Strategy, which will include a revised Active Transport approach building on the Walking and Cycling Strategy adopted in 2021. • Council confirms that an annual allocation of $1.4 million is committed through the Special Rate Variation (SRV) for the delivery of shared paths. As part of the SRV shared paths program, shared paths have been identified for Boundary Road and Norfolk Road, North Epping. The priority list is reviewed annually to reflect changing conditions and community needs, with

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					delivery prioritised based on assessed infrastructure need and available budget. • Council also acknowledges the increasing uptake of e-mobility and e-bikes across the Shire. As part of the Integrated Transport Strategy review, Council is reviewing its approach to the delivery of walking and cycling infrastructure to align with contemporary guidance, including the TfNSW-endorsed Cycleway Design Toolbox. No change.
	38 *(Total=1)*	p132	SRV Strategic initiatives	1. Request to add statement on p132 in SRV category 'Connected waking and cycling paths' "Council will also seek investment to extend and connect cycleways to create viable commuting and recreational options" 2. Walking and Cycling Strategy 2021 out of date and look forward to Active Transport Plan	1. The wording on page 132 was approved through Council's SRV application to IPART and cannot be changed retrospectively. However, SRV funding continues to support active transport infrastructure, including cycling and shared path projects, in accordance with the adopted program of works. 2. Support for the Active Transport Plan noted. No change.
4.	(Total=8)			**ROADS:**	
	33 *(Total=1)*	P148	Planned capital projects 2027/28	**Traffic**	• Council acknowledges the submission from the school regarding this project and confirms that a funding

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			to 2029/30, Local roads and traffic	• Dural, Quarry Road – wombat crossing (Stage 2) – identify funding alternative if grant unsuccessful. Council to consider contribution of $200k in exchange for future s7.11 contribution credit	application has been submitted and the outcome is currently pending. Two design options have been developed, and further pedestrian movement studies are underway to inform the preferred location and ensure the crossing meets the needs of both the school and the broader community. • Council will consider the matters raised in the submission, including potential funding arrangements, once the outcome of the grant application is known. No change.
	90 (late) *(Total=1)*			• Pedestrian safety around Buckingham Avenue and Denman Parade, Normanhurst – commitment in budget for formal safety audit and engineering design for pedestrian crossing/traffic island	• A review of crash data indicates that the Normanhurst precinct is operating safely, with no pedestrian crashes recorded over the past five years (source: TfNSW). The pedestrian refuge island on Buckingham Avenue, near the intersection with Denman Parade, was delivered by TfNSW as part of the Normanhurst Station upgrade. • While the data suggests the location is currently operating safely, Council will monitor the site and consider whether an upgrade to a marked crossing is warranted. • Council has also recently undertaken maintenance works at the location, including repainting line marking and pruning vegetation to improve visibility. Additional

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					'No Stopping' signage has been installed to further enhance sight lines. No change.
	4 *(Total=1)*	P54	Liveable, Safe, integrated and accessible transport	**Accessibility** 1. Path accessibility for prams - Pennant Hills Road, particularly Pomona Street to Shell station – dangerous to cross as cars do not look 2. Many cars park illegally on Pomona Street as No Parking signage is faded 3. Add accessible ramp to Wollundry Park, Pennant Hills near the library	1. Council acknowledges the concerns raised regarding accessibility along Pennant Hills Road. Council confirms that the footpaths on both sides of Pennant Hills Road have been designed and constructed in accordance with Council's adopted standards. A review of the location indicates that the footpath appears narrower in some sections due to vegetation encroachment. This matter has been referred to Council's maintenance team for further assessment and appropriate action. Council notes that drivers are required to give way to pedestrians at all driveways and pedestrian crossings. Instances of illegal driving behaviour should be reported to NSW Police. 2. Council has inspected Pomona Street and identified faded 'No Parking' signage. Instructions have been issued to replace the affected signs. 3. A shared path was constructed along Ramsay Road in 2025, providing accessible access to Wollundry Park. The park can also be accessed via Warne Street and

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					along the northern boundary of Wollundry Park from Yarrara Road. No change.
	19 *(Total=1)*			**Parking** • Request for 2 hour Parking for Normanhurst village	• Council acknowledges the request and plans to review short term parking provisions in Normanhurst to improve access to local businesses. No change.
	45 *(Total=1)*			**Resurfacing** • Properly resurface Purchase Road, Cherrybrook – has been repatched 600 times	• Council road resurfacing works are prioritised based on overall road condition, riding comfort and the need for pavement protection. Due to limited annual funding, resurfacing projects are programmed across the Shire according to priority. Resurfacing of Purchase Road will be considered after higher-priority resurfacing works have been completed. No change.
		p61	Sustainable, Resilient community, living sustainably	**Streetlighting**	
	45 *(Total=1)*			• Above-ground streetlighting on Purchase Road and most of Cherrybrook does not meet Australian standards	• Where inadequate lighting is identified, residents may request that Council ask Ausgrid to install additional street lighting, as these assets fall within Ausgrid's ownership and jurisdiction.
	47, 48 *(Total=2)*			• Install streetlighting within Charles Curtis Park and on streets around to enhance safety	• Council is responsible for the provision of lighting within parks, including all costs associated with the design, installation, operation and maintenance of

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					lighting infrastructure. Where inadequate lighting is identified at park entrances or along adjoining public roads, Council may request Ausgrid to install additional street lighting, as these assets fall within Ausgrid's ownership and jurisdiction. • Charles Curtis Park is a local park designed primarily for day-time use and is intentionally kept as dark as possible at night to protect the amenity of nearby residents. Increased lighting could encourage after-hours activity, including use of the basketball court, which may result in noise impacts and ongoing amenity concerns for surrounding properties. No change.
5.	(Total=7)			**PARKS, SPORTING AND RECREATION FACILITIES:**	
	23, 32, 34, 39, 41, 52 *(Total=6)*	p50	Liveable, Inclusive and Healthy Living	• Provide fencing for dog-off leash area Lyne Road Reserve, Cheltenham	• Lyne Road Reserve has operated as a dedicated off-leash dog area for more than 14 years. In 2021, Council sought public submissions as part of developing the Hornsby Off-Leash Dog Park Strategy. At that time, submissions were evenly split between support for and opposition to a fully fenced dog area. Notwithstanding this, further consultation commenced in early May 2026, with new submissions invited to help determine whether fencing should be installed and, if so, the

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					appropriate extent. Should the consultation outcome support fencing along Lyne Road, works could proceed using funding available in the 2026/27 budget. Potential future change.
	36 *(Total=1)*	p144	Capital projects, Parks and sporting	• Briddon Close Park, Pennant Hills – seeking details on scope and funding	• The playground renewal will be consistent with Council's Play Plan for a Pocket Park (see page 56 https://future.hornsby.nsw.gov.au/wp-content/uploads/2021/05/HSC5867-Play-Plan-April-21-FA.pdf). A draft design will be developed July – December 2026 prior to exhibiting for public comment. Construction impacts for adjacent residents will be minor. No change.
6.	22 (Total=1)	p67	Sustainable, Healthy natural environment	**BUSHLAND RECREATIONAL TRAILS:** 1. Consider a future bushwalking trail spur from Begonia Reserve to Cedar Street, Normanhurst 2. Improve existing Pine Street bush trail entry opposite Charles Curtis Park	1. Council recognises the benefits of improving local access, park connections and continuity of the bushland corridor. The walking tracks currently under construction in Begonia Reserve do not include a connection to Cedar Street, and funding for such a connection is not included in the approved project scope. Council will, however, consider the feasibility of a future trail spur following site investigations and further community consultation. This work would inform any future decisions on prioritisation and funding as part of Council's broader bushland and walking track planning.

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TABLE 1A. Submissions Received – Public Exhibition of Draft 2026-2031 Delivery Program and 2026/27 Operational Plan (DPOP) including Budget and Fees and Charges					
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					2. Council recognises the value residents place on local access to bushland. However, further upgrades at this location are not considered a reasonable use of Council funds at this time, noting the recent investment at Charles Curtis Park and the need to prioritise limited resources across the Shire to areas of higher safety risk, accessibility need or strategic benefit. The Pine Street trackhead will be assessed for potential inclusion of improved bushland wayfinding signage in line with Council's shire-wide priority matrix, while Council continues to focus on projects that deliver the greatest overall community and environmental outcomes. No change.
7.	(Total=35)	p66	Sustainable, Healthy natural environment	**PRESERVING THE NATURAL HABITAT:**	
	28, 29, 30, 44, 57, 58, 60, 61, 63, 64, 65, 66, 67, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88			• **79-87 Malton Road, Beecroft.** Council should purchase property (currently for sale) to leave as natural habitat and protect the critically endangered Gang-gang Cockatoos and Powerful Owls	• Council acknowledges the significant conservation values of the land at 79–87 Malton Road, Beecroft, and the community's interest in protecting habitat for Gang-gang Cockatoos and Powerful Owls. However, Council does not propose to acquire this land, as biodiversity conservation is primarily delivered through statutory planning and environmental controls applying to both public and private land. In addition, these species rely on habitat at a landscape scale rather than

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TABLE 1A. Submissions Received – Public Exhibition of Draft 2026-2031 Delivery Program and 2026/27 Operational Plan (DPOP) including Budget and Fees and Charges					
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	(late), 89 (late) *(Total=33)*				the ownership of individual parcels, and the acquisition of private land would involve substantial financial costs. • The site is partly zoned for residential use at the front and for open space at the rear. As part of an approved subdivision within the residential-zoned portion of the site, approximately half of the land will be transferred to Hornsby Shire Council at no cost upon completion of the subdivision. This will secure the entire open space–zoned rear portion, as well as part of the residential-zoned land located behind the proposed new lots, into Council ownership. • Council will continue to protect threatened species through the application of existing legislation, planning controls, and the ongoing active management of Council-owned bushland within the Byles Creek corridor. No change.
	40, 49 *(Total=2)*			• **Byles Creek.** Council should support the long-term protection and ecological management of Byles Creek	• Byles Creek bushland is managed as part of Council's Shire-wide bushland reserve management program, with funding, contractors and works prioritised to achieve the greatest overall environmental outcomes. Site-specific activities, including ecological assessment and restoration works, are delivered through this program based on reserve prioritisation and available

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TABLE 1A. Submissions Received – Public Exhibition of Draft 2026-2031 Delivery Program and 2026/27 Operational Plan (DPOP) including Budget and Fees and Charges					
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					resources. Council also continues to consider strategic options within the Byles Creek catchment, such as planning controls, conservation partnerships and land acquisition, where these align with adopted strategies and available funding. No change.
8.	51 (Total=1)	P148 P68 P88 P76	Planned capital projects 2027/28 to 2029/30, Local roads and traffic Sustainable, Healthy natural environment Collaborative, Responsive and effective civic leadership Prosperous, Vibrant and viable places	**BROOKLYN COMMUNITY ISSUES:** 1. Commit to these capital projects: redesign and reconstruction of Bridge Street steps/pathway; engage with State Rail to design and construct a shared pathway linking Government Road and Dangar Road (completion of shared pathway along Brooklyn Road into village centre); deliver the already designed pathway through Parsley Bay carpark linking George Street and Flat Rock paths. 2. Identify and allocate actions and funding for foreshore protection. 3. Protect the natural environment in Brooklyn - example is rubbish washing from Brooklyn Road into Sandbrook Inlet after major rain events.	1. A review of Council's works program indicates that the reconstruction of the Bridge Street steps, the Brooklyn Road shared path and a pathway through the Parsley Bay car park are not currently ranked as priority projects for inclusion in the current DPOP. Council is undertaking a broader review of the future path program, with delivery to be prioritised based on assessed infrastructure need and available budget. 2. Council manages a number of foreshore assets that require ongoing maintenance. These assets are inspected regularly, with required works undertaken by specialist contractors. Council is also completing a condition assessment of Parsley Bay assets and developing a foreshore asset management plan, which will identify scheduled maintenance requirements and forecast future renewal needs. 3. Several catchment remediation devices are already in place to capture and treat stormwater runoff from Brooklyn Road. These devices will be upgraded as

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TABLE 1A. Submissions Received – Public Exhibition of Draft 2026-2031 Delivery Program and 2026/27 Operational Plan (DPOP) including Budget and Fees and Charges					
No.	**Submission No.**	**Page Number(s)** *(indicative of draft DPOP)*	**Theme and Strategic direction /Section of DPOP**	**Summary of Submission Issues/Comments**	**Proposed Response/Plan Amended**
				4. Recommended that Crown land Plans of Management for Brooklyn be prioritised and brought forward to 2026/27 (Action 8.1.2.6) 5. Some actions have been weakened by moving away from clear delivery commitments towards more exploratory language or downgraded milestones. Notably, the river economy is not explicitly acknowledged within the Prosperous Theme. References to community advocacy should be reinstated.	required through future capital works, and investigations into potential additional treatment locations are ongoing. 4. Crown land within Brooklyn will be managed through Plans of Management, including a specific Plan of Management for McKell Park and Parsley Bay and a general Plan of Management for other Crown land parcels across the suburb. Preparation of the McKell Park and Parsley Bay Plan of Management is anticipated to commence in 2027/28, following the development of the Brooklyn Town Centre Place Plan in 2026/27. The general Plan of Management for remaining Crown land parcels is also scheduled to commence in 2027/28, subject to staff resourcing. 5. Language and milestones were refined to ensure commitments are realistic and information is clear and transparent, with commitments strengthened as planning and delivery certainty increase. Support for the river economy, including Brooklyn, is addressed through place-based planning and the adoption of a Destination Management Plan, specifically through Actions 6.1.3.5 and 6.3.1.3. Community advocacy is also addressed in the Community Consultation section on

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TABLE 1A. Submissions Received – Public Exhibition of Draft 2026-2031 Delivery Program and 2026/27 Operational Plan (DPOP) including Budget and Fees and Charges					
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					page 23, reflecting its central role in Council's decision-making. No change.
9.	37 (Total=1)	P67 (separate document)	Fees and Charges	• Why is a separate and additional discounted rate for pensioners not available for the 12-month swim pass, as it is for casual day and 20-visit passes?	• The advertised 12-month concession pass is priced at the pensioner rate. Historically, very few 12-month Student or Senior passes were sold, so these categories were combined into a single price point based on the lower pensioner rate. While the pensioner reduction on a 12-month pass is smaller than for other ticket options, Council scales price increases across all fees and charges to ensure residents are not disproportionately impacted by the type of ticket they purchase. Longer-term passes also reflect that costs are spread over a longer period. No change.

Table 1B - Staff Proposed Changes to Draft 2026-2030 Delivery Program and Operational Plan 2026/27 including Fees and Charges 2026/27				
No.	**Page Number(s)** *(indicative of draft DPOP)*	**Section**	**Recommended Change**	**Rationale**
Delivery Program/Operational Plan				
1.	p23	Our community involvement, Ways you can contribute to our decisions	• 'Speak at a Council meeting' heading updated to 'Speak at a Public Forum meeting' • Text updated to 'You can speak to an agenda item or another matter that is important to you at Public Forum meetings held prior to General Council meetings'	Update to 2025 Code of Meeting Practice that members of the public may only speak at the Public Forum Meeting
2.	p44	Liveable, Connected and cohesive community	• **Action 1.2.2.6 Review and update the Disability Inclusion Action Plan** will now roll into 2026/27: Add icon to show delivery continuing in 2026/27	Rolled over to 2026/27
3.	p44	Liveable, Connected and cohesive community	• **Action 1.2.2.10 Implement rollout of renewed leases and licences including tennis courts:** Add source/contributing document 'Lease/Licence of Council Land and Buildings to Community Groups Policy'	Clarification
4.	p45	Liveable, Connected and cohesive community	• **Action 1.3.1.1 Prepare a report outlining options for a Shire-wide Graffiti Strategy with a strong focus on community involvement in preventing and removing graffiti on private property** will now roll into 2026/27: Add icon to show delivery continuing in 2026/27	Rolled over to 2026/27
5.	p45	Liveable, Connected and cohesive community	• **Action 1.3.1.2 Undertake design development of Hornsby Mall Hostile Vehicle Mitigation:** Add source/contribution document 'NSW Police Hostile Vehicle Mitigation Guidance for	Clarification

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Table 1B - Staff Proposed Changes to Draft 2026-2030 Delivery Program and Operational Plan 2026/27 including Fees and Charges 2026/27				
No.	**Page Number(s)** *(indicative of draft DPOP)*	**Section**	**Recommended Change**	**Rationale**
			Hallmark/Iconic Major Events'	
6.	P48	Liveable, Inclusive and healthy living	• **Action 2.1.2.4 Undertake Galston Masterplan investigations:** now to commence 2027/28 (across two years)	Awaiting completion of Glenorie project
7.			• **Action 2.1.2.5 Prepare a Medium Density Housing (townhouse) Planning Proposal:** revised to commence 2027/28 (across two years)	Informing Strategy still in draft
8.			• **Action 2.1.2.6 Prepare a Mixed-Density Housing Strategy:** revised to commence 2028/29	Workload demands
9.	P49	Liveable, Inclusive and healthy living	• **Action 2.2.1.1 Digitise the Local Environmental Plan:** revised to commence 2027/28 (across two years)	Awaiting external input
10.	p51	Liveable, Inclusive and healthy living	• **Action 2.3.2.7 Undertake the construction of further embellishment works at Hornsby Park to provide additional near term public access (circulation works)** will now roll into 2026/27: Add icon to show delivery continuing in 2026/27	Rolled over to 2026/27
11.	p60	Sustainable, Resilient community, living sustainably	• **Action 4.1.2.2 Finalise the Hornsby Floodplain Risk Management Study and Plan** will now roll into 2026/27: Add icon to show delivery continuing in 2026/27	Rolled over to 2026/27
12.	p61	Sustainable, Resilient community, living sustainably	• Add new **Action 4.2.2.2 Establish an apartment building education program for energy efficiency** ticked for 2026/27	To address identified need
13.	P62	Sustainable, Resilient community,	• **Action 4.3.2.5 Implement amendments to the Waste**	Workload demands

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Table 1B - Staff Proposed Changes to Draft 2026-2030 Delivery Program and Operational Plan 2026/27 including Fees and Charges 2026/27				
No.	**Page Number(s)** *(indicative of draft DPOP)*	**Section**	**Recommended Change**	**Rationale**
		living sustainably	**Development Control Plan based on new guidelines:** revised to commence 2027/28	
14.	p66	Sustainable, Healthy natural environment	• **Action 5.1.1.4 Review and update the Terrestrial Biodiversity Lands Map within the Hornsby** Local Environmental Plan will now roll into 2026/27: Add icon to show delivery continuing in 2026/27	Rolled over to 2026/27
15.			• **Action 5.1.1.11 Prepare a Vegetation Mapping Planning Proposal:** revised to commence 2027/28 (over two years)	Awaiting input of delayed Action 5.1.1.4
16.	P74	Prosperous, Vibrant and viable places	• **Action 6.1.1.4 Implement the medium-term recommendations of the Employment Lands Study:** revised to commence 2027/28 (over two years)	Workload demands
17.	P82	Collaborative, Informed and engaged community	• **Action 7.1.2.11 Conduct internal audits on cyber security/***ICT security controls***:** Revised to include ICT security controls	Annual review of audit program
			• **Action 7.1.2.12 Conduct internal audits on budget setting ~~or fraud and corruption prevention~~:** Remove reference to fraud and corruption prevention	
			• **Action 7.1.2.14 Conduct internal audits on ~~ICT security controls~~ waste management:** Remove reference to ICT security controls and replace with waste management (including associated change in Responsibility column)	
			• **Action 7.1.2.17 Conduct internal audits on ~~waste~~**	

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Table 1B - Staff Proposed Changes to Draft 2026-2030 Delivery Program and Operational Plan 2026/27 including Fees and Charges 2026/27				
No.	**Page Number(s)** *(indicative of draft DPOP)*	**Section**	**Recommended Change**	**Rationale**
			~~**management** **rates and charges:** Remove reference to waste management and replace with rates and charges (including associated change in Responsibility column)	
18.	Pp140-142	Capital projects 2026/27	a. **Add footpath project** – Dural (St Judes Anglican Church), The Terrace, Galston Road to intersection (Stage 1) b. **Footpath project** Hornsby Heights, Galston Road – **budget reduced** from $195k to $145k c. **Traffic capital projects** identified d. **Shared path project replace**d – Robert Road, Cherrybrook replaced with project Hornsby, Old Berowra Road – Amor Street to school crossing	a. Intersection prioritised as dangerous b. Revised estimate c. Explained clearly for transparency d. Road widening planned under the State Government-led Planning proposal for Cherrybrook
19.	P147	Planned capital projects 2027/28-2029/30	**Updated lists for Local footpat**hs 2027/28, 2028/29 and 2029/30	Extra $500k allocated to footpath budget 2027/28. Projects reprioritised
20.	P148	Planned capital projects 2027/28-2029/30	**Updated project for Shared paths** in Local roads and traffic 2027/28: Asquith, Amor Street, shared user path – Pacific Highway to Old Berowra Road removed; replaced with project Pennant Hills, The Crescent/Britannia Street – Pennant Hills Road to Pennant Hills Park (Cecil Avenue)	Reprioritisation
21.	**Financials**		Draft budget adjusted to take into account the external environment due to war in Middle East and economic forecasts being uncertain. Final budget changes resulted in updates to:	

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Table 1B - Staff Proposed Changes to Draft 2026-2030 Delivery Program and Operational Plan 2026/27 including Fees and Charges 2026/27				
No.	**Page Number(s)** *(indicative of draft DPOP)*	**Section**	**Recommended Change**	**Rationale**
	p9	Budget overview	2026/27 Budget overview – figures updated	Final budget changes
	pp92-119	Business Units	Business Unit Budgets 2026/27 – figures updated if applicable	
	pp121-122	The 2026/27 Budget	Commentary updated to reflect final budget changes	
	p123	Budget 2026/27	Consolidated cash result – figures updated	
	p134	Rating Information	Rates for 2026/27 – figures updated	
	p135	Rating Information	Interest on Overdue Rates - Maximum % rate payable for overdue rates added (9.5% - OLG circular 26-06 15 May 2026)	
22.	**Reference to draft Long Term Financial Plan 2026/27-2035/36**		Revised draft Long Term Financial Plan 2026/27-2035/36 now available – scheduled to go to Council to adopt for public exhibition at 10 June 2026 General Meeting	
	P25	Ensuring a strong financial future, Further actions we plan to take	Updated recommendations from the draft Long Term Financial Plan 2026/27-2035/36 included	Revised Long Term Financial Plan now available
	Pp124-125	Long Term Financial Plan	Text and Introduction revised	

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Table 1B - Staff Proposed Changes to Draft 2026-2030 Delivery Program and Operational Plan 2026/27 including Fees and Charges 2026/27				
No.	**Page Number(s)** *(indicative of draft Fees and Charges)*	**Section**	**Summary of Issues**	**Recommendation**
Fees and Charges*				
1.	p17	Berowra Community Centre	Change in fee description	Description "Berowra Community Centre – Please note, Friday (past 17:00) / Saturday /Sunday is not available for individual room hire. Whole centre fees apply" removed as function rate no longer applies to weekend hire.
2.	P20	Mount Colah Community Centre	Change in fee description	Description "Note: Friday past 17:00 /Saturday/ Sunday is not available for individual room hire - Whole Centre fees apply" removed as function rate no longer applies to weekend hire.
3.	P23	Thornleigh Community Centre	Change in fee description	Description "Thornleigh Community Centre – Please note, Friday past 17:00/Saturday/Sunday is not available for individual room hire – Whole Centre fees apply" removed as function rate no longer applies to weekend hire.
4.	P19	Galston Community Centre Whole Centre	Change in fee description	Description "Function Rate - Refundable Bond" changed to "Refundable Bond" for consistency with other centres.
5.	P19	Glenorie Community Centre	Change in fee description	Description "Function Rate - Refundable Bond" changed to "Refundable Bond" for consistency with other centres.
6.	P19	Hawkins Hall	Change in fee description	Description "Function Rate - Refundable Bond" changed to "Refundable Bond" for consistency with other centres.
7.	P20	Hornsby Leisure and Learning Centre	Change in fee description	Description "Function Rate - Refundable Bond" changed to "Refundable Bond" for consistency with other centres.
8.	P20	Hornsby Heights Community Centre	Change in fee description	Description "Function Rate - Refundable Bond" changed to "Refundable Bond" for consistency with other centres.
9.	P20	Hornsby Youth and Family Centre	Change in fee description	Description "Function Rate - Refundable Bond" changed to

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Table 1B - Staff Proposed Changes to Draft 2026-2030 Delivery Program and Operational Plan 2026/27 including Fees and Charges 2026/27				
No.	**Page Number(s)** *(indicative of draft Fees and Charges)*	**Section**	**Summary of Issues**	**Recommendation**
Fees and Charges*				
				"Refundable Bond" for consistency with other centres.
10.	P21	Mount Colah Community Centre Whole Centre	Change in fee description	Description "Function Rate - Refundable Bond" changed to "Refundable Bond" for consistency with other centres.
11.	P21	Mount Kuring-gai Community Centre	Change in fee description	Description "Function Rate - Refundable Bond" changed to "Refundable Bond" for consistency with other centres.
12.	P21	Pennant Hills Community Centre Main Hall	Change in fee description	Description "Function Rate - Refundable Bond" changed to "Refundable Bond" for consistency with other centres.
13.	P21	Pennant Hills Community Centre Intermediate Hall	Change in fee description	Description "Function Rate - Refundable Bond" changed to "Refundable Bond" for consistency with other centres.
14.	P22	Pennant Hills Community Centre Small Hall	Change in fee description	Description "Function Rate - Refundable Bond" changed to "Refundable Bond" for consistency with other centres.
15.	P22	Pennant Hills Leisure and Learning Centre	Change in fee description	Description "Function Rate - Refundable Bond" changed to "Refundable Bond" for consistency with other centres.
16.	P22	Storey Park Community Centre Whole Centre	Change in fee description	Description "Function Rate - Refundable Bond" changed to "Refundable Bond" for consistency with other centres.
17.	P23	Thornleigh Community Centre Whole Centre	Change in fee description	Description "Function Rate - Refundable Bond" changed to "Refundable Bond" for consistency with other centres.
18 .	P23	Wisemans Ferry Community Centre Hall 1	Change in fee description	Description "Function Rate - Refundable Bond" changed to "Refundable Bond" for consistency with other centres.
19.	P24	Wisemans Ferry Community Centre Hall 2	Change in fee description	Description "Function Rate - Refundable Bond" changed to "Refundable Bond" for consistency with other centres.
20.	P29	Credit/Debit Card Merchant Service Fee	Change in fee description	Description "American Express - Credit/Debit Card Payment Merchant Service Fee - Percentage of transaction value - non GST items" changed to "American Express - Credit/Debit Card

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Table 1B - Staff Proposed Changes to Draft 2026-2030 Delivery Program and Operational Plan 2026/27 including Fees and Charges 2026/27				
No.	**Page Number(s)** *(indicative of draft Fees and Charges)*	**Section**	**Summary of Issues**	**Recommendation**
Fees and Charges*				
				Payment Merchant Service Fee - Percentage of transaction value - non GST items - To 30 September 2026"
21.	P29	Credit/Debit Card Merchant Service Fee	Change in fee description	Description "Visa/Mastercard - Credit/Debit Card Payment Merchant Service Fee – Percentage of transaction value - GST items" changed to "Visa/Mastercard - Credit/Debit Card Payment Merchant Service Fee – Percentage of transaction value - GST items - To 30 September 2026"
22.	P29	Credit/Debit Card Merchant Service Fee	Change in fee description	Description "Visa/Mastercard - Credit/Debit Card Payment Merchant Service Fee – Percentage of transaction value - non GST items" changed to "Visa/Mastercard - Credit/Debit Card Payment Merchant Service Fee – Percentage of transaction value - non GST items - To 30 September 2026"
23.	P29	Credit/Debit Card Merchant Service Fee	Change in fee description	Description "American Express - Credit/Debit Card Payment Merchant Service Fee - Percentage of transaction value - GST items" changed to "American Express - Credit/Debit Card Payment Merchant Service Fee - Percentage of transaction value - GST items - To 30 September 2026"
24.	P29	Credit/Debit Card Merchant Service Fee	Adding fee	Adding "American Express - Credit/Debit Card Payment Merchant Service Fee - Percentage of transaction value - GST items - From 1 October 2026" at 0.57%.
25.	P29	Credit/Debit Card Merchant Service Fee	Adding fee	Adding "American Express - Credit/Debit Card Payment Merchant Service Fee - Percentage of transaction value - non GST items - From 1 October 2026" at 0.57%.

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Table 1B - Staff Proposed Changes to Draft 2026-2030 Delivery Program and Operational Plan 2026/27 including Fees and Charges 2026/27				
No.	**Page Number(s)** *(indicative of draft Fees and Charges)*	**Section**	**Summary of Issues**	**Recommendation**
Fees and Charges*				
26.	P10	Policy Statement	Removing line	Removing "Credit/Debit Card Merchant Service Fee – a merchant service fee applies to all payments made by credit or debit card".
27.	P22	Storey Park Community Centre	Change in fee description	Description "Cage Per Month" changed to "Per Cage Per Month"

*Changes to Companion Animal fees from the Office of Local Government are pending. These are Statutory Fees and are expected to be released in June.

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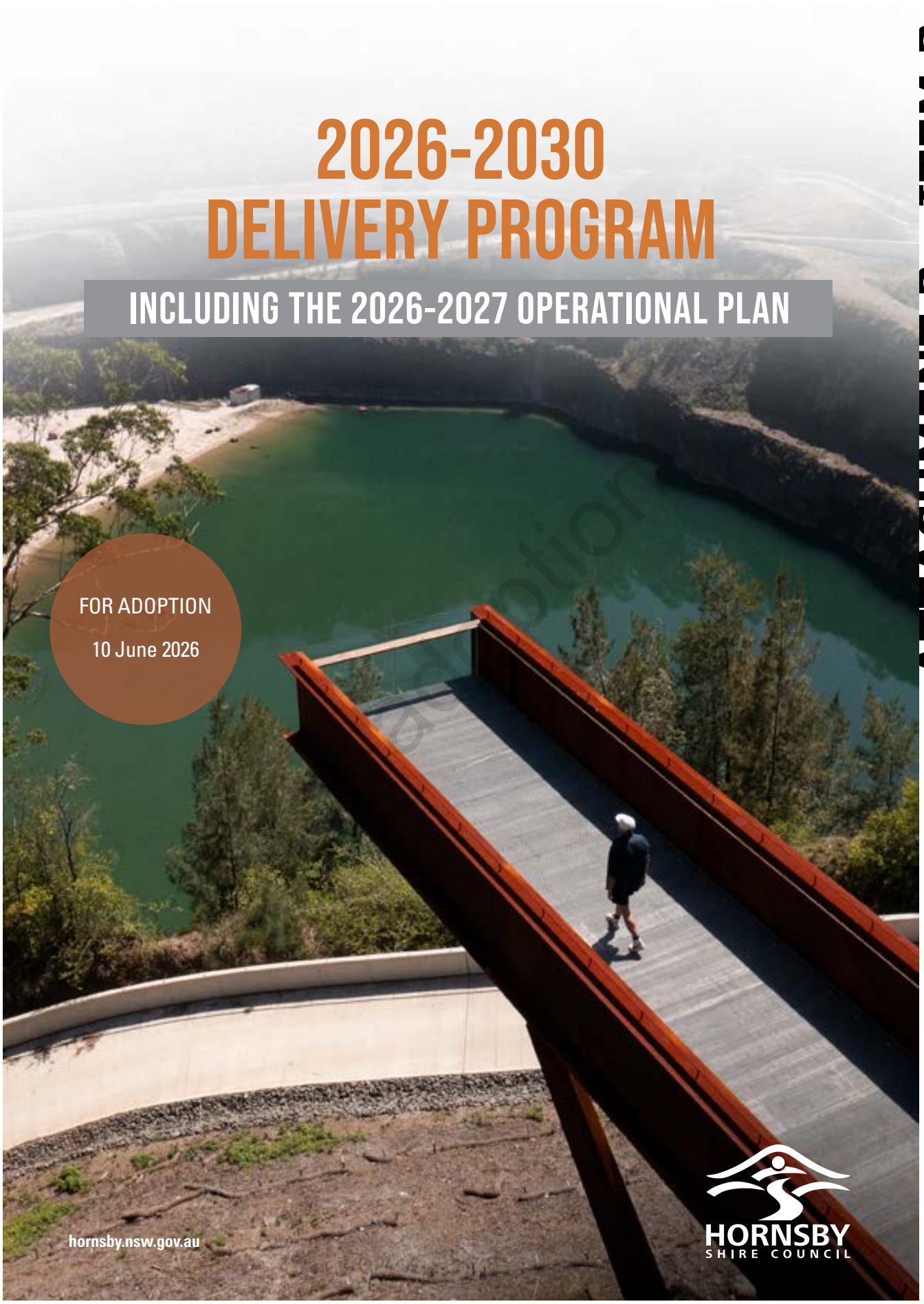
ATTACHMENT 3 - ITEM 3

2026-2030 DELIVERY PROGRAM

INCLUDING THE 2026-2027 OPERATIONAL PLAN



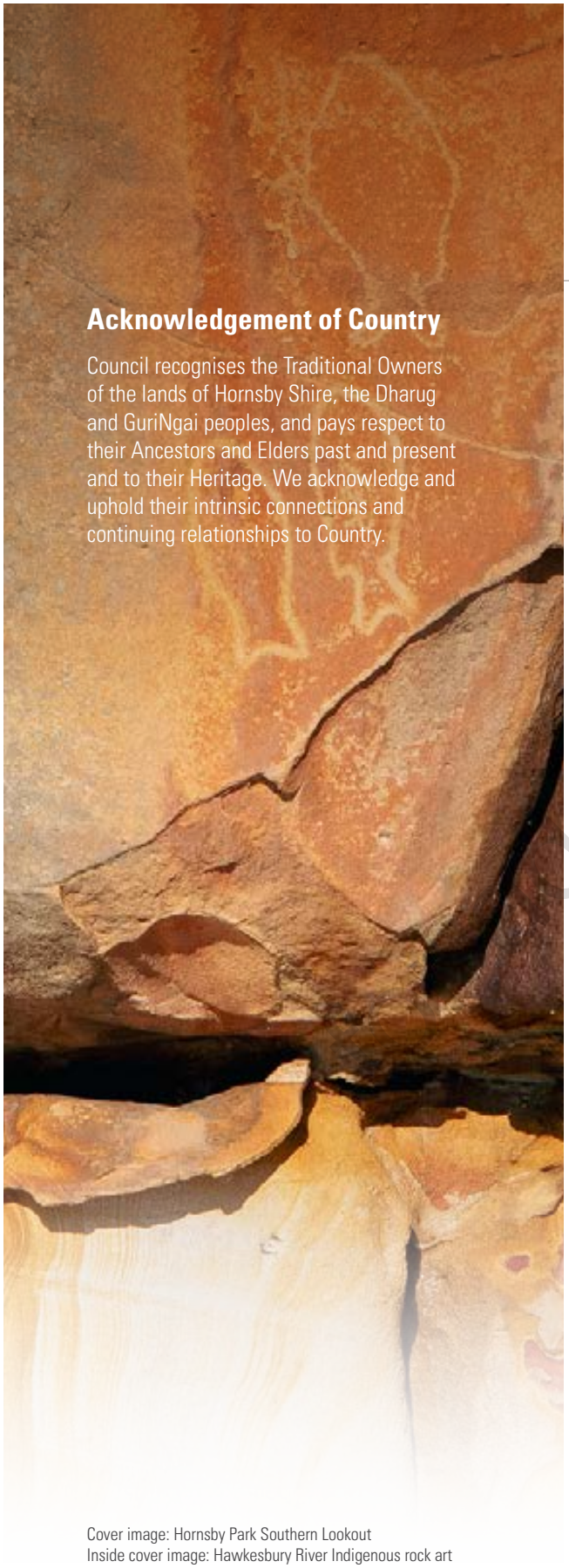
FOR ADOPTION

10 June 2026

Adoption

hornsby.nsw.gov.au

HORNSBY SHIRE COUNCIL



Acknowledgement of Country

Council recognises the Traditional Owners of the lands of Hornsby Shire, the Dharug 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.

Cover image: Hornsby Park Southern Lookout
Inside cover image: Hawkesbury River Indigenous rock art

Connections to Country

The area now known as Hornsby Shire is unique in its placement within the landscape with natural features differing from those that surround and beyond.

The meandering ridge lines extending from the south, north-west and north-east, meet here at Hornsby and expose its importance within the cultural landscape as a junction for these once heavily occupied travel routes. An extremely important resource for all Mobs traversing across Country for business, ceremony or family obligations and responsibilities.

From the ocean shores of Brooklyn, abundant in edible sea life and favourably utilised for its tasty treasures, to the rainforest covered gullies with constant supplies of native edible vegetation, grazing marsupials and rock shelters contribute to the uniqueness of this region.

The Dharug and GuriNgai Peoples have protected and respected this area since time began. Sacred sites were etched into the sandstone by our Creator Ancestors about cultural knowledge, lore and law of Country, community, astronomy and weather patterns, to name only a few. These are scattered strategically throughout this landscape and are still utilised today for ceremonies, celebrations and Family gatherings and to pass cultural knowledge onto the next generations.

For the Dharug and GuriNgai Peoples, this region is still alive and thriving from a cultural perspective. Despite the ever-growing demands for development and community infrastructures, the Hornsby Shire has lush and vibrant bushland areas, fresh and salt water estuaries and breath-taking visual aspects across Country allowing us the ability to continue cultural practices, share cultural beliefs and expand on our relationship and connection with our Country.

The Dharug and GuriNgai Peoples will continue to care for and respect Country. We invite and encourage you to expand on your own connection to this unique and amazingly beautiful Country. In the early morning hours when the sun is rising and you breathe in the fresh, clean air of a new day, pay homage to Mother Earth and the Aboriginal Mobs that have protected, respected, utilised and honoured these lands for its lifetime, always being mindful of never depleting resources or damaging natural features created by Mother Earth and our Creator Ancestors.

Tracey Howie, local bloodline descendant

DRAFT

NEED HELP

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。郡議會工作時間爲周一至周五，早上 8：30 - 下午 5 點。

Nepali

यस कागजातमा महत्त्वपूर्ण जानकारी छ।

यदि तपाईंले यसलाई बुझ्नुभएको छैन भने, कृपया अनुवाद र दोभाषे सेवालाई 131 450 मा फोन गर्नुहोस्। तपाईंको तर्फबाट हर्नस्बी शायर काउन्सिललाई 9847 6666 नम्बरमा फोन गरिदिन आग्रह गर्नुहोस्। काउन्सिलको कामकाजी समय सोमबारदेखि शुक्रबार बिहान 8:30 बजे देखि बेलुका 5 बजेसम्म हो।

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 शुक्रवार, 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-iinterprete (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

نیاز به کمک دارید؟

این سند حاوی اطلاعات مهم می باشد. چنانچه آن را درک نمی کنید، لطفاً با خدمات ترجمه کتبی و شفاهی به شماره 131 450 تماس بگیرید. از آنها بخواهید از جانب شما با شماره 9847 6666 با شورای شهر هورنزبی شایر تماس بگیرند. ساعات کاری شورای شهر دوشنبه تا جمعه، از 8:30 صبح تا 5 بعدازظهر است.

For adoption

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INTRODUCTION

Our Community Vision 2035

The Bushland Shire is a place that inspires and sustains us. A place where we value our connections to each other and our environment, and celebrate living in our unique urban, rural and river communities.

This document, the Delivery Program and Operational Plan is Council's response to Hornsby Shire's 2035 Community Strategic Plan, *Your Vision | Your Future 2035,* and it describes what Council commits to achieving over the course of its term of office. The Hornsby Shire 2035 Community Strategic Plan identifies the community's main priorities and aspirations for the next ten years. It is Council's key endeavour to bring our community closer to their vision.

Council will not achieve this vision alone, therefore we will partner with state government and non-government organisations, as well as people and businesses in our community.

The Delivery Program and Operational Plan outlines what Council intends to do over the next few years and highlights what its priorities will be. The Plans of action and Actions translate the Strategic directions and Long-term goals (identified in the Community Strategic Plan) into practical steps in the right direction.

This document also contains Council's budget and other financial details including resourcing information, information on rates and domestic waste management relating to 2026/27. Capital projects – construction works Council will carry out on its assets – are at the back of the document commencing p139. Council's Fees and Charges (a separate document) also form part of the Operational Plan and can be downloaded at **hornsby.nsw.gov.au /Council/Forms-and-publications/ Publications/Fees-and-charges**.

This document is structured to align with the four Themes in the Community Strategic Plan:

LIVEABLE

SUSTAINABLE

PROSPEROUS

COLLABORATIVE

Supporting the four Themes there are eight Strategic directions, 25 Long-term goals defining where our community wants to be in 2035, and 51 Plans of action to achieve the Long-term goals. The Strategic directions align with the 17 United Nations Sustainable Development Goals and address the 30 Resilient Sydney shocks and stresses identified for Greater Sydney.

Each Strategic direction outlines:

- Council's services contributing to the Strategic direction
- Council's supporting Strategies and Plans
- Biennial, annual and quarterly measures.

Council's work will concentrate on the Actions under each of the 51 Plans of action. Each Plan of action outlines:

- How it helps to realise the Community Strategic Plan
- Actions proposed for implementation between 2026/27 and 2029/30. Actions included in the 2026/27 Operational Plan are highlighted
- Responsibility for delivering the Action
- Source of the Action (strategy, plan, legislation etc).

The Delivery Program is Council's commitment to the community and it has an important place in the NSW Government's Integrated Planning and Reporting (IP&R) framework (shown on p11). Under the IP&R framework all councils are required to deliver a suite of strategic documents which support a holistic approach to planning for the future.

While the Delivery Program is a four-year program, it will be reviewed and updated annually when preparing the Operational Plan.

Council's current service framework by Business Unit has been included (commencing p91) outlining service profiles, service KPIs and budgets. As we move forward with a program of continuous improvement and service reviews our service profiles will be reviewed and refined.

Progress on the Delivery Program and Operational Plan is reported to Council every six months, with key achievements detailed in Council's Annual Report published each November.

The preparation of the Delivery Program and Operational Plan is based on best estimates on a range of factors currently known and forecasted to occur. Council operates in a changing political, regulatory and financial environment that comes with various levels of uncertainty and risks. Council will remain flexible and agile to respond to changing circumstances as appropriate with any project changes reported to Council through quarterly budget reviews.

for adoption

FROM THE MAYOR

Hornsby Shire Council's Delivery Program and Operational Plan for 2026–2030 set out how we will deliver on the community's vision for the next four years. Shaped by extensive community engagement, this Plan translates *Your Vision | Your Future 2035* into clear actions, priorities and commitments.

Our community has been clear about the challenges and opportunities ahead. Managing population growth, improving housing affordability, addressing traffic and transport pressures, adapting to economic and technological change, responding to climate change and strengthening social resilience are all critical issues for Hornsby Shire. This Plan outlines how Council will respond to these challenges while continuing to protect what makes our Shire such a special place to live.

A key focus of the Delivery Program and Operational Plan is creating a liveable Shire. Council will continue to invest in community facilities, parks, open space and recreation opportunities that support health, wellbeing and social connection. Major projects and public domain improvements, in particular in Galston, Asquith, Mount Colah, and Hornsby, will enhance our town centres and villages, improve accessibility and create welcoming places for people of all ages and abilities.

Supporting a prosperous Shire is another priority. The Plan sets out how Council will strengthen local centres, support economic activity and employment, and work with other levels of government to deliver infrastructure that meets the needs of a growing community. Planning for housing diversity, including more affordable housing options, is an important part of ensuring Hornsby Shire remains inclusive and liveable at every stage of life.

Sustainability and resilience are also central to this Plan. Hornsby Shire's bushland, waterways and natural environment are defining features of our community. Council is committed to protecting and enhancing these assets while building resilience to bushfires, flooding and extreme weather events. The Plan outlines how we will support environmental sustainability and responsible resource use, now and into the future.

In 2026/27, Council will also deliver a significant program of capital works that will deliver real, lasting benefits for our community. This includes extensive renewal of local roads, footpaths and shared paths; stormwater upgrades to reduce flood risk and new wetlands and pollution capture devices to protect waterways.

Strong governance, financial sustainability and continuous improvement underpin everything we do. This Plan details how Council will manage community resources responsibly, maintain and renew essential infrastructure, and regularly review services to ensure they meet community expectations. Clear performance measures and reporting processes will track progress and ensure accountability.

Council cannot achieve this vision alone. Partnerships with our community, businesses, organisations and other levels of government are essential. We remain committed to open and transparent engagement and encourage everyone to stay involved through Council's consultation activities and the Your Say Hornsby website.

This Delivery Program and Operational Plan represent a significant body of work already underway, with much more planned for the years ahead. I am proud to present this Plan as we continue working together towards a liveable, sustainable, prosperous and collaborative Hornsby Shire.

Warren Waddell
Mayor of Hornsby Shire Council



for adoption

FROM THE ACTING GENERAL MANAGER

The 2026–2030 Delivery Program and 2026/27 Operational Plan is Council's primary delivery document. It sets out, in practical terms, what Council will do over the next four years, how services will be delivered, how resources will be allocated, and how performance will be measured and reported.

This document translates the Community Strategic Plan, *Your Vision | Your Future 2035*, into a structured program of actions across Council's services, projects and operations. It provides clear direction for Council staff and a transparent commitment to the community about what will be delivered and when.

The Delivery Program is supported by a detailed Operational Plan, annual budget and resourcing strategies covering workforce, assets and long term financial planning. Together, these ensure that Council's commitments are realistic, affordable and aligned with our financial capacity. Council operates in a complex and changing environment, and this Plan recognises the need to remain flexible and responsive while maintaining a strong focus on service delivery and risk management.

A key focus of this Delivery Program is the effective management of Council's significant asset base. Council is responsible for a wide range of infrastructure, facilities and public spaces that support daily life across the Shire. Maintaining, renewing and upgrading these assets in a financially sustainable way is critical. This Plan prioritises investment based on condition, risk and community benefit, and is supported by ongoing improvements to asset management systems and practices.

Service delivery and continuous improvement are central to this document. Each Strategic Direction includes clear delivery indicators to measure performance and outcomes. Service reviews are scheduled over the four year term to ensure Council's services remain efficient, effective and aligned with community expectations. Progress against the Delivery Program and Operational Plan will be reported to Council every six months, with financial performance monitored through quarterly budget reviews and outcomes reported annually.

The Delivery Program also reflects Council's commitment to prudent financial management. The Plan outlines how Council will manage operating costs, fund capital works, and maintain long term financial sustainability while continuing to deliver a high level of service. The approved Special Rate Variation is incorporated into this framework, with funding directed to priority asset maintenance, renewals and strategic initiatives identified through Council's planning processes.

Delivering this program relies on a capable and committed workforce. Council's organisational structure, service profiles and workforce planning are aligned to support delivery of the actions in this Plan. As General Manager, my role is to ensure the organisation has the capability, systems and culture required to deliver consistently, manage risk and adapt to change. This includes supporting staff through clear accountability, strong governance and a focus on performance and professionalism.

This Delivery Program and Operational Plan provide a clear and disciplined framework for action. I am confident that it positions Council to deliver services effectively, manage community assets responsibly and respond to future challenges in a structured and accountable way.

Glen Magus
Acting General Manager



for adoption

HIGHLIGHTS FOR 2026/27

- We will spend $61M on capital works across 101 projects
- We will progress 121 actions
- We will spend $150M on services for the community

Transforming our Shire

Major Projects

HORNSBY PARK – from quarry to parklands

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 a major parkland, providing new recreational spaces and restored bushland for all to enjoy.

HORNSBY TOWN CENTRE

The project will revitalise the Hornsby Town Centre, making it a more liveable, green and accessible centre for our community, strengthening the economic, employment and housing capacities of the Town Centre and improving its public domain, liveability, accessibility, safety, environmental sustainability and visual appeal through quality design and landscape.

WALLAROBBA ARTS AND CULTURAL CENTRE

The project will deliver a contemporary arts and cultural hub that supports local artists and creative communities, provides flexible exhibition and community spaces, and contributes to Hornsby Town Centre's role as a civic and cultural destination.

WESTLEIGH PARK

Council will create a major parkland with spaces for play and sporting activities, and a choice of unstructured recreation experiences including mountain biking, walking and cycling while conserving important bushland areas.

(Council is awaiting confirmation of NSW Government funding.)

PUBLIC DOMAIN

Council has identified priority areas and is improving streetscape amenity through the planting of advanced trees, landscaped garden beds, footpaths, shared paths, seating and signage. The first of these priority areas are the Asquith-Mount Colah corridor and Galston Village.

for adoption

BUDGET OVERVIEW

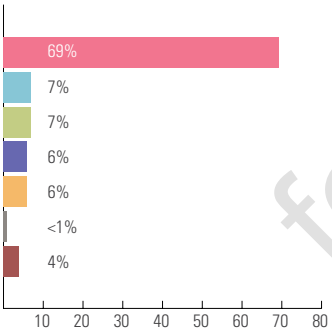
Council's budget for 2026/27 has been prepared after taking into account community demands for services, obligations to present and future generations, statutory income constraints and expenditure commitments.

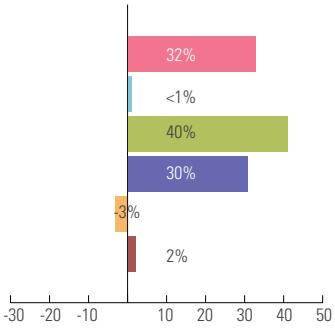
With Hornsby Shire's high expectation of the many different services to be provided, Council's income is not able to realise all services and expectations. The budget therefore represents Council's best efforts to meet community priorities after recognising these constraints.

2026/27 Budget overview

Source of funds	%	2026/27 $
Rates and charges[1]	69	(144,804,274)
Fees and charges[2]	7	(15,859,195)
Interest[3]	7	(14,612,573)
Grants and Contributions – operating purposes[4]	6	(12,947,451)
Grants and Contributions – capital purposes[5]	6	(13,155,502)
Asset sales[6]	1	(1,000,000)
Other[7]	4	(8,534,800)
Total Income[8]	**100**	**(210,913,795)**

Use of funds	%	2026/27 $
Employee costs[1]	32	65,009,622
Borrowing repayments[2]	0	12,000
Materials and contracts[3]	40	81,598,068
Capital expenditure[4]	30	61,084,498
Restricted assets[5]	-3	(7,044,453)
Other[6]	2	4,885,826
Total Expenses[7]	**100**	**205,545,561**
Net Budget Surplus [7]		**(5,368,234)**



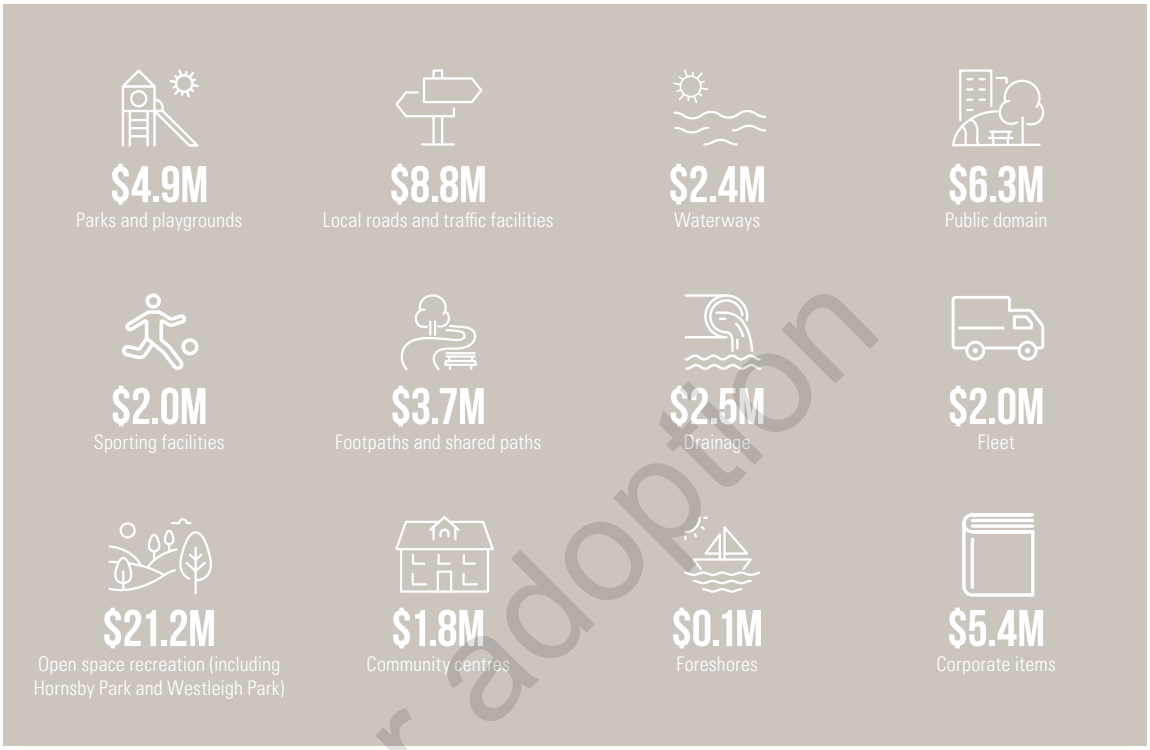


1 Rates and Charges includes all ordinary rates, the Catchments Remediation Rate and garbage charges
2 Fees and Charges includes fees from Development Applications and revenue earned from aquatic centres, commercial waste services, park and oval hire and property rentals
3 Interest – investment income received from Council's investment portfolio, overdue rates and annual charges interest
4 Grants and Contributions – operating purposes includes development contributions, the Federal Government's Financial Assistance Grant and numerous smaller amounts from governments for services including bushfire mitigation, various community services, libraries, roads, various environmental grants and pensioner rate subsidy
5 Grants and Contributions – capital purposes includes new facilities and upgrades to footpaths, local roads, leisure and foreshore facilities, parks, playgrounds, sportsgrounds, stormwater drainage and Council buildings
6 Asset Sales – proceeds from the sale of property, plant or equipment
7 Other includes Other Revenue and Other Income, comprising many revenue sources such as fines, recycling income, private vehicle use fees and income from road closures
8 Based on Council's final budget for 2026/27 as at May 2026

1 Employee Costs includes salaries and wages, employee leave payments from provisions, travel expenses, superannuation, workers compensation insurance, fringe benefits tax and training
2 Borrowing Repayments includes principal and interest repayments required from external loan borrowing
3 Materials and Contracts also includes Internal Expenses and comprises all costs, other than employee costs, associated with the maintenance of parks, roads, buildings, aquatic centres, drainage and the cost of waste services. Also included are environmental protection and plant operating expenditure
4 Capital Expenditure includes WIP Expenditure and Asset purchases and comprises new facilities, upgrades to footpaths, local roads, leisure and foreshores, parks, playgrounds, sportsgrounds, stormwater drainage, Council buildings and fleet
5 Restricted Assets is the transfer of funds to reserve accounts to be used in future years and includes External and Internal Restricted Assets
6 Other reflects Council's diverse operations and includes such items as statutory levies, street lighting, office equipment, legals, insurance, advertising and utility costs
7 Based on Council's final budget for 2026/27 as at May 2026

for adoption

CAPITAL PROJECTS
WHERE THE MONEY WILL BE SPENT



for adoption

PLAN, SUPPORT, REPORT – THE PLANNING AND REPORTING FRAMEWORK

All councils are required to deliver a suite of strategic documents supporting a holistic approach to planning for the future. The Integrated Planning and Reporting (IP&R) framework provides the structure which connects all of Council's strategic and operational documents, including reporting and accountability activities.

Council will provide leadership in Council's Integrated Planning and Reporting Framework by coordinating all elements of strategic planning, performance monitoring, and compliance. This involves aligning organisational objectives with community priorities, ensuring transparency and accountability in decision-making, and embedding a culture of continuous improvement. Through robust engagement, evidence-based analysis and visionary leadership, it will drive the delivery of outcomes that shape a sustainable future for the community.

Council's supporting strategic documents are developed with input from the community and are adopted by the elected Council. They play an informing role in the Delivery Program by translating the high level outcomes described in the Community Strategic Plan into technically informed strategic action plans.

See the Strategic Document Map on the previous page for further information on these supporting strategic documents.

Federal, state and regional plans

SUPPORT

Council's supporting strategic documents
Including Local Strategic Planning Statement

Resourcing Strategy

Outlines the money, assets and people required by Council to resource the commitments made over the long term:

Workforce planning
Assists Council to have the right number of appropriately skilled people to deliver on Council's commitments (updated every four years)

Asset management planning
Sets the direction for Council to manage its infrastructure and assets at the service levels desired by the community in a cost-effective way (ten year rolling program)

Long term financial planning
Outlines how Council will structure its available financial resources focusing on long term financial sustainability and delivery of quality services to the community (ten year rolling program)

PLAN

Community Engagement Plan
Outlines how Council will engage with the community to develop the Community Strategic Plan and other Council Plans

Community Strategic Plan (ten year plan)
A vision of where the community wants Hornsby Shire to be in ten years' time and sets Strategic Directions to achieve that vision *(Your Vision | Your Future 2035)*

Delivery Program (four year plan)
Outlines Council's plan of action to deliver what the community wants over its term of office

Operational Plan (one year plan)
Outlines specific actions to be achieved each financial year supported by an annual budget

REPORT

Annual Report
A report to the community on performance of Council's commitments and operations during the year

Biannual Performance Reports
A report from the General Manager to the Councillors and community on progress of the Delivery Program

Quarterly Budget Review Reports
To track financial health and ensure Council remains on track to meet the community's priorities

TRANSFORMING OUR SHIRE

Hornsby Park	
Estimated completion date	Stage 1 – 2026
Grants component – NSW Stronger Communities	$50M
Development Contributions component	$28M
Hornsby Park – Enabling and embellishments	
Total funding allocation	$66.3M
Actual Expenditure Life to Date (at 31 Dec 2025) (from 1 Jul 2018)	$63.1M
Year to date expenditure (to 31 Dec 2025)	$2.19M
Hornsby Park – Old Mans Valley Field of Play	
Total funding allocation	$24.3M
Grants component – Federal Thriving Suburbs	$12.2M
Actual Expenditure Life to Date (at 31 Dec 2025)	$600K
Year to date expenditure (to 31 Dec 2025)	$597K
Hornsby Park – Vegetation management	
Total funding allocation	$6.9M
Actual Expenditure Life to Date (at 31 Dec 2025)	$1.34M
Year to date expenditure (to 31 Dec 2025)	$350K

Council is redeveloping the former Hornsby Quarry, located approximately 1km west of Hornsby Town Centre, into a major open space for recreation and community use. The site, returned to Council by NorthConnex in late 2019, covers around 60 hectares of bushland and open space and includes significant heritage features such as early settler relics, the State-listed Old Mans Valley Cemetery, and remnants of the quarry crusher plant.

The rehabilitation of the quarry and surrounding land is the largest construction project ever undertaken by Council. The project has been part-funded by the NSW Government, with $50 million provided through the NSW Stronger Communities grant program, which has now been fully expended. A further $28 million is available from development contributions, subject to project prioritisation and contributions received.

As outlined in Report No. IM2/21 – Master Plan for Hornsby and Westleigh Parks (considered by Council at its General Meeting on 14 April 2021), the total estimated cost of the facilities identified in the Master Plan significantly exceeds the level of external funding available. Accordingly, mitigation strategies were agreed to manage cost escalation risks, including the staging of works over time.

Hornsby Park - Enabling and embellishments

All enabling works, including bulk earthworks, quarry stabilisation, and pre-opening embellishments, have reached Practical Completion. Circulation works are at various stages, with some underway and others progressing through procurement.

Hornsby Park – Old Mans Valley Field of Play

In December 2024, Council was advised that it had secured a $12 million Thriving Suburbs grant to deliver the Old Mans Valley Field of Play, with the Funding Deed finalised in August 2025.

The project has been packaged into five tenders to manage risk and market capacity, covering service enhancements, underboring and civil works, buildings and amenities, and pump track construction.

The project will deliver a new multi-purpose sporting field and recreational green space, supported by amenities including storage, change rooms and toilets. Pump and jump tracks will also be constructed, offering a dedicated area for bike riders to use a series of gentle rises, dips and jumps.

Early site works commenced in January 2026, with construction to be staged through 2026 and completion expected by May 2027.

Hornsby Park – Vegetation management

Ongoing investment in vegetation management and habitat creation continues to enhance the natural landscape while improving habitat and ecological values.

Hornsby Park - Old Mans Valley North

Old Mans Valley North is a future stage of the Hornsby Park Master Plan and is currently in planning and funding development. The project is proposed to deliver a regional water play facility, community amenities, parking, and supporting infrastructure including public domain works.

In line with Council's staged delivery and risk management approach for Hornsby Park, construction is planned to follow completion of the Old Mans Valley Field of Play to manage delivery risk, market exposure, and financial capacity.

Progress update

In March 2026, Council opened the first stage of Hornsby Park, marking a significant milestone in the transformation of the former quarry into a bushland destination for the community.

The Crusher Plant Precinct is the first area to open to the public. Located off Quarry Road, Hornsby, it features the fully accessible Southern Lookout, offering expansive views of the volcanic landscape, former quarry and surrounding bushland. Named after the site's former industrial use, the precinct has been redeveloped as a passive recreation space with lawns, picnic shelters and barbecue facilities.

The upgraded Heritage Steps provide a steep bushwalk linking the precinct to Hornsby Aquatic and Leisure Centre, the Blue Gum Walk and the Great North Walk, enhancing access and connection to the site's heritage and bushland setting.

In early May 2026, Council marked the next major milestone in the delivery of Hornsby Park with the commencement of works on the Old Mans Valley Field of Play. Located at Old Mans Valley South, the Field of Play will serve as the primary entry and orientation point for the park, providing increased parking and a welcoming gateway as additional stages are progressively delivered.



The striking Southern Lookout features 14-metre-high tapered steel columns, a 13-metre flight of stairs and a 42-metre-long viewing deck

for adoption

TRANSFORMING OUR SHIRE

Hornsby Town Centre

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.

> "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."
>
> *(Adopted Vision Statement for Hornsby Town Centre)*

The Hornsby Town Centre Masterplan was adopted by Council on 8 November 2023. The Masterplan is ambitious, promoting a redefinition of the Town Centre skyline by providing opportunities for new dwellings in slender residential towers, varying in height and clustered around the train station and mall.

In addition to facilitating thousands of new jobs within the precinct, the Masterplan promotes revitalisation of the Town Centre through the delivery of new open spaces that reflect the Shire's bushland identity, a new multi-purpose community facility, improved pedestrian and cycling networks, and enhanced access to public transport.

Project evolution

Due to the advanced work completed by Council on its vision and Masterplan for the Hornsby Town Centre, Hornsby was identified as an accelerated precinct through the NSW Government's Transport Oriented Development (TOD) program. The rezoning, completed by the NSW Government in November 2024, amends the planning controls for the Hornsby TOD Accelerated Precinct to provide:

- capacity for over 6,000 new homes
- capacity for 2,900 new jobs across the precinct
- affordable housing contribution of between 3% to 10% for all new residential development in the precinct
- new and upgraded parks and open space
- more community facilities, including new library and community centre
- more open space at the heart of the town centre
- greener streets with better connectivity for walking and cycling
- provisions for a new bus interchange.

Council is encouraged that much of its vision has been reflected in the Hornsby TOD rezoning which was finalised by the NSW Government and came into effect on 27 November 2024. The rezoning intoduced updated planning controls and supporting frameworks to guide development in the Hornsby Town Centre, including a Hornsby Precinct Affordable Housing Contribution Scheme.

In May 2025, Council endorsed the Hornsby Town Centre Public Domain Guidelines, Hornsby Town Centre Precinct Section 7.12 Development Contributions Plan 2025 and amendments to the Hornsby Development Control Plan 2024 that will encourage high quality development and public spaces in the Hornsby Town Centre.

Council will continue to work with, and advocate to, the NSW Government to support the delivery of housing, jobs, and essential supporting infrastructure, including a functional transport interchange.

Special Entertainment Precinct

A Special Entertainment Precinct (SEP) in Hornsby is being progressed as a trial initiative to support a managed and vibrant night-time economy. The SEP would apply to a defined area (the Hornsby Town Centre Transport Oriented Development footprint) and enable Council to manage trading hours and sound conditions at a precinct level through an approved planning and management framework, rather than on a venue-by-venue basis. The trial approach will allow Council to assess impacts on amenity, businesses and the community before determining whether the SEP should be implemented on a permanent basis.

The SEP trial is anticipated to commence in the first quarter of 2026/27 and run through to June 2027. Following completion of the trial, Council will determine whether to proceed with permanent implementation or discontinue the trial if issues are identified.

Integrated Infrastructure Plan

Work is underway to develop an Integrated Infrastructure Plan for Hornsby Town Centre, intended to provide a coordinated framework to identify and align the infrastructure required to support delivery of the Hornsby Town Centre Masterplan. This includes transport, movement and connectivity infrastructure, public domain, open space and community infrastructure, and is intended to inform considerations around the timing, sequencing and funding of infrastructure as the precinct evolves, including in the context of State-led rezoning.



The Hornsby Town Centre Review project will revitalise the Hornsby Town Centre, making it a more liveable, green and accessible centre for our community

For adoption

TRANSFORMING OUR SHIRE

Wallarobba Arts and Cultural Centre	
Estimated completion date	2028
% Complete	10% Life to Date
Total funding allocation	$10.93M
Development Contributions component	$9.93M
(Held in) Restricted Asset	$1M
Actual Expenditure Life to Date (at 31 Dec 2025)	$471K
Year to date expenditure (to 31 Dec 2025)	$67K

Historic Wallarobba house, at 25 Edgeworth David Avenue Hornsby, was originally built in 1903. Since its restoration and renovation by Council in 2011, Wallarobba house has served as Hornsby Shire's primary centre for arts and culture and functions as home for the Hornsby Art Society. The site was intended to house the relocated Hornsby Art Gallery which was located at 208 Pacific Highway, Hornsby from 2002-2011, to provide a home for the establishment of a Hornsby Printmaking workshop and to provide maker/workshop spaces in addition to dedicated exhibition space. The wider precinct also includes other community facilities within the surrounding grounds and Willow Park playground.

The redevelopment of the Wallarobba Arts Precinct is guided by Council's Community and Cultural Facilities Strategic Plan, Arts and Culture Plan and Play Plan which identify the need to improve and expand access to fit for purpose creative and play facilities across the Shire and to address the loss to Hornsby Shire of creative spaces in Epping such as the Epping Creative Centre and the Epping School of the Arts following local government boundary adjustments.

The Strategic Plan and Arts and Culture Plan highlighted gaps in the provision of visual arts spaces, artist workspaces, flexible creative facilities and the adaptive reuse of heritage assets to support contemporary community needs, and the Play Plan identified the opportunities for Wallarobba and the Willow Park playground to provide an ideal venue for art play and external exhibition space. These priorities have directly informed the scope, scale and design approach for the Wallarobba Arts Precinct, ensuring the redevelopment responds to identified service gaps while supporting long term, sustainable use of the site.

Project Evolution

The need to regenerate and expand Wallarobba was identified during the move from the 208 Pacific Highway Gallery in 2011 and formally resolved by Council in 2015 when adopting the Community and Cultural Facilities Strategic Plan. Funds from the sale of 208 Pacific Highway were set aside for this purpose and subsequently funds have been specifically collected for Wallarobba's redevelopment and expansion through Council's Development Contributions Plan.

The project responds to growing demand for creative and community spaces across the Shire, driven by population growth and increased participation in visual arts, creative practice and flexible working. It supports Council's strategic objectives by strengthening creative infrastructure, supporting artists and creative industries and conserving heritage assets through adaptive reuse.

Following Council endorsement to progress the project, a process was undertaken to appoint specialist architects to support Council in developing designs to redevelop the Wallarobba Precinct into an integrated arts precinct.

Community and stakeholder engagement has informed the design, including consultation with local arts organisations, community surveys, heritage specialists, internal stakeholders and the broader community.

Development Outcomes

The Wallarobba Arts Precinct will play a key role in strengthening Hornsby Shire's creative network, supporting visual arts practice and creative enterprise and providing high quality, flexible spaces for community use, while respecting and celebrating the site's heritage significance.

Redevelopment and enhancement of this site is intended to address the critical lack of dedicated arts infrastructure in the Shire and to support the ultimate development of future visual and performing arts facilities proposed as part of the adopted Hornsby Town Centre Masterplan and rezonings.

The project will provide a diverse mix of facilities, including internal and external visual arts exhibition spaces, maker and workshop areas, studios, co-working and creative enterprise spaces, art play areas and public amenities. Central to the project is the conservation and adaptive reuse of Wallarobba House, ensuring its long-term preservation while improving public access to the site.





The Wallarobba Arts and Cultural Centre redevelopment project will transform the site into an integrated arts precinct

for adoption

TRANSFORMING OUR SHIRE

Westleigh Park	
% Complete	10% Life to Date
Grants component – NSW Stronger Communities	* $40M
Development Contributions component (land purchase)	$21M
Actual Expenditure Life to Date (at 31 Dec 2025) (excluding land purchase)	$6.69M
Year to date expenditure (to 31 Dec 2025)	$282K

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. The purchase of the land was funded by development contributions.

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).

This initiative addresses the increasing need for recreational spaces driven by population growth and higher participation in sports, and represents one of Council's largest planned construction projects.

Stage One will introduce key amenities, including parking, walking, and biking trails, alongside a multi-purpose platform featuring a natural turf sports field adaptable for various sports, such as football, rugby, AFL, and cricket.

Stage Two will expand the facilities with a flexible turf sports field, a senior athletics track, and an internal athletics field, accommodating even more recreational opportunities.

This development not only aims to enhance local infrastructure, as highlighted in the Westleigh Park Master Plan and aligned with the Hornsby Sportsground Strategy and NSW Government funding, but also fulfils our community's need for vital recreational space.

As outlined in Report No. IM2/21 – Master Plan for Hornsby and Westleigh Parks (considered at the General Meeting on 14 April 2021), the total estimated cost of the facilities identified in the Master Plan significantly exceeds the level of external funding available.

Council's adopted Long Term Financial Plan further notes that the NSW Government's June 2024 request for the return of the remaining $36 million in grant funding places the project at risk, as Council lacks the financial capacity over the next decade to replace funding of this scale. Failure to retain the grant would therefore jeopardise delivery of the initiative.

Project evolution

Following community engagement in 2021, adoption of the draft Westleigh Park Master Plan was deferred to address concerns about mountain bike trails and traffic impacts, leading to further targeted engagement and co-design with key mountain bike and environmental stakeholders and consultation on the Sefton Road extension. The final Master Plan was adopted in June 2023 and establishes a vision for a major parkland that balances active recreation with protection of key bushland areas. A Development Application was lodged in September 2023, publicly exhibited through November 2023, and approved by the Sydney North Planning Panel in December 2024, covering the full project scope to be delivered in stages.

Progress update

Progress continues on key enabling approvals, with the Construction Certificate obtained for Stage 1A works and approval granted by Heritage NSW for the Aboriginal Heritage Impact Permit (AHIP) relating to the relocation of a scarred tree. Stage 1A includes delivery of the southern field of play, associated amenities, access road, car parking and mountain bike trails. These approvals enable Council to commence construction of Stage 1A works.

Construction of the mountain bike trails is funded separately from the NSW Stronger Communities grant. Council has prepared a tender for the construction and rehabilitation of mountain bike trails at Westleigh Park, in accordance with the adopted Westleigh Park Master Plan, approved Development Application and Construction Certificate. The tendering process commenced in April 2026, with construction anticipated to commence in mid 2026.

*** Progress on this project has been constrained following the NSW Government's request for the return of grant funding.**



Westleigh Park will play a key role in recreation provisions for the district across a range of uses including formal sports, passive recreation and ancillary facilities

for adoption

TRANSFORMING OUR SHIRE

Public Domain	Galston
Estimated completion date	Jun 2027
% Complete	15% Life to Date
Total funding allocation	$6.1M
Actual Expenditure Life to Date (at 31 Dec 2025)	$474K
Year to date expenditure (to 31 Dec 2025)	$141K

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.

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.

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.

Council has endorsed a Shirewide signage design palette, and a number of new gateway and suburb signs have already been installed. The installation of additional signs will proceed as further funding is identified.

Project evolution

Asquith and Mount Colah

Substantial work has been completed in the Asquith-Mount Colah public domain in two identified priority areas:

- Peats Ferry Road, Asquith between Hookhams Corner and Wattle Street
- Pacific Highway corridor between Asquith and Mount Colah.

A budget of $9.3 million was set aside for these works, funded mostly from development contributions. Minor completion works continue.

Galston

The Galston Village Public Domain Plan (PDP) was endorsed by Council on 10 July 2024 (Report No. IM6/24) following community engagement and public exhibition, enabling progression to detailed design and documentation for construction.

The project has since progressed through design refinements and technical investigations, including site and road surveys, drainage and water-sensitive urban design review, geotechnical advice, and a Road Safety Audit.

A speed zone review was also completed, reducing the speed limit to 40km/h on Galston Road through Galston Village to improve pedestrian and cyclist safety, consistent with the broader Public Domain Plan.

Detailed design has been completed following extensive community consultation and has been approved by Transport for NSW. A construction tender has been awarded. Construction is expected to commence in June 2026, subject to weather conditions. The works are anticipated to take approximately 16 months, with completion expected by September 2027, weather permitting.



The draft Galston Village Public Domain Plan seeks to retain the character of Galston Village as a semi-rural and regional attraction, while building capacity for growth and anticipated increased levels of visitation

for adoption

OUR ASSETS

$2.3B
worth of assets

Liveable:

4	Libraries
25	Community centres, including :
2	Leisure and Learning Centres
1	Arts and Cultural Centre
1	Youth and Family Centre
1	Indoor sports stadium 'The Brickpit'
1	Four-hectare Rural Sports Facility
1	Quarry site
170	Parks
123	Playgrounds
10	Dog off leash areas
39	Sportsground complexes, including:
85	marked Summer sportsfields
88	marked Winter sportsfields

Sustainable:

1,595	Public bushland (hectares)
1	Mountain bike track

Prosperous:

8	Sealed public car parks
584.74	Sealed roads (km)
18.72	Unsealed roads (km)
412.97	Paved footpaths (km)

Collaborative:

1	Administration building and Council Chambers
37	Netball courts (across 8 sites)
64	Tennis courts (at 14 centres)
6	Pickleball courts
2	Dirt jump (BMX) facilities
5	Skate parks
27	Basketball backboards
13	Fitness stations
2	Aquatic centres
1	Tidal pool
12	Floating pontoons
6	Public wharves
4	Boat launching ramps
1	Hornsby Station Pedestrian Footbridge
2	Works depots
19	Rural Fire Service (RFS) buildings
1	Community Recycling Centre
6	Minor road bridges
40	Major culverts
2	Loading docks
18,122	Drainage pits
349.44	Pipelines (km)

for adoption

OUR AREA

155,484
Estimated residential population (June 2025)

155,481
Population forecast for 2026

170,887
Population forecast for 2036

9.9%
Change 2026-2036

52,848
Households

341.6
Persons per square km

$9.36B
Gross regional product (2025)

88,109
Employed residents (2025)

51,506
Jobs (2025)

14,625
Local businesses (2025)

ELECTRICITY, GAS, WATER AND WASTE SERVICES
Highest industry of worker productivity – generating $389,019 per worker (2024/25)

HEALTH CARE AND SOCIAL ASSISTANCE
Largest industry of employment (2025)

82
Languages spoken

112
Different birthplaces represented

25
Kilometres from Sydney CBD

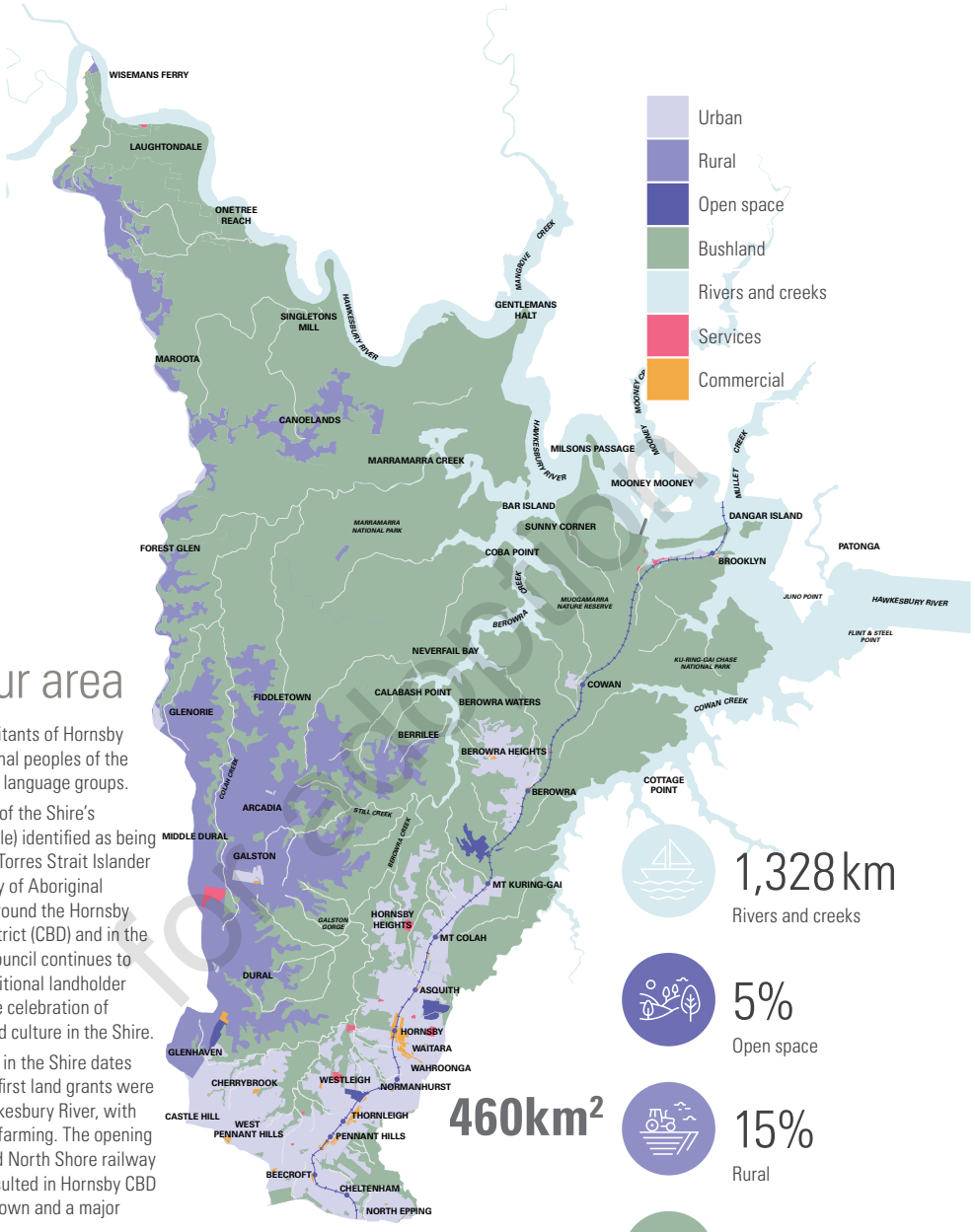
38
Suburbs

13
Railway stations

1
Metro stop

Source: Australian Bureau of Statistics, Census of Population and Housing 2021. Compiled and presented by .id (informed decisions).

for adoption



About our area

The traditional inhabitants of Hornsby Shire are the Aboriginal peoples of the Dharug and GuriNgai language groups.

In 2021, 0.6 per cent of the Shire's population (870 people) identified as being of Aboriginal and/or Torres Strait Islander descent. The majority of Aboriginal peoples live in and around the Hornsby Central Business District (CBD) and in the north of the Shire. Council continues to work with these traditional landholder groups to support the celebration of Aboriginal history and culture in the Shire.

European settlement in the Shire dates from 1794 when the first land grants were made along the Hawkesbury River, with land used mainly for farming. The opening of the Newcastle and North Shore railway lines in the 1890s resulted in Hornsby CBD becoming a railway town and a major centre.

Our bushland shire enjoys the benefits and convenience of city living with enviable access to pristine bushland and waterways. It is the place where the city meets the bush. Hornsby Shire forms part of the northern suburbs, being located approximately 25 kilometres north of Sydney CBD.

Hornsby Shire is shaped by our natural environment, population growth, housing and employment opportunities. The Shire continues to change, evolve and grow to cater to the changing needs of the community. Some of the major challenges ahead include climate change, traffic congestion, economic and technological changes, the rate of population growth and the social makeup of the community. These challenges are not unique to our area and all of Sydney is under pressure to address them.

1,328km
Rivers and creeks

5%
Open space

15%
Rural

70%
Bushland

10%
Urban

for exhibition

OUR COUNCILLORS

MAYOR



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A WARD COUNCILLORS



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The elected Council for Hornsby Shire is made up of 10 local residents:

A popularly elected mayor and nine elected councillors

Hornsby Shire Council has three wards that divide the geographic area

ABC

Three councillors represent each ward

Four-year elected council terms

1234

Elections were last held September 2024

2024

Elections are next scheduled to be held September 2028

2028

for adoption

OUR WARDS

Ward A

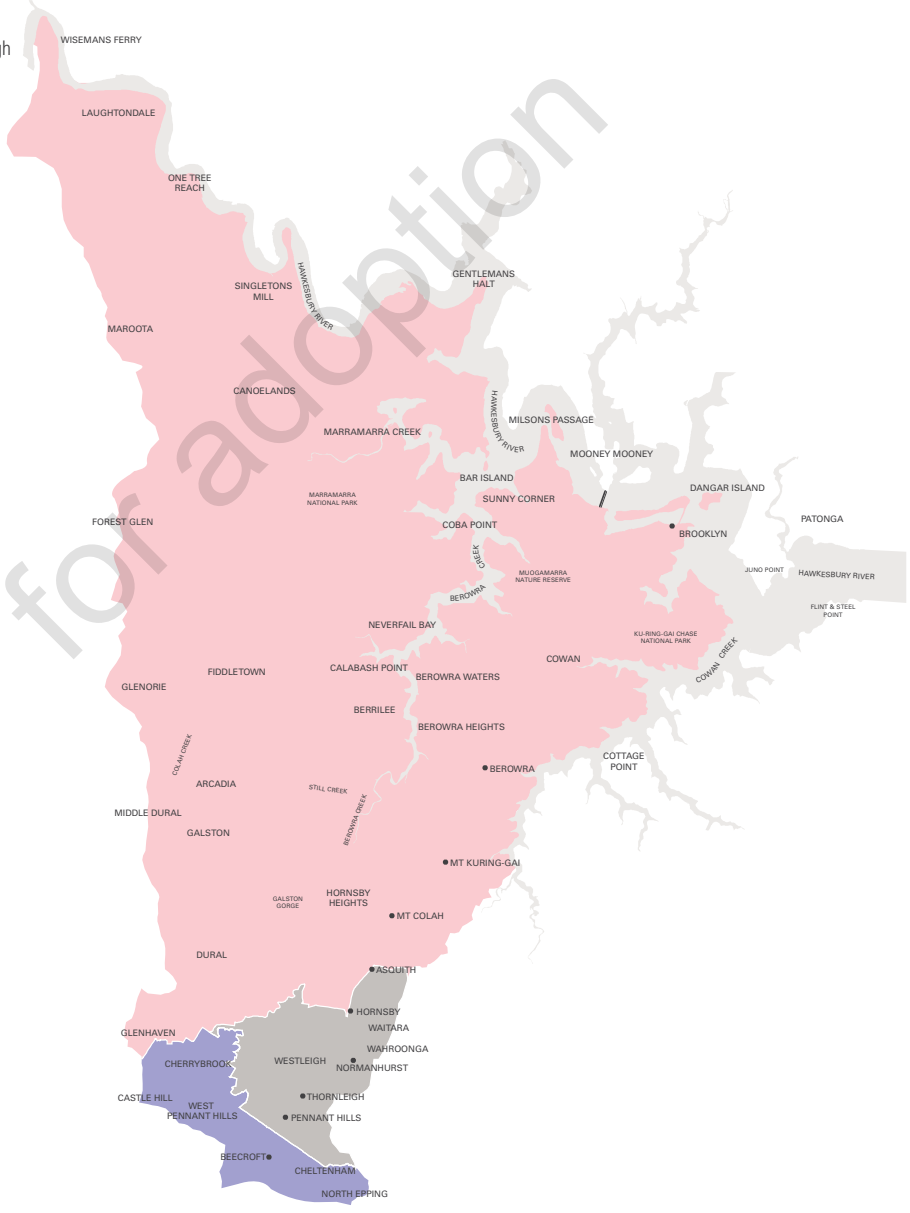
Arcadia
Berowra
Berowra Creek
Berowra Heights
Berrilee
Brooklyn
Canoelands
Cowan
Dangar Island
Dural (part)
Fiddletown
Forest Glen
Galston
Glenhaven (part)
Glenorie (part)
Hornsby Heights
Laughtondale
Maroota (part)
Middle Dural (part)
Milsons Passage
Mount Colah
Mount Kuring-gai
Singletons Mill
Wisemans Ferry (part)

Ward B

Asquith
Hornsby
Normanhurst
Pennant Hills
Thornleigh
Wahroonga (part)
Waitara
Westleigh

Ward C

Beecroft (part)
Castle Hill (part)
Cheltenham
Cherrybrook
North Epping
West Pennant Hills (part)



for adoption

OUR COMMUNITY

Who we are

49%
Males

51%
Females

0.6%
Aboriginal and Torres Strait Islander

41
Median age

44%
University qualification

13%
Trade qualification

73%
Completed year 12 schooling

63%
Participant rate (population in labour force)

5.0%
Unemployment rate (December 2025)

How we live

68%
Live in a separate house

20%
Live in high density dwelling

12%
Live in medium density dwelling

53%
Households with children

44%
Households without children

18%
Lone person households

4%
Need daily assistance due to disability

53%
Households with two or more motor vehicles

Where we come from

84%
Australian citizens

92%
Speak English only or speak it well

36%
Speak language other than English

82
Languages spoken

41%
Born overseas

5
Top birthplaces

1. China 7.6%
2. India 5.1%
3. UK 4.4%
4. South Korea 1.8%
5. Hong Kong 1.8%

112
Different birth places represented

Source: Australian Bureau of Statistics, Census of Population and Housing 2021. Compiled and presented by .id (informed decisions).

for adoption

OUR COMMUNITY INVOLVEMENT

Community consultation

Council undertook significant community engagement over the three-year period 2018-2021 involving over 15,000 stakeholders across a wide range of demographics. Much of the engagement was to gain community feedback to allow Council to develop strategies and technical documents for the long-term future of the Shire. During 2022-2024, we engaged on further broad projects involving over 10,000 stakeholders.

The development of the Delivery Program and Operational Plan has been informed by the community's priorities and expectations. Information about what is important to the community has been gathered and analysed through three Asset Management workshops (November 2020), a Quality of Life and Asset Management telephone survey (March 2020), the Community Strategic Plan Review online survey (October 2021), Community Satisfaction telephone surveys to gauge satisfaction with Council's services and facilities (April 2021, February 2023 and November 2024) and Social Plan consultations early in 2024 involving nearly 1,000 people. Council also participated in Place Score's Liveability Census 2023 where 557 people identified what matters to local communities and their priorities and ideas for making their neighbourhood better. Combined, these consultation activities from 2018 to 2024 involved over 25,000 participants. The four telephone surveys were random and representative samples of the Hornsby Shire adult population.

Council continues to seek community feedback on its performance and community priorities on a regular basis. This feedback informs Council's decisions on priorities and areas for continuous improvement. The latest Community Satisfaction telephone survey was undertaken in November 2024 with feedback from 600 local residents (see p30 for more information). In 2025, Council once again participated in Place Score's Australian Liveability Census inviting local communities to share what was important to them, giving a glimpse into how their local neighbourhoods are performing. More than 690 local residents contributed to the survey (see p29 for more information).

Council remains committed to championing the interests of the community by actively engaging with NSW and federal governments to influence policy decisions, secure vital resources, and advocate for solutions that address local priorities and emerging issues.

The draft 2026-2030 Delivery Program including the 2026/27 Operational Plan was placed on public exhibition between 9 April and 11 May 2026.

Ways you can contribute to our decisions

As a local council, we work at the level of government closest to the community.

What you think matters to us and we want you to be involved in our activities and decisions, so we strive to ensure our community engagement is meaningful, transparent and open to everyone.

There are a number of ways to get involved:

Have your say	■ Provide your feedback directly on a project, plan or document via an online form or survey, by email or in writing. ■ Participate in workshops or come along to a drop-in. Your feedback helps us make better decisions.
Talk to a Councillor	■ The Councillors are your representatives and are keen to hear your thoughts and address your concerns.
Join an Advisory Group	■ Project Advisory Groups draw on the local knowledge, expertise and lived experience of residents.
Speak at a Public Forum meeting	■ You can speak to an agenda item or another matter that is important to you at Public Forum meetings held prior to General Council Meetings. More details are available at **hornsby.nsw.gov.au/council/about-council/meetings**.
Attend a Council meeting	■ You are always welcome to attend Council meetings. By attending meetings you can gain a better understanding about the way Council works and the decision-making process.
Keep up to date	■ Stay informed with Council's news, events, services and information via our website and Your Say Hornsby page, Facebook pages, X (formerly Twitter), YouTube, local newspapers and eNewsletters.

for adoption

ENSURING A STRONG FINANCIAL FUTURE

Addressing our financial situation

In June 2023, the Independent Pricing and Regulatory Tribunal (IPART) approved Council's application for a Special Rate Variation (SRV), with rates rising by 8.5% in 2023/24, 7.5% in 2024/25, 6.5% in 2025/26 and 5.5% in 2026/27, representing a cumulative increase of 31.05% over four years including the annual rate peg set by IPART.

The decision to progress the application for a SRV was not taken lightly but was the responsible choice to ensure Council meets its legislated obligation to manage its budget responsibly.

Following the success of Council's application, the budget includes $8.27 million in 2026/27 to implement previously unfunded initiatives identified in a number of strategic and technical documents endorsed by Council and desired by the community, which includes $1.4 million to fund asset maintenance and renewals at Hornsby Park. The SRV also includes $3.8 million of funding for the planned maintenance and renewal of Council's asset base outlined in the Asset Management Strategy that was referred to Council as part of the application for the SRV. The SRV budget includes similar allocations over ten years that will deliver an extensive program of priority projects to the community.

A condition of the SRV is that Council must use the additional income for the purpose of funding the program of expenditure included within Council's application, which contained $67.26 million to be spent on strategic initiatives over a ten-year period. Council will report progress against the program of expenditure in the Annual Report each year.

Council has implemented a robust governance process for Executive Leadership Team approval of strategic initiatives and release of SRV funds to ensure that the detailed program of works included in the budget commences with the highest priority projects. Council will report progress against the program of expenditure each year in the Annual Report.

More detail on the strategic initiatives can be found from p127.



for adoption

Further actions we plan to take

Our draft Long Term Financial Plan 2026/27 to 2035/36 (p37) also recommends a range of actions, in addition to the SRV, to improve the financial direction including:

- No discretionary, recurrent cost increases to be incurred unless a funding source is identified
- No new general fund positions to be created unless offset by an equivalent position elsewhere, or unless funding is identified such as from external grants, existing capital works budgets or additional income, with a business case required for the creation of new positions
- Cash reserves to be maintained at existing levels with any funding transferred to respond to immediate financial challenges or unforeseen events to be repaid, to preserve Council's cash liquidity position over the term of this Plan and beyond
- The upcoming revision to the Development Contributions Plan to prioritise projects that maximise development contribution funding on hand instead of Councils general fund
- No loan borrowing to be undertaken, noting Council is currently debt free
- Surpluses to 30 June 2030 to be set aside, if achieved, to provide recreational opportunities at Westleigh Park
- Major capital projects to be staged to reduce risk in the order of Hornsby Park Old Mans Valley South (currently ongoing), Hornsby Park Old Mans Valley North (upon completion of the South), Westleigh Park (upon completion of the previous two projects, and subject to funding). The redevelopment of Wallarobba Arts and Cultural Centre will also commence from 2026/27
- Continuance of financial improvement initiatives (the development of business improvement plans and service reviews), having caution to potential cost increases that can arise where improvements are reliant on the implementation of new technology
- Continue to maximise returns from Council's property holdings by continually reviewing returns to market rates
- Continue to progress areas for improvement identified in Council's Asset Management Plans to ensure assets used by the community are maintained and renewed to the level of service required, to further protect Council from the risk of budget shocks from reactive asset maintenance
- Future capital grants to be carefully considered, including identification of funding for ongoing maintenance and operation prior to acceptance. It is recommended that Council decline major grants for discretionary infrastructure projects, unless recurrent funding is also available.

For adoption

OUR SERVICE DELIVERY

Management

Council's organisation structure encompasses the Office of the General Manager and four operational Divisions. Administration of service delivery is led by the General Manager, with four Directors guiding delivery through Business Units. Hornsby Shire Council delivers many services across the Hornsby Shire Local Government Area (LGA). Services range from waste services to community development – a snapshot of services undertaken by each Division is shown below.



OFFICE OF THE GENERAL MANAGER

Glen Magus
ACTING GENERAL MANAGER

Business units:

- Executive Support
- Risk and Audit
- Strategy and Place

As chief executive officer, the General Manager implements the decisions of Council's elected representatives. He is also responsible for the day-to-day management of Council as a corporate organisation and provides the most direct link between the Councillors and staff.



CORPORATE SUPPORT DIVISION

Nicola Dorman
ACTING DIRECTOR

Business units:

- Executive Support
- Financial Services
- Governance and Customer Service
- Land and Property Services
- People and Culture
- Technology and Transformation

Provides management support to Councillors and Council staff, including customer service, governance, technology and transformation and property management.



INFRASTRUCTURE AND MAJOR PROJECTS DIVISION

Fiona Leatham
DIRECTOR

Business units:

- Executive Support
- Aquatic and Brickpit
- Emergency Management
- Infrastructure Delivery
- Infrastructure Operations
- Infrastructure Planning

Responsible for aquatic and indoor recreation facilities, our extensive local road system, and all of our buildings and foreshore facilities. Also manages the flow of traffic and safety on our local non-state controlled roads.



COMMUNITY AND ENVIRONMENT DIVISION

Steve Fedorow
DIRECTOR

Business units:

- Executive Support
- Environment
- Library and Community Services
- Parks, Trees and Recreation
- Waste Management

Manages the Shire's natural resources, is responsible for the design, construction and maintenance of the Shire's open space network, provides a wide range of community services including waste and recycling services, community development and community centre management, and runs our library network.



PLANNING AND COMPLIANCE DIVISION

Katherine Vickery
DIRECTOR

Business units:

- Executive Support
- Development Assessments
- Regulatory Services
- Strategic Land Use Planning

Seeks to strike a sustainable balance between meeting the needs of Hornsby Shire's growing population and protecting our natural environment.

for adoption

OUR CORPORATE VALUES

VISION

The Bushland Shire is a place that inspires and sustains us. A place where we value our connections to each other and our environment.

PURPOSE

Together, we enhance the lives of our community, both now and in the future.

VALUES

Our values underpin all that we do; they provide us with a shared vision of who we are and what we stand for as an organisation.

for adoption



OUR PEOPLE

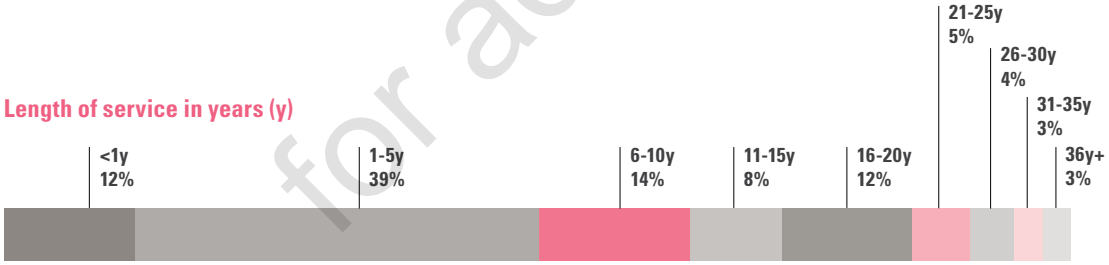
We are committed to ensuring our workforce has the skills and experience to deliver our many and varied services and reflects the community we serve. Our **Workforce Management Plan** will help guide our future decision making, ensuring that the staff we manage, engage and develop are the very best we need to deliver exceptional service to the Hornsby Shire community.

Our workforce as at 31 December 2025

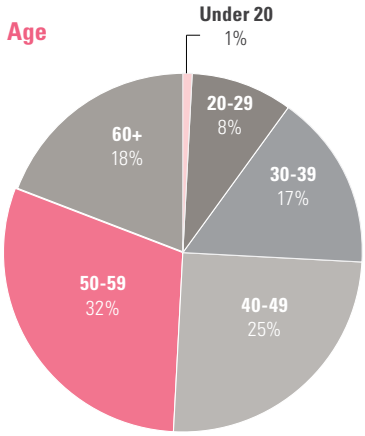
Full-time	**517.53** **Establishment – full-time equivalent positions** (formally created and budgeted positions)	**489.48** **Establishment – full-time equivalent positions filled** (as at 31 December 2025)	**516** **Headcount** (permanent, temporary and term contract staff working on a full-time or part-time basis in those positions)	**263** **Female**	**253** **Male**
Casual			**234** (for information – all other statistics on this page relate to the headcount only)	**152** **Female**	**82** **Male**

for adoption

Length of service in years (y)



Age



Employees who reside in Hornsby LGA

39%

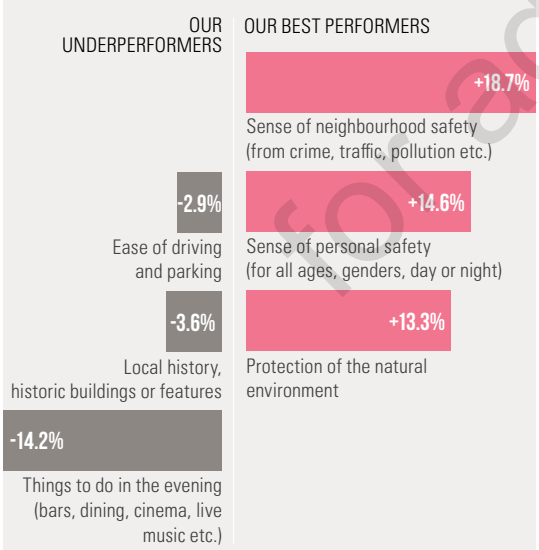
LIVEABILITY IN HORNSBY SHIRE

The Australian Liveability Census provides a robust evidence base for planning, policy and investment decisions that reflect community priorities. It asks residents what matters most in their neighbourhoods and how well those needs are being met, going beyond traditional metrics (eg. housing prices) by focusing on lived experience—such as safety, walkability, access to amenities, and social connection. Results data identifies strengths (attributes valued and performing well) and priorities (valued but underperforming), guiding resource allocation and improvement efforts.

Liveability in Hornsby Shire is rated higher than the state and national average, performing 3 points higher.

Score out of 100	2025	2023	2021
Hornsby LGA	**69**	69	71
NSW	66	67	70
Australia	66	67	68

Compared to national benchmark:



Our community's ideal neighbourhood is green, safe, well-connected and convenient

Top 3 Strengths:

Elements of natural environment (natural features, views, vegetation, topography, water, wildlife etc.)

Access to neighbourhood amenities (cafes, shops, health and wellness services etc.)

General condition of public open space (street trees, footpaths, parks etc)

Top Liveability Priority:

Walking/jogging/bike paths that connect housing to communal amenity (shops, parks etc.)

Top Priority for impact:

Invest in well maintained, quality public spaces with real modal choice

Top improvement areas:

Where our community identified they would most benefit from change

51% Movement

25% Open space

24% Economy

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COMMUNITY SATISFACTION WITH COUNCIL

Ensuring customer satisfaction

As a council, it is important for us to understand how satisfied the community is with our performance so we can meet their expectations. We seek community feedback on our performance and community priorities on a regular basis. This informs our decisions on priorities and areas for continuous improvement.

Every two years we undertake a representative Community Satisfaction survey. Most recently conducted in November 2024, 600 residents were asked to rate their satisfaction with 30 different services and facilities provided by Hornsby Shire Council. The results of the survey appear in this document against the relevant Strategic direction as Delivery indicators (for example at p42). A snapshot of key results is below.

Overall satisfaction with Council has continued to drop marginally. This should be viewed against an average 10% decline in overall satisfaction across 27 NSW local government areas measured by the survey provider since mid 2022.

	Results			
Satisfaction with Council	**2021**	**2023**	**2024**	
Overall satisfaction with Hornsby Shire Council (mean)	3.43	3.35	3.29	▼
Very satisfied/satisfied (%)	52%	46%	45%	▼
Not satisfied (%)	11%	13%	18%	▼
Neutral (%)	37%	41%	38%	▼

Results are based on a 1-5 satisfaction scale, where:
1 = very dissatisfied
3 = neutral
5 = very satisfied

Respondents who had interacted with Council in the past 12 months (other than to make a payment) rated their satisfaction with Customer Service on four areas. All of these four areas show a positive trend from the 2023 survey.

	Results			
Customer service (mean)	**2021**	**2023**	**2024**	
The way you were treated	3.90	3.96	3.99	▲
The process	3.38	3.44	3.56	▲
Timeliness of Council's response	3.48	3.42	3.69	▲
The outcome	3.31	3.37	3.50	▲

For the first time in the 2024 Community Satisfaction survey respondents were asked how satisfied they were that Council's decisions are having a positive impact on Hornsby.

	Result
Council's decisions having a positive impact	**2024**
Council's decisions having a positive impact on Hornsby (mean)	3.15
Very satisfied/satisfied (%)	35%
Not satisfied (%)	21%
Neutral (%)	44%

Satisfaction with services and facilities

Of the 30 Council services and facilities respondents rated their satisfaction with, set out below are the Top 5 and Bottom 5.

Top five services/facilities

- Library services
- Domestic waste and recycling collection service
- Parks and recreation areas (including playgrounds)
- Trails and tracks
- Aquatic centre/s

Bottom five services/facilities

- Development approvals process
- Consultation and engagement
- Amount and type of development
- Encouraging local industry, businesses and tourism
- Bike paths

How residents like to hear from Council

The top five ways residents would like to hear about Council activities, events, policies etc:

Top five ways residents would like to hear from Council

- Council's website
- Facebook
- Enews
- Pamphlets/leaflets
- Local newspapers

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CONTINUOUS IMPROVEMENT

A requirement to undertake a program of continuous improvement was introduced for local government in the revised Integrated Planning and Reporting Guidelines (governed by the Local Government Act 1993) in September 2021. Focusing on ways to better meet the community's service level expectations, Delivery Programs must identify areas of service that Council will review during its term, and how Council will engage with the community and other stakeholders to determine service level expectations and appropriate measures.

Each annual Operational Plan must specify service reviews to be undertaken in that year and the Annual Report must include information on how Council has progressed on delivery of the service reviews it has committed to undertake in that year, the results and any changes made to levels of service.

Why pursue continuous improvement?

Council has delivered and continues to deliver the benefits of a significant program of cost containment and savings that have contributed to Council's financial sustainability and capacity to redirect savings into new services and to reduce debt.

It is recognised that both an ongoing program of continuous improvement and review of services will be required to maintain financial sustainability in an increasingly challenging financial environment combined with high community expectations.

A continuous improvement program is a vital process to ensure local government services delivered to the Hornsby Shire community are:

- **appropriate** – services meet current community needs and priorities and can be adapted to meet future needs
- **effective** – Council delivers targeted, quality services equitably
- **efficient** – Council improves resource use (people, materials, plant and equipment, infrastructure, buildings) and redirects any savings to finance improved services or improved financial sustainability.

The key benefits of a continuous improvement program include:

- alignment of services with community needs and a more engaged community
- higher quality service provision and customer satisfaction
- increased efficiency of often limited resources
- stronger financial performance and sometimes income generation
- staff who work cooperatively across departments
- a more systematic approach to understanding future community needs and responding to changing strategic priorities.

Service improvement program

In 2022/23, Council commenced identifying areas for continuous improvement, with a focus on better aligning staff and services to deliver what the community values. A Service Improvement Program has been established and will continue to be developed and reviewed periodically.

In 2024/25, a review of the Development Assessment service was completed. While assessment timeframes remain well below NSW averages, the review identified opportunities to improve clarity around the application and assessment process. Recommendations arising from the review will be implemented over the next 18–24 months.

Looking ahead, priorities for service reviews over the four year period from 2026/27 to 2029/30 have been established and will be reviewed annually. The planned sequence of service reviews is as follows:

- 2025/26 – Internal Light Fleet, Heavy Fleet and Mechanical Services
- 2026/27 – Community and Cultural Facilities, Communications and Engagement, and Emergency Management
- 2027/28 – Library Services, and Tree Management
- 2028/29 – Ranger Services, Place Leadership and Development, and Bushland Operations
- 2029/30 – Community Events and Aquatics.

Council also has in place an internal audit program which conducts risk-based audits of particular parts of Council's business. This program is complemented by the service improvement program.

To support ongoing transparency as Council moves forward, our current service framework by Business Unit has been included in this document outlining service profiles, service KPIs and budgets (commencing p91).

Audit, Risk and Improvement Committee

Council is required to appoint an Audit Risk and Improvement Committee (ARIC) pursuant to section 428A of the Local Government Act 1993. The ARIC must keep under review the following aspects of Council's operations: compliance, risk management, fraud control, financial management, governance, implementation of the strategic plan, delivery program and strategies, service reviews and collection of performance measurement data by Council. The Office of Local Government has published Guidelines which inform how the ARIC should operate.

Council's ARIC has an independent Chair, Mr Stephen Coates and two independent members with requisite skills and experience. On 11 March 2026, Council reappointed independent members Mr Richard Jones for a two-year term and Ms Hayley Elson for a three-year term. Council last reviewed and adopted the ARIC Terms of Reference on 9 April 2025 and the Internal Audit Charter on 12 June 2024.

A new four year Internal Audit Plan was endorsed by the ARIC in September 2024. The ARIC reviews all internal audit reports and monitors outstanding recommendations on a quarterly basis. Internal audits will progress in accordance with the endorsed Internal Audit Plan and actions arising from audits will be kept under constant review by the ARIC.

Each year, the draft financial statements are also reviewed by the ARIC prior to referral to the external auditors. The ARIC also receives an update at each meeting from the General Manager and Chief Financial Officer on significant items impacting, or potentially impacting, the operations of the Council.

The Strategic and Emerging Risk Register currently comprises 16 Strategic Risks and four Emerging Risks. This register is reviewed and updated quarterly by the Executive Leadership Team and is then referred to each ARIC meeting for further review.

The additional operations required to resource and implement the ARIC and its requirements have been absorbed into existing staff functions.

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STRATEGIC DOCUMENTS

Under the Integrated Planning and Reporting framework, all councils are required to deliver a suite of strategic documents supporting a holistic approach to planning for the future.

Council's supporting strategic documents are developed with input from the community, are endorsed by elected members and provide an important link between the Delivery Program and achievement of the outcomes in the Community Strategic Plan.

Our supporting strategic documents by Theme

Strategic documents define Council's role in relation to specific issues and recommend the best path forward.

Set out on the next page is a Strategic Document Map showing Council's strategic documents split across the four themes of **Liveable, Sustainable, Prosperous, Collaborative**. While the documents may drive outcomes across all four themes, organising them in this way creates a clear alignment with the adopted structure in *Your vision | Your future 2035* at the highest level.

Our overarching strategy document is the Community Strategic Plan.

The strategic documents are our lead strategies which identify key challenges and set out high level action plans to address them and help guide decision-making. They contain recommended actions which are then prioritised and implemented as funding becomes available.

The Delivery Program and Operational Plan is the key pathway of implementation for these strategic documents. Pathways of implementation are also shown under **Supporting Implementation Plans and Delivery Pathways**.

These strategic documents will take on a strong focus in this and future Delivery Programs and Operational Plans.

Strategies from the Strategic Document Map on the next page can be viewed on **hornsby.nsw.gov.au /Council/Forms-and-publications/ Publications/Strategies-and-Plans.**

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STRATEGIC DOCUMENTS

Strategic Document Map

Your vision | Your future 2035
Hornsby Shire 2035
Community Strategic Plan

Resourcing Strategy
- Long Term Financial Plan 2025/26-2034/35
- Asset Management Strategy 2025/26-2034/35 and Asset Management Plans
- Workforce Management Planning 2025/26-2028/29

IMPLEMENTATION

2026-2030 Delivery Program including annual **Operational Plans**

DELIVERY THEMES and KEY STRATEGIES

LIVEABLE

- Active Living Hornsby Strategy 2016
- Play Plan 2021
- Sportsground Strategy 2018
- Arts and Cultural Plan 2024-2029
- Community and Cultural Facilities Strategic Plan 2021
- Comprehensive Heritage Study
- Aboriginal Heritage Study and Implementation Action Plan 2023
- Heritage Action Plan 2019
- Heritage Interpretation Strategy and Action Plan 2023
- Hornsby Thematic History (2021)
- Hornsby Affordable Housing Strategy 2024
- Integrated Land Use and Transport Strategy 2004 *(under review)*
- Car Parking Management Study 2020
- Walking and Cycling Strategy 2021
- Local Housing Strategy 2020
- Local Strategic Planning Statement 2020
- Off Leash Dog Park Strategy 2021
- Social Inclusion Hornsby
- Disability Inclusion Action Plan 2021-2025
- Healthy Ageing Hornsby 2022-2026
- Social Plan 2024-2034
- Unstructured Recreation Strategy 2008

SUSTAINABLE

- Hornsby Ku-ring-gai Bush Fire Risk Management Plan 2023
- *Emergency Management Framework 2024 (internal)*
- Rural Lands Strategy 2022
- Sustainable Hornsby 2040 (2021)
- Biodiversity Conservation Strategy 2021
- Climate Wise Hornsby Plan 2021
- Urban Forest Strategy 2021
- Water Sensitive Hornsby Strategy 2021
- Waste Matters Strategy 2020

PROSPEROUS

- Economic Development and Tourism Strategy 2021-2026
- Brooklyn Discussion Paper (2021)
- Employment Land Study 2021
- Public Domain Guidelines 2021
- Hornsby Town Centre Public Domain Guidelines 2025

COLLABORATIVE

- *Communications and Engagement Strategies 2019 (internal)*
- Property Strategy 2023
- *Technology and Transformation Strategy 2025-2029 (internal)*
- *Cyber Security Strategy 2025-2028 (internal)*

ONGOING MONITORING AND REVIEW

ONGOING MONITORING AND REVIEW

COMMUNITY ENGAGEMENT STRATEGY

SUPPORTING IMPLEMENTATION PLANS and DELIVERY PATHWAYS

IMPLEMENTATION

Local Environmental Plan |
Development Control Plan |
Section 7.11 Development Contributions Plan 2020-2030 |
Section 7.12 Development Contributions Plan 2019-2029 |
Hornsby Town Centre Section 7.12 Development Contributions Plan 2025 |
Hornsby Park Master Plan |
Westleigh Park Master Plan |
Hornsby Town Centre Master Plan |
Precinct Plans |
Place Plans |

Individual Workplans

Actions

Integrated Planning and Reporting

for adoption

OUR COMMUNITY STRATEGIC PLAN

Our Community Vision 2035

The Bushland Shire is a place that inspires and sustains us. A place where we value our connections to each other and our environment, and celebrate living in our unique urban, rural and river communities.

LIVEABLE

OUR COMMUNITY WANTS

1. CONNECTED AND COHESIVE COMMUNITY

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

Long-term goals. Where do we want to be?

1.1 A resilient and welcoming community that cares for and looks after each other by connecting and participating in community life

1.2 A built environment that is sustainable, accessible and responsive to the community

1.3 Safe, inviting, comfortable and inclusive public places are enjoyed by people both day and night

2. INCLUSIVE AND HEALTHY LIVING

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

Long-term goals. Where do we want to be?

2.1 Quality, liveable and sustainable urban design and development

2.2 A greater diversity of housing for current and future community needs

2.3 An active and healthy community that fosters social, mental and physical wellbeing for all ages

3. SAFE, 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.

Long-term goals. Where do we want to be?

3.1 Roads and footpaths are safe, reliable and connected to key destinations for people to move around the Shire

3.2 Transport options are well-connected, accessible and integrated to support healthy and active lifestyles and minimise dependency on private cars

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SUSTAINABLE

OUR COMMUNITY WANTS

4. RESILIENT COMMUNITY, LIVING SUSTAINABLY

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

Long-term goals. Where do we want to be?

4.1 A resilient Shire that can adapt to a changing climate and withstand shocks and stresses (e.g. natural hazards or pandemics)

4.2 A net zero community

4.3 Using resources wisely and supporting the circular economy

4.4 A sustainable community that ensures the needs of future generations are met

5. HEALTHY NATURAL ENVIRONMENT

Our unique environment is celebrated, protected and enhanced.

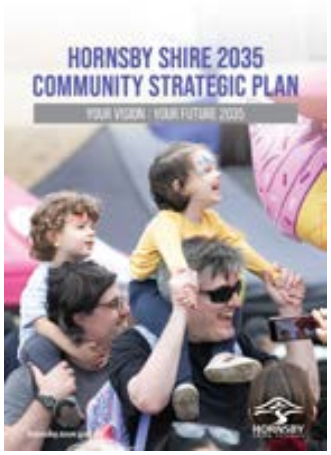
Long-term goals. Where do we want to be?

5.1 A natural environment that is healthy, diverse, connected and valued

5.2 Waterways are healthy and biodiverse, and the Shire's urban areas are water sensitive

5.3 The environmental value of rural lands is protected and enhanced

OUR COMMUNITY STRATEGIC PLAN



OUR GUIDING PRINCIPLES

Work cooperatively with other councils and the NSW Government to achieve desired outcomes for the local community.

- Work with others to secure appropriate services for local community needs.
- Act fairly, ethically and without bias in the interests of the local community.
- Recognise diverse local community needs and interests.
- Consider the social justice principles of:
  - Access
  - Equity
  - Participation
  - Rights
  - Social
  - Environmental
  - Economic
  - Civic leadership

PROSPEROUS

OUR COMMUNITY WANTS

6. VIBRANT AND VIABLE PLACES

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

Long-term goals. Where do we want to be?

6.1 A vibrant and connected business, employment and tourism hub that is innovative and sustainable

6.2 A '30-minute City' with supporting infrastructure

6.3 Rural areas thrive and are a local source of fruits, flowers and other agricultural produce

COLLABORATIVE

OUR COMMUNITY WANTS

7. INFORMED AND ENGAGED COMMUNITY

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.

Long-term goals. Where do we want to be?

7.1 An organisation that is transparent and trusted to make decisions that reflect the community vision

7.2 An organisation that the community can easily connect and communicate with

7.3 A community that actively participates in and understands Council's decision making

8. RESPONSIVE AND EFFECTIVE CIVIC LEADERSHIP

We lead by example and with integrity.

We have strong leadership engaging in effective partnerships which reflect the aspirations of the community as a whole.

We will leave a positive legacy for future generations through responsible stewardship.

Our services are customer focused.

Long-term goals. Where do we want to be?

8.1 Integrated and sustainable long term planning for the community's future

8.2 An organisation of excellence

8.3 A Shire that fosters innovation

8.4 Smart Places approaches improve our day to day living

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HOW TO READ THIS DOCUMENT



BRINGING THE VISION TO LIFE

These pages show how we will turn the community Vision into reality. The eight Strategic directions identify Council's informing and supporting Strategies and Plans, the Services that will help deliver the Actions and drive progress towards the Long-term goals.

Clear Delivery indicators will track success and ensure accountability.

LIVEABLE

1. CONNECTED AND COHESIVE COMMUNITY

Strategic direction

More detail on the Strategic direction

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 SHOCKS AND STRESSES:

WELLBEING: SOCIAL ISOLATION & LACK OF COMMUNITY CONNECTIONS; RACISM & VILIFICATION; FAMILY VIOLENCE

GOVERNANCE: REDUCING SOCIAL COHESION

The UN Sustainable Development Goals and Resilient Sydney Shocks and Stresses addressed by the Strategic direction

Long-term goals. Where do we want to be?

1.1 A resilient and welcoming community that cares for and looks after each other by connecting and participating in community life

1.2 A built environment that is sustainable, accessible and responsive to the community

1.3 Safe, inviting, comfortable and inclusive public places are enjoyed by people both day and night

The community's Long-term goals

Services helping deliver this Strategic direction	
Community and Cultural Development	Financial Services
Community and Cultural Facilities	Infrastructure Operations
Community Events	Libraries
Companion Animals	Parks and Recreation

Supporting Strategies and Plans	
Aboriginal Heritage Study and Implementation Action Plan 2023	Healthy Ageing Hornsby 2022-2026
Active Living Hornsby Strategy 2016	Off Leash Dog Park Strategy 2021
Arts and Cultural Plan 2024-2029	Play Plan 2021
Community and Cultural Facilities Strategic Plan 2021	Social Plan 2024-2034
Disability Inclusion Action Plan 2021-2025	

Council's existing documents that will help guide actions

Council's services that will help deliver on the Strategic direction

LIVEABLE

1. CONNECTED AND COHESIVE COMMUNITY

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

Delivery indicators to measure effectiveness and impact of service delivery

DELIVERY INDICATORS – Helping to measure the effectiveness and impact of our service delivery, and providing a high-level view of how well services meet community needs and contribute to the overall progress of the Strategic direction and towards the community Vision in the CSP. We use these Delivery indicators as a key tool for monitoring progress and performance of the Delivery Program and to guide decision-making.

Through our **Community Satisfaction** surveys, respondents rate satisfaction with services and facilities that Council provides. Results are based on a 1-5 satisfaction scale, where 1 = very dissatisfied, 3 = neutral, 5 = very satisfied.

Delivery indicators	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
1D.a Community satisfaction with library services	4.11	–	Biennial
1D.b Active library members (residents) (%)	22	24.3	Annual
1D.c Community satisfaction with community centres	3.54	–	Biennial
1D.d Community satisfaction with arts and cultural facilities	3.26	–	Biennial
1D.e Community satisfaction with facilities and services for older people	3.39	–	Biennial
1D.f Community satisfaction with facilities and services for people with disabilities	3.28	–	Biennial
1D.g Community satisfaction with facilities and services for youth	3.21	–	Biennial
1D.h Utilisation of Council owned and operated community and cultural centres (%)	15.2	16.2	Annual
1D.i Community satisfaction with community events and festivals	3.50	–	Biennial
1D.j Companion animal service requests investigated within seven working days (%)	99	99.8	Quarterly

** New denotes that this data has not been reported in the past*

for adoption

HOW TO READ THIS DOCUMENT

WHAT WE WILL DELIVER

These pages show the Plans of action we will follow over the four-year Council term, and the Actions we have committed to delivering for 2026/27 and beyond. Each Action clearly identifies the Branch responsible for delivery and the source, ensuring alignment with our strategic priorities.

Long-term goal (CSP). Where do we want to be?

1.1 A resilient and welcoming community that cares for and looks after each other by connecting and participating in community life

Plan of action (CSP and Delivery Program). How are we going to get there?

1.1.1 Support and celebrate our cultures, heritage and diversity

Action (Delivery Program and Operational Plan)

Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
1.1.1.1 Present the Hornsby Art Prize	•*	•		•		Library and Community Services	Arts and Cultural Plan
1.1.1.2 Review the current delivery of Hornsby's two Art Prizes	•*					Library and Community Services	Arts and Cultural Plan
1.1.1.3 Implement Community Development Programs to address social isolation	•	•	•	•	•	Library and Community Services	Special Rate Variation
1.1.1.5 Undertake a comprehensive review of our current events program, including teh Community Events Grant Program	•*					Library and Community Services	Council resolution NOM 12/24
1.1.1.6 Review Arts and Cultural Plan 2024-2029					•	Library and Community Services	Arts and Cultural Plan

1.1.2 Acknowledge and respect the Traditional Owners and ongoing custodians of the lands and waterways of Hornsby Shire

Action

Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
1.1.2.1 Develop an Aboriginal Engagement Strategy	•	•	•			Library and Community Services	Council Resolution CS72/23

The community's Long-term goal

The Plan of action – what Council will do to achieve the community's Long-term goals

The Actions and when they are scheduled to progress

BEING ACCOUNTABLE

We are committed to transparency and responsibility. These pages highlight the services we provide, the funding needed to deliver them and the key measures we use to track performance and continually improve. By clearly outlining these elements we ensure a strong focus on delivering value to the community.

46. Parks, Trees and Recreation

Community and Environment Division

Total staff numbers (Full-Time Equivalent): 72

Council's services with Service Profiles (scope of the service), Budget and KPIs to track performance

CSP STRATEGIC DIRECTIONS it contributes to

2. INCLUSIVE AND HEALTHY LIVING | **4. RESILIENT COMMUNITY, LIVING SUSTAINABLY** | **5. HEALTHY NATURAL ENVIRONMENT** | **6. VIBRANT AND VIABLE PLACES** | **8. RESPONSIVE AND EFFECTIVE CIVIC LEADERSHIP**

RESPONSIBILITY: Manager, Parks, Trees and Recreation

SERVICE PROFILES

Parks and Recreation

- Managing and maintaining sportsgrounds and recreational facilities throughout the Shire
- Managing and maintaining parks, reserves, picnic facilities and playgrounds and recreational facilities throughout the Shire
- Managing park and recreational facility bookings
- Identifying and planning future renewals and upgrades for Council's open space assets and recreation facilities
- Encouraging multi-use by ensuring accessible and inclusive design for all new and refurbished playgrounds
- Undertaking planning for new and enhanced recreational opportunities and facilities
- Hornsby Park - maintaining, improving and managing high visitation areas.

Trees

- Managing trees in streets and parks and maintaining public landscaped areas
- Implementing Council's urban forest program and public area planting programs
- Considering impacts to trees on development sites and administering Tree Permit applications
- Updating tree protection measures in the Hornsby Development Control Plan
- Reviewing and updating tree/landscape controls in the residential component of the Hornsby Development Control Plan
- Implementing a tree asset management system.

Budget 2026/27

OPERATING INCOME $	CONTROLLABLE EXPENSES $	INTERNAL TRANSFERS $	OPERATING RESULT BEFORE DEPRECIATION $
(1,284,550)	8,420,733	1,664,604	**8,800,788**

HOW WE WILL MEASURE SUCCESS

Service KPIs	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
46.S1 Casual park bookings (number)	3,029	2,446	Quarterly
46.S2 Vehicles accessing recreational facilities (number)	62,130	70,000	Quarterly
46.S3 Street and park trees planted (number)	1,930	1,795	Quarterly
46.S4 Private property tree applications determined (number)	740	757	Quarterly
46.S5 Average time to determine private property tree applications (days)	New	1	Quarterly
46.S6 Development Application referrals relating to trees determined (number)	New	280	Quarterly
46.S7 Average time to determine Development Application referrals relating to trees (days)	New	7	Quarterly
46.S8 Unauthorised tree works investigated (number)	New	244	Quarterly
46.S8 Average time to determine unauthorised tree works investigations (days)	New	11	Quarterly

HOW COUNCIL PLANS, UPDATES AND REFLECTS CHANGES IN THE PROGRAM EACH YEAR

Council operates a four-year rolling Delivery Program that is reviewed each year to maintain a continuous four-year timeframe. As part of this process, the 2025–2029 Delivery Program has been rolled forward and extended by one year to form the 2026–2030 Delivery Program.

During this review, actions were assessed and updated under the relevant Themes and Strategic directions, including adjustments to priorities, as well as the refinement, removal and addition of some actions. Changes were marked-up and available in the publicly exhibited document.

Mark-up key – Action is ...
(changes made after exhibition)

•	New action/years/text added/updated

Completed actions are identified as outlined in the table below.

Key – Action is ...

*	Completed

Note: Missing code numbers signify that associated actions are either no longer proceeding or have been identified as business as usual and are managed through the relevant Business Unit Service Profiles (commencing p91).

for adoption

SERVICES THAT DELIVER ON THE STRATEGIC DIRECTIONS

LIVEABLE

1. CONNECTED AND COHESIVE COMMUNITY
2. INCLUSIVE AND HEALTHY LIVING
3. SAFE, INTEGRATED AND ACCESSIBLE TRANSPORT

SUSTAINABLE

4. RESILIENT COMMUNITY, LIVING SUSTAINABLY
5. HEALTHY NATURAL ENVIRONMENT

PROSPEROUS

6. VIBRANT AND VIABLE PLACES

COLLABORATIVE

7. INFORMED AND ENGAGED COMMUNITY
8. RESPONSIVE AND EFFECTIVE CIVIC LEADERSHIP

for adoption

COUNCIL SERVICES	LIVEABLE			SUSTAINABLE		PROSPEROUS	COLLABORATIVE	
	Strategic direction 1.	Strategic direction 2.	Strategic direction 3.	Strategic direction 4.	Strategic direction 5.	Strategic direction 6.	Strategic direction 7.	Strategic direction 8.
Aquatics and Brickpit		■						■
Audit, Risk and Insurance							■	■
Building Certification		■						
Bushfire Mitigation					■			
Bushland, Biodiversity, Biosecurity and Reserve Management		■			■			■
Business Improvement							■	■
Business Transformation							■	■
Catchment Management				■	■			
Commercial Waste							■	
Communications and Engagement							■	■
Community and Cultural Development	■							
Community and Cultural Facilities	■							■
Community Events	■							■
Companion Animals	■							
Corporate Planning and Reporting							■	
Council Administration								■
Customer Service							■	■
Development Assessments		■						
Domestic Waste				■			■	
Emergency Management				■			■	
Environmental Compliance					■			
Financial Services	■						■	■
Governance							■	
Illegal Dumping		■					■	
Infrastructure and Major Projects Executive		■				■	■	■
Infrastructure Delivery		■				■	■	
Infrastructure Operations	■	■	■	■				
Infrastructure Planning		■	■		■	■		
Leadership							■	■
Libraries	■							■
Mayoral and Councillor Administration							■	
Organisational Development								■
Parks and Recreation	■	■				■	■	■
People and Culture							■	■
Place Leadership and Development						■		■
Procurement							■	
Property Management								
Public Cleansing		■				■	■	
Public Health						■		
Ranger Services			■					■
Records							■	
Safety and Wellness							■	■
Spatial Services (GIS)					■			
Statutory and Code of Conduct							■	■
Strategic Land Use Planning		■		■	■	■	■	
Strategic Property								■
Sustainability				■				
Technology and Transformation Operations							■	■
Transport, Traffic and Road Safety			■					
Trees		■			■	■	■	■

for adoption

LIVEABLE

24%
Hornsby Shire residents are library members

2,700
Home library visits (annually)

1,065,000
Library items loaned (physical and electronic) (annually)

713,000
Visits to Hornsby Shire libraries (annually)

23
Average items loaned per library member (annually)

418,000
Public attend our community and cultural facilities (annually)

410,000
Visits to Hornsby Aquatic and Leisure Centre (annually)

13,500
Laps of Hornsby mountain bike trail (annually)

1,000
Companion animal incidents investigated (annually)

85
Average determination time for Development Applications from lodgement (days)

14
Average lodgement time for Development Applications from submission (days)

640
Swimming pools inspected under the Swimming Pool Barrier Inspection Program (annually)

for adoption

LIVEABLE

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 SHOCKS AND STRESSES:



Long-term goals. Where do we want to be?

1.1 A resilient and welcoming community that cares for and looks after each other by connecting and participating in community life

1.2 A built environment that is sustainable, accessible and responsive to the community

1.3 Safe, inviting, comfortable and inclusive public places are enjoyed by people both day and night

Services helping deliver this Strategic direction	
Community and Cultural Development	Financial Services
Community and Cultural Facilities	Infrastructure Operations
Community Events	Libraries
Companion Animals	Parks and Recreation

Supporting Strategies and Plans	
Aboriginal Heritage Study and Implementation Action Plan 2023	Healthy Ageing Hornsby 2022-2026
Active Living Hornsby Strategy 2016	Off Leash Dog Park Strategy 2021
Arts and Cultural Plan 2024-2029	Play Plan 2021
Community and Cultural Facilities Strategic Plan 2021	Social Plan 2024-2034
Disability Inclusion Action Plan 2021-2025	

for adoption

LIVEABLE

1. CONNECTED AND COHESIVE COMMUNITY

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

Delivery indicators	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
1D.a Community satisfaction with library services (mean 1-5)	4.11	–	Biennial
1D.b Active library members (residents) (%)	22	24.3	Annual
1D.c Community satisfaction with community centres (mean 1-5)	3.54	–	Biennial
1D.d Community satisfaction with arts and cultural facilities (mean 1-5)	3.26	–	Biennial
1D.e Community satisfaction with facilities and services for older people (mean 1-5)	3.39	–	Biennial
1D.f Community satisfaction with facilities and services for people with disabilities (mean 1-5)	3.28	–	Biennial
1D.g Community satisfaction with facilities and services for youth (mean 1-5)	3.21	–	Biennial
1D.h Utilisation of Council owned and operated community and cultural centres (%)	15.2	16.2	Annual
1D.i Community satisfaction with community events and festivals (mean 1-5)	3.50	–	Biennial
1D.j Companion animal service requests investigated within seven working days (%)	99	99.8	Quarterly

for adoption

LIVEABLE

1. CONNECTED AND COHESIVE COMMUNITY

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

WHAT WE WILL DELIVER

Long-term goal. Where do we want to be?

1.1 A resilient and welcoming community that cares for and looks after each other by connecting and participating in community life

Plan of action. How are we going to get there?

1.1.1 Support and celebrate our cultures, heritage and diversity

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
1.1.1.1 Present the Hornsby Art Prize	•*	•		•		Library and Community Services	Arts and Cultural Plan
1.1.1.2 Review the current delivery of Hornsby's two Art Prizes	•*					Library and Community Services	Arts and Cultural Plan
1.1.1.3 Implement Community Development programs to address social isolation	•	•	•	•	•	Library and Community Services	Special Rate Variation
1.1.1.5 Undertake a comprehensive review of our current events program, including the Community Events Grants Program	•*					Library and Community Services	Council resolution NOM12/24
1.1.1.6 Review the Arts and Cultural Plan 2024-2029					•	Library and Community Services	Arts and Cultural Plan

1.1.2 Acknowledge and respect the Traditional Owners and ongoing custodians of the lands and waterways of Hornsby Shire

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
1.1.2.1 Develop an Aboriginal Engagement Strategy	•	•	•			Library and Community Services	Council Resolution CS72/23

1.1.3 Support people experiencing hardship

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
1.1.3.1 Review, update and implement the Hardship – Rates Relief Policy	•*		•		•	Financial Services	Hardship – Rates Relief Policy

for adoption

LIVEABLE

1. CONNECTED AND COHESIVE COMMUNITY

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

Long-term goal. Where do we want to be?

1.2 A built environment that is sustainable, accessible and responsive to the community

Plan of action. How are we going to get there?

1.2.1 Centrally locate community and cultural facilities and libraries to provide a network of welcoming places

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
1.2.1.1 Develop a Functional Design Brief for a new regional central Hornsby Library and multi-purpose community centre	•	•	•			Library and Community Services	Community and Cultural Facilities Strategic Plan
1.2.1.1 Develop functional design layouts for a new local level library and multi-purpose community centre at Cherrybrook Metro precinct		•	•			Library and Community Services	Community and Cultural Facilities Strategic Plan

1.2.2 Provide equitable access to people of all ages and abilities to the full range of services and activities in the community

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
1.2.2.1 Explore avenues to identify, reach, and engage seniors and people with dementia, connecting them with the community	•	•	•			Library and Community Services	Healthy Ageing Hornsby
1.2.2.2 Plan and promote inclusive active living, healthy lifestyle, and community participation activities and events	•	•	•			Library and Community Services	Social Plan
1.2.2.3 Provide and promote inclusive activities and programs in partnership with multicultural services and community groups	•	•	•			Library and Community Services	Social Plan
1.2.2.6 Review and update the Disability Inclusion Action Plan	•	•				Library and Community Services	Disability Inclusion Action Plan
1.2.2.7 Review and update the Healthy Ageing Hornsby Strategy 2022-2026		•	•			Library and Community Services	Healthy Ageing Hornsby
1.2.2.8 Plan and promote activities, to support health and mental wellbeing for young people and their families		•	•			Library and Community Services	Social Plan
1.2.2.9 Review Community Lease and Licensing Policy		•				Library and Community Services	Community and Cultural Facilities Strategic Plan
1.2.2.10 Implement rollout of renewed leases and licences including tennis courts		•	•	•		Parks, Trees and Recreation	Lease/Licence of Council Land and Buildings to Community Groups Policy

for adoption

LIVEABLE

1. CONNECTED AND COHESIVE COMMUNITY

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

Long-term goal. Where do we want to be?

1.3 Safe, inviting, comfortable and inclusive public places are enjoyed by people both day and night

Plan of action. How are we going to get there?

1.3.1 Create and manage inviting public spaces that are of high quality design

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
1.3.1.1 Prepare a report outlining options for a Shire-wide Graffiti Strategy with a strong focus on community involvement in preventing and removing graffiti on private property	•	•				Infrastructure Operations	Council Resolution SU8/24
1.3.1.2 Undertake design development of Hornsby Mall Hostile Vehicle Mitigation		•				Library and Community Services	NSW Police Hostile Vehicle Mitigation Guidance for Hallmark/ Iconic Major Events

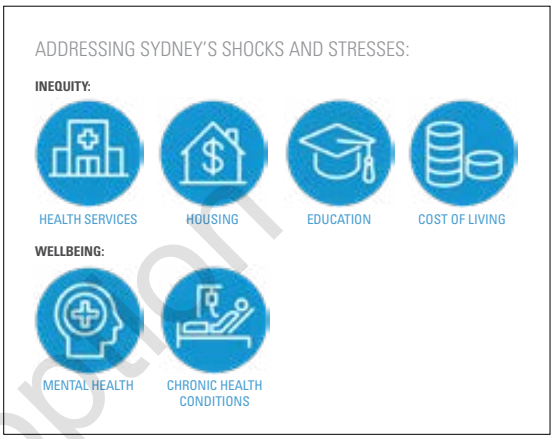
for adoption

LIVEABLE

2. INCLUSIVE AND HEALTHY LIVING

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





Long-term goals. Where do we want to be?

2.1 Quality, liveable and sustainable urban design and development

2.2 A greater diversity of housing for current and future community needs

2.3 An active and healthy community that fosters social, mental and physical wellbeing for all ages

Services helping deliver this Strategic direction	
Aquatics and Brickpit	Infrastructure Operations
Building Certification	Infrastructure Planning
Bushland, Biodiversity, Biosecurity and Reserve Management	Parks and Recreation
Development Assessments	Public Cleansing
Illegal Dumping	Strategic Land Use Planning
Infrastructure Delivery	Trees

for adoption

LIVEABLE

2. INCLUSIVE AND HEALTHY LIVING

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

Council's supporting Strategies and Plans	
Active Living Hornsby Strategy 2016	Local Housing Strategy 2020
Biodiversity Conservation Strategy 2021	Local Strategic Planning Statement 2020
Comprehensive Heritage Study Heritage Action Plan 2019	Off Leash Dog Park Strategy 2021
Comprehensive Heritage Study Hornsby Thematic History 2021	Play Plan 2021
Disability Inclusion Action Plan 2021-2025	Rural Lands Strategy 2022
Healthy Ageing Hornsby 2022-2026	Sportsground Strategy 2018
Heritage Interpretation Strategy and Action Plan 2023	Unstructured Recreation Strategy 2008
Hornsby Affordable Housing Strategy 2024	Urban Forest Strategy 2021
Hornsby Park Master Plan 2021	Water Sensitive Hornsby Strategy 2021
Hornsby Town Centre Masterplan 2023	Westleigh Park Master Plan 2023

Delivery indicators	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
2D.a Community satisfaction with parks and recreation areas including playgrounds (mean 1-5)	3.91	–	Biennial
2D.b Community satisfaction with sporting fields and amenities (mean 1-5)	3.72	–	Biennial
2D.c Community satisfaction with wharves and boat ramps (mean 1-5)	3.56	–	Biennial
2D.d Community satisfaction with litter control and rubbish dumping (mean 1-5)	3.57	–	Biennial
2.De Community satisfaction with condition of public toilets (mean 1-5)	3.05	–	Biennial
2D.f Community satisfaction with aquatic centres (mean 1-5)	3.80	–	Biennial
2D.g Utilisation of Thornleigh Brickpit Stadium (%)	83	74	Quarterly
2D.h Community satisfaction with development approvals process (mean 1-5)	2.69	–	Biennial
2D.i Community satisfaction with the amount and type of development in my area (mean 1-5)	2.90	–	Biennial
2D.j Annual Fire Safety Statements reviewed (%)	100	100	Quarterly

for adoption

WHAT WE WILL DELIVER

Long-term goal. Where do we want to be?

2.1 Quality, liveable and sustainable urban design and development

Plan of action. How are we going to get there?

2.1.1 Protect the character of our low density neighbourhoods and rural lands

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
2.1.1.1 Investigate long-term recommendations for Glenorie Village as part of the Rural Lands Study (Action Plan B)	•*					Strategic Land Use Planning	Special Rate Variation

2.1.2 Plan and deliver urban design and development that balances growth with liveable, sustainable and aesthetic outcomes

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
2.1.2.1 Undertake a review of the effectiveness of Council's tree controls and tree management approach	•	•				Parks, Trees and Recreation	Council resolution MM3/25
2.1.2.2 Prepare a Medium Density Housing (townhouse) Strategy	•	•				Strategic Land Use Planning	Local Strategic Planning Statement; Local Housing Strategy; State Government housing target
2.1.2.3 Commence a review of the Pennant Hills Town Centre and surrounding corridor		•	•	•		~~Strategy and Place;~~ Strategic Land Use Planning	Special Rate Variation
2.1.2.4 Undertake Galston Masterplan investigations	•	•	•	•		Strategic Land Use Planning	Rural Lands Strategy
2.1.2.5 Prepare a Medium Density Housing (townhouse) Planning Proposal		•	•	•		Strategic Land Use Planning	Local Strategic Planning Statement; Local Housing Strategy; State Government housing target
2.1.2.6 Prepare a Mixed-Density Housing Strategy			•	•		Strategic Land Use Planning	Local Strategic Planning Statement; Local Housing Strategy; State Government housing target
2.1.2.7 Prepare a Mixed-Density Housing Supply Planning Proposal				•		Strategic Land Use Planning	Local Strategic Planning Statement; Local Housing Strategy; State Government housing target

for adoption

2.1.3 Protect our heritage items, heritage conservation areas and cultural heritage

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
2.1.3.1 Update existing Heritage Inventory Sheets to the standard State Heritage Inventory template	•	•				Strategic Land Use Planning	Comprehensive Heritage Study
2.1.3.2 Review information in the existing Heritage Inventory Sheets		•				Strategic Land Use Planning	Comprehensive Heritage Study
2.1.3.3 Review the Heritage Landscape Management processes	•	•				Strategic Land Use Planning	Comprehensive Heritage Study
2.1.3.4 Investigate mapping of Heritage Conservation Areas (contributory, neutral)			•			Strategic Land Use Planning	Comprehensive Heritage Study
2.1.3.5 Review current Local Environmental Plan Schedule 5 and potential heritage items		•				Strategic Land Use Planning	Comprehensive Heritage Study
2.1.3.6 Undertake targeted identification of new Local Environmental Plan heritage listings	•	•				Strategic Land Use Planning	Comprehensive Heritage Study
2.1.3.7 Pursue Local Environmental Plan Amendment in relation to the Comprehensive Heritage Study		•	•			Strategic Land Use Planning	Comprehensive Heritage Study
2.1.3.8 Review the Development Control Plan Heritage Chapter	•*					Strategic Land Use Planning	Comprehensive Heritage Study
2.1.3.9 Exhibit, finalise, and adopt a new Archaeological Heritage Study	•	•				Strategic Land Use Planning	Comprehensive Heritage Study
2.1.3.10 Exhibit, finalise, and adopt a new Landscape Heritage Study	•	•				Strategic Land Use Planning	Comprehensive Heritage Study
2.1.3.11 Implement the Heritage and Housekeeping Planning Proposal	•*					Strategic Land Use Planning	Comprehensive Heritage Study
2.1.3.12 Exhibit, finalise, and adopt the Heritage Conservation Area Review	•	•				Strategic Land Use Planning	Comprehensive Heritage Study

Long-term goal. Where do we want to be?

2.2 A greater diversity of housing for current and future community needs

Plan of action. How are we going to get there?

2.2.1 Plan for the needs of the community and the growing population while protecting the natural environment

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
2.2.1.1 Digitise the Local Environmental Plan	•	•	•	•		Strategic Land Use Planning	State Government reforms to move to Planning Portal spatial

for adoption

2.2.2 Provide diversity and affordability of housing to cater for people on low and moderate incomes, the ageing population and other vulnerable groups

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
2.2.2.2 Review controls for Dual Occupancy Development Control Plan	•*					Strategic Land Use Planning	State Government low and mid rise reforms
2.2.2.3 Review controls for Medium Density Development Control Plan	•	•				Strategic Land Use Planning	State Government low and mid rise reforms

Long-term goal. Where do we want to be?

2.3 An active and healthy community that fosters social, mental and physical wellbeing for all ages

Plan of action. How are we going to get there?

2.3.1 Provide diverse recreation and sporting opportunities in urban, rural and natural areas

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
2.3.1.2 Review playground safety data maintained by Playinspect and determine its suitability for migration into the AssetFuture system		•				Parks, Trees and Recreation	Asset Management Improvement Plan
2.3.1.3 Undertake detailed design of park embellishments for Westleigh Park in accordance with DA consent conditions	•	•	•			Infrastructure Delivery	Westleigh Park Master Plan
2.3.1.4 Undertake construction of stage 1 works for Westleigh Park *(subject to confirmation of NSW Government funding)*	•	•	•			Infrastructure Delivery	Westleigh Park Master Plan
2.3.1.5 Prepare an Urban Unstructured Recreation Strategy	•	•				Parks, Trees and Recreation	Unstructured Recreation Strategy
2.3.1.8 Develop a program of sportsground improvements	•*					Parks, Trees and Recreation	Sportsground Strategy
2.3.1.9 Review the Active Living Hornsby Strategy 2016			•			Parks, Trees and Recreation	Active Living Hornsby Strategy
2.3.1.10 Review the Sportsground Strategy 2018			•			Parks, Trees and Recreation	Sportsground Strategy

for adoption

LIVEABLE

2. INCLUSIVE AND HEALTHY LIVING

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

2.3.2 Provide diverse and engaging public places and green spaces for people of all ages and abilities

Action

Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
2.3.2.1 Condition assess foreshore assets and include the data in AssetFuture to create an asset management plan	•	•				Infrastructure Planning	Asset Management Improvement Plan
2.3.2.2 Condition assess newly constructed amenities buildings and include the data in AssetFuture to create an asset management plan	•*					Infrastructure Operations	Asset Management Improvement Plan
2.3.2.3 Implement the AssetFuture system for Open Space assets to guide and track future work schedules	•	•				Parks, Trees and Recreation	Asset Management Improvement Plan
2.3.2.4 Prepare an updated Plan of Management for Hornsby Park	•	•	•			~~Infrastructure Delivery~~ Parks, Trees and Recreation	Hornsby Park Master Plan
2.3.2.5 Undertake sitewide Review of Environmental Factors and secure the relevant approvals for all remaining embellishment works at Hornsby Park (post circulation)	•	•				Infrastructure Delivery	Hornsby Park Master Plan
2.3.2.6 Undertake the tender process for subsequent embellishment works at Hornsby Park, subject to approval and funding	•	•	•	•		Infrastructure Delivery	Hornsby Park Master Plan
2.3.2.7 Undertake the construction of further embellishment works at Hornsby Park to provide additional near-term public access (circulation works)	•	•				Infrastructure Delivery	Hornsby Park Master Plan
2.3.2.8 Undertake the construction of embellishment works at Hornsby Park, focusing initially on Old Mans Valley Field of Play	•	•	•	•		Infrastructure Delivery	Hornsby Park Master Plan
2.3.2.9 Prepare a Natural Areas Recreational Strategy	•	•				Environment	Biodiversity Conservation Strategy
2.3.2.10 Commence planning and progress opportunities for grant funding for Old Mans Valley North		•				Infrastructure Planning	Hornsby Park Master Plan

for adoption

LIVEABLE

3. SAFE, 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 SHOCKS AND STRESSES:

INEQUITY:



TRANSPORT

for adoption

Long-term goals. Where do we want to be?

3.1 Roads and footpaths are safe, reliable and connected to key destinations for people to move around the Shire

3.2 Transport options are well-connected, accessible and integrated to support healthy and active lifestyles and minimise dependency on private cars

Services helping deliver this Strategic direction	
Infrastructure Operations	Ranger Services
Infrastructure Planning	Transport, Traffic and Road Safety

Council's supporting Strategies and Plans	
Bike Plan 2019	Integrated Land Use and Transport Strategy 2004
Car Parking Management Study 2020	Walking and Cycling Strategy 2021

LIVEABLE

3. SAFE, 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.

Delivery indicators

	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
3D.a Community satisfaction with condition of local roads (mean 1-5)	3.03	–	Biennial
3D.b Community satisfaction with condition of footpaths (mean 1-5)	3.15	–	Biennial
3D.c Average Pavement Condition Index for roads (score out of 10)	8.20	7.7	Annual
3D.d Community satisfaction with bike paths (mean 1-5)	2.93	–	Biennial
3D.e Community satisfaction with managing parking (mean 1-5)	2.96	–	Biennial
3D.f Parking service requests investigated within three days (%)	95.7	96.5	Quarterly
3D.g Unattended property (abandoned vehicle and boat trailer) service requests investigated within 28 days (%)	95	97	Quarterly

for adoption

LIVEABLE

3. SAFE, 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.

WHAT WE WILL DELIVER

Long-term goal. Where do we want to be?

3.1 Roads and footpaths are safe, reliable and connected to key destinations for people to move around the Shire

Plan of action. How are we going to get there?

3.1.1 Deliver safe road and path networks through planning, maintenance, education and regulation

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
3.1.1.1 Undertake a comprehensive review of the 'goasset' pavement management system	•	•				Infrastructure Planning	Asset Management Improvement Plan
3.1.1.2 Recommence a rolling condition inspection methodology for all sealed road assets over a four-year period (25% assessed per year)	•*					Infrastructure Planning	Asset Management Improvement Plan
3.1.1.3 Plan and prioritise the capital works program for footpath and shared path networks	•	•	•	•	•	Infrastructure Planning	Local Government Act

3.1.2 Deliver, maintain and promote new footpaths, cycleways and shared paths for increased walkability and active transport

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
3.1.2.1 Undertake an audit of street signage	•*					Infrastructure Operations	

for adoption

LIVEABLE

3. SAFE, 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.

Long-term goal. Where do we want to be?

3.2 Transport options are well-connected, accessible and integrated to support healthy and active lifestyles and minimise dependency on private cars

Plan of action. How are we going to get there?

3.2.1 Advocate for, plan and deliver infrastructure improvements for public transport and connections

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
3.2.1.1 Develop an Active Transport Strategy	•	•				Infrastructure Planning	Integrated Land Use and Transport Strategy
3.2.1.2 Adopt the updated Integrated Land Use and Transport Strategy 2026		•				Infrastructure Planning	Integrated Land Use and Transport Strategy

3.2.2 Maintain public and active transport support assets and amenity at key destinations and transport hubs

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
3.2.2.1 Collect physical data for all car parks and footpaths, including those in parks	•*					Infrastructure Planning	Asset Management Improvement Plan
3.2.2.2 Evaluate paid parking at prioritised locations across the Shire			•	•		Infrastructure Planning	Car Parking Management Study

3.2.3 Support implementation of regional transport planning

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
3.2.3.1 Work with the Northern Sydney Regional Organisation of Councils (NSROC) and state agencies to support the implementation of regional transport planning	•	•	•	•		Infrastructure Planning	Infrastructure Priority Statement (NSROC)

for adoption

ATTACHMENT 3 - ITEM 3



SUSTAINABLE

225
Bushland reserves managed by Council

133,414
Bush fire asset protection zones under active management (m^2)

29
Bushwalking tracks maintained by Council (km)

1,595
Total area of bushland reserves (ha)

7
Average size of bushland reserves (ha)

21
Fire trails (km)

365
Stormwater quality improvement devices

35%
Dwellings with solar installations

16
Car share spaces

220
Community water consumption per person per day (L) (annually)

1.11M
CO_2-e community emissions produced Shire-wide (t) (annually)

6,587
CO_2-e emissions produced by Council's activities and sites (t) (annually)

33,900
Domestic waste to landfill (t) (annually)

8,760
Domestic waste recycled (t) (annually)

18,700
Domestic waste composted (t) (annually)

for adoption

SUSTAINABLE

4. RESILIENT COMMUNITY, LIVING SUSTAINABLY

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 SHOCKS AND STRESSES:



for adoption

Long-term goals. Where do we want to be?

4.1 A resilient Shire that can adapt to a changing climate and withstand shocks and stresses (e.g. natural hazards or pandemics)

4.2 A net zero community

4.3 Using resources wisely and supporting the circular economy

4.4 A sustainable community that ensures the needs of future generations are met

Services helping deliver this Strategic direction	
Catchment Management	Infrastructure Operations
Domestic Waste	Strategic Land Use Planning
Emergency Management	Sustainability

SUSTAINABLE

4. RESILIENT COMMUNITY, LIVING SUSTAINABLY

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

Council's supporting Strategies and Plans	
Biodiversity Conservation Strategy 2021	Sustainable Hornsby 2040 (2021)
Climate Wise Hornsby Plan 2021	Urban Forest Strategy 2021
Emergency Management Framework 2024	Waste Matters Strategy 2020
Hornsby Ku-ring-gai Bush Fire Risk Management Plan 2023	Water Sensitive Hornsby Strategy 2021

Delivery indicators

	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
4D.a Community satisfaction with domestic waste and recycling collection service (mean 1-5)	3.98	–	Biennial
4D.b Resource recovery rate (total recycling/total waste generation) (%)	48	48	Annual
4D.c Waste recycled (yellow bin, green bin, bulky waste) (tonnes)	30,562	31,142	Annual
4D.d Community satisfaction with environmental sustainability (mean 1-5)	3.45	–	Biennial
4D.e Carbon dioxide equivalent (CO_2-e) emissions by Council (tonnes)	7,528	6,587	Annual
4D.f Water use (potable) by Council (kL)	209,949	202,805	Annual
4D.g Energy savings from PV generation (kWh)	194,708	415,143	Annual

for adoption

SUSTAINABLE

4. RESILIENT COMMUNITY, LIVING SUSTAINABLY

We will survive, adapt and thrive in the face of shocks and stresses.

We will minimise our footprint and transition to net zero.

WHAT WE WILL DELIVER

Long-term goal. Where do we want to be?

4.1 A resilient Shire that can adapt to a changing climate and withstand shocks and stresses (e.g. natural hazards or pandemics)

Plan of action. How are we going to get there?

4.1.1 Embed climate change risks in our decision making and actions

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
4.1.1.1 Review and track all actions associated with extreme and high-risk categories in the Climate Wise Hornsby Plan	•*					Strategy and Place	Climate Wise Hornsby Plan
4.1.1.2 Implement the Community Resilience Program by employing an Emergency Management Coordinator	•	•				Emergency Management	Special Rate Variation
4.1.1.3 Review the Climate Wise Hornsby Plan 2021		•				Strategy and Place	Climate Wise Hornsby Plan
4.1.1.4 Review the Hornsby Development Control Plan to include planning provisions for coastal inundation and sea level rise	•	•	•			Environment	
4.1.1.5 Implement the recommendations of the review of coastal inundation for inclusion in the Hornsby Development Control Plan			•			Strategic Land Use Planning	

4.1.2 Build community resilience and respond to natural hazards and emergency events

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
4.1.2.2 Finalise the Hornsby Floodplain Risk Management Study and Plan	•	•				Infrastructure Operations	NSW Flood Prone Land Policy and Local Government Act
4.1.2.3 Coordinate emergency scenario exercises for Council staff and test the Emergency Management Framework processes and business continuity	•	•	•	•		Emergency Management	Emergency Management Framework; Business Continuity
4.1.2.5 Implement actions from the Wisemans Ferry Community Resilience Project to prepare the community for natural disasters	•	•				Emergency Management	Climate Wise Hornsby Plan
4.1.2.6 Update and maintain the Hornsby Ku-ring-gai Local Emergency Management Committee's Emergency Management Plan (EMPLAN) and Consequence Management Guides	•*					Emergency Management	State Emergency and Rescue Management Act
4.1.2.7 Review and update the Emergency Management Framework 2025		•				Emergency Management	Emergency Management Framework

for adoption

SUSTAINABLE

4. RESILIENT COMMUNITY, LIVING SUSTAINABLY

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

Long-term goal. Where do we want to be?

4.2 A net zero community

Plan of action. How are we going to get there?

4.2.1 Support and resource the community to reduce greenhouse gas emissions

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
4.2.1.1 Review the Sustainable Hornsby 2040 Strategy		•				Strategy and Place	Sustainable Hornsby 2040

4.2.2 Drive behaviour change and empower the implementation of energy efficiency and renewable energy technologies at various scales

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
4.2.2.2 Establish an apartment building education program for energy efficiency		•				Strategy and Place	Sustainable Hornsby 2040

for adoption

SUSTAINABLE

4. RESILIENT COMMUNITY, LIVING SUSTAINABLY

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

There are currently no actions scheduled under this Plan of action

Long-term goal. Where do we want to be?

4.3 Using resources wisely and supporting the circular economy

Plan of action. How are we going to get there?

4.3.1 Provide engagement and education to promote sustainable resource usage patterns and behaviours

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
4.3.1.1 Partner with the Hornsby Art Society to deliver the Remagine Art competition, to promote waste-related issues and awareness	•			•		Waste Management	Waste Matters Strategy
4.3.1.2 Coordinate a waste volunteer program		•	•	•	•	Waste Management	Waste Matters Strategy

4.3.2 Provide waste services that increase the recovery and recycling of valuable resources

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
4.3.2.1 Undertake public tendering for a new Food Organics Collection and Processing Services Contracts to commence 1 July 2027	•	•				Waste Management	Waste Matters Strategy
4.3.2.2 Undertake public tendering for replacement recycling and green waste processing service contracts	•*					Waste Management	Waste Matters Strategy
4.3.2.3 Investigate and identify a viable and affordable soft plastics recycling processor to allow the recommencement of accepting soft plastics at the Thornleigh Community Recycling Centre (CRC)	•*					Waste Management	Waste Matters Strategy
4.3.2.4 Develop Waste Management Requirements for New Developments document and review the Waste Management Chapter of Council's Development Control Plan to ensure consistency with new requirements	•	•				Waste Management	Waste Matters Strategy
4.3.2.5 Implement amendments to the Waste Development Control Plan based on new guidelines		•	•			Strategic Land Use Planning	Waste Matters Strategy
4.3.2.6 Commence new food organics recycling collection and processing service			•	•	•	Waste Management	Waste Matters Strategy

for adoption

SUSTAINABLE

4. RESILIENT COMMUNITY, LIVING SUSTAINABLY

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

Long-term goal. Where do we want to be?

4.4 A sustainable community that ensures the needs of future generations are met

Plan of action. How are we going to get there?

4.4.1 Ensure new development embraces sustainable design principles

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
4.4.1.1 Conduct investigations for the All Electric Development Control Plan			•			Strategic Land Use Planning	Council resolution PC6/24

for adoption

SUSTAINABLE

5. HEALTHY NATURAL ENVIRONMENT

Our unique environment is celebrated, protected and enhanced.

WORKING TOWARDS THE UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS:



ADDRESSING SYDNEY'S SHOCKS AND STRESSES:



Long-term goals. Where do we want to be?

5.1 A natural environment that is healthy, diverse, connected and valued

5.2 Waterways are healthy and biodiverse, and the Shire's urban areas are water sensitive

5.3 The environmental value of rural lands is protected and enhanced

Services helping deliver this Strategic direction	
Bushfire Mitigation	Infrastructure Planning
Bushland, Biodiversity, Biosecurity and Reserve Management	Spatial Services (GIS)
Catchment Management	Strategic Land Use Planning
Environmental Compliance	Trees
Environmental Protection	

Council's supporting Strategies and Plans	
Biodiversity Conservation Strategy 2021	Urban Forest Strategy 2021
Rural Lands Strategy 2022	Water Sensitive Hornsby Strategy 2021
Sustainable Hornsby 2040 (2021)	

for adoption

SUSTAINABLE

5. HEALTHY NATURAL ENVIRONMENT

Our unique environment is celebrated, protected and enhanced.

Delivery indicators			
	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
5D.a Community satisfaction with managing natural bushland (mean 1-5)	3.73	–	Biennial
5D.b Community satisfaction with trails and tracks (mean 1-5)	3.91	–	Biennial
5D.c People volunteering and involved in environment through Bushcare and community nursery programs (number)	New	345	Annual
5D.d Stormwater harvested for reuse systems (kL)	3,895	1,472	Annual
5D.e Swimmable days at Crosslands (%)	4	0	Annual
5D.f Swimmable days at Brooklyn, Dangar Island (%)	92	93.2	Annual
5D.g Vegetation extent lost on private lands through development (m^2)	New	7,500	Annual
5D.h Vegetation extent gained through the biodiversity offsetting process (m^2)	New	5,000	Annual
5D.i Bushland managed under biodiversity stewardship agreements (m^2)	New	1,760,000	Annual
5D.j Community satisfaction with management of trees (mean 1-5)	3.23	–	Biennial
5D.k Community satisfaction with managing and protecting creeks, lagoons and waterways (mean 1-5)	3.51	–	Biennial
5D.l Community satisfaction with environmental protection and regulation (mean 1-5)	3.44	–	Biennial
5D.m Environmental compliance service requests investigated within 21 days (%)	98	98.9	Quarterly
5D.n Environmental, health and building assessments undertaken in 21 days (%)	98	96	Quarterly

** New denotes that this data has not been reported in the past*

for adoption

SUSTAINABLE

5. HEALTHY NATURAL ENVIRONMENT

Our unique environment is celebrated, protected and enhanced.

WHAT WE WILL DELIVER

Long-term goal. Where do we want to be?

5.1 A natural environment that is healthy, diverse, connected and valued

Plan of action. How are we going to get there?

5.1.1 Protect and conserve ecological values, connect areas of urban habitat, restore degraded ecosystems and create new ecosystems

Action

Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
5.1.1.2 Develop a prioritisation and monitoring program to assess bushland reserve condition and inform management actions and plans	•	•	•	•		Environment	Biodiversity Conservation Strategy
5.1.1.3 Review and update management plans and agreements for Council's Biodiversity Stewardship Sites	•	•				Environment	Biodiversity Conservation Strategy
5.1.1.4 Review and update the Terrestrial Biodiversity Lands Map within the Hornsby Local Environmental Plan	•	•				Environment	Biodiversity Conservation Strategy
5.1.1.5 Review and update the Biodiversity Offsets (Nature Positive) Policy to support biodiversity conservation on private and public land	•	•				Environment	Biodiversity Conservation Strategy; Urban Forest Strategy
5.1.1.6 Prepare Biosecurity Policy and management plans	•*					Environment	Biodiversity Conservation Strategy
5.1.1.7 Assess Plans of Management for Natural Areas to enhance biodiversity conservation outcomes	•	•				Environment	Biodiversity Conservation Strategy
5.1.1.8 Prepare a biodiversity monitoring program for council-managed lands	•	•				Environment	Biodiversity Conservation Strategy
5.1.1.9 Review the Contaminated Lands Policy	•	•				Regulatory Services	Contaminated Lands Policy
5.1.1.10 Review Council planning instruments to implement best practice biodiversity protection	•	•				Environment	Biodiversity Conservation Strategy
5.1.1.11 Prepare a Vegetation Mapping Planning Proposal	•	•	•	•		Strategic Land Use Planning	Biodiversity Conservation Strategy
5.1.1.13 Review and update Council's commitments within the Hornsby Ku-ring-gai Bushfire Risk Management Plan (BFRMP)			•	•		Environment	Biodiversity Conservation Strategy
5.1.1.14 Implement amendments to the Biodiversity Development Control Plan			•			Strategic Land Use Planning	Biodiversity Conservation Strategy
5.1.1.15 Review the Biodiversity Conservation Strategy 2021		•	•			Environment	Biodiversity Conservation Strategy

for adoption

SUSTAINABLE

5. HEALTHY NATURAL ENVIRONMENT

Our unique environment is celebrated, protected and enhanced.

5.1.2 Connect people with nature and sustainably manage access to natural areas

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
5.1.2.1 Implement bushland asset management and regeneration at Council-managed bushland reserves	•	•	•	•	•	Environment	Special Rate Variation; Biodiversity Conservation Strategy
5.1.2.2 Implement trail and track maintenance	•	•	•			Environment	Special Rate Variation; Biodiversity Conservation Strategy
5.1.2.3 Develop and implement a behavioural change campaign targeting harmful, unauthorised activities in bushland reserves	•	•				Environment	Biodiversity Conservation Strategy
5.1.2.4 Strengthen community and infrastructure resilience by mitigating bushfire risks through hazard complaint response, burn preparation, fire permits, bushfire education, maintaining fire trails and access and establishing additional Asset Protection Zones	•	•	•	•		Environment	Special Rate Variation

5.1.3 Protect and enhance tree canopy cover and increase species diversity on private and public land

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
5.1.3.2 Develop an ongoing, sustainable and funded street tree planting program	•*					Parks, Trees and Recreation	Urban Forest Strategy
5.1.3.3 Implement amendments to the tree elements of the ~~Canopy~~ Development Control Plan			•			Strategic Land Use Planning	Urban Forest Strategy
5.1.3.4 Review the Urban Forest Strategy 2021		•				Parks, Trees and Recreation	Urban Forest Strategy

for adoption

Long-term goal. Where do we want to be?

5.2 Waterways are healthy and biodiverse, and the Shire's urban areas are water sensitive

Plan of action. How are we going to get there?

5.2.1 Transition to a water sensitive city

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
5.2.1.1 Review conditions of consent applicable to water-sensitive urban design to improve water management outcomes	•	•				Environment	Water Sensitive Hornsby Strategy

SUSTAINABLE

5. HEALTHY NATURAL ENVIRONMENT

Our unique environment is celebrated, protected and enhanced.

5.2.1 Transition to a water sensitive city

Action

Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
5.2.1.2 Develop a business case to articulate the economic benefits of water-sensitive outcomes		•	•			Environment	Water Sensitive Hornsby Strategy
5.2.1.3 Develop catchment-specific environmental values and targets to be considered in the Hornsby Development Control Plan and Local Environmental Plan to improve water management outcomes	•	•	•			Environment	Water Sensitive Hornsby Strategy
5.2.1.5 Prepare a Hornsby Town Centre Total Water Cycle Management Strategy	•*					Environment	Water Sensitive Hornsby Strategy; Biodiversity Conservation Strategy
5.2.1.6 Prepare Catchment Management Plans for West Pennant Hills (Walumeda Wetland) and Glenorie	•	•	•	•		Environment	Water Sensitive Hornsby Strategy
5.2.1.7 Review Council planning instruments to implement best practice waterway protection		•	•			Environment	Water Sensitive Hornsby Strategy
5.2.1.8 Implement the recommendations from the review of the best practice water protection			•			Strategic Land Use Planning	Water Sensitive Hornsby Strategy
5.2.1.9 Review Water Sensitive Hornsby Strategy 2021		•	•			Environment	Water Sensitive Hornsby Strategy

5.2.2 Protect waterways and their catchments from pollution and erosion

Action

Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
5.2.2.2 Develop and implement inspection methodologies for all bridge and culvert assets	•	•				Infrastructure Planning	Asset Management Improvement Plan
5.2.2.3 Reconcile GIS to PipePak to ensure drainage asset data completeness and develop a singular technical register/system for managing drainage assets		•				Infrastructure Planning	Asset Management Improvement Plan
5.2.2.4 Develop a routine documented inspection regime for Council-owned and managed assets		•				Infrastructure Planning	Asset Management Improvement Plan
5.2.2.6 Implement an education campaign for the construction industry for activities that have the potential to harm waterway health	•	•				Environment	Water Sensitive Hornsby Strategy
5.2.2.7 Prepare a Coastal Management Program	•	•				Environment	~~Hawkesbury-Nepean River Coastal Management Program~~
5.2.2.10 Review existing and future public domain guidelines and town centre plans to be consistent with water-sensitive outcomes	•	•	•	•		Environment	Water Sensitive Hornsby Strategy

for adoption

SUSTAINABLE

5. HEALTHY NATURAL ENVIRONMENT

Our unique environment is celebrated, protected and enhanced.

Long-term goal. Where do we want to be?

5.3 The environmental value of rural lands is protected and enhanced

Plan of action. How are we going to get there?

5.3.1 Implement land use controls to protect rural character and landscape

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
5.3.1.1 Implement the Glenorie Village Planning Proposal and/or Development Control Plan amendments	•	•				Strategic Land Use Planning	Rural Lands Study

for adoption

ATTACHMENT 3 - ITEM 3



PROSPEROUS

530
Collected from public litter bins (t) (annually)

900
Primary food premises and public health inspections (annually)

560
'Scores on Doors' rating certificates issued with scores of 3 or higher (annually – for hygiene and food safety)

1.97%
Hornsby Shire contributes to overall New South Wales employment (2024)

52%
Workers employed in Hornsby Shire are female

48%
Workers employed in Hornsby Shire are male

50%
Workers employed in Hornsby Shire also live in area

$405.7M
Value of total building approvals (2024/25)

0.8%
Hornsby Shire contributes to overall New South Wales total value of building approvals (2024/25)

$1,725.1M
Total tourism sales in Hornsby Shire (2024/25)
(Total visitor spending [business turnover], including food supplies, utilities, transport)

$822.6M
Tourism value added (2024/25)
(Net wealth created in the economy)

6,157
Tourism employment (2024/25)
(Jobs supported by tourism demand)

for adoption

PROSPEROUS

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:



Long-term goals. Where do we want to be?

6.1 A vibrant and connected business, employment and tourism hub that is innovative and sustainable

6.2 A '30-minute City' with supporting infrastructure

6.3 Rural areas thrive and are a local source of fruits, flowers and other agricultural produce

Services helping deliver this Strategic direction	
Infrastructure Delivery	Public Cleansing
Infrastructure Planning	Public Health
Parks and Recreation	Strategic Land Use Planning
Place Leadership and Development	Trees

Council's supporting Strategies and Plans	
Brooklyn Discussion Paper (2021)	Local Housing Strategy 2020
Economic Development and Tourism Strategy 2021-2026	Local Strategic Planning Statement 2020
Employment Land Study 2021	Public Domain Guidelines 2021
Hornsby Town Centre Masterplan 2023	Rural Lands Strategy 2022
Hornsby Town Centre Public Domain Guidelines 2025	Section 7.11 Development Contributions Plan 2020
Hornsby Town Centre Section 7.12 Development Contributions Plan 2025	Section 7.12 Development Contributions Plan 2019-2029

for adoption

PROSPEROUS

6. VIBRANT AND VIABLE PLACES

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

Delivery indicators	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
6D.a Community satisfaction with cleaning and appearance of villages and town centres (mean 1-5)	3.72	–	Biennial
6D.b Community satisfaction with encouraging local industry, businesses and tourism (mean 1-5)	2.92	–	Biennial
6D.c Cooling tower risk management plans and audits reviewed (%)	100	100	Quarterly
6D.d Medium and high risk food premises inspected (%)	100	97	Quarterly

for adoption

PROSPEROUS

6. VIBRANT AND VIABLE PLACES

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

WHAT WE WILL DELIVER

Long-term goal. Where do we want to be?

6.1 A vibrant and connected business, employment and tourism hub that is innovative and sustainable

Plan of action. How are we going to get there?

6.1.1 Support economic development through sound planning, information sharing and collaborative partnerships

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
6.1.1.1 Review and update the Economic Development and Tourism Strategy 2021-2026, and include an annual review of progress		•				Strategy and Place	Economic Development and Tourism Strategy
6.1.1.2 Develop the Employment Lands Planning Proposal	•	•				Strategic Land Use Planning	Employment Lands Study
6.1.1.3 Implement the Employment Land Study Development Control Plan amendments		•				Strategic Land Use Planning	Employment Lands Study
6.1.1.4 Implement the medium-term recommendations of the Employment Lands Study			•	•		Strategic Land Use Planning	Employment Lands Study

6.1.2 Revitalise the Hornsby Town Centre and establish flourishing local mixed use centres and rural villages

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
6.1.2.1 Develop an Integrated Infrastructure Plan for Hornsby Town Centre	•	•				Infrastructure Planning	Hornsby Town Centre Masterplan
6.1.2.2 Undertake the Special Entertainment Precinct Trial for Hornsby Town Centre		•				Strategy and Place	Council resolution

for adoption

PROSPEROUS

6. VIBRANT AND VIABLE PLACES

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

6.1.3 Cultivate and promote Hornsby Shire's appeal to live, learn, visit and do business

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
6.1.3.1 Undertake a Shire-wide gateway signage audit	•*					Infrastructure Delivery	
6.1.3.3 Review service and resource requirements for new and enhanced park and public domain landscape areas	•*					Parks, Trees and Recreation	
6.1.3.4 Progress an Implementation Plan for Hornsby Town Centre identifying short, medium and long-term actions	•	•	•	•		Strategy and Place	Hornsby Town Centre Masterplan
6.1.3.5 Adopt a Destination Management Plan	•	•				Strategy and Place	Economic Development and Tourism Strategy
6.1.3.6 Review use and management of Hornsby Park to improve visitation		•	•	•		Parks, Trees and Recreation	Hornsby Park Plan of Management

6.1.4 Encourage the development of an early and late evening economy

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
6.1.4.1 Develop a Night Time Economy Strategy			•			Strategy and Place	Economic Development and Tourism Strategy

for adoption

Long-term goal. Where do we want to be?

6.2 A '30-minute City' with supporting infrastructure

Plan of action. How are we going to get there?

6.2.1 Work with businesses, planners and governments at all levels to facilitate key infrastructure to support population growth

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
6.2.1.1 Review Development Contributions Plans	•	•				Strategic Land Use Planning	Environmental Planning and Assessment Act
6.2.1.2 Implement the Cherrybrook Place Strategy rezoning	•*					Strategic Land Use Planning	State Government-led rezoning

PROSPEROUS

6. VIBRANT AND VIABLE PLACES

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

6.2.2 Implement a collaborative place-based approach when planning for public spaces to build thriving communities

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)

There are currently no actions scheduled under this Plan of action

Long-term goal. Where do we want to be?

6.3 Rural areas thrive and are a local source of fruits, flowers and other agricultural produce

Plan of action. How are we going to get there?

6.3.1 Support local rural and river economies by encouraging innovation and visitation

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
6.3.1.2 Continue community engagement on the Galston Village public domain implementation	•*					Infrastructure Delivery	Local Strategic Planning Statement
6.3.1.3 Develop the Brooklyn Place Plan for adoption by Council	•	•				Strategy and Place	Brooklyn Discussion Paper

6.3.2 Protect agricultural growing areas and the economic productivity of the rural lands in the Shire

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)

There are currently no actions scheduled under this Plan of action

for adoption



ATTACHMENT 3 - ITEM 3

for adoption

COLLABORATIVE

45,000
Social media followers (Facebook, Instagram, X (formerly Twitter), LinkedIn)

24,000
Subscribers to monthly enewsletter

4.5M
Total page views on Council's website (annually)

90,100
Total page views on Council's 'Your Say Hornsby' enagement website (annually)

300
Members of public remotely viewing Council meetings live (real time) (annually)

530
Members of public remotely viewing Council meetings on demand (recorded) (annually)

1,460
Informal applications processed under Government Information (Public Access) Act (GIPA) (annually)

32,000
Incoming calls to customer service (annually)

17
Average speed of answering customer service calls (seconds)

40,600
Customer service requests received (annually)

260,000
Documents registered in records management system (annually)

970
New Australian citizens conferred (annually)

for adoption

COLLABORATIVE

7. INFORMED AND ENGAGED COMMUNITY

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:



ADDRESSING SYDNEY'S SHOCKS AND STRESSES:

GOVERNANCE:



LOW TRUST

for adoption

Long-term goals. Where do we want to be?

7.1 An organisation that is transparent and trusted to make decisions that reflect the community vision

7.2 An organisation that the community can easily connect and communicate with

7.3 A community that actively participates in and understands Council's decision making

Services helping deliver this Strategic direction	
Audit, Risk and Insurance	Leadership
Business Improvement	Mayoral and Councillor Administration
Business Transformation	Parks and Recreation
Commercial Waste	People and Culture
Communications and Engagement	Procurement
Corporate Planning and Reporting	Public Cleansing
Customer Service	Records
Domestic Waste	Safety and Wellness
Emergency Management	Statutory and Code of Conduct
Financial Services	Strategic Land Use Planning
Governance	Technology and Transformation Operations
Illegal Dumping	Trees
Infrastructure Delivery	

COLLABORATIVE

7. INFORMED AND ENGAGED COMMUNITY

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.

Council's supporting Strategies and Plans	
Communications and Engagement Strategies 2019	Technology and Transformation Strategy 2025-2029
Community Engagement Strategy 2024	

Delivery indicators	RESULT 2023/24	FREQUENCY OF MEASURE
7D.a Community satisfaction that Council's decisions are having positive impact (mean 1-5)	3.25	Biennial
7D.b Community satisfaction with consultation and engagement/communication by Council (mean 1-5)	2.98	Biennial
7D.c Community satisfaction with information on Council services (mean 1-5)	3.42	Biennial

for adoption

COLLABORATIVE

7. INFORMED AND ENGAGED COMMUNITY

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.

WHAT WE WILL DELIVER

Long-term goal. Where do we want to be?

7.1 An organisation that is transparent and trusted to make decisions that reflect the community vision

Plan of action. How are we going to get there?

7.1.1 Deliver strong, accountable and transparent leadership

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
7.1.1.2 Review the organisational structure	•*					General Manager	Local Government Act
7.1.1.4 Implement the priority actions arising from the 2025/26-2028/29 Workforce Management Plan	•	•	•	•		People and Culture	Workforce Management Plan
7.1.1.5 Assist in conducting the local government elections in September 2028, ensuring accessibility requirements are met				•		Governance and Customer Service	Local Government Act

7.1.2 Demonstrate a high standard of transparency and accountability through rigorous and timely planning and reporting practices

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
7.1.2.2 Develop a framework for the development of strategies	•*					Strategy and Place	
7.1.2.4 Review the Parks, Trees and Recreation Branch to assess the adequacy and effectiveness of the control framework relating to the management of parks, trees, and recreation area	•*					Audit, Risk and Improvement Committee; Parks, Trees and Recreation	Internal Audit Plan
7.1.2.5 Review Council's customer service and complaints management frameworks	•*					Audit, Risk and Improvement Committee; Customer Service	Internal Audit Plan
7.1.2.6 Conduct audits to evaluate whether Council's fees and charges comply with Council policies and legislative requirements	•*					Audit, Risk and Improvement Committee; Risk and Audit; Financial Services	Internal Audit Plan

for adoption

COLLABORATIVE

7. INFORMED AND ENGAGED COMMUNITY

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.

7.1.2 Demonstrate a high standard of transparency and accountability through rigorous and timely planning and reporting practices

Action

Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
7.1.2.7 Conduct audits on work health and safety, including bullying, harassment, safety management, and psychosocial safety	•*					Audit, Risk and Improvement Committee; Risk and Audit; People and Culture	Internal Audit Plan
7.1.2.8 Conduct audits on data governance	•*					Audit, Risk and Improvement Committee; Risk and Audit; Technology and Transformation	Internal Audit Plan
7.1.2.9 Conduct internal audits on privacy and records management	•*					Risk and Audit; Governance and Customer Service	Internal Audit Plan
7.1.2.10 Conduct internal audits on major projects		•				Risk and Audit; Infrastructure Delivery	Internal Audit Plan
7.1.2.11 Conduct internal audits on cyber security/ICT security controls		•	•			Risk and Audit; Technology and Transformation	Internal Audit Plan
7.1.2.12 Conduct internal audits on budget setting ~~or fraud and corruption prevention~~		•				Risk and Audit; Financial Services	Internal Audit Plan
7.1.2.13 Conduct internal audits on strategic procurement		•				Risk and Audit; Financial Services	Internal Audit Plan
7.1.2.14 Conduct internal audits on ~~ICT security controls~~ waste management			•	•		Risk and Audit; Waste Management	Internal Audit Plan
7.1.2.15 Conduct internal audits on disaster recovery			•			Risk and Audit; Emergency Management	Internal Audit Plan
7.1.2.16 Conduct internal audits on business continuity planning			•			Risk and Audit	Internal Audit Plan
7.1.2.17 Conduct internal audits on ~~waste management~~ rates and charges			•			Risk and Audit; Financial Services	Internal Audit Plan
7.1.2.18 Conduct internal audits on risk management maturity assessment			•			Risk and Audit	Internal Audit Plan
7.1.2.19 Progress reviews and/or updates to the Local Strategic Planning Statement	•	•	•	•		Strategic Land Use Planning	Environmental Planning and Assessment Act; Ministerial Statement of Expectations
7.1.2.20 Identify and assess modern slavery risks in procurement	•*					Financial Services	Modern Slavery Act
7.1.2.21 Conduct internal audits on DRIVES24 (Driver and Vehicle System)		•	•	•	•	Risk and Audit	Internal Audit Plan

for adoption

COLLABORATIVE

7. INFORMED AND ENGAGED COMMUNITY

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Long-term goal. Where do we want to be?

7.2 An organisation that the community can easily connect and communicate with

Plan of action. How are we going to get there?

7.2.1 Council improves the customer experience through digital transformation

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
7.2.1.1 Establish governance framework to ensure website content remains current and rationalise microsites		•				Strategy and Place; Technology and Transformation	
7.2.1.4 Digitise Council's hard copy legacy records to improve accessibility to staff and the public	•	•				Governance and Customer Service	Technology and Transformation Strategy

7.2.2 Implement solutions to deliver quality information and customer experiences

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
7.2.2.1 Review and update the Privacy Management Plan and provide training as required to ensure the protection of residents' and ratepayers' privacy	•*			•		Governance and Customer Services	Privacy and Personal Information Protection Act
7.2.2.2 Review Council's Communications Strategy to incorporate broader organisational strategic communications needs	•*					Strategy and Place	Communications and Engagement Strategies

for adoption

COLLABORATIVE

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Long-term goal. Where do we want to be?

7.3 A community that actively participates in and understands Council's decision making

Plan of action. How are we going to get there?

7.3.1 Deliver community engagement that is open, inclusive, meaningful and builds relationships

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
7.3.1.1 Establish regular communications with CALD and hard-to-reach residents, recognising significant cultural celebrations	•*					Strategy and Place	Disability Inclusion Action Plan
7.3.1.3 Undertake a Community Satisfaction Survey of Council services and facilities		•		•		Strategy and Place	
7.3.1.4 Review, exhibit and endorse the Community Engagement Strategy and Community Strategic Plan			•	•		Strategy and Place	Local Government Act

for adoption

COLLABORATIVE

8. RESPONSIVE AND EFFECTIVE CIVIC LEADERSHIP

We lead by example and with integrity.
We have strong leadership engaging in effective partnerships which reflect the aspirations of the community as a whole.
We will leave a positive legacy for future generations through responsible stewardship.
Our services are customer focused.

WORKING TOWARDS THE UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS:



ADDRESSING SYDNEY'S SHOCKS AND STRESSES:



Long-term goals. Where do we want to be?

8.1 Integrated and sustainable long term planning for the community's future

8.2 An organisation of excellence

8.3 A Shire that fosters innovation

8.4 Smart Places approaches improve our day to day living

Services helping deliver this Strategic direction	
Aquatics and Brickpit	Leadership
Audit, Risk and Insurance	Libraries
Bushland, Biodiversity, Biosecurity and Reserve Management	Organisational Development
Business Improvement	Parks and Recreation
Business Transformation	People and Culture
Communications and Engagement	Place Leadership and Development
Community and Cultural Facilities	Ranger Services
Community Events	Safety and Wellness
Council Administration	Statutory and Code of Conduct
Customer Service	Strategic Property
Financial Services	Technology and Transformation Operations
Infrastructure and Major Projects Executive	Trees

for adoption

COLLABORATIVE

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Council's supporting Strategies and Plans	
Economic Development and Tourism Strategy 2021	Resourcing Strategy – Long Term Financial Plan – Asset Management Strategy – Workforce Management Plan
Cyber Security Strategy 2025-2028	Technology and Transformation Strategy 2025-2029
Property Strategy 2023	

Delivery indicators	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
8D.a Community satisfaction with Council's overall performance (%)	45	–	Biennial
8D.b Community satisfaction with Council's customer service (mean 1-5)	3.61	–	Biennial
8D.c Net operating surplus ($)	(27,997)	(1,646,180)	Annual
8D.d Financial performance ratios met (number out of possible 6)	5	6	Annual
8D.e Asset performance ratios met (number out of possible 3)	1	2	Annual
8D.f Customer service requests completed within service level agreement (%)	83.8	86.1	Annual
8D.g Voluntary staff turnover (%)	15	12.8	Annual
8D.h Overall staff engagement score (staff survey, score out of 10)	8.3	8.1	Annual
8D.i Overall employee participation rate in staff survey (%)	86	83	Annual
8D.j Lost hours through sick leave (%)	4	3.4	Annual
8D.k Council's Lost Time Injury Frequency Rate (LTIFR) maintained (≥) (SafeWork Industry Benchmark for local government = 13.2)	New	29.93	Annual

** New denotes that this data has not been reported in the past*

for adoption

COLLABORATIVE

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WHAT WE WILL DELIVER

Long-term goal. Where do we want to be?

8.1 Integrated and sustainable long term planning for the community's future

Plan of action. How are we going to get there?

8.1.1 Ensure the culture, capability and capacity of Council enables delivery of adopted strategies

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
8.1.1.2 Review the Property Strategy and progress priority actions as identified	•	•	•			General Manager	Property Strategy
8.1.1.3 Monitor and review the Enterprise Risk Management Plan	•*					Risk and Audit	Audit, Risk and Improvement Committee
8.1.1.4 Monitor and review the Business Continuity Plan	•*					Risk and Audit	Audit, Risk and Improvement Committee
8.1.1.5 Develop a Library Strategic Plan			•			Library and Community Services	
8.1.1.6 Develop a Strategic Workforce Planning framework and implement it across Council	•	•	•			People and Culture	Workforce Management Plan

8.1.2 Ensure the financial sustainability of Council through strategic management of assets and short, medium and long term financial planning

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
8.1.2.5 Assess the financial position of Council-owned commercial holdings and implement outcomes	•	•				Land and Property Services	
8.1.2.6 Prepare new Plans of Management for Crown land			•			Parks, Trees and Recreation	Crown Lands Act
8.1.2.8 Review outdoor advertising contracts and prepare tender documentation for bus shelters and other oppportunities	•	•				General Manager	Long Term Financial Plans
8.1.2.9 Prepare new Plans of Management for Beecroft Village Green, Berowra Park, Hornsby Park, Mills Park, Montview Park, North Epping Oval, Pennant Hills Park		•				Parks, Trees and Recreation	
8.1.2.10 Prepare new Plans of Management for Council land				•		Parks, Trees and Recreation	
8.1.2.11 Review and update Asset Management Plans for Council asset classes				•		Financial Services	Resourcing Strategy

for adoption

COLLABORATIVE

8. RESPONSIVE AND EFFECTIVE CIVIC LEADERSHIP

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Long-term goal. Where do we want to be?

8.2 An organisation of excellence

Plan of action. How are we going to get there?

8.2.1 Continuously improve service delivery in response to identified community needs, based on equity, social justice and sustainability principles

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
8.2.1.2 Undertake a service review of the Light Fleet, Mechanical and Heavy Fleet service	•*					Strategy and Place; Governance and Customer Service	Local Government Act
8.2.1.3 Undertake a service review of Library services			•			Strategy and Place; Library and Community Services	Local Government Act
8.2.1.4 Undertake a service review of the Community and Cultural Facilities service		•				Strategy and Place; Library and Community Services	Local Government Act
8.2.1.5 Undertake a service review of the Communications and Engagement service		•				Strategy and Place	Local Government Act
8.2.1.6 Undertake a service review of the Bushland Operations service				•		Strategy and Place; Environment	Local Government Act
8.2.1.7 Undertake a service review of the Tree Management service			•			Strategy and Place; Parks, Trees and Recreation	Local Government Act
8.2.1.8 Undertake a service review of Ranger services				•		Strategy and Place; Regulatory Services	Local Government Act
8.2.1.9 Undertake a service review of the Place Leadership and Development service				•		Strategy and Place	Local Government Act
8.2.1.10 Review and refine People and Culture metrics to enable enhanced people/business decisions	•	•				People and Culture	Workforce Management Plan
8.2.1.11 Implement a Leadership Development strategy and framework to improve Council's performance	•	•	•			People and Culture	Workforce Management Plan
8.2.1.12 Develop a Diversity, Equity and Inclusion Program		•	•			People and Culture	Workforce Management Plan
8.2.1.13 Develop and implement a Psychosocial Hazard and Risk Mitigation Program for staff	•	•				People and Culture	Workforce Management Plan
8.2.1.14 Undertake a service review of the Emergency Management service		•				Strategy and Place; Infrastructure and Major Projects Executive	Local Government Act
8.2.1.15 Undertake a service review of the Community Events service					•	Strategy and Place; Library and Community Services	Local Government Act
8.2.1.16 Undertake a service review of the Aquatic Operations service					•	Strategy and Place; Aquatics and Brickpit	Local Government Act

for adoption

COLLABORATIVE

8. RESPONSIVE AND EFFECTIVE CIVIC LEADERSHIP

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Our services are customer focused.

8.2.2 Build and maintain active partnerships and advocate effectively on behalf of the community

Action

Code	Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)

There are currently no actions scheduled under this Plan of action

8.2.3 Strengthen Council's systems security to minimise the impact of cyber attack

Action

Code	Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
8.2.3.1	Implement the Cyber Security Strategy and framework	•	•	•	•	•	Technology and Transformation	Special Rate Variation; Technology and Transformation Strategy
8.2.3.2	Provide quarterly reporting to the Executive Leadership Team on cyber security metrics and progress against the Cyber Security Strategy	•	•	•	•	•	Technology and Transformation	Technology and Transformation Strategy
8.2.3.3	Review and update the Cyber Security Strategy 2025-2028 and framework			•			Technology and Transformation	Technology and Transformation Strategy

Long-term goal. Where do we want to be?

8.3 A Shire that fosters innovation

Plan of action. How are we going to get there?

8.3.1 Encourage and advocate for innovation in business and education

Action

Code	Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)

There are currently no actions scheduled under this Plan of action

for adoption

COLLABORATIVE

8. RESPONSIVE AND EFFECTIVE CIVIC LEADERSHIP

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We will leave a positive legacy for future generations through responsible stewardship.
Our services are customer focused.

Long-term goal. Where do we want to be?

8.4 Smart Places approaches improve our day to day living

Plan of action. How are we going to get there?

8.4.1 Use technology and data to make informed and better decisions

Action							
Code Action	2025/26	2026/27	2027/28	2028/29	2029/30	Responsibility	Source/contributing document(s)
8.4.1.1 Enhance data governance and data management, and improve the availability of analytics and business intelligence	•	•	•	•	•	Technology and Transformation	Technology and Transformation Strategy
8.4.1.2 Implement the initiatives identified in the Technology and Transformation Strategy 2025-2029	•	•	•	•	•	Technology and Transformation	Technology and Transformation Strategy
8.4.1.3 Develop the Data Strategy 2025-2029 and submit for formal approval		•				Technology and Transformation	Technology and Transformation Strategy

for adoption

COUNCIL BUSINESS UNITS DELIVERING OUR SERVICES

Continuous improvement was introduced as a requirement for local government in the revised IP&R framework released in September 2021 and focuses on ways to better meet the community's expectations around priorities and service levels.

The following pages set out our service framework. Each of our business units identifies full-time equivalent staff numbers, service profiles, service KPIs and budgets.

Hornsby Council's service framework is structured on the chart of accounts per Division and Business unit as can be seen in the diagram below. *(Some numbers do not appear as they are inactive.)*

The current blueprint of business units and service profiles converts Strategic directions from the Community Strategic Plan into actionable, measurable outcomes. This approach ensures every business unit contributes to community objectives, provides transparency for our community, and enables ongoing monitoring of progress and change.

1. OFFICE OF THE GENERAL MANAGER	2. CORPORATE SUPPORT DIVISION	3. INFRASTRUCTURE AND MAJOR PROJECTS DIVISION	4. COMMUNITY AND ENVIRONMENT DIVISION	5. PLANNING AND COMPLIANCE DIVISION
11. Office of the General Manager Executive Support	21. Corporate Support Executive Support	31. Infrastructure and Major Projects Executive Support	41. Community and Environment Executive Support	51. Planning and Compliance Executive Support
12. Risk and Audit	22. Governance and Customer Service	32. Emergency Management	42. Library and Community Services	53. Regulatory Services
15. Strategy and Place	23. Financial Services	33. Infrastructure Operations	43. Environment	54. Development Assessments
	24. People and Culture	34. Infrastructure Planning	45. Waste Management	55. Strategic Land Use Planning
	25. Technology and Transformation	36. Aquatic and Brickpit	46. Parks, Trees and Recreation	
	27. Land and Property Services	37. Infrastructure Delivery		

for adoption

BUSINESS UNITS

11. Office of the General Manager Executive Support

Office of the General Manager

Total staff numbers (Full-Time Equivalent): 4

CSP STRATEGIC DIRECTIONS it contributes to

1. CONNECTED AND COHESIVE COMMUNITY
2. INCLUSIVE AND HEALTHY LIVING
3. SAFE, INTEGRATED AND ACCESSIBLE TRANSPORT
4. RESILIENT COMMUNITY, LIVING SUSTAINABLY
5. HEALTHY NATURAL ENVIRONMENT
6. VIBRANT AND VIABLE PLACES
7. INFORMED AND ENGAGED COMMUNITY
8. RESPONSIVE AND EFFECTIVE CIVIC LEADERSHIP

RESPONSIBILITY: General Manager

SERVICE PROFILES

Leadership

- Leading and managing the Council as an organisation to achieve its strategic intent
- Providing strategic information, professional advice and support to allow responsible decisions to be made
- Championing the development and effective implementation of corporate programs and activities
- Optimising the use of Council's resources including leveraging relationships with government and other stakeholders to achieve community outcomes.

Mayoral and Councillor Administration

- Supporting Mayor and Councillors to deliver effective governance of the Council.

Strategic Property

- Optimising total returns of Council's property assets through strategic property investigations, providing recommendations on future use and dealings, and management of property development projects.

Budget 2026/27

OPERATING INCOME $	CONTROLLABLE EXPENSES $	INTERNAL TRANSFERS $	OPERATING RESULT BEFORE DEPRECIATION $
0	889,400	93,761	**983,161**

HOW WE WILL MEASURE SUCCESS

Service KPIs	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
11.S1 Divisional Delivery Program/Operational Plan actions on track (%)	New	74	Quarterly
11.S2 Delivery Program/Operational Plan actions completed or on track (%)	89	91	Annual
11.S3 Capital works completed on time or on track (%)	80	83	Annual
11.S4 Customer Service requests received (number)	36,155	40,682	Annual
11.S5 Customer Service requests completed within service level agreement (%)	83.8	86.1	Annual

** New denotes that this data has not been reported in the past*

for adoption

BUSINESS UNITS

12. Risk and Audit

Office of the General Manager

Total staff numbers (Full-Time Equivalent): 2

CSP STRATEGIC DIRECTIONS it contributes to

7. INFORMED AND ENGAGED COMMUNITY

8. RESPONSIVE AND EFFECTIVE CIVIC LEADERSHIP

RESPONSIBILITY: Risk and Audit Manager

SERVICE PROFILES

Audit, Risk and Insurance

- Implementing Council's Enterprise Risk Management framework
- Managing insurance renewals and insurance claims
- Coordinating audit assignments outlined in Council's Internal Audit Plan
- Providing secretariat support to the Audit Risk and Improvement Committee.

Statutory and Code of Conduct

- Monitoring compliance with council-wide statutory responsibilities and Code of Conduct obligations
- Coordinating Delegations of Authority
- Performing the role of Complaints Coordinator for Code of Conduct complaints
- Performing the role of Disclosures Coordinator for Public Interest disclosures, disclosures of interest, gifts and benefits.

Budget 2026/27

OPERATING INCOME $	CONTROLLABLE EXPENSES $	INTERNAL TRANSFERS $	OPERATING RESULT BEFORE DEPRECIATION $
(5,000)	2,754,306	35,101	**2,784,407**

HOW WE WILL MEASURE SUCCESS

Service KPIs	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
12.S1 Audits in annual internal audit plan completed (%)	95	100	Quarterly

for adoption

BUSINESS UNITS

15. Strategy and Place

Office of the General Manager

Total staff numbers (Full-Time Equivalent): 17.8

CSP STRATEGIC DIRECTIONS it contributes to

2. RESILIENT COMMUNITY, LIVING SUSTAINABLY
6. VIBRANT AND VIABLE PLACES
7. INFORMED AND ENGAGED COMMUNITY
8. RESPONSIVE AND EFFECTIVE CIVIC LEADERSHIP

RESPONSIBILITY: Manager, Strategy and Place

SERVICE PROFILES

Communications and Engagement

- Delivering Council's broad public profile via strategic communications, marketing and engagement through channels including:
  - digital communications
  - print communications
  - social media
  - advertising
  - media management
  - websites management
  - brand management
  - corporate communications
- Providing a contemporary and dignified citizenship function
- Managing community engagement within the organisation.

Business Improvement

- Coordinating Council's continuous improvement program and defining services across the organisation.

Corporate Planning and Reporting

- Managing and implementing the integrated planning and reporting process for Council.

Place Leadership and Development

- Strategically planning and aligning multi-disciplinary stakeholder groups to influence and direct positive economic outcomes, functionality and appeal of town centres, villages and destinations within the Shire.

Sustainability

- Fostering and embedding sustainable action to achieve net zero emissions across the organisation and community
- Undertaking strategic studies and implementing projects associated with sustainability, resource efficiency, resilience and climate change adaptation and mitigation
- Maintaining and renewing Council owned renewable energy assets.

for adoption

Budget 2026/27

OPERATING INCOME $	CONTROLLABLE EXPENSES $	INTERNAL TRANSFERS $	OPERATING RESULT BEFORE DEPRECIATION $
(350,000)	4,742,602	428,423	**4,821,025**

BUSINESS UNITS

15. Strategy and Place

Office of the General Manager

(cont'd)

HOW WE WILL MEASURE SUCCESS

Service KPIs	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
15.S1 Followers on social media channels (Facebook, Instagram, X, YouTube and LinkedIn) (number)	45,835	44,586	Quarterly
15.S2 Total page views on Council's website (number)	3,507,742	4,517,791	Annual
15.S3 Subscribers to Council's monthly e-newsletters (number)	25,243	24,388	Quarterly
15.S4 Average open rate of e-newsletters by subscribers (%)	43.8	45.1	Quarterly
15.S5 Media stories placed (number)	357	317	Quarterly
15.S6 Total page views on Council's Your Say Hornsby website (number)	80,671	90,181	Annual
15.S7 New Australian citizens conferred (number)	1,652	977	Quarterly
15.S8 Delivery of citizenship ceremonies as planned (%)	100	100	Quarterly
15.S9 Service reviews completed (number)	New	1	Annual
15.S10 Delivery of Integrated Planning and Reporting requirements (%)	100	85.7	Annual
15.S11 Participants in sustainability programs (number)	528	233	Quarterly
15.S12 Delivery of planned sustainability activities (%)	100	100	Quarterly

** New denotes that this data has not been reported in the past*

for adoption

BUSINESS UNITS

21. Corporate Support Executive Support

Corporate Support Division

Total staff numbers (Full-Time Equivalent): 2

CSP STRATEGIC DIRECTIONS it contributes to

1. CONNECTED AND COHESIVE COMMUNITY
7. INFORMED AND ENGAGED COMMUNITY
8. RESPONSIVE AND EFFECTIVE CIVIC LEADERSHIP

RESPONSIBILITY: Director, Corporate Support

SERVICE PROFILES

- Direct and manage the Corporate Support Division to achieve its strategic objectives.

Budget 2026/27

OPERATING INCOME $	CONTROLLABLE EXPENSES $	INTERNAL TRANSFERS $	OPERATING RESULT BEFORE DEPRECIATION $
0	525,956	0	**525,956**

HOW WE WILL MEASURE SUCCESS

Service KPIs	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
21.S1 Divisional Delivery Program/Operational Plan actions on track (%)	New	60	Quarterly

** New denotes that this data has not been reported in the past*

for adoption

BUSINESS UNITS

22. Governance and Customer Service

Corporate Support Division

Total staff numbers (Full-Time Equivalent): 23.6

CSP STRATEGIC DIRECTIONS it contributes to

7. INFORMED AND ENGAGED COMMUNITY

8. RESPONSIVE AND EFFECTIVE CIVIC LEADERSHIP

RESPONSIBILITY: Manager, Governance and Customer Service

SERVICE PROFILES

Customer Service

- Providing main Customer Service point of contact for the organisation, including an after hours call response services
- Managing and having input into the effective running of key customer service functions to ensure the provision of professional, knowledgeable high level customer service internally and externally
- Monitoring and managing various applications lodged via the NSW Planning Portal (DAs, CDC, CC etc.) including registration in Content Manager and Pathway, raising invoices and managing payments
- Registering and allocating Tree and Animal applications via Pathway and Companion Animal Register.

Customer Service and Records

- Monitoring and managing Council's Service Requests via Pathway – registering and allocating requests to the relevant department for actioning.

Records

- Managing Council's corporate records and electronic records management system, including storage and retrieval of Council's legal documents.

Council Administration

- Managing Council's light vehicle fleet.

Governance

- Coordinating Council Meetings, including preparing Agendas and Business Papers
- Preparing minutes for Council, Audit Risk and Improvement Committee (ARIC) and Local Planning Panel (LPP) meetings
- Overseeing and advising the organisation regarding proper management and availability of information in accordance with the Privacy Act
- Providing public access to information held by Council through the Government Information Public Access (GIPA) Act.

Performing the role of Public Officer to assist the community to access information under section 343 of the Local Government Act 1993.

Performing the role of Privacy Contact Officer to assist the application of the Privacy and Personal Information Protection Act 1998 (PPIP Act) within the organisation.

for adoption

Budget 2026/27

OPERATING INCOME $	CONTROLLABLE EXPENSES $	INTERNAL TRANSFERS $	OPERATING RESULT BEFORE DEPRECIATION $
(1,374,720)	6,042,706	(1,979,626)	**2,688,360**

BUSINESS UNITS

22. Governance and Customer Service

Corporate Support Division

(cont'd)

for adoption

HOW WE WILL MEASURE SUCCESS

Service KPIs	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
22.S1 Incoming calls to Customer Service (number)	34,561	32,367	Quarterly
22.S2 Average speed of answering incoming calls to Customer Service (seconds)	24.4	17	Quarterly
22.S3 Telephone calls serviced by Customer Service (%)	83.4	71	Quarterly
22.S4 Hard copy legacy records/files digitised, transferred or destroyed (number)	3,844	4,489	Quarterly
22.S5 Documents registered in records management system (number)	254,874	261,988	Quarterly
22.S6 Items registered into Council's records management system by Records Team (as a percentage of total number for organisation) (%)	16.78	18.47	Quarterly
22.S7 Informal applications processed under Government Information (Public Access) Act (GIPA) legislation (number)	1,407	1,465	Quarterly
22.S8 Formal applications processed under Government Information (Public Access) act (GIPA) legislation (number)	27	41	Quarterly

BUSINESS UNITS

23. Financial Services

Corporate Support Division

Total staff numbers (Full-Time Equivalent): 20.8

CSP STRATEGIC DIRECTIONS it contributes to

1. CONNECTED AND COHESIVE COMMUNITY

7. INFORMED AND ENGAGED COMMUNITY

8. RESPONSIVE AND EFFECTIVE CIVIC LEADERSHIP

RESPONSIBILITY: Chief Financial Officer

SERVICE PROFILES

Financial Services

- Assisting elected members and management to set the strategic financial direction for the organisation
- Raising and collecting rates
- Paying suppliers
- Investing surplus and restricted funds
- Preparing, coordinating and reporting on the annual budget
- Completing statutory requirements such as Financial Statements, GST and FBT returns
- Providing corporate financial advice to the organisation
- Coordinating and preparing Asset Management Strategy and Asset Plans, implementation and monitoring of Improvement Program and coordination of Asset Management Steering Committee.

Procurement

- Sourcing procurement of goods and services through Council, Local Government Procurement and state contracts
- Providing inventory services and stock management for outdoor staff
- Recommending and implementing changes in procurement practices that result in corporate cost reductions/savings, emission reductions and process efficiencies
- Coordinating the completion of contractor performance reviews and reporting results.

Budget 2026/27

OPERATING INCOME $	CONTROLLABLE EXPENSES $	INTERNAL TRANSFERS $	OPERATING RESULT BEFORE DEPRECIATION $
(119,623,973)	25,072,010	(3,098,471)	**(97,650,434)**

for adoption

HOW WE WILL MEASURE SUCCESS

Service KPIs	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
23.S1 Operating Performance Ratio (%)	-2.08	8.94	Annual
23.S2 Own Source Revenue Ratio (%)	108.23	74.67	Annual
23.S3 Unrestricted Current Ratio (x)	6.21	6.13	Annual
23.S4 Debt Service Cover Ratio (x)	57.61	410.22	Annual
23.S5 Rates and Annual charges Outstanding Ratio (%)	2.42	2.60	Annual
23.S6 Return on invested funds (%)	4.9	5.12	Annual
23.S7 Non-carbon and socially responsible investments (%)	23	41	Annual
23.S8 Expenditure attributed to consultancies compared to budget/externally funded (+/- 10%)	100	100	Annual

BUSINESS UNITS

24. People and Culture

Corporate Support Division

Total staff numbers (Full-Time Equivalent): 17.03

CSP STRATEGIC DIRECTIONS it contributes to

7. INFORMED AND ENGAGED COMMUNITY

8. RESPONSIVE AND EFFECTIVE CIVIC LEADERSHIP

RESPONSIBILITY: Manager, People and Culture

SERVICE PROFILES

People and Culture

- Delivering strategic and operational People and Culture programs, initiatives and advice to the organisation across the full employee lifecycle including recruitment/appointment/onboarding/performance/reward and recognition and termination management.

Business Partnering

- Providing employee/industrial relations; annual performance review coordination; equal employment opportunity management; employee engagement; work experience management; talent management and development
- Regularly reviewing systems, processes, policies and practices to ensure optimal business efficiencies and alignment to current legislation.

Organisational Development

- Developing, implementing and reviewing organisational development programs across culture, learning, capability, performance and leadership
- Providing internal training; external training; individual, group and organisational development; licences and certificates; apprentice/traineeship management; and education assistance scheme.

Payroll

- Processing pay; superannuation and tax disbursements; payroll deductions; and leave management.

Safety and Wellness

- Providing a safety and wellness service that promotes and supports organisational WH&S risk management; health and wellbeing; workers insurance, compensation; and injury management.

Budget 2026/27

OPERATING INCOME $	CONTROLLABLE EXPENSES $	INTERNAL TRANSFERS $	OPERATING RESULT BEFORE DEPRECIATION $
(135,000)	4,620,525	(2,285,132)	**2,200,393**

HOW WE WILL MEASURE SUCCESS

Service KPIs	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
24.S1 Payroll services delivered accurately and on time (%)	100	100	Quarterly

for adoption

BUSINESS UNITS

25. Technology and Transformation

Corporate Support Division

Total staff numbers (Full-Time Equivalent): 16.6

CSP STRATEGIC DIRECTIONS it contributes to

7. INFORMED AND ENGAGED COMMUNITY

8. RESPONSIVE AND EFFECTIVE CIVIC LEADERSHIP

RESPONSIBILITY: Manager, Technology and Transformation

SERVICE PROFILES

Business Transformation

- Transforming Council's business, by optimising the use of technology to support effective business processes and to improve customer experiences
- Providing data management, data analysis and reporting to enable informed decision-making and strategic planning across Council functions.

Technology and Transformation Operations

- Providing and supporting reliable infrastructure, systems, telecommunications and software solutions to support Council's business requirements
- Taking effective measures to ensure the security of Council's systems and data against cyber attack
- Providing a high quality help desk service to Councillors, management and staff
- Ensuring all users have the IT tools (systems and equipment) required to effectively and efficiently fulfil their roles
- Providing technical advice to the organisation as required.

Budget 2026/27

OPERATING INCOME $	CONTROLLABLE EXPENSES $	INTERNAL TRANSFERS $	OPERATING RESULT BEFORE DEPRECIATION $
0	5,683,168	(3,887,273)	**1,795,895**

HOW WE WILL MEASURE SUCCESS

Service KPIs	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
25.S1 Cyber security incidents reported (number)	New	0	Annual
25.S2 Process system transformation projects completed (number)	New	8	Annual
25.S3 Functions for which a new dashboard delivered (number)	New	7	Annual
25.S4 HelpDesk tickets resolved (number)	New	862	Quarterly
25.S5 Devices supported (number)	New	668	Quarterly

** New denotes that this data has not been reported in the past*

for adoption

BUSINESS UNITS

27. Land and Property Services

Corporate Support Division

Total staff numbers (Full-Time Equivalent): 4

CSP STRATEGIC DIRECTIONS it contributes to

8. RESPONSIVE AND EFFECTIVE CIVIC LEADERSHIP

RESPONSIBILITY: Property Asset Manager

SERVICE PROFILES

Property Management

- Managing the delivery of significant projects, acquisitions, disposals, leases and other transactions and matters in relation to Council's property assets and property development
- Managing Council's property leases, licences and other occupancy agreements to ensure appropriate financial returns and prudent asset and risk management
- Responding to enquiries from owners, lawyers and consultants in relation to easements, caveats, restorations on title and covenants
- Processing and administering outdoor dining applications
- Managing road closures.

Budget 2026/27

OPERATING INCOME $	CONTROLLABLE EXPENSES $	INTERNAL TRANSFERS $	OPERATING RESULT BEFORE DEPRECIATION $
(3,800,783)	1,069,531	0	**(2,731,252**

HOW WE WILL MEASURE SUCCESS

Service KPIs	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
27.S1 Leased properties – aged debt of 60 days+ <30% of total Aged Balance at end of period (%)	New	1.77	Quarterly
27.S2 Caveats complete within 14 days of payment (%)	95	100	Quarterly

** New denotes that this data has not been reported in the past*

for adoption

BUSINESS UNITS

31. Infrastructure and Major Projects Executive Support

Infrastructure and Major Projects Division

Total staff numbers (Full-Time Equivalent): 2

CSP STRATEGIC DIRECTIONS it contributes to

1. CONNECTED AND COHESIVE COMMUNITY
2. INCLUSIVE AND HEALTHY LIVING
3. SAFE, INTEGRATED AND ACCESSIBLE TRANSPORT
4. RESILIENT COMMUNITY, LIVING SUSTAINABLY
5. HEALTHY NATURAL ENVIRONMENT
6. VIBRANT AND VIABLE PLACES
7. INFORMED AND ENGAGED COMMUNITY

RESPONSIBILITY: Director, Infrastructure and Major Projects

SERVICE PROFILES

- Direct and manage the Infrastructure and Major Projects Division to achieve its strategic objectives.

Budget 2026/27

OPERATING INCOME $	CONTROLLABLE EXPENSES $	INTERNAL TRANSFERS $	OPERATING RESULT BEFORE DEPRECIATION $
0	1,247,007	101,285	**1,348,292**

HOW WE WILL MEASURE SUCCESS

Service KPIs	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
31.S1 Divisional Delivery Program/Operational Plan actions on track (%)	New	73	Quarterly
31.S2 Divisional capital works on track (%)	New	80	Quarterly

** New denotes that this data has not been reported in the past*

for adoption

BUSINESS UNITS

32. Emergency Management

Infrastructure and Major Projects Division

Total staff numbers (Full-Time Equivalent): 0

CSP STRATEGIC DIRECTIONS it contributes to

4. RESILIENT COMMUNITY, LIVING SUSTAINABLY

7. INFORMED AND ENGAGED COMMUNITY

RESPONSIBILITY: Director, Infrastructure and Major Projects

SERVICE PROFILES

- Implement Council's Emergency Management Framework and provide advice throughout the mitigation, preparation, response and recovery phases of an emergency
- Provide representation on the Local Emergency Management Committee (LEMC), Regional Emergency Management Committee (REMC), state and national emergency forums
- Provide leadership and advice internally, and fulfil the role of Council's Local Emergency Management Officer (LEMO) liaising with external agencies
- Represent Council at the Rural Fire Service District Liaison Committee (DLC)
- Coordinate Council's actions to meet to meet legislative and policy requirements in emergency management
- Provide guidance to local communities to build resilience and adapt to the impact of natural disasters.

Budget 2026/27

OPERATING INCOME $	CONTROLLABLE EXPENSES $	INTERNAL TRANSFERS $	OPERATING RESULT BEFORE DEPRECIATION $
(501,473)	1,689,400	91,804	**1,279,732**

HOW WE WILL MEASURE SUCCESS

Service KPIs	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
32.S1 Delivery of planned emergency preparedness activities (%)	New	50	Quarterly
32.S2 Rural Fire Service maintenance and repair requests (number)	New	Data available from 2025/26	Quarterly

** New denotes that this data has not been reported in the past*

for adoption

BUSINESS UNITS

33. Infrastructure Operations

Infrastructure and Major Projects Division

Total staff numbers (Full-Time Equivalent): 68.78

CSP STRATEGIC DIRECTIONS it contributes to

1. CONNECTED AND COHESIVE COMMUNITY | **2. INCLUSIVE AND HEALTHY LIVING** | **3. SAFE, INTEGRATED AND ACCESSIBLE TRANSPORT** | **4. RESILIENT COMMUNITY, LIVING SUSTAINABLY**

RESPONSIBILITY: Manager, Infrastructure Operations

SERVICE PROFILES

- Maintaining and renewing Council's assets including public buildings, aquatic centres, roads, stormwater drainage and foreshore facilities
- Providing maintenance and annual capital renewal programs; on-ground construction programs and services and reactive maintenance and field works.

Budget 2026/27

OPERATING INCOME $	CONTROLLABLE EXPENSES $	INTERNAL TRANSFERS $	OPERATING RESULT BEFORE DEPRECIATION $
(3,176,011)	11,221,139	539,690	**8,584,818**

HOW WE WILL MEASURE SUCCESS

Service KPIs	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
33.S1 Pothole repairs attended to within 48 hours of request (%)	New	94	Quarterly
33.S2 Road pavement renewed/resurfaced (kilometres)	0.65	0.775	Annual
33.S3 New/reconstructed kerb and guttering (kilometres)	0.87	1.070	Annual
33.S4 Incidents of vandalism on Council's assets (number)	2	87	Quarterly
33.S5 Expenditure on removal of vandalism on Council's assets ($)	3,347	9,000	Quarterly
33.S6 Incidents of graffiti on Council's assets (number)	557	472	Quarterly
33.S7 Expenditure on removal of graffiti on Council's assets ($)	69,019	55,990	Quarterly

** New denotes that this data has not been reported in the past*

for adoption

BUSINESS UNITS

34. Infrastructure Planning

Infrastructure and Major Projects Division

Total staff numbers (Full-Time Equivalent): 29

CSP STRATEGIC DIRECTIONS it contributes to

2. INCLUSIVE AND HEALTHY LIVING
3. SAFE, INTEGRATED AND ACCESSIBLE TRANSPORT
5. HEALTHY NATURAL ENVIRONMENT
6. VIBRANT AND VIABLE PLACES

RESPONSIBILITY: Manager, Infrastructure Planning

SERVICE PROFILES

- Strategic planning and design for Council's civil core infrastructure improvement programs and projects. An integrated infrastructure approach to programs and projects and the packaging of works enabling construction and implementation
- Undertaking asset planning; designs and surveys; transport and traffic planning including active transport, car share and electric vehicles; road safety education; managing paid parking; supporting Local Traffic Forum; and strategic project planning and development.

Budget 2026/27

OPERATING INCOME $	CONTROLLABLE EXPENSES $	INTERNAL TRANSFERS $	OPERATING RESULT BEFORE DEPRECIATION $
(374,400)	2,039,939	1,308,853	**2,974,392**

HOW WE WILL MEASURE SUCCESS

Service KPIs	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
34.S1 New paved footpaths constructed (kilometres)	0.9	2.1	Annual
34.S2 New paved shared paths constructed (kilometres)	1.89	1.63	Annual
34.S3 Traffic count locations initiated on monitored local roads (number)	New	26	Quarterly
34.S4 Dedicated car share spaces on public roads and in car parks (number)	12	12	Quarterly
34.S5 Road safety programs run (number)	4	16	Quarterly
34.S6 Participants in road safety education programs (number)	302	335	Quarterly

** New denotes that this data has not been reported in the past*

for adoption

BUSINESS UNITS

36. Aquatics and Brickpit

Infrastructure and Major Projects Division

Total staff numbers (Full-Time Equivalent): 22.39

CSP STRATEGIC DIRECTIONS it contributes to

2. INCLUSIVE AND HEALTHY LIVING

8. RESPONSIVE AND EFFECTIVE CIVIC LEADERSHIP

RESPONSIBILITY: Manager, Aquatics and Brickpit

SERVICE PROFILES

Aquatics

- Providing quality service and optimisation of recreational programs in a safe and comfortable environment at Hornsby and Galston Aquatic and Leisure Centres.

Brickpit

- Maintaining the Thornleigh Brickpit Sports Stadium to the expectations of all user groups.

Budget 2026/27

OPERATING INCOME $	CONTROLLABLE EXPENSES $	INTERNAL TRANSFERS $	OPERATING RESULT BEFORE DEPRECIATION $
(5,809,482)	5,483,495	769,760	**443,773**

HOW WE WILL MEASURE SUCCESS

Service KPIs	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
36.S1 Visits to Hornsby Aquatic and Leisure Centre (number)	402,831	411,807	Quarterly
36.S2 Visits to Galston Aquatic Centre and Leisure Centre (number)	21,543	43,052	Quarterly
36.S3 Occupancy rate of Learn to Swim programs at Hornsby Aquatic Centre and Leisure Centre (%)	New	90.25	Quarterly
36.S4 Occupancy rate of Learn to Swim programs at Galston Aquatic Centre and Leisure Centre (%)	New	79.96	Quarterly

** New denotes that this data has not been reported in the past*

for adoption

BUSINESS UNITS

37. Infrastructure Delivery

Infrastructure and Major Projects Division

Total staff numbers (Full-Time Equivalent): 9

CSP STRATEGIC DIRECTIONS it contributes to

2. INCLUSIVE AND HEALTHY LIVING **6. VIBRANT AND VIABLE PLACES** **7. INFORMED AND ENGAGED COMMUNITY**

RESPONSIBILITY: Manager, Infrastructure Delivery	
SERVICE PROFILES	■ Leading and driving the delivery of major capital projects for the community within the scope of Council's Delivery Program ■ Developing project management methodologies, templates and governance frameworks and providing project management advice for project portfolio ■ Reporting on capital projects to ensure appropriate governance and delivery.

Budget 2026/27

OPERATING INCOME $	CONTROLLABLE EXPENSES $	INTERNAL TRANSFERS $	OPERATING RESULT BEFORE DEPRECIATION $
0	69,490	247,923	**317,413**

HOW WE WILL MEASURE SUCCESS

Service KPIs	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
37.S1 Civil capital projects delivered on time and on budget (%)	80	83	Annual

** New denotes that this data has not been reported in the past*

for adoption

BUSINESS UNITS

41. Community and Environment Executive Support

Community and Environment Division

Total staff numbers (Full-Time Equivalent): 2.6

CSP STRATEGIC DIRECTIONS it contributes to

1. CONNECTED AND COHESIVE COMMUNITY
2. INCLUSIVE AND HEALTHY LIVING
4. RESILIENT COMMUNITY, LIVING SUSTAINABLY
5. HEALTHY NATURAL ENVIRONMENT
6. VIBRANT AND VIABLE PLACES
7. INFORMED AND ENGAGED COMMUNITY
8. RESPONSIVE AND EFFECTIVE CIVIC LEADERSHIP

RESPONSIBILITY: Director, Community and Environment

SERVICE PROFILES

- Direct and manage the Community and Environment Division to achieve its strategic objectives.

Budget 2026/27

OPERATING INCOME $	CONTROLLABLE EXPENSES $	INTERNAL TRANSFERS $	OPERATING RESULT BEFORE DEPRECIATION $
0	2,149,599	42,667	**2,192,266**

HOW WE WILL MEASURE SUCCESS

Service KPIs	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
41.S1 Delivery Program/Operational Plan actions on track (%)	New	80	Quarterly
41.S2 Divisional capital works on track (%)	New	84.7	Quarterly

** New denotes that this data has not been reported in the past*

for adoption

BUSINESS UNITS

42. Library and Community Services

Community and Environment Division

Total staff numbers (Full-Time Equivalent): 59.33

CSP STRATEGIC DIRECTIONS it contributes to

1. CONNECTED AND COHESIVE COMMUNITY
8. RESPONSIVE AND EFFECTIVE CIVIC LEADERSHIP

RESPONSIBILITY: Manager, Library and Community Services

SERVICE PROFILES

Libraries

- Developing and maintaining balanced physical and digital collections including preservation of, and access to, local studies collections
- Enhancing customer experience through the ongoing development of technologies
- Providing specialist, targeted programs and services for community members including home library, literacy, community languages, community information and research assistance
- Providing equitable, accessible and efficient library customer service.

Community and Cultural Development

- Providing opportunities for community members to connect with others, community groups and services
- Providing educational and recreational programs and events which are responsive to community needs.

Community and Cultural Facilities

- Providing oversight of operational activities within community facilities to ensure they remain functional and available for community hire and events
- Maintaining inclusive, well-functioning community facilities that promote wellbeing and provide spaces for shared experiences.

Community Events

- Providing diverse community events which are accessible and contribute to the community's sense of wellbeing
- Delivering a program of events that supports arts and cultural development.

Hornsby Mall

- Providing a safe, functional and inclusive space that supports wellbeing, participation and connection ensuring Hornsby Mall remains safe and hireable for community, events and daily use.

for adoption

Budget 2026/27

OPERATING INCOME $	CONTROLLABLE EXPENSES $	INTERNAL TRANSFERS $	OPERATING RESULT BEFORE DEPRECIATION $
(2,267,034)	7,669,536	1,737,696	**7,140,198**

HOW WE WILL MEASURE SUCCESS

Service KPIs	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
42.S1 Active library members (number)	42,075	46,758	Annual
42.S2 Visits to libraries (number)	659,691	713,129	Quarterly
42.S3 Items loaned (physical) (number)	621,758	605,375	Quarterly
42.S4 Items loaned (electronic) (number)	414,633	460,133	Quarterly
42.S5 Average items loaned per library member per year (number)	24.6	22.8	Annual
42.S6 Participants in library programs and sessions (number)	16,813	17,398	Quarterly
42.S7 Program and seminar sessions held in the libraries (number)	963	1,180	Quarterly
42.S8 Total bookings at community and cultural facilities (Regular and Casual) (number)	37,675	32,267	Quarterly
42.S9 Major community events (number)	6	7	Quarterly
42.S10 Attendance at major community events (number)	15,000	30,000	Quarterly
42.S11 Referrals to local service providers (number)	3,004	3,100	Quarterly
42.S12 People supported through the Home Modification Service (number)	1,177	984	Quarterly
42.S13 Total attendance at Community and Cultural Facilities (number)	399,200	418,200	Quarterly

** New denotes that this data has not been reported in the past*

BUSINESS UNITS

43. Environment

Community and Environment Division

Total staff numbers (Full-Time Equivalent): 30

CSP STRATEGIC DIRECTIONS it contributes to

- 2. INCLUSIVE AND HEALTHY LIVING
- 5. HEALTHY NATURAL ENVIRONMENT
- 8. RESPONSIVE AND EFFECTIVE CIVIC LEADERSHIP

RESPONSIBILITY: Manager, Environment

SERVICE PROFILES

Bushland, Biodiversity, Biosecurity and Reserve Management

- Providing strategic advice to minimize human settlement impacts on biodiversity through avoid, mitigate, offset, and rehabilitate principles, and lead development of local planning policies and strategies for conservation
- Managing and restoring bushland and priority habitats to protect native vegetation, waterways, and riparian corridors across a connected, resilient natural areas network
- Implementing biosecurity duties and responsibilities by controlling invasive species and raising community awareness
- Monitoring, evaluating and reporting on biodiversity and bushland health
- Providing technical advice and support to investigations of environmental breaches and compliance matters relating to bushland and biodiversity
- Delivering community biodiversity education and engagement through guided bushwalks, citizen science, events and digital platforms
- Building community connections and an awareness of the local environment through Council's volunteer Bushcare and nursery programs
- Propagating native plants at Council's Warada Ngurang Community for Council projects and the community (native plant giveaways)
- Collaborating and building partnerships with research institutions, agencies, industry and community groups
- Providing safe and sustainable access to natural areas by constructing and maintaining tracks, boardwalks, bridges and signage
- Responding to customer enquiries relating to the management of biodiversity, natural areas and waterways.

Bushfire Mitigation

- Supporting the preparation and implementation of the District Bush Fire Risk Management Plan
- Assisting in bushfire emergency operations and response
- Implementing bushfire treatments and works, including asset protection zones, hazard reduction burns, fire trail maintenance
- Supporting the Burning in the Open Permit process and ensuring community adherence to relevant legislation
- Delivering community bushfire engagement, education programs and messaging.

Catchment Management

- Providing expert advice and leading planning to reduce settlement impacts on waterways and driving policies and strategies that improve water quality
- Integrating water sensitive urban design into Council works and private development
- Improving waterway health through the construction and maintenance of Catchment Remediation Rate works
- Undertaking monitoring, evaluation and reporting activities for catchment and estuarine health
- Planning and delivering coastal and estuary management projects
- Providing technical advice and support to investigations of environmental breaches and compliance matters relating to water quality
- Engaging with the community to raise awareness and participating in reducing the impacts to water quality, catchment and estuarine health.

Legacy Site Management

- Monitoring and assessing legacy landfill sites
- Implementing remedial works and site management at legacy landfill sites in accordance with regulatory requirements.

Spatial Services (GIS)

- Providing Geographic Information Systems and mapping support.

for adoption

BUSINESS UNITS

43. Environment

Community and Environment Division

(cont'd)

Budget 2026/27			
OPERATING INCOME $	CONTROLLABLE EXPENSES $	INTERNAL TRANSFERS $	OPERATING RESULT BEFORE DEPRECIATION $
(5,036,770)	5,001,216	1,226,147	**1,190,593**

HOW WE WILL MEASURE SUCCESS

Service KPIs	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
43.S1 Asset protection zones maintained (m^2)	39,051	14,396	Quarterly
43.S2 Properties afforded protection by the application of bushfire mitigation measures on Council tenure (within 100 metres) (number)	New	1,713	Annual
43.S3 Participants in biodiversity, bushfire and water catchment education programs (number)	3,693	2,939	Quarterly
43.S4 Delivery of planned biodiversity, bushfire and water catchment activities (number)	114	114	Quarterly
43.S5 Trails and tracks upgraded or constructed (metres)	961	987	Annual
43.S6 Walkers counted on monitored bushwalking tracks (number)	73,502	67,913	Quarterly
43.S7 Laps counted on Hornsby mountain bike trail (number)	14,838	13,592	Quarterly
43.S8 Bushland reserves actively being restored (number)	New	128	Quarterly
43.S9 Area of bushland reserves actively being restored (m^2)	New	9,780,000	Quarterly
43.S10 Biosecurity inspections undertaken (number)	New	6	Quarterly
43.S11 Bushcare and community nursery volunteer hours (number)	10,255	11,043	Quarterly
43.S12 Native plants produced at Warada Ngurang Community Nursery (number)	33,832	29,188	Quarterly
43.S13 Number of 'Approval to Burn' permits issued (number)	1,048	1,126	Quarterly
43.S14 Pollutants removed from waterways through catchment remediation devices (tonnes)	696	666	Quarterly
43.S15 Estuary management activities implemented (number)	New	6	Quarterly

** New denotes that this data has not been reported in the past*

for adoption

BUSINESS UNITS

45. Waste Management

Community and Environment Division

Total staff numbers (Full-Time Equivalent): 33

CSP STRATEGIC DIRECTIONS it contributes to

2. INCLUSIVE AND HEALTHY LIVING
4. RESILIENT COMMUNITY, LIVING SUSTAINABLY
6. VIBRANT AND VIABLE PLACES
7. INFORMED AND ENGAGED COMMUNITY

RESPONSIBILITY: Manager, Waste Management

SERVICE PROFILES

Commercial Waste

- Providing commercial waste services to local businesses to assist with waste management, resource recovery and sustainability outcomes.

Domestic Waste

Domestic waste management services involve the collection, recycling, processing and disposal of waste materials including general waste, recycling, green waste and bulky waste:

- Providing customer support services, including a waste hotline and customer service centre for all residents (and local businesses), to assist with the effective use of council waste services
- Providing policy, strategic, education and behavioural change programs and initiatives to assist change the way the community manages their waste to recover useful resources and minimise waste to landfill
- Operating the Thornleigh Community Recycling Centre to accept problematic domestic waste materials that are not able to be collected from household kerbsides
- Ensuring new developments are designed and constructed to meet Council's waste management requirements so that cost effective waste services can be provided.

Illegal Dumping

- Managing illegal dumping within our community, including implementing prevention strategies, undertaking regulatory investigations and imposing penalties/prosecutions, and cleaning up and disposing of dumped waste.

Public Cleansing

Undertaking the cleansing of identified public places and assets across the Shire including:

- Cleaning public toilets and amenities
- Inspecting and cleaning council bus shelters
- Servicing public litter bins across the Shire, including emptying bins and disposing of waste, cleaning bin enclosures and mobile bins, removing graffiti, and installing new bin stations and undertaking maintenance
- Cleaning Hornsby Mall and commercial centres
- Cleaning up illegally dumped materials
- Operating street sweeper for council streets and car parks
- Litter cleanup and removal across the Shire
- Picking up and disposal of dead animals on roadways.

for adoption

Budget 2026/27

OPERATING INCOME $	CONTROLLABLE EXPENSES $	INTERNAL TRANSFERS $	OPERATING RESULT BEFORE DEPRECIATION $
(47,828,932)	43,579,067	923,710	**(3,326,155)**

BUSINESS UNITS

45. Waste Management

Community and Environment Division

(cont'd)

HOW WE WILL MEASURE SUCCESS

Service KPIs	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
45.S1 Domestic waste to landfill (tonnes)	32,983	33,986	Annual
45.S2 Resources recycled (tonnes)	9,618	8,768	Annual
45.S3 Green waste diverted from landfill (tonnes)	18,071	18,731	Annual
45.S4 Illegal dumping incidents (number)	911 (Jan-Jun 2024)	913	Annual
45.S5 Participants in waste management workshops, programs or tours (number)	5,147	5,200	Annual
45.S6 Customers dropping off items to Community Recycling Centre (number)	58,000	47,011	Annual
45.S7 Material collected Community Recycling Centre, including as part of EPA program (tonnes)	810	915	Annual
45.S8 Residential street sweeping operations carried out in accordance with service level agreement (12 week cycle) (%)	100	100	Quarterly
45.S9 Leaf litter collected by residential street sweepers (tonnes)	738	708	Annual
45.S10 Litter collected from public litter bins (tonnes)	446	529	Annual
45.S11 Public toilet cleaning carried out in accordance with service level agreement (%)	95	95	Quarterly
45.S12 Hornsby Mall cleaning carried out in accordance with service level agreement (daily) (%)	100	100	Quarterly

for adoption

BUSINESS UNITS

46. Parks, Trees and Recreation

Community and Environment Division

Total staff numbers (Full-Time Equivalent): 74

CSP STRATEGIC DIRECTIONS it contributes to

1. CONNECTED AND COHESIVE COMMUNITY
2. INCLUSIVE AND HEALTHY LIVING
5. HEALTHY NATURAL ENVIRONMENT
6. VIBRANT AND VIABLE PLACES
7. INFORMED AND ENGAGED COMMUNITY
8. RESPONSIVE AND EFFECTIVE CIVIC LEADERSHIP

RESPONSIBILITY: Manager, Parks, Trees and Recreation

SERVICE PROFILES

Parks and Recreation

- Managing and maintaining sportsgrounds and recreational facilities throughout the Shire
- Managing and maintaining parks, reserves, picnic facilities and playgrounds and recreational facilities throughout the Shire
- Managing park and recreational facility bookings
- Identifying and planning future renewals and upgrades for Council's open space assets and recreation facilities
- Encouraging multi-use by ensuring accessible and inclusive design for all new and refurbished playgrounds
- Undertaking planning for new and enhanced recreational opportunities and facilities
- Hornsby Park – maintaining, improving and managing high visitation areas.

Trees

- Managing trees in streets and parks and maintaining public landscaped areas
- Implementing Council's urban forest program and public area planting programs
- Considering impacts to trees on development sites and administering Tree Permit applications
- Updating tree protection measures in the Hornsby Development Control Plan
- Reviewing and updating tree/landscape controls in the residential component of the Hornsby Development Control Plan
- Implementing a tree asset management system.

Budget 2026/27

OPERATING INCOME $	CONTROLLABLE EXPENSES $	INTERNAL TRANSFERS $	OPERATING RESULT BEFORE DEPRECIATION $
(1,284,550)	8,420,733	1,664,604	**8,800,788**

HOW WE WILL MEASURE SUCCESS

Service KPIs	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
46.S1 Casual park bookings (number)	3,029	2,446	Quarterly
46.S2 Vehicles accessing recreational facilities (number)	62,130	70,000	Quarterly
46.S3 Street and park trees planted (number)	1,930	1,795	Quarterly
46.S4 Private property tree applications determined (number)	740	757	Quarterly
46.S5 Average time to determine private property tree applications (days)	New	1	Quarterly
46.S6 Development Application referrals relating to trees determined (number)	New	280	Quarterly
46.S7 Average time to determine Development Application referrals relating to trees (days)	New	7	Quarterly
46.S8 Unauthorised tree works investigated (number)	New	244	Quarterly
46.S9 Average time to determine unauthorised tree works investigations (days)	New	11	Quarterly
46.S10 Public tree assessments undertaken (number)	New	1,822	Quarterly
46.S11 Average time to determine public tree assessments (days)	New	15	Quarterly

** New denotes that this data has not been reported in the past*

for adoption

BUSINESS UNITS

51. Planning and Compliance Executive Support

Planning and Compliance Division

Total staff numbers (Full-Time Equivalent): 12.6

CSP STRATEGIC DIRECTIONS it contributes to

1. CONNECTED AND COHESIVE COMMUNITY
2. INCLUSIVE AND HEALTHY LIVING
3. SAFE, INTEGRATED AND ACCESSIBLE TRANSPORT
4. RESILIENT COMMUNITY, LIVING SUSTAINABLY
5. HEALTHY NATURAL ENVIRONMENT
6. VIBRANT AND VIABLE PLACES
7. INFORMED AND ENGAGED COMMUNITY
8. RESPONSIVE AND EFFECTIVE CIVIC LEADERSHIP

RESPONSIBILITY: Director, Planning and Compliance

SERVICE PROFILES	■ Direct and manage the Planning and Compliance Division to achieve its strategic objectives.

Budget 2026/27

OPERATING INCOME $	CONTROLLABLE EXPENSES $	INTERNAL TRANSFERS $	OPERATING RESULT BEFORE DEPRECIATION $
0	828,869	240,576	**1,069,444**

HOW WE WILL MEASURE SUCCESS

Service KPIs	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
51.S1 Delivery Program/Operational Plan actions on track (%)	New	100	Quarterly

** New denotes that this data has not been reported in the past*

for adoption

BUSINESS UNITS

53. Regulatory Services

Planning and Compliance Division

Total staff numbers (Full-Time Equivalent): 40

CSP STRATEGIC DIRECTIONS it contributes to

1. CONNECTED AND COHESIVE COMMUNITY
2. INCLUSIVE AND HEALTHY LIVING
3. SAFE, INTEGRATED AND ACCESSIBLE TRANSPORT
5. HEALTHY NATURAL ENVIRONMENT
6. VIBRANT AND VIABLE PLACES
8. RESPONSIVE AND EFFECTIVE CIVIC LEADERSHIP

RESPONSIBILITY: Manager, Regulatory Services

SERVICE PROFILES

Building Certification

- Providing a building and swimming pool certification service in accordance with statutory regulations
- Providing a fire safety program in accordance with regulatory requirements
- Implementing actions contained in the Awareness Program for Safety of Awnings over Public Lands.

Companion Animals

- Managing the registration and control of companion animals
- Investigating complaints related to companion animals
- Implementing actions contained in the cat desexing and microchip program.

Environmental Compliance

- Investigating and enforcing compliance in relation to unlawful building works, unlawful land uses and breaches of consents.

Environmental Protection

- Responding to environmental pollution incidents.

Public Health

- Inspecting local food businesses and providing education on food safety
- Responding to public health and safety incidents in relation to food, skin penetration, public swimming pools and cooling towers
- Contributing to the management of public health and public cemeteries
- Regulating on-site sewerage management systems in accordance with regulatory requirements.

Ranger Services

- Enforcing the road rules and parking restrictions
- Regulating unattended vehicles and boat trailers on Council roads
- Regulating unapproved activities on our roads
- Implementing actions contained in the Smoke Free Environment Policy for Hornsby Mall.

for adoption

Budget 2026/27

OPERATING INCOME $	CONTROLLABLE EXPENSES $	INTERNAL TRANSFERS $	OPERATING RESULT BEFORE DEPRECIATION $
(3,910,169)	5,100,133	1,114,166	**2,304,130**

HOW WE WILL MEASURE SUCCESS

Service KPIs	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
53.S1 Swimming pools inspected under the Swimming Pool Barrier Inspection Program (number)	839	642	Quarterly
53.S2 Environmental protection assessments of development applications and management plans (number)	265	262	Quarterly
53.S3 Annual Fire Safety Statements reviewed (number)	928	917	Quarterly
53.S4 Primary food premises and public health inspections (number)	830	903	Quarterly
53.S5 Reported companion animal incidences investigated (number)	1,090	983	Quarterly

BUSINESS UNITS

54. Development Assessments

Planning and Compliance Division

Total staff numbers (Full-Time Equivalent): 19

CSP STRATEGIC DIRECTIONS it contributes to

2. INCLUSIVE AND HEALTHY LIVING

RESPONSIBILITY: Manager, Development Assessments

SERVICE PROFILES	■ Assessing Development Applications, Subdivision Works Certificates and Subdivision Certificates.

Budget 2026/27

OPERATING INCOME $	CONTROLLABLE EXPENSES $	INTERNAL TRANSFERS $	OPERATING RESULT BEFORE DEPRECIATION $
(1,978,996)	3,141,971	497,341	**1,660,315**

HOW WE WILL MEASURE SUCCESS

Service KPIs	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
54.S1 Development Applications determined (number)	727	612	Quarterly
54.S2 Average determination time of Development Applications (days) (superseded by **54.S3** from 2024/25)	43	42	Quarterly
54.S3 Average determination time for Development Applications from lodgement (days)	New	85	Annual
54.S4 Average time taken to review and accept development applications through the NSW Government planning portal (days)	New	8	Annual
54.S5 Subdivision Works Certificates/Subdivision Certificates/SRA determined (number)	34	32	Quarterly
54.S6 Average lodgement time for Development Applications from submission (days)	New	14	Quarterly
54.S7 Construction value of Development Applications ($)	589M	1.19B	Annual

** New denotes that this data has not been reported in the past*

for adoption

BUSINESS UNITS

55. Strategic Land Use Planning

Planning and Compliance Division

Total staff numbers (Full-Time Equivalent): 8

CSP STRATEGIC DIRECTIONS it contributes to

2. INCLUSIVE AND HEALTHY LIVING | **4. RESILIENT COMMUNITY, LIVING SUSTAINABLY** | **5. HEALTHY NATURAL ENVIRONMENT** | **6. VIBRANT AND VIABLE PLACES** | **7. INFORMED AND ENGAGED COMMUNITY**

RESPONSIBILITY: Manager, Strategic Land Use Planning

SERVICE PROFILES

- Managing the development of land to plan for the needs of the community and the growing population while protecting the natural environment and our heritage
- Assessing owner-initiated proposals and providing formal and informal pre-lodgement advice
- Issuing 10.7 Planning Certificates to assist property transactions
- Providing strategic land use planning advice to Council to determine the manner in which land is used to enhance the social, economic and environmental wellbeing of the community
- Undertaking strategic studies associated with land use planning
- Developing and managing development contribution plans
- Providing heritage planning advice to Council to inform development and to maintain best practice in heritage asset management
- Maintain Planning GIS layers to meet end user needs.

Budget 2026/27

OPERATING INCOME $	CONTROLLABLE EXPENSES $	INTERNAL TRANSFERS $	OPERATING RESULT BEFORE DEPRECIATION $
(301,000)	1,422,973	271,669	**1,393,642**

HOW WE WILL MEASURE SUCCESS

Service KPIs	RESULT 2023/24	RESULT 2024/25	FREQUENCY OF MEASURE
55.S1 Section 10.7 Planning Certificates issued (number)	New	889	Quarterly
55.S2 Section 10.7 Planning Certificates issued within 5 days (%)	95	93.6	Quarterly
55.S3 Heritage referrals completed within 14 days (%)	94	87.5	Quarterly
55.S4 Owner-initiated Planning Proposals assessed within 90 days (from lodgement to resolution to submit) for Gateway Determination (%)	(none received)	(none received)	Quarterly
55.S5 Sections 7.11 and 7.12 (development contributions) income received ($)	8.06M	8.02M	Annual

** New denotes that this data has not been reported in the past*

for adoption

THE FINANCES

for adoption

FINANCIAL COMMENTARY

The 2026/27 Budget

Draft 2026/27 Budget (March 2026)

Council staff commenced the preparation of the draft 2026/27 Budget in November 2025. To minimise some of the financial constraints and considerations impacting local government generally and Council specifically, and to avoid excessive bids for funding which could not be met, the draft 2026/27 budget parameters included:

- Alignment with the parameters and projects identified in the Long-Term Financial Plan (LTFP) adopted by Council at the 9 July 2025 General Meeting
- Initiatives agreed to in successive versions of the LTFP for inclusion in the 2026/27 budget including $5.0 million for Galston Public Domain, funded from surpluses set aside in previous years as directed by the LTFP
- A $653K increase in the allocation for new footpath construction from $500K to $1.153 million. The increase has been funded by $500K set aside from the 30 June 2025 budget surplus and $153K from Section 7.12 development contributions
- A general rate increase of 5.5% for 2026/27, representing the fourth and final year increase in the Special Rate Variation approved by IPART
- Additional funding allocated from the Special Rate Variation of $3.82 million for the renewal and maintenance of Council's asset base, as supported by Council's Asset Management Strategy
- Allocations totalling $8.27 million for Strategic Initiatives funded by the Special Rate Variation that align with Council's application to IPART for the SRV. Funding is to be directed towards high priority actions to upgrade community infrastructure, protect bushland and improve open space, construct connected walking and cycling paths, improve cyber security technology and progress community development and climate change adaptation programs. $1.4 million to fund asset maintenance and renewals at Hornsby Park is also included
- Zero external loan borrowing and the continuation of prudent financial management
- A nil increase to non-contractual Divisional expenditure (net of direct labour) – price increases for non-contractual expenditure have been required to be offset by productivity improvements or reviewing service provision
- Direct salaries and wages based on an estimated Local Government (State) Award increase of 3.5% and calculated on a 50 pay week year. The two-week reduction from a full year represents organisational savings which occur because of the average delay in replacing staff members who retire/resign/etc. and/or productivity improvements that are required
- The use of Council staff where possible to undertake grant funded projects and Section 7.11 and 7.12 development contributions projects.

After applying the parameters above, the draft 2026/27 Net Operating and Capital result after funding is a cash surplus of $3.13 million (1.5% of the total expenditure budget), which is $242K below the surplus forecast in the LTFP, but remains materially in line with the Plan. The difference is because the LTFP included an estimated 3.0% increase to salaries and wages from the Local Government Award, which has since been revised up to 3.5%.

The actual Award increase is expected to be known by June 2026 and a revised 2026/27 – 2035/36 Long Term Financial Plan will be referred to Council later in the year.

Fees and Charges

The proposed Fees and Charges for 2026/27 have been reviewed and increased by CPI or by an amount which has regard to market conditions and the appropriate cost recovery level. Opportunities to recover administrative and overhead costs in respect of business activities have also been investigated and implemented where appropriate. Where applicable, the final price includes GST which does not contribute revenue to Council but is forwarded to the Federal Government.

Over previous years, Council's fees and charges have not kept pace with cost increases. This is because annual CPI was estimated to be lower than actually occurred during the high inflationary environment, which proved difficult to predict. As a result, most fees have fallen behind by 8.7%, equating to around $800K in cost growth.

	2022	2023	2024	Total
Council Increase	1.40	2.10	3.50	7.00
Actual CPI (RBA)	6.10	6.00	3.60	15.70
Difference	**4.70**	**3.90**	**0.10**	**8.70**

Instead of estimating future inflation, fees will now be adjusted using actual CPI at the end of the previous financial year, as published by the Reserve Bank of Australia. Therefore, for 2026/27 most fees and charges have been increased by actual CPI of 2.7% as at 30 June 2025.

To maintain financial capacity, the adopted Long Term Financial Plan recommended that Council catch up on the previous years' shortfall of 8.7%. Therefore, fees for Parks and Community Services will rise by an additional 2% in 2026/27, meaning an increase of 4.7% has been applied to these fees.

In respect to the Domestic Waste Management charge, a 10% increase has been applied to the draft 2026/27 Fees and Charges and draft 2026/27 Annual Budget. The increase is required to contribute to the cost of historic landfill remediation works at Foxglove Oval, contractual cost increases for waste collection and disposal, and the introduction of new food organics services.

Final budget (May 2026)

The publicly displayed draft Budget for 2026/27 included an estimated surplus of $3.13 million and was developed in line with parameters documented in Council's 2025/26 – 2034/35 Long-Term Financial Plan (LTFP). This included a focus on the continuance of current service levels, funding for the renewal and maintenance of Council's asset base and allocations for Strategic Initiatives funded by the SRV.

A revised Long Term Financial Plan for the next ten-year period from 2026/27 – 2035/36 has been prepared during the exhibition period, which includes a number of financial improvement initiatives that increase forecast financial capacity from 2026/27. As a result, the 2026/27 surplus forecasted has increased by $2.24 million from $3.13 million to $5.37 million.

Pre-adoption

Budget Changes include:

Financial Improvement

- $544K increase in rental income and user charges and fees. In line with recommendations in the LTFP returns for a number of commercial property holdings have increased following a comparison to market rates. User charges and fees for some facilities have also been increased by CPI plus 2% to start to catch up on missed cost growth during the high inflationary environment
- $3.2 million (approximately 22%) additional investment income. A strategy will be implemented to utilise the currently elevated interest base rate to Councils advantage in 2026/27 and future years. The portion of the investment portfolio held in fixed rate two-to-five-year products will be increased from 17% to 50%; the maximum currently permitted under Council's Policy, whilst having regard to the timing of ongoing cash flow requirements.

Cost Escalations

- $130K removal of income budget for card surcharges following an announcement from the Reserve Bank of Australia that the cost charged by major networks (Visa, Mastercard and EFTPOS) can no longer be passed on from 30 September 2026. The attached 2026/27 Fees and Charges have also been updated to reflect this change
- $500K salaries and wages increase in line with the latest status of Local Government Award negotiations that now forecast the likelihood of a 4% pay increase in 2026/27. Funding for an upcoming review of certain allowances is also included within this allocation
- $870K energy driven price increases greater than CPI. To fund expected energy price increases over the course of 2026/27, including fuel price rises caused by the war in the Middle East and increased electricity costs on the renewal of the contract for Council facilities.

A justification of the Special Rate Variation was to generate a sufficient year end budget surplus that could be applied to 'budget shocks' that can occur throughout a financial year and to meet the financial performance measures set by the Office of Local Government. This requires commencing the year with a forecast surplus to enable Council to respond in a timely manner towards infrastructure assets that may fail, the impact of natural disasters on local service provision and clean-up costs, or cost shifting from other tiers of government.

It is also noted that the revised LTFP that is also referred to this 10 June 2026 General Meeting for public exhibition includes a recommendation for the budget (cash) surpluses forecast up to 30 June 2030 to be set aside, if achieved for the development of Westleigh Park to provide recreational opportunities on the site.

It is therefore financially prudent to commence the year with the forecast surplus of $5.37 million (2.5% of the total expenditure budget), to respond to budget matters such as those outlined without affecting the normal continuance of service provision throughout the year.

Capital Works Program

A draft Capital Works Program for 2025/26 of $61.1 million was publicly exhibited, largely funded from external reserves such as grants and development contributions. Three changes have been made during the exhibition period, but the total budget of $61.1 million remains unchanged:

- Footpath on Galston Road, Hornsby Heights (Cawthorne Street to Grevillea Crescent) – the budget has been reduced by $50K from $195K to $145K in line with a revised cost estimate
- A new footpath project at Saint Judes Anglican Church, Dural (Stage 1) has been added to the program with a budget of $50K
- The Share Path on Robert Road, Cherrybrook ($620K) has been substituted for another Share Path on Old Berowra Road in Hornsby (from Amor Street to the School Crossing) as Robert Road is expected to be widened as part of the Cherrybrook rezoning proposal.

Capital budgets have been provided by Project Managers and include budget estimates for large projects, with work scheduled to take place over several financial years. For these projects, the completion of works planned in 2026/27 is dependent upon the delivery of earlier stages currently programmed for delivery in the 2025/26 financial year. Projects requiring the utilisation of grant funds are contingent upon those funds being available.

Rating Structure

Council reviewed its rating structure at the April 2006 Ordinary Meeting when it considered Executive Manager's Report No. CC20/06. That structure has applied in respect of the calculation of the rates since that time and it is recommended that the same rating structure continue in 2026/27. Details of the rate types and yields, rating categories, base amounts, minimum rates for business properties, ad valorem amounts, and other statutory rating information are set out later in this document on p134.

The Valuer General supplied Council with new land values for properties across the Shire as at 1 July 2024. These values have been used for the 2026/27 financial year and will continue to be used in 2027/28.

The rating information is in line with the 5.5% Special Variation increase approved by IPART for 2026/27. The base amount for ordinary, residential and farmland rates will increase from $740 in 2025/26 to $781 in 2026/27.

Council currently provides a rates rebate of $300 per annum to eligible pensioners, which is greater than the statutory requirement set by the NSW Government that provides a reduction of up to $250.

for adoption

BUDGET 2026/27

CONSOLIDATED CASH RESULT	Full Year Budget			
	Total Year 2026/27 Original Budget $	Total Year 2025/26 Total Revised Budget $	Total Year 2025/26 Original Budget $	Dec YTD 2025/26 Actual $
OPERATING INCOME				
Rates and annual charges	(144,804,274)	(134,793,596)	(134,804,066)	(135,678,272)
User charges and fees	(15,859,195)	(15,099,435)	(14,938,137)	(8,777,747)
Interest & investment revenue	(14,612,573)	(8,928,982)	(8,928,982)	(7,763,242)
Other revenue	(4,602,676)	(4,179,866)	(3,932,866)	(2,529,083)
Grants and contributions (operating)	(12,947,451)	(7,978,929)	(10,238,806)	(3,384,379)
Other income (including lease income)	(3,932,124)	(3,094,734)	(3,094,734)	(2,080,993)
Proceeds from the sale of assets	(1,000,000)	(1,000,000)	(1,000,000)	(703,079)
Total operating income	**(197,758,293)**	**(175,075,541)**	**(176,937,591)**	**(160,916,794)**
OPERATING EXPENSES (CONTROLLABLE)				
Employee benefits and on-costs	64,053,553	61,183,169	61,150,704	29,959,765
Materials and services	81,598,068	75,453,371	76,013,426	33,588,572
Borrowing costs	12,000	18,000	18,000	0
Other expenses	4,885,826	5,100,824	5,100,824	2,963,633
Total operating expenses (controllable)	**150,549,447**	**141,755,364**	**142,282,954**	**66,511,970**
Net operating result before depreciation	**(47,208,846)**	**(33,320,177)**	**(34,654,637)**	**(94,404,824)**
CAPITAL INCOME				
Grants and contributions (capital)	(13,155,502)	(17,288,961)	(13,630,810)	(7,873,079)
Total capital income	**(13,155,502)**	**(17,288,961)**	**(13,630,810)**	**(7,873,079)**
CAPITAL EXPENSES				
WIP Expenditure	53,670,998	48,703,280	59,645,110	13,577,854
Asset Purchases	7,413,500	3,903,476	2,563,500	1,706,771
Total capital expenses	**61,084,498**	**52,606,756**	**62,208,610**	**15,284,625**
FUNDING ADJUSTMENTS				
External restricted assets	(7,846,575)	(3,092,818)	(9,723,977)	30,129,185
Internal restricted assets	802,122	(1,207,952)	(6,522,338)	(783,615)
Employee leave payments (from provisions)	956,069	956,069	956,069	1,110,640
Total funding adjustments	**(6,088,384)**	**(3,344,701)**	**(15,290,246)**	**30,456,209**
Net operating & capital result after funding (cash result)	**(5,368,234)**	**(1,347,083)**	**(1,367,083)**	**(56,537,069)**
Consolidated Statutory Reporting Result (Non Cash)				
Net operating result before depreciation	**(47,208,846)**	**(33,320,177)**	**(34,654,637)**	**(94,404,824)**
FINANCIAL REPORTING ADJUSTMENTS - NON CASH				
Depreciation & amortisation	27,781,370	26,559,589	26,559,589	13,510,263
Carrying amount of assets disposed/impaired	2,627,250	0	0	374,814
Total financial reporing adjustments - non cash	**30,408,620**	**26,559,589**	**26,559,589**	**13,885,077**
Net operating result before capital grants and contributions	**(16,800,226)**	**(6,760,588)**	**(8,095,048)**	**(80,894,561)**

for adoption

LONG TERM FINANCIAL PLANNING

Interest on investments and borrowings

Council has adopted an investment strategy which provides the framework to maximise revenue from interest on investments and minimise risk.

Average forecast investment portfolio balance 2026/27	Estimated interest earned at a rate of	Forecast investment income 2026/27
$228 million	4.5%	$10.25 million

No borrowings are planned for 2026/27, in accordance with the recommendations in Council's Long Term Financial Plan for no loan borrowing to be undertaken to ensure long term financial sustainability.

Long Term Financial Plan

A full revision of Council's Long Term Financial Plan (LTFP) was undertaken in 2025. Following public exhibition, the Long Term Financial Plan 2025/26–2034/35 was adopted by Council on 9 July 2025.

An updated revision of the LTFP has since been prepared based on the draft 2026/27 budget. This revision is scheduled to be presented to Council at the 10 June 2026 General Meeting for public exhibition, and is planned to return to Council for adoption at the 12 August 2026 General Meeting after submissions have been reviewed.

for adoption

Introduction

The current Long Term Financial Plan (LTFP) informed the parameters used to develop the draft 2026/27 budget. An updated LTFP has since been prepared to reflect this budget, however, it has not yet been publicly exhibited or adopted by Council. Forward estimates outlined below are based on the currently adopted 2025/26–2034/35 Long Term Financial Plan:

Hornsby Shire Council	Projected Years								
10 Year Financial Plan	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**2031/32**	**2032/33**	**2033/34**	**2034/35**
BUDGET SUMMARY – GENERAL FUND	**$**	**$**	**$**	**$**	**$**	**$**	**$**	**$**	**$**
Income from Continuing Operations									
Rates & Annual Charges	141,081,995	144,891,209	148,803,271	152,523,353	156,336,437	160,244,848	164,250,969	168,357,243	172,566,174
User Charges & Fees	15,341,467	15,755,687	16,181,090	16,585,617	17,000,258	17,425,264	17,860,896	18,307,418	18,765,104
Other Revenues	4,039,054	4,148,108	4,260,107	4,366,610	4,475,775	4,587,669	4,702,361	4,819,920	4,940,418
Grants & Contributions provided for Operating Purposes	10,515,254	10,799,166	11,090,744	11,368,012	11,652,213	11,943,518	12,242,106	12,548,158	12,861,862
Grants & Contributions provided for Capital Purposes	14,538,380	7,667,500	7,736,823	7,802,743	7,870,312	7,939,569	8,010,559	8,083,323	8,157,906
Interest & Investment Revenue	7,508,573	6,915,185	6,957,791	6,851,034	6,774,049	6,878,490	6,986,287	7,097,549	7,212,389
Fair value increment on investment properties	256,750	263,682	270,802	277,572	284,511	291,624	298,914	306,387	314,047
Other Income	3,071,541	3,304,473	3,543,694	3,782,286	3,876,843	3,973,764	4,073,109	4,174,936	4,279,310
Total Income from Continuing Operations	**196,353,014**	**193,745,009**	**198,844,321**	**203,557,227**	**208,270,397**	**213,284,747**	**218,425,200**	**223,694,935**	**229,097,210**
Expenses from Continuing Operations									
Employee Benefits & On-Costs	62,434,651	64,145,234	65,886,205	67,961,764	70,103,740	72,314,260	74,595,516	76,949,773	79,379,366
Borrowing Costs	18,486	18,985	19,498	19,985	20,485	20,997	21,522	22,060	22,611
Materials & Contracts	77,326,193	80,246,503	84,060,077	83,678,155	84,996,907	86,509,408	89,360,602	89,684,117	91,848,761
Depreciation & Amortisation	27,621,973	28,726,851	29,875,926	31,011,211	32,189,637	33,412,843	34,682,531	36,000,467	37,368,485
Other Expenses	5,238,546	5,379,987	5,525,247	5,663,378	5,804,962	5,950,086	6,098,839	6,251,310	6,407,592
Net Losses from the Disposal of Assets	2,611,786	2,716,258	2,824,908	2,932,255	3,043,680	3,159,340	3,279,395	3,404,012	3,533,365
Total Expenses from Continuing Operations	**175,251,635**	**181,233,818**	**188,191,860**	**191,266,747**	**196,159,412**	**201,366,935**	**208,038,405**	**212,311,738**	**218,560,180**
Net Operating Profit /(Loss) for the Year	**21,101,379**	**12,511,191**	**10,652,461**	**12,290,480**	**12,110,985**	**11,917,812**	**10,386,795**	**11,383,197**	**10,537,030**
Capital (Balance Sheet) and Reserve Movements									
Capital Expenditure	(45,603,942)	(42,483,108)	(40,284,688)	(40,667,044)	(41,554,098)	(42,769,389)	(43,736,470)	(42,846,166)	(43,750,644)
ELE Provisions paid out	(956,069)	(956,069)	(956,069)	(956,069)	(956,069)	(956,069)	(956,069)	(956,069)	(956,069)
Other Capital Payments from Provisions	-	-	-	-	-	-	-	-	-
Proceeds from Sale of intangible & tangible Assets	1,027,000	1,054,729	1,083,207	1,110,287	1,138,044	1,166,495	1,195,658	1,225,549	1,256,188
Non-cash Expense Contra Income	27,621,973	28,726,851	29,875,926	31,011,211	32,189,637	33,412,843	34,682,531	36,000,467	37,368,485
Net Transfers (to)/from Reserves	(2,434,366)	(2,434,482)	(2,548,630)	(2,437,180)	(2,753,220)	(3,246,669)	(3,554,770)	(4,231,282)	(4,168,712)
Total Capital (Balance Sheet) and Reserve Movements	**(20,345,404)**	**(16,092,079)**	**(12,830,255)**	**(11,938,796)**	**(11,935,707)**	**(12,392,789)**	**(12,369,121)**	**(10,807,501)**	**(10,250,752)**
Net Result (including Depreciation & Other non-cash items)	**755,975**	**(3,580,888)**	**(2,177,794)**	**351,684**	**175,278**	**(474,977)**	**(1,982,326)**	**575,696**	**286,278**
Add back net loss from disposal of assets (non cash) and funds released from provisions	2,611,786	2,716,258	2,824,908	2,932,255	3,043,680	3,159,340	3,279,395	3,404,012	3,533,365
Cash Budget Surplus/(Deficit)	**3,367,761**	**(864,630)**	**647,114**	**3,283,939**	**3,218,959**	**2,684,363**	**1,297,069**	**3,979,708**	**3,819,642**
					Average Cash Surplus (2025/26 to 2034/35)	**2,286,901**			

for adoption

The Special Rate Variation

Background – Building a strong future for Hornsby Shire

To deliver our community's vision for our beautiful Shire, including securing a positive future for our coming generations that is liveable, sustainable, prosperous and collaborative, it is essential that we have sound financial foundations and continue to spend only within our means.

A Special Rate Variation (SRV) is a common way for local councils to change the rates residents and businesses pay in order to fund future community needs.

We are proud to have provided excellent services and infrastructure for the community for the past decade. However, like many other organisations, a range of internal and external factors emerged putting us under financial pressure and making it necessary to secure our future through a SRV.

We consulted with the community on this issue in October 2022 and submitted our application for a permanent SRV in February 2023. The Independent Pricing and Regulatory Tribunal (IPART) approved our application in June 2023.

The SRV is staged over four years and includes the annual rate peg IPART determines for every council in NSW setting the maximum amount councils can increase the general income they collect from ratepayers.

These are the % rate increases that will apply to rates in year 4 and the final year of the approved Special Rate Variation:

YEAR		HSC rating increase (including rate peg)
Y1	2023/24	8.50%
Y2	2024/25	7.50%
Y3	2025/26	6.50%
Y4	**2026/27**	**5.50%**
	Aggregate	28%
	Cumulative	31.05%

The next seven pages contain detail and proposed annual expenditure on the 16 high level strategic initiatives Council proposed in its application for a SRV.

for adoption

#	capital expenditure
^	operating expenditure

Strategic initiatives – What you have told us is important

Long term financial sustainability

WE NEED	WHAT THAT MEANS	HOW THE SRV WILL BE USED	STRATEGIC ALIGNMENT
Long term financial sustainability			
Ensure that we have sufficient funding to deliver the services you have come to expect and have capacity to respond to unknown shocks, such as natural disasters	Financial sustainability in local government is not only just about balancing budgets; it also involves ensuring that the level of services that the community has come to expect is maintained and continues to be provided into the future. We need to ensure that we have sufficient funding to deliver these services, as well as having the capacity to respond to unknown shocks, such as natural disasters. Council's current operating capacity is insufficient to fund each of the items desired by the community, notably: ■ The normal continuance of services into the future ■ An asset management funding gap of $4.1 million per year ■ Recurrent funding for Hornsby Park of up to $3.1 million per year ■ Strategic initiatives totalling $67.26 million over ten years ■ Sufficient capacity to achieve at least a 2 per cent Operating Performance Ratio each year to respond to unknown shocks.	Additional funding will strengthen our long-term financial sustainability, it would also give us the ability to maintain our assets, deliver the services the community has come to expect and deliver some of the priority projects identified by the community as most important over the next 10 years.	Long Term Financial Plan

Maintaining our assets

WE WILL DELIVER	WHAT THAT MEANS	HOW THE SRV WILL BE USED	STRATEGIC ALIGNMENT	2026/27 $	2027/28 $	2028/29 $	2029/30 $
Maintaining our assets							
Ensure we maintain our buildings, open spaces, roads and drainage at a standard which meets the needs of our community	Hornsby Shire Council delivers a wide range of services and facilities to the community and we need to ensure that we are capable of maintaining our assets – buildings, open spaces, roads and drainage – at a standard you have come to expect. According to the modelling done in the Long Term Financial Plan, there will be insufficient funds to maintain Council's assets in a satisfactory condition into the future. As a result, the condition of Council's assets is expected to decline, and the level of infrastructure backlog will increase unless funding is found	Additional funding through an SRV will enable Council to maintain our assets to a sufficient standard and it is recommended that additional funding is allocated in the Long Term Financial Plan to cover the funding shortfalls. The consequences of not receiving additional funding would be: ■ Deteriorating quality of existing assets ■ Inability to renew ageing assets ■ Inability to adequately maintain newly constructed assets ■ Increased exposure of Council to litigation relating to deteriorating assets.	Asset Management Strategy	3,824,000	7,691,000	5,373,000	3,647,000

for adoption

#	capital expenditure
^	operating expenditure

	WE WILL DELIVER	WHAT THAT MEANS	HOW THE SRV WILL BE USED	STRATEGIC ALIGNMENT	2026/27 $	2027/28 $	2028/29 $	2029/30 $
	Upgrading your community infrastructure – $30,807,000 (over ten years)							
Upgrading your community infrastructure	**Renew our public amenities**	Providing safe, accessible, and inclusive public toilets is critical to ensure community participation in our Shire. While public toilets physically come in many forms, they are all, at a minimum, a private space within a larger public place that supports physical and mental health and hygiene. There are approximately 50 public toilet blocks located across the Shire with most being built in the 1960s or 1970s. Except for the most recent installations, our public toilets do not meet accessibility standards or are aged and do not meet community expectations. Council's Disability Inclusion Action Plan 2021-2025 and Healthy Ageing Hornsby Strategy 2022-2026 identify access to public toilets as a priority.	Additional funding through an SRV will enable Council to undertake a rolling renewal program for public toilets that would enable both accessibility and community expectations to be met.	■ Disability Inclusion Action Plan 2021-2025 ■ Healthy Ageing Hornsby Strategy 2022-2026 ■ (Draft) Flood Risk Management Study and Plan	# 1,000,000	# 1,000,000	# 1,000,000	# 1,000,000
	Community centre access and use upgrades	Council has a network of 23 community centres. Most of them are legacy centres that were built at a time when accessibility wasn't considered. Accessibility audits have been completed on the network (an action in the Disability Inclusion Action Plan) and $4.3M is required to implement audit recommendations.	Additional funding through an SRV will enable Council to upgrade community centres to be accessible by all.		# 430,700	# 430,700	# 430,700	# 430,700

for adoption

#	capital expenditure
^	operating expenditure

	WE WILL DELIVER	WHAT THAT MEANS	HOW THE SRV WILL BE USED	STRATEGIC ALIGNMENT	2026/27 $	2027/28 $	2028/29 $	2029/30 $
Upgrading your community infrastructure	**Improve sportsgrounds change rooms**	Council maintains 43 sportsgrounds, 42 netball courts and 75 tennis courts at 17 centres. Council's emphasis is on grassroots sports and in addition to the playing fields themselves, the supporting amenities/ change rooms are crucial to the effective use of these facilities. Council's Sportsground Strategy 2018 identifies sites where sportsground works are required to meet demands. Most of our change rooms are dated and do not meet current sports standards, or community expectations, particularly catering for female participation. In addition, most of the public toilets do not meet accessibility standards or meet contemporary expectations.	Additional funding through an SRV will enable Council to renew and update change rooms and amenities at major sporting hubs to meet accessibly requirements and community needs.		# 650,000	# 650,000	# 650,000	# 650,000
	Prioritised stormwater upgrades	Council has prepared a draft Flood Risk Management Study and Plan for the various urban catchments within our LGA. The primary purpose of this Plan is to quantify the nature and extent of existing and potential flooding problem and provide a range of options that could be implemented to expand the capacity and effectiveness of our stormwater network.	Additional funding through an SRV will enable Council to implement some of the high priority initiatives identified in our Plan.	■ Climate Wise Hornsby Plan 2021 ■ (Draft) Flood Risk Management Plan and Study	# 1,000,000	# 1,000,000	# 1,000,000	# 1,000,000

For adoption

#	capital expenditure
^	operating expenditure

	WE WILL DELIVER	WHAT THAT MEANS	HOW THE SRV WILL BE USED	STRATEGIC ALIGNMENT	2026/27 $	2027/28 $	2028/29 $	2029/30 $
	Protecting bushland and improving open space – $10,283,419 (over ten years)							
Protecting bushland and improving open space	**Bushland asset management**	The protection of the Shire's biodiversity depends on the careful management of our bushland assets. Our bushland is under pressure from land-use development, invasive species, diseases, climate change, altered bushfire regimes and other human activities. Of the 213 bushland reserves either owned or under the care and control of Council, Council actively manages approximately 80 reserves on an annual basis.	Additional funding from an SRV will enable Council to protect our bushland and undertake ongoing ecological restoration works including: primary, secondary and maintenance weeding, target weeding, post-fire weeding, weed biocontrol monitoring, exotic vine control, revegetation, removal of rubbish/dumped materials, managing vegetation along tracks/ reserve boundaries, soil erosion control, installation of exclusion fencing/edging, soft natural landscaping and habitat creation.	■ Biodiversity Conservation Strategy 2021 ■ Play Plan 2021	^ 868,219	^ 911,630	^ 957,211	^ 1,005,072
	Playground upgrades	Play is essential for a child's healthy development and is recognised in the UN Convention on the Rights of the Child as a universally accepted right. Contemporary play spaces are inclusive for people of all ages, capabilities and backgrounds. Council's Play Plan 2021 sets the direction and priorities for play space development. The Plan also establishes a four-tier hierarchy of provision, including Regional, District, Local and Pocket.	To meet the demand of a growing population, changing demographics, the impacts of climate change on play and the increasing focus on technology and decreasing time spent outdoors, additional funding through an SRV will enable Council to deliver current shortfalls in play spaces in some districts across the local government area.		# 85,000	# 85,000	# 85,000	# 85,000

For adoption

#	capital expenditure
^	operating expenditure

	WE WILL DELIVER	WHAT THAT MEANS	HOW THE SRV WILL BE USED	STRATEGIC ALIGNMENT	2026/27 $	2027/28 $	2028/29 $	2029/30 $
	Sustainable and resilient community – $6,035,096 (over ten years)							
Sustainable and resilient community	**Community Resilence Program – climate change adaptation and mitigation**	With a changing climate, the Hornsby Shire local government area is expected to experience more frequent and intense storm events, floods, fire weather and natural disasters (not funded after 2025/26)	Additional funding from an SRV will allow for the development of a community resilience program to focus on emission reduction, and preparedness and resilience to natural disasters. A resilient and informed community can reduce risk to life and property, and make future disasters (as best as is possible) less challenging and expensive to prepare for, respond to and recover from. The program will involve community engagement and public education on disaster risk and preparations and emissions reduction.	■ Climate Wise Hornsby Plan 2021 ■ Sustainable Hornsby 2040 Strategy (2021) ■ Bushfire Management Strategy 2020 ■ Healthy Ageing Hornsby Strategy 2022-2026	0	0	0	0
Sustainable and resilient community	**Bushfire risk mitigation**	Bushfire is both an inevitable and essential part of our bushland shire. Many of our residents live with the direct risk of bushfire with 34% (19,804) of properties identified as being within bushfire prone land. In response, Council collaborates with many agencies to mitigate the bushfire risk in Hornsby Shire. Further, Council has responsibility (refer to section 63, Rural Fires Act 1997) to take practicable steps to prevent the occurrence of bushfires on, and to minimise the danger of the spread of bushfires from, the 15,000 hectares of natural areas that it manages. Noting this responsibility and risk to residents, Council undertakes a range of operational bushfire management programs and activities designed to mitigate bushfire risk to adjacent properties and the community.	Additional funding from an SRV will allow: ■ Bushfire mitigation activities such as managing hazard complaint response, burn preparation, fire permits ■ Bushfire education ■ Fire trail access and maintenance ■ Asset Protection Zone funding to allow an additional 55 sites to be established during the next five years.		^ 643,709	^ 427,720	^ 427,720	^ 427,720

for adoption

#	capital expenditure
^	operating expenditure

	WE WILL DELIVER	WHAT THAT MEANS	HOW THE SRV WILL BE USED	STRATEGIC ALIGNMENT	2026/27 $	2027/28 $	2028/29 $	2029/30 $
Sustainable and resilient community	**Community Development Programs (e.g. social isolation – Hello Hornsby)**	The impact of COVID-19 on the health and wellbeing of the community has been significant. Social isolation and loneliness can be harmful to both mental and physical health. They are considered significant health and wellbeing issues in Australia because of the impact they have on peoples' lives.	To address social isolation Council is looking to create a range of events and activities as a way of providing inclusive and accessible opportunities to all parts of our community (like the current grant-funded Hello Hornsby program). Whilst seemingly fun and simple, these sorts of opportunities would encourage greater connection within our community and an overall sense of inclusion and belonging.		^ 80,000	^ 80,000	^ 80,000	^ 80,000
	Connected walking and cycling paths – $17,982,370 (over ten years)							
Connected walking and cycling paths	**Shared paths – footpaths and cycleways**	A key priority for Council is prioritising easy, safe and accessible walking and cycling options across the Shire. Council's Walking and Cycling Strategy 2021 and Bike Plan 2019 support walking and cycling as the mode of choice for journeys to our schools, our commercial centres, natural attractions and public transport interchanges.	Additional funding through an SRV will enable to Council to invest in safe, accessible and attractive pedestrian paths, crossings, cycleways, bicycle parking and supporting infrastructure.	■ Walking and Cycling Strategy 2021 ■ Biodiversity Conservation Strategy 2021 ■ Active Living Hornsby 2015 ■ Unstructured Recreation Strategy 2008 ■ Sustainable Hornsby 2040 Strategy (2021) ■ Disability Inclusion Action Plan 2021-2025 ■ Healthy Ageing Hornsby Strategy 2022-2026	# 1,392,600	# 1,392,600	# 1,392,600	# 1,392,600
	Track and trail upgrades for accessibility	Council has 23kms of formal bushwalking track on Council managed lands, made up of 27 bushwalking track experiences. Maintenance is required on both the natural surfaces and the hard infrastructure including steps, boardwalks, signage, handrails, pedestrian bridges, platforms/lookouts and seating	Additional funding from an SRV will enable Council to manage overgrown vegetation and fallen trees, maintain soil erosion controls, maintain drainage controls, clean signs and oil or paint boardwalks to ensure bushwalking in Hornsby Shire continues to be a pleasant and rewarding experience.		# 300,983	# 316,032	# 331,833	# 348,425
	Track and trail maintenance	It is important that all members of our community have the opportunity to enjoy our natural environment and there has been an increased focus on upgrading our bushwalking tracks to make them accessible.	Council has a commitment to accessibility through our Disability Inclusion Action Plan and Healthy Ageing Hornsby Strategy and additional funding from an SRV would enable Council to increase the number of accessible tracks across the Shire		^ 72,352	^ 75,969	^ 79,768	^ 83,756

Not for adoption

#	capital expenditure
^	operating expenditure

	WE WILL DELIVER	WHAT THAT MEANS	HOW THE SRV WILL BE USED	STRATEGIC ALIGNMENT	2026/27 $	2027/28 $	2028/29 $	2029/30 $
	Planning for our future – $1,000,000 (over four years commencing 2026/27)							
Planning for our future	**Improve strategic planning, including developing the Pennant Hills Town Centre Master Plan and Place Plan**	Following completion of NorthConnex, traffic on Pennant Hills Road and surrounding local roads will ease and there will be opportunities for different types of land uses and business investments, improved amenity, and opportunity for alternative modes of transport. Pennant Hills Town Centre requires revitalisation and renewal, and a review of the Pennant Hills Road Corridor between Pennant Hills and Thornleigh will be undertaken. The Hornsby Community Strategic Plan, the Hornsby Local Strategic Planning Statement, the Employment Land Study and the Housing Strategy all identify the revitalisation of the Pennant Hills Town Centre, urban growth opportunities and the potential to leverage the investment in NorthConnex in Pennant Hills and along the Pennant Hills Road Corridor.	Additional funding through an SRV will enable Council to prepare a revised master plan and investigate potential placed-based opportunities aimed at improving the amenity and public spaces for local residents.	■ Local Strategic Planning Statement 2020 ■ Housing Strategy 2020	^ 250,000	^ 250,000	^ 250,000	^ 250,000
	Improving our technology – $1,150,000 (over ten years)							
Improving our technology	**Providing better customer service, including enhanced cyber security**	As more and more community members interact with Council through digital channels, it is important that Council continues to provide quality customer service and keeps your data safe.	Additional funding through an SRV will enable Council to enhance cyber security and continue to manage data with the appropriate privacy, security and cyber controls.	■ Technology and Transformation Strategy 2025-2029	^ 100,000	^ 100,000	^ 100,000	^ 100,000
				Total operating expenditure	**2,014,279**	**1,845,319**	**1,894,699**	**1,946,548**
				Total capital expenditure	**4,859,283**	**4,874,332**	**4,890,133**	**4,906,725**
				Asset management	**3,824,000**	**7,691,000**	**5,373,000**	**3,647,000**
				TOTAL	**10,697,562**	**14,410,651**	**12,157,832**	**10,500,273**

for adoption

RATING INFORMATION

Rating statement based on Special Rate Variation increase of 5.5% (including rate peg) on Ordinary Rates and Catchments Remediation Rate

On 15 June 2023, the Independent Pricing and Regulatory Tribunal (IPART) approved Council's application for a Special Rate Variation under Section 508A of the Local Government Act 1993.

The increases approved by the IPART are as follows, inclusive of the annual rate peg:

YEAR		HSC rating increase (including rate peg)
Y1	2023/24	8.50%
Y2	2024/25	7.50%
Y3	2025/26	6.50%
Y4	**2026/27**	**5.50%**
	Aggregate	28%
	Cumulative	31.05%

The increase in general income to apply for 2026/27, year 4 and the final year of the approved Special Rate Variation, is 5.5% (including the rate peg) of the combined Ordinary Rate (residential, farmland, business including Hornsby CBD and Shopping Centre) and Catchments Remediation Rate.

The rate peg

Every year the IPART decides a rate peg for each council in NSW which sets the maximum amount councils can increase the general income they collect from ratepayers (rates income). The IPART implemented a new rate peg methodology from 2024/25 to more accurately reflect council cost changes by using forecasts to measure changes in base costs and better account for council diversity through the inclusion of council-specific factors and adjustments.

In 2026/27, the rate peg for each council is based on:

- The Base Cost Change for each council group
- A separate Emergency Services Levy (ESL) factor. Year-on-year changes in Council ESL invoices and some previous costs not captured in the rate peg when these increases were subsidised. Council ESL contributions support the work of emergency services in NSW
- Local Government election costs.

The rate peg also includes a population factor that varies for each council in NSW depending on how fast its population is growing.

For 2026/27, the IPART has set the rate peg for each council at between 2.7% and 5.7%, depending on its population factor.

For Hornsby Shire Council, the 2026/27 rate peg has been set at 3.6% which includes a base cost change of 3.0%, an ESL factor of 0.1%, an ESL subsidy catch-up adjustment of 0.4%, an election cost adjustment of -0.1%, and a population factor and adjustment of 0.3%. (For more information, see **ipart.nsw.gov.au**)

This 3.6% is absorbed into the overall 5.5% Special Rate Variation increase already approved by the IPART for 2026/27.

Rates for 2026/27

At its meeting of 10 June 2026, Council determined the following Ordinary and Catchments Remediation rating structure.

The following rates in the dollar have been calculated on the 5.5% rate increase:

Category	Number of properties	Minimum Rate $	Number of Minimums	Property value Minimums	Base Amount $	Ad Valorem Rate	Ordinary Rate Yield $	Ad Valorem Rate	Catchment Remediation Rate Yield $	Total Yield $
Business	2,212	819	1,144	179,646,821		0.264868	6,474,841	0.014261	323,791	6,798,632
Farmland	311				781	0.068210	830,986	0.004821	41,566	872,552
Hornsby CBD	507	819	104	11,495,580		0.497937	3,264,122	0.025112	163,208	3,427,329
Major Retail Shopping Centre	5					1.791822	1,681,105	0.089593	84,057	1,765,162
Residential	52,391				781	0.075531	82,947,389	0.007453	4,147,300	87,094,689
Total	**55,426**		**1,248**	**191,142,401**			**$95,198,443**		**$4,759,921**	**$99,958,364**

for adoption

Rates are levied on properties in accordance with their categorisation. Properties are categorised as Residential, Business or Farmland based on their dominant use. The Hornsby CBD and Shopping Centre sub categories of the Business rate are levied on properties located within defined areas. Maps of Council's rating categories are available on Council's website. For more information please contact Council's Revenue Team Leader on 9847 6650.

Council sets the amount of the Minimum Rate, levied on Business and Hornsby CBD properties, at the maximum permissible level determined by IPART each year. Council increases the base amount of the Ordinary Rate, levied on Residential and Farmland properties, by the same dollar value as the increase in the Minimum Rate, rounded up to the nearest whole dollar. The maximum amount of the Ordinary Rate base charge is capped at a value where the total yield from the base charge raises 50% of the total amount of the Ordinary Rate in each category.

Rate reductions for eligible pensioners

In accordance with statutory requirements, eligible pensioners across NSW are entitled to a reduction of up to $250 in the Ordinary Rates and Domestic Waste Management services that are payable to their councils in respect of their properties.

Rebates are granted pro rata if you become an eligible pensioner part-way through the year, calculated on a quarterly basis. Rebates are also reversed pro rata if you become ineligible part-way through the year. If you have not claimed a pension rebate you are entitled to, Council will grant the rebate retrospectively for the current year and the previous year only. Please note there are some qualifications to this reduction as set out in Section 575 of the Local Government Act 1993 (the Act).

Following feedback from the community regarding issues of pensioner rate rebates relating to the 2023 approved Special Rate Variation, Council's Hardship Policy was reviewed and the rebate to eligible pensioners increased by $50 to $300 per annum from 2023/24.

Postponement of rates

Where a property is used as a single dwelling but because of zoning or permitted use has a land value that reflects potential use rather than actual use, Council will provide a postponement of rates in accordance with Section 591 of the Act.

Interest on overdue rates

Interest accrues on a daily basis on rates and charges that remain unpaid after they become due and payable, at the maximum interest allowable under Section 566(3) of the Act. For the period 1 July 2026 to 30 June 2027 the maximum rate of interest payable is 9.5% per annum.

Non-Rateability

Council deems land to be non-rateable strictly in accordance with Sections 555 and 556 of the Act.

Land Value

The ad valorem system of rating used by Council requires land valuations to be furnished by the Valuer General. Council cannot make and levy a rate in respect of a parcel of land unless Council has been provided with a valuation of that land under the Land Valuation Act. Council does not participate in the valuation of land for rating purposes.

Under the Valuation of Land Act 1916, the Valuer General is required to carry out a general revaluation of all properties in Council's LGA every three years for the purposes of levying land rates. However, Council will be required to use land values provided by the Valuer General with a valuation base date of 1 July 2024 for the purpose of levying rates for the 2026/27 year.

Summary

The raising of general rate income for 2026/27 is based on the following:

- The total amount of general rates levied (general income) comprising what Council has defined as the Ordinary Rate and the Catchments Remediation Rate
- The annual amount levied for the Catchments Remediation Rate being 5% of the annual amount levied for Ordinary Rates
- A rate increase to general income of 5.5% including the rate peg.

Catchments Remediation Rate

The Catchments Remediation Rate (CRR) plays a key role in Council's ongoing efforts to enhance water quality across the Shire. Levied at 5% of Council's total ordinary rate revenue in 2026/27, the CRR is dedicated solely to funding water quality improvements, benefiting all rateable properties within the catchments and residents' lifestyles.

In 2026/27, the CRR is expected to yield over $4.7 million, contributing significantly to our ongoing water quality improvement initiatives. Since its inception in July 1994, the CRR has generated over $80 million, demonstrating the long-term commitment to enhancing water quality across the Hornsby Shire.

The funds generated through the CRR have been critical for the implementation of numerous water quality improvement projects. To date, over 400 water quality improvement assets have been constructed and installed, effectively preventing thousands of tonnes of pollution, including litter, sediment, and organic matter, from entering our waterways. Notably, in 2025/26 over 600 tonnes of material were successfully removed from stormwater quality assets across the Shire.

Capital projects

The capital works program under the CRR focuses on installing water quality treatment devices, such as gross pollutant traps, wetlands, biofiltration basins, and stormwater harvesting systems. In 2026/27, Council intends to construct and upgrade stormwater quality devices in Hornsby Heights (Clarinda wetlands), West Pennant Hills (Walumeda wetlands), and Cherrybrook (Kenburn Avenue, Woodgrove Avenue).

Also supported by the CRR

In addition to capital projects, the CRR program supports various pollution prevention initiatives, including regular maintenance and repair of catchment remediation assets, ongoing catchment health monitoring, daily swimming conditions maps, monitoring of stormwater harvesting systems, remote estuary water quality monitoring, and support for water conservation, environmental education, and emergency spill response.

The Catchments Remediation Program continues to make significant contributions in improving water quality across the Hornsby Shire. For more information on the current Catchments Remediation Program see our website or call Council's Environment Operations Manager on 9847 6860.

for adoption

DOMESTIC WASTE MANAGEMENT

The Domestic Waste Management Charge

The Domestic Waste Management Charge (DWMC) is an annual charge levied for the availability and actual provision of waste management services provided to all domestic premises under Sections 496 and 504 of the Local Government Act 1993. All domestic properties are charged the DWMC "Availability Charge" that covers costs associated with making services potentially available to all domestic premises. The annual DWMC "Services Charge" is levied on domestic properties receiving domestic waste management services.

Council operates a Waste Management Restricted Reserve (WMRR) to manage waste budget cost pressures and unforeseen budget impacts, contract variation costs, funding for one-off non-recurrent projects, waste asset replacements, managing historical landfills and to assist minimise any budgetary shocks from costs associated with providing domestic waste management services or improving resource recovery outcomes. Council is prohibited from funding domestic waste management services from its Ordinary Rates and is required to fund these services from the DWMC and the WMRR. Where WMRR accrued funds are insufficient, borrowings from the Ordinary Rates general fund budget are permitted, with the DWMC budget being required to repay such borrowings

Domestic Waste Management services include:

- Domestic kerbside garbage, recycling and green waste collection services (excluding user pays services)
- Domestic bulky waste collection services (excluding user pays services)
- Waste, recyclables, organics and bulky waste processing, recycling and disposal services
- Customer services including Waste Hotline, face to face counter and online support services
- Community engagement, education and communication services associated with the provision of domestic services
- Waste compliance activities associated with the provision of domestic services including development control activities, managing bulky collections and illegal dumping management
- Waste management strategic planning, procurement and contract management activities, administrative support services of the Waste Management Branch and associated Council corporate overheads
- Rehabilitation and remediation of historical landfill sites, including long term maintenance, and environmental monitoring, advisory services and environmental protection works.

Domestic waste management charge calculation

The DWMC reflects the reasonable costs of providing waste management and associated services to domestic premises. The DWMC is calculated to cover the costs of providing domestic waste management services and to maintain a Waste Management Restricted Reserve in accordance with Council's Restricted Asset Account – Waste Reserve Policy.

Domestic Waste Management costs for 2026/27 include:

SERVICE DESCRIPTION	2026/27 $
Collection services	15,100,000
Disposal services	13,032,616
Green waste processing	3,100,000
Recyclables acceptance	1,200,000
Thornleigh Community Recycling Centre	790,000
Waste Services direct operating costs (* includes $2.289M for Foxglove Oval landfill remediation and management)	* 6,937,269
Council corporate overheads	681,326
TOTAL	**$40,841,211**

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INCOME for 2026/27 Type of service	Number of users	Availability of service charge $	Annual service charge $	TOTAL $ per serviced property pa $	% increase from 2025/26	Service charge revenue $	TOTAL $
Single Unit Dwelling / up to 5-storey Multi Unit Dwelling (SUD)	48,113	139	695	834	10% increase (subject to rounding)	(40,126,242)	
High Rise Multi Unit Dwelling (MUD – 6-storeys and above)	4,065	139	556	695	10% increase (subject to rounding)	(2,825,175	
Single Rateable Property with multiple dwellings (combined charge)	1,082			834		(902,388)	
Vacant land availability	414	139			10% increase	(57,546)	
Additional user pay bin services			Variable based on service			(1,931,584)	
Sub-Total							**(45,842,935)**
Pensioner Rebate							**650,000**
TOTAL							**(45,192,935)**

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Domestic waste management charge increase or decrease justification

Council has increased the Availability Charge and the Domestic Waste Management Service Charge (DWMC) for 2026/27 by 10 per cent to fund the rollout of a new food recycling service that commences 1 July 2027 to comply with the Protection of the Environment Operations Act Food Organics mandate by the NSW Government. Food recycling bins, kitchen caddies and compostable liners will be delivered to residents April-June 2027. Additional cost pressures from increased waste collection and processing contract costs, and historical landfill remediation costs, will also be funded under the DWMC increase. The DWMC also includes the NSW Government's Waste Levy tax of $174.20 per tonne (26-27 rate is plus CPI) on waste disposed of to landfill representing over 12 per cent of total DWMC cost or 41 per cent of disposal costs.

Based on forecast figures, domestic waste management operational expenditure of $40,841,211 and income of $45,192,935 is expected to generate an operating surplus of $4,351,724 at 30 June 2027.

As Council prepares to transition to a new food organics collection and processing service commencing 1 July 2027, new food organics wheelie bins and kitchen caddies will be required. The estimated one-off capital cost of this initiative is approximately $4.85M. This expenditure has been included in the 2026/27 domestic waste management budget, as the service rollout campaign will occur between April and June 2027. The inclusion of this one-off capital expense will result in a net waste budget deficit of $498,276, which will be funded from the Waste Management Reserve Restricted (WMRR).

In addition, the 2026/27 Foxglove historical landfill monitoring and remediation costs of $2.289M have been accommodated within the domestic waste management operational budget and WMRR. As a result, internal borrowing from Council's General Fund will not be required for this year.

Domestic Waste Management Charge Refund Policy

Council advises that it is the property owner's responsibility to annually (or on purchasing a new property) check their Domestic Waste Management Charge(s) and the actual services or bin numbers at the premises. It is the property owner's responsibility to promptly contact council's Waste Hotline 13 70 30 to raise any concerns regarding listed charges, where services may not be at the property – such as missing bins or additional bins that may have been removed from the property, or unwanted additional bin services.

In such circumstances, Council will only refund up to three months of the relevant pro rata charges.

If you have any questions, please call Council's Waste Manager on 9847 4816.

CAPITAL PROJECTS

NEW, IMPROVE, MAINTAIN

for adoption

CAPITAL PROJECTS 2026/27

Project delivery may be subject to cost increases, labour and supply shortages

Capital connections to the Community Strategic Plan

CSP STRATEGIC DIRECTION	1. CONNECTED AND COHESIVE COMMUNITY	■ Community buildings ■ Library resources
CSP STRATEGIC DIRECTION	2. INCLUSIVE AND HEALTHY LIVING	■ Foreshores ■ Major project – Hornsby Park ■ Major project – Westleigh Park ■ Parks and sporting
CSP STRATEGIC DIRECTION	3. SAFE, INTEGRATED AND ACCESSIBLE TRANSPORT	■ Local footpaths and shared paths ■ Local roads and traffic
CSP STRATEGIC DIRECTION	5. HEALTHY NATURAL ENVIRONMENT	■ Bushland recreational and accessibility ■ Stormwater drainage ■ Waterways
CSP STRATEGIC DIRECTION	6. VIBRANT AND VIABLE PLACES	■ Major project – Public Domain
CSP STRATEGIC DIRECTION	7. INFORMED AND ENGAGED COMMUNITY	■ Light and heavy fleet
CSP STRATEGIC DIRECTION	8. RESPONSIVE AND EFFECTIVE CIVIC LEADERSHIP	■ Corporate items

for adoption

Funding source definitions			
General funds	Council's 'base' funding – general revenue	**DWM**	Domestic Waste Management
Restricted Asset	Funds transferred to reserve accounts to be used in future years	**Grants**	Funds provided by external sources and spent in accordance with the relevant funding agreement
s7.11/s7.12	Contributions imposed as a condition of development consent and expended in accordance with an adopted Development Contributions Plan	**AMP**	Asset Management Plan
CRR	Catchments Remediation Rate	**SRV**	Special Rate Variation

for adoption

	General funds	Restricted Asset	s7.11/ s7.12	CRR	DWM	Grants	AMP	SRV	TOTAL
Major projects									
HORNSBY PARK									
Responsibility: Manager, Infrastructure Planning									
Embellishment									
102110 Crusher Plant – feasibility and concept planning			100,000						**100,000**
102111 Old Mans Valley North – design development		500,000							**500,000**
Responsibility: Manager, Environment									
Vegetation									
101441 Hornsby Quarry vegetation management			200,000						**200,000**
102052 Circulation vegetation			200,000						**200,000**
Responsibility: Manager, Infrastructure Delivery									
Old Mans Valley Field of Play									
102037 Buildings and amenities			2,011,500			2,011,500			**4,023,000**
102036 Civil landscape and Field Of Play			3,884,248			3,884,248			**7,768,496**
102038 Mountain bike facilities			202,800			202,800			**405,600**
102034 Project team			908,419			908,419			**1,816,838**
102035 Services enhancement			1,048,535			1,048,535			**2,097,070**
Responsibility: Manager, Infrastructure Operations									
Asset renewals									
101988 Hornsby Park asset renewals (SRV)								716,000	**716,000**
Responsibility: Manager, Infrastructure Delivery									
WESTLEIGH PARK									
100614 100614 – Westleigh Park development – construction			200,000						**200,000**
Responsibility: Manager, Infrastructure Delivery									
PUBLIC DOMAIN									
102105 Gateway and suburb signage			1,270,000						**1,270,000**
101734 Galston Village Public Domain upgrades		5,000,000							**5,000,000**
Manager, Library and Community Services									
COMMUNITY/CULTURAL/ARTS CENTRE									
100403 Wallarobba Arts and Cultural Centre redevelopment			550,000						**550,000**
Responsibility: Manager, Infrastructure Delivery (moved from Local roads and traffic, p142)									
TRAFFIC									
100877 Hornsby, Peats Ferry/Bridge Roads intersection upgrade		1,870,000							**1,870,000**
Major projects totals		~~5,500,000~~ 7,370,000	10,575,502			8,055,502		716,000	~~24,847,004~~ 26,717,004

		General funds	Restricted Asset	s7.11/ s7.12	CRR	DWM	Grants	AMP	SRV	TOTAL
Responsibility: Manager, Infrastructure Planning										
Local footpaths										
102099	Beecroft, Kirkham Street – missing link to local road			40,000						**40,000**
102095	Berowra, High Street – RFS to school			8,811						**8,811**
102101	Berowra, Richards Close – The Gully Road to end		120,000							**120,000**
102066	Berowra Heights, Wyanna Street – Easton Road to Barnetts Road	215,250								**215,250**
102126	Dural, (St Judes Anglican Church) The Terrace, Galston Road to intersection (Stage 1)		50,000							**50,000**
102097	Hornsby, Old Berowra Road – link road to no. 51			22,750						**22,750**
102067	Hornsby, Rosemead Road – Valley Road to Hornsby Park	71,500								**71,500**
102103	Hornsby Heights, Galston Road – Cawthorne Street to Grevillea Crescent		~~195,000~~ 145,000							~~**195,000**~~ **145,000**
102096	North Epping, Boundary Road – Downes Street intersection to bus stop			6,750						**6,750**
102100	Pennant Hills, Shields Lane – Willis Avenue to Werona Street			52,000						**52,000**
102098	Pennant Hills, Warne Street – no. 29 to Weemala Road			22,500						**22,500**
102104	Thornleigh, Cavendish Street – Albion Street to Paling Street		110,000							**110,000**
102068	Thornleigh, Vale Road – Wareemba Avenue to Norman Road	99,500								**99,500**
102069	Wahroonga, Woolcott Avenue – school to Driveaway 2A	45,250								**45,250**
102070	Westleigh, Corang Road – Quarter Sessions Road to Eucalyptus Drive	68,500								**68,500**
102102	Westleigh, Quarter Sessions Road – Duffy Avenue to Bottlebrush Road		75,000							**75,000**
Local footpaths totals		**500,000**	**500,000**	**152,811**						**1,152,811**

		General funds	Restricted Asset	s7.11/ s7.12	CRR	DWM	Grants	AMP	SRV	TOTAL
Responsibility: Manager, Infrastructure Planning										
Foreshores										
100221	Foreshore facilities – investigations and planning	91,000								**91,000**
Foreshores totals		**91,000**								**91,000**

for adoption

		General funds	Restricted Asset	s7.11/ s7.12	CRR	DWM	Grants	AMP	SRV	TOTAL
Local roads and traffic										
Responsibility: Manager, Infrastructure Planning										
LOCAL ROADS										
102071	Berowra Heights, Turner Road – Elizabeth Street to Cambewarra Crescent	1,077,000					820,000			**1,897,000**
102073	Cheltenham, Boronia Place – Boronia Avenue to Lyne Road	880,000								**880,000**
102072	Thornleigh, Lovett Street – Wells Street to Pritchard Street	543,000					117,000			**660,000**
Responsibility: Manager, Infrastructure Delivery										
UNSEALED ROADS MAINTENANCE										
102085	Singletons Mill, Singleton Road (Stage 2)	300,000								**300,000**
Manager, Infrastructure Operations										
ROADS PRECONSTRUCTION AND MAINTENANCE										
100129	Kerb and gutter various	120,000								**120,000**
100128	Local roads preconstuction	150,000								**150,000**
100184	Pavements resurfacing and rehabilitation	2,025,000					560,927			**2,585,927**
Manager, Infrastructure Planning										
TRAFFIC										
~~100877~~	~~Hornsby, Peats Ferry/Bridge Roads intersection upgrade~~ *(moved to Major Projects, p140)*		~~1,870,000~~							~~**1,870,000**~~
101853	Traffic planning and design	~~329,000~~ 50,000								~~**329,000**~~ **50,000**
	Wideview Road, Berowra – crossing at schools ramps and path	60,000								**60,000**
	Northcote Road, Hornsby – road delineation, parking lane, lines, kerb blisters	30,000								**30,000**
	John Road, Cherrybrook – road delineation, parking lane, lines, kerb blisters	29,000								**29,000**
	Bellevue Street, Thornleigh – pedestrian refuge near Bellevue Street	80,000								**80,000**
	Mount Pleasant Avenue, Normanhurst – pedestrian refuge near Pennant Hills Road	80,000								**80,000**
Manager, Infrastructure Planning										
SHARED PATHS										
102074	Asquith, Amor Street – Pacific Highway to Old Berowra Road (SRV)								1,000,000	**1,000,000**
~~102077~~	~~Cherrybrook, Robert Road – Oliver Way to John Road to Hall Road (SRV)~~ Hornsby, Old Berowra Road – Amor Street to school crossing		620,000							**620,000**
102075	Hornsby, Clarke Road – Malsbury Road to Holmwood Avenue (SRV)		207,000						393,000	**600,000**
102076	Hornsby, Neutral Road – Clarke Road to Hall Road (SRV)		300,000							**300,000**
Local roads and traffic totals		**5,424,000**	~~**2,997,000**~~ **1,127,000**				**1,497,927**		**1,393,000**	~~**11,311,927**~~ **9,441,927**

for adoption

		General funds	Restricted Asset	s7.11/ s7.12	CRR	DWM	Grants	AMP	SRV	TOTAL
Stormwater drainage										
Manager, Infrastructure Delivery										
101984 101985	Galston drainage upgrade, Gardener Road – The Glade and The Knoll (Stage 2) (SRV)							996,545	1,000,000	**1,996,545**
Manager, Infrastructure Planning										
100201	Drainage investigations	200,000								**200,000**
101996	Minor drainage works	270,000								**270,000**
Stormwater drainage totals		**470,000**						**996,545**	**1,000,000**	**2,466,545**

		General funds	Restricted Asset	s7.11/ s7.12	CRR	DWM	Grants	AMP	SRV	TOTAL
Manager, Environment										
Bushland and waterways										
BUSHLAND RECREATIONAL AND ACCESSIBILITY										
102108	Berowra Heights, Deep Bay Creek to Turner Road Fire Trail – Great North Walk upgrades (SRV)								195,500	**195,500**
101557	Hornsby mountain bike trail – upgrades		250,000							**250,000**
101983	Hornsby, Reddy Park – accessible loop track upgrade (SRV)		45,000							**45,000**
102109	Hornsby, Rofe Park to Asquith Park – establishing connections and bushwalking track upgrades			150,000						**150,000**
101622 101930	Thornleigh, Larool Creek – bridge (shared use) (SRV)		60,000	140,000						**200,000**
102113	Thornleigh-Normanhurst bushwalking trail links – Begonia Reserve			190,000						**190,000**
101889	Westleigh Park – mountain bike trails		2,000,000							**2,000,000**
101982	Bushland wayfinding signage upgrades (SRV)		20,000						105,500	**125,500**
WATERWAYS (Catchments Remediation Rate)										
102093	Cherrybrook, Kenburn Avenue – gross pollution device (underground vaults)				400,000					**400,000**
102091	Cherrybrook, Woodgrove Avenue – gross pollution device (trash rack)				200,000					**200,000**
102090	Hornsby, Clarinda Street – wetland				800,000					**800,000**
102092	West Pennant Hills, New Farm Road – wetland (Walumeda)				1,000,000					**1,000,000**
Bushland and waterways totals			**2,375,000**	**480,000**	**2,400,000**				**301,000**	**5,556,000**

for adoption

		General funds	Restricted Asset	s7.11/ s7.12	CRR	DWM	Grants	AMP	SRV	TOTAL
Manager, Parks and Recreation										
Parks and sporting										
SPORTING FACILITIES										
Sporting change room renewals										
101977	Asquith Oval changerooms (SRV)		200,000							**200,000**
102107 101369	Normanhurst Oval amenities (SRV)		400,000	600,000						**1,000,000**
101978	North Epping Oval amenities (SRV)								600,000	**600,000**
101934	Sportsground amenities program investigation, design and mangement (SRV)								50,000	**50,000**
Sportsfield renewals										
101611	Cricket wicket renewal	60,000								**60,000**
102079	Sportsground renewal	135,000								**135,000**
PARKS										
100322	Parks asset group – parks							515,711		**515,711**
101610	Park fencing renewal	100,000								**100,000**
101609	Park furniture renewal	90,000								**90,000**
Public amenities building renewals										
101976	Accessibility improvements public toilets (public amenities) (SRV)								150,000	**150,000**
101975	Asquith Oval public toilets (SRV)								500,000	**500,000**
101974	Galston, Fagan Park – American Garden toilet (public amenities) (SRV)								150,000	**150,000**
101972	Galston, Fagan Park – Netherby toilet (public amenities) (SRV)		50,000						100,000	**150,000**
101933	Public toilet program investigations, design and mangement (SRV)								100,000	**100,000**
Playground renewals (including equipment and facilities)										
101519	Cherrybrook, Edward Bennett Oval – oval and playground upgrade		200,000	1,150,000						**1,350,000**
102082	Cherrybrook, Parkhill Crescent Park – playground upgrade	150,000								**150,000**
102017	Galston, Fagan Park – Netherby and Childrens Forest		100,000							**100,000**
101568	Galston, Fagan Park – playground			500,000						**500,000**
102080	Glenorie, Cairnes Road Park – playground	300,000								**300,000**
101874	Hornsby, Willow Park (design)			40,000						**40,000**
102083	Pennant Hills, Briddon Close Park – playground upgrade	150,000								**150,000**
102081	Westleigh, Western Crescent Park – playground upgrade	300,000								**300,000**
102084	Minor playground improvements	100,000								**100,000**
101350	Playground undersurfacing	100,000								**100,000**
101753	Playground renewal (SRV)								85,000	**85,000**
Parks and sporting totals		**1,485,000**	**950,000**	**2,290,000**				**515,711**	**1,735,000**	**6,975,711**

for adoption

		General funds	Restricted Asset	s7.11/ s7.12	CRR	DWM	Grants	AMP	SRV	TOTAL
Manager, Library and Community Services										
Community centres										
101955	Berowra Community Centre – electrical upgrades			340,000						**340,000**
101997	Berowra Community Centre – internal access works (SRV)		499,000						351,000	**850,000**
101748	Inclusive Community Centres – compliance with audit (SRV)								80,000	**80,000**
Community centres totals			**499,000**	**340,000**					**431,000**	**1,270,000**

		General funds	Restricted Asset	s7.11/ s7.12	CRR	DWM	Grants	AMP	SRV	TOTAL
Manager, Library and Community Services										
Library resources										
100545	Library and Community Branch Administration	95,000								**95,000**
100551	Library Childrens and Youth Services	98,000								**98,000**
100554	Library Customer and Network Services	28,100		90,000						**118,100**
100555	Library Customer Services	64,200								**64,200**
100549	Library Reference and Local Studies	100,000								**100,000**
100547	Library Technology and Resource	13,200								**13,200**
Library resources totals		**398,500**		**90,000**						**488,500**

		General funds	Restricted Asset	s7.11/ s7.12	CRR	DWM	Grants	AMP	SRV	TOTAL
Fleet										
Responsibility: Manager, Governance and Customer Service										
LIGHT FLEET										
100010	Fleet administration	1,480,000								**1,480,000**
Manager, Infrastructure Operations										
HEAVY FLEET										
100098	Heavy fleet and mechanical services	595,000								**595,000**
Fleet totals		**2,075,000**								**2,075,000**

for adoption

		General funds	Restricted Asset	s7.11/ s7.12	CRR	DWM	Grants	AMP	SRV	TOTAL
Manager, Waste Management										
Corporate items										
102087	Domestic Waste Management – Food Organics Collection Contract					4,850,000				**4,850,000**
Corporate items totals						**4,850,000**				**4,850,000**

	General funds	Restricted Asset	s7.11/ s7.12	CRR	DWM	Grants	AMP	SRV	TOTAL
CONSOLIDATED TOTAL 2026/27	**10,443,500**	**12,821,000**	**13,928,313**	**2,400,000**	**4,850,000**	**9,553,429**	**1,512,256**	**5,576,000**	**61,084,498**

for adoption

PLANNED CAPITAL PROJECTS 2027/28 TO 2029/30

Major projects

2027/28
Responsibility: Manager, Infrastructure Delivery
HORNSBY PARK
Crusher Plant development
Old Mans Valley North development
PUBLIC DOMAIN
Asquith to Mount Colah (Stage 2)
TRAFFIC
Hornsby, Peats Ferry/Bridge Roads intersection upgrade
WESTLEIGH PARK
Stage 1A development
TOTAL = ($'000) **(TBA)**

Project changes to future years may be required due to cost increases, labour and supply shortages, reprioritisation and community input. Exact locations will be confirmed following detailed planning and site assessment.

Major projects

2027/28
Manager, Library and Community Services
COMMUNITY/CULTURAL/ARTS CENTRE
Wallarobba Arts and Cultural Centre redevelopment
TOTAL = ($'000) **10,380**

Responsibility: Manager, Infrastructure Planning

Local footpaths

2027/28	2028/29
Berowra, Pacific Highway – Berowra Waters Road to Rickard Road (eastern side of highway)	~~Berowra, High Street – Rural Fire Service to end (northern side)~~ (to 27/28)
Cherrybrook, Hancock Drive – Purchase Road to Kentia Place (northern side of Hancock Drive)	~~Berowra Heights, Woodcourt Road – Alan Road to Longdale Avenue (northern – school side)~~ (to 27/28)
Hornsby, Sherbrook Road – Stephen Street to Salisbury Road	~~Mount Kuring-gai, Glenview Road – Crawford Road to end (southern)~~ (to 27/28)
Normanhurst, Denman Parade – Normanhurst Road to Edwards Avenue	~~Mount Kuring-gai, King Street – Low Street to Leeming Street (northern)~~ (to 27/28)
Thornleigh, Eddy Street – Tillock Street to Janet Avenue (northern side of Eddy Street)	~~Mount Kuring-gai, Low Street – King Street to Church Street (western)~~ (to 27/28)
Wahroonga, Jubilee Street – Collings Street to Edgeworth David Avenue	Berowra Heights, Mangaloo Street – Turner Road and Lingellen Street (connecting to Lingellen Street)
Berowra, High Street – Rural Fire Service to end (northern side)	Normanhurst, Knox Place – Milson Place to end (side TBD)
Berowra Heights, Woodcourt Road – Alan Road to Longdale Avenue (northern – school side)	Thornleigh, Wareemba Avenue – Vale Road to Derribong Place (Stage 3)
Mount Kuring-gai, Glenview Road – Crawford Road to end (southern)	Westleigh, Duffy Avenue – Quarter Sessions Road to Elouera Road (southern)
Mount Kuring-gai, King Street – Low Street to Leeming Street (northern)	West Pennant Hills, Jadchalm Street – Cardinal Avenue to end
Mount Kuring-gai, Low Street – King Street to Church Street (western)	**TOTAL =** ($'000) **500**
Thornleigh, Wareemba Avenue - Larool Crescent to Derribong Place (Stage 2)	
TOTAL = ($'000) **~~500~~ 1,000**	

2029/30	
~~Berowra Heights, Mangaloo Street – Turner Road and Lingellen Street (connecting to Lingellen Street)~~ (to 28/29)	~~Normanhurst, Knox Place – Milson Place to end (side TBD)~~ (to 28/29)
Berowra Heights, Lingellen Street – Elizabeth Street to end (connecting to Mangaloo Street)	Normanhurst, Oak Street - Pine Street to Cedar Street
Beecroft, Carlisle Crescent – end to end (connection to Pennant Hills Road)	Normanhurst, Pine Street - Oak Street to Myrtle Street
~~Galston, Nancy Place – end to end (connecting to Arcadia Road)~~	~~West Pennant Hills, Jadchalm Street – Cardinal Avenue to end~~ (to 28/29)
TOTAL = ($'000) **500**	

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Responsibility: Manager, Infrastructure Planning

Local roads and traffic

2027/28
Local roads planning and design, shoulder, kerb and gutter, resurfacing upgrades
ROADS
Berowra, Waratah Road – Anembo Road to Pacific Highway
Berowra Heights, Turner Road – Elizabeth Street to Cambewarra Crescent (continued)
Maroota, Laughtondale Gully Road – unsealed road upgrade
West Pennant Hills, New Farm Road – Cheyne Walk to New Line Road
TRAFFIC
Traffic planning and design
Cherrybrook, New Line Road – upgrade existing refuge near Cherrybrook Public School
Cherrybrook, Purchase Road – new pedestrian crossing near Cherrybrook Technology High School
Dural, Quarry Road – wombat crossing (Stage 2) (subject to grant funding)
SHARED PATHS
~~Asquith, Amor Street, shared user path – Pacific Highway to Old Berowra Road (SRV)~~
Pennant Hills, The Crescent/Britannia Street – Pennant Hills Road to Pennant Hills Park (Cecil Avenue)
SRV funded shared paths (TBA)
TOTAL = ($'000) ~~**8,996**~~ **9,204**

2028/29
Local roads planning and design, shoulder, kerb and gutter, resurfacing upgrades
ROADS
Unsealed road upgrade (TBA)
Berowra, Waratah Road – Anembo Road to Pacific Highway (continued)
Berowra Heights, Easton Road – Wyanna Street to Barnetts Road
Hornsby, Dural Lane – William Street to Frederick Street
Pennant Hills, Orchard Street – end to end
Pennant Hills, Victoria Road – Leo Road to Wilson Road
TRAFFIC
Traffic facility capital improvement projects (TBA)
Traffic planning and design
SHARED PATHS
SRV funded shared paths (TBA)
TOTAL = ($'000) **8,736**

2029/30
Local roads planning and design, shoulder, kerb and gutter, resurfacing upgrades
ROADS
Unsealed road upgrade (TBA)
Local road improvements (TBA)
TRAFFIC
Traffic facility capital improvement projects (TBA)
Traffic planning and design
SHARED PATHS
SRV funded shared paths (TBA)
TOTAL = ($'000) **7,169**

Responsibility: Manager, Infrastructure Planning

Foreshores

2027/28
Foreshore facilities – investigations and planning
TOTAL = ($'000) **91**

2028/29
Foreshore facilities – investigations and planning
TOTAL = ($'000) **182**

2029/30
Foreshore facilities – investigations and planning
TOTAL = ($'000) **182**

for adoption

NEW, IMPROVE, MAINTAIN

PLANNED CAPITAL PROJECTS 2027/28 TO 2029/30

Responsibility: Manager, Infrastructure Planning

Stormwater drainage

2027/28
Galston, Gardner Road – The Glade and The Knoll (stage 4) (including SRV)
Minor drainage improvements – investigation, planning, design and construction
TOTAL = ($'000) **3,403**

2028/29
Galston, Gardner Road – The Glade and The Knoll (stage 4) (including SRV)
Stormwater drainage (AMP)
Minor drainage improvements – investigation, planning, design and construction
Stormwater drainage planning and design
TOTAL = ($'000) **2,603**

2029/30
Stormwater drainage (AMP)
Minor drainage improvements – investigation, planning, design and construction
Stormwater drainage planning and design
TOTAL = ($'000) **2,203**

Responsibility: Manager, Environment

Bushland and waterways

2027/28
BUSHLAND RECREATIONAL AND ACCESSIBILITY
Asquith East – bushland trail links
Berowra Heights, Deep Bay Creek to Turner Road fire trail – Great North Walk upgrades
Hornsby – recreation trail improvements
Hornsby, Reddy Park – accessible loop track upgrade
Hornsby, Valley Road – track upgrade of staircase
Westleigh, Dog Pound Creek – bushwalking improvements
Bushland wayfinding signage upgrades
TOTAL = ($'000) **1,252**
WATERWAYS (Catchments Remediation Rate)
Castle Hill, Odney Place – gross pollution device
West Pennant Hills, New Farm Road – wetland (Walumeda)
TOTAL = ($'000) **2,600**

2028/29
BUSHLAND RECREATIONAL AND ACCESSIBILITY
Dural, Fallon Drive to Keighran Fire Trail and Beverly Place – bushwalking track upgrades
Hornsby Park – mountain bike track improvements
Normanhurst Park – track improvements
Wahroonga – wayfinding track links
Bushwalking tracks construction and upgrade
Bushland wayfinding signage upgrades
TOTAL = ($'000) **1,293**
WATERWAYS (Catchments Remediation Rate)
Berowra, Mary Wall Crescent – wetland
Hornsby, Neil Park – gross pollution device (trash rack)
Thornleigh, Eddy Street – biobasin
TOTAL = ($'000) **2,550**

2029/30
BUSHLAND RECREATIONAL AND ACCESSIBILITY
Hornsby – Florence Cotton Reserve improvements
Hornsby Park – mountain bike track improvements
Pennant Hills, Mambara Track – bushwalking track and interpretive signage upgrades
Bushwalking tracks construction and upgrade
Bushland wayfinding signage upgrades
TOTAL = ($'000) **1,364**

2028/29
WATERWAYS (Catchments Remediation Rate)
Berowra, Wideview Oval – stormwater harvesting
Castle Hill, Hastings Street – wetland
TOTAL = ($'000) **2,500**

for adoption

Responsibility: Manager, Parks, Trees and Recreation

Parks and sporting

2027/28
Cricket wicket renewal
Irrigation renewal
Park fencing renewal
Park furniture renewal
Playground undersurfacing
Berowra Heights, Crossroad Park
Cherrybrook, Elderberry Park
Epping Oval amenities (design) (SRV)
Galston, Fagan Park playground
Hornsby, Clarke Road playground
Hornsby, Willow Park
Thornleigh Oval toilet (SRV)
Normanhurst Oval amenities (SRV)
West Pennant Hills, Campbell Park amenities (design) (SRV)
TOTAL = ($'000) **4,310**

2028/29
Cricket wicket renewal
Irrigation renewal
Park fencing renewal
Park furniture renewal
Playground undersurfacing
Brooklyn Marina toilet (SRV)
Brooklyn, Parsley Bay toilet (SRV)
Cherrybrook, Thomas Thompson amenities (SRV)
Epping Oval amenities (SRV)
Galston Recreation Reserve playground
Mount Kuring-gai Oval amenities (SRV)
Pennant Hills, Britannia Street playground
Thornleigh, Yaralla Park
West Pennant Hills, Campbell Park amenities (SRV)
TOTAL = ($'000) **5,520**

2029/30
Cricket wicket renewal
Irrigation renewal
Park fencing renewal
Park furniture renewal
Playground undersurfacing
Beecroft, Gunbalanya Park playground
Berowra Oval amenities (SRV)
Cherrybrook, Yanderra Grove playground
Mount Colah, Foxglove Oval playground
Mount Colah, Orr Park playground
Pennant Hills car park toilet (SRV)
TOTAL = ($'000) **2,375**

for adoption

Hornsby Shire Council
ABN 20 706 996 972

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Office hours
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ATTACHMENT 3 - ITEM 3

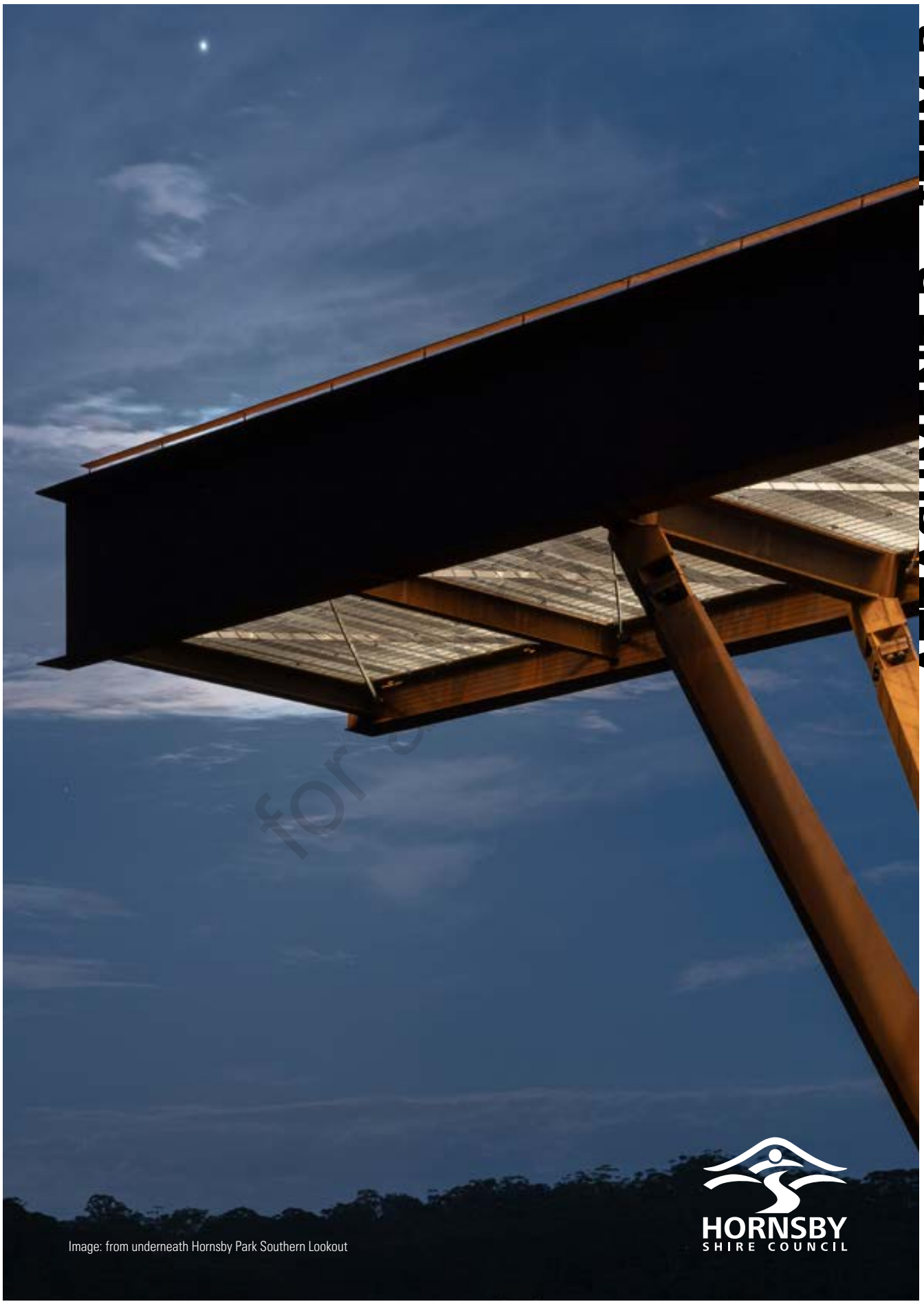
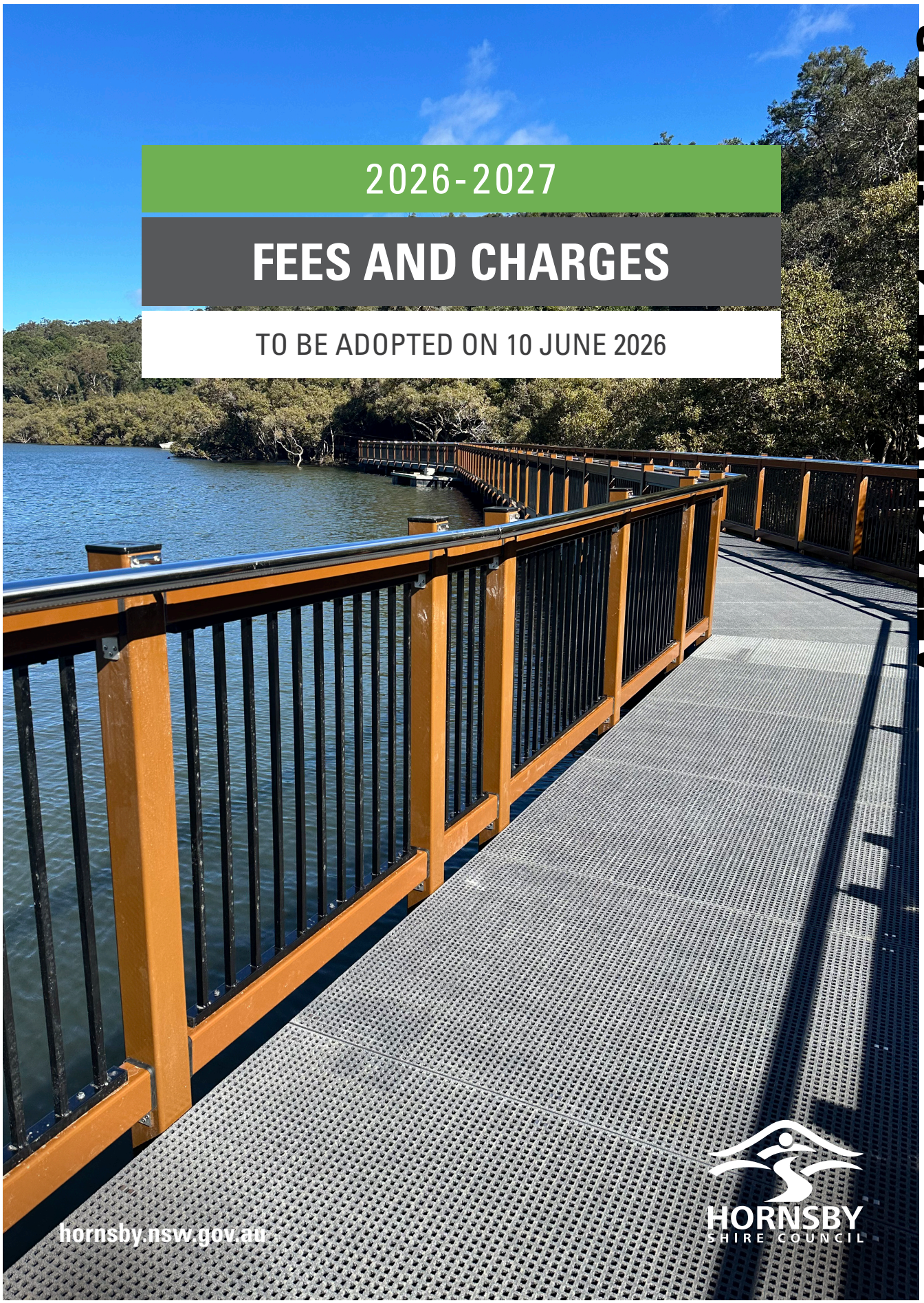


Image: from underneath Hornsby Park Southern Lookout

ATTACHMENT 4 - ITEM 3





We acknowledge the Traditional Custodians of this land, the Darug and GuriNgai peoples, and pay 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
ABN 20 706 996 972

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Policy Statement

Pricing methodology

As part of the annual budget process, Council Officers review the Fees and Charges. This typically involves revising existing fee amounts, introducing new fees, and/or discontinuing fees that are no longer relevant.

When determining an appropriate price setting methodology, Council considers several key factors, including:

- The full cost of providing the service (direct and indirect costs)
- Whether the goods or services are delivered on a commercial basis
- The level of usage of facilities and associated demand
- The application of competitive neutrality principles

This approach helps ensure that fees are fair, transparent, financially sustainable, and aligned with regulatory and policy requirements.

According to the *Local Government Act 1993,* Section 610D states that a Council, if it determines the amount of a fee for a service, then it must take into consideration the following factors:

- The cost to Council providing the service
- The price suggested for that service by a relevant industry body or in any schedule of charges published, from time to time, by the department
- The importance of service to the community
- Any factors specified in the regulations.

The following pricing structure by service category is applied:

1. Statutory fee (Council has no power to alter the amount)
2. Zero cost recovery (because of significant community benefit, practical constraints or resolution of Council)
3. Partial cost recovery (to stimulate demand or there are 'public good' considerations)
4. Full cost recovery (including operating and asset cost recovery)
5. Commercial/business activity (the amount may include a profit objective)
6. Demand management (may include recognition of indirect costs or act as a disincentive).

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Application of CPI

At a minimum all non -statutory fees and charges are indexed annually by the prior year Consumer Price Index (CPI) published by the Reserve Bank of Australia at 30 June, prior to rounding.

Typically, fees are rounded to the nearest $0.50 or $1.00 to ensure simplicity.

Review

All fees and charges are to be reviewed at least every four years to ensure they remain aligned with the actual costs of service delivery. This review is to include:

- Review of the pricing structure, to ensure it is still appropriate
- All costs associated with providing the service including direct and indirect costs
- Any historical agreements or arrangements to assess whether they remain viable

Non-profit Organisation/Financial Hardship

To qualify for Not for Profit Fees or Financial Hardship the following criteria must be met:

i) The person or organisation must provide a copy of their Not for Profit certification and be able to demonstrate that the service or product that they require will provide them with some reasonable benefit and that this benefit is not available to them through means other than Council.

ii) The person or organisation must be able to demonstrate that their personal financial situation is such that they are unable to pay the adopted fee or charge.

Fee Waivers and Concessions

- Fee waivers, reductions, or exemptions may only be approved by a Director, the Executive Leadership Team or Council resolution.
- All fee waivers are to be retained for audit and reporting purposes.
- Historical fee waivers are subject to cyclical review at least every four years.

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METHOD FOR CALCULATING

PRICING STRUCTURE	1. Statutory	2. Zero Cost Recovery	3. Partial Cost Recovery
SERVICE CATEGORIES	A	B	E
	Statutory – This is the amount required to be charged by statute. Where this principle applies, Council has no power to alter the amount.	**Significant Community Benefit** – Service provides a broad community benefit. Generally these services would not be provided if other principles were used to fund them.	**Evasion** – Where the imposition of a fee or charge to recover full cost may result in widespread evasion.
		C	F
		Practical Constraints – Where the service provided is a minor part of the overall operation of the Council or where the potential for revenue collection is so minor as to be outweighed by the costs of collection.	**Stimulate Demand** – Where a service is subsidised to provide a stimulus for the demand of a service for: ■ the development of a new service; ■ to promote community or environmental benefits; ■ to ensure the economic well being of the community.
		D	G
		Council Resolution – where a Council resolution is made which effectively states that the service is to be provided as a "public good".	**Public Good including Equity and Social Justice** – Where a service is subsidised to ensure access by low income users or other similarly disadvantaged persons.

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FEES AND CHARGES 2026/27

4. Full Cost Recovery	5. Commercial / Business Activity	6. Demand Management
H	K	M
Operating costs – Where the fee or charge is calculated based on the full recovery of annual operating and maintenance costs, on-costs and overheads, including debt servicing.	**Commercial / Business Activities** – Goods and services provided are of a commercial nature and recovery of costs is based on commercial principles. As a result of these principles a profit may accrue to Council as a compensation for exposure to market risk.	**Demand Management** – Fee or charge is determined at a level greater than the direct cost of the service so as to provide a disincentive, or to recognise indirect costs associated with the provision of the service.
I	L	
Operating and Assets Costs – As above plus recovery of asset costs such as asset depreciation and the like.	**Internal Services** – These services are provided predominantly for Council's "in-house" use but may be made available for sale to external markets to defray operating costs. The fee or charge is determined with a profit objective.	
J		
Service Fee – Recovery of costs for "one-off" or irregular services provided by Council. Fee or charge is based on actual cost of providing the service.		

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Parking Management				
Electric Vehicle Parking / Parking Management				
Electric Vehicle Parking Space Fee for New Installation (including signage) - Per Bay	$649.00	N	4	J
Electric Vehicle While Charging Pavement Marking - Per Bay	$442.00	N	4	J
Annual Electric Vehicle Space Fee - Per Bay	Various	N	4	H
Car Share Parking / Parking Management				
Car Share Parking Space Fee for New Installation (including signage) - Per Bay	$649.00	N	4	J
Car Share Only Pavement Marking - Per Bay	$442.00	N	4	J
Annual Car Share Fee (Tier 1 site) - Per Bay	$514.00	N	3	F
Annual Car Share fee (Tier 2 site) – Per Bay	$360.00	N	3	F
Paid Parking - Wisemans Ferry				
Car Parking Only- first 2 hours	Free	Y	5	K
Car Parking Only- 2-3 hours	$4.00	Y	5	K
Car Parking Only- 3-24 hours	$7.50	Y	5	K
Car with Trailer - Free for first 30 minutes. Daily rate will apply thereafter.	$9.00	Y	5	K

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Cemeteries – Wisemans Ferry and Brooklyn				
Application to erect a monument, permit and administration	$149.00	N	3	F
Burial application, inspection, permit and administration	$310.00	N	3	F
Purchase of niche	$1,300.00	Y	3	F
Niche plaque – engraved and installed	$691.00	Y	3	F
Transfer of the internment Right to a new owner	$310.00	N	3	F

DRAFT

Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category

Community Venues

1. General Requirements

1.1. All bookings for Council Community Venues are subject to the Terms and Conditions of Use and the General Conditions of Hire, available as PDF attachments shown during the booking process.

1.2. By submitting a booking, the Hirer agrees to follow all requirements, conditions, and fees that apply.

1.3. Council may refuse, cancel, or amend bookings to ensure fair access, safety, and compliance.

2. Not for Profit (NFP) Eligibility

2.1. An organisation is considered Not for Profit (NFP) if it operates without the purpose of generating profit, personal gain, or private benefit.

2.2. To receive NFP rates, organisations must provide valid documentation from the Australian Charities and Not for profits Commission (ACNC) at the time of registration.

2.3. Approved NFP organisations may access NFP rates for both Regular and Casual Hire.

2.4. Council may request updated documentation at any time.

3. Hire Categories

3.1. Regular Hire

3.1.1. Regular Hirers are groups or individuals who hire the same Community Venue 10 or more times in a calendar year.

3.1.2. Regular Hire is not available on weekends, to ensure a variety of community activities can access Council Venues.

3.1.3. Regular Hirers who make additional weekend bookings outside their approved Regular Hire agreement will be charged Casual Hire rates, and a bond will apply where applicable. See Clause 8.

3.2. Casual Hire

3.2.1. Casual Hirers are groups or individuals who hire a Community Venue up to nine times per calendar year.

3.3. Emergency Services

3.3.1. Emergency Services may be granted nil hire fees for Community Venue bookings, subject to assessment by the Venue Management Team.

4. Minimum Hire Period

4.1. All Venues have a minimum hire period of two hours, with additional time charged in 15 minute increments, unless otherwise stated.

4.2. If a two-hour booking cannot be accommodated due to scheduling, Council may reconsider the minimum hire period.

5. Commercial Filming

continued on next page ...

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category

Community Venues [continued]

5.1. Commercial Filming within Community Venues is charged at Casual Hire rates, plus any additional fees listed under Commercial Filming in Council's Fees and Charges.

5.2. Filming activities must be disclosed at the time of booking. Additional conditions may apply.

6. Misleading or Incorrect Booking Information

6.1. If a booking is made using misleading, false, or incomplete information about the type of hire or intended use, Miscellaneous Charges may apply.

6.2. Council may cancel or amend bookings where incorrect information has been provided.

7. Miscellaneous Charges

7.1. Miscellaneous Charges apply to all Community Venues.

7.2. Charges may be applied for noncompliance identified during the hire period, including
- incorrect hire type
- breach of venue conditions
- unauthorised activities
- failure to meet booking requirements

7.3. Charges are determined based on the nature and extent of the noncompliance.

8. Bond Requirements

8.1. A refundable bond applies to bookings made between 17:00 and midnight on Fridays and Saturdays.

8.2. The bond will be refunded after the hire period if the venue is left clean, undamaged, and free of additional waste.

8.3. Council may withhold part or all the bond to cover cleaning, waste removal, repairs, or breaches of Terms and Conditions of Use and General Conditions of Hire.

9. Council's Rights

9.1. Council may inspect the venue at any time during the hire period.

9.2. Council may refuse future bookings where repeated noncompliance or misconduct has occurred.

9.3. Council may update Terms and Conditions of Use and General Conditions of Hire at any time. The latest version will apply to all future bookings.

Arcadia Community Centre

Hire per hour	$20.00	Y	3	F
Not for profit organisations – per hour	$14.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F
Refundable Bond	$500.00	N	3	F

Baden Powell Hall

Hire per hour	$16.00	Y	3	F

continued on next page ...

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Baden Powell Hall [continued]				
Not for Profit Organisations – Per Hour	$15.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F
Refundable Bond	$500.00	N	3	F
Beatrice Taylor Hall				
Regular Hire – Per hour	$25.00	Y	3	F
Casual Hire - Per hour	$44.00	Y	3	F
Not for Profit Organisations – Per hour	$21.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F
Refundable Bond	$500.00	N	3	F
Beecroft Community Centre				
Regular Hire – Per hour	$29.00	Y	3	F
Casual Hire – Per hour	$50.00	Y	3	F
Not for Profit Organisations – Per hour	$25.00	Y	3	F
Refundable Bond	$500.00	N	3	F
Storage (Subject to Availability)				
Storage Room - Per Month	$32.00	Y	3	F
Berowra Community Centre				
Auditorium				
Regular Hire – Per hour	$29.00	Y	3	F
Casual Hire – Per hour	$42.00	Y	3	F
Not for Profit Organisations – Per hour	$28.00	Y	3	F
Balcony Room				
Regular Hire – Per hour	$24.00	Y	3	F
Casual Hire – Per hour	$32.00	Y	3	F
Not for Profit Organisations – Per hour	$22.00	Y	3	F
Whole Centre				
Regular Hire – Per hour	$36.00	Y	3	F
Casual Hire – Per hour	$57.00	Y	3	F
Not for Profit Organisations – Per hour	$32.00	Y	3	F
Refundable Bond	$500.00	N	3	F
Storage (Subject to Availability)				
Storage Room - Per Month	$21.00	Y	3	F
Storage Cupboard	Assessed on Enquiry	Y	3	F
Brooklyn Community Meeting Room				
Hire Per Hour	$18.00	Y	3	F
Not for Profit Organisations – Per hour	$15.00	Y	3	F

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Brooklyn Community Meeting Room [continued]				
Storage	Assessed on Enquiry	Y	3	F
Refundable Bond	$500.00	N	3	F
Cherrybrook Community and Cultural Centre				
Ironbark Hall				
Regular Hire - Per hour	$49.00	Y	3	F
Casual Hire - Per hour	$151.00	Y	3	F
Not for Profit Organisations - Per hour	$45.00	Y	3	F
Refundable Bond	$500.00	N	3	F
Red Gum Hall				
Regular Hire - Per hour	$42.00	Y	3	F
Casual Hire - Per hour	$62.00	Y	3	F
Not for Profit Organisations - Per hour	$39.00	Y	3	F
Refundable Bond	$500.00	N	3	F
Meeting Rooms (per room)				
Regular Hire - Per hour	$26.00	Y	3	F
Casual Hire - Per hour	$31.00	Y	3	F
Not for Profit Organisations - Per hour	$22.00	Y	3	F
Whole Centre				
Regular Hire - Per hour	$106.00	Y	3	F
Casual Hire - Per hour	$196.00	Y	3	F
Not for Profit Organisations - Per hour	$103.00	Y	3	F
Refundable Bond	$500.00	N	3	F
Storage rental (Subject to Availability)				
Note: Storage allocation is subject to change with sufficient notice				
Red Gum Hall Store Room - Per month	$152.00	Y	3	F
Cupboards – Per Month	$26.00	Y	3	F
Entire Room Storage – Per Month	$49.00	Y	3	F
Foyer Storerooms – Per Month	Assessed on Enquiry	Y	3	F
Cowan Community Centre				
Hire Per Hour	$21.00	Y	3	F
Not for Profit Organisations – Per hour	$13.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F
Refundable Bond	$500.00	N	3	F
Dangar Island Community Centre				
Hire Per Hour	$12.00	Y	3	F
Not for Profit Organisations – Per hour	$11.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Dangar Island Community Centre [continued]				
Refundable Bond	$500.00	N	3	F
Galston Community Centre				
Hall				
Regular Hire - Per hour	$33.00	Y	3	F
Casual Hire - Per hour	$54.00	Y	3	F
Not for Profit Organisations - Per hour	$31.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F
Refundable Bond	$500.00	N	3	F
Meeting Room				
Hire Per Hour	$21.00	Y	3	F
Not for Profit Organisations - Per hour	$19.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F
Whole Centre				
Regular Hire - Per hour	$50.00	Y	3	F
Casual hire - Per hour	$71.00	Y	3	F
Not for Profit Organisations - Per hour	$48.00	Y	3	F
Refundable Bond	$500.00	N	3	F
Tennis Court				
Seasonal hire - per hour (minimum 6 hires per year)	$12.00	Y	3	F
Casual hire - per hour	$21.00	Y	3	F
Glenorie Community Centre				
Hire per hour	$18.00	Y	3	F
Not for Profit Organisations – Per hour	$16.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F
Refundable Bond	$500.00	N	3	F
Hawkins Hall				
Regular Hire – Per hour	$21.00	Y	3	F
Casual Hire – Per hour	$33.00	Y	3	F
Not for Profit Organisations – Per hour	$20.00	Y	3	F
Refundable Bond	$500.00	N	3	F
Storage Fees (Subject to Availability)				
Note: Storage allocation is subject to change with sufficient notice				
Hire Fee – Per Room, Per Month	$25.00	Y	3	F
Hornsby Leisure and Learning Centre				
Regular Hire – Per hour	$25.00	Y	3	F
Casual Hire – Per hour	$44.00	Y	3	F

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Hornsby Leisure and Learning Centre [continued]				
Not for Profit Organisations – Per hour	$21.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F
Refundable Bond	$500.00	N	3	F
Hornsby Heights Community Centre				
Hire per hour	$21.00	Y	3	F
Not for Profit Organisations – Per hour	$20.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F
Refundable Bond	$500.00	N	3	F
Hornsby Youth and Family Centre				
Regular Hire – Per hour	$22.00	Y	3	F
Casual Hire – Per hour	$33.00	Y	3	F
Not for Profit Organisations – Per hour	$21.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F
Refundable Bond	$500.00	N	3	F
Lillian Fraser Gardens - Meeting Room				
Note: The gardens are a public venue, there is no guarantee other patrons will not enter Lillian Fraser Gardens space if Ceremony is booked				
Hire per hour	$18.00	Y	3	F
Not for Profit Organisations - Per hour	$17.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F
Mount Colah Community Centre				
Main Hall				
Regular Hire – Per hour	$27.00	Y	3	F
Casual Hire – Per hour	$51.00	Y	3	F
Not for Profit Organisations – Per hour	$22.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F
Meeting Room				
Regular Hire – Per hour	$21.00	Y	3	F
Casual Hire – Per hour	$32.00	Y	3	F
Not for Profit Organisations – Per hour	$20.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F
Whole Centre				
Regular Hire – Per hour	$31.00	Y	3	F
Casual Hire – Per hour	$63.00	Y	3	F
Not for Profit Organisations – Per hour	$27.00	Y	3	F
Refundable Bond	$500.00	N	3	F
Mount Kuring-gai Community Centre				
Hire per hour	$21.00	Y	3	F

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Mount Kuring-gai Community Centre [continued]				
Not for Profit Organisations – Per hour	$20.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F
Refundable Bond	$500.00	N	3	F
Hornsby Community Centre				
Hall 1				
Regular Hire - Per hour	$30.00	Y	3	F
Casual Hire - Per hour	$42.00	Y	3	F
Not for Profit Organisations - Per hour	$27.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F
Refundable Bond	$500.00	N	3	F
Hall 2				
Regular Hire - Per hour	$40.00	Y	3	F
Casual Hire - Per hour	$57.00	Y	3	F
Not for Profit Organisations - Per hour	$37.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F
Refundable Bond	$500.00	N	3	F
Both Halls				
Regular Hire - Per hour	$110.00	Y	3	F
Casual Hire - Per hour	$152.00	Y	3	F
Not for Profit Organisations - Per hour	$107.00	Y	3	F
Refundable Bond	$500.00	N	3	F
Pennant Hills Community Centre				
Main Hall				
Regular Hire – Per hour	$31.00	Y	3	F
Casual Hire – Per hour	$57.00	Y	3	F
Not for Profit Organisations – Per hour	$28.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F
Refundable Bond	$500.00	N	3	F
Intermediate Hall				
Regular Hire – Per hour	$28.00	Y	3	F
Casual Hire – Per hour	$49.00	Y	3	F
Not for Profit Organisations – Per hour	$26.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F
Refundable Bond	$500.00	N	3	F
Small Hall				
Regular Hire – Per hour	$25.00	Y	3	F
Casual Hire – Per hour	$42.00	Y	3	F
Not for Profit Organisations – Per hour	$24.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Small Hall [continued]				
Refundable Bond	$500.00	N	3	F
Storage Fees (Subject to Availability)				
Note: Storage allocation is subject to change with sufficient notice.				
Storage Hire Fee – per cage, per month	$30.00	Y	3	F
Storage Hire Fee – per cupboard, per month	$19.00	Y	3	F
Storage Hire fee – room, per month	$25.00	Y	3	F
Pennant Hills Leisure and Learning Centre				
Regular Hire – Per hour	$24.00	Y	3	F
Casual Hire – Per hour	$37.00	Y	3	F
Not for Profit Organisations – Per hour	$22.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F
Refundable Bond	$500.00	N	3	F
Storey Park Community Centre				
Fowler Hall				
Regular Hire - Per hour	$40.00	Y	3	F
Casual Hire - Per hour	$57.00	Y	3	F
Not for Profit Organisations - Per hour	$37.00	Y	3	F
Refundable Bond	$500.00	N	3	F
Jonas Fear Hall				
Regular Hire - Per hour	$30.00	Y	3	F
Casual Hire - Per hour	$42.00	Y	3	F
Not for Profit Organisations - Per hour	$27.00	Y	3	F
Refundable Bond	$500.00	N	3	F
Balts Hall				
Regular Hire - Per hour	$25.00	Y	3	F
Casual Hire - Per hour	$35.00	Y	3	F
Not for Profit Organisations - Per hour	$20.00	Y	3	F
Refundable Bond	$500.00	N	3	F
Whole Centre				
Regular Hire - Per hour	$110.00	Y	3	F
Casual Hire - Per hour	$152.00	Y	3	F
Not for Profit Organisations - per hour	$107.00	Y	3	F
Refundable Bond	$1,000.00	N	3	F
Storage (Subject to Availability)				
Note: Storage allocation is subject to change with sufficient notice				
Per Cage Per Month	$32.00	Y	3	F

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Thornleigh Community Centre				
Main Hall				
Regular Hire – Per hour	$33.00	Y	3	F
Casual Hire – Per hour	$62.00	Y	3	F
Not for Profit Organisations – Per hour	$27.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F
Meeting Room				
Regular Hire – Per hour	$22.00	Y	3	F
Casual Hire – Per hour	$32.00	Y	3	F
Not for Profit Organisations – Per hour	$21.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F
Whole Centre				
Regular Hire – Per hour	$48.00	Y	3	F
Casual Hire – Per hour	$88.00	Y	3	F
Not for Profit Organisations – Per hour	$40.00	Y	3	F
Refundable Bond	$500.00	N	3	F
Wallarobba Arts and Cultural Centre				
Community Art Studio				
Regular Hire – Per hour	$21.00	Y	3	F
Casual Hire – Per hour	$33.00	Y	3	F
Not for Profit Organisations – Per hour	$20.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F
Office Space				
Office Space (Weekly Rate)	$99.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F
Exhibition Space				
Weekly Exhibition Rate (Monday – Sunday)	$367.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F
Wisemans Ferry Community Centre				
Hall 1				
Hire Per hour	$14.00	Y	3	F
Not for Profit Organisations – Per hour	$11.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F
Refundable Bond	$500.00	N	3	F
Hall 2				
Hire Per hour	$14.00	Y	3	F
Not for Profit Organisations – Per hour	$11.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Hall 2 [continued]				
Refundable bond	$500.00	N	3	F
Whole Centre				
Whole Centre Hire - Per hour (Excluding Office Space)	$27.00	Y	3	F
Not for Profit Organisations – Per hour (Excluding Office Space)	$20.00	Y	3	F
Storage	Assessed on Enquiry	Y	3	F
Refundable Bond	$500.00	N	3	F
Storage Fees (Subject to Availability)				
Note: Storage allocation is subject to change with sufficient notice				
Hire Fee – Per Cupboard - Per Month	$11.00	Y	3	F
Hire Fee – Per Room - Per Month	$13.00	Y	3	F
Office Space				
All Office Spaces (Weekly Rate)	$125.00	Y	3	F
Office Space (Weekly rate)	$45.00	Y	3	F
Booking Charges				
Booking Fee (Non Refundable and Non Transferable)	$20.00	Y	3	F
Booking Alteration Fee	$20.00	Y	3	F
Regular Hire Application Processing Fee	$60.00	Y	3	F
Cancellation Fees				
7 Days or More Notice	100% refund (excluding booking fee)	Y	4	J
Less Than 7 Days Notice	Full Hire Fees Payable	Y	4	J
Miscellaneous Charges				
After Hours Call Out Fee	Cost Recovery	Y	4	J
Cost Recovery for Not Complying with All Terms and Conditions of Hire including cleaning, damage and garbage (outside of BOND held)	Cost Recovery	Y	4	J
Community Stage Set Up	$250.00	Y	3	E

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category

Community Services

Council Managed Major Events

If an event is cancelled by Council, 90% of the stallholder fee will be returned at the discretion of Council taking into account any stall trading time. Stallholder fees are not refundable if cancellation is made by stallholder within 4 weeks of the event.

Stallholder Site Fee (Council-run events)

Commercial - Per Site Fee	$120.50	Y	3	F

Commercial Stall Holder

Any commercial, general stallholder or food stallholder who will operate a stall within a Council-run Event.

Community Group Stallholder

Community Group Stallholder	Based on Hire Cost	Y	3	F

Hornsby Art Prize

Entry Fee – per artwork	$46.00	Y	3	F

Reimagine Art Prize

Remagine Art Competition Entry	$31.00	Y	5	K

Home Modification Services

Notes:

The cost of modifications is income assessed. Maintenance is charged at an hourly rate plus the full cost of materials. Fees are charged according to the NSW Government Home Modification Fees Policy July 2015.

People receiving Commonwealth Home Care Packages are ineligible for a subsidised Commonwealth Home Support Programme (CHSP).

A variable merchant fee may apply for Home Care Packages (HCP) and Commonwealth Home Support Programme (CHSP) Home Care services.

Modifications	Variable	N	3	C
Maintenance hourly rate plus full cost for all materials - per hour	Variable	N	3	C

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Construction				
1. Gutter Crossings – Pipe crossings, including pipes up to 375mm diameter and headwalls				
a. Crossings up to 4.8m long	$4,090.00	Y	4	J
b. Each additional 1.2 m or part to maximum 9.6m	$673.00	Y	4	J
2. Vehicular Crossings – Concrete (excluding layback)				
Residential gateways up to 2.5m wide and gutter width up to 3.5m clear width at kerb (125mm thick with SL62 mesh). Includes fee for supervision of crossing construction and provision of levels (item 6.I. below)				
a. Distance between boundary and kerb 3.5m	$4,550.00	Y	4	J
b. Distance between boundary and kerb 4m	$5,295.00	Y	4	J
c. Distance between boundary and kerb 4.5m	$6,040.00	Y	4	J
d. Distance between boundary and kerb 5.5m	$7,535.00	Y	4	J
Residential gateways up to 2.5m wide and gutter width up to 3.5m clear width at kerb (125mm thick with SL62 mesh) in conjunction with Hornsby Council road upgrade project				
e. Distance between boundary and kerb 3.5m	$3,160.00	Y	4	J
f. Distance between boundary and kerb 4m	$3,735.00	Y	4	J
g. Distance between boundary and kerb 4.5m	$4,310.00	Y	4	J
h. Distance between boundary and kerb 5.5m	$5,465.00	Y	4	J
Areas over items 2.a to 2.h above and Heavy Duty/Commercial crossings to be charged at following rates				
i. The area of concrete in addition to above to be charged for at rate per square metre:	$497.00	Y	4	J
j. Heavy Duty (150mm thick and reinforced with SL82)	$555.00	Y	4	J
k. Commercial and industrial crossings (200mm thick and reinforced with two (2) layers of SL82)	$720.00	Y	4	J
3. Laybacks				
a. Cut and turn kerb only (4.5m overall length) incl. saw cut	$2,795.00	Y	4	J
b. Each additional metre	$460.00	Y	4	J
c. Cut and turn kerb in conjunction with crossover (4.5 m overall length)	$2,485.00	Y	4	J
d. Each additional metre	$421.00	Y	4	J
e. Provide layback only (4.5m overall length)	$3,695.00	Y	4	J
f. Each additional metre	$630.00	Y	4	J
g. Provide layback in conjunction with crossover (4.5m overall length)	$3,310.00	Y	4	J
h. Each additional metre	$589.00	Y	4	J
4. Adjusting Utility Services				
a. Adjusting Utility Services in conjunction with vehicular crossing construction	At cost + 10%	Y	4	J
5. Concrete Sawing				
a. Concrete sawing in conjunction with vehicular crossing construction	At cost + 10%	Y	4	J

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
6. Miscellaneous – Construction				
a. Provide 100mm thick concrete slab to support pavers (allowing for extra excavation) – per sq.m	$423.00	Y	4	J
b. Pipe headwalls (where constructed separately) – each	$498.00	Y	4	J
c. Asphalt seal (30mm thick) where existing base is suitable – per sq.m	$408.50	Y	4	J
d. Provision of base course of 150mm road base material – per sq.m	$247.00	Y	4	J
e. Asphalt seal + provision of base course – per sq.m	$644.00	Y	4	J
f. Footpath paving 80mm thick – per sq.m	$347.00	Y	4	J
g. Kerbing and guttering – 150mm kerb – per lin.m	$703.00	Y	4	J
h. Adjustments to 100mm diameter stormwater pipes – min charge/ metre	$136.00	Y	4	J
i. Fee for supply of plans and supervision of crossings for construction by private contractor	$461.00	N	4	J
Paving requires an additional inspection*				
j. Fee for supervision of crossing where levels have previously been provided	$230.50	N	4	J
k. Fee for supply of vehicular crossing design levels for the purpose of ensuring correct matching of levels at boundary	$230.50	N	4	J
l. Fee for supervision of crossing construction by Council's contractor (includes issue of levels)	$461.00	N	4	J
m. Additional inspections regarding * above or where otherwise required – each	$149.50	N	4	J
n. Fee for changing Authorised Contractor once plans have been issued (item 6.i or 6.j above)	$115.50	N	4	J
7. Authorised contractors – vehicular crossings				
a. Registration Fee	$522.00	N	4	J
b. Annual Fee	$261.00	N	4	J
8. Tender Documents				
a. Paper copy	$357.00	N	4	H
b. Electronic – via Tenderlink	$0.00	N	4	H

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category

Commercial Filming

Applications must be submitted at least 10 business days before the requested filming date.

Additional Information

1. **Use of Council Facilities**

Additional fees may apply when using Council facilities, including facility hire fees, vehicular access fees, cleaning bonds and other associated charges. Refer to the relevant sections of the Fees and Charges document.

2. **Surcharges for Late Submissions or Major Revisions**

A surcharge of 75% of the original application fee applies to:

- Applications submitted with fewer than 5 business days notice, and
- Major revisions made to an existing filming application.

3. **Fee Waivers or Reductions**

Fees may be waived or reduced in accordance with the *Local Government Filming Protocol 2025*, as determined by Council

4. **Still and Commercial Photography**

For fees relating to still photography or commercial photography, refer to the 'Parks and Ovals' section of the Fees and Charges document

Filming bond	$1,600.00	N	4	J

Application fee (non refundable)

Low impact	$254.00	N	4	H
Medium impact	$502.00	N	4	H
High impact	$527.00	N	4	H

Administration of Traffic Management Plans

Low impact	$166.00	N	4	J
Medium impact	$331.00	N	4	J
High impact	$352.00	N	4	J

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Financial Services				
Interest on Overdue Rates				
Interest on Overdue Rates - per annum	10.5%	N	1	A
The applicable interest rate is set each year by the Minister of Local Govt. Council will adopt the maximum rate applicable as set by the Minister				
Section 603 Certificate				
603 Certificate fee is subject to annual adjustment determined by the Office of Local Government. The amount charged from 1 July 2025 will be published in the NSW Government Gazette and will be updated in the final version of this document.				
Certificate under Section 603 for each property separately assessed	$100.00	N	1	A
Statutory fee				
Urgency fee for Section 603 certificate (provided on same day if received by 1pm)	$50.00	N	4	J
Rate Notice Copies				
Copy of Rate/Instalment Notice - Current Year & One Prior Year	$0.00	N	4	J
Copy of Rate/Instalment Notice - Previous Years (per year)	$10.00	N	4	J
Rates Detailed Enquiry - Administration Fees	$75.00	N	4	J
Dishonoured Payment				
Dishonoured Cheque / Direct Debit fee (bank charge and handling fee)	$30.00	N	4	J
Dishonoured Australia Post payment fee	$27.50	N	4	H
Credit/Debit Card Merchant Service Fee				
American Express - Credit/Debit Card Payment Merchant Service Fee - Percentage of transaction value - GST items - From 1 October 2026	0.57%	Y	4	J
American Express - Credit/Debit Card Payment Merchant Service Fee - Percentage of transaction value - non GST items - From 1 October 2026	0.57%	N	4	J
American Express - Credit/Debit Card Payment Merchant Service Fee - Percentage of transaction value - GST items - To 30 September 2026	0.50%	Y	4	J
American Express - Credit/Debit Card Payment Merchant Service Fee - Percentage of transaction value - non GST items - To 30 September 2026	0.50%	N	4	J
Visa/Mastercard - Credit/Debit Card Payment Merchant Service Fee – Percentage of transaction value - GST items - To 30 September 2026	0.50%	Y	4	J
Visa/Mastercard - Credit/Debit Card Payment Merchant Service Fee – Percentage of transaction value - non GST items - To 30 September 2026	0.50%	N	4	J

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Governance				
Subpoenas				
Production – per hour	$108.50	N	4	H
Courier/Postage charges for Subpoena	At Cost	N	4	H
Council Reports and Minutes – Current Meeting				
Printed version – if collected free of charge	No charge	N	6	M
Council Reports and Minutes – Previous Meetings				
Printed version – at Copying charges (see Copying – Governance)	see below	N	6	M
Note: All non-confidential Council Reports, Business Papers and Minutes are available on Council's website				
Request for Information – under the Government Information (Public Access) Act – (GIPA)				
Informal GIPA Applications				
No application or processing fee (Copying charges may apply – see Copying – Governance below)	No charge	N	6	M
Formal GIPA Applications				
i. By a person about their personal affairs	$30.00	N	1	A
i.a Plus processing fee per hour – after first 20 hours	$30.00	N	1	A
ii. All other requests – per application	$30.00	N	1	A
ii.a Plus processing fee per hour – after first hour	$30.00	N	1	A
Formal GIPA Internal Review Applications	$40.00	N	1	A
Copying – Governance				
A4 photocopying – first 10 pages	No charge	N	2	B
A4 photocopying – 11 pages or more (charged per page from page 1)	$2.50	N	6	M
A1 photocopying – per page	$17.00	N	6	M

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category

Hornsby Mall

Busking

Busking is a 2 hour time slot from 1st January to 30th November. Busking is a 1 hour time slot from 1st December to 31st December.

Busking	$12.00	N	3	F

Authorised Activity Site

Commercial Operation Charges - Maximum 4 (3x3m) Site Locations

Commercial operators intending to or making a profit or commercial/personal gain including professional fundraisers

Fee per site per day (8 hours)	$503.00	N	5	K
Fee per site per half day (4 hours)	$377.00	N	5	K
Fee Per Site Per Hour (Minimum 2 Hours)	$105.00	N	5	K

Community Groups - Maximum 4 (3x3m) Site Locations

Community groups – charity or not for profit organisation generating business, volunteers or members and/or fundraising for a registered charity

Fee per site per day (8 hours)	$95.00	N	3	F
Fee per site per half day (4 hours)	$74.00	N	3	F
Fee Per Site Per Hour (Minimum 2 Hours)	$32.00	N	5	K

Emergency Services - Maximum 4 (3x3m) Site Locations Emergency Service Organisations completing advertisement, information sessions, community engagement or alike.

Fee per site per half day (4 hours)	$0.00	N	3	F

Vehicular Access

Any vehicles requiring access to complete any works within the Hornsby Mall

Per Vehicle Per Day – Max Weight 15 Tonne	As Assessed	N	3	E

Any vehicles requiring access for deliveries or alike

Per Vehicle Per Day – Max Weight 15 Tonne	$26.00	N	3	E

Activations

Entire Site (30-40 Stall Locations)

Commercial (additional fees apply)	$1,670.00	N	5	K
Commercial Activity Operated by Not for Profit (additional fees apply)	$1,257.00	N	3	F
Community Activation	$943.00	N	3	F
Per market day – market vehicle access fee (one off charge for vehicle access - flat fee)	$49.00	N	5	K

20-30 Stall Locations

Commercial (additional fees apply)	$1,257.00	N	5	K
Commercial Activity Operated by Not for Profit (additional fees apply)	$1,048.00	N	3	F
Community Activation	$733.00	N	3	F
Per market day – market vehicle access fee (one off charge for vehicle access - flat fee)	$49.00	N	5	K

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
10-20 Stall Locations				
Commercial (additional fees apply)	$1,048.00	N	5	K
Commercial Activity Operated by Not for Profit (additional fees apply)	$838.00	N	3	F
Community Activation	$524.00	N	3	F
Per market day – market vehicle access fee (one off charge for vehicle access - flat fee)	$49.00	N	5	K
5-10 Stall Locations				
Commercial (Additional Fees Apply)	$838.00	N	5	K
Commercial Activity Operated by Not for Profit (Additional fees apply)	$629.00	N	3	F
Community Activation	$262.00	N	3	F
Per Market Day – Market Vehicle Access Fee (one off charge for vehicle access - flat fee)	$49.00	N	5	K
Outdoor Dining - For Hornsby Mall Only				
Outdoor Dining Fee calculated on $ per square metre per annum, paid monthly	$648.00	N	5	K
Processing Fee for new application for all Outdoor Dining Approval (Mall and non Mall - non refundable) (Extra fees may be payable if extra items eg surveys, DA required)	$357.00	N	5	K
Processing Fee for amending existing Outdoor Dining Approval (Mall and non Mall - non refundable) (Extra fees may be payable if extra items eg surveys, DA required)	$178.50	N	5	K
Bond (refundable)	$500 or 2 months of the Annual Approval fee, whichever is the greater	N	5	K
Approval fee under NSW Roads Act 1993, Section 139(1) to Scentre Group				
Hornsby Mall – signs, banners and structures per annum	$14,355.00	N	5	K
Coronation StrEat! (Hornsby)				
Miscellaneous charges may apply to venue hire including security deposit or any associated fees in relation to site set up for an activation.				
Busking				
Busking is a 2-hour time slot and can only be completed in Site 1.				
Authorised Activity Site				
Hand billing and professional fundraisers not permitted; activity can only be conducted in Site 1.				
Commercial Operation Charges				
Operators intending to or making a profit or commercial/personal gain static, maximum 2 people at any one time.				
Fee per day (8 hours)	$367.00	N	5	K
Fee per half day (4 hours)	$262.00	N	5	K
Community Group Charges				
Charity or not for profit organisation generating business, volunteers or members and/or fundraising for a registered charity.				
Fee per day (8 hours)	$95.00	N	3	F

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Community Group Charges [continued]				
Fee per day (4 hours)	$74.00	N	3	F
Markets and Activation				
Commercial Operation Charges				
Operators intending to or making a profit or commercial/personal gain static, maximum 2 people at any one time. Minimum 2 hour hire. Additional fees maty be applied.				
Site 1 – per hour	$90.00	N	5	K
Site 2 – per hour	$90.00	N	5	K
Site 3 – per hour	$90.00	N	5	K
Entire Site – per hour	$262.00	N	5	K
Community Group Charges				
Charity or not for profit organisation generating business, volunteers or members and/or fundraising for a registered charity. Additional Fees may be applied.				
Site 1 – per hour	$32.00	N	3	F
Site 2 – per hour	$32.00	N	3	F
Site 3 – per hour	$32.00	N	3	F
Entire Site – per hour	$84.00	N	3	F
Miscellaneous charges				
Note: Hoardings and Commercial Filming - See elsewhere within the Fees and Charges document				
Booking Fee (non refundable and non transferable)	$18.00	Y	3	F
Alterations to hire or permit times and/or dates (per alteration)	$18.00	N	4	J
Penalty Fee for Non Conformance – Licence/Agreement	$176.00	N	6	M
Security Deposit Community BBQ Trailer	$250.00	N	3	F
Security Deposit – Event or market	$524.00	N	3	F
Cleaning and garbage surcharge	As Assessed	Y	4	J
Damage to Council Property	As Assessed	N	4	J
Cancellation fees				
7 days or more notice	100% refund (excluding booking fee)	N	4	J
Less Than 7 Days Notice	Full Hire Fees Payable	N	4	J

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Libraries				
Requests from other Libraries	$4.50	Y	4	J
Stock Processing Charge – Lost or damaged materials	$10.00	N	4	H
Other Charges: Plus original cost of item	Various	N	4	I
Replacement Borrowers Card	$2.00	N	4	H
Extended research per hour	$65.00	Y	4	J
Seminars/Workshops	Various	Y	2	B
Individual seminars/workshops will be charged at a rate based on factors such as the length of the seminar/workshop (1 hour, half day, etc) and costs associated with the seminar/workshop (speakers' fee; production of handouts, materials etc).				
Sale of publications	Various	Y	4	H
Inter-library loan charges as charged by lending library and passed on to customer	Various	Y	4	H
Library bags	Various	Y	6	M
Materials	Various	Y	2	B
Photocopying/printing charges – Libraries				
Black and White – A4 - per page	$0.20	Y	4	H
Black and White photocopying – A3 - per page	$0.40	Y	4	H
Colour – A4 - per page	$1.00	Y	4	H
Colour photocopying – A3 - per page	$2.00	Y	4	H
Portable copy media	Various	Y	4	H
Audio technologies	Various	Y	4	H
Hornsby - Meeting Room 1 and 8 hire				
Standard rate per hour	$33.00	Y	3	F
Community/Not for profit rate per hour	$16.50	Y	3	G
Hornsby - Meeting Room 2 hire				
Standard rate per hour	$17.00	Y	3	F
Community/Not for profit rate per hour	$9.50	Y	3	G
Hornsby - Meeting Room 4 hire				
Standard rate per hour	$42.00	Y	3	F
Community/Not for profit rate per hour	$20.00	Y	3	G
Sale of Materials (Unsuitable donations and library discards)				
Charges range depending on value of item	Various	Y	2	C
Reproduction of photographs from local studies collection – Council owned				
Handling fee	$12.00	Y	4	J
Photograph	Various	Y	4	J

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Miscellaneous				
Annual Commercial Boat Pumpout Service Fee	$8,290.00	Y	5	J
Dinghy and Watercraft Storage				
Per year	$221.00	N	5	K
Berowra Waters Water Supply (Water Mains)				
Detached Dwellings	$149.50	N	3	G
Boat Sheds/Commercial Enterprises	$488.00	N	3	G
Marinas	$740.00	N	3	G
Provision of Directional Signs				
(see Policy PWRF5 – "Street Signs")				
Standard Directional Sign and Post	$673.00	Y	4	J
Standard Directional Sign Plate Replacement	$280.00	Y	4	J
Non-standard Directional Sign and Post	Actual Cost	Y	4	J
Non-standard Directional Sign Plate Replacement	Actual Cost	Y	4	J
Not for profit organisations – new signs (maximum of 2)	Nil	Y	4	J
Not for profit organisations – sign maintenance & replacement	First four charges apply	Y	4	J

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Natural Resources				
Biosecurity Certificate Section 184 Biosecurity Act				
Issuing certificate	$55.00	N	4	J
Inspection / expert consultation per hour	$225.50	N	4	J
Resources				
Environmental Education Workshops	Various	Y	3	F
Expert opinions				
Pre Development Application advice – Bushland / Water (per hour)	$230.50	Y	4	J
Offset Agreement – inspection/expert consultation (per hour)	$230.50	Y	4	J
Expert opinion – consulting (per hour)	$230.50	Y	4	J
Expert opinion – court (per hour)	$230.50	Y	4	J
Water Quality monitoring (Not analytical costs) (per hour)	$230.50	Y	4	J
Bar Island				
Commercial Group Access Licence Fee	$150.50	N	3	F
Community Group Access Licence Fee	$80.00	N	3	F
Mountain Bike Track Hire				
Subject to approvals authorised by POM				
Commercial <30 people/day	$248.50	Y	4	H
Commercial 30-50 people/day	$468.00	Y	3	G
Commercial 51-100 people/day	$992.00	Y	3	G
Commercial >100 people/day	$1,875.00	Y	3	G
Not for profit community <100 people/day	$200.50	Y	3	G
Not for profit community >100 people/day	$416.00	Y	3	G
Schools outside the Shire / schools inside the Shire after hours (schools inside the Shire free during school hours)	$330.00	Y	3	G
Small Group Mountain Bike Coaching (up to 6 people for a maximum of 15 sessions per year)	$777.00 per annum	Y	3	G
Eligibility such as VETAB accreditation and/or TAFE or UNI, 1st Aid for MTB coaches				
Refundable security/damage/cleaning bond/event high impact/ commercial event	$1,070.00	N	3	G
Vegetation				
Vegetation offset on public land to offset loss on private land – per hectare based on area removed	$290,465.00	N	4	J
Maps/Prints				
Sale of GIS maps – black and white print				
A4 size – GIS maps – b&w	$33.00	N	4	J
A3 size – GIS maps – b&w	$38.00	N	4	J
A2 size – GIS maps – b&w	$44.00	N	4	J
A1 size – GIS maps – b&w	$55.00	N	4	J

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Sale of GIS maps – black and white print [continued]				
A0 size – GIS maps – b&w	$70.00	N	4	J
Sale of GIS maps – colour print				
A4 size – GIS maps – colour	$44.00	N	4	J
A3 size – GIS maps – colour	$48.50	N	4	J
A2 size – GIS maps – colour	$61.50	N	4	J
A1 size – GIS maps – colour	$86.50	N	4	J
A0 size – GIS maps – colour	$116.00	N	4	J

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category

Planning and Building

Development Assessments

- *All fees and charges and GST applicability are correct at the time of adoption of the Schedule.*
- *Any statutory charges or GST treatment that changes following adoption will be amended from the applicable date.*
- *In the event of any inconsistency between the fee shown in this document and the Regulation, the fee in the Regulation prevails.*
- *All fees and charges are GST inclusive (where applicable).*

Part 2 Fees for Development Application - other than State significant development

2.1 Development application for development, other than a development application referred to in item 2.2 or 2.3, involving the erection of a building, the carrying out of a work or the demolition of a work or building with an estimated cost of development

Up to $5,000	$129.00	N	1	A
$5,001-$50,000				
(a) base fee	$198.00	N	1	A
(b) plus, for each $1,000, or part $1,000, by which estimated cost exceeds $5,000	$3.00	N	1	A
$50,001-$250,000				
(a) base fee	$412.00	N	1	A
(b) plus, for each $1,000, or part $1,000, by which estimated cost exceeds $50,000	$3.64	N	1	A
$250,001-$500,000				
(a) base fee	$1,356.00	N	1	A
(b) plus, for each $1,000, or part $1,000, by which estimated cost exceeds $250,000	$2.34	N	1	A
$500,001-$1million				
(a) base fee	$2,041.00	N	1	A
(b) plus, for each $1,000, or part $1,000, by which estimated cost exceeds $500,000	$1.64	N	1	A
$1,000,001-$10million				
(a) base fee	$3,058.00	N	1	A
(b) plus, for each $1,000, or part $1,000, by which estimated cost exceeds $1 million	$1.44	N	1	A
More than $10million				
(a) base fee	$18,565.00	N	1	A
(b) plus, for each $1,000, or part $1,000, by which estimated cost exceeds $10 million	$1.19	N	1	A

2.2 Development application for development for the purposes of 1 or more advertisements, but only if the fee under this item exceeds the fee that would be payable under item 2.1

(a) 1 advertisement	$333.00	N	1	A
(b) plus, for each additional advertisement	$93.00	N	1	A

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
2.3 Development application for development involving the erection of a dwelling house with an estimated cost of $100,000 or less				
2.3 Development application for development involving the erection of a dwelling house with an estimated cost of $100,000 or less	$532.00	N	1	A
2.4 Development application involving subdivision, other than strata subdivision, involving the opening of a public road				
(a) base fee	$777.00	N	1	A
(b) plus, for each additional lot created by subdivision	$65.00	N	1	A
2.5 Development application involving subdivision, other than strata subdivision, not involving the opening of a public road				
(a) base fee	$386.00	N	1	A
(b)Plus, for each additional lot created by subdivision	$53.00	N	1	A
2.6 Development application involving strata subdivision				
(a) base fee	$386.00	N	1	A
(b) plus, for each additional lot created by subdivision	$65.00	N	1	A
2.7 Development application for development not involving the erection of a building, the carrying out of a work, the subdivision of land or the demolition of a work or building	$333.00	N	1	A
Part 3 Additional Fees for Development Application - other than State significant development				
Matter for which fee is payable:				
3.1 Additional fee for development application for integrated development				
(a) fee payable to consent authority	$164.00	N	1	A
(b) fee payable to approval body	$374.00	N	1	A
3.2 Additional fee for development application for development requiring concurrence, other than if concurrence is assumed under this Regulation, section 55				
(a) fee payable to consent authority	$164.00	N	1	A
(b) fee payable to concurrence authority	$374.00	N	1	A
3.3 Additional fee for development application for designated development	$1,076.00	N	1	A
3.4 Additional fee for development application that is referred to design review panel for advice	$3,508.00	N	1	A
3.5 Giving of notice for designated development	$2,596.00	N	1	A
3.6 Giving of notice for nominated integrated development, threatened species development or Class 1 aquaculture development	$1,292.00	N	1	A
3.7 Giving of notice for prohibited development	$1,292.00	N	1	A
3.8 Giving of notice for other development for which a community participation plan requires notice to be given	$1,292.00	N	1	A
Part 4 Fees for modifications of Development Consents - other than State significant development				
4.1 Modification application under the Act, section 4.55(1)	$83.00	N	1	A
4.2 Modification application - lesser of				
(a) under the Act, section 4.55(1A)	$754.00	N	1	A

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
4.2 Modification application - lesser of [continued]				
(b) or, under the Act, section 4.56(1) that involves, in the consent authority's opinion, minimal environmental impact	50% fee for original application	N	1	A
4.3 Modification application under the Act, section 4.55(2) or 4.56(1) that does not, in the consent authority's opinion, involve minimal environmental impact, if the fee for the original development application was (a) less than 1 fee unit or (b) 1 fee unit or more and the original development application did not involve the erection of a building, the carrying out of a work or the demolition of a work or building	50% fee for original application	N	1	A
4.4 Modification application under the Act, section 4.55(2) or 4.56(1) that does not, in the consent authority's opinion, involve minimal environmental impact, if— (a) the fee for the original development application was 1 fee unit or more, and (b) the original development application involved the erection of a dwelling house with an estimated cost of $100,000 or less	$222.00	N	1	A
4.5 Modification application under the Act, section 4.55(2) or 4.56(1) that does not, in the consent authority's opinion, involve minimal environmental impact, if the fee for the original application was 1 fee unit or more and the application relates to an original development application, other than an original development application specified in item 4.3 or 4.4, with an estimated cost of development o				
Up to $5,000	$64.00	N	1	A
$5,001-$250,000				
(a) base fee	$99.00	N	1	A
(b) plus, for each $1,000, or part $1,000, by which estimated cost exceeds $5,000	$1.50	N	1	A
$250,001-$500,000				
(a) base fee	$585.00	N	1	A
(b) plus, for each $1,000, or part $1,000, by which estimated cost exceeds $250,000	$0.85	N	1	A
$500,001-$1 million				
(a) base fee	$833.00	N	1	A
(b) plus, for each $1,000, or part $1,000, by which estimated cost exceeds $500,000	$0.50	N	1	A
$1,000,001-$10million				
(a) base fee	$1,154.00	N	1	A
(b) plus, for each $1,000, or part $1,000, by which estimated cost exceeds $1 million	$0.40	N	1	A
More than $10 million				
(a) base fee	$5,540.00	N	1	A
(b) plus, for each $1,000, or part $1,000, by which estimated cost exceeds $10 million	$0.27	N	1	A
4.6 Additional fee for modification application if notice of application is required to be given under the Act, section 4.55(2) or 4.56(1)	$778.00	N	1	A
4.7 Additional fee for modification application that is accompanied by statement of qualified designer	$889.00	N	1	A
4.8 Additional fee for modification application that is referred to design review panel for advice	$3,508.00	N	1	A
4.9 Submitting modification application under the Act, section 4.55(1A) or (2) on the NSW planning portal	$40.00	N	1	A

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Part 5 Fees for application for State significant development and approval of State significant infrastructure				
Refer to Shedule 4 of the Environmental and Assessment Regulation 2021				
Part 7 Fees for reviews and appeals				
7.1 Application for review under the Act, section 8.3 that relates to a development application not involving the erection of a building, the carrying out of a work or the demolition of a work or building	50% fee for original development application	N	1	A
7.2 Application for review under the Act, section 8.3 that relates to a development application involving the erection of a dwelling house with an estimated cost of $100,000 or less	$222.00	N	1	A
7.3 Application for review under the Act, section 8.3 that relates to a development application, not referred to in item 7.1 and 7.2 for development with an estimated cost of				
Up to $5,000	$64.00	N	1	A
$5,001-$250,000				
(a) base fee	$100.00	N	1	A
(b) plus, for each $1,000, or part $1,000, by which estimated cost exceeds $5,000	$1.50	N	1	A
$250,001-$500,000				
(a) base fee	$585.00	N	1	A
(b) plus, for each $1,000, or part $1,000, by which estimated cost exceeds $250,000	$0.85	N	1	A
$500,001-$1 million				
(a) base fee	$833.00	N	1	A
(b) plus, for each $1,000, or part $1,000, by which estimated cost exceeds $500,000	$0.50	N	1	A
$1,000,001-$10 million				
(a) base fee	$1,154.00	N	1	A
(b) plus, for each $1,000, or part $1,000, by which estimated cost exceeds $1 million	$0.40	N	1	A
More than $10 million				
(a) base fee	$5,540.00	N	1	A
(b) plus, for each $1,000, or part $1,000, by which estimated cost exceeds $10 million	$0.27	N	1	A
7.4 Application for review of decision to reject and not determine a development application under the Act, section 8.2(1)(c) if the estimated cost of development is				
(a) less than $100,000	$64.00	N	1	A
(b) $100,000–$1 million	$175.00	N	1	A
(c) more than $1 million	$292.00	N	1	A
7.5 Appeal against determination of modification application under the Act, section 8.9	50% fee that was payable for the application the subject of appeal	N	1	A

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
7.4 Application for review of decision to reject and not determine a development application under the Act, section 8.2(1)(c) if the estimated cost of development is [continued]				
7.6 Submitting application for review of a determination under the Act, section 8.3 on the NSW planning portal	$5.00	N	1	A
7.7 Notice of application for review of a determination under the Act, section 8.3	$725.00	N	1	A
Part 8 Fees for site compatibility certificates and site verification certificates under SEPPs				
8.1 Application for site compatibility certificate under State Environmental Planning Policy (Housing) 2021				
(a) base fee	$310.00	N	1	A
(b) plus, for each dwelling	$42.00	N	1	A
Maximum fee - including base fee & additional fee	$626.00	N	1	A
8.2 Application for site compatibility certificate under State Environmental Planning Policy (Transport and Infrastructure) 2021, Chapter 2 or 3				
(a) base fee	$310.00	N	1	A
(b) plus, for each hectare, or part hectare, of area of land	$265.00	N	1	A
Maximum fee - including base fee & additional fee	$626.00	N	1	A
8.3 Application for site verification certificate under State Environmental Planning Policy (Resources and Energy) 2021, Part 2.4	$4,373.00	N	1	A
8.4 Submitting application for site compatibility certificate on the NSW planning portal	$40.00	N	1	A
Part 9 Other fees				
9.1 Consideration of request for the Minister or Planning Secretary to refer matter to the Independent Planning Commission or a Sydney district or regional planning panel under this Regulation, section 262(1)	$5,746.00	N	1	A
9.2 Referral of matter by the Minister or Planning Secretary to the Independent Planning Commission or a Sydney district or regional planning panel under this Regulation, section 262(2)	$17,238.00	N	1	A
9.3 Submitting complying development certificate on the NSW planning portal	$36.00	N	1	A
9.4 Submitting application for construction certificate, subdivision works certificate, occupation certificate, subdivision certificate, building information certificate or complying development certificate on the NSW planning portal	$40.00	N	1	A
9.5 Payment of monetary contribution or levy under the Act, Division 7.1 on the NSW planning portal	$5.00	N	1	A
9.6 Submitting planning agreement on the NSW planning portal	$5.00	N	1	A
9.7 Application for planning certificate under the Act, section 10.7(1)	$62.00	N	1	A
9.8 Additional fee if planning certificate includes advice under the Act, section 10.7(5)	$94.00	N	1	A
9.9 Provision of certified copy of a document, map or plan under the Act, section 10.8(2)	$62.00	N	1	A
9.10 Public hearing by Independent Planning Commission under the Act, section 2.9(1)(d				
(a) base fee	$66,193.00	N	1	A
(b) plus, additional fee for estimated costs of hearing	$66,192.50	N	1	A
Other Council Fees				
Admin Processing Fee - Per Application Type				

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Amended Plans/Additional Information				
Minor Development ($0 to $300,000)	$65.50	N	5	K
Medium Development ($300,001 to $900,000)	$149.50	N	5	K
Large Development ($900,001 to $10,000,000)	$311.00	N	5	K
Extra Large Development (more than $10,000,000)	By quotation - min fee $360	N	5	K
Amended Application Plans	50% of original application fee or $180 which ever is greater	N	5	K
Design Excellence Panel - Professional fees - initial consideration				
Administration Fee - per meeting - Non refundable - paid on booking	$398.00	N	5	K
i) less than 3 storeys	$2,000.00	N	5	K
ii) Greater than 3 storeys	$4,200.00	N	5	K
Section 4.54 Application to Extend Lapsing Period	$442.64	N	5	K
Subsequent referrals to the DEP				
i) less than 3 storeys	$1,000.00	N	5	K
ii) Greater than 3 storeys	$2,100.00	N	5	K
Miscellaneous Fees				
Connect private stormwater system into Council's piped stormwater drainage system	$553.00	N	5	K
Written reply to letters of enquiry regarding development consent and other matters	$229.00	N	5	K
Pre-Lodgement Meetings				
Development with an estimated cost <$1,000,000	$770.00	Y	5	K
Development with an estimated cost >$1,000,000	$1,650.00	Y	5	K
State Significant Developments	$2,800.00	Y	5	K
Subdivisions	$990.00	Y	5	K
Subdivision Services				
Subdivision Works Certificates				
Roadworks, public pathway, drainage works, interallotment drainage, on-site detention system, right of way and access driveway, etc. – Fee per hour or part thereof. (Quotation to be obtained from Council)	By Quotation	Y	5	K
Section 138 of the Roads Act 1993				
For any works or activities in a public reserve, public road way or footpath (nature strip or verge). For all unclassified roads and many classified roads Local Government is the consent authority with TfNSW giving concurrence or consent on classified roads	By Quotation	N	5	K
Engineering Inspections				
For roadworks, public pathway, drainage works, interallotment drainage, on-site detention system, right of way and access driveway – Fee per hour or part thereof – minimum fee (Quotation to be obtained from Council prior to commencement of work)	By quotation	N	5	K

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Engineering Inspections [continued]				
Inspection fee for second and subsequent inspections of the same work – per inspection	$280.00	N	5	K
In all cases where defective road pavements are detected a charge per test will be made to the subdivider – Fee per hour or part thereof	$280.00	N	5	K
Bonding of Works				
Application fee for bonding of works below $2,500	$439.00	N	5	K
Application fee for bonding of works over $2,500	$745.00	N	5	K
Release or partial release of bond	$427.00	N	5	K
Subdivision Certificate – Linen Release				
Torrens Title				
Lodgement Fee for Subdivision Certificate – per lot:				
1-10 lots – Fee per lot	$676.00	N	5	K
11 lots and above – Fee per lot	$628.00	N	5	K
Inspection fee for Principal Certifying Authority when Council did not issue construction certificate and/or compliance certificates – Fee per hour or part thereof	$224.00	N	5	K
Strata Plan Applications – (s37 of the Strata Schemes Act)				
Strata Plan Application Fees	By Quotation	Y	5	K
Miscellaneous Items – Subdivision				
Stormwater Drainage/Detention Volume & Flow Rates Enquiry	$313.00	N	5	K
Application for a house number and/or re-numbering	$313.00	N	6	M
Application for naming of a street	$2,735.00	N	6	M
Execution of legal documents				
Endorsement by General Manager/Authorised Officer	$505.00	N	5	K
Release or variation of restriction	$404.00	N	5	K
Electronic Registration of legal documents using PEXA	$225.94	Y	5	K
NSW Government Planning Reform Fee – (Clause 266)				
For each development application having an est. cost exceeding $50,000, an amount calculated as follows is to be set aside for payment to the Director-General.	$P = \frac{0.64xE}{1,000.00} - 5$	N	1	A
Advertising Fees for Development Applications, Modifications and Reviews				
Category 1 (Major Applications)	$850.00	N	5	K
Category 2 (Minor Applications)	$425.00	N	5	K
Development Services				
Other Approvals and Permits, including S.68 of the Local Government Act 1993				
Install a manufactured home, moveable dwelling or associated structure on land	As per DA & building services fees	N	5	K
Install a domestic/oil or solid heating appliance	$514.00	N	5	K
Operate a caravan park or camping ground – Approval to operate – per site	$10.00	N	5	K

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Other Approvals and Permits, including S.68 of the Local Government Act 1993 [continued]				
Operate a manufactured home estate – per site	$10.00	N	5	K
Mobile Food Vendor – Application for Approval to Operate	$350.00	N	4	J
Use a standing vehicle or any article for the purpose of selling in a public place	$350.00	N	4	J
Bonds and Levies				
Footpath / Road and Kerb & Gutter Damage Inspections levy – Non Refundable				
Total cost of works under $25,000	No fee	N	5	K
BCA Class 1 & 10	$180.50	N	5	K
BCA Class 2 to 9 – except for Residential Flat Buildings	$1,205.00	N	5	K
Class 2 Residential Flat Buildings	$4,790.00	N	5	K
Building Services				
For a comprehensive fee quote, please contact our Customer Service on 9847 6760				
Construction Certificates				
Once you have your development consent you will need a Construction Certificate, a building certifier (Principal Certifier) to do your inspections and an Occupation Certificate.				
Building Class 1 and 10 Structures				
By Quotation OR				
Granny Flat	$577.00	Y	5	K
Dwelling-house	$727.00	Y	5	K
Alterations and additions	$380.00	Y	5	K
Swimming pool	$347.00	Y	5	K
Shed or garage	$347.00	Y	5	K
Minor Structure (decks, carports, retaining walls)	$263.00	Y	5	K
Demolition	$263.00	Y	5	K
Building Class 2 to 9 Structures				
Multi-Unit Housing	By quotation	Y	5	K
Commercial	By quotation	Y	5	K
Industrial	By quotation	Y	5	K
Complying Development Certificates				
If you are planning to build under the NSW Housing Code you will need a Complying Development Certificate, a building certifier (Principal Certifier) to do your inspections and an Occupation Certificate				
General Housing Code				
By Quotation OR				
Granny Flats	$1,295.00	Y	5	K
Dwelling-house	$1,745.00	Y	5	K
Alterations and Additions	$890.00	Y	5	K
Swimming pools	$668.00	Y	5	K
Sheds and garages	$890.00	Y	5	K
Minor Structures (decks, carports, retaining walls)	$668.00	Y	5	K
Demolition	$451.00	Y	5	K

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
General Housing Code [continued]				
Pre-lodgment advice	$228.50	Y	5	K
General Commercial & Industrial Code				
By Quotation OR				
Building Alterations (internal)	$1,010.00	Y	5	K
Change of Building Use	$1,010.00	Y	5	K
Shop fronts and awning alterations	$1,010.00	Y	5	K
Mechanical ventilation	$1,010.00	Y	5	K
Commercial & Industrial Code	By quotation	Y	5	K
Pre-lodgment advice	$228.50	Y	5	K

Mandatory Building Inspections

You will need to appoint a Principal Certifying Authority (Principal Certifier) to carry out mandatory inspections before commencing your building project.

Building Class 1 and 10 Structures and Appointment of HSC as Principal Certifier

Appointment of HSC as Principal Certifier (plus inspection fees)	$291.50	Y	5	K
Appointment of HSC as Replacement Principal Certifier (plus inspection fees)	$992.00	Y	5	K
Granny Flat (includes 6 inspections)	$1,375.00	Y	5	K
Dwelling-house (includes 6 inspections)	$1,375.00	Y	5	K
Alterations and Additions (includes 5 inspections)	$1,150.00	Y	5	K
Swimming pool (includes 3 inspections)	$685.00	Y	5	K
Sheds and garages (includes 3 inspections)	$685.00	Y	5	K
Minor Structures, including decks, carports and retaining walls (includes 3 inspections)	$685.00	Y	5	K
Each additional reinspection	$228.50	Y	5	K

Building Class 2 to 9 Structures and Appointment of HSC as Principal Certifier

Appointment of HSC as Principal Certifier	By quotation	Y	5	K
Appointment of HSC as Replacement Principal Certifier	By quotation	Y	5	K
Multi-Unit Housing	By quotation	Y	5	K
Commercial	By quotation	Y	5	K
Industrial	By quotation	Y	5	K

Occupation Certificates – Final – Where Council is the Principal Certifier

Prior to using or occupying a new structure you must obtain an Occupation Certificate. This certificate authorises:
(a) The occupation and use of a new building; (b) A change of building use for an existing building

Fee	$228.50	Y	5	K

Building Information Certificate (BIC) Applications

(Division 6.7)

Class 1 and 10 Buildings (Authorised)	$297.50	N	1	A
Class 2-9 Buildings (Authorised)	By quotation	N	1	A
Buildings (Unauthorised)	By quotation	N	1	A
Where a development consent, complying development certificate or construction certificate was required for the erection of the building and no such consent or certificate was obtained. The fee payable is the total of the maximum fee payable for development consent, or a complying development certificate and the maximum fee payable for a construction certificate				

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
(Division 6.7) [continued]				
Additional inspection fee	$229.00	N	1	A
Authorised building urgency Fee (additional to application fee) – Certificate issued within two working days on receipt of application	$686.00	N	5	K
Swimming Pools				
Swimming Pool Exemption Applications				
Exemption Under Section 22 of the Swimming Pools Act, 1992	$250.00	N	1	A
Swimming Pool Inspections – Section 22F of the Swimming Pools Act, 1992				
Initial Swimming Pool Barrier Inspection Statutory fee	$150.00	Y	1	A
Subsequent Swimming Pool Barrier Inspection Statutory fee	$100.00	Y	1	A
Swimming Pool Barrier urgency fee (additional)	$228.50	Y	5	K
Miscellaneous Building Services Fees				
Annual Fire Safety Statement Registration Fee	$158.50	Y	5	K
Annual Fire Safety Statement Inspection Fee - Hourly Rate	$228.50	Y	5	K
Re-issue of Fire Safety Schedules under s80a	$158.50	Y	5	K
Request for extension of time to submit AFSS	$350.00	N	5	K
Request for extension of time to submit overdue AFSS	$500.00	N	5	K
Principal Certifying Authority Signs	$13.50	Y	4	H
Bushfire Attack Level Advice (s 4.14)	$535.00	Y	5	K
Building Certifications – Hourly Rate	$229.00	N	5	K
You might need a service that we do not cover in this price sheet. If you do, we will charge you an hourly rate for the service				
Strategic Planning Services				
Planning Certificates				
Planning Certificate – the prescribed fee for the issue of a certificate under section 10.7(2) of the Act is specified in Schedule 4, EP&A Regulation 2021	$62.00	N	1	A
Additional fee if planning certificate includes advice under the Act, section 10.7(5)	$94.00	N	1	A
Amendment of Environmental Planning Instrument				
Pre Planning Proposal Lodgement Meeting Fee	$1,430.00	Y	5	K
Minor Rezoning (Planning Proposal)	$37,000.00	N	5	K
Major Rezoning (Planning Proposal) that would facilitate development with a potential construction value greater than $20 Million.	$74,000.00	N	5	K
Reclassification – public hearing fee	Full cost recovery	N	5	K
Fees for external consultants to peer review additional studies post Gateway Review approval	Full cost recovery	N	5	K
Fees for amendment to the existing DCP	$5,000.00	N	5	K
Fees for amendment to the existing DCP requiring the engagement of external consultants (which may include the preparation of a site specific masterplan, DCP part or change to figures)	Full cost recovery	N	5	K

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Voluntary Planning Agreements				
Preparation / Legal Review	Full cost recovery	N	5	K
Advertising	Full cost recovery	N	5	K
Miscellaneous Items – Strategic Planning				
Map and Publication Sales				
Provision of certified copy of a document, map or plan under the Act, section 10.8(2)	$66.50	N	1	A
Miscellaneous Services				
Professional/technical advice – Hourly Rate	$230.00	N	5	K
You might need a service that we don't cover in this price sheet. If you do, we will charge you an hourly rate for the service				
Print and copy service for plans and documents – Charge per page				
AO Size (841mm x 1,189mm)	Full cost recovery	N	4	J
A1 Size (594mm x 841mm)	Full cost recovery	N	4	J
A2 Size (420mm x 594mm)	Full cost recovery	N	4	J
A3 Size (297mm x 420mm)	$6.50	N	4	J
A4 Size (210mm x 297mm) – first 10 pages	$0.00	N	4	J
A4 Size (210mm x 297mm) – 11 pages or more (charged per page from page 1)	$2.50	N	4	J

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Regulatory Services				
Unattended Items				
Public Spaces (Unattended Property) Act 2021				
Transporting a Class 1 item to a place of care or a place of storage	$47.50	N	1	A
Transporting a Class 2 item to a place of care or a place of storage	$105.50	N	1	A
Transporting a Class 3 item to a place of care or a place of storage	Actual Cost	N	1	A
Storing an item at a place of storage, per day	$14.00	N	1	A
Storage of a Class 3 item at a place of storage, per day	Actual Cost	N	1	A
Cost of serving a notice notifying that the property has been taken to a place of care	$17.00	N	1	A
Companion Animal Services				
Registration				
Restricted Dog Annual Permit Statutory fee	$236.00	N	1	A
Permit Late Fee Statutory fee	$23.00	N	1	A
Dangerous Dog Annual Permit Statutory fee	$236.00	N	1	A
Dog – Registration fee (by 12 weeks or when sold if earlier than 12 wk) Statutory fee	$80.00	N	1	A
Dog – Registration Combined fees (for not Desexing dog by 6 months) Statutory fee	$269.00	N	1	A
Dog – Registration (by eligible pensioner) / Dog – Registration (not recommended eligible pensioner) Statutory fee	$35.00	N	1	A
Dog – Registration (recognised breeder) Statutory fee	$80.00	N	1	A
Dog – Registrations (desexing not recommended) Statutory fee	$80.00	N	1	A
Trained Assistance Animal / Working Dog / Service of the State Dog (required to be microchipped) Statutory fee	Free	N	2	B
Dog – Desexed (sold by pound/shelter) Statutory fee	$0.00	N	1	A
Undesexed Cats over 4 months of age - annual permit fee Statutory fee	$99.00	N	1	A
Cat – Registration fee (by 12 weeks or when sold if earlier than 12 wk) Statutory fee	$70.00	N	1	A
Cat – Registration (eligible pensioner) / Cat – Registration (desexing not recommended - eligible pensioner) Statutory fee	$35.00	N	1	A

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Registration [continued]				
Cat – Desexed (sold/ transferred from pound/shelter or rehoming Organisation) Statutory fee	$0.00	N	1	A
Cat – Registration (desexing not recommended) Statutory fee	$70.00	N	1	A
Cat – Registration (recognised breeder) Statutory fee	$70.00	N	1	A
Registration Late Fee Statutory fee	$23.00	N	1	A
Companion Animals Compliance				
Dangerous Dog Enclosure Certificate of Compliance	$150.00	N	1	A
Impounding Fees – (Hawkesbury Pound)				
Refer to service provider for fees				
Administration & Release Fee	Refer to service provider for fees	N	4	J
Daily Boarding Fee – Dog under 20kg	Refer to service provider for fees	N	4	J
Daily Boarding Fee – Dog over 20kg	Refer to service provider for fees	N	4	J
Daily Boarding Fee – Cat	Refer to service provider for fees	N	4	J
Daily Boarding Fee – Mother with litter of kittens	Refer to service provider for fees	N	4	J
Euthanasia – Dog under 20kg	Refer to service provider for fees	N	4	J
Euthanasia – Dog over 20kg	Refer to service provider for fees	N	4	J
Euthanasia – Cat	Refer to service provider for fees	N	4	J
Euthanasia – Kittens < 2kg	Refer to service provider for fees	N	4	J
Identification & Disposal of dog/cat DOA	Refer to service provider for fees	N	4	J
Public Holiday Surcharge – extra	Refer to service provider for fees	N	4	J
Daily Boarding – Dangerous Dog/Dog waiting to be declared as Dangerous Dog	Refer to service provider for fees	N	4	J
Surrender Dog	Refer to service provider for fees	N	4	J
Surrender Cat	Refer to service provider for fees	N	4	J
Extra charge for after hours access	Refer to service provider for fees	N	4	J
Impounding & Release Fees from approved premises – Vets, etc.				
Refer to service provider for fees				
Administration & Release Fee	Refer to service provider for fees	N	4	J

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Impounding & Release Fees from approved premises – Vets, etc. [continued]				
Daily Boarding Charge – Dog up to 20kg	Refer to service provider for fees	N	4	J
Daily Boarding Charge – Dog over 20kg	Refer to service provider for fees	N	4	J
Daily Boarding Charge – Cat	Refer to service provider for fees	N	4	J
Euthanasia – Dog under 20kg	Refer to service provider for fees	N	4	J
Euthanasia – Dog over 20kg	Refer to service provider for fees	N	4	J
Euthanasia – Cat	Refer to service provider for fees	N	4	J
Seizure & Release Fees from Council				
Administration & Release Fee	$52.50	N	4	J
Daily Boarding Charge – Dog up to 20kg	$52.50	N	4	J
Daily Boarding Charge – Dog over 20kg	$71.00	N	4	J
Daily Boarding Charge – Cat	$46.50	N	4	J
Euthanasia – Dog under 20kg	$124.00	N	4	J
Euthanasia – Dog over 20kg	$255.50	N	4	J
Euthanasia – Cat	$124.00	N	4	J
Micro-chipping	$32.50	Y	4	J
Processing of identification/microchipping forms for the Companion Animals Register (C.A.R)	$12.50	N	4	J
Conveyance fee per animal	$46.50	N	4	J
Public Spaces (Unattended Property) Act 2021				
Transporting an animal to a place of care or to the responsible person	$105.50	N	1	A
Transporting an animal to a market or sale yard	$105.50	N	1	A
Providing an animal in possession with food, water or veterinary care	Actual Cost	N	1	A
Damage caused by an animal while in possession	Actual Cost	N	1	A
Environmental Protection				
Notices under POEO Act 1997				
Issuing of a Notice / Direction	$840.00	N	1	A
Cost compliance service fee associated with an issued Notice/Direction, including time spent ensuring the Order is complied with, monitoring action under the Order, review of documentation, inspections, or any other associated matters with the issued Notice/Direction.	$229.00 for first hour (our hourly rate), plus $114.50 per each additional 30 mins	N	1	A
Lodgement fee for documentation required to be submitted to Council under a Notice/Direction for review or the like	$45.50	N	4	J
Clean-Up Notice in relation to the depositing of litter or waste under Section 144AG of the POEO Act 1997	$286.00	N	1	A
Onsite Sewage Management Applications				
This fee will only apply should Council adopt a policy for inspection of onsite sewage systems				
Waste Water Inspection Fee - hourly rate for technical inspections	$229.00	N	4	H
Application to Install Wastewater Treatment In Unsewered Area	$672.00	N	4	J

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Onsite Sewage Management Applications [continued]				
Application to Install Wastewater Treatment in Unsewered Areas (0ver 10 equivalent people)	$808.00	N	4	J
Licence to operate a sewer management system	$52.00 per annum	N	4	D
Environmental Planning and Assessment				
Compliance Cost Notice service fee relating to the preparation or serving of an EP&A Act Notice	$229.00 for first hour (our hourly rate), plus $114.50 per each additional 30 mins	N	4	J
Note: The maximum amount that may be charged under a compliance cost notice for the preparation or serving of a notice is $750.00 for any associated costs and expenses (or as amended by the EP&A Regulation).				
Cost compliance service fee associated with an issued Order, including time spent ensuring the Order is complied with, monitoring action under the Order, review of documentation, inspections, or any other associated matters with the issued Order.	$229.00 for first hour (our hourly rate), plus $114.50 per each additional 30 mins	N	4	J
Compliance Cost Notice service fee for costs and expenses relating to an investigation that leads to the issuing of a EP&A Order including site inspections and officer time investigating	$229.00 for first hour (our hourly rate), plus $114.50 per each additional 30 mins	N	4	J
Environmental Compliance				
Professional Technical Advice per hour or part thereof	$229.00	N	4	J
Underground Petroleum Storage System – Audit	$458.00	N	4	J
Underground Petroleum Storage System - Additional inspections	$229.50	N	4	J
Out of Hours Construction Applications	$1,600.00	N	4	J
Out of hours construction application for building works occurring outside of approved hours. One application required for each period of 24 hours in which out of hours working is to be conducted.				
Property Searches				
Notices and Orders Searches under the Local Government Act or Environmental Planning and Assessment Act	$179.50	N	5	K
Urgency Fee (within 24 hours)	$64.50	N	4	J
88G Certificate – Conveyancing Act 1919				
88G Certificate	$12.64	N	1	A
If the authority has inspected the relevant land for the purpose of issuing the certificate	$44.25	N	1	A
Health Services				
Food Premises – Administration Charge – Per NSW Food Authority Categories				
Small – 5 or less equivalent full time food handlers selling high risk food but no direct food handling required (eg. packaged only)	$229.00	N	3	E
Small – 5 or less equivalent full time food handlers	$358.00	N	3	E
Medium – 6-50 equivalent full time food handlers	$796.00	N	3	E
Large – 51 or more equivalent full time food handlers	$3,595.00	N	3	E
Food premises – inspection fees				
Low Risk Food Premises	$110.00 per primary inspection	N	3	E

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Food premises – inspection fees [continued]				
Medium Risk Food Premises	$231.50 per primary inspection	N	3	E
High Risk Food Premises	$231.50 per primary inspection	N	3	E
Food Businesses				
Food Business – re-inspections	$231.50 per re-inspection	N	3	E
Food Business – Requested pre-opening inspection of new premises	$231.50 per pre-opening inspection	N	4	J
Food Business – Requested inspection of food premises for the purchase of the business	$231.50 per requested inspection	N	4	J
Mobile Food Vendor – inspection	$231.50 per inspection	N	4	E
Temporary Food Stall inspection	$149.00	N	4	E
Public health incident inspection	$110.00 per public health incident inspection	N	4	J
Skin penetration				
Hairdressing and beauty salon – health inspection	$110.00 per primary inspection	N	4	J
Hairdressing and beauty salon re-inspection	$110.00 per re-inspection	N	4	J
Skin Penetration inspection	$231.50 per primary inspection	N	4	E
Skin Penetration re-inspection	$231.50 per re-inspection	N	4	E
Skin Penetration Notification Fee	$105.00	N	4	E
Notification of carrying out of skin penetration procedure Notification of carrying out of skin penetration procedure				
Cooling towers				
Administration Fee	$131.50	N	4	E
Inspection fee per cooling tower system	$231.50 per inspection	N	4	E
Re-inspection fee per cooling tower system	$231.50 per re-inspection	N	4	E
Cooling Tower Notification Fee	$120.00	N	4	J
Public Swimming Pools				
Public swimming pool inspections	$231.50 per primary inspection	N	4	E
Public swimming pool re-inspection	$231.50 per re-inspection	N	4	E
Public Swimming Pool Notification Fee	$105.00	N	4	J
Public health consultation Fee	$231.50 per consultation	N	4	J

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Notices and order under the Public Health Act 2010				
Cooling towers – Public Health Act 2010				
Improvement Notice	$665.00	N	1	A
Prohibition Order	$665.00	N	1	A
Follow up re-inspection fee for Prohibition Order	$255.00	N	1	A
Public Swimming Pool and Skin Penetration Premises – Public Health Act 2010				
Improvement Notice	$309.00	N	1	A
Prohibition order	$309.00	N	1	A
Follow up re-inspection for Prohibition Order	$255.00	N	1	A
Notices under the Food Act 2003				
Improvement Notice – including one re-inspection	$565.00	N	1	A
Assessment/Review of Construction, Environmental or Traffic Management Plans				
i) Non-complex Management Plan, generally of the type associated with single residential construction.	$229.00	N	1	A
ii) Moderately complex Management Plans, generally of the type associated with residential flat buildings, commercial and industrial buildings within industrial and medium density zones.	$687.00	N	1	A
iii) Complex Management Plans, generally of the type associated large development sites, and may have significant environmental constraints, and /or contamination issues.	$2,650.00	N	1	A
Assessment/Review of Plans of Management & Contamination Reports				
Review of a Contamination Report (PSI, DSI, RAP)	$229.00	N	1	A
Assessment/Review of a Plan of Management	$229.00	N	1	A
Assessment/Review of an Amended Approved Plan of Management	$115.00	N	1	A
Lodgement of a Filming Management Plan	$229.00	N	1	A
Storing of items other than vehicles				
Fee for Administration, Advertising, Seizure, Removal Costs and Release Fee				
Up to 1.2m2	$124.00	N	4	H
>=1.2m2	$243.50	N	4	H
Storage charges per day	$14.00	N	4	H
Private Carpark Management Fees				
To patrol & manage privately owned carparks - fee per carspace per year	$344.00	Y	4	H
Misc Traffic				
Supply of Photograph (Traffic Matter)	$22.00	N	4	H

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Hoardings				
Erection over public roads or parks for construction purposes, storage or materials, etc				
Class A Hoarding				
Class A Hoarding is of the fence type that is located not more than 300mm into Council's footpath/footway.				
Fee per lineal metre/month – Class A	$40.00	N	4	I
Class B Hoarding				
Class B Hoarding is with overhead protection across the whole of Council's footpath/footway with pedestrian access below and may be without or with site sheds over the protection.				
Fee per lineal metre/month – Class B	$105.50	N	1	A
Class C Hoarding				
Class C Hoarding is of the fence type or scaffolding that is located more than 300mm and up to 1,800mm into Council's footpath/ footway where the width is at least 3,500mm or not more than half the width of the footpath/footway whichever is the lesser.				
Fee per lineal metre/month – Class C	$62.00	N	1	A
Tower Cranes				
Operate a Tower Crane				
Fee per month	$990.00	N	4	I

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Property Services				
Property Services General Admin Fee (includes applications for dealing with Council and Crown land, roads, excluding telecommunications sites - non refundable)	$1,940.00	Y	4	J
Property Services Application Fee for lease/licence of telecommunication site (non refundable)	$2,365.00	Y	4	J
Property Services Road Closure Admin Fee (non refundable)	$2,935.00	N	4	J
GIS Services Data Provision Fee – per half hour	$71.50	N	4	J
Such as data/maps that are not readily available				
Certificate for Classification of Council Land	$156.50	N	4	J
Outdoor Dining - All areas except Hornsby Mall				
Outdoor Dining Fee (Ongoing) - Tier 1 - calculated on $ per square metre per annum, paid monthly	$357.00	N	5	K
Outdoor Dining Fee (Ongoing) – Tier 2 (areas located > 800m from a Train Station) - calculated on $ per square metre per annum, paid monthly	$267.50	N	5	K
Outdoor Dining Fee (Ongoing) – Tier 3 (areas less than 2 square metres) – Flat Fee per annum	$357.00	N	5	K
Processing Fee for new application for all Outdoor Dining Approval (Mall and non Mall - non refundable) (Extra fees may be payable if extra items eg surveys, DA required)	$357.00	N	5	K
Processing Fee for amending existing Outdoor Dining Approval (Mall and non Mall - non refundable) (Extra fees may be payable if extra items eg surveys, DA required)	$178.50	N	5	K
Bond (refundable)	$500 or 2 months of the Annual Approval fee, whichever is the greater	N	5	K
Property Services – Miscellaneous				
Processing fee for Withdrawal of Caveat – to extinguish, modify or release where Council is the authority (excluding legal fees and disbursements - non refundable)	$726.00	Y	4	J
Processing fee for Deed of Caveat and/or creation of Positive Covenant or other dealing on title (excluding legal fees and disbursements - non refundable)	$966.00	Y	4	J
Administration fee for allowing entries onto titles over which Council has a caveat – minor matter (eg re-financing)				
Standard – one month turnaround	$236.50	Y	4	J
Priority – one week turnaround	$472.00	Y	4	J
Consent to Mortgage of Lease (excluding hourly rate, legal fees and disbursements payable by Mortgagor)				
Application/processing fee	$280.50	Y	4	J
Hourly rate	$142.00	Y	4	J

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category

Recreation

Parks and Ovals

Sporting Field Classes (excluding Cricket)

All sports fields have been classified on the basis of general sports field size and condition, and the standard and amount of facilities provided on each site.

Class 1 - Sporting Field

Large ovals with the ability to host multiple senior marked fields or a senior marked field with large warmup areas. Facilities include toilets, change rooms, canteen, storage and some with umpires' change room. Ancillary facilities vary including parking, practice wickets, playground and picnic facilities.
Sports fields within this classification include:
Dural Park
Foxglove Oval
Greenway Park No. 1 (Mike Kenny)
Hayes Park
Montview Oval
Rofe Park

Class 2 - Sporting Field

Sports fields with the ability to host a senior marked field with medium range of amenities including toilets, change rooms, canteen, storage, some with umpires' change room. Ancillary facilities vary, including parking, practice wickets, playground and picnic facilities.
Sports fields within this classification include:
Asquith Oval
Berowra Oval
Berry Park
Brooklyn Oval
Campbell Park
Cheltenham Oval
Edward Bennett Oval
Epping Oval
Greenway Park No. 2
Headen Park
James Park
John Purchase Oval
Mark Taylor Oval (Waitara)
Mills Park
Mount Kuring-gai Oval
Normanhurst Oval
North Epping Oval
Oakleigh Oval
Parklands Oval
Pennant Hills No. 1
Pennant Hills No. 2 (Ern Holmes)
Pennant Hills No. 3
Storey Park
Thomas Thompson Oval
Thornleigh Oval
Warrina Oval – Large

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category

Class 3 - Sporting Field

Small Sports fields with the ability to host a junior marked field with toilet facilities and varying ancillary facilities.
Sports fields within this classification include:
Arcadia Oval
Booth Park
Cowan Oval
Epping Athletics Track
Galston Recreation Reserve
Glenorie Oval
James Henty Drive Oval
Pennant Hills Archery
Pennant Hills Long Jump Pit
Old Dairy Oval
Ron Payne Reserve
Ruddock Park
Warrina Oval – Small

Cricket Classes

All cricket fields have been classified on the basis of general field condition, as well as the standard and amount of facilities provided on each site.

Class 1 - Cricket

Large ovals with turf cricket pitches, fenced, range of amenities including change rooms, toilets, canteen, umpires' change room and storage. Ancillary facilities vary including parking, practice wickets, playground and picnic facilities.
Sports fields within this classification include:
Asquith Oval
Berowra Oval
Epping Oval
Mark Taylor Oval (Waitara)
North Epping Oval
Parklands Oval
Pennant Hills No. 1
Pennant Hills No. 2 (Ern Holmes)
Storey Park

Class 2 - Cricket

Sports fields of varying size with mainly synthetic grass wickets, medium range of amenities including toilets, change rooms, canteen, storage, some with umpires' change room. Ancillary facilities vary, including parking, practice wickets, playground and picnic facilities.
Sports fields within this classification include:
Campbell Park
Cheltenham Oval
Dural Park
Foxglove Oval No. 1
Foxglove Oval No. 2
Greenway Park No. 2
Hayes Park
Headen Park
James Henty Drive Oval
John Purchase Oval
Mills Park
Montview Oval No. 1
Montview Oval No. 2
Mount Kuring-gai Oval
Normanhurst Oval
Ron Payne Reserve
Thornleigh Oval
Warrina Oval – Large

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Class 3 - Cricket				
Sports fields of varying size with mainly synthetic wickets, toilet facilities only and with varying ancillary facilities. Sports fields within this classification include: Arcadia Oval Berry Park Booth Park Brooklyn Oval Cowan Oval Edward Bennett Oval Galston Recreation Reserve Glenorie Oval James Park Old Dairy Oval Ruddock Park Thomas Thompson Oval				
Floodlighting / Hour				
Floodlighting fees will be calculated based on actual usage, including any preseason and casual use. A floodlight resetting fee applies to casual bookings and seasonal bookings of less than 15 weeks.				
Sports Fields – Category 1				
Asquith Oval; Berowra Oval; Campbell Park; Cheltenham Oval; Dural Park; Edward Bennett Oval; Epping Oval; Foxglove Oval; Greenway Park No. 1 (Mike Kenny), No. 2; Hayes Park; Headen Park; James Henty Drive Oval; James Park; John Purchase Oval; Mark Taylor Oval (Waitara); Montview Oval; Mount Kuring-gai Oval; Normanhurst Oval; North Epping Oval; Oakleigh Oval; Parklands Oval; Pennant Hills Park No. 1, No. 2 (Ern Holmes) & No. 3; Rofe Park; Ron Payne Reserve; Ruddock Park; Storey Park; Thomas Thompson Oval; Thornleigh Oval; Warrina Oval – Large				
Small Ball Sport Competition	$40.00	Y	4	I
Other Competition	$38.00	Y	4	I
Training	$28.00	Y	4	I
Sports Fields – Category 2				
Berry Park; Brooklyn Oval; Epping Athletic Track; Pennant Hills Archery; Warrina Oval – Small				
Fee	$21.00	Y	4	I
Netball / Tennis Courts – Category 1				
Berowra Waters Road; Cheltenham Oval; Galston Recreation Reserve; Greenway Park; Montview Oval; Normanhurst Oval; Warrina Oval				
Fee	$15.50	Y	4	I
Netball / Tennis Courts – Category 2				
Wisemans Ferry				
Fee	$11.50	Y	4	I

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category

Oval Hire and Court Hire - Seasonal Allocation Policy

Seasonal Definition
Council conducts three distinct seasonal booking processes each year:

- Summer Season
- Winter Season
- Pre-Season Training Requests

Season dates are strictly as defined in Council's Seasonal Licence Agreements and Pre-Season Training Policy. All seasonal allocations must include confirmed dates within these defined periods. Removal of dates from a seasonal allocation is not permitted. Any dates not allocated or confirmed for use within the seasonal booking may be made available to alternate users, subject to Council approval.

Seasonal Weekday Hire
A seasonal hire fee applies for use of a specific sportsground on weekdays for 10 or more confirmed dates during the defined season.

- All dates must be nominated at the time of booking.
- Seasonal bookings are based on defined season dates, not on a generic daily rate.
- No refunds apply for wet weather or ground closures.

Seasonal Weekend Competition Hire
A seasonal hire fee applies for use of a specific sportsground on weekends for 10 or more confirmed dates during the defined season.

- All dates must be nominated at the time of booking.
- Seasonal bookings are based on defined season dates, not on a generic daily rate.
- No refunds apply for wet weather or ground closures.

Unused or unconfirmed dates cannot be retained as part of a seasonal allocation and may be reallocated by Council.

Half fees applies to seasonal weeknights if shared by two club / associations where there is an overlap of two hours (excluding cricket nets)

Half fees applies to season weekends if shred by two clubs / associations for alternative weekends or usage that finishes prior to 1pm or commences after 12.30pm, excluding turf wickets.

Commercial operators incur a 50% surcharge

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All Oval Hire excluding Baseball, Softball and Cricket – Class 1

Seasonal Weekend Competition (Oval / Day)	$472.00	Y	3	G
Seasonal Training and Weeknight Competition (Oval / Hour)	$19.50	Y	3	G
Casual Hire (Oval / Hour)	$70.00	Y	4	H

All Oval Hire excluding Baseball, Softball and Cricket – Class 2

Seasonal Weekend Competition (Oval / Day)	$251.50	Y	3	G
Seasonal Training and Weeknight Competition (Oval / Hour)	$14.00	Y	3	G
Casual Hire (Oval / Hour)	$39.50	Y	4	H

All Oval Hire excluding Baseball, Softball and Cricket – Class 3

Seasonal Weekend Competition (Oval / Day)	$126.00	Y	3	G
Seasonal Training and Weeknight Competition (Oval / Hour)	$7.00	Y	3	G
Casual Hire (Oval / Hour)	$19.50	Y	4	H

Oval Hire Baseball and Softball – Class 1

Seasonal Weekend Competition (Oval / Day)	$304.00	Y	3	G
Seasonal Training and Weeknight Competition (Oval / Hour)	$14.50	Y	3	G
Casual Hire (Oval / Hour)	$50.50	Y	4	H

Oval Hire Baseball and Softball – Class 2

Seasonal Weekend Competition (Oval / Day)	$168.00	Y	3	G
Seasonal Training and Weeknight Competition (Oval / Hour)	$11.00	Y	3	G

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Oval Hire Baseball and Softball – Class 2 [continued]				
Casual Hire (Oval / Hour)	$30.00	Y	4	H
Oval Hire Baseball and Softball – Class 3				
Seasonal Weekend Competition (Oval / Day)	$84.00	Y	3	G
Seasonal Training and Weeknight Competition (Oval / Hour)	$6.50	Y	3	G
Casual Hire (Oval / Hour)	$15.50	Y	4	H
Oval Hire Cricket – Class 1				
Seasonal Competition (Oval / Day)	$461.00	Y	3	G
Seasonal Training (Oval / Day)	$13.00	Y	3	G
Seasonal Turf Nets (Net / Night)	$26.50	Y	3	G
Casual Hire (Oval / Day)	$660.00	Y	4	H
Oval Hire Cricket – Class 2				
Seasonal Competition (Oval / Day)	$157.50	Y	3	G
Seasonal Training (Oval / Day)	$13.00	Y	3	G
Casual Hire (Oval / Hour)	$30.00	Y	4	H
Oval Hire Cricket – Class 3				
Seasonal Competition (Oval / Day)	$80.00	Y	3	G
Seasonal Training (Oval / Day)	$13.00	Y	3	G
Casual Hire (Oval / Hour)	$15.50	Y	4	H
Netball				
Pennant Hills Park Complex (inclusive of floodlights) Annual Fee	$42,795.00	Y	3	G
Other sets of courts / Hour	$5.50	Y	3	G
School Sports				
Shire Schools Turf Wicket / Day	$380.00	Y	3	G
Outside Shire Schools Turf Wicket / Day	$589.00	Y	3	G
Regular Shire Schools Other Grounds, except athletics carnivals and synthetics fields (Weekdays until 3.30pm)	$0.00	Y	2	B
Shire Schools Other Grounds, except athletics carnivals and synthetic fields / Hour (Weekdays after 3.30pm and weekend – minimum charge of one hour)	$15.50	Y	3	G
Standard Markings Athletic Carnivals - per day	$530.00	Y	3	G
School Athletics Carnival with additional linemarkings per day	$710.00	Y	3	G
School Athletics Carnival – additional days	$169.00	Y	3	G
Special Markings Athletics Fields (ie grounds not listed as having athletics carnival fields)	$1,275.00	Y	3	G
Fagan Park Cross Country Carnival < 500 people	$719.00	Y	3	G
Fagan Park Cross Country Carnival > 500 people	$1,420.00	Y	3	G
Shire School Gala Day / Cross Country without linemarkings (excluding Fagan Park) per day	$169.00	Y	3	G
Outside Shire School Sportsground Hire (excluding carnivals, synthetics and turf wickets) per hour	$15.50	Y	3	G
Synthetic fields				
Casual Hire / Hour	$98.50	Y	4	H

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Synthetic fields [continued]				
Permanent Hire / Hour	$57.00	Y	3	G
School Use (school hours only)	$20.50	Y	3	G
Commercial Personal Trainer and Group Fitness Provider				
1-2 Participants in group / up to 8 sessions per week / per annum	$240.50	Y	3	E
3-10 Participants in group / up to 8 sessions per week / per annum	$380.00	Y	3	E
11-18 Participants in group / up to 8 sessions per week / per annum	$505.00	Y	3	E
1-2 Participants in group / 9 to 15 sessions per week / per annum	$360.00	Y	3	E
3-10 Participants in group / 9 to 15 sessions per week / per annum	$562.00	Y	3	E
11-18 Participants in group / 9 to 15 sessions per week / per annum	$753.00	Y	3	E
Licencing sign	$62.00	Y	4	J
Others				
Commercial Coaching Clinic	Casual Oval Hire Rate	Y	4	H
Community Coaching Clinic	Seasonal Oval Hire Rate	Y	3	G
All Netball and Tennis Coaching Clinic / Hour	$19.00	Y	3	G
Public Reserve Hire (Non Sporting)				
Crosslands				
Camping Booking Amendment – 1 date change permitted (if available) up to 3 working days prior to original booking date. Cancellation fees remain applicable from original booking date in all instances.				
Booking Fee (per booking, non refundable)	$17.00	Y	3	E
Per person / per night (up to 100 people)	$10.50	Y	3	E
Child (5 years & under)	$0.00	Y	2	B
Entire Campsite / Night (includes picnic shelter, if available)	$1,465.00	Y	3	E
Camping admin fee for camping without booking	$52.50	Y	4	J
Crosslands Key Deposit (top gate)	$209.50	N	4	J
Crosslands Shelter Shed (large) / Day	$122.00	Y	3	G
Fagan Park				
Car parking – per car or mini bus <15 people / Day	$7.50	Y	3	E
Annual Pass – Car parking – per car (Hornsby Shire residents only)	$54.50	Y	3	E
Car parking – per coach (including school groups) >15 people / Day	$64.00	Y	3	G
Self guided tour	$41.00	Y	3	G
Guided tour – (1-1.5 hours) Tuesday Only	$95.50	Y	3	G
Large Shelter Sheds / Day	$176.00	Y	3	G
Model Airplane / Year	$1,195.00	Y	3	G
Model Boat / Year	$396.00	Y	3	G
Wedding Ceremony only, includes photos	$570.00	Y	4	H
Wedding Photographs only	$358.00	Y	4	H
Naming / Proposal / Other Ceremony	$358.00	Y	3	E
Galston Recreation Reserve				
Large Shelter Hire / Day	$238.50	Y	3	G

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Lisgar Gardens				
Naming / Other Ceremony includes inclinator	$358.00	Y	4	H
Wedding Ceremony only includes inclinator	$570.00	Y	4	H
Wedding Photographs only includes inclinator	$358.00	Y	4	H
Rofe Park (Dog Area)				
Dog Clubs exclusive 1 day per week per year	$545.00	Y	3	G
The Crusher – Events and Markets				
Commercial	$0.00	Y	2	B
Commercial - with a community focus	$0.00	Y	2	B
Community	$0.00	Y	2	B
Rural Sports Facility				
Equestrian Clubs – yearly licence (alternate Sundays – 24 events)	$7,110.00	Y	3	G
Equestrian Clubs – venue hire / Day	$480.00	Y	3	G
Canine Clubs – yearly licence (24 events)	$3,955.00	Y	3	G
Canine Cubs – casual event / Day	$240.50	Y	3	G
School equestrian training outside school hours	$83.00	Y	3	G
Miscellaneous Reserve Hire (general use)				
eg. Hornsby Park, Observatory Park, Wollundry Park (per hour)	$19.50	Y	3	G
Weddings				
Weddings other than Fagan Park or Lisgar Gardens	$359.00	Y	4	H
Wedding Photographs other than Fagan Park or Lisgar Gardens	$158.50	Y	4	H
Special Event Hire				
Commercial events <200 people / day	$1,220.00	Y	4	H
Commercial events >200 people / day	$2,420.00	Y	4	H
Not for profit/community events <200 people / day	$204.50	Y	3	G
Not for profit/community events >200 people / day	$425.00	Y	3	G
Community events solely raising funds for a registered charity	$0.00	Y	2	B
Miscellaneous – Parks and Ovals				
Car park - after hours call out fee	$267.00	Y	4	J
Booking amendment fee	$57.00	Y	5	K
Commercial photography/filming per day	$524.00	Y	4	J
Still photography – professional	$71.50	Y	4	J
Charge per key sports and parks seasonal hirers	$31.00	Y	4	J
Casual hire key bond	$50.00	N	4	J
Amusement Activity (non mechanical) / access in conjunction with reserve/park/oval hire	$100.00	Y	3	G
Amusement Activity (mechanical) in conjunction with reserve/park/oval hire	$238.50	Y	3	G
Reset flood lights (at hirer's request)	$195.00	Y	4	J
Change of sporting field configuration (requiring goal post relocation)	$677.00	Y	4	J
Damage to parks and ovals – plus assessed damage	$105.00	Y	4	J

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Miscellaneous – Parks and Ovals [continued]				
Unauthorised use / access of sporting field/park – plus usage fee	$126.00	Y	4	J
Penalty Fee for staying past allocated booking period (per 1/2 hour)	$131.50	Y	4	J
Vending fees/6 month period/per location	$989.00	Y	4	J
Vending fees/per day/per location	$66.00	Y	4	J
Construction access fee around oval/reserve (in addition to bond) per day	$195.00	Y	4	J
Dog off leash area casual hire per hour (non-exclusive use)	$19.50	Y	3	G
Booking Cancellation Fee				
More than 14 days notice	100% refund	Y	2	C
7-14 days notice	50% refund	Y	3	G
Less than 7 days notice	0% refund	Y	4	J
Booking Amendment Fee	$40.00	Y	4	J
Shelter and Camping Booking Amendment – 1 date change permitted (if available) up to 3 working days prior to original booking date. Cancellation fees remain applicable from original booking date in all instances.				
Refundable security/damage/cleaning bond				
Event low impact	$131.00	N	4	J
Event medium impact & commercial event	$598.00	N	4	J
Event high impact & multi day event/ reserve crossing bond (subject to LGA)	$1,765.00	N	4	J

Aquatic and Leisure Centres

Galston Aquatic and Leisure Centre

Notes:

~ All per session prices are taken from the highest amount of swims per month.

Student: School leaver currently in full-time study. Valid student ID card must be shown.

Pensioner: Pricing is only for primary card holder.

GST Free – The supply of a first aid or lifesaving course is GST free, if the course mainly involves training people in first aid, resuscitation or other similar lifesaving skills, and the course provider is qualified.

All fees are non refundable.

Pools and Seasonal Passes – Galston

Pools – Galston

Adult	$8.00	Y	3	G
Student	$6.50	Y	3	G
Child	$6.50	Y	3	G
Pensioner	$5.00	Y	3	G
Family A (2 adults + 2 children / 1 adult + 3 children)	$19.00	Y	3	G
Family B1 (2 adults + 3 children / 1 adult + 4 children)	$23.00	Y	3	G
Family B2 (2 adults + 5 or 6 children)	$33.50	Y	3	G
Spectator Visit	$4.50	Y	3	G
School Group	$6.50	Y	3	F

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
20 Tickets (swim) (Valid six months from date of purchase)				
Adult	$124.50	Y	3	G
Student/Child	$87.50	Y	3	G
Pensioner	$68.50	Y	3	G
Facilities – Galston				
Scuba use 1-4 students (per hour) (per student & includes lane hire)	$48.50	Y	3	G
Scuba use 4-8 students (per hour) (per student & includes lane hire)	$43.50	Y	3	G
Scuba use 9+ students (per hour) (per student & includes lane hire)	$37.50	Y	3	G
Single lane hire (per hour)	$44.50	Y	3	G
GALC Room Hire per hour (Standard)	$35.00	Y	3	G
GALC Room Hire per hour - Concessional rate (Volunteers and Seniors Groups)	$17.50	Y	3	G
Learn to Swim – Galston				
Notes:				
LTS: 10% discount for 2 or more lessons a week per term				
LTS: 10% discount for 3 or more members from the same family enrolled				
LTS: Term 3 optional promotional price – Price for additional weekly lesson in Term 3. [Child must be enrolled in LTS Term 3 Group Lesson (30 min) to be eligible for promotional price]				
LTS Group Lesson (30 Min) (Casual per person)	$40.00	N	5	K
LTS Group Lesson (30 Min) (Term Lessons – per lesson)	$22.00	N	5	K
Private Lessons (Casual 15 mins)	$42.00	N	5	K
Private Lessons (Casual 30 mins)	$82.00	N	5	K
Private Lessons (Term – 15 mins)	$36.00	N	5	K
Private Lessons (Term – 30 mins)	$65.00	N	5	K
Parent n Bubs (Term – 30 mins)	$16.00	N	5	K
School Lessons	$15.00	N	5	K
Instructor hire per hour	$68.00	N	4	H
LTS: Term 3 optional promotional price per lesson	$20.00	N	5	K
LTS Refund – Administration Fee	$22.00	Y	4	H
Holiday Intensive Learn to Swim – Galston				
Holiday Intensive (Group 30 mins) – per lesson	$22.00	N	5	K
Holiday Intensive (Private 30 mins) – per lesson	$65.00	N	5	K
Squad – Galston				
Notes:				
Pay Monthly (includes School Holidays)				
Squad: 10% discount for 3 or more members from the same family enrolled.				
All per session prices are taken from the highest amount of swims per month.				
Carnival Preparation/Holiday Intensive – 5 days	$106.00	Y	5	K
Junior per month – Galston				
1 session per week	$88.00	Y	5	K
2-3 sessions per week	$130.00	Y	5	K

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Junior per month – Galston [continued]				
Junior Comp (per month)	$158.00	Y	5	K
Senior per month – Galston				
Senior Comp (per month)	$176.00	Y	5	K
1 session per week	$96.00	Y	5	K
2-3 sessions per week	$141.00	Y	5	K
4+ sessions per week	$170.00	Y	5	K
Gymnasium – Galston				
Casual Gymnasium				
Adult	$23.50	Y	3	F
Student	$19.00	Y	3	F
Pensioner	$18.00	Y	3	F
School Group	$13.50	Y	3	F
Swim/Gym – Galston				
Casual Swim/Gym				
Adult	$24.50	Y	3	F
Student	$21.50	Y	3	F
Pensioner	$19.00	Y	3	F
School group	$13.00	Y	3	F
3 month Swim/Gym pass				
Adult	$232.00	Y	3	F
Concession (Pensioner/Student/Senior)	$203.50	Y	3	F
Facility Membership – Galston				
Swim, gym and classes UNLIMITED (Direct debit per week) – Galston				
Adult	$24.00	Y	5	K
Concession (Child/Pensioner/Student/Senior – concession card must be presented upon purchase)	$22.00	Y	5	K
Swim, gym and classes UNLIMITED (Upfront payment) - Galston				
Adult 3 Months	$292.00	Y	5	K
Concession 3 Months (Child/Pensioner/Student/Senior)	$257.50	Y	5	K
Swim/Gym UNLIMITED (Direct debit per week) – Galston				
Adult	$20.00	Y	5	K
Concession (Child/Pensioner/Student/Senior)	$18.00	Y	5	K
Aquarobics – Galston				
5 & 10 ticket Aqua passes can also be used at Hornsby Aquatic and Leisure Centre				
Casual – Aquarobics				
Casual – Adult	$23.50	Y	3	F
Casual – Student	$19.00	Y	3	F

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Casual – Aquarobics [continued]				
Casual – Child/Senior	$14.00	Y	3	F
School Group - Aqua	$15.00	Y	5	K
10 ticket pass				
10 Ticket – Adult	$115.00	Y	3	F
10 Ticket – Student	$105.00	Y	3	F
10 Ticket – Child/Pensioner	$86.50	Y	3	F
Fitness Passport - Galston				
Casual Swim	$6.25	Y	3	F
Casual Gymnasium	$11.50	Y	3	F
Administration Fees – Galston				
Refunds	$22.00	Y	4	H
Carnival Booking Fee – Galston				
Whole Day	$235.00	Y	4	J
Half Day	$120.00	Y	4	J
Cancellation Fee 1/2 day - Within 14 days	$120.00	Y	4	J
Cancellation Fee - Within 14 days	$235.00	Y	4	J
Cleaning Fee	$150.00	Y	4	J
Additional Supervising Staff (pp p/hr)	$60.00	Y	4	J
Late Fee (per 15 mins or part thereof)	$71.50	Y	4	J

Hornsby Aquatic and Leisure Centre

Notes:

Concession: ID card must be shown on entry.

Pensioner: Pricing is only for primary card holder.

GST Free – The supply of a first aid or lifesaving course is GST free, if the course mainly involves training people in first aid, resuscitation or other similar lifesaving skills, and the course provider is qualified.

All fees are non refundable.

Pools and Seasonal Passes – Hornsby

Pools – Hornsby

Adult – per visit	$9.80	Y	3	G
Concession (Seniors and Student) – per visit	$7.00	Y	3	G
Child (4-16 years) – per visit	$7.00	Y	3	G
School group	$7.00	Y	3	G
Pensioner – per visit	$5.50	Y	3	G
Family A (2 adults + 2 children/1 Adult + 3 children) – per visit	$28.00	Y	3	G
Family B (2 adults + 3 children/1 adult + 4 children) – per visit	$33.50	Y	3	G
Family C (Maximum 6 family members) – per visit	$39.00	Y	3	G
Family A – 6 Month Pass	$565.00	Y	3	G
Family B – 6 Month pass	$707.00	Y	3	G
Family C – 6 Month pass	$847.00	Y	3	G

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Pools – Hornsby [continued]				
Spectator visit	$4.50	Y	3	G
3 years and under (with full paying swimming adult)	Free	Y	2	B
Seasonal Swim Passes – Valid at Hornsby and Galston				
20 ticket swim pass (12 month expiry) – Child	$124.50	Y	3	G
20 ticket swim pass (12 month expiry) – Adult	$164.50	Y	3	G
20 ticket swim pass (12 month expiry) – Concession (Seniors and Student)	$124.50	Y	3	G
20 Ticket swim (12 month expiry) – Pensioner	$85.50	Y	3	G
12 month Concession swim pass (Child, Seniors and Pensioners)	$633.00	Y	3	G
12 month adult swim pass	$813.00	Y	3	G
Facilities – Hornsby				
Water Polo Adult comp/per player	$12.50	Y	3	G
Water Polo School comp/per player	$8.50	Y	3	G
Scuba use	$25.50	Y	3	G
Casual Lane Hire (per lane, per hour)	$53.50	Y	5	K
Refund – Administration Fee	$22.00	Y	4	H
Learn to Swim – Hornsby				
Notes:				
LTS: 10% discount for 3 or more members from the same family enrolled.				
LTS Group Lesson (30 min) (Casual per person)	$40.00	N	5	K
LTS Group Lesson (30 min) (Term Lessons – per lesson)	$22.00	N	5	K
Private Lessons (Casual 15 mins)	$42.00	N	5	K
Private Lessons (Casual 30 mins)	$82.00	N	5	K
Private Lessons (Term – 15 mins per lesson)	$36.00	N	5	K
Private Lessons (Term – 30 mins per lesson)	$65.00	N	5	K
Access & Inclusion (Term - 30 mins per lesson)	$28.50	N	5	K
Instructor hire per hour	$68.00	N	5	K
School Lessons (per lesson – per child)	$15.00	N	5	K
Parent and Baby (per lesson)	$16.00	N	5	K
Holiday Intensive Learn to Swim – Hornsby				
Holiday Intensive (Group 30 mins) – per lesson	$22.00	N	5	K
Holiday Intensive (Private 30 mins) – per lesson	$65.00	N	5	K
Squad – Hornsby				
Notes:				
Squad: 10% discount for 3 or more members from the same family enrolled.				
Junior Squad / Competitive Mini/Junior (per month) – Hornsby				
1 session per week	$88.00	Y	5	K
2-3 sessions per week	$130.00	Y	5	K
4-5 sessions per week	$153.00	Y	5	K

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Pre Senior Squad (per month) – Hornsby				
1 session per week	$93.00	Y	5	K
2-3 sessions per week	$138.00	Y	5	K
4-5 sessions per week	$166.00	Y	5	K
6-11 sessions per week	$184.00	Y	5	K
Senior Squad / Senior Competitive (per month) – Hornsby				
1 session per week	$96.00	Y	5	K
2-3 sessions per week	$141.00	Y	5	K
4-7 sessions per week	$170.00	Y	5	K
8-11 sessions per week	$193.00	Y	5	K
Carnival Prep - for 5 days	$106.00	Y	5	K
School Squad Training - Hornsby				
Lane Hire Booking (per lane, per session up to 3.5 hours)	$42.50	Y	5	L
Student (4 - 18yrs) School Squad Training Per Visit	$2.00	Y	5	K
Carnival Booking Fee – Hornsby				
(Non refundable)				
Whole Day	$380.00	Y	4	J
Half Day	$190.00	Y	4	J
Cancellation Fee	$380.00	Y	4	J
Cleaning Fee	$150.00	Y	4	J
Additional supervising staff (pp p/h)	$60.00	Y	4	J
Late finishing fee (per 15 mins or part thereof)	$71.50	Y	4	J
Gymnasium – Hornsby				
20 Ticket swim and gym pass – Hornsby				
Adult	$292.50	Y	5	K
Concession (Student/Senior)	$270.50	Y	5	K
Concession (Child/Pensioner)	$243.50	Y	5	K
Casual gym/aqua/dry class (Per class) – Hornsby				
Adult	$23.50	Y	5	K
Concession (Child/Pensioner/Student/Senior)	$19.00	Y	5	K
Pensioner - seniors classes only	$14.00	Y	5	K
School Group	$15.00	Y	5	K
10 Ticket gym/aqua/dry class – Hornsby				
Adult	$115.00	Y	5	K
Concession (Student/Senior)	$105.00	Y	5	K
Concession (Child/Pensioner)	$86.50	Y	5	K
Facility Membership – Hornsby				
Swim, gym and classes UNLIMITED (Direct debit per week) – Hornsby				
Adult	$24.00	Y	5	K

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Swim, gym and classes UNLIMITED (Direct debit per week) – Hornsby [continued]				
Concession (Child/Pensioner/Student/Senior)	$22.00	Y	5	K
Swim and gym UNLIMITED (Direct debit per week) – Hornsby				
Adult	$20.00	Y	5	K
Concession	$18.00	Y	5	K
Swim and Gym UNLIMITED (Upfront payment) – Hornsby				
Adult 3 Months	$232.00	Y	5	K
Concession 3 Months (Child/Pensioner/Student/Senior)	$203.50	Y	5	K
Swim, gym and classes UNLIMITED (Upfront payment) – Hornsby				
Adult 3 Months	$292.00	Y	5	K
Concession 3 Months (Child/Pensioner/Student/Senior)	$257.50	Y	5	K
Casual Swim/Gym				
Adult	$24.50	Y	3	F
Student	$21.50	Y	3	F
Pensioner	$19.00	Y	3	F
Fitness Passport				
Casual Swim	$8.25	Y	3	F
Casual Gymnasium	$11.50	Y	3	F
Personal trainers				
(Clients must have facility membership at Hornsby)				
Per hour	$47.50	Y	5	K
Weekly rental	$234.00	Y	5	K
Promotional weekly rental	$118.50	Y	5	K
Multi-Purpose Room hire				
During operational hours – per hour	$70.00	Y	4	J
Outside operational hours – per hour	$200.00	Y	4	J
HALC Room Hire Concessional rate (Volunteers and Seniors Groups)	$35.00	Y	4	J
Locker hire	Free	Y	5	K
Car parking – Hornsby				
After Hours Call Out Fee	$275.00	Y	5	K
Pool Users Members				
Carparking, per hour	First 3 Hours Free with Validation Advertised hourly parking rate will apply thereafter.	Y	5	K

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Non Pool Users				
Variable Rate:	First 30 minutes No Charge	Y	5	K
	Fees will increase in 30 minute increments thereafter:			
	0.5 - 1.0 hrs $11			
	1.0 - 1.5 hrs $15			
	1.5 - 2.0 hrs $20			
	2.0 - 2.5 hrs $25			
	2.5 - 3.0 hrs $35			
	3.0 - 3.5 hrs $40			
	3.5 - 4.0 hrs $50			
	4.0 hrs + $50			
	Maximum daily rate $50			
Birthday Party				
Deposit	$65.00	Y	4	H
Child (Min 10 child, max 20)	$42.00	Y	4	H
Inflatable wrist band	$10.50	Y	5	K
Advertising Signage – Hornsby				
Advertising Panel 1,000mm x 500mm (Per month)	$238.50	Y	4	H
Advertising Panel 2,000mm x 1,000mm (Per month)	$477.00	Y	4	H
Promotional offers				
From time to time promotional offers may be available with differing conditions and charges	Various	Y	3	G
Physio - Hornsby & Galston				
10 Ticket Pass	$50.00	Y	5	K
Aussie Masters Coach - Hornsby & Galston				
Hire per hour	$48.50	Y	5	K
Thornleigh Brickpit Indoor Sports Stadium				
Court Hire				
Permanent Booking – per court, per hour (except Badminton – see below)	$68.50	Y	4	H
Permanent Booking – ½ court, per hour (basketball only)	$53.50	Y	4	H
Badminton Permanent Booking – 1 court (per hour)	$27.00	Y	4	H

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Court Hire [continued]				
Badminton Permanent Booking – 2 courts (per hour)	$53.50	Y	4	H
Badminton Permanent Booking – 3-4 courts (per hour)	$68.50	Y	4	H
Badminton Permanent Booking – 5 courts (per hour)	$83.50	Y	4	H
Badminton Permanent Booking – 6 courts (per hour)	$101.50	Y	4	H
Badminton Permanent Booking – 7-8 courts (per hour)	$136.00	Y	4	H
Casual Booking – per court, per hour (except Badminton – see below)	$89.00	Y	4	H
Casual Booking – 1/2 court, per hour (basketball only)	$63.50	Y	4	H
Badminton Casual Booking – 1 court (per hour)	$37.50	Y	4	H
Badminton Casual Booking – 2 courts (per hour)	$63.50	Y	4	H
Badminton Casual Booking – 3-4 courts (per hour)	$89.00	Y	4	H
Badminton Casual Booking – 5 courts (per hour)	$107.50	Y	4	H
Badminton Casual Booking – 6 courts (per hour)	$136.00	Y	4	H
Badminton Casual Booking – 7-8 courts (per hour)	$176.50	Y	4	H
Stadium Hire				
Notes:				
[1] Full day Stadium hire is for sports use only. Any other uses will be by negotiation and specific licence agreement.				
Please read the Terms and Conditions for Stadium Hire. Available from the Stadium Manager. Cleaning and cancellation fees may apply.				
Full Day Hire [1]	$1,760.00	Y	4	H
Cleaning Fee – Stadium Hire	$187.50	Y	4	H
Cancellation Fees >4 weeks from date	10%	Y	4	H
Cancellation Fees >2 weeks & <4 weeks from date	50%	Y	4	H
Cancellation Fees <2 weeks from date	100%	Y	4	H
Security Bond – Permanent Users	$1,040.00	N	4	H
Charged at the discretion of Stadium Supervisor.				
Security Bond – Special Events	$2,080.00	N	4	H
Charged at the discretion of Stadium Supervisor.				
Other Programs				
Individual Practice (when available)	$9.00	Y	4	H
Membership for shooting hoops (per annum) <16 years old	$96.00	Y	4	H
Membership for shooting hoops (per annum) Senior	$122.50	Y	4	H
Casual off-peak Court Hire – 1 court (per hour)*	$51.50	Y	4	H
*Bookings between 9am-3pm Mon-Fri by School Groups & Registered Sporting Associations only (Public Holidays not included)				
Advertising Signage – Brickpit				
Advertising Panel 1,000mm x 800mm (per annum)	$871.00	Y	4	H
Advertising Panel 1,800mm x 1,200mm (per annum)	$1,760.00	Y	4	H
Advertising Panel 2,440mm x 1,830mm (per annum)	$3,530.00	Y	4	H
Mezzanine Hire				
Note:				
Bond of $500 to be imposed at discretion of Centre Manager.				

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Permanent Booking or uses associated with a concurrent:				
Sporting Activity (mezzanine level – per hour)	$63.50	Y	4	H
Casual Booking (mezzanine level – per hour)	$89.00	Y	4	H
Permanent Booking or uses associated with a concurrent sporting activity (meeting room only – per hour)	$34.50	Y	4	H
Casual Booking (meeting room only – per hour)	$46.50	Y	4	H

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category

Road Openings

ROP Conditions:

1. Prior to commencing any excavation works the permit holder must contact Dial Before You Dig on 1100, to locate and ensure protection to all utilities. Any alterations to existing utilities are subject to negotiation between the permit holder and the relevant company/authority/contractors. Council is not responsible for any costs associated with utilities. For further information refer to 1100.com.au.

2. The opening company/authority/contractors shall be responsible for the protection of the public and shall be responsible for all damages resulting from their negligence.

3. All surface and underground mains, cables, etc, are to be constructed in accordance with Council's "Mains and Services Code".

4. The opening company/authority/contractors shall ensure that at least half of the carriageway and/or footpath shall be available to pedestrians and/or vehicular traffic at all times.

5. Whole slabs of concrete will be charged for, including adjacent slabs which may be damaged during opening.

6. Receipt of restoration orders will be deemed to be and acknowledge that the restoration(s) has been compacted to Council's requirements and left in a satisfactory manner. Additional fees based on the above scale will be charged as often as is necessary for Council to repair sunken trenches, irrespective of the length of time after completion, but only after serving notice on the company/ authority/contractors of Council's intention to do so.

7. The opening company/authority/contractors is responsible to ensure the restoration is compacted to Council requirements.

8. All measurements will be taken to the next 100mm – minimum 300mm for footpath and minimum 1000mm for roads.

9. If it is necessary for Council to undertake work on an opening or temporary restoration to provide for the safety of the public, Council will debit the opening company/authority/contractors for the full cost of the work including after-hours rates when appropriate.

10. All permanent construction of Council assets, listed above shall be repaired by Council, except where the company/authority/ contractors has a legal right and chooses to do so. In this latter case maintenance shall be the responsibility of that company/authority/ contractors for a duration as agreed by Council.

11. Where the opening authority engages contractors, Council requires restoration orders to be issued by the opening authority concerned.

12. An aggregate area of any one item in excess of 50 square metres within a distance of 400 metres may be charged based on actual cost, subject to Council being reimbursed for all costs, including overheads, incurred whether it is more or less than quoted or at a fixed rate negotiated with the Deputy General Manager, Infrastructure and Recreation Division.

13. The Road Opening Conference is an advisory body only and its decisions are NOT binding on Council.

14. Restoration of all brick paved areas will be charged on actual cost basis.

15. Permits must, at all times, be available on the job for inspection by Council's authorised officers.

16. If it is necessary for Council to undertake work on an opening or temporary restoration or place barriers and/or lamps adjacent to an opening to provide for the safety of the public, Council will debit the plumber/drainers/owner/builders for the full cost of the work including after-hour rates when appropriate as per Council's current Fees and Charges for Road Openings.

17. Absolute minimum cover of 450mm (sewerage 900mm) in rock and earth is required at gutters, water tables and footpaths. Absolute minimum cover of 600mm (Sewerage 900mm) in rock and earth required for roads. Where kerbing and guttering is in existence, Sydney Water minimum cover will be permitted, provided footpaths are assumed to have been constructed to a level rising 1 in 25 above the top of the kerb.

18. Permits are valid for six (6) months only, from date of payment.

19. Any unauthorised opening will lead to prosecution of the plumber/drainers/owner/builders.

20. All openings made in paved surfaces shall be provided with a temporary cold or hot mix seal, level with the existing undisturbed pavement adjacent to the opening.

21. All openings of road pavement on State Roads must be approved by Roads and Maritime Services.

22. All restoration work to be carried out outside normal working hours will be charged on an actual cost basis.

23. Where required, costs for traffic control will be charged in addition to restoration rates.

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Road Openings [continued]

24. I acknowledge as per 'Surveying and Spatial Information Act 2002 No 83', Part 5, Section 24 that I must not remove, damage, destroy, displace, obliterate or deface any survey mark unless authorised to do so by the Surveyor-General. Penalties apply. For further information refer to Surveyor General's Direction No. 11 which can be found at spatialservices.finance.nsw.gov.au/surveying/publications/surveyor_generals_directions.

Service Authorities and Plumbers/Drainers/Owners/Builders

Fees are per sq m unless otherwise indicated

Roads Only – Class of Opening

Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Asphaltic concrete with cement concrete base	$684.00	N	4	I
Cement concrete	$684.00	N	4	I
All asphaltic concrete work on roads other than Main Roads	$401.00	N	4	I
Asphaltic concrete (work on Main Roads)	Actual Cost	N	4	I
Brick pavers	Actual Cost	N	4	I
All bituminous surfaces except in Items	$296.00	N	4	I
Unsealed pavement or shoulders	$176.00	N	4	I

Footpaths – Class of Opening

Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Concrete 75mm or 80mm	$336.00	N	4	I
Pram Ramps	$336.00	N	4	I
Concrete 125mm (vehicular crossings)	$415.00	N	4	I
Concrete 150mm or 180mm (heavy duty vehicular crossing)	$497.00	N	4	I
Asphalt	$181.50	N	4	I
Brick pavers	Actual Cost	N	4	I
Earth	Actual Cost	N	4	I
Kerbing and guttering (per lineal metre) / Traffic Island	$575.00	N	4	I
Concrete dish gutter for vehicular crossing (per lineal metre)	$576.00	N	4	I
Opening kerb for drain pipe (maximum length 0.5m)	$170.50	N	4	I
Layback (per linear metre)	$575.00	N	4	I

Miscellaneous – Class of Opening

Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Kerb inlet and all types of drainage pits at cost	Actual Cost	N	4	I
Headwalls – pipe vehicular crossings	Actual Cost	N	4	I
Permit fee – applicable to all classes of openings (excluding service authorities)	$132.50	N	4	J
TURF (per metre square)	$80.50	N	4	I
Crack sealing (per Linear metre)	$8.00	N	4	I
Driveway Colour per metre square	$177.50	N	4	I
Saw Cutting	$40.00	N	4	I
V Lock	$134.00	N	4	I
Stormwater cap	$341.00	N	4	I
Additional excavation 180mm concrete Drive per sq metre	$141.50	N	4	I
Traffic Control Additional per person per hour	$61.50	N	4	I
Traffic Control DAY RATE per person	$552.00	N	4	I
Traffic Sensor Loops	Actual Cost	N	4	I
Tipping per ton	$509.00	N	4	I
Haulage to Tip and unloading per trip	$497.00	N	4	I

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Miscellaneous – Class of Opening [continued]				
Site establishment	$3,310.00	N	4	I
Plant opening Fee	$2,760.00	N	4	I
Jemena Spotter Fee per hour - MIN 4 hours	$199.00	N	4	I
Rise and Fall adjustment for Tender Rates	12.5%	N	4	I
Site Inspection	$187.00	N	4	I
Nightwork				
Footpath per sq metre	$542.00	N	4	I
Vehicular Crossing per sq metre	$596.00	N	4	I
Night Works Surcharge	$2,670.00	N	4	I
Traffic Control per person - Night Rate	$662.00	N	4	I
Asphalt Flat Night Rate	$5,173.00	N	4	I

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Rural Fire Service Facilities Hire				
Hire of Training Room (Berowra Fire Control Centre)				
Full Day	$414.00	Y	3	F
Half Day (maximum 4 hours)	$210.50	Y	3	F
External User Hire Fees, RFS Training Facility at Cowan Fire Control Centre				
Full Day	$491.00	Y	3	F
Half Day (maximum 4 hours)	$254.00	Y	3	F
Other RFS District Hire Fees, RFS Training Facility at Cowan Fire Control Centre				
Per Visit	$156.00	Y	3	F

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Traffic and Road Safety				
Work Zone Application	$304.00	N	4	H
Work Zone – per linear metre per week	$24.50	N	5	K
Work Zone Signs - per two signs (installation & removal)	$848.00	Y	5	K
Mobile Cranes / Plant Permits – per day	$317.00	N	5	K
Skip Bin / Container Permits (14 days)	$144.00	N	5	K
Fee for Processing Road or Footpath Closure	$304.00	N	4	H
Assessment of Traffic Management Plans	$304.00	N	4	H
Dangar Island Vehicle Permit				
Per Vehicle Per Day	$26.50	Y	2	B
Per Vehicle Per Week	$79.00	Y	2	B
Dangar Island Community Vehicle – per one way trip				
Frail, elderly or disabled passengers (per person)	$2.00	Y	2	B
All other passengers (per person)	$5.00	Y	2	B

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Trees				
Tree Inspections				
Pension Concession Card or Gold DVA Card number required for Pensioner Discount.				
Pre Development Application Fee / hr	$213.00	N	4	J
Pre Development Application Fee / hr (Pensioner)	$108.00	N	4	J
Tree Inspection 1-3 Trees and/or vegetation up to 150m2	$224.00	N	4	J
Tree Inspection 1-3 Trees (Pensioner) and/or vegetation up to 150m2	$113.00	N	4	J
Tree Inspection 4-9 Trees and/or vegetation up to 450m2	$279.00	N	4	J
Tree Inspection 4-9 Trees (Pensioner) and/or vegetation up to 450m2	$141.00	N	4	J
Tree Inspection 10-100 Trees and/or vegetation up to 5,000m2	$553.00	N	4	J
Tree Inspection 10-100 Trees (Pensioner) and/or vegetation up to 5,000m2	$277.00	N	4	J
Tree Inspection >100 Trees and/or vegetation >5,000m2	$739.00	N	4	J
Tree Inspection >100 Trees (Pensioner) and/or vegetation >5,000m2	$371.00	N	4	J
Tree Offset Actions				
Tree planted on public land to offset loss on private land - per tree removed	$407.00	N	4	J
Tree planted on public land to offset loss on private land – per twenty square metres of canopy area removed	$1,450.00	N	4	J

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Waste Management				
Domestic Services				
Standard Residential Services				
Single Unit Dwellings (SUDs)/Up to 5 Storey Multi Unit Dwellings (MUDs)				
Availability Charge - domestic property (Single Unit Dwelling/Up to 5 Storey Multi Unit Dwelling)	$139.00	N	4	H
Annual Domestic Waste Management Charge - domestic property (Single Unit Dwelling/Up to 5 Storey Multi Unit Dwelling)	$695.00	N	4	H
Berowra Waters River Property - Access to Resident Waste Services	$360.00	N	4	H
High Rise Multi Unit Dwellings (MUDs 6 Storey & above)				
Availability Charge - High Rise MUDs	$139.00	N	4	H
Annual Domestic Waste Management Charge - domestic property (High Rise 6 Storey & above)	$556.00	N	4	H
Single Rateable Property with Multiple Dwellings				
Per Dwelling - Applicable to Grannt Flats, Dual Occupancy Dwellings, and Multi Unit Dwellings up to 5 Storeys				
Combined Availability Charge and Annual Domestic Waste Management Charge per dwelling	$834.00	N	4	H
Per Dwelling - Multi Unit Dwellings 6 Storey and Above				
Combined Availability Charge and Annual Domestic Waste Management Charge per dwelling	$695.00	N	4	H
Boarding House, Co-Living Housing, Hostel Accommodation				
Availability Charge - Boarding House, Co-Living Housing, Hostel Accommodation	$139.00	N	4	H
Annual Domestic Waste Management Charge - domestic property (Boarding House - Per Accommodation Unit)	$556.00	N	4	H
Booked On Call Bulky Waste Collection Service | User Pays Fee for Service				
Charged by Council's Waste Collection Contractor (Cleanaway) as a direct transaction between the resident or Strata and Cleanaway. Charge is GST inclusive.				
Single Unit Dwelling (Houses) & Boarding Houses - per 3 cubic metres	$65.00	Y	4	H
High Rise 6 Storey & above - per 5 cubic metres	$150.00	Y	4	H
Additional Bins - User Pays Fee for Service				
Single Unit Dwellings (SUDs) - Kerbside Presented Services				
Additional 140 litre weekly garbage service (Annual charge or pro-rata charge for part year – minimum charge $15 pa.)	$275.00	N	4	H
Additional 240 litre fortnightly recycling service (Annual charge or pro-rata charge for part year – minimum charge $15 pa.)	$86.00	N	4	H
Additional 240 litre fortnightly garden waste service (Annual charge or pro-rata charge for part year – minimum charge $15 pa.)	$92.50	N	4	H

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Multi Unit Dwellings & Boarding Houses - Shared Services (For Body Corporate/Strata/Agents Only)				
Garbage Collection				
Additional 140 litre garbage bin - 2 collections per week (Annual charge or pro-rata charge for part year - minimum charge $140 pa.) MUDs up to 5 storeys	$536.00	N	4	H
Additional 240 litre garbage bin - 2 collections per week (Annual charge or pro-rata charge for part year – minimum charge $140 pa.) MUDs up to 5 storeys	$748.00	N	4	H
Additional 660 litre garbage bin - 2 collections per week (Annual charge or pro-rata charge for part year – minimum charge $520 pa.) MUDs up to 5 storeys	$2,780.00	N	4	H
Additional 1100 litre garbage bin - 2 collections per week (Annual charge or pro-rata charge for part year - minimum charge $520 pa.) MUDs up to 5 storeys	$3,480.00	N	4	H
Additional 240 litre garbage bin - 3 collections per week (Annual charge or pro-rata charge for part year – minimum charge $140 pa.) MUDs 6 storeys & above	$1,125.00	N	4	H
Additional 660 litre garbage 3 collections per week (Annual charge or pro-rata charge for part year – minimum charge $780 pa.) MUDs 6 storeys & above	$4,175.00	N	4	H
Additional 1100 litre garbage bin - 3 collections per week (Annual charge or pro-rata charge for part year – minimum charge $975 pa.) MUDs 6 storeys & above	$5,215.00	N	4	H
Recycling Collection				
Additional 240 litre recycling bin - 1 collection per week (Annual charge or pro-rata charge for part year – minimum charge $45 pa.) MUDs up to 5 storeys	$234.50	N	4	H
Additional 660 litre recycling bin - 1 collection per week (Annual charge or pro-rata charge for part year – minimum charge $325 pa.) MUDs up to 5 storeys	$1,745.00	N	4	H
Additional 1100 litre recycle bin - 1 collection per week (Annual charge or pro-rata charge for part year – minimum charge $390 pa.) MUDs up to 5 storeys	$2,090.00	N	4	H
Additional 240 litre recycling bin - 2 collections per week (Annual charge or pro-rata charge for part year - minimum charge $45 pa.) MUDs 6 storeys & above	$469.00	N	4	H
Additional 660 litre recycling bin - 2 collections per week (Annual charge or pro-rata charge for part year - minimum charge $325 pa.) MUDs 6 storeys & above	$3,480.00	N	4	H
Additional 1100 litre recycling bin - 2 collections per week (Annual charge or pro-rata charge for part year - minimum charge $390 pa.) MUDs 6 storeys & above	$4,175.00	N	4	H
Additional 660 litre bulk cardboard bin - 1 collection per week (Annual charge or pro-rata charge for part year – minimum charge $325 pa.) MUDs up to 5 storeys and MUDs 6 storeys & above	$1,745.00	N	4	H
Additional 1100 litre bulk cardboard bin - 1 collection per week (Annual charge or pro-rata charge for part year – minimum charge $325 pa.) MUDs up to 5 storeys and MUDs 6 storeys & above	$2,090.00	N	4	H
Green Waste Collection				
Additional 240 litre fortnightly garden waste service (Annual charge or pro-rata charge for part year - minimum charge $15 pa.)	$92.50	N	4	H
Multi Unit Dwelling Rotational Bin Supply - Collection Service Not Included (*Bins remain property of Council)				
240 litre garbage / recycling bin	$73.00	N	4	H
660 litre garbage / recycling bin	$388.00	N	4	H

continued on next page ...

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Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Multi Unit Dwelling Rotational Bin Supply - Collection Service Not Included (*Bins remain property of Council) [continued]				
1100 litre garbage / recycling bin	$521.00	N	4	H
Commercial Services				
Notes:				
All commercial charges include container and/or bin rentals. All commercial service charges will be subject to change with two months' notice.				
Garbage Collection (Charge per bin collection)				
140 litre garbage weekly	$14.00	N	5	K
240 litre garbage weekly	$20.50	N	5	K
660 litre garbage weekly or fortnightly	$44.00	N	5	K
1100 litre garbage weekly or fortnightly	$58.50	N	5	K
Recycling Collection (Charge per bin collection)				
240 litre yellow lid co-mingled recycling weekly or fortnightly	$12.50	N	5	K
360 litre yellow lid co-mingled recycling weekly or fortnightly (Historical Bins in Service Only - No New Services Available)	$23.00	N	5	K
660 litre yellow lid co-mingled recycling weekly or fortnightly	$31.50	N	5	K
1100 litre yellow lid co-mingled recycling weekly or fortnightly	$38.50	N	5	K
Paper & Cardboard Collection (Charge per bin collection)				
240 litre paper & cardboard weekly or fortnightly	$5.50	N	5	K
360 litre paper & cardboard weekly or fortnightly (Historical Bins in Service Only - No New Services Available)	$19.50	N	5	K
660 litre bulk paper & cardboard weekly or fortnightly	$11.00	N	5	K
1100 litre bulk paper & cardboard weekly or fortnightly	$20.00	N	5	K
Garden Waste Collection (Charge per bin collection)				
240 litre green waste fortnightly (Kerbside presentation-at Council discretion)	$18.50	N	5	K
660 litre green waste weekly (Subject to Council Approval)	$32.00	N	4	H
1100 litre green waste weekly (Subject to Council Approval)	$53.00	N	4	H
Booked On Call Bulky Waste Collection Service (*Subject to Council Approval - Bookings Strictly through Council)				
Commercial booked on call bulky waste collection - 3 cubic metres	$250.50	N	4	H
Commercial booked on call bulky waste collection - 5 cubic metres	$422.00	N	4	H
General				
Service re-establishment charge, post service withdrawal due to bad debt	$296.50	N	5	K
Special Events Waste Management Services				
Supply of 240 litre MGB (Charge per bin - Garbage or Recyclable)	$40.70	Y	4	H
Supply of 1100 litre MGB (Charge per bin - Garbage or Recyclable)	$77.00	Y	4	H

continued on next page ...

DRAFT

Name	Year 26/27 Fee (incl. GST)	GST	Pricing Structure	Service Category
Special Events Waste Management Services [continued]				
Servicing of Garbage 240 litre MGB: Collection of Garbage from Special Events during Monday to Friday, weekends and public holidays	$13.20	Y	4	H
Servicing of Garbage 1100 litre MGB: Collection of Garbage from Special Events during Monday to Friday, weekends and public holidays	$81.95	Y	4	H
Servicing of Recyclables 240 litre MGB: Collection of Recyclables from Special Events during Monday to Friday	$9.90	Y	4	H
Servicing of Recyclables 1100 litre MGB: Collection of Recyclables from Special Events during Monday to Friday	$42.35	Y	4	H
Servicing of Recyclables 240 litre MGB: Collection of Recyclables from Special Events during weekends and public holidays	$11.00	Y	4	H
Servicing of Recyclables 1100 litre MGB: Collection of Recyclables from Special Events during weekends and public holidays	$46.20	Y	4	H
Special Events Workers: For advising event goers, emptying bins during events and litter collection. Minimum 4 hours per worker. Rate per worker per hour	$90.20	Y	4	H
Miscellaneous Charges				
Replacement Bins Due To Misuse or Negligence (application fee determined by Waste Branch Manager or Contracts Manager)				
140 litre MGB (Garbage)	$93.00	N	4	H
240 litre MGB (Garbage/Recycling/Green)	$104.50	N	4	H
660 litre MGB (Garbage/Recycling)	$715.00	N	4	H
1100 litre MGB (Garbage/Recycling)	$1,280.00	N	4	H
Sundry Items				
Compost Bins	$56.00	Y	5	K
Compost Bin Turner	$22.00	Y	5	K
Worm Farms including cover blanket (without live worms)	$105.50	Y	5	K
Worm Farms (with 0.5kgs live worms) [*for HSC residents only]	$131.50	Y	5	K
0.5kgs live worms [*for HSC residents only]	$36.00	Y	5	K
Pet Poo Compost Bin	$225.50	Y	4	H
Worm Farm or Compost Bin Cover Blanket	$12.50	Y	4	H
Kitchen Food Separation Caddy	$12.50	Y	4	H
Reusable (Jute) Shopping Bag	$7.00	Y	4	H

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Need Help

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。郡議會工作時間爲周一至周五，早上 8：30 - 下午 5 點。



Nepali

यस कागजातमा महत्त्वपूर्ण जानकारी छ।

यदि तपाईंले यसलाई बुझ्नुभएको छैन भने, कृपया अनुवाद र दोभाषे सेवालाई 131 450 मा फोन गर्नुहोस्। तपाईंको तर्फबाट हर्नस्बी शायर काउन्सिललाई 9847 6666 नम्बरमा फोन गरिदिन आग्रह गर्नुहोस्। काउन्सिलको कामकाजी समय सोमबारदेखि शुक्रबार बिहान 8:30 बजे देखि बेलुका 5 बजेसम्म हो।



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 शुक्रवार, 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-iinterprete (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

نیاز به کمک دارید؟

این سند حاوی اطلاعات مهم می باشد. چنانچه آن را درک نمی کنید، لطفاً با خدمات ترجمه کتبی و شفاهی به شماره 131 450 تماس بگیرید. از آنها بخواهید از جانب شما با شماره 9847 6666 با شورای شهر هورنزبی شایر تماس بگیرند. ساعات کاری شورای شهر دوشنبه تا جمعه، از 8:30 صبح تا 5 بعدازظهر است.



ATTACHMENT 4 - ITEM 3

HORNSBY SHIRE COUNCIL

Consolidated Cash Result

	Full Year Budget			
	Total Year 2026/27 Original Budget	Total Year 2025/26 Total Revised Budget	Total Year 2025/26 Original Budget	Dec 25 YTD 2025/26 Actual
	$	$	$	$
OPERATING INCOME				
Rates and annual charges	(144,804,274)	(134,793,596)	(134,804,066)	(135,678,272)
User charges and fees	(15,859,195)	(15,099,435)	(14,938,137)	(8,777,747)
Interest & investment revenue	(14,612,573)	(8,928,982)	(8,928,982)	(7,763,242)
Other revenue	(4,602,676)	(4,179,866)	(3,932,866)	(2,529,083)
Grants and contributions (operating)	(12,947,451)	(7,978,929)	(10,238,806)	(3,384,379)
Other income (including lease income)	(3,932,124)	(3,094,734)	(3,094,734)	(2,080,993)
Proceeds from the sale of assets	(1,000,000)	(1,000,000)	(1,000,000)	(703,079)
Total operating income	**(197,758,293)**	**(175,075,541)**	**(176,937,591)**	**(160,916,794)**
OPERATING EXPENSES (CONTROLLABLE)				
Employee benefits and on-costs	64,053,553	61,183,169	61,150,704	29,959,765
Materials and services	81,598,068	75,453,371	76,013,426	33,588,572
Borrowing costs	12,000	18,000	18,000	0
Other expenses	4,885,826	5,100,824	5,100,824	2,963,633
Total operating expenses (controllable)	**150,549,447**	**141,755,364**	**142,282,954**	**66,511,970**
Net operating result before depreciation	**(47,208,846)**	**(33,320,177)**	**(34,654,637)**	**(94,404,824)**
CAPITAL INCOME				
Grants and contributions (capital)	(13,155,502)	(17,288,961)	(13,630,810)	(7,873,079)
Total capital income	**(13,155,502)**	**(17,288,961)**	**(13,630,810)**	**(7,873,079)**
CAPITAL EXPENSES				
WIP Expenditure	53,670,998	48,703,280	59,645,110	13,577,854
Asset Purchases	7,413,500	3,903,476	2,563,500	1,706,771
Total capital expenses	**61,084,498**	**52,606,756**	**62,208,610**	**15,284,625**
FUNDING ADJUSTMENTS				
External restricted assets	(7,846,575)	(3,092,818)	(9,723,977)	30,129,185
Internal restricted assets	802,122	(1,207,952)	(6,522,338)	(783,615)
Employee leave payments (from provisions)	956,069	956,069	956,069	1,110,640
Total funding adjustments	**(6,088,384)**	**(3,344,701)**	**(15,290,246)**	**30,456,209**
Net operating & capital result after funding (cash result)	**(5,368,234)**	**(1,347,083)**	**(1,367,083)**	**(56,537,069)**

Consolidated Statutory Reporting Result (Non Cash)

Net operating result before depreciation	**(47,208,846)**	**(33,320,177)**	**(34,654,637)**	**(94,404,824)**
FINANCIAL REPORTING ADJUSTMENTS - NON CASH				
Depreciation & amortisation	27,781,370	26,559,589	26,559,589	13,510,263
Carrying amount of assets disposed/impaired	2,627,250	0	0	374,814
Total financial reporing adjustments - non cash	**30,408,620**	**26,559,589**	**26,559,589**	**13,885,077**
Net operating result before capital grants and contributions	**(16,800,226)**	**(6,760,588)**	**(8,095,048)**	**(80,894,561)**

ITEM 4

ATTACHMENT/S

REPORT NO. CS21/26

ITEM 4

1. HSC INVESTMENTS SUMMARY REPORT APRIL 2026
2. HSC BORROWINGS SUMMARY REPORT APRIL 2026



Investment Summary Report
April 2026

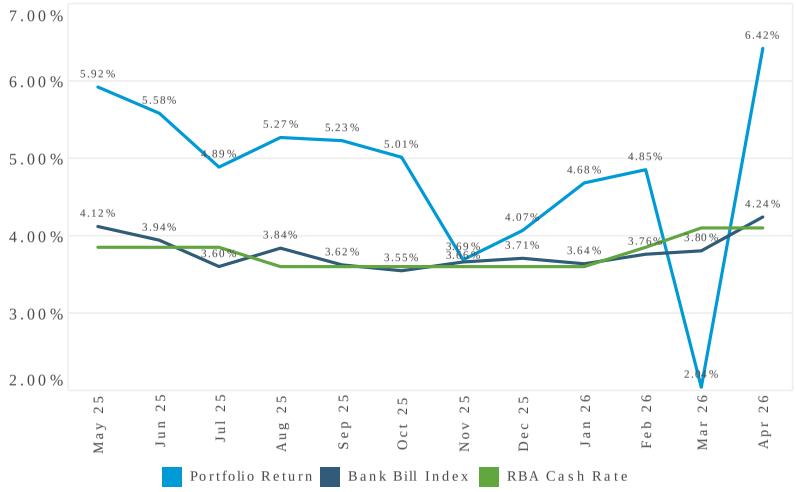
ATTACHMENT 1 - ITEM 4

Hornsby Shire Council
Executive Summary - April 2026

Investment Holdings

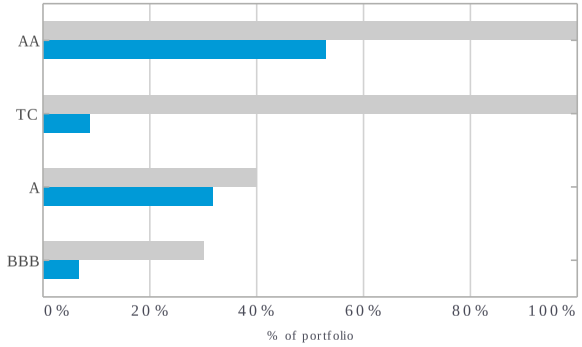
	Face Value ($)	Current Value ($)	Current Yield (%)	FYTD Yield (%)
Cash	50,530,216	50,530,216	4.3569	3.9382
Floating Rate Note	21,450,000	21,683,175	4.7591	4.3747
Managed Funds	26,915,112	26,915,112	28.3948	5.9070
Term Deposit	208,215,250	213,254,404	4.6770	4.7008
	307,110,578	312,382,908	6.4219	4.6018

Investment Performance

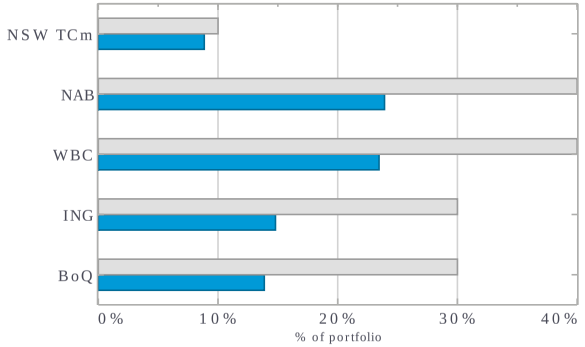


Investment Policy Compliance

Total Credit Exposure



Individual Institutional Exposures



Portfolio Exposure | Investment Policy Limit

Term to Maturities

	Face Value ($)		Policy Max*
Between 0 and 0.25 years	58,530,216	19%	20%
Between 0.25 and 1 years	86,665,250	28%	100%
Between 1 and 2 years	81,000,000	26%	70%
Between 2 and 5 years	54,000,000	18%	50%
Between 5 and 10 years	26,915,112	9%	25%
	307,110,578		

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

PRUDENTIAL INVESTMENT SERVICES CORP

ATTACHMENT 1 - ITEM 4

Hornsby Shire Council
Investment Holdings Report - April 2026

Term Deposits

Purchase Date	Maturity Date	Term Days	Face Value ($)	Current Rate (%)	Institution	Credit Rating	Book Value ($)	Current Value ($)
10-Sep-25	10-Jun-26	273	8,000,000.00	4.2000%	National Australia Bank	AA-	8,000,000.00	8,214,487.67
7-Aug-25	7-Aug-26	365	5,000,000.00	4.1600%	National Australia Bank	AA-	5,000,000.00	5,152,153.42
19-Aug-25	20-Aug-26	366	10,000,000.00	4.1000%	National Australia Bank	AA-	10,000,000.00	10,286,438.36
22-Aug-25	22-Aug-26	365	50,000.00	3.5500%	Westpac Group	AA-	50,000.00	51,225.48
28-Aug-25	28-Aug-26	365	5,000,000.00	4.0700%	National Australia Bank	AA-	5,000,000.00	5,137,153.42
5-Mar-25	9-Sep-26	553	5,000,000.00	4.6600%	ING Bank (Australia)	A	5,000,000.00	5,036,386.30
11-Sep-25	11-Sep-26	365	30,000,000.00	4.2100%	National Australia Bank	AA-	30,000,000.00	30,802,783.56
4-Feb-25	3-Feb-27	729	5,000,000.00	4.6300%	ING Bank (Australia)	A	5,000,000.00	5,054,545.21
11-Feb-26	10-Feb-27	364	5,000,000.00	4.9000%	ING Bank (Australia)	A	5,000,000.00	5,053,027.40
4-Mar-26	3-Mar-27	364	5,000,000.00	5.0700%	ING Bank (Australia)	A	5,000,000.00	5,040,282.19
29-Apr-26	29-Apr-27	365	165,250.00	5.0000%	Westpac Group	AA-	165,250.00	165,295.27
16-Aug-23	16-Aug-27	1461	8,000,000.00	5.1500%	ANZ Banking Group	AA-	8,000,000.00	8,288,964.38
23-Aug-23	23-Aug-27	1461	5,000,000.00	5.2200%	ING Bank (Australia)	A	5,000,000.00	5,178,052.05
30-Aug-23	30-Aug-27	1461	8,000,000.00	5.2800%	Westpac Group	AA-	8,000,000.00	8,283,528.77
3-Sep-25	3-Sep-27	730	10,000,000.00	3.9000%	National Australia Bank	AA-	10,000,000.00	10,256,438.36
16-Dec-25	16-Dec-27	730	10,000,000.00	4.7700%	ING Bank (Australia)	A	10,000,000.00	10,177,731.51
6-Jan-26	6-Jan-28	730	5,000,000.00	4.7900%	ING Bank (Australia)	A	5,000,000.00	5,075,458.90
6-Feb-23	7-Feb-28	1827	10,000,000.00	4.1300%	Westpac Group	AA-	10,000,000.00	10,095,046.58
6-Feb-23	7-Feb-28	1827	5,000,000.00	4.1200%	Westpac Group	AA-	5,000,000.00	5,047,408.22
6-Feb-23	7-Feb-28	1827	10,000,000.00	4.0900%	Westpac Group	AA-	10,000,000.00	10,094,126.03
1-Apr-26	3-Apr-28	733	5,000,000.00	5.5100%	ING Bank (Australia)	A	5,000,000.00	5,022,643.84
28-Jul-23	28-Jul-28	1827	8,000,000.00	5.3200%	Bank of Queensland	A-	8,000,000.00	8,322,989.59
9-Aug-23	9-Aug-28	1827	8,000,000.00	5.2200%	Bank of Queensland	A-	8,000,000.00	8,300,900.82
4-Sep-23	4-Sep-28	1827	15,000,000.00	5.2800%	Westpac Group	AA-	15,000,000.00	15,518,597.26
4-Sep-23	4-Sep-28	1827	15,000,000.00	5.2800%	Westpac Group	AA-	15,000,000.00	15,518,597.26
19-Feb-25	18-Feb-30	1825	8,000,000.00	5.1500%	Rabobank Australia	A	8,000,000.00	8,080,142.47
			208,215,250.00	4.6770%			208,215,250.00	213,254,404.32

PRUDENTIAL INVESTMENT SERVICES CORP

ATTACHMENT 1 - ITEM 4

Hornsby Shire Council
Investment Holdings Report - April 2026

Floating Rate Notes

Purchase Date	Maturity Date	Term Days	Face Value ($)	Current Rate (%)	Security Name	Credit Rating	Book Value ($)	Current Value ($)
24-Aug-21	24-Aug-26	1826	4,700,000.00	4.3975%	NAB Snr FRN (Aug26) BBSW+0.41%	AA-	4,688,031.00	4,737,090.73
15-Sep-21	15-Sep-26	1826	4,250,000.00	4.6539%	SUN Snr FRN (Sep26) BBSW+0.48%	AA-	4,249,405.00	4,275,012.05
23-Sep-21	23-Dec-26	1917	6,000,000.00	4.7230%	CBA Green Snr FRN (Dec26) BBSW+0.41%	AA-	5,964,948.60	6,031,118.96
10-Feb-22	10-Feb-27	1826	1,500,000.00	4.9428%	NPBS Snr FRN (Feb27) BBSW+1.00%	BBB+	1,516,875.00	1,518,935.30
11-Nov-22	11-Nov-27	1826	5,000,000.00	5.1766%	WBC Snr FRN (Nov27) BBSW+1.23%	AA-	5,057,605.00	5,121,018.19
			21,450,000.00	4.7591%			21,476,864.60	21,683,175.23

Cash Accounts

Face Value ($)	Current Rate (%)	Institution	Credit Rating	Current Value ($)
26,269.63	4.7000%	Westpac Group	AA-	26,269.63
489,510.44	3.9000%	Bendigo and Adelaide Bank	A-	489,510.44
1,722,124.30	4.4000%	Macquarie Bank	A+	1,722,124.30
3,066,908.39	4.1500%	Westpac Group	AA-	3,066,908.39
19,063,316.86	4.7500%	AMP Bank	BBB+	19,063,316.86
26,162,086.25	4.1000%	Bank of Queensland	A-	26,162,086.25
50,530,215.87	4.3569%			50,530,215.87

Managed Funds

Face Value ($)	Current Rate (%)	Institution	Credit Rating	Funds Name	Current Value ($)
26,915,112.32	28.3948%	NSW T-Corp (MT)	TCm	Medium Term Growth Fund	26,915,112.32
26,915,112.32	28.3948%				26,915,112.32

Total Investments

Face Value ($)	Current Value ($)
307,110,578.19	312,382,907.74

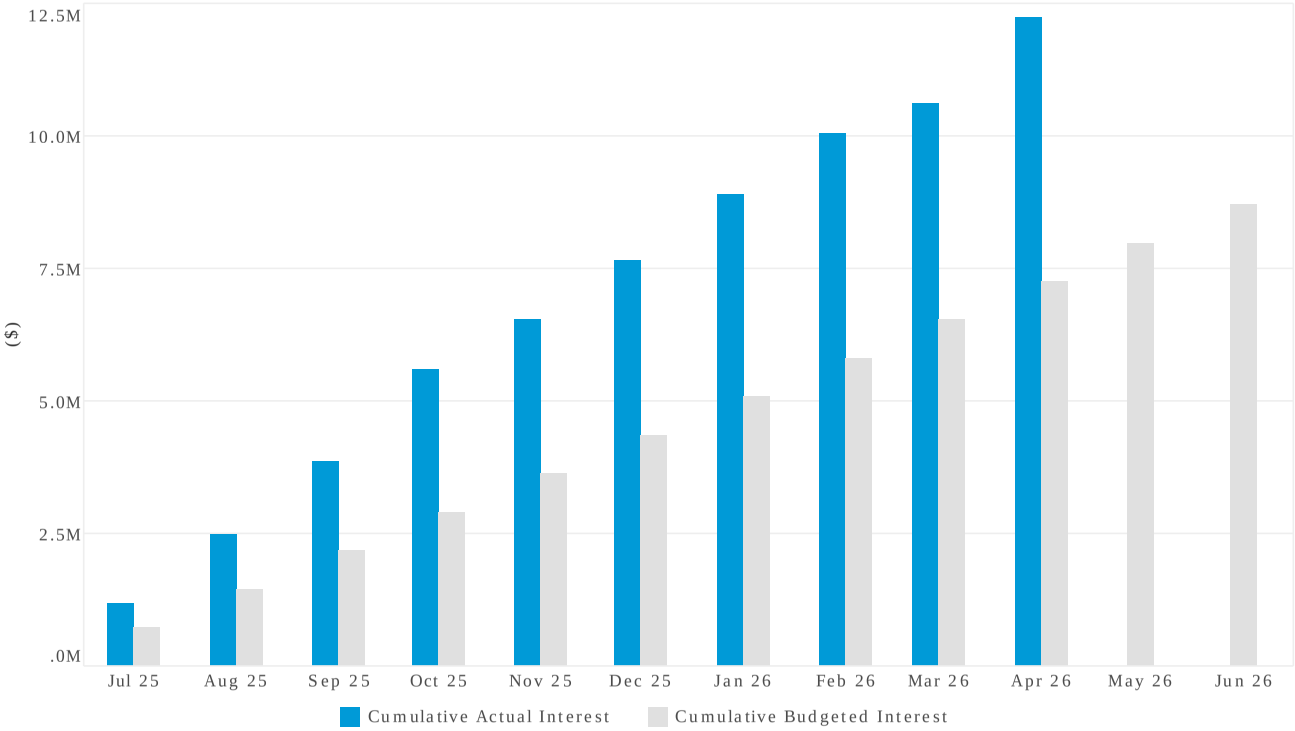
PRUDENTIAL INVESTMENT SERVICES CORP

ATTACHMENT 1 - ITEM 4

Hornsby Shire Council
Investment Budget Report - April 2026

Budgeted vs Actual Returns

	Cumulative Actual Income	Cumulative Budgeted Income
July 2025	1,169,927	725,243
August 2025	2,481,295	1,450,486
September 2025	3,849,552	2,175,729
October 2025	5,592,767	2,900,971
November 2025	6,539,618	3,626,214
December 2025	7,651,211	4,351,457
January 2026	8,893,256	5,076,700
February 2026	10,049,209	5,801,943
March 2026	10,611,521	6,527,186
April 2026	12,241,504	7,252,428
Budget Target		8,702,914



PRUDENTIAL INVESTMENT SERVICES CORP

ATTACHMENT 1 - ITEM 4

Hornsby Shire Council
Environmental Commitments Report - April 2026

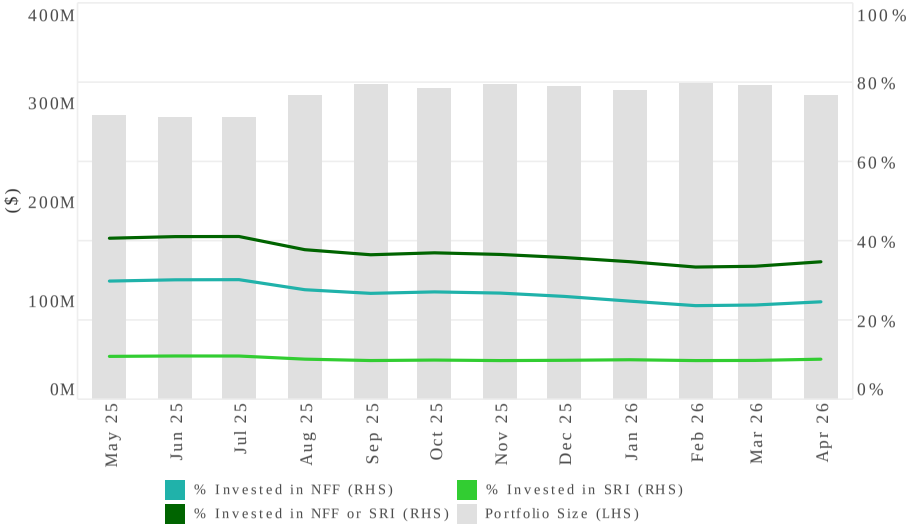
Current Breakdown

ADI Lending Status *	Current Month ($)		Previous Month ($)	
Fossil Fuel Lending ADIs				
ANZ Group	8,000,000		8,000,000	
ING Bank Australia	45,000,000		40,000,000	
Macquarie Bank	1,722,124		1,715,931	
National Australia Bank	72,700,000		72,700,000	
Westpac Group	46,308,428		61,879,142	
	173,730,552	57%	184,295,072	58%
Non Fossil Fuel Lending ADIs				
AMP Bank	19,063,317		18,989,181	
Bank of Queensland	42,162,086		42,074,220	
Bendigo and Adelaide Bank	489,510		487,946	
Newcastle Greater Mutual Group	1,500,000		1,500,000	
Rabobank Australia	8,000,000		8,000,000	
Suncorp Bank	4,250,000		4,250,000	
	75,464,914	25%	75,301,347	24%
Other				
NSW T-Corp (MT)	26,915,112		26,367,837	
	26,915,112	9%	26,367,837	8%
Socially Responsible Investment				
CBA (Green)	6,000,000		6,000,000	
Westpac Group (Green TD)	25,000,000		25,000,000	
	31,000,000	10%	31,000,000	10%
	307,110,578		316,964,256	

* source: Marketforces

Percentages may not add up to 100% due to rounding

Historical Portfolio Exposure to NFF Lending ADIs and SRIs



Green Products Summary

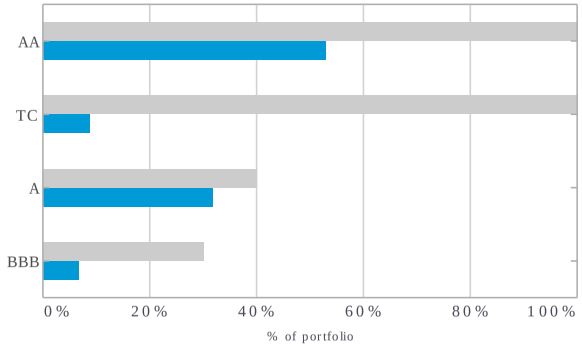
	Current Month ($)		Previous Month ($)	
AMP Bank	19,063,317		18,989,181	
Bank of Queensland	42,162,086		42,074,220	
Bendigo and Adelaide Bank	489,510		487,946	
CBA (Green)	6,000,000		6,000,000	
Newcastle Greater Mutual Group	1,500,000		1,500,000	
Rabobank Australia	8,000,000		8,000,000	
Suncorp Bank	4,250,000		4,250,000	
Westpac Group (Green TD)	25,000,000		25,000,000	
	106,464,914	35%	106,301,347	34%
	307,110,578		316,964,256	

PRUDENTIAL INVESTMENT SERVICES CORP

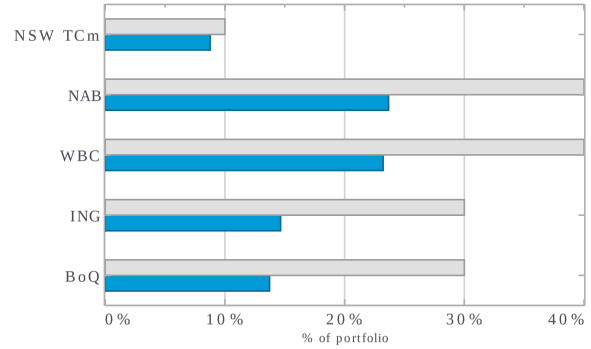
ATTACHMENT 1 - ITEM 4

Hornsby Shire Council
Investment Policy Compliance Report - April 2026

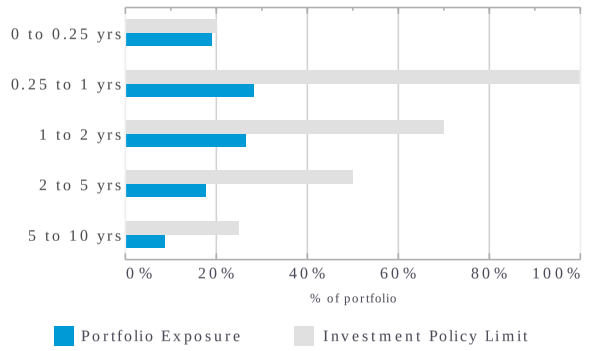
Total Credit Exposure



Individual Institutional Exposures



Term to Maturities



Credit Rating Group	Face Value ($)		Policy Max	
AA	162,258,428	53%	100%	a
TC	26,915,112	9%	100%	a
A	97,373,721	32%	40%	a
BBB	20,563,317	7%	30%	a
	307,110,578			

Specific Sub Limits				
BBB+	*20,563,317*	*7%*	*30%*	a

Institution	% of portfolio	Investment Policy Limit	
NSW T-Corp (TCm)	9%	10%	a
National Australia Bank (AA-)	24%	40%	a
Westpac Group (AA-)	23%	40%	a
ING Bank Australia (A)	15%	30%	a
Bank of Queensland (A-)	14%	30%	a
AMP Bank (BBB+)	6%	15%	a
Rabobank Australia (A)	3%	30%	a
ANZ Group (AA-)	3%	40%	a
Commonwealth Bank of Australia (AA-)	2%	40%	a
Suncorp Bank (AA-)	1%	40%	a
Macquarie Bank (A+)	1%	30%	a

	Face Value ($)		Policy Max*
Between 0 and 0.25 years	58,530,216	19%	20%
Between 0.25 and 1 years	86,665,250	28%	100%
Between 1 and 2 years	81,000,000	26%	70%
Between 2 and 5 years	54,000,000	18%	50%
Between 5 and 10 years	26,915,112	9%	25%
	307,110,578		

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

a = compliant
r = non-compliant

PRUDENTIAL INVESTMENT SERVICES CORP

ATTACHMENT 1 - ITEM 4

HORNSBY SHIRE COUNCIL

HORNSBY SHIRE COUNCIL SCHEDULE OF BORROWINGS AS AT 30 April 2026

1. LOANS			$'000	$'000	$'000	$'000	%
Lender	Date Drawn	Maturity Date	Amount Borrowed	01/07/2025 Opening Balance	2025/26 YTD Repayments Principal	Closing Balance	Fixed Interest Rate %
None							

2. OPERATING LEASES			$'000	$'000	$'000	$'000	$'000
Lessor	Date Executed	Expiry date	Total Lease Payments	01/07/2025 Opening Balance	New Leases	2025/2026 Repayments YTD	Closing Balance
Vestone Capital Pty Ltd (118)	15-Aug-22	15-May-26	34	8		6	2
Vestone Capital Pty Ltd (119)	15-Nov-22	15-Aug-27	64	29		10	19
Vestone Capital Pty Ltd (120)	15-Aug-23	15-Aug-28	31	19		5	14
Vestone Capital Pty Ltd (121)	15-Nov-23	15-Nov-28	453	292		67	225
Vestone Capital Pty Ltd (122)	15-Nov-23	15-Nov-27	134	75		25	50
Vestone Capital Pty Ltd (123)	15-May-24	15-Feb-27	37	21		9	12
Vestone Capital Pty Ltd (124)	15-Aug-24	15-Aug-27	77	53		18	35
Vestone Capital Pty Ltd (125)	15-Feb-25	15-Nov-28	69	60		13	47
Vestone Capital Pty Ltd (126)	15-May-25	15-Feb-29	42	42		11	31
Vestone Capital Pty Ltd (127)	15-May-25	15-Feb-29	69	69		18	51
Vestone Capital Pty Ltd (128)	15-Aug-25	15-May-30	105		105	16	89
Vestone Capital Pty Ltd (129)	15-Feb-26	15-Nov-29	167		167	10	157
Vestone Capital Pty Ltd (130)	15-May-26	15-Feb-30	34		34		34
TOTAL			1,317	668	307	209	766

ATTACHMENT 2 - ITEM 4

ITEM 5

ATTACHMENT/S

REPORT NO. CS22/26

ITEM 5

1. SCHEDULE A - BAD DEBT OVER $1,000
2. SCHEDULE B - BAD DEBT UNDER $1,000

Hornsby Shire Council
Schedule A
IMPAIRMENT OF DEBTORS
2025/26
COUNCIL RESOLUTION

Debtor Number	Debtor Name	Debtor Source	Branch/Section	Amount	Last Transaction Date	Comments
807851 (1)	Mrs L Haoushar and Mr M Haoushar	**Licensing Health**	**Compliance & Certification**	$1,080.00	26.07.2024	Council has exhausted all avenues in attempting to recover the debt without success and the ABN has been cancelled.
810246 (9)	S Chanthapanya and S Chanthapanya	**Licensing Health**	**Compliance & Certification**	$1,866.00	04.04.2024	Council has exhausted all avenues in attempting to recover the debt. It has been referred to Revenue NSW who have issued a Penalty Infringement Notice to attempt to recover the amount. Whilst the debt is to be written off, it may be recouped by Revenue NSW in future years including reimbursement (less fees) to Council.
811567 (7)	Shaktiveer Pty Ltd	**Licensing Health**	**Compliance & Certification**	$1,143.00	29.11.2023	Council has exhausted all avenues in attempting to recover the debt without success and the ABN has been cancelled.
811596 (6)	Jusski Pty Ltd	**Licensing Health**	**Compliance & Certification**	$2,263.00	25.11.2025	Council has exhausted all avenues in attempting to recover this debt as the business has gone into bankruptcy.
811737 (6)	Mr V A T Nguyen	**Licensing Health**	**Compliance & Certification**	$2,113.00	24.10.2025	Council has exhausted all avenues in attempting to recover this debt as a business is no longer operating under this ABN.
812431 (5)	Purbeli Pty Ltd	**Licensing Health**	**Compliance & Certification**	$1,333.50	04.02.2026	Council has exhausted all avenues in attempting to recover this debt as a business is no longer operating under this ABN.
811376(3)	Nasa Corporation Pty Ltd	**Court Fines**	**Compliance & Certification**	$4,996.00	09.12.2024	The debt relates to a fine imposed by the Court. The business has entered liquidation and Council has been advised that the debt is unable to be recovered.
808478 (2)	Ivan Szkut	**Restorations**	**Restorations**	$3,886.68	01.05.2025	A part payment of the original amount owed by this debtor was received following legal proceedings, leaving this amount outstanding. Council has exhausted all avenues to recover this last amount as the Company has now deregistered.
812171 (7)	A1 Tobacco & Gifts	**Commercial Waste**	**Waste Management**	$1,743.00	01.12.2025	Council has exhausted all avenues in attempting to recover the debt and the owner cannot be reached. The business has been forced to close due to illegal tobacco sales.
TOTAL				**$20,424.18**		

ATTACHMENT 1 - ITEM 5

Hornsby Shire Council
Schedule B
IMPAIRMENT OF DEBTORS
2025/26
Approved by Glen Magus, Acting General Manager: 27 May 2027

Debtor Number	Debtor Name	Debtor Source	Branch	Amount	Last Transaction Date	Comments
Booking #20254	Genesa Springer	**Parks**	**Parks**	$53.50	29.06.2024	Multiple attempts to recover the debt have been unsuccessful and it is too small to pursue legally.
Booking #3976	K Woodhouse (WISH Interfaith Sharing in Hornsby)	**Libraries**	**Libraries**	$59.00	13.06.2023	Multiple attempts to recover the debt have been unsuccessful and it is too small to pursue legally.
811958 (8)	Privato Enterprises Pty Ltd	**Commercial Waste**	**Waste Management**	$868.00	05.07.2024	Multiple attempts to recover the debt have been unsuccessful and it is too small to pursue legally.
810985 (2)	Mecca Infusion Pty Ltd	**Commercial Waste**	**Waste Management**	$51.00	23.10.2023	Multiple attempts to recover the debt have been unsuccessful and it is too small to pursue legally.
601331 (2)	The Little Modern Fish Shop	**Commercial Waste**	**Waste Management**	$175.00	04.04.2025	Multiple attempts to recover the debt have been unsuccessful and it is too small to pursue legally.
810232 (9)	C A Homer and V Homer	**Commercial Waste**	**Waste Management**	$201.00	05.07.2024	Multiple attempts to recover the debt have been unsuccessful and it is too small to pursue legally.
810382 (2)	Neighbourhood It Pty Ltd	**Commercial Waste**	**Waste Management**	$132.00	30.09.2025	Multiple attempts to recover the debt have been unsuccessful and it is too small to pursue legally.
810580 (1)	Pure Car Wash Pty Ltd	**Commercial Waste**	**Waste Management**	$69.00	05.12.2023	Multiple attempts to recover the debt have been unsuccessful and it is too small to pursue legally.
812192 (3)	Autohaus Dural Pty Ltd	**Commercial Waste**	**Waste Management**	$238.00	29.09.2025	Multiple attempts to recover the debt have been unsuccessful and it is too small to pursue legally.
812293 (9)	Clay Roser Group Pty Ltd	**Environmental Fines & Penalties**	**Compliance & Certification**	$765.00	12.01.2024	Multiple attempts to recover the debt have been unsuccessful and it is too small to pursue legally.
812921 (5)	Mr Nima Samandi	**Environmental Fines & Penalties**	**Compliance & Certification**	$803.00	12.05.2025	Multiple attempts to recover the debt have been unsuccessful. This specific debt is able to be transferred to Revenue NSW who have issued a Penalty Infringement Notice to attempt to recover the amount. Whilst the debt is to be written off, it may be recouped by Revenue NSW in future years including reimbursement (less fees) to Council.
812580 (9)	Mr Omid Bahrami Arnesa	**Environmental Fines & Penalties**	**Compliance & Certification**	$803.00	16.07.2024	Letter of demand issued. No response received. The debt is too small to pursue legally.
813058 (5)	Abbas Hammoud	**Environmental Fines & Penalties**	**Compliance & Certification**	$821.00	12.08.2025	Multiple attempts to recover the debt have been unsuccessful. This specific debt is able to be transferred to Revenue NSW who have issued a Penalty Infringement Notice to attempt to recover the amount. Whilst the debt is to be written off, it may be recouped by Revenue NSW in future years including reimbursement (less fees) to Council.
803939 (8)	Mr Brian Daniel Hayward and Ms Rochelle DeMarco	**Environmental Fines & Penalties**	**Compliance & Certification**	$577.00	02.09.2020	Letter of demand issued. No response received. The debt is too small to pursue legally.
811801 (0)	Phoenix Civil Contracting And Plumbing Pty Ltd	**Environmental Fines & Penalties**	**Compliance & Certification**	$605.00	23.03.2023	Letter of demand issued. No response received. The debt is too small to pursue legally.
811806 (9)	Benjamin Farrugia	**Environmental Fines & Penalties**	**Compliance & Certification**	$605.00	28.03.2023	Letter of demand issued. No response received. The debt is too small to pursue legally.

ATTACHMENT 2 - ITEM 5

811545 (3)	MGM Construction & Development Pty Ltd	**Environmental Fines & Penalties**	**Compliance & Certification**	$605.00	02.11.2022	Letter of demand issued. No response received. The debt is too small to pursue legally.
812462 (0)	Charanjit Singh Sandhu	**Environmental Fines & Penalties**	**Compliance & Certification**	$765.00	08.05.2024	Letter of demand issued. No response received. The debt is too small to pursue legally.
812349 (9)	GS Renovation & Demolition Pty Ltd	**Environmental Fines & Penalties**	**Compliance & Certification**	$765.00	09.02.2024	Letter of demand issued. No response received. The debt is too small to pursue legally.
812660 (9)	Sydney Roof Painting Pty Ltd	**Environmental Fines & Penalties**	**Compliance & Certification**	$803.00	24.09.2024	Multiple attempts to recover the debt have been unsuccessful. This specific debt is able to be transferred to Revenue NSW who have issued a Penalty Infringement Notice to attempt to recover the amount. Whilst the debt is to be written off, it may be recouped by Revenue NSW in future years including reimbursement (less fees) to Council.
811421 (7)	P Modaressi	**Licensing Health**	**Compliance & Certification**	$531.00	09.03.2023	Multiple attempts to recover the debt have been unsuccessful and it is too small to pursue legally.
808200 (0)	The Garage At Galston Pty Ltd	**Licensing Health**	**Compliance & Certification**	$531.00	22.12.2023	Multiple attempts to recover the debt have been unsuccessful and it is too small to pursue legally.
802103 (2)	Taylors Patisserie Pty Ltd	**Licensing Health**	**Compliance & Certification**	$738.00	16.05.2024	The business has entered into liquidation. Multiple attempts to recover the debt have been unsuccessful and it is too small to pursue legally.
811493 (6)	Ausspain Bakeries Pty Ltd	**Licensing Health**	**Compliance & Certification**	$612.00	13.10.2022	Multiple attempts to recover the debt have been unsuccessful and it is too small to pursue legally.
812211 (1)	C Avery	**Licensing Health**	**Compliance & Certification**	$135.00	07.05.2024	Multiple attempts to recover the debt have been unsuccessful and it is too small to pursue legally.
811595 (8)	The Trustee For Hasan Family Supermarkets Unit Trust	**Licensing Health**	**Compliance & Certification**	$41.90	13.08.2025	Multiple attempts to recover the debt have been unsuccessful and it is too small to pursue legally.
811714 (5)	Lukla Cottage Pty Ltd	**Licensing Health**	**Compliance & Certification**	$738.00	24.08.2023	Multiple attempts to recover the debt have been unsuccessful and it is too small to pursue legally.
812469 (5)	R Bhatia	**Licensing Health**	**Compliance & Certification**	$738.00	31.05.2024	Multiple attempts to recover the debt have been unsuccessful and it is too small to pursue legally.
812620 (3)	Tak Operations Pty Ltd	**Licensing Health**	**Compliance & Certification**	$214.00	20.08.2024	Multiple attempts to recover the debt have been unsuccessful and it is too small to pursue legally.
811977 (8)	Northern Beaches & North Shore Treats Pty Ltd	**Licensing Health**	**Compliance & Certification**	$342.00	22.03.2024	Multiple attempts to recover the debt have been unsuccessful and it is too small to pursue legally.
812002 (4)	E A Gauci	**Licensing Health**	**Compliance & Certification**	$407.00	27.06.2024	Multiple attempts to recover the debt have been unsuccessful and it is too small to pursue legally.
807546 (7)	Mr G Hajjar	**Licensing Health**	**Compliance & Certification**	$513.00	29.05.2023	Multiple attempts to recover the debt have been unsuccessful and it is too small to pursue legally.
812967 (8)	Khao Hom Cuisine Pty Ltd	**Licensing Health**	**Compliance & Certification**	$549.00	05.06.2025	Multiple attempts to recover the debt have been unsuccessful and it is too small to pursue legally.
811889 (5)	Jaspreet Pty. Ltd.	**Licensing Health**	**Compliance & Certification**	$692.00	16.05.2025	Multiple attempts to recover the debt have been unsuccessful and it is too small to pursue legally.
812210 (3)	N S Enterprises Pty Ltd	**Licensing Health**	**Compliance & Certification**	$570.50	12.01.2026	The business has gone into liquidation. Multiple attempts to recover the debt have been unsuccessful and the debt is too small to pursue legally.
812739 (1)	Sampa Pty Ltd	**Licensing Health**	**Compliance & Certification**	$763.00	13.12.2024	Multiple attempts to recover the debt have been unsuccessful and it is too small to pursue legally.
811657 (6)	S K Hedge	**Restorations**	**Restorations**	$35.28	12.09.2024	Multiple attempts to recover the debt have been unsuccessful and it is too small to pursue legally.
812402 (6)	Archk Pty Ltd	**Property Rental**	**Outdoor Dining**	$504.16	15.08.2025	Multiple attempts to recover the debt have been unsuccessful and t is too small to pursue legally. A security deposit held has been applied to partially offset the outstanding balance.
TOTAL				**$18,418.34**		

ATTACHMENT 2 - ITEM 5

ITEM 6

ATTACHMENT/S

REPORT NO. CS23/26

ITEM 6

1. DRAFT 2026/27 - 2035/36 LONG TERM FINANCIAL PLAN



LONG TERM FINANCIAL PLAN

2026/27 to 2035/36

ATTACHMENT 1 - ITEM 6

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ATTACHMENT 1 - ITEM 6

Executive Summary

This ten-year forecast has been prepared during a period of heightened economic uncertainty, including persistent inflation and volatility in fuel prices from the war in the Middle East. Whilst the current external environment reduces the reliability of the economic assumptions used throughout the Plan, a revised Investment Strategy has been implemented that seeks to maximise current high interest rates set by the Reserve Bank of Australia to Council's benefit, thereby providing some protection to Council from this uncertainty through a larger annual forecast budget (cash) surplus.

Following detailed cash flow modelling, including the identification of a staged approach for the delivery of capital works for major projects, as recommended in this Plan (refer to page 36), the proportion of investments held in 2 to 5 year term products is to increase from 17% to 50% of the investment portfolio. This approach secures fixed rate returns over the medium term and is forecast to improve investment income and overall financial capacity. Some of this additional capacity has also been used to fund increased budget allocations for fuel and energy costs to provide contingency against potential future price increases, as well as adding to the average budget (cash) surplus forecast over the medium term.

A number of other financial improvement initiatives have also been implemented or progressed during the year. These include maximising returns from several commercial property holdings following a comparison to market rates and increasing some user charges and fees by CPI plus 2% to start to catch up on lost cost growth during the post-pandemic high inflation environment.

The financial improvement initiatives implemented this year supplement a series of other improvement actions progressed during the development of the previous Long Term Financial Plan. Actions included a reduction to the recurrent maintenance budget for Westleigh Park of $600K, from $1.4 million to $800K to align the ongoing budget with the first stage of works; reductions to funding allocations for a number of SRV Strategic Initiatives from 2033/34 once the terms of IPART's approval for the SRV have ended; a reduction to the budget for playground upgrade works of $200K from $1 million to $800K from 2033/34; and a reduction in street lighting costs following the roll out of LED technology. A number of other minor improvements to divisional budgets have also been implemented to improve forecast financial capacity.

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As a result of these measures, the revised Plan indicates an improvement in forecast financial capacity, with the average annual forecast budget (cash) surplus increasing by $1.3 million, from $2.3 million in the previous Plan to $3.6 million in this LTFP. This improved result is also $0.6 million above the average surplus of $3.0 million forecast in the Plan that supported Council's Special Rate Variation (SRV) application.

A challenge over previous years has been ensuring that the 10 year forecast period of the LTFP continues to meet the same level of financial capacity forecast when the SRV was approved, being an average budget (cash) surplus of $3 million (approximately 1.5% of the current annual budget) or more per year. At the time of the SRV approval, it was recognised that this was the level of financial capacity required to provide Council with the ability to respond to one-off budget shocks that can occur over the course of the year without affecting the normal continuance of service provision. A commitment was also made to the community during the SRV application process and community engagement of ongoing balanced budgets to ensure Council's long term financial sustainability.

With forecast financial capacity in this version of the Plan now back above the target level based on current income, expenditure and forecasting assumptions, Council is well placed to maintain long-term financial sustainability over the next 10 years, provided the recommendations outlined continue to be followed:

- No discretionary, recurrent cost increases to be incurred unless a funding source is identified.
- No new general fund positions to be created unless offset by an equivalent position elsewhere, or unless funding is identified such as from external grants, existing capital works budgets or additional income, with a business case required for the creation of new positions.
- Cash reserves to be maintained at existing levels with any funding transferred to respond to immediate financial challenges or unforeseen events to be repaid, to preserve Council's cash liquidity position over the term of this Plan and beyond.
- The upcoming revision to the Development Contributions Plan to prioritise projects that maximise development contribution funding on hand instead of Councils general fund.
- No loan borrowing to be undertaken, noting Council is currently debt free.
- Surpluses to 30 June 2030 to be set aside, if achieved to provide recreational opportunities at Westleigh Park.

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- Major capital projects to be staged to reduce risk in the order of Hornsby Park Old Mans Valley South (currently ongoing), Hornsby Park Old Mans Valley North (upon completion of the South), Westleigh Park (upon completion of the previous two projects, and subject to funding). The redevelopment of Wallarobba Arts & Cultural Centre will also commence from 2026/27.
- Continuance of financial improvement initiatives (the development of business improvement plans and service reviews), having caution to potential cost increases that can arise where improvements are reliant on the implementation of new technology.
- Continue to maximise returns from Council's property holdings by continually reviewing returns to market rates.
- Continue to progress areas for improvement identified in Council's Asset Management Plans to ensure assets used by the community are maintained and renewed to the level of service required, to further protect Council from the risk of budget shocks from reactive asset maintenance.
- Future capital grants to be carefully considered, including identification of funding for ongoing maintenance and operation prior to acceptance. It is recommended that Council decline major grants for discretionary infrastructure projects, unless recurrent funding is also identified.

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ATTACHMENT 1 - ITEM 6

Introduction

Council's LTFP is a requirement under the Integrated Planning and Reporting framework for NSW Local Government and forms part of the Resourcing Strategy. The LTFP must be for a minimum of 10 years, with the purpose of making clear the financial direction of Council as well as the impact of that direction on achieving community priorities.

The main purpose of the LTFP is to guide and inform decision making in respect to Council's financial sustainability and to ensure that Council has sufficient financial resources to fund asset maintenance and renewal and provide services to the standard that the community expects. The LTFP establishes the framework for sound financial decisions and provides an insight as to the financial sustainability of the Council over the planning period of this document. The key objectives in developing this Plan are:

- Balanced Budgets and Income Statement results that provide sufficient capacity to respond to budget 'shocks' as they arise
- Maintenance into the future of a level of service that the community has come to expect
- Assets provided by Council that are designed and funded to meet a defined level of service to the community
- Continuation of Council's debt free position
- Continuation of Council's strong liquidity position and retention of cash reserves

The LTFP is based on Council's 2026/27 budget that was referred to Council for adoption on 10 June 2026. The 2026/27 budget forms year one of the ten-year Plan and future years are based on a range of forecasted assumptions used to determine:

- Forecast revenue and expenditure (Income Statement result including non-cash items prescribed by Australian Accounting Standards and a budget (cash)/ liquidity result in the same format as reported to Council through the annual budget cycle/Integrated Planning and Reporting Framework).
- Balance Sheet and Cash Flow Statements.

In addition to the presentation of financial results, information is provided in respect to:

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- Financial planning assumptions used.
- Risks and opportunities.
- An analysis of results and factors likely to affect the Plan.
- Recommendations to achieve financial sustainability.

This Plan seeks to ensure that Hornsby Shire Council can be financially sustainable and prosperous, delivering a normal continuance of services into the future.

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ATTACHMENT 1 - ITEM 6

Financial Objectives

In preparing the LTFP several key objectives have been considered. These objectives are listed below.

Balanced Budgets/Income Statement Result that provide sufficient capacity to respond to budget 'shocks' as they arise

Council has a strong commitment to adopting annually a balanced budget and budget (cash) surplus in a range of 1.5% (currently in the order of $3 million per year) to enable Council to respond in a timely manner towards budget shocks including infrastructure assets that may fail, the impact of natural disasters on local service provision and cost shifting from other tiers of government.

Examples of previous events that have guided this targeted operating performance ratio include:

- A program to implement an asbestos remediation plan for Council's administration building from 2020 to 2024 including the identification of funding to re-install office furniture and utilities across 2023 and 2024.
- Remediation at Foxglove Oval, Mount Colah which has presented issues due to this site being a historic landfill.
- Absorbing reduced income and increased costs as a result of service shutdowns, physical distancing and lock downs from the COVID-19 pandemic throughout 2020 and 2021, as well as the ongoing economic consequences from the pandemic.
- Investment income returns – investment returns have fluctuated over recent years, with the majority of Council's investment products linked to the base rate set by the Reserve Bank of Australia. When the base rate was reduced to 0.1% Council's budget for investment income was reduced significantly. Council's investments in managed funds with NSW Treasury Corporation also experienced significant volatility during the post COVID-19 economic recovery and an unrealised loss of $1.44 million was recorded for the year ended 30 June 2022, which contributed to investment returns $2.35 million below the budgeted amount of income for the year.
- The 2016 boundary adjustment and abandonment of amalgamation plans for the Shire that left Council with a yearly reduction of $10 million in revenue, without a commensurate reduction in costs.
- The implementation of state mandated initiatives such as the Audit Risk and Improvement Committee requirements that must be funded every year recurrently.

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- Three declared Natural Disasters in the Hornsby Local Government Area between 2018 and 2022. Each of these events incurred extensive clean-up costs that were unable to be recouped from the NSW Government. Furthermore, flooding caused significant damage at Wisemans Ferry that added $3.57 million to the cost of Council's project to construct a new boat ramp and associated infrastructure.

Should a surplus budget be generated at the end of a financial year, the surplus amount is typically directed towards the Capital Projects and Restricted Working Funds account, which is used to fund key strategic capital projects that require reasonable capital investment from the Council, or to fund cash shortfalls in future years of the Plan. Council has indicated a preference to set aside the surpluses forecast up until 2030 to progress recreational opportunities at Westleigh Park. This is consistent with Council's objective to maintain prudent financial management of its finances and to allocate financial surpluses towards key strategic issues.

Assets provided by Council that are designed and funded to meet a desired level of service of the community

The Asset Management Planning section (page 18) includes further information with regards to ensuring Council's assets are maintained and renewed to the level of condition required.

Continuation of Council's Debt Free Position

Council became debt free in June 2023 and the only ongoing borrowing costs after this point represent notional interest recognised for leased IT equipment, in line with accounting standards. This Plan includes a recommendation for no further loan borrowing to be undertaken in place of prudent financial management whereby unfunded initiatives are delivered only after funding has been set aside from the actual 30 June budget surplus each year.

Continuation of Council's historically strong liquidity position and retention of cash reserves

Council has maintained a healthy liquidity position through the retention of cash reserves. These cash and internal restricted asset reserves were gradually accumulated over a long period of time through an ongoing commitment to prudent financial management over successive terms of Council.

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Council is fortunate to have access to the reserves on hand to call upon when needed, noting that many Councils in the State are not in this favourable position, with a number encountering financial sustainability issues over recent years.

From time-to-time Hornsby Shire has called upon cash reserves to ensure that significant unavoidable events that occur rarely but that have significant financial ramifications could be funded without the need to request assistance from other levels of government, borrow externally or cut services. Most recently this included calling upon funds to remediate the Administration Centre following the discovery of asbestos, and to balance the Annual Budget during the COVID-19 pandemic to offset lost income from lock down measures. Whilst cash reserves were utilised in each of these scenarios, they have been repaid in future years to ensure Council's liquidity levels could be maintained over the long term.

Because of the importance of historic cash reserves to ensure the long-term sustainability of Council the Plan has been prepared on the assumption that cash reserves will be retained. The Plan therefore recommends that historic cash reserves are always replenished in unavoidable instances when they are called upon (page 36).

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Assumptions

Council's Best Estimate from Applying Financial Assumptions

The key financial information within this document are results based on the most recent annual budget for year one, and a range of forecast financial assumptions for years two to nine, as set out below. These assumptions can change due to variations in economic conditions and/or a change in priorities set by Council and are therefore updated each time the Plan is revised.

Operating Expenditure Assumptions

The major expense categories for Council's operating budget are:

- Employee benefits and on-costs
- Borrowing expenses
- Materials and services
- Depreciation (non-cash)
- Other expenses

Employee Benefits and On-costs

Employee costs include salaries, wages, superannuation, leave entitlements, workers compensation premiums and other employee related expenses. Most employee related costs increase based on the local government award increase each year. At the date of preparing this Plan the 2026/27 – 2028/29 Local Government Award is in negotiation, therefore an increase of 4% has been estimated for these years, based on the latest status of negotiations. Local Government Award increases beyond the next 3 years are unknown, therefore the forecast expenditure increase has been based on the Wage Price Index, sourced from BIS Oxford Economics from 2030 until the end of the Plan.

	2028	2029	2030	2031	2032	2033	2034	2035	2036
Salaries	4.0%	4.0%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%

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Additional employee related assumptions include:

- No material change expected in existing staff numbers and employee working hours.
- Workers' compensation expense expected to increase in line with salaries and wages.
- As a method of cost containment and to account for savings from vacancies that occur from normal operations, the Plan includes a budget for 50 weeks of the year for each position in Council's approved organisation chart, which results in an effective annual productivity measure of 4% (compared to if the Plan included costs for all 52 weeks of the year). This matter is analysed further in a sensitivity analysis on page 34.

Borrowing Expenses

A key objective by Council in previous versions of this Plan has been to reduce the level of external borrowing. This objective was achieved in 2023 when Council became debt free. Therefore, this Plan is predicated on no loan borrowing, with the only remaining borrowing expenses in Council's Income Statement relating to notional interest on operating leases for IT equipment, recognised in the Income Statement as required by Australian Accounting Standards.

Materials and Services & Other Expenses

Local government expenditure is characterised by high levels of materials and services. Materials and services are used in the creation and maintenance of assets and to provide recurrent operational services. Items such as street lighting, utility costs, insurances and legal expenses are also included.

Other Expenses include statutory charges payable to other levels of government such as the Emergency Services Levy and State Revenue infringement processing fees.

The Consumer Price Index (CPI), sourced from BIS Oxford Economics has been chosen to model these expenses over the term of the Plan.

	2028	2029	2030	2031	2032	2033	2034	2035	2036
CPI	2.9%	2.9%	2.9%	2.6%	2.6%	2.6%	2.6%	2.6%	2.5%

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Additional material and service related assumptions include:

- The inclusion of 10-year forecasts for asset maintenance as required by Council's Asset Management Plans, as noted within the Asset Management Planning section of this report (page 18).
- Allocations for Strategic Initiatives funded from the Special Rate Variation that align with Council's application for the variation, including a maintenance allocation for Hornsby Park.
- Provision of funding for the Council election in line with the 4-year cycle.

Depreciation (non-cash)

Depreciation is a non-cash allowance made in the Financial Statements for "wear and tear" and "technical obsolescence" of plant and equipment. The idea of depreciation is to spread the cost of a capital asset over the period of its "useful life to the entity" that currently owns it. Depreciation forecasts relate to existing assets and forecast capital works program. Council's assets are also progressively revalued to fair value in accordance with Australian Accounting Standards, with each revaluation typically resulting in increased depreciation, as replacement costs rise over time.

Historically, analysis has shown that Council's depreciation expense typically increases by around 1.3% greater than CPI because construction costs have generally risen faster than CPI over the past decade. The Roads, Bridges and Construction Price Index published by the ABS is used for the annual indexing of asset values for revaluation purposes, but a forecast of this index is not available. Therefore, Council's historic experience for depreciation to rise 1.3% greater than CPI has been used to calculate an index for this non-cash expense:

CPI+1.3%	2028	2029	2030	2031	2032	2033	2034	2035	2036
Assets	4.2%	4.2%	4.2%	3.9%	3.9%	3.9%	3.9%	3.9%	3.8%

Revenue Assumptions

The major revenue categories for Council's operating budget are:

- Rates and Annual Charges

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- User Charges and Fees
- Interest and investment revenue
- Other revenues and other income
- Grants and contributions provided for operating and capital purposes

Rates and Annual Charges

Rates and Annual Charges are a major source of Council's revenue, typically representing more than 80% of own source revenue each year. The amount of rates income a council may levy is limited by an approved rate peg set by the Independent Pricing and Regulatory Tribunal (IPART). The Rate peg refers to the process in which the NSW State Government determines annually the total allowable increase in rates expressed as a percentage. This allowable increase is announced annually, IPART and Councils are only permitted to increase rates by more than this amount if they have made a successful application to IPART for a Special Rate Variation (SRV).

Council's 2023 application for an SRV was successful with IPART approving Council for four consecutive rate increases (inclusive of the rate peg) of 8.5% in 2023/24, 7.5% in 2024/25, 6.5% in 2025/26 and 5.5% in 2026/27. As this Plan commences in the last year of the SRV it includes the final SRV increase of 5.5% in the first year (2026/27).

Forecasting expected income from rates when an SRV is not in place (e.g. beyond 2027) is notoriously challenging as the rate peg is based on methodology set by IPART and forward projections for future years are not published. However, following significant changes to IPART's methodology to improve alignment to the cost increases of individual Council's it is expected that over time the rate peg should now trend in line with the majority of Council expenditure (materials and services, and other expenses). As forecast CPI is used to project the cost of these expenses into the future, forecast CPI has also been used to forecast rate increases over the life of the Plan, commencing after the final year of the SRV from 2027/28:

	2028	2029	2030	2031	2032	2033	2034	2035	2036
SRV/CPI (Rate Peg)	2.9%	2.9%	2.9%	2.6%	2.6%	2.6%	2.6%	2.6%	2.5%

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User Charges and Fees

Many of the services provided by Council are offered on a user-pays basis. There is however a range of other factors that Council considers in determining an appropriate fee for its services. The Consumer Price Index (CPI) has also been chosen as the relevant factor in modelling this income over the term of the Plan as fees are increased by Council each year using the prior year 30 June actual CPI:

	2028	2029	2030	2031	2032	2033	2034	2035	2036
CPI	2.9%	2.9%	2.9%	2.6%	2.6%	2.6%	2.6%	2.6%	2.5%

Previously approved increases for User Charges and Fees were based on estimated forward projections of CPI, rather than CPI as at 30 June in the year prior, which has resulted in Council missing out on cost growth during the high inflationary environment that occurred between 2022 and 2024, which proved challenging for economists to predict. The impact is that Council has increased User Charges and Fees by a lesser extent than actual price growth:

	2022	2023	2024	Total
Council Increase	1.40	2.10	3.50	7.00
Actual CPI (RBA)	6.10	6.00	3.60	15.70
Difference	**4.70**	**3.90**	**0.10**	**8.70**

Many of Council's Fees were previously calculated using Partial Cost Recovery or Full Cost Recovery methodology and are therefore dependent upon actual cost increases incurred by Council each year being accurately reflected to ensure pricing remains appropriate.

Previous versions of this Plan included recommendations for Council to consider increasing User Charges and Fees to catch up on this missed cost growth. This has now commenced with fees for Parks and Community Services increasing by CPI (2.7%) plus 2% (4.7% in total) from 2026/27. This issue will not reoccur as a rearward looking measure is now used to set annual fee increases (e.g. actual CPI as at 30 June in the prior year).

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Interest and Investment Revenue

Interest on investments will vary over the planning period due to cash-flow levels and interest rate percentages. The LTFP calculates interest on forecast investments based on estimated cash-flow (allowing for estimated infrastructure project expenditure) and a forecast of the base rate set by the Reserve Bank of Australia. The margins earned on each of Council's investment products above the base rate have been sourced from Council's investment advisor, Prudential Investment Services and a forecast base rate has been sourced from BIS Oxford Economics.

This version of the Plan includes an ambitious investment income forecast due to the implementation of a strategy that seeks to maximise the current base rate, which is elevated above historic averages. After modelling cash flow, including agreeing to a staged approach for major capital projects, the portion of investments in 2 to 5 year products will increase from 17% to 50%, thereby securing fixed rate returns over a longer period of time than historically achieved.

Whilst this strategy will be used to increase Council's financial capacity over the next 5 years, the latter 5 years of the Plan are more uncertain and there is a risk (page 30) that possible changes to the base rate could erode financial capacity. A sensitivity analysis has therefore been undertaken to assess whether the surpluses forecast in this Plan are sufficient, should investment returns reduce (page 35).

Other Revenues and Other Income

Other revenue and other income is obtained from a variety of sources including insurance recoveries, parking fines, legal costs recovered, property rentals, etc. It is anticipated that other revenue and other income will be maintained at current levels, plus forecast CPI.

Grants and Contributions

Council receives a number of operational and capital grants from various Federal and State Government agencies, and capital contributions.

Capital contributions such as Section 7.11 Development Contributions are expected to continue in line with current income levels, which represents a decline in development activity since the peak in Hornsby Shire between 2015 and 2017. Capital contributions received in respect to Council's Section 7.11 Development Contribution Plan are to be spent in accordance with the works program identified in this Plan.

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It is anticipated that grants and contributions will reduce compared to peak levels over previous years when large grants from other government agencies were provided during recovery from the COVID-19 pandemic, and as a form of compensation for the 2016 boundary adjustment. The current level of grant income has been used to forecast future years with income only predicted to continue where agreements are in place, or where there is an extensive past history of recurrent grants being provided from year to year.

Capital Expenditure

Capital expenditure represents expenditure towards both the creation of new infrastructure assets and the renewal of existing assets (i.e. roads, drainage, footpaths and sportsgrounds). This expenditure category also includes capital purchases (i.e. information technology, fleet and plant assets).

Council's capital works program in the base LTFP is forecast to average $44.4 million per year and is largely funded by external grants and restricted assets, as well as from general funds. Whilst detailed year by year expenditure forecasts over the next ten years are not known for major projects, the level of external funding that will be available is confirmed, as is the order in which capital works will be undertaken with a staged approach agreed to help protect Council from the financial risk of cost escalations. Forecast capital works over the next ten years has therefore been based on a continuance of normal services, largely compromising ongoing asset management and SRV allocations for the renewal of existing assets, plus major works in the order of Hornsby Park Old Mans Valley South (currently ongoing), Hornsby Park Old Mans Valley North (upon completion of the South). Westleigh Park could then follow, subject to funding. Although smaller in scale, the redevelopment of Wallarobba Arts & Cultural Centre will also commence from 2026/27.

	2027	2028	2029	2030*	2031	2032	2033	2034	2035	2036
Capital	$61,084,498	$61,254,768	$48,510,979	$36,971,839	$37,617,531	$38,811,269	$39,758,215	$39,043,956	$40,055,729	$41,057,122

*A budget for Westleigh Park has not yet been included, as funding is not yet guaranteed.

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Special Rate Variation (SRV)

The Plan has been prepared in line with the SRV approved by IPART in June 2023.

Previous versions of the LTFP adopted by Council in July 2022 and November 2022 concluded that forecast financial capacity was below acceptable levels and action was required to ensure that recurrent services, including allocating appropriate budgets for asset maintenance and renewal could be provided in a sustainable manner into the future. Accordingly, these Plans recommended Council to consider a Special Rate Variation (SRV) to rebalance financial capacity over the long term. A special rate variation was recommended in the first instance because of the quantum of funds required to provide balanced budgets. Income from rates typically makes up more than 80% of Council's own source of revenue each year and was the only revenue stream with the capacity to provide the level of funding required.

To ascertain the extent of the SRV a range modelling was undertaken with consideration of each of the matters identified above, as well as the need to maintain a budget (cash) surplus in the order of $3 million per year to respond to future shocks. This derived a total rate increase of 28% (31% cumulative increase) over 4 years inclusive of the estimated annual rate peg and comprising four consecutive rate increases of 8.5% in 2023/24, 7.5% in 2024/25, 6.5% in 2025/26 and 5.5% in 2026/27.

Following the adoption of the November 2022 LTFP, Council commenced a project to apply to the Independent Pricing and Regulatory Tribunal (IPART) for the increase required. The project included numerous Councillor workshops, extensive community engagement and decisions from Council for the application to proceed.

An approval was granted by IPART in full in June 2023 and Council was issued an Instrument of Approval that governs the funding allocations sought to ensure that they can only be allocated and expended in line with the original application for the SRV.

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Asset Management Planning

Prior to the SRV, successive versions of the LTFP recommended that Council's Asset Management Plans be updated to provide evidence-based estimates for future asset maintenance and renewal expenditure. This work was completed prior to Council's application with an Asset Management Strategy and revised Asset Management Plans prepared that covered 95% of Council's depreciable asset base.

The need to fund additional average expenditure of $4.1 million per year was identified, with this amount included in Council's application for the SRV.

Since the success of the SRV, Council has continued the revision of asset management planning across the Shire, including completing ongoing condition assessments and progressing areas for improvement identified in the Asset Management Strategy, including collecting data for some small groups of assets that were not previously included. A quarterly Asset Management Governance Committee has been established to assist with the progression of actions identified, and to ensure that SRV funding is expended in accordance with the terms of IPART's approval.

Completing each of the actions identified will provide further assurance of Council's ability to maintain its asset base into the future and will further reduce the risk of budget shocks from asset failure or reactive remediation work that could affect the budget in any given year. Accordingly, this Plan includes a recommendation for the points raised within the Asset Management Strategy to be progressed (page 36)

Hornsby Park

Due to its size, the SRV includes a separate allocation to fund the ongoing renewal and maintenance costs for Hornsby Park from 2026:

	2026	2027	2028	2029	2030	2031	2032	2033 Onwards
Hornsby Park Renewals	$716,000	$716,000	$1,603,000	$1,641,000	$1,681,000	$1,721,000	$1,764,000	$1,808,000
Hornsby Park Operations & Maintenance	$684,000	$684,000	$1,532,000	$1,568,000	$1,606,000	$1,645,000	$1,686,000	$1,728,000

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Strategic Initiatives

The Special Rate Variation also provided funding for strategic initiatives identified in a series of technical and evidence-based strategies adopted by Council:

Strategic Initiative	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Community climate change mitigation and adaptation	160,000	160,000	160,000							
Bushfire risk mitigation	319,000	561,000	666,000	644,000	428,000	428,000	428,000	428,000	428,000	428,000
Hello Hornsby (social planning events)	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000
Renewal of public amenity buildings (e.g. toilet blocks within Parks)	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Upgrading community infrastructure for disability requirements	431,000	431,000	431,000	431,000	431,000	431,000	431,000	431,000	431,000	431,000
Renewal and upgrade of community changing rooms (sports ground facilities)	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000
Prioritised stormwater drainage	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Enhancing Cyber Security maturity	250,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Track and trail asset management	63,000	66,000	69,000	72,000	76,000	80,000	84,000	88,000	92,000	97,000
Track and trail upgrade including accessibility and signage	260,000	273,000	287,000	301,000	316,000	332,000	348,000	366,000	384,000	403,000
Connected walking and cycling paths	1,392,600	1,392,600	1,392,600	1,392,600	1,392,600	1,392,600	1,392,600	1,392,600	1,392,600	1,392,600
Pennant Hills Town Centre Review				250,000	250,000	250,000	250,000			

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Strategic Initiative	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Bushland reserve asset management	750,000	788,000	827,000	868,000	912,000	957,000	1,005,000	1,055,000	1,108,000	1,164,000
New and upgraded play spaces	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000
Total	**6,440,600**	**6,586,600**	**6,747,600**	**6,873,600**	**6,720,600**	**6,785,600**	**6,853,600**	**6,675,600**	**6,750,600**	**6,830,600**

Council is bound by the terms of IPART's approval to allocate funding for the Strategic Initiatives originally included in its application until 30 June 2033. After this date, Council is legally able to reduce or reallocate funding as required, such as to align with changed priorities or new strategic direction.

During the development of the 2025/26 – 2034/35 LTFP, funding for a number of initiatives was reduced to improve forecast financial sustainability. Initiatives to mitigate risk (e.g. bushfire risk & cyber security) or that fund the maintenance and renewal of existing assets were not reduced:

Strategic Initiative	Year 10 of SRV (2033)	Reduction	Future Allocations
Renewal of public amenity buildings (e.g. toilet blocks within Parks)	1,000,000	-300,000	700,000
Renewal and upgrade of community changing rooms (sports ground facilities)	650,000	-150,000	500,000
Prioritised stormwater drainage	1,000,000	-500,000	500,000
Track and trail upgrade including accessibility and signage	403,000	-150,000	253,000
Connected walking and cycling paths	1,392,600	-392,600	1,000,000
New and upgraded playspaces	85,000	-85,000	0
Total	**6,830,600**	**-1,577,600**	**5,253,000**

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Results

Budget (Cash Liquidity Result)

Hornsby Shire Council	Current Year	Projected Years									
10 Year Financial Plan	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
BUDGET SUMMARY - GENERAL FUND	$	$	$	$	$	$	$	$	$	$	$
Income from Continuing Operations											
Rates & Annual Charges	134,793,596	144,804,275	153,633,735	159,694,991	166,577,483	172,318,604	178,279,499	184,469,408	189,877,752	195,448,139	201,062,942
User Charges & Fees	15,078,435	15,859,194	16,319,111	16,792,365	17,279,343	17,728,606	18,189,550	18,662,478	19,147,703	19,645,543	20,136,682
Other Revenues	4,179,866	4,602,676	4,723,394	4,847,612	4,975,433	5,093,354	5,214,341	5,338,474	5,465,835	5,596,506	5,725,419
Grants & Contributions provided for Operating Purposes	7,977,565	12,947,451	13,322,927	13,709,292	14,106,861	14,473,639	14,849,954	15,236,053	15,632,190	16,038,627	16,439,593
Grants & Contributions provided for Capital Purposes	17,288,961	13,155,502	10,300,000	10,450,800	10,605,973	10,749,129	10,896,006	11,046,702	11,201,316	11,359,950	11,516,449
Interest & Investment Revenue	8,928,982	14,612,573	12,716,325	11,786,845	11,683,685	10,842,320	10,997,701	11,159,454	11,327,838	11,503,126	11,685,600
Fair value increment on investment properties	250,000	350,000	360,150	370,594	381,342	391,256	401,429	411,866	422,575	433,562	444,401
Other Income	2,844,734	3,582,124	3,686,006	3,792,900	3,902,894	4,004,369	4,108,483	4,215,304	4,324,901	4,437,349	4,548,283
Total Income from Continuing Operations	**191,342,138**	**209,913,794**	**215,061,646**	**221,445,399**	**229,513,015**	**235,601,278**	**242,936,964**	**250,539,739**	**257,400,111**	**264,462,803**	**271,559,369**
Expenses from Continuing Operations											
Employee Benefits & On-Costs	61,183,169	64,053,552	66,335,983	68,989,422	71,197,084	73,475,391	75,826,603	78,253,054	80,757,152	83,341,381	86,008,305
Borrowing Costs	18,000	12,000	12,324	12,657	12,973	13,298	13,630	13,971	14,320	14,678	15,045
Materials & Contracts	75,746,875	81,598,067	93,394,305	98,820,205	98,505,356	103,549,746	107,575,500	110,575,113	113,549,426	117,826,384	121,009,077
Depreciation & Amortisation	26,559,589	27,781,370	28,944,408	30,156,293	31,419,077	32,734,898	34,008,049	35,330,853	36,705,247	38,133,241	39,578,884
Other Expenses	5,100,824	4,885,826	5,027,515	5,173,313	5,323,339	5,461,746	5,603,751	5,749,449	5,898,934	6,052,307	6,203,614
Net Losses from the Disposal of Assets	2,500,000	2,627,250	2,732,340	2,841,634	2,955,299	3,073,511	3,196,451	3,324,309	3,457,282	3,595,573	3,739,396
Total Expenses from Continuing Operations	**171,108,457**	**180,958,065**	**196,446,875**	**205,993,524**	**209,413,128**	**218,308,589**	**226,223,985**	**233,246,749**	**240,382,360**	**248,963,563**	**256,554,321**
Net Operating Profit /(Loss) for the Year	**20,233,681**	**28,955,729**	**18,614,772**	**15,451,876**	**20,099,887**	**17,292,689**	**16,712,979**	**17,292,989**	**17,017,750**	**15,499,239**	**15,005,048**
Capital (Balance Sheet) and Reserve Movements											
Capital Expenditure	(51,355,761)	(61,084,498)	(61,254,768)	(48,510,979)	(36,971,839)	(37,617,531)	(38,811,269)	(39,758,215)	(39,043,956)	(40,055,729)	(41,057,122)
ELE Provisions paid out	(956,069)	(956,069)	(956,069)	(956,069)	(956,069)	(956,069)	(956,069)	(956,069)	(956,069)	(956,069)	(956,069)
Proceeds from Sale of intangible & tangible Assets	1,000,000	1,000,000	1,029,000	1,058,841	1,089,547	1,117,876	1,146,940	1,176,761	1,207,357	1,238,748	1,269,717
Non-cash Expense Contra Income	29,059,589	30,408,620	31,676,748	32,997,926	34,374,376	35,808,409	37,204,501	38,655,163	40,162,528	41,728,814	43,318,280
Net Transfers (to)/from Reserves	3,365,643	7,044,453	13,539,964	1,330,767	(13,472,181)	(12,247,822)	(12,057,388)	(13,719,403)	(13,388,012)	(12,943,041)	(13,654,001)
Total Capital (Balance Sheet) and Reserve Movements	**(18,886,598)**	**(23,587,494)**	**(15,965,126)**	**(14,079,513)**	**(15,936,165)**	**(13,895,137)**	**(13,473,285)**	**(14,601,764)**	**(12,018,152)**	**(10,987,276)**	**(11,079,195)**
Net Result (including Depreciation & Other non-cash items)	**1,347,083**	**5,368,235**	**2,649,646**	**1,372,363**	**4,163,722**	**3,397,552**	**3,239,694**	**2,691,225**	**4,999,598**	**4,511,963**	**3,925,853**
Add back Depreciation Expense (non-cash)	26,559,589	27,781,370	28,944,408	30,156,293	31,419,077	32,734,898	34,008,049	35,330,853	36,705,247	38,133,241	39,578,884
Add back written down value of assets disposed	2,500,000	2,627,250	2,732,340	2,841,634	2,955,299	3,073,511	3,196,451	3,324,309	3,457,282	3,595,573	3,739,396
Less Other Income (non-cash)	(29,059,589)	(30,408,620)	(31,676,748)	(32,997,926)	(34,374,376)	(35,808,409)	(37,204,501)	(38,655,163)	(40,162,528)	(41,728,814)	(43,318,280)
Cash Budget Surplus/(Deficit)	**1,347,083**	**5,368,235**	**2,649,646**	**1,372,363**	**4,163,722**	**3,397,552**	**3,239,694**	**2,691,225**	**4,999,598**	**4,511,963**	**3,925,853**
		Average Cash Surplus (2026/27 to 2035/36)									**3,631,985**

Commentary on Results – Budget (Cash Liquidity Result)

The forecast budget (cash) surplus over the ten-year term of the Plan has improved compared to the previous version. The average yearly forecast budget (cash) surplus is now $3.6 million, $1.3 million greater than the surplus of $2.3 million forecast in the previous Plan.

This improved result is also $0.6 million above the average surplus of $3.0 million forecast in the Plan that supported Council's Special Rate Variation (SRV) application. This revised result therefore exceeds the target that has been set since the SRV was approved (e.g. achieving a forecast budget (cash surplus) of at least $3.0 million per year) to ensure sufficient financial capacity is forecast to fund the normal continuance of service provision into the future, whilst providing the ability to respond to unforeseen budget shocks that can occur from year to year.

Version of Plan	Average Budget (Cash) Result
2026/27 – 2035/36 (this Plan)	$3,631,985
2025/26 – 2034/35	$2,286,901
2024/25 – 2033/34	$2,304,325
2023/24 – 2032/33 (Plan used to support SRV)	$2,996,613

The increase in forecast financial capacity above the target level is due to the completion of a number of financial improvement initiatives, some of which were identified in previous versions on the Plan, as well as several new initiatives implemented this year:

<u>New Financial Improvement Initiatives</u>

- Investment Strategy Review – This version of the Plan includes a revised investment strategy to maximise returns whilst interest rates are elevated, while maintaining compliance with legislative and policy requirements. Following detailed cash flow modelling, including the staged delivery of major projects (page 36) the portion of investments held in 2 to 5 year products will increase from 17% to 50%. This approach will secure higher fixed rate returns over a longer period of time and is forecast to generate significant additional investment income.

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- Commercial Property Holdings – In line with the recommendation in previous versions of this Plan, returns for a number of commercial property holdings have increased following a comparison to market rates. As a result, rental income is forecast to increase by $500K per year from 2026/27.

- User Charges & Fees – As identified (page 10), a number of Fees and Charges have not kept pace with operating cost price growth during the post covid-19 pandemic high inflation environment. Successive versions of the LTFP have recommended that Council consider increasing User Charges and Fees by more than CPI to catch up. This process has now commenced with fees for Parks and Community Services increasing by CPI plus 2% (4.7% in total) from 2026/27.

The above initiatives have enabled an additional, annual budget allocation of $870K per year within the LTFP from 2026/27. This allocation provides contingency for energy driven price increases greater than CPI, including fuel price rises caused by the war in the Middle East and increases in electricity costs expected on renewal of Council's contract for facilities later this year.

Recurrent Improvement Initiatives from Previous Plan

The following financial improvement initiatives, which were included in the previous LTFP are also retained in this version of the Plan:

- Westleigh Park Maintenance and Renewal Budget - Reduction of $600K from $1.4 million to $800K to align recurrent funding with the first stage of works only.

- SRV Strategic Initiatives – Reduction in funding allocations from 2033/34 once the terms of IPARTS approval for the SRV end, saving $1.58 million (page 19).

- Playground Upgrade recurrent budget – Reduction of $200K from $1 million to $800K per year from 2033/34.

- Other Efficiencies (implemented in 2025/26):

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- Street lighting budget reduction of $68K due to lower costs from the installation of LED technology.
- Removal of one full-time staff position from the Infrastructure & Major Projects Division, saving $130K per year, inclusive of superannuation.
- Reduction to the Property Strategy consultancy budget of $70K, from $120K to $50K.

Budget Results Conclusion

The forecast budget (cash) result indicates that, based on current income, expenditure and forecasting assumptions, Council should remain financially sustainable over the next 10 years, provided the recommendations included in this Plan continue to be followed (page 36).

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Income Statement (Non-Cash Result)

Hornsby Shire Council	Actuals	Current Year	Projected Years									
10 Year LTFP	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
INCOME STATEMENT - GENERAL FUND	$	$	$	$	$	$	$	$	$	$	$	$
Income from Continuing Operations												
Rates & Annual Charges	126,012,000	134,793,596	144,804,275	153,633,735	159,694,991	166,577,483	172,318,604	178,279,499	184,469,408	189,877,752	195,448,139	201,062,942
User Charges & Fees	16,427,000	15,078,435	15,859,194	16,321,492	16,794,805	17,281,845	17,731,170	18,192,178	18,665,172	19,150,464	19,648,373	20,139,583
Other Revenues	4,636,000	4,179,866	4,602,676	4,723,394	4,847,612	4,975,433	5,093,354	5,214,341	5,338,474	5,465,835	5,596,506	5,725,419
Grants & Contributions provided for Operating Purposes	13,562,000	7,977,565	12,947,451	13,322,927	13,709,292	14,106,861	14,473,639	14,849,954	15,236,053	15,632,190	16,038,627	16,439,593
Grants & Contributions provided for Capital Purposes	41,945,000	17,288,961	13,155,502	10,300,000	10,450,800	10,605,973	10,749,129	10,896,006	11,046,702	11,201,316	11,359,950	11,516,449
Interest & Investment Revenue	14,475,000	8,928,982	14,612,573	12,716,325	11,786,845	11,683,685	10,842,320	10,997,701	11,159,454	11,327,838	11,503,126	11,685,600
Fair value increment on investment properties	4,051,000	250,000	350,000	360,150	370,594	381,342	391,256	401,429	411,866	422,575	433,562	444,401
Other Income	4,013,000	2,844,734	3,582,124	3,686,006	3,792,900	3,902,894	4,004,369	4,108,483	4,215,304	4,324,901	4,437,349	4,548,283
Total Income from Continuing Operations	**225,121,000**	**191,342,138**	**209,913,794**	**215,064,027**	**221,447,840**	**229,515,516**	**235,603,842**	**242,939,592**	**250,542,433**	**257,402,872**	**264,465,633**	**271,562,270**
Expenses from Continuing Operations												
Employee Benefits & On-Costs	58,441,000	61,183,169	64,053,552	66,335,983	68,989,422	71,197,084	73,475,391	75,826,603	78,253,054	80,757,152	83,341,381	86,008,305
Borrowing Costs	23,000	18,000	12,000	12,216	12,672	12,562	12,732	12,891	13,108	13,410	13,900	14,448
Materials & Contracts	72,268,000	75,746,875	81,598,067	93,394,305	98,820,205	98,505,356	103,549,746	107,575,500	110,575,113	113,549,426	117,826,384	121,009,077
Depreciation & Amortisation	25,979,000	26,559,589	27,781,370	28,944,408	30,156,293	31,419,077	32,734,898	34,008,049	35,330,853	36,705,247	38,133,241	39,578,884
Impairment of receivables	39,000	-	-	-	-	-	-	-	-	-	-	-
Other Expenses	4,647,000	5,100,824	4,885,826	5,027,515	5,173,313	5,323,339	5,461,746	5,603,751	5,749,449	5,898,934	6,052,307	6,203,614
Net Losses from the Disposal of Assets	1,211,000	1,500,000	1,627,250	1,732,340	1,841,634	1,955,299	2,073,511	2,196,451	2,324,309	2,457,282	2,595,573	2,739,396
Total Expenses from Continuing Operations	**162,608,000**	**170,108,457**	**179,958,065**	**195,446,767**	**204,993,539**	**208,412,717**	**217,308,024**	**225,223,246**	**232,245,887**	**239,381,450**	**247,962,785**	**255,553,725**
Net Operating Result for the Year	**62,513,000**	**21,233,681**	**29,955,729**	**19,617,261**	**16,454,301**	**21,102,799**	**18,295,818**	**17,716,346**	**18,296,546**	**18,021,421**	**16,502,848**	**16,008,546**
Net Operating Result before Grants and Contributions provided for Capital Purposes	**20,568,000**	**3,944,720**	**16,800,227**	**9,317,261**	**6,003,501**	**10,496,826**	**7,546,690**	**6,820,340**	**7,249,844**	**6,820,105**	**5,142,897**	**4,492,096**

Average Net Result (2026/27 to 2035/36)	**8,068,979**

Commentary on Results – Income Statement

The Income Statement (non-cash) result included in this version of the Plan has also improved compared to the prior year. The average forecast Income Statement surplus is now $8.1 million, which is $4.1 million greater than the surplus of $4.0 million forecast in the previous Plan. The result is also $1.5 million above the average surplus of $6.6 million forecast in the Plan that supported the approval of the Special Rate Variation (SRV).

Version of Plan	Average Income Statement Result
2026/27 – 2035/36 (this Plan)	$8,068,979
2025/26 – 2034/35	$3,997,723
2024/25 – 2033/34	$4,059,837
2023/24 – 2032/33 (Plan used to support SRV)	$6,584,543

Whilst this result also demonstrates improvement, it includes non-cash balances that do not represent available financial capacity. The result contains both cash and non-cash balances relating to externally restricted funds that are not available to support Council's general operations, or the ongoing delivery of services.

For example, the increased surplus includes forecast investment income earned on restricted development contribution and grant funds. Although investment returns are expected to improve under Council's revised investment strategy, any additional income generated on these externally restricted funds must also remain externally restricted in accordance with applicable legislative requirements and cannot be allocated to other purposes.

The result also includes additional income from Domestic Waste, which is forecast to increase to repay an internal loan of $16.38 million established for the remediation of Foxglove Oval. On average, domestic waste contributes a net $1.2 million to the Income Statement surplus each year, over the life of the Plan. This funding also cannot be used for general operations and must be ring fenced for domestic waste purposes.

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Balance Sheet

Hornsby Shire Council	Actuals	Current Year	Projected Years									
10 Year Financial Plan	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
BALANCE SHEET - GENERAL FUND	$	$	$	$	$	$	$	$	$	$	$	$
Current Assets												
Cash & Cash Equivalents	64,970,000	10,183,054	10,188,169	7,205,895	9,533,666	10,680,269	11,305,620	11,916,149	12,562,424	13,277,655	13,968,934	14,661,804
Investments	87,714,000	118,649,747	118,709,341	116,844,989	116,844,989	124,443,135	131,729,528	138,843,224	146,373,409	154,707,066	162,761,627	170,834,734
Receivables	22,117,000	15,207,701	16,084,088	15,979,022	16,388,372	16,999,806	17,549,907	18,107,206	18,686,892	19,276,339	19,868,526	20,458,682
Inventories	198,000	196,075	210,914	241,430	255,463	254,641	267,687	278,097	285,852	293,542	304,601	312,830
Contract assets and contract cost assets	64,000	64,000	64,000	66,381	68,822	71,323	73,887	76,515	79,209	81,970	84,801	87,702
Other	1,535,000	1,084,091	1,159,214	1,319,228	1,393,910	1,391,701	1,461,170	1,517,034	1,559,193	1,601,064	1,660,447	1,705,136
Total Current Assets	176,598,000	145,384,668	146,415,726	141,656,945	144,485,222	153,840,874	162,387,799	170,738,225	179,546,980	189,237,636	198,648,936	208,060,887
Non-Current Assets												
Investments	131,477,000	162,111,609	162,193,032	159,645,761	159,645,761	170,027,137	179,982,564	189,702,034	199,990,556	211,376,864	222,381,840	233,412,158
Receivables	1,207,000	1,318,098	1,440,692	1,493,384	1,538,645	1,587,130	1,630,058	1,674,311	1,719,934	1,763,951	1,809,176	1,854,146
Infrastructure, Property, Plant & Equipment	2,336,720,000	2,434,921,465	2,544,700,656	2,656,422,550	2,757,405,033	2,843,904,495	2,932,766,472	3,024,651,541	3,119,333,511	3,215,169,591	3,313,901,814	3,435,478,858
Investment Property	41,100,000	41,350,000	41,700,000	42,060,150	42,430,744	42,812,086	43,203,342	43,604,772	44,016,638	44,439,213	44,872,774	45,317,175
Intangible Assets	849,000	713,988	558,680	596,848	634,020	670,077	704,261	736,953	768,022	797,330	824,730	850,041
Right of use assets	275,000	190,000	100,000	10,000	331,575	241,575	151,575	61,575	144,886	354,886	264,886	174,886
Total Non-Current Assets	2,511,628,000	2,640,605,161	2,750,693,060	2,860,228,694	2,961,985,778	3,059,242,500	3,158,438,272	3,260,431,185	3,365,973,547	3,473,901,834	3,584,055,221	3,717,087,265
TOTAL ASSETS	**2,688,226,000**	**2,785,989,829**	**2,897,108,786**	**3,001,885,639**	**3,106,471,000**	**3,213,083,374**	**3,320,826,071**	**3,431,169,411**	**3,545,520,527**	**3,663,139,471**	**3,782,704,157**	**3,925,148,151**
Current Liabilities												
Payables	15,375,000	15,709,539	16,693,985	18,475,343	19,411,012	19,556,246	20,415,494	21,144,202	21,741,565	22,336,081	23,111,221	23,744,449
Contract liabilities	2,849,000	2,281,520	2,391,828	2,407,480	2,474,843	2,544,159	2,608,107	2,673,718	2,741,034	2,810,101	2,880,964	2,950,872
Lease liabilities	80,000	56,832	59,372	60,111	61,981	62,745	63,116	63,999	64,420	65,995	67,211	68,003
Employee benefit provisions	15,603,000	15,457,402	15,780,457	16,140,269	16,537,977	16,977,277	17,459,540	17,986,186	18,558,678	19,178,529	19,847,302	20,566,612
Other provisions	42,397,000	14,541,907	21,900,475	25,656,982	15,449,291	15,442,128	15,435,449	15,429,447	15,423,929	15,419,089	15,414,491	15,409,893
Total Current Liabilities	76,304,000	48,047,200	56,826,117	62,740,186	53,935,104	54,582,556	55,981,706	57,297,552	58,529,627	59,809,795	61,321,189	62,739,830
Non-Current Liabilities												
Contract liabilities	421,000	234,632	244,890	239,020	245,359	251,882	257,899	264,073	270,408	276,907	283,575	290,153
Lease liabilities	195,000	163,811	104,439	44,328	328,922	266,177	203,061	139,062	247,953	435,518	368,307	300,304
Employee benefit provisions	1,210,000	1,674,130	1,709,119	1,748,089	1,791,163	1,838,742	1,890,974	1,948,013	2,010,017	2,077,151	2,149,583	2,227,489
Other provisions	17,836,000	45,691,093	38,231,525	34,383,018	44,509,709	44,442,872	44,380,551	44,324,553	44,273,071	44,227,911	44,185,009	44,142,107
Total Non-Current Liabilities	19,662,000	47,763,666	40,289,973	36,414,454	46,875,153	46,799,673	46,732,485	46,675,701	46,801,448	47,017,486	46,986,474	46,960,053
TOTAL LIABILITIES	**95,966,000**	**95,810,866**	**97,116,090**	**99,154,640**	**100,810,257**	**101,382,228**	**102,714,192**	**103,973,253**	**105,331,075**	**106,827,281**	**108,307,663**	**109,699,882**
Net Assets	**2,592,260,000**	**2,690,178,962**	**2,799,992,696**	**2,902,730,999**	**3,005,660,743**	**3,111,701,146**	**3,218,111,879**	**3,327,196,158**	**3,440,189,452**	**3,556,312,189**	**3,674,396,494**	**3,815,448,269**
EQUITY												
Retained Earnings	1,387,318,000	1,408,551,681	1,438,507,410	1,458,196,671	1,474,650,971	1,495,753,771	1,514,049,589	1,531,765,935	1,550,062,481	1,568,083,902	1,584,586,750	1,600,595,295
Revaluation Reserves	1,204,870,000	1,281,555,281	1,361,413,286	1,444,534,329	1,531,009,772	1,615,947,376	1,704,062,290	1,795,430,223	1,890,126,971	1,988,228,287	2,089,809,744	2,214,852,974
Other Reserves	72,000	72,000	72,000	-	-	-	-	-	-	-	-	-
Total Equity	**2,592,260,000**	**2,690,178,962**	**2,799,992,696**	**2,902,730,999**	**3,005,660,743**	**3,111,701,146**	**3,218,111,879**	**3,327,196,158**	**3,440,189,452**	**3,556,312,189**	**3,674,396,494**	**3,815,448,269**

ATTACHMENT 1 - ITEM 6

Cash Flow Statement

Hornsby Shire Council	Actuals	Current Year	Projected Years									
10 Year Financial Plan	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
CASH FLOW STATEMENT - GENERAL FUND	$	$	$	$	$	$	$	$	$	$	$	$
Cash Flows from Operating Activities												
Rates & Annual Charges	125,574,000	134,833,884	144,625,907	153,476,414	159,586,994	166,454,853	172,216,310	178,173,289	184,359,118	189,781,388	195,348,888	200,962,900
User Charges & Fees	16,934,000	14,987,927	15,956,307	16,376,316	16,851,229	17,339,915	17,784,487	18,246,883	18,721,302	19,208,056	19,707,466	20,197,771
Investment & Interest Revenue Received	12,405,000	10,897,393	14,509,251	12,790,648	11,745,432	11,464,125	10,641,238	10,799,946	10,950,181	11,099,061	11,281,427	11,463,401
Grants & Contributions	26,435,000	32,640,359	26,061,633	23,745,440	24,133,556	24,685,529	25,197,577	25,720,114	26,256,237	26,806,299	27,370,663	27,928,503
Other	21,165,000	3,834,253	7,589,342	8,425,163	8,411,235	8,642,401	8,880,069	9,099,511	9,324,659	9,555,660	9,792,667	10,035,760
Employee Benefits & On-Costs	(57,473,000)	(61,051,295)	(63,578,803)	(65,855,417)	(68,451,773)	(70,630,082)	(72,858,209)	(75,157,589)	(77,530,500)	(79,979,294)	(82,506,396)	(85,114,311)
Materials & Contracts	(86,218,000)	(74,510,818)	(81,058,456)	(92,243,839)	(98,283,047)	(98,520,840)	(103,050,074)	(107,173,607)	(110,271,712)	(113,248,087)	(117,399,165)	(120,687,483)
Borrowing Costs	(23,000)	(18,000)	(12,000)	(12,216)	(12,672)	(12,562)	(12,732)	(12,891)	(13,108)	(13,410)	(13,900)	(14,448)
Other	(5,324,000)	(5,420,175)	(4,805,720)	(4,811,264)	(5,075,933)	(5,352,944)	(5,369,095)	(5,524,517)	(5,685,741)	(5,827,018)	(5,947,859)	(6,121,180)
Net Cash provided (or used in) Operating Activities	53,508,000	56,193,529	59,287,461	51,891,244	48,905,020	54,070,396	53,429,571	54,171,140	56,110,436	57,382,656	57,633,791	58,650,912
Cash Flows from Investing Activities												
Sale of Investment Securities	116,568,000	-	-	4,411,622	-	-	-	-	-	-	-	-
Sale of Infrastructure, Property, Plant & Equipment	1,057,000	2,000,000	2,000,000	2,029,000	2,058,841	2,089,547	2,117,876	2,146,940	2,176,761	2,207,357	2,238,748	2,269,717
Purchase of Investment Securities	(117,128,000)	(61,570,357)	(141,016)	-	-	(17,979,520)	(17,241,820)	(16,833,166)	(17,818,708)	(19,719,965)	(19,059,537)	(19,103,425)
Purchase of Investment Property	(259,000)	-	-	-	-	-	-	-	-	-	-	-
Purchase of Infrastructure, Property, Plant & Equipment	(48,679,000)	(51,355,761)	(61,084,498)	(61,054,768)	(48,305,179)	(36,760,071)	(37,400,256)	(38,588,346)	(39,529,496)	(38,809,290)	(39,814,961)	(40,810,335)
Purchase of Intangible Assets	(98,000)	-	-	(200,000)	(205,800)	(211,768)	(217,274)	(222,923)	(228,719)	(234,666)	(240,767)	(246,787)
Net Cash provided (or used in) Investing Activities	(48,539,000)	(110,926,117)	(59,225,514)	(54,814,146)	(46,452,138)	(52,861,812)	(52,741,475)	(53,497,495)	(55,400,162)	(56,556,564)	(56,876,518)	(57,890,831)
Cash Flows from Financing Activities												
Repayment of lease liabilities (principal repayments)	(79,000)	(54,357)	(56,832)	(59,372)	(125,111)	(61,981)	(62,745)	(63,116)	(63,999)	(110,860)	(65,995)	(67,211)
Net Cash Flow provided (used in) Financing Activities	(79,000)	(54,357)	(56,832)	(59,372)	(125,111)	(61,981)	(62,745)	(63,116)	(63,999)	(110,860)	(65,995)	(67,211)
Net Increase/(Decrease) in Cash & Cash Equivalents	4,890,000	(54,786,946)	5,115	(2,982,274)	2,327,771	1,146,603	625,351	610,529	646,274	715,232	691,279	692,870
plus: Cash & Cash Equivalents - beginning of year	60,080,000	64,970,000	10,183,054	10,188,169	7,205,895	9,533,666	10,680,269	11,305,620	11,916,149	12,562,424	13,277,655	13,968,934
Cash & Cash Equivalents - end of the year	**64,970,000**	**10,183,054**	**10,188,169**	**7,205,895**	**9,533,666**	**10,680,269**	**11,305,620**	**11,916,149**	**12,562,424**	**13,277,655**	**13,968,934**	**14,661,804**
Cash & Cash Equivalents - end of the year	64,970,000	10,183,054	10,188,169	7,205,895	9,533,666	10,680,269	11,305,620	11,916,149	12,562,424	13,277,655	13,968,934	14,661,804
Investments - end of the year	219,191,000	280,761,357	280,902,373	276,490,751	276,490,751	294,470,271	311,712,091	328,545,258	346,363,965	366,083,930	385,143,467	404,246,892
Cash, Cash Equivalents & Investments - end of the year	**284,161,000**	**290,944,411**	**291,090,542**	**283,696,646**	**286,024,417**	**305,150,540**	**323,017,711**	**340,461,407**	**358,926,389**	**379,361,586**	**399,112,401**	**418,908,697**
Representing:												
- External Restrictions	161,239,000	166,029,782	158,183,206	148,091,458	152,488,908	159,704,214	165,685,177	170,965,808	177,398,657	182,990,434	187,627,686	192,464,899
- Internal Restricitons	99,827,000	91,670,575	92,472,697	89,024,482	83,296,265	89,553,139	95,819,998	102,596,756	109,883,310	117,679,545	125,985,333	134,802,121
- Unrestricted	23,095,000	33,244,054	40,434,638	46,580,706	50,239,244	55,893,187	61,512,536	66,898,843	71,644,422	78,691,607	85,499,382	91,641,677
	284,161,000	**290,944,411**	**291,090,542**	**283,696,646**	**286,024,417**	**305,150,540**	**323,017,711**	**340,461,407**	**358,926,389**	**379,361,586**	**399,112,401**	**418,908,697**

ATTACHMENT 1 - ITEM 6

Commentary on Results – Balance Sheet & Cash Flow Statement

The Balance Sheet and Cash Flow Statement results over the 10-year period maintain equity, liabilities, non-current assets and cash inflows and outflows within acceptable levels, noting current asset balances significantly greater than current liabilities into the future.

Sufficient unrestricted cash is forecast each year. Unrestricted cash is essential for Council to operate on a 'business as usual' basis as it represents Council's working funds from month to month, noting the timing of income receipts and expenditure payments is not linear throughout the year. The Plan forecasts an increase in unrestricted cash each year as a result of the average forecast budget (cash) surplus of $3.6 million. In this regard it is noted that, if achieved at 30 June, Council has indicated support to restrict surpluses for Westleigh Park up to 30 June 2030, if achieved, to provide recreational opportunities on the site.

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Financial Risks

There are several significant risks, many based on past experience, that may place pressure on Council's Annual Budget over the term of the Plan. Each of these risks justifies the need to achieve a forecast budget (cash) surplus of at least $3.0 million per year, as targeted in successive versions of this Plan.

- Economic Uncertainty – At the time of preparing this Plan the external economic environment is uncertain, with rapidly changing forecasts in response to the war in the Middle East. The forecasting assumptions used are based on the latest available from credible external sources (BIS Oxford Economics and the RBA) but are subject to change.

- Major Projects – Whilst most major capital projects are funded from external sources such as grants and development contributions, there is an unavoidable level of financial risk from capital budgets of this size given the nature of complex infrastructure projects and large construction costs relative to the size of Council's overall budget. Should costs escalate above the level of external funds available, Council general funds would be required to complete works, which could place significant pressure on the Annual Budget in any given year. Past examples of capital cost escalations include sizeable additional allocations provided to the Wisemans Ferry Boat Ramp project and Galston Aquatic Centre Remediation projects. This Plan recommends that a staged approach is followed for Major Projects to help protect Council from this risk (page 36).

- Additional Capital Grant funding – Council received significant funding from capital grants for major projects over recent years, with $90 million provided by the NSW State Government as partial compensation of the financial loss suffered following the 2016 boundary adjustment. Numerous other large grants were also received from government agencies to provide economic stimulus during recovery from the COVID-19 pandemic.

  Whilst large grants provide an opportunity for Council to increase service provision through new assets, ongoing operating, maintenance and renewal costs are significant. The recurrent costs required to maintain and operate Hornsby Park contributed to deficits forecast in previous versions of this Plan that led to the Special Rate Variation.

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With an average forecast cash surplus of $3.6 million per year Council has insufficient financial capacity to maintain a further project of this magnitude over the next ten years. This Plan therefore includes a recommendation for future capital grants to be carefully considered, including the identification of funding for recurrent costs prior to acceptance.

- Investment returns over the life of the Plan are based on a forecast of the base rate set by the Reserve Bank of Australia, which is notoriously challenging to predict. If the base rate is set at a lower level, less investment income will be generated, which will reduce financial capacity. Whilst Council has a strategy in place to lock-in current high rates by investing in fixed rate 2 to 5 year products, the latter 5 years of the Plan are uncertain. A sensitivity analysis has therefore been undertaken to assess whether the surpluses forecast in this Plan are sufficient should investment returns reduce (page 35).

- Natural Disasters – The Hornsby Shire Local Government Area was impacted by multiple severe weather events that were declared Natural Disasters by the NSW Government between 2018 and 2022. These events incurred extensive clean-up costs that could not be recouped from the NSW Government. Furthermore, flooding caused significant damage at Wisemans Ferry that added $3.57 million to the cost of Council's project to construct a new boat ramp and associated infrastructure.

- Reactive asset remediation – Council controls more than $2 billion of infrastructure assets and a portfolio of this size creates an inherent risk of unplanned maintenance or unexpected asset failure. An example is the discovery of asbestos in Council's Administration Centre, which created financial challenges over multiple years. The unexpected refit of the Administration Centre required a total capital budget of $10.8 million, with this funding identified from savings and opportunities over a number of years including funds temporarily drawn from internal reserves.

- Hornsby Town Centre – A Masterplan was adopted by Council in November 2023 and included provision for 4,900 new homes (later increased to 6,000 by the NSW State Government) and identified the infrastructure improvements required to cater for the increase in population. The construction of the first new dwellings is expected to occur towards the end of the forecast period of the Plan due to ongoing challenges in the construction industry, notably rising costs and high interest rates that limit the current financial feasibility of large-scale developments. Whilst income from development contributions will go some way to provide the new infrastructure required, there is a risk that some projects may require additionalfunding, such as if the new

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infrastructure is wholly attributable to new development. It is therefore recommended that Council's Development Contribution Plans prioritise projects that maximise development contribution funding on hand instead of Councils general fund (page 36).

- Council manages several historic landfill sites, including Foxglove Oval, which present remediation risks. Following the detection of methane gas at Foxglove Oval after severe weather events, Council progressed plans for significant remediation works. The current estimated remediation cost is $16.38 million, funded through an internal loan to Domestic Waste from Council's Capital Projects and Restricted Working Funds internally restricted asset account. These costs are expected to be recovered through future increases in Domestic Waste Annual Charges, commencing with a 10% increase in both the 2025/26 and 2026/27 financial years.

- Westleigh Park Grant Funding – In 2024 Council received notification from the Office of Local Government that remaining grant funding in the order of $36 million (excluding interest earned to date) would be required to be returned. The matter is currently ongoing with Council pursuing opportunities available to retain the funding. The notification jeopardises the future of the project, unless alternative funding can be identified.

- Legal matter – Council is currently responding to a legal matter that could require cash reserves to be called upon. Whilst the matter is confidential in nature its emergence places greater emphasis on the need for ongoing prudent financial management, including ensuring that Council's cash reserves are maintained at existing levels, as recommended within this Plan (page 36).

- Cherrybrook Library - A new, 3,000 square metre library and community space is planned as part of the Cherrybrook Precinct Rezoning Proposal led by the NSW State Government, which aims to deliver over 9,000 new homes near the Cherrybrook Metro Station. A cold shell of the facility will be provided to Council, with fit-out costs to be funded from development contributions related to the rezoning. However, recurrent operating costs will require funding from general revenue. Whilst Council will receive some additional supplementary rate income from the development there is a risk that this may be insufficient and a future version of this Plan will need to estimate the financial impact, once timing is known.

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Opportunities

- User Charges and Fees – Previously applied increases for User Charges and Fees between 2022 and 2024 are 8.7% less than CPI-based cost increases incurred on a cumulative basis over this period, due to inflation exceeding economic forecasts during the post covid-19 pandemic high inflation environment. This Plan therefore continues to include an action (page 36) to catch up on this missed cost growth, noting that this has recently commenced with CPI plus 2% being applied to fees for Parks and Community Services in 2026/27.

- Advertising Space – Income from Council's advertising space, such as at bus stops and shelters is under contracts that have not been priced by the market in some time and have contract expiry dates approaching in future years. It is likely that income generated in the current market would exceed the current level, noting the success of the advertising signage on the George Street pedestrian bridge as an example, which makes a positive net contribution to Council's Annual Budget each year. This Plan therefore includes an action for advertising space to be retendered once existing contracts expire (page 36), noting that a project to progress this matter is well advanced.

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Sensitivity Analysis – Employee Costs

As a method of cost containment, a two-week productivity measure has been applied to budgets provided for salaries and wages, which are based on a 50 week instead of 52 week year on the assumption that there will be vacancies from time to time across the organisation. The result is a funding gap of 4% between available budgets and the level of expenditure required to employ staff to each of Council's approved positions for a full year.

The Plan has also been prepared on the assumption that Council's general fund headcount will remain static, with the creation of no new general fund positions forecast over the next 10 years. It is acknowledged that these cost containment measures can be perceived as prudent. Therefore, analysis has been prepared to assess the impact a marginal increase in salaries and wages expenditure would have to the forecast budget (cash) result, such as by increasing the number of weeks salaries and wages are budgeted from 50 to 51:

Budget (Cash Liquidity Result)

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Base LTFP	$5,368,235	$2,649,646	$1,372,363	$4,163,722	$3,397,552	$3,239,694	$2,691,225	$4,999,598	$4,511,963	$3,925,853
Sensitivity	$4,184,126	$1,418,173	$91,630	$2,842,006	$2,033,541	$1,832,035	$1,238,521	$3,500,407	$2,964,798	$2,329,179

In this scenario the average budget (cash) result would reduce from $3.6 million to $2.2 million, which is below the target of $3.0 million. This demonstrates Council's sensitivity to cost increases from new positions or salary growth above the forecast wages price increase included in the Plan, and further supports the recommendation proposed (page 36) for no new general fund positions to be created unless they are offset by an equivalent position elsewhere, or unless funding is identified such as from external grants, existing capital works budgets or additional income, with a business case required for the creation of new positions. In this scenario the level of funding to be set aside for recreational opportunities at Westleigh Park (comprising surpluses up to and including 2030) would also not be achieved.

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Sensitivity Analysis – Investment Income

As noted, (page 30), there is a risk that future changes to the interest base rate could reduce financial capacity. An analysis has therefore been completed to quantify the change in the forecast budget (cash) result, should the base rate decrease by 1% below the level forecast from 2028.

Results – Investment Returns 1% Less from 2028

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Base LTFP	$5,368,235	$2,649,646	$1,372,363	$4,163,722	$3,397,552	$3,239,694	$2,691,225	$4,999,598	$4,511,963	$3,925,853
Sensitivity	$5,368,235	$720,075	($557,209)	$2,234,150	$1,467,980	$1,310,123	$761,654	$3,070,027	$2,582,392	$1,996,281

The results show that in this scenario the average budget (cash) surplus reduces from $3.6 million to $1.9 million, indicating a sizeable reduction in operating capacity. At this level, forecast financial capacity is below the target level of $3.0 million per year and would be insufficient to mitigate Council from the risk of budget shocks that can occur. In this scenario the level of funding to be set aside for recreational opportunities at Westleigh Park (comprising surpluses up to and including 2030) would also not be achieved.

The analysis places emphasis on the need to continue with the recommendations included in this Plan that aim to increase financial capacity further (page 36).

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Recommendations

If the following actions are followed, Council should be well placed to maintain financially sustainable into the future:

- No discretionary, recurrent cost increases to be incurred unless a funding source is identified.
- No new general fund positions to be created unless offset by an equivalent position elsewhere, or unless funding is identified such as from external grants, existing capital works budgets or additional income, with a business case required for the creation of new positions.
- Cash reserves to be maintained at existing levels with any funding transferred to respond to immediate financial challenges or unforeseen events to be repaid, to preserve Council's cash liquidity position over the term of this Plan and beyond.
- The upcoming revision to the Development Contributions Plan to prioritise projects that maximise development contribution funding on hand instead of Councils general fund.
- No loan borrowing to be undertaken, noting Council is currently debt free.
- Surpluses to 30 June 2030 to be set aside, if achieved to provide recreational opportunities at Westleigh Park.
- Major capital projects to be staged to reduce risk in the order of Hornsby Park Old Mans Valley South (currently ongoing), Hornsby Park Old Mans Valley North (upon completion of the South), Westleigh Park (upon completion of the previous two projects, and subject to funding). The redevelopment of Wallarobba Arts & Cultural Centre will also commence from 2026/27.
- Continuance of financial improvement initiatives (the development of business improvement plans and service reviews), having caution to potential cost increases that can arise where improvements are reliant on the implementation of new technology.
- Continue to maximise returns from Council's property holdings by continually reviewing returns to market rates.
- Continue to progress areas for improvement identified in Council's Asset Management Plans to ensure assets used by the community are maintained and renewed to the level of service required, to further protect Council from the risk of budget shocks from reactive asset maintenance.
- Future capital grants to be carefully considered, including identification of funding for ongoing maintenance and operation prior to acceptance. It is recommended that Council decline major grants for discretionary infrastructure projects, unless recurrent funding is also identified.

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ITEM 7

ATTACHMENT/S

REPORT NO. CS24/26

ITEM 7

1. LOCAL GOVERNMENT REMUNERATION TRIBUNAL - ANNUAL DETERMINATION 2026

ATTACHMENT 1 - ITEM 7

Local Government Remuneration Tribunal

Annual Determination

Report and determination
under sections 239 and 241 of the
Local Government Act 1993

23 April 2026

NSW GOVERNMENT

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Executive Summary

Functions of the Tribunal

1. Section 241 of the *Local Government Act 1993* (**the Act**) requires the Local Government Remuneration Tribunal (**the Tribunal**), by 1 May each year, to determine for each of the categories of Councils determined under s 239, the maximum and minimum fees to be paid to Mayors and Councillors in the following year. As well as those of Chairpersons and members of County Councils: s 400. The Tribunal may also amend a determination it has made for fees to be paid to the appointed Chairperson and appointed Councillors of a council designated as a Rural and Remote Council: c 12(c), sch 11.

2. Section 239(1) of the Act requires the Tribunal to determine the categories of Councils and mayoral offices at least once every three years. It must then also place each Council and mayoral office into one of those categories. There are presently 135 Councils in the State, including County Councils, which are allocated into 15 different categories, with Central Darling Council being the subject of a 2025 Special Determination.

3. The Tribunal must also report its determination to the Minister within seven days: s 244. The Tribunal's Annual Determination takes effect from 1 July each year.

4. All of the Tribunal's functions must be undertaken in accordance with the purposes of the Act, specified in s 7 to be:

   (a) to provide the legal framework for the system of local government for New South Wales,

   (b) to set out the responsibilities and powers of Councils, Councillors and other persons and bodies that constitute the system of local government,

   (c) to provide for governing bodies of Councils that are democratically elected, or for certain rural and remote Councils, part elected and part appointed,

Executive Summary

(d) to facilitate engagement with the local community by Councils, Councillors and other persons and bodies that constitute the system of local government,

(e) to provide for a system of local government that is accountable to the community and that is sustainable, flexible and effective.

Fees

5. For reasons explained below, the Tribunal has determined that from 1 July 2026 there must be a **3.7%** increase in the current minimum and maximum fees applicable to each category of Council, as well in the fees of the appointed Chairperson and appointed Councillors of Central Darling Shire Council. That reflecting increases in the cost of living. Relevant indicators since the 2025 adjustment, including:

- Consumer Price Index for the 12 months to February 2026 of 3.7%;
- Wage Price Index for the 12 months to December 2025 of 3.4%;
- Full-time average weekly ordinary time earnings for the 12 months to November 2025;
- NSW Public Sector Salaries increases for FY 2025/26 of 3%;
- Local Government State Award increases for FY 2025/26 of 3%;
- IPART Rate Peg Base Cost Change for FY 2025/26 of 3.6%;
- The 2025 Public Service Senior Executive remuneration determinations of the Statutory and Other Offices Remuneration Tribunal; and
- The 2025 State Members of Parliament Basic Salary remuneration determination of the Parliamentary Remuneration Tribunal.

6. The Tribunal has also taken note of the current war in the Middle East, which is likely having an adverse impact on the cost of living. But takes the view that its effects and their potential impact on fee adjustment, cannot reliably be determined at this point.

Executive Summary

7. What was advanced in submissions included that not only should there be a cost of living increase in 2026. But that there should be a much more significant increase in fees, to reflect that current fees no longer adequately reflect the challenging work which Mayors and Councillors must undertake in their important elected offices. With the result that fees should be increased to reflect those determined by the Tribunal for the Chairperson and appointed Councillors of the Central Darling Council in its 2025 Special Determination. As well as the remuneration and allowances paid to Mayors and Councillors in Queensland and Victoria.

8. The Tribunal accepts that it has the discretion to determine that fees should justly be increased, by more than a cost of living adjustment, as was urged. That permitting its consideration of the adequacy of current fees, given the work which Mayors and Councillors are elected to perform and how that has changed over time.

9. That is because while s 242A of the Act requires the Tribunal to give effect to the same policies on increases in remuneration as those that the Industrial Relations Commission is required to give effect to under s 146C of the *Industrial Relations Act 1996* (NSW) when making or varying awards or orders relating to the conditions of employment of public sector employees. That section has now been repealed, that removing the prior fetter on the Tribunal's discretion to adjust fees in the way urged on this review.

10. The Tribunal also accepts that a greater increase than that which it has determined, may be warranted. But has concluded that the amount of any such increase requires further consideration in light of changes which have taken place over time. Not merely in the amount of the fees fixed by past Determinations, but also in the work Mayors and Councillors have to perform in their elected offices.

11. Understandably, some submissions sought to draw comparisons with the fees fixed by the 2025 Special Determination for the appointed Councillors and Chairperson for the Central Darling Shire Council and those fixed for other Mayors, as well as with payments made to Councillors and Mayors in other States.

Executive Summary

12. When such comparisons are drawn, consideration can not only be given to the amount of such fees and remuneration. It must also be given to matters such as the nature of the appointments, the work required and the hours and nature of the work performed as a result. As well as to how that compares to what is required of Mayors and Councillors of Local and County Councils in this State and the fees which they receive, as a result. That also requiring an understanding of the applicable statutory schemes and the reasons for the past fixation of the fees and remuneration relied on.

13. The Tribunal was provided with little information or submissions about such matters and so is unable to come to conclusions about whether increases based on the comparisons sought to be drawn, can be entertained.

14. Other submissions about desirable fee adjustment depend on the NSW Parliament amending the Act, to provide for Mayors and Councillors to receive remuneration or salary, rather than a fee for office.

15. Even if such comparisons are presently available to be made, the differences in the statutory regimes, which were not addressed, as well as similarities and differences in the work being compared, would have to be considered. Conclusions about such matters cannot rest merely on opinions advanced in submissions.

Categories

16. In its 2026 Annual Review, as it has done in past three yearly reviews, the Tribunal undertook a s 239 determination, having invited and received submissions about proposed changes. As a result, it has concluded that it is necessary to rectify a criteria anomaly identified in the Regional Strategic category established by the 2023 Annual Determination, as well as adjusting the population criteria for the Major Strategic Area category, from 300,000 to 200,000.

Executive Summary

17. The Tribunal also identified that Dungog Shire Council has met the population threshold and Councillor to population ratio criteria for Rural Large and will, as a result, be placed in the Rural Large category.

18. The Tribunal also concluded that in 2026 there should be no other change to the present categories, which will thus continue to be:

Metropolitan	Non-Metropolitan	County Councils
Principal CBD	Major Regional City	Water
Major CBD	Major Strategic Area	Other
Metropolitan Major	Regional Strategic Area	
Metropolitan Large	Regional Centre	
Metropolitan Medium	Regional Rural	
Metropolitan Small	Rural Large	
	Rural	

2027 Annual Review

19. For reasons explained further below, in the 2027 Annual Review the Tribunal will invite further submissions from every Council, Local Government NSW and the Minister, about the current categories, criteria and fee structure and whether they remain fit for their statutory purpose. That will provide an opportunity for reliable information and submissions to be provided about claimed changes and available comparisons.

20. The Tribunal will then give further consideration to the current structure of the categories by reference to which it must fix minimum and maximum fees. That consideration may also have an impact on further fee adjustment in 2027, given that the submissions advanced on this review have raised the question of whether the current system of categories and the criteria by which Councils are allocated to them, remain fit for their purpose.

Executive Summary

21. The new structure and criteria will reflect the requirements of the Act, as will the new criteria adopted and Councils' allocation to the revised categories. The Tribunal will also determine which criteria individual Councils satisfy, which they will have an opportunity to address, having been invited to provide the Tribunal with the relevant, reliable information.

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Methodology

22. The Tribunal's inquiries are regulated by s 243 of the Act, which permit it to make such inquiry as it thinks necessary, before making a determination.

23. Section 248 requires Councils to pay Councillors fees which are fixed by reference to the minimum and maximum fees determined by the Tribunal. Section 239 also requires the Tribunal, at least once every 3 years, to determine categories for Councils and mayoral office and to place Councils into those categories.

24. The Tribunal's 2026 Annual Review commenced in October 2025 with the assistance of its Secretariat, when all Councils and the Association were invited to provide submissions about fees and categorisation. Its invitation asked that submissions be endorsed by Councils. All submissions received from Councils were endorsed. The Tribunal also received a submission from some individual Councillors and the Association.

25. Some twenty-five submissions were received from Councils, only some of which addressed fee increases. In its submissions the Association addressed proposed fee increases, as well as problems with the Determination flowing from the operation of the Act, proposed alterations to Council categories and the criteria by which they are allocated.

26. The Tribunal later met with representatives of 19 Councils, seven Councillors and the Association, who addressed written submissions and, in some cases, provided further data to support the submissions advanced. Not all of that provided was sourced from publicly available sources such as the Australian Bureau of Statistics and its reliability was thus not able to be assessed.

27. The Tribunal also had regard to the other information referred to in this report.

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Summary of submissions

28. Most of the submissions received focused on the inadequacies of the fees and the statutory system which requires them to be fixed as they are. Issues raised including that:

- The remuneration which the fees generate being grossly inadequate, not adequately compensating for the skills, knowledge and responsibilities the Act requires Councillors and Mayors in urban, regional and rural contexts to have and exercise;
- There has been significant, increasing complexity in the work which has to be undertaken, as well as an increase in the time it requires, without a change in remuneration to compensate for these changes;
- That including as the result of changes to the Code of Meeting Practice which Councils have to observe, which has resulted in increased expenses having to be born, for which there is no compensation;
- There is a need for a Deputy Mayor fee to be implemented, to reflect what this role now requires;
- That the current fee structure and meeting requirements act as a barrier to desirable skilled representation in local government, as well as to desirable diversity in that representation;
- It has also driven the loss of able and experienced representatives;
- The existing differences in fees received by Councillors and Mayors in Metropolitan Councils, by comparison to those received by those in Regional and Rural Councils, did not reflect the similarities in their roles and responsibilities. Nor the additional responsibilities which have to be undertaken in Regional and Rural Councils;
- The Determination drives politicisation of Councils, by requiring them to set their own fees within the minimum and maximum set by the Tribunal, which also put them into an undesirable position of conflict: ss 239 and 248; and

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- Fees were out of step with those which are paid to Board members and those who accept appointments to advisory committees, with which comparisons were also sought to be drawn, but no concrete information was provided about.

29. On this review the Tribunal was urged to undertake a similar assessment of fees to that undertaken in 1995 and not to limit its consideration of what fee increase a cost of living adjustment would warrant. It was also urged to also consider the range of factors it has taken into account in the past, in determining what a cost of living adjustment should be.

30. Various submissions also urged the desirability of various other proposed legislative changes. For example:

- Introducing a new model of remuneration for Mayors and Councillors to replace the current fee based structure;
- Removing the Tribunal's obligations to fix maximum and minimum fees for Mayors and Councillors;
- Introducing a separate fixed fee for the Deputy Mayor position;
- Deputy Mayors receiving mayoral fees while acting as Mayor, but Mayors still continuing to be paid their Mayoral fees;
- Indexed pro rata remuneration; and
- Recognition that the work of Mayors and Councillors involves a full time job. As to which, it must be noted, no information provided to the Tribunal established this to be the case.

31. These matters are not within the Tribunal's control, but they will be drawn to the attention of the Minister.

32. The Tribunal accepting the importance of the various views raised by Councils, Councillors and the Association and as a result, will draw them to the attention of the Minister. But that

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it has power to act on some of them on this review, has not been established, given the current statutory scheme.

33. The Tribunal also notes that consideration of future expected developments when Councils are categorised was also urged by some submissions. While others expressed satisfaction with the Council's current categorisation, as the basis for fixing its fees, while not addressing whether it still satisfied the applicable criteria. This will have to be revisited in the 2027 Annual Review.

34. If further submissions are then advanced, which provide a basis for different conclusions being arrived at about any of the above matters, they will of course be considered by the Tribunal. And if the Act is amended in response to what has been urged, the Tribunal will then undertake whatever statutory tasks it is given.

Section 2 – 2025 Determinations

2025 Annual Determination

35. In 2025, the Tribunal received sixteen written submissions, which included two requests for re-categorisation. As a result, it reviewed population and other data relating to those Councils, to ensure categorisation was consistent with the applicable criteria.

36. The Tribunal found that the then current allocation of the Councils remained appropriate, with the exception of Mid Coast Council. As a result of it meeting the population benchmark, it was re-categorised from Regional Centre to Regional Strategic Area: 2025 Annual Determination report at [58]-[59].

37. The Tribunal also determined that the minimum and maximum fees applicable to each category would increase by 3% from 1 July 2025.

2025 Special Determination

38. The Tribunal also made a Special Determination in 2025, following the introduction of the *Local Government Amendment (Rural and Remote Councils) Act 2024* and the *Local Government (General) Amendment (Rural and Remote Councils) Regulation 2025*. Having on 6 June 2025 received a direction from the Minister for Local Government under s 242 of the Act, to determine the maximum and minimum fees for Appointed Councillors and the Chairperson for Central Darling Shire Council.

39. The effect of the legislation was to insert Schedule 11 into the Act, cl 3 permitting a Council to be designated as a Rural and Remote Council by regulation, as the Central Darling Shire Council was, when the Minister recommended that it met criteria specified by the regulation: cl 3(2). The Regulations now provide that a Council may be designated as a Rural and Remote Council if, at the time of designation, its area has a population of 5,000 persons or fewer as recorded in data series 1410.0–Data by Region published by the Australian Bureau of Statistics: r 413F.

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40. Central Darling Shire Council is designated as a Rural and Remote Council for 10 years: r 413G. With the result that it must have six Councillors, one elected from each ward, as well as three appointed by the Minister r 413G(3).

41. The Minister must also appoint an appointed Councillor as chairperson of the Council: cl 10(1) sch 11. The Tribunal's determinations under s 241 do not apply to appointed Councillors: cl 12(2)(a) sch 11. But it must determine their maximum and minimum fees and may at any time amend such a determination: cl 12(2)(b) and (c) sch 11.

42. In its Special Determination the Tribunal determined a minimum fee of $13,830 and a maximum of $13,930 for appointed Councillors and a minimum of $72,080 and a maximum of $72,180 for the appointed Chairperson.

43. This Determination was relied on in this review to advance the Association's submissions that the functions of the appointed chairperson of Central Darling Shire Council are substantially the same as those of Mayors of other Rural Councils. With the result that their fees should be increased to similar amounts. That was supported by submissions advanced by some Councils.

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The relevant history

44. The submissions advanced require not only a consideration of the current fees and what the statutory scheme provides for, but also of the history by which they have been arrived at. As well as the impact of changes which have occurred.

45. The history was not addressed by the submissions advanced.

46. Relevantly, it includes that in 1994 the Tribunal undertook wide ranging consultations to establish what was then involved in the roles and functions of elected representatives of local government, conducting public hearings to obtain a representative cross section across the State.

47. It then examined matters such as Councillors' backgrounds and experience; community activities engaged in before and after election; time spent on meetings as well as preparation time; Council's functions and the issues and problems they had to deal with. As well as remuneration levels and ratios between Councillors and Mayors. The Tribunal having received submissions from 66 Councils, 7 County Councils, associations and the public: at page 3 – 5 of the 1994 Determination.

48. The functions of Councils and the roles of their elected officials under the Act were explained, with contrasts drawn with the predecessor 1919 legislation. Under which members of Councils "*were regarded in effect, as performing honorary community roles, with some provision for recompense for prescribed incurred expenses"*: at 11 of the 1995 Determination.

49. Existing fees were then found not to adequately recompense those elected for the performance of their duties at regular Council meetings, special community and committee meetings, communication with the community and representing Council at functions: at 11

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of the 1995 Determination. That requiring lengthy periods to be spent on Council business and associated interviewing, reading and preparation: at 12 of the 1995 Determination.

50. The Tribunal had regard to all such activities in setting fees under the 1993 Act, at a time when they were performed in addition to Mayors and Councillor's normal occupations: at 12 of the 1995 Determination. It then being the common experience that the substantial majority of Councillors and Mayors were involved in some other employment or engagement, either full-time or part-time.

51. The fees then fixed were based on an assumption that Councillors would also be recompensed for expenditure reasonably incurred in relation to their Council duties. That being a matter of discretion for each Council, according to the particular circumstances of that Council. That allowing them to determine the extent of any absorption of expenses in fees: at 16 of the 1995 Determination.

52. The minimum fees were determined on the basis that Councillors and Mayors were *"performing a community service in addition to their normal occupations"*: at 16 of the 1995 Determination. The usual practice being "*to programme the attendance of councillors and mayors outside normal business hours for meetings and other activities to accommodate their other time commitments. Their duties not requiring continuous attendance during the course of each working day."*: at 16 – 17 of the 1995 Determination.

53. And that *"The duties performed as mayor attract an additional fee for extra delegated duties and functions actually performed":* at 17 of the 1995 Determination. It was further explained at 19 of the 1995 Determination:

"The minimum fees determined provide the statutory minimum payment for councillors and mayors. They are based on an assessment of the average council in each category. As - with any averaging, the fees may be generous for some councils but modest for others. The maximum fees provide the necessary ambit of discretion to enable each council to assess its performance compared with other councils in its category. Such discretion

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enables each council to determine whether its performance as a whole compared with the other councils justifies a payment in excess of the minimum to its councillors and/or mayor. It is conceivable that because of significant delegations by a council to the mayor, this situation may warrant a fee greater than the minimum for the mayor, but not for councillors. The reverse situation could also apply."

54. What was then being evaluated by the Tribunal being *"the knowledge, skills and community interests of councillors and mayors"*: at 19 of the 1995 Annual Determination.

55. This Determination also explained, in detail, how the categories were then arrived at. With various distinctions drawn between Metropolitan and Non-metropolitan Councils, with consideration of matters such as their size, population, assets and expenditure, amongst other factors. Consideration also then being given to the unique position of the Council of the City of Sydney.

56. It also explained how this related to the fees determined, given the relevant history. Which included a change from the original position under the 1919 Act, that Local Government elected officials had traditionally been seen as civic minded citizens providing a voluntary service to the community, being born in mind. As well as what had been recognised when the *Local Government (Payment of Fees) Amendment Act 1993* (NSW) was introduced. It recognising payment of a fee for attending to Council business, i.e., meetings, inspections, etc, which did not involve the payment of salaries: at 64-66 of the 1995 Annual Determination.

57. Consideration was also given to the statutory roles and responsibilities of Councils in other States and overseas, as well as of comparisons then sought to be drawn with members of Parliament.

58. It was not then accepted that local government representation had progressed to the status of an independent career. Even though some elected officers chose to spend their time, full time, on Council duties: at 69-70 of the 1995 Determination.

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59. It was also explained that the minimum and maximum fee range fixed required Councils to each evaluate the functions and responsibilities which were actually performed by their Councillors: at 76 of the 1995 Determination.

60. After 1995, over time the fees fixed by the Determination have been increased by the Tribunal, to reflect changes it made to the categories of Councils which the Act required it to review regularly, in order to fix appropriate maximum and minimum fees.

61. In 2017 the Tribunal noted that what the Act required was "a categorisation model in which Councils with the largest number of features in common can be grouped together for remuneration purposes. This is not straightforward, as each Council has challenges and issues which are unique": at [16].

62. It then found that while the then existing criteria continued to provide an equitable and transparent model by which to differentiate Councils for the purposes of determining remuneration, there was some scope to refine the criteria to address a number of anomalies and to better reflect the composition of Councils after amalgamations: at [18] – [19] 2017 Annual Report.

63. It also sought to improve consistency and transparency in the allocation of Councils into categories, with the result that a number were either recategorised into an existing category, or a new category: at [19].

64. Fees were determined for the new categories, having regard to relativities between the existing groups: [54].

65. Fees were later increased to reflect not only cost of living increases, but also changes which the Tribunal made to Council categories and the applicable criteria. But for a time, the Tribunal's powers to increase fees were frozen and at other times available fee increases were capped, as the result of steps taken by Governments.

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66. These changes to its discretions were explained in the Tribunal's various Annual Determinations. They help explain the complaints received on this review about the current fees, which it must be accepted, as a result, do not reflect all increases in the cost of living over time.

67. On the Association's approach, this has resulted in fees which no longer accurately reflect what the Tribunal first assessed, independently, in 1995.

68. In 2020 the Tribunal considered recategorisation proposals it received in 2019, about which it sought and received submissions: at [13]-[19] 2020 Annual Report. Then creating the new category of Regional Centre; renaming Regional City to Major Regional City and also adopting some changed criteria. As well as reordering the Regional Strategic Area criteria, considering that it warranted further differentiation.

69. It also altered the criteria for Metropolitan Medium and Metropolitan Large categories, with resulting changes for other categories: at [23]-[30]. In some cases, additional criteria being significant enough to warrant some Councils' categorisation into a group with a higher population: at [30]. Fees were set to reflect resulting activities: at [69].

70. In 2023 the Tribunal sought to improve consistency of the criteria and also adopted non-resident population criteria for some categories, with resulting reclassification of some Councils: at [23]-[25] 2023 Annual Report. As well as creating two new categories, Rural Large and Metropolitan Major, to bridge identified gaps: [26]-[36].

2026 Annual Review process - Fees

71. As explained, this year's submissions pursued various concerns about the current fees. They not being considered to adequately compensate for the skills and knowledge Councillors and Mayors are required to exercise, or the time they have to spend in performing the duties of their offices, given considerable changes over time. In

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considerable part this having been driven by population increases and changes introduced by Governments.

72. The view repeatedly urged being that current fees result in a considerable barrier to desirable diversity in representation in local government, as well as problems in attracting and retaining suitably qualified people to stand for and remain in office, when elected.

73. The Tribunal accepts that there are such problems, given the information and submissions it has received.

74. There were various submissions that an increase was necessary, given the increased cost of living. But few submissions addressed the quantum of the increase. Narrabri Council urging a 10% increase and Lake Macquarie a 3-4% increase. Another that fees should be doubled. Other submissions urging that Mayoral fees be increased substantially to reflect the 2025 Special Determination. The Association and some Councils also seeking increases which resulted in fees similar to the remuneration paid in Queensland and Victoria.

75. The City of Sydney Council did not seek such increase in the fees payable to the Lord Mayor, but urged very substantial increases for Councillors. Some Councillors also providing, late, further information which the Tribunal did not have the opportunity to give adequate consideration to, given all they have raised and the time frame in which this review must be completed.

76. Some submissions also urged an increase in fees of rural and regional Councillors and Mayors, to assist in addressing low candidature numbers.

77. The Association also urged that a significant increase in fees was needed to:

"1. Ensure that Councillors and Mayors in New South Wales do not continue to experience fee erosion flowing from the former NSW Public Sector Wages Policy;

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2.Reflect the current economic climate in New South Wales and adjust fees according to recent and relevant economic data; and

3. Recognise the increasing demands and time commitment required of elected local government representatives."

78. The Association noting that the repeal of s 146C of the *Industrial Relations Act 1996* (NSW) had the result that the Tribunal is no longer constrained by a cap when awarding fee increases. And urging that the Tribunal accept that current fees were manifestly inadequate, not properly reflecting as they needed to, the current responsibilities and role of elected Council officials. That preventing Councils' financial stability and also deterring quality candidates, of all backgrounds, pursuing civic office, which was not in the public interest.

79. It also submitting that fees should now be assessed on the basis that the work of elected officials was valued at more than 8 hours per week, at the rate of the national minimum wage. It also advanced economic and wage data to support these arguments

80. The submissions thus drew comparisons with:

- The salary paid to members of parliament under the *Parliamentary Remuneration Act 1989* (NSW);
- Remuneration which Mayors and Councillors of Queensland Councils are paid under the *Local Government Act 2009* (QLD) and the *Local Government Regulation 2012* (QLD); and
- Allowances which Victorian Mayors and Councillors receive, fixed by the Victorian Independent Remuneration Tribunal under s 39 of the *Local Government Act 2020* (VIC).

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81. Specific examples were also relied on. Including, for example, that Councillors in Townsville are paid a maximum remuneration of $135,123, while those in Liverpool are paid a maximum fee of only $34,820. While in the case of Mayors the comparison was $225,206 to $136,290.

82. The difficulty with such comparisons is that the other legislative schemes relied on, do not provide for a fee based structure of the kind for with the Act provides for NSW Mayors and Councillors.

83. Parliamentarians in this State, for example, receive a basic salary and an electoral allowance payable as compensation in respect of all incidents of the performance of their parliamentary duties (other than those compensated or reimbursed by other additional entitlements): s 4 and 10(2B) of the *Parliamentary Remuneration Act 1989* (NSW).

84. Still, some submissions relied on an observation in the 2024 Parliamentary Remuneration Tribunal Annual Report, where I, in my capacity as Parliamentary Remuneration Tribunal, said at [28] that:

"Not only should Members of Parliament be fairly remunerated for their important and challenging work, within the State's means, but it must also be remembered that such remuneration and the other conditions and entitlements provided by the Determination play a real role in attracting people of high intellect, integrity and vigour to stand for election to the Parliament. People who have the necessary skills to perform such work well and who are prepared to devote their time to serving the public interest, rather than only their own interests. Appropriate salary and conditions also help to ensure that such people are also prepared to continue seeking re-election in order to continue performing the important work of their offices."

85. The view urged being that those observations also apply to NSW Councillors and Mayors, given the valuable, time consuming and challenging work which their roles now require them to perform.

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86. While the Tribunal was not provided with information which would provide a basis for the acceptance of these opinions, support for them can be found in s 232 of the Act, which explains the important roles which Councillors play. As well as in s 233A, which specifies the oath of office which they must take after election. By which they promise to undertake the duties of their office in the best interests of the people of their Council area and that they will faithfully and impartially carry out their functions, powers, authorities and discretions.

87. Despite this and no matter how earnestly held, it is not presently apparent how these views can be acted on by the Tribunal, given the current legislative scheme. All of them seeming to depend on the Parliament amending this State's Act, to provide for Mayors and Councillors to receive remuneration or salary, rather than a fee for office.

88. As has been explained in past Annual Determinations, that is not a matter within the Tribunal's control.

89. The 20 May 1993 Second Reading speech to the Act explains how its terms were arrived at. As the result of a lengthy bipartisan reform process, following enquiry into changes required to be made to the then frequently amended predecessor 1919 legislation: Hansard p 2414. The Tribunal's 1994 Determination explains the process by which it initially fixed fees and the subsequent Annual Determinations, how they have been increased over time.

90. Tribunal Determinations have thus explained that Mayors and Councillors are paid a fee for the services which they volunteer to provide when they are elected, not a salary. Section 241 still obliges the Tribunal to fix such a fee. It follows that it does not have the power to determine that they should be paid a salary, or remuneration.

91. Little Information was provided on this review to support the submissions which urged the view that the current statutory fee model is no longer appropriate. The significantly increased and more responsible work which it is widely considered now falls to Councils

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to perform and what that requires of its Mayor and Councillors, helps explain why it is also widely considered that legislative change is now desirable.

92. Such information is relevant to the determination of an increase in fees. But the Tribunal has no power to act on the view that the current statutory fee based model no longer remains appropriate. Nor to determine that a remuneration based model such as that contained in the Queensland and Victorian legislation should be adopted in this State. Nor what such remuneration should be.

Conclusions about general fee increase in 2026

93. The Tribunal has considered all it has received, together with the other matters referred to in this report, having been assisted by its two assessors: s 236. Meeting with them to consider their views about the submissions the Tribunal received and the exercise of its functions on this review.

94. The result is the Tribunal's conclusions that:

- All fees should be adjusted from 1 July 2026 by **3.7%** to reflect changes in the cost of living, in the expectation that there will be further increases in those costs, driven by the consequences of the war in the Middle East, which is already having adverse impacts on the entire Australian community;
- To make no other adjustments to fees on this review, but to invite the submissions further explained below, in the 2027 Annual Review. The Tribunal accepting that changes have occurred which ought to be reflected in the fees fixed by the Determination. But also considering that further information and consideration is required, before conclusions can be arrived at about how those changes can be fairly reflected by a further fee adjustment.

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95. The Tribunal thus accepts that it is time to undertake a review of the kind the Association proposed, but has concluded that it cannot be undertaken in this review. That explaining the process which the Tribunal proposes to undertake in 2027, explained in section 4.

The same fee structure for all Mayors and Councillors

96. Remuneration for a Mayor or Councillor not being based on geographical location was also urged by submissions advanced. A number contending that the role of a Mayor and Councillor was fundamentally the same, requiring the same skills, knowledge, experience and responsibilities regardless of location. With the result that the fees of Regional and Rural Mayors should be increased to that of their Metropolitan colleagues.

97. These submissions cannot be accepted. The Act requiring the Tribunal to fix appropriate categories of Council, having regard to specified criteria. The Determination's history and criteria helping to explain differences recognised by the categories. Which the Tribunal must reflect in the minimum and maximum fees fixed for each category.

98. These submissions did not pay necessary regard to these statutory requirements, which are not for the Tribunal to ignore or abandon.

99. The Act does not permit the Tribunal to fix the same fees for all Mayors and Councillors, irrespective of their category. If it were to be found that the fees for Mayors and Councillors of different categories ought to be completely the same, that would necessarily reflect that those Councils ought to fall within the same category.

Fees for Deputy Mayors

100. The Act also does not permit the Tribunal to fix a separate fee for Deputy Mayors. Despite which the issue of a distinct fee within the Determination for the role of Deputy Mayor was once again pressed, as it has been on past reviews. That being supported on this review

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by reports of Mayors being unable to perform the functions of their offices, which had to be taken on by Deputy Mayors, without receiving any resulting additional fees.

101. One submission was that Deputy Mayors undertake significant responsibilities, which the Act fails to adequately recognise or remunerate. Another that a Deputy Mayor must also step in to represent the Mayor when unavailable, chairs committees and plays a pivotal role in decision making and advocacy.

102. The submissions thus urged that the fee structure recognise the additional workload and responsibility that comes with the role of Deputy Mayor.

103. The issue of fees for the role of Deputy Mayor was explained in the 2024 Annual Determination at [53]-[55] and in the 2025 Annual Determination at [62]- [65]. What was there explained was not addressed in the submissions.

104. Section 249 (5) still permits a Council to "pay the Deputy Mayor (if there is one) a fee determined by the Council for such time as the Deputy Mayor acts in the office of the Mayor. The amount of the fee so paid must be deducted from the Mayor's annual fee." That requires a decision of Council and cannot be dictated by either the Mayor or a Deputy.

105. The submissions advanced reveal that some Councils have chosen not to exercise this power. With the result that the Deputy Mayor who took on functions the Mayor was unable to perform for a period, received no additional fees to reflect the increased duties taken on. That is an available outcome under the Act and remains a matter for each Council to determine. It is not within the control of Mayors.

106. Still, there having been no change to the Act which would permit the Tribunal to determine a distinct fee for the position of Deputy Mayor, must result in the submissions advanced being rejected. It will, however, draw the issues raised to the Minister's attention.

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Setting of Fees by Councils

107. Concerns regarding the setting of minimum and maximum fees by Councils, still required by s 241, was also again raised by some submissions. A number calling on the Tribunal to set only one mandatory fee for each category. Another suggesting that the Tribunal could increase the minimum fees to the same amount as the maximum fee level. Another, advocating repeal of s 241 of the Act.

108. Such change was urged because it was considered that this would result in desirable equality of fees and remove the potential for politicisation of fee setting, and potential conflicts of interest. That also enhancing relationships with the community.

109. In the same way as the Court of Appeal recently explained in *Director of Public Prosecutions (NSW) v President of the Legislative Council of New South Wales* [2026] NSWCA 20 [57], the Tribunal is satisfied that it cannot do indirectly, what the Act does not permit it to do directly.

110. It follows that these submissions must also be rejected. But this issue will also be drawn to the Minister's attention.

111. In the 2027 Annual Review, submissions will be invited about the appropriate range between the minimum and maximum fees for the categories then determined.

2026 Annual Review process – category review

112. In determining Council categories, the Tribunal is required to have regard to the matters specified in s 240 of the Act, namely:

- The size of areas;
- The physical terrain of areas;

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- The population of areas and the distribution of the population;
- The nature and volume of business dealt with by each Council;
- The nature and extent of the development of areas;
- The diversity of communities served;
- The regional, national and international significance of the Council;
- Such matters as the Remuneration Tribunal considers relevant to the provision of efficient and effective local government; and
- Such other matters as may be prescribed by the regulations.

113. The categories of County Councils also require regard be paid to the functions of County Councils: s 240(2). They are specified in s 394 of the Act to be any one or more of the functions of a Council under the Act or any other Act, in accordance with a proclamation made for the purpose of Part 5 of the Act.

114. The Tribunal last reviewed the categories of Councils and mayoral offices in 2023. The current categories in 2026 attracting the increased minimum and maximum fees earlier explained. With the result that some of them continue to overlap considerably, others being but little different and some not readily able to be reconciled.

115. This helps explain why the Tribunal has concluded that limited change is warranted on this review, without the more extensive review of categories, criteria and resulting appropriate fees which will be undertaken in 2027. In order to ensure that the statutory intent is achieved by the Determination. On that review all Councils will be asked to provide reliable, comparable and publicly available data, on which the Tribunal's decisions can then fairly be made.

116. The purpose of the categories and the specified criteria is to enable the Tribunal to annually determine the maximum and minimum amounts of fees to be paid to Mayors and Councillors in each of the categories it determines: s 239.

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117. They having no other statutory purpose, it is difficult to see the reason for a number of current categories attracting overlapping fees; there being limited differences between the fees attracted by other categories, while fees for the Chairperson of the Darling Shire Council are very substantially higher than those paid to very many Mayors.

118. This and the submissions advanced also raise the question of whether the categories and criteria provided by the 2023 Annual Determination, adjusted in the limited way explained by this Determination, adequately reflect the requirements of the Act. As well as whether they continue to remain appropriate and fit for purpose or require further review.

119. The matters specified in s 240(1) driving the need to take into account relevant statistical and demographical data, such as that sourced from the Australian Bureau of Statistics and the Office of the Local Government and Planning NSW, to which regard has been paid in the past. As well as to data provided by Councils about their particular areas and operations, which also have to be taken into account.

120. One of the difficulties on this review was that the Tribunal had no up to date data about the position of the majority of Councils, which would enable it to determine whether the current category and criteria continue to be fit for purpose, given the requirements of s 240. As well as whether the categories into which Councils are currently placed, remain appropriate.

121. The history of the categories established by past Determinations began in 1994, when there were more Councils in existence and fees were fixed having regard to past history. In 1995, 5 categories were established, with three special categories then also continuing, S1 – Sydney City Council, S2 Newcastle and Wollongong City Councils and S3 – County Councils.

122. In the Tribunal's ongoing 3 yearly reviews since then, categories have been altered, merged and increased for various reasons, including to reflect Council mergers. A new model being adopted in 2017 when the number of Councils was reduced to 128. That

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having established 5 Metropolitan categories and 4 Non Metropolitan categories. In 2020 criteria for some categories were altered, two new categories created and one renamed.

123. In 2023 a further two new categories were created, three Councils which met the criteria thresholds for existing categories were reclassified and criteria consistency improved by the inclusion of the non-resident population, for a number of categories. A consideration permitted by s 240(1), which enables the Tribunal to have regard to such matters as it considers relevant to the provision of efficient and effective local government. The County Council categories remaining unchanged.

124. Submissions advanced in 2026:

- Sought the creation of 2 new categories;
- Proposed recategorisation of 7 Councils - Parramatta, Lake Macquarie, Murray River, Port Macquarie-Hastings, Randwick, Shellharbour and Willoughby Councils;
- Sought that one category revert to a previous name;
- questioned the suitability of current criteria; and
- Urged the Tribunal to take into account other matters which Council now consider to be relevant to the determination of categories and their categorisation. Visitor numbers, being the best example.

125. If accepted, these submissions require consideration of how these aims could properly be reflected in the category criteria, which the submissions did not address.

126. It also appears that there may, in 2026, be further Council demergers, which will also necessitate consideration of the categories and Council allocations, in order that appropriate fees are fixed for their Councillors and Mayors in 2027.

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127. This all helped drive the Tribunal's conclusion that further change is required to current categories and criteria. But that the submissions and information it has received on this review, did not enable final views to be formed about what those changes should justly be. That will be revisited in the 2027 Annual Review.

Correction of an identified anomaly

128. The current category allocations and criteria appear in the 2025 Annual Determination at Section 5 and Appendix 1 respectively.

129. One required change which has been identified results from an anomaly. The criteria for the category Regional Strategic contains the following sentence:

Currently, only Lake Macquarie Council meets the criteria to be categorised as a Regional Strategic Area. Its population and overall scale of Council operations will be greater than Regional Centre Councils.

130. This is incorrect. There currently being 5 Councils classified as Regional Strategic: Lake Macquarie, Maitland, Mid-Coast, Shoalhaven, and Tweed. As a result, this erroneous statement has been removed from Appendix 1 of the 2026 Annual Determination.

Proposed renaming of "Principal CBD" as the "Principal City"

131. This change in name was urged in order to revert to a prior category name, the Council submitting that this would properly recognise its regional, national and international significance, which extended beyond the Sydney CBD. As well as reflecting significant increases in the roles and responsibilities of its Councillors, in Australia's only global city and to ensure that fees they receive appropriately reflect their responsibilities.

132. The submission explained alterations, over time, to the area which the Council covers. It now having eight distinct economic precincts, as the result of the area added to the City in

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2004: the Harbour, City North, Pyrmont, City South, Eastern Creative, Tech Centre West, Entertainment and Recreation and Southern Enterprise. That having had an impact on representation and other matters relied on to advance a proposed significant increase in Councillors' fees.

133. It was in 2017 that the name change from Principal City to Principal CBD was introduced as part of a restructure which reflected the evolving shape of local government in the State. That retaining the Council of the City of Sydney in its own category, while recognising the emergence of the second CBD in Sydney at Parramatta.

134. The Tribunal can see no disadvantage from the proposed name change. But is still not persuaded that it should now be adopted, without consideration being given to such a change within the wider review proposed for 2027.

135. No change having been proposed to either the criteria which apply to this category, or to the Major CBD category into which only the Council of the City of Parramatta falls. It recognising Parramatta to be the secondary CBD, which some submissions urged was no longer appropriate.

Proposed reclassification of City of Parramatta Council from Major CBD to Principal CBD

136. Council sought to be recategorised from the Major CBD to Principal CBD category, to better reflect its size, rate of growth, economic influence, operational budget and strategic and geographical importance.

137. Council also submitting that it plays a leading role in Greater Sydney's advancement. With factors relied on including:

- 30% of Australia's top 500 companies have offices located in Paramatta;

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- The city is accessible to 2.3 million people within 45 minutes, by car or public transport;
- Creative and cultural institutions such as Riverside Theatre, Olympic Park and the upcoming Powerhouse Paramatta museum are located there;
- As is a large Health and research precinct which includes six (6) universities and Westmead Hospital;
- The Engineering and Innovation Hub, as well as Western Sydney Startup Hub also being located within the LGA; and
- It having the second largest economy, which generates a gross regional product of $32.88 billion, and 33,000 businesses with over 202,000 jobs.

138. What was advanced did not accord with submissions advanced by some other Councils.

139. The Tribunal is not persuaded that the City of Parramatta Council is incorrectly categorised or satisfies the criteria of Principal CBD, which reflect the unique position of the Council of the City of Sydney. Nor did it advance any changed criteria which would fairly capture both its position and that of the Council of the City of Sydney. That the two can fairly be equated, has also not been established.

140. The Determination has long recognised the distinct role which the Council of the City of Sydney plays, with the result the higher fees its Mayor and Councillors receive, which is reflected in the current criteria:

The Council of the City of Sydney (the City of Sydney) is the principal central business district (CBD) in the Sydney Metropolitan area. The City of Sydney is home to Sydney's primary commercial office district with the largest concentration of businesses and retailers in Sydney. The City of Sydney's sphere of economic influence is the greatest of any local government area in Australia.

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The CBD is also host to some of the city's most significant transport infrastructure including Central Station, Circular Quay and International Overseas Passenger Terminal. Sydney is recognised globally with its iconic harbour setting and the City of Sydney is host to the city's historical, cultural and ceremonial precincts. The City of Sydney attracts significant visitor numbers and is home to 60 per cent of Metropolitan Sydney's hotels.

The role of Lord Mayor of the City of Sydney has significant prominence reflecting the CBD's importance as home to the country's major business centres and public facilities of state and national importance. The Lord Mayor's responsibilities in developing and maintaining relationships with stakeholders, including other Councils, state and federal governments, community and business groups, and the media are considered greater than other mayoral roles in NSW.

141. The submission and data advanced did not establish that Parramatta satisfies these criteria. Nor a basis for the conclusion that its Mayor and Councillors should receive the same fees as those received by the Mayor and Councillors of the City of Sydney.

142. The criteria which apply to its category, Major CBD, being:

The Council of the City of Parramatta (City of Parramatta) is the economic capital of Greater Western Sydney and the geographic and demographic centre of Greater Sydney. Parramatta is the second largest economy in NSW (after Sydney CBD) and the sixth largest in Australia.

As a secondary CBD to Metropolitan Sydney the Parramatta local government area is a major provider of business and government services with a significant number of organisations relocating their head offices to Parramatta. Public administration and safety have been a growth sector for Parramatta as the State Government has promoted a policy of moving government agencies westward to support economic development beyond the Sydney CBD.

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The City of Parramatta provides a broad range of regional services across the Sydney Metropolitan area with a significant transport hub and hospital and educational facilities. The City of Parramatta is home to the Westmead Health and Medical Research precinct which represents the largest concentration of hospital and health services in Australia, servicing Western Sydney and providing other specialised services for the rest of NSW.

The City of Parramatta is also home to a significant number of cultural and sporting facilities (including Sydney Olympic Park) which draw significant domestic and international visitors to the region.

143. The assumptions reflected in these criteria were challenged by other Councils as no longer being correct. Blacktown Council relying, for example, on data which showed that its residential population in 2024 was considerably greater than that of Parramatta, 274,956 to 438, 843. As was its total population, including workers not residing within its area.

144. The data received helped drive the conclusion that the current criteria may no longer be fit for purpose. And that further consideration needs to be given to what appropriate categories now are and what criteria should apply to them.

145. But the reclassification proposed on this review, cannot be accepted.

Proposed new Metropolitan Major – High Growth Category

146. Blacktown City Council sought the creation of a new category, Metropolitan Major – High Growth, for which it did not advance either criteria, or proposed fees.

147. It is now classified as a Metropolitan Major Council, together with Canterbury Bankstown. They having both last been assessed as falling below the Major CBD category, into which only the City of Parramatta falls. The current criteria for the Metropolitan Major category are:

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Councils categorised Metropolitan Major will typically have a minimum residential population of 400,000.

Councils may also be categorised Metropolitan Major if their residential population combined with their non-resident working population exceeds 400,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- *total operating revenue exceeding $300M per annum*
- *the provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities*
- *significant industrial, commercial and residential centres and development corridors*
- *high population growth.*

Councils categorised as Metropolitan Major will have a sphere of economic influence and provide regional services considered to be greater than those of other Metropolitan Councils.

148. Blacktown contended that the proposed new category would recognise larger, more complex Councils which exceed the criteria of Metropolitan Major. It being relevant that it would continue to outstrip Parramatta in various respects, given its current and expected ongoing growth. This new category thus facilitating fair and appropriate adjustments to the remuneration payable to Mayors and Councillors.

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149. The Council relying on data such as population, budget and asset growth, as well as 'transformational' projects and ongoing developments which had driven further change and challenges for it and its officers, reflective of its strategic planning and economic sphere of influence. It claiming now to be the fourth largest economy in NSW, with significant plans for further growth to 2041.

150. It also relied on comparisons which it sought to draw with Canterbury-Bankstown, from which it said it is now differentiated by a range of factors, which it is not necessary to explain.

151. What was not advanced was either proposed criteria for the new category sought, nor fees which might fairly attach to it. The Council placing reliance on what parliamentarians are paid in NSW, a reliance which I have explained is not available under the current statutory scheme.

152. The difficulty with what was proposed is also revealed by the limited difference between the maximum and minimum fees for the existing categories, which reflects an assessment that the work involved cannot be significantly differentiated.

153. Nor can it be accepted that it is appropriate for criteria to be based on anticipated growth in population, infrastructure, assets or budgets, as this and some other submissions urged. That is not embraced by s 240 of the Act. Nor can anticipated developments be accepted to be a reliable basis on which decisions can fairly be made about categories or criteria, depending as they do on assumptions.

154. The basis of what is anticipated at a particular point in time being unlikely to be able to be established by independent, reliable and publicly available data, which will allow relevant comparisons to be drawn. And the adoption of such criteria giving rise to the difficulties which will result, if what is anticipated, does not come to pass.

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155. It may also not be overlooked that when the submissions were received, Major CBD Mayoral fees ranged from $44,840 to $126,320, while those in Metropolitan Major Councils ranged from $44,840 to $114,300. This helps explain why the view has to be taken that there is little purpose to be served by the adoption of the proposed new category, which would sit between the existing categories.

156. Particularly without identification of criteria which reflect its true differentiation from the existing categories. That such differentiation does not exist, is reflected in the current small differences in fees for the existing categories.

157. The result is that the Tribunal has not been persuaded that the proposed new category can be established.

158. If in the 2027 review the establishment of new categories is pursued, the Tribunal should be provided with a proposal which addresses not only the name of the proposed category, but also appropriate criteria, together with the maximum and minimum fees which are proposed. They will have to have appropriate relationships with other categories, which will also have to be explained by the submission.

159. As will the consequences of their adoption for other Councils which may be affected. Such Councils will also have to be given an opportunity to be heard, before the Tribunal comes to any conclusions about proposed new categories. That will be achieved by service of the proposed change on other affected Councils.

Metropolitan Major

160. No Council sought any alteration to the criteria or recategorisation to this category.

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Metropolitan Large

161. Both Randwick and Willoughby Councils sought to be recategorised as Metropolitan Large Councils, currently being categorised as Metropolitan Medium. Despite neither satisfying the population threshold, although Randwick does satisfy the revenue criteria. Their total populations as at 1 July 2025 being, 176,656 and 133,052 respectively, including non-resident workers.

162. Randwick City Council sought to be reclassified from Metropolitan Medium to Metropolitan relying on:

- Population estimates as at 1 July of 201,000, comprising of 156,000 residents and 45,000 non- resident working population;
- A high population growth that regularly exceeds the Sydney average;
- An operating revenue of $221 million;
- A Gross Regional Product of $10.55 billion for the year ending June 2024;
- The provision of reginal services, including major education, health, sporting, recreation and cultural facilities; and
- Significant industrial, commercial and residential centres and development corridors.

163. Willoughby City Council contending that it exceeded the functions of a typical Metropolitan Medium Council, relying on:

- A population as at 30 June 2024 of 79,634 with a growth rate of 5.47% between 2022 and 2024;
- A forecast for continued population growth due to the planned construction of additional dwellings, the likely impact being an increase of 15,000 to 20,000 people in coming years;

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- A high daily visitation rate driven by the employment and commercial hub of Chatswood with opal data showing in excess of 50,000 entries and exits per day at Chatswood station;
- Total revenue of $187.9 million for the 2025/2026 financial year;
- A Gross Regional Product of $13.11 billion for the year ending June 2024; and
- The provision of regional services in health, education, culture, transport and two (2) large retail precincts.

164. The current criteria are:

Councils categorised as Metropolitan Large will typically have a minimum residential population of 200,000.

Councils may also be categorised as Metropolitan Large if their residential population combined with their non-resident working population exceeds 200,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

• total operating revenue exceeding $200M per annum

• the provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities

• significant industrial, commercial and residential centres and development corridors

• high population growth.

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Councils categorised as Metropolitan Large will have a sphere of economic influence and provide regional services considered to be greater than those of other Metropolitan Councils.

165. It follows that the recategorisation sought by Randwick and Willoughby Councils cannot be accepted, given the current population requirements.

166. The data also suggested that the Inner West Council may no longer satisfy the applicable criteria, it having been reclassified in 2020 from Metropolitan Medium, but having in 2024 non-resident workers of only 43,100 and a residential population of 193,125. In the 2027 review this Council will thus be invited to establish which criteria it then satisfies.

167. The data also shows that Campbelltown Council has a total population over the threshold for the Metropolitan Large category, but that it does not satisfy the non-resident working population criteria and so it also cannot be reclassified.

Metropolitan Medium

168. No changes were sought to the criteria, which are:

Councils categorised as Metropolitan Medium will typically have a minimum residential population of 100,000.

Councils may also be categorised as Metropolitan Medium if their residential population combined with their non-resident working population exceeds 100,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- *total operating revenue exceeding $100M per annum*

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• services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities

• industrial, commercial and residential centres and development corridors • high population growth.

The sphere of economic influence, the scale of Council operations and the extent of regional servicing would be below that of Metropolitan Large Councils.

169. Canada Bay, a Metropolitan Small Council, does satisfy the revenue criteria and has a total population of over 100,000, but it does not satisfy the non-resident working population criteria and so also cannot be recategorised.

Proposed new Metropolitan Small – Fast Growing category

170. Burwood Council, categorised as a Metropolitan Small Council**,** proposed the creation of this new category, in which it sought to be included. It proposing that it be 'aligned' to the Metropolitan Medium category, to recognise its scope, scale and strategic importance, given the challenges of rapid population growth and increasing service demands it faced.

171. The criteria for the Metropolitan Small Council are:

Councils categorised as Metropolitan Small will typically have a residential population less than 100,000.

Other features which distinguish them from other Metropolitan Councils include:

• total operating revenue less than $150M per annum.

While these Councils may include some of the facilities and characteristics of both Metropolitan Large and Metropolitan Medium Councils the overall sphere of economic

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influence, the scale of Council operations and the extent of regional servicing would be below that of Metropolitan Medium Councils.

172. Burwood Council pointed to the criteria for Metropolitan Major, Large and Medium categories, which were considered to have regard to population growth, economic influence and impact of services, as well as considerations such as strategic importance. While Metropolitan Small criteria were confined to population size and operating revenue. It contending that its inclusion in the proposed new category was warranted due to:

- Its recognition by the NSW Government as a designated strategic centre;
- Increased complexity in planning, service delivery, and intergovernmental coordination;
- A population that is expected to double in the next 10 years due to major developments in the town centre and in close proximity to the new metro station; and
- Its economic growth and influence across Greater Sydney, specifically its night time economic initiatives.

173. The Tribunal has not concluded that the creation of this proposed new category is warranted, given the existing criteria and the resulting fees which the current categories attract.

174. Given the existing overlap in the fees of the Metropolitan Small and Medium categories and how their criteria are structured, the Tribunal is not persuaded that an intervening category is needed.

175. These submissions did help shed light on the inherent difficulties of the existing fee structures. Which has to be considered in light of the overlaps and small differences in the fee ranges between the differing categories. But that still precludes the adoption of this proposed new category.

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Metropolitan Small

176. No change to the criteria was proposed. They are:

Councils categorised as Metropolitan Small will typically have a residential population less than 100,000.

Other features which distinguish them from other Metropolitan Councils include:

- *total operating revenue less than $150M per annum.*

While these Councils may include some of the facilities and characteristics of both Metropolitan Large and Metropolitan Medium Councils the overall sphere of economic influence, the scale of Council operations and the extent of regional servicing would be below that of Metropolitan Medium Councils.

Major Regional City

177. This category applies to Newcastle and Wollongong, and no change was sought to the criteria, which are:

Newcastle City Council and Wollongong City Councils are categorised as Major Regional City. These Councils:

- *are metropolitan in nature with major residential, commercial and industrial areas*
- *typically host government departments, major tertiary education and health facilities and incorporate high density commercial and residential development.*

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• provide a full range of higher order services and activities along with arts, culture, recreation, sporting and entertainment facilities to service the wider community and broader region

• have significant transport and freight infrastructure servicing international markets, the capital city and regional areas

• have significant natural and man-made assets to support diverse economic activity, trade and future investment

• typically contain ventures which have a broader State and national focus which impact upon the operations of the Council.

The proposed change to the Major Strategic Area criteria

178. Lake Macquarie Council proposed a change to the criteria of this category, which would result in its reclassification from Regional Strategic Area to the Major Strategic Area category. By reducing the population threshold from 300,000 to 200,000. That proposal not impacting any other Council.

179. The submissions it advanced were one of the few which directed required attention to matters which have to be considered by the Tribunal, when considering change to categories and criteria. Including the relevant history, the consequences of changes earlier made, relevant comparisons between positions of Councils in the affected category and the consequences of the proposed further change.

180. The current criteria for the two categories are:

Major Strategic Area

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Councils categorised as Major Strategic Area will have a minimum population of 300,000. To satisfy this criteria the non-resident working population can be included. Other features may include:

- *health services, tertiary education services and major regional airports which service the surrounding and wider regional community*
- *a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres*
- *total operating revenue exceeding $250M per annum*
- *significant visitor numbers to established tourism ventures and major events that attract state and national attention*
- *a proximity to Sydney which generates economic opportunities.*

Currently, only Central Coast Council meets the criteria to be categorised as a Major Strategic Area. Its population, predicted population growth, and scale of the Council's operations warrant that it be differentiated from other Non-metropolitan Councils. Central Coast Council is also a significant contributor to the regional economy associated with proximity to and connections with Sydney and the Hunter Region.

Regional Strategic Area

Councils categorised as Regional Strategic Area are differentiated from Councils in the Regional Centre category on the basis of their significant population and will typically have a residential population above 100,000. To satisfy this criteria the non-resident working population can be included. Other features may include:

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- *health services, tertiary education services and major regional airports which service the surrounding and wider regional community*

- *a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres*

- *total operating revenue exceeding $250M per annum*

- *significant visitor numbers to established tourism ventures and major events that attract state and national attention*

- *a proximity to Sydney which generates economic opportunities.*

Currently, only Lake Macquarie Council meets the criteria to be categorised as a Regional Strategic Area. Its population and overall scale of Council operations will be greater than Regional Centre Councils.

181. In 2023 the Tribunal determined that the population criteria threshold for the Regional Strategic Area had to be adjusted from 200,000 down to 100,000, that resulting in Lake Macquarie Council no longer being the only Council in this category. Council reiterated its views, urged in 2024 and 2025, that this change had distorted the distinction between the Major Strategic Area and Regional Strategic Area categories, given the other Councils which now also fell into the Regional Strategic category.

182. The Council's population statistics in 2024 were of 221,859 residents, plus a non-resident working population of 23,769, totalling 246,095. It drew a comparison with that of the Central Coast Council, which has 354,803 residents, plus a non-resident working population of 11,043, totalling 365,846. While of the four other Councils categorised as Regional Strategic Areas, the greatest total population was Shoalhaven, which has 115,435.

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183. The Council also relied on it having similar gross regional product to Wollongong Council, a Major Regional City. As well as more than double that of the other Councils now in the Regional Strategic category. Its case that the population threshold for Major Strategic Area should be revised from 300,000 down to 200,000 also being supported by:

- Its population, now making it the second largest Non-metropolitan Council after Central Coast with proximity to Sydney and tourist numbers similar to that Council;
- Its density of some 338/sqm, being considerably more than Maitland at 245, Tweed and 76 and Shoalhaven only 24, while Central Coast was 211 and even Wollongong 324;
- Its predicted population growth to 2046, with resulting ongoing building demand;
- The impact of major NSW Government projects within its LGA, including the Low and Mid-rise Housing reform announced in February 2025;
- The Renewable energy zone and Transport Oriented Development Program;
- An annual economic output of $30.03 billion, (approximately 20% of the Hunter economy);
- 14,768 active businesses;
- A Gross Regional Product of $17.39 billion;
- A tourism industry that sees 1.65 million tourists per year; and
- University, shopping, airport and art facilities, as well as Australia's largest power station.

184. The Council thus urged acceptance that its output and scale of operations were now significantly greater than that of other Councils in its category and more akin to Central Coast Council, with the result that the population threshold for the Major Strategic Area category should be reviewed.

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185. The Tribunal has concluded that the Council's submissions should be accepted. The 2023 changes having had unintended consequences, which ought now to be addressed, rather than awaiting the 2027 further review.

186. The submissions which this Council and some others made, also drew attention to the considerable impact of significant daily visitor numbers, not taken into account by the criteria. This is a matter which should be addressed in the 2027 Annual Review, so that the Tribunal can consider whether and how that might sensibly be reflected in category criteria.

Regional Strategic Area

187. No change to the criteria was proposed.

188. Port Macquarie-Hastings and Shellharbour sought to be recategorised as Regional Strategic Areas, but neither satisfy the population criteria. Having populations in 2024 respectively of only 92,772 and 89,967 respectively, including non-resident workers. They both still satisfying the criteria for their current category, Regional Centre, which are:

Councils categorised as Regional Centre will typically have a minimum residential population of 40,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- *a large city or town providing a significant proportion of the region's housing and employment*

- *health services, tertiary education services and major regional airports which service the surrounding and wider regional community*

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• a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres

• total operating revenue exceeding $100M per annum • the highest rates of population growth in regional NSW

• significant visitor numbers to established tourism ventures and major events that attract state and national attention

• a proximity to Sydney which generates economic opportunities.

Councils in the category of Regional Centre are often considered the geographic centre of the region providing services to their immediate and wider catchment communities.

189. Port Macquarie-Hastings Council contended that it met the criteria for Regional Strategic Area, relying on:

- An expectation that Council did exceed the population threshold when non-resident working population was included;
- A projected total operating revenue of $276 million in 2025/26;
- Gross Regional Product of $13.287 million;
- An economic output this is underpinned by healthcare, retail, construction, education and training, tourism, professional and technical services;
- Tier 1 regional health services that services a catchment area beyond their LGA boundary;
- Four (4) tertiary education institutions;
- The Council operated Port Macquarie regional airport that services Sydney, Brisbane and Lord Howe Island and a total of 5,013 flights annually;

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- A tourism industry that attracts over 1.7 million visitors per annum and contributing $540 million to the economy; and
- Regional commercial and cultural services that include a performing arts theatre, an art gallery, courthouse and major hospitality, entertainment and conference venues.

190. Shellharbour City Council's proposal relied on:

- A residential and non-residential working population in 2024 of approximately 90,000, with expectations that the residential population will hit 100,000 by 2035;
- An annual population growth rate in excess of 1.8%;
- An expected operating revenue of $262 million in 2025/26;
- A Council owned and operated regional airport;
- A Council owned marina;
- A Tertiary training campus; and
- Construction of the new Shellharbour Hospital which will deliver improved health facilities for the Illawarra Shoalhaven Local Health District.

191. The criteria do not encompass categories being allocated on the basis of anticipated growth in population and revenues and so the recategorisations sought must be refused.

192. It also appears that Armidale Council does not meet the population threshold, but in earlier reviews the Tribunal concluded that it should remain in this category, for specified reasons. In the 2027 Annual Review it will be invited to make a submission about its appropriate categorisation, given the criteria which it then satisfies.

Regional Centre

193. No change to the criteria was proposed. They are:

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Councils categorised as Regional Centre will typically have a minimum residential population of 40,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- *a large city or town providing a significant proportion of the region's housing and employment*
- *health services, tertiary education services and major regional airports which service the surrounding and wider regional community*
- *a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres*
- *total operating revenue exceeding $100M per annum*
- *the highest rates of population growth in regional NSW*
- *significant visitor numbers to established tourism ventures and major events that attract state and national attention*
- *a proximity to Sydney which generates economic opportunities.*

Councils in the category of Regional Centre are often considered the geographic centre of the region providing services to their immediate and wider catchment communities.

Regional Rural

194. Broken Hill Council also no longer satisfies the criteria of this category, which it submitted it should maintain, its population in 2024 only being 17,839. In the 2027 Annual Review it

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will be invited to address its appropriate categorisation, to ensure that it is then placed into the appropriate category, given the criteria which it then satisfies.

195. The applicable criteria for this category being:

Councils categorised as Regional Rural will typically have a minimum residential population of 20,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

• a large urban population existing alongside a traditional farming sector, and are surrounded by smaller towns and villages

• health services, tertiary education services and regional airports which service a regional community

• a broad range of industries including agricultural, educational, health, professional, government and retail services

• large visitor numbers to established tourism ventures and events.

196. Murray River Council sought to be recategorised as Regional Rural, it being currently classified as Rural Large, despite not satisfying the population criteria, its population in 2025 still only totalling 16,042. It relied on large visitor numbers to support its submissions, which had increased over time, as well as other changes. Referring to matters such as:

- An annual population growth rate of 8-11% in the main centre of Moama, with predicted population numbers reaching over 18,000 by 2046;
- A growing tourism, accommodation and food industry that supports 14.1% of the employment figures in their LGA;

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- Tourist visitation growing on average by 10% per annum, with the average number of visitors in 2023 and 2024 of 481,595; and
- Significant growth in education, training, health and retail service employment categories.

197. Despite this, the Tribunal has concluded that this submission cannot be accepted. Population is an important aspect of the categorisation system which cannot routinely be overlooked when Councils are categorised. The Act not contemplating subjective categorisation.

Rural Large

198. No changes were proposed to the criteria, which are:

Councils categorised as Rural Large will have a residential population greater than 10,000, and a Councillor to resident ratio of at least 1 to 1200.

Other features may include:

• one or two significant townships combined with a considerable dispersed population spread over a large area and a long distance from a major regional centre

• a limited range of services, facilities and employment opportunities compared to Regional Rural Councils

• local economies based on agricultural/resource industries.

199. The Tribunal has identified that Dungog Shire Council now has a residential population greater than 10,000 and a Councillor to resident ratio greater than 1 to 1,200. As a result,

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Dungog Shire Council will be classified as a Rural Large Council in the 2026 Annual Determination.

Rural

200. No changes were proposed to these criteria, which are limited to "Councils categorised as Rural will typically have a residential population less than 10,000".

201. Although Glenn Innes Severn Council observed that this review provided an opportunity to "recalibrate the remuneration and categorisation system to ensure its contemporary, fair, capable of supporting the expectation and responsibilities placed on elected representatives."

County Councils

202. A summary of County Council functions produced by the Tribunal Secretariat is:

Castlereagh Macquarie County Council

A local government authority for weed management control in the Walgett, Coonamble, Waren, Gilgandra and Warrumbungle Shire Council areas.

Central Tablelands Water

Central Tablelands Water is the trading name adopted by Central Tablelands County Council, a water supply authority constituted under NSW Local Government Legislation.

Central Tablelands County Council was first proclaimed in 1944. The county area embraces the Shires of Blayney, Cabonne and Weddin. Bulk water is also supplied to Cowra Shire Council to service rural consumers and the villages of Woodstock and Gooloogong.

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Goldenfields Water

It is responsible for water supply functions within the local government areas of Bland, Coolamon, Junee, Temora, and parts of Cootamundra-Gundagai, Hilltops and Narrandera.

It also supplies water in bulk to Hilltops and Cootamundra-Gundagai Councils, which distribute the water directly to residents in parts of their local government area.

Approximately 11, 974 properties are connected directly to its drinking water supply network in Bland, Coolamon, Junee, Temora and parts of Cootamundra-Gundagai and Narrandera.

The facilities it owns and operate include:

- *34 water pumping stations (including river extraction and Jugiong Water Treatment Plant Pumping Station)*
- *72 water supply reservoir sites with approximately 115 reservoirs*
- *Eight bores*
- *Six re-chlorination stations*
- *2100 km of water mains*

Western Sydney Weeds Authority (formerly Hawkesbury River County Council)

Western Sydney Weeds Authority (formally Hawkesbury River County Council) is a special purpose Council, its goal being to administer the Biosecurity Act 2015 (NSW) throughout our Council areas of Blacktown, Hawkesbury, Penrith and the Hills Shire. That involving

Section 3 – 2026 Review

weed management, detection of new incursions and containment of high-risk plant species that impact on biodiversity, agriculture, and property.

Riverina Water County Council

It is responsible for the provision of safe, reliable water at the lowest sustainable cost. over an area of approximately 15,400 square kilometres with a population of more than 77,000 people.

Rous County Council

Its experts and advisors supply the Northern Rivers with water, weed biosecurity, and rural flood mitigation. It sources, stores, treats and supplies water to the Ballina, Byron, Lismore and Richmond Valley Councils, which on-sell water to their communities.

Protecting the region's biodiversity by managing and eradicating high-risk weed species. Working closely with communities and Councils in Ballina, Byron, Lismore, Richmond Valley, Kyogle and Tweed Shire regions.

And also managing the rural flood mitigation for the Richmond River floodplain. Including monitoring and managing an 80km network of levees, 750 floodgates, and 180km of drains to reduce inundation and divert flood waters.

Upper Hunter County Council

It is the registered trading name of Upper Hunter County Council a single purpose Council which is a Local Control Authority for invasive plants under the NSW Biosecurity Act, 2015 (NSW).

Its present area of operation is the local government areas of Upper Hunter, Muswellbrook and Singleton located at the northern end of the Hunter Valley, New South Wales.

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It provides weed management systems utilizing technology to prevent, contain or reduce the biosecurity risk of invasive plants to the environment, economy and community within the area of operation of the County Council.

Upper Macquarie County Council

It is a local control authority for the Biosecurity Act 2015. Two Councillors are delegated from each of four constituent Councils to form an eight Member Central Tablelands Weeds Authority Council. Its core function being to detect priority weeds and actively encourage landholders to correctly manage the identified priority weed in accordance with the Central Tablelands Local Lands Services Strategic Weed Management Plan.

It carries out its functions across Bathurst Regional Council, City of Lithgow Council, Blayney Shire Council and Oberon Council.

County Councils – Water

203. No change was proposed for the criteria, which are "County Councils that provide water and/or sewerage functions with a joint approach in planning and installing large water reticulation and sewerage systems."

204. The current list of these Councils is accurate.

County Councils – Other

205. No change was proposed for the criteria which are "*County Councils that administer, control and eradicate declared noxious weeds as a specified Local Control Authority under the Biosecurity Act 2015 (NSW)*."

206. Two County Councils – Other have been removed from the 2026 Annual Determination, being the Central Murray and the New England Tableland County Councils. The New

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England Tableland County Council was dissolved on 16 June 2025, by the *Local Government (Dissolution of New England County Council) Proclamation 2025*. The Central Murray County Council was dissolved on 1 July 2019, by a proclamation made under s 397 of the *Local Government Act*, as noted in NSW Government Gazette No 65-2205 of 27 June 2019.

207. The result is that only four Councils now fall into this classification.

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Section 4 – The 2027 Annual Review

Structure and fee considerations

208. In the 2026 Annual Review, it has come to light that:

- There has been considerable change which has affected the work of those elected or appointed to Council offices, in part driven by Government decisions which have affected Councils over time. Including in the case of Metropolitan Councils those explained in the Governments draft 2026 Sydney Plan and in the case of Non-metropolitan Councils, by various regional plans;
- They and submissions advanced raise for consideration whether the current number of categories remain necessary. Reliance having been placed on Victoria, for example, where there are only 4 categories;
- The current criteria, first fixed in 2017 and amended since then in various Annual Determinations, do not accord entirely with the requirements of s 240, which specifies the matters by which the Tribunal **must** determine the categories of Councils and Mayors;
- Some of the current criteria could better assist transparent classification of Councils into categories;
- There has not for some time been an overall assessment of whether Councils continue to satisfy the criteria of the categories into which they have been placed over time;
- Changes in the fee structure, over time, have resulted in a considerable overlap between the maximum and minimum fees payable in various categories, which may no longer be appropriate, given submissions advanced;
- Some light on which was also shed by the conclusions arrived at in the 2025 Special Determination, in relation to the Central Darling Shire Council, on which reliance has been placed.

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209. The results are best explained by the following snapshot of the current categories, fees, overlaps and ratios. It having to be understood that Mayors and Chairpersons are paid both the Councillor fee, as well as the separate fee fixed for their offices. This also helps explain the Tribunal's decision to undertake the further review in 2027.

Table 1 – Table of Councillor and Mayoral fees, by Council categories

	Mayoral/Chairperson Additional Fees (Effective 1 July 2025)		Councillor Fees (Effective 1 July 2025)		Ratio (Mayor: Councillor)	
Category	**Min**	**Max**	**Min**	**Max**	**Min**	**Max**
Principal CBD	$193,650	$254,810	$31,640	$46,420	6.1:1	5.5:1
Central Darling Shire Council - Appointed Chairperson	$72,080	$72,180	$13,830	$13,930	5.2:1	5.2:1
Major CBD	$44,840	$126,320	$21,120	$39,100	2.1:1	3.2:1
Metropolitan Major	$44,840	$114,300	$21,120	$36,970	2.1:1	3.1:1
Major Regional City	$44,840	$114,300	$21,120	$36,690	2.1:1	3.1:1
Major Strategic Area	$44,840	$114,300	$21,120	$36,690	2.1:1	3.1:1
Metropolitan Large	$44,840	$101,470	$21,120	$34,820	2.1:1	2.9:1

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	Mayoral/Chairperson Additional Fees (Effective 1 July 2025)		Councillor Fees (Effective 1 July 2025)		Ratio (Mayor: Councillor)	
Regional Strategic Area	$44,840	$101,470	$21,120	$34,820	2.1:1	2.9:1
Metropolitan Medium	$33,630	$78,480	$15,830	$29,550	2.1:1	2.7:1
Regional Centre	$32,940	$68,800	$15,830	$27,860	2.1:1	2.5:1
Regional Rural	$22,420	$50,680	$10,530	$23,220	2.1:1	2.2:1
Metropolitan Small	$22,420	$50,650	$10,530	$23,220	2.1:1	2.2:1
Rural Large	$16,820	$40,530	$10,530	$18,890	1.6:1	2.1:1
Rural	$11,210	$30,390	$10,530	$13,930	1.1:1	2.2:1
Water	$4,490	$19,080	$2,090	$11,620	2.1:1	1.6:1
Other	$4,490	$12,670	$2,090	$6,930	2.1:1	1.8:1

Section 4 – The 2027 Annual Review

The conduct of the 2027 Annual Review

210. In 2027, the Tribunal intends to commence its review earlier than usual, in order to accommodate the detailed review of the Determination's categories which it has concluded it is necessary to pursue. Together with a consideration of appropriate criteria which reflect the requirements of s 240 of the Act. In order to facilitate the adoption of fees appropriate for the revised structure, also having regard to demonstrated change over time, as well as current responsibilities of Mayors and Councillors.

211. That will also require a review of the category into which each Council should then be placed, which s 239 of the Act requires must be undertaken at least once every three years.

212. Submissions will thus be invited in a two stage process.

213. The first, to determine how the Determination should be amended to achieve the category and criteria structure which the Act envisages, as well as the appropriate maximum and minimum fees. That, it must be observed, will not necessarily result in the current number of categories being retained.

214. In the second stage submissions about Councils' placement into the new structure will be sought.

215. The Tribunal will then ask Councils to provide reliable data to support their submissions about which category they fall into. Addressing each of the applicable criteria adopted, as well as relevant comparisons which they seek to draw with other Councils.

216. Categorisation having to be as transparent and fair as possible, the Tribunal intends to rest its decisions on reliable data such as that available from ABS statistics and budgets which Councils adopt year to year. The Tribunal will thus invite those who make submissions to provide reliable data and information, on which its decisions can be made. Not merely the expression of unsupported opinions.

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217. As it has in the past, the Tribunal will thus also ask Councils, when inviting submissions, to confirm that the information and submissions advanced have been endorsed by a Council vote.

218. It will thus invite submissions and information which will enable it to examine and determine whether the current categories and criteria remain fit for purpose. Given the requirements of the Act, the data on which the Tribunal's decisions must be based and the problems to which this report has drawn attention, which it will seek to address.

219. If it is considered that categories require adjustment, submissions should address what form the new categories and criteria should take, to reflect the statutory purpose of the categories of Councils and mayoral offices and their role in the fair determination of fees. As well as addressing proposed criteria which adhere to the requirements of s 240(1) of the Act, which will help the Tribunal to determine the maximum and minimum fees appropriate for the new structure, which should thus also be addressed.

220. At the first stage of this process, Councils will be asked to serve proposals which will affect other Councils, on all affected Councils, so that they may have a fair opportunity to address such proposals in their submissions.

221. What is proposed in order to adjust fees to reflect cost of living increases should also be identified at the first stage. As well as the final fees proposed. The submissions should also address changes relied on to warrant their adoption. With reliable information which supports the claimed changes, also being provided.

222. An example of potential revised criteria for the current Metropolitan Major category, which has regard to all of the requirements of s 240 of the Act, as well as to matters which the Tribunal has in the past identified to be relevant to the determination of the category into which Councils follows.

Section 4 – The 2027 Annual Review

223. What the Tribunal envisages in the 2027 review including the adoption of a structure which, if dollar figures are specified, may have to be adjusted over time, in order to reflect changes over time. As may specified population sizes.

224. A revised category for Metropolitan Major Councils, if it is retained, which has regard to the s 240 requirements, could thus provide:

Metropolitan Major

Councils categorised Metropolitan Major;

(1) must have a minimum residential population, or a combined residential and non-resident working population (of at least 50,000), which exceeds 400,000.

(2) will typically serve:

(a) a dense population occupying a built up physical terrain;

(b) a widely diverse community

(c) an area at least as large as those of Metropolitan Large Councils of ?,

(d) industrial, commercial and residential development which is both at least as significant and as extensive as that of Metropolitan Large Councils, with established development corridors;

(3) will also have:

(a) to manage a significant volume of business, consistent with its assets and budgets, which is at least as significant and varied as that of Metropolitan Large Councils;

Section 4 – The 2027 Annual Review

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(b) operating revenue exceeding, for example, $394,617,030 per annum, that being $300 million adjusted by December CPI since December 2016;

(c) a sphere of economic influence and significance beyond the Council area, nationally as well as regionally, reflective of their service of:

(i) natural and/or developed attractions within the Council area, including sport, recreational and cultural facilities, which daily attracts significant tourism and/or visitors from outside the Council area; and

(ii) major health, education and other facilities which support the greater Sydney population; and

(d) a continuing high rate of population growth and development for which the Council is planning, evidenced by ?.

225. After submissions have been received in the second stage, the Tribunal will make its 2027 Annual Determination, which will include the new categories, criteria and increased fees the Tribunal has determined will take effect from 1 July 2027. As well as identifying the category into which each Council will then be placed.

Local Government Remuneration Tribunal



The Hon Acting Justice M Schmidt

Dated: 23 April 2026

Section 5 – Determinations

Determination No. 1 – Allocation of Councils into each of the categories as per section 239 of the Act effective 1 July 2026

General Purpose Councils – Metropolitan

Principal City (1)

- Sydney

Major CBD (1)

- Parramatta

Metropolitan Major (2)

- Blacktown
- Canterbury-Bankstown

Metropolitan Large (10)

- Bayside
- Cumberland
- Fairfield
- Inner West
- Liverpool
- Northern Beaches
- Penrith
- Ryde
- Sutherland
- The Hills

Metropolitan Medium (8)

- Campbelltown
- Camden
- Georges River
- Hornsby
- Ku-ring-gai
- North Sydney
- Randwick
- Willoughby

Metropolitan Small (8)

- Burwood
- Canada Bay
- Hunters Hill
- Lane Cove
- Mosman
- Strathfield
- Waverley
- Woollahra

Section 5 – Determinations

General Purpose Councils - Non-Metropolitan

Major Regional City (2)

- Newcastle
- Wollongong

Major Strategic Area (2)

- Central Coast
- Lake Macquarie

Regional Strategic Area (4)

- Maitland
- Mid-Coast
- Shoalhaven
- Tweed

Regional Centre (22)

- Albury
- Armidale
- Ballina
- Bathurst
- Blue Mountains
- Byron
- Cessnock
- Clarence Valley
- Coffs Harbour
- Dubbo
- Eurobodella
- Hawkesbury
- Lismore
- Orange
- Port Macquarie-Hastings
- Port Stephens
- Queanbeyan-Palerang
- Shellharbour
- Tamworth
- Wagga Wagga
- Wingecarribee
- Wollondilly

Regional Rural (14)

- Bega
- Broken Hill
- Goulburn Mulwaree
- Griffith
- Hilltops
- Kempsey

Section 5 – Determinations

- Kiama
- Lithgow
- Mid-Western
- Muswellbrook
- Nambucca
- Richmond Valleys
- Singleton
- Snowy Monaro

Rural Large (17)

- Bellingen
- Cabonne
- Cootamundra-Gundagai
- Cowra
- Dungog
- Federation
- Greater Hume
- Gunnedah
- Inverell
- Leeton
- Moree Plains
- Murray River
- Narrabri
- Parkes
- Snowy Valleys
- Upper Hunter
- Yass

Rural (37)

- Balranald
- Berrigan
- Bland
- Blayney
- Bogan
- Bourke
- Brewarrina
- Carrathool
- Central Darling*
- Cobar
- Coolamon
- Coonamble
- Edward River
- Forbes
- Gilgandra
- Glen Innes Severn
- Gwydir
- Hay
- Junee
- Kyogle
- Lachlan
- Liverpool Plains
- Lockhart
- Murrumbidgee

Section 5 – Determinations

- Narrandera
- Narromine
- Oberon
- Temora
- Tenterfield
- Upper Lachlan
- Uralla
- Walcha
- Walgett
- Warren
- Warrumbungle
- Weddin
- Wentworth

* Designated as a Rural and Remote Council by the *Local Government (General) Regulations 2021*

County Councils

Water (4)

- Central Tablelands
- Goldenfields Water
- Riverina Water
- Rous

Other (4)

- Castlereagh-Macquarie
- Upper Hunter
- Upper Macquarie
- Western Sydney Weeds Authority (formerly Hawkesbury River)

Section 5 – Determinations

Determination No. 2 - Fees for Councillors and Mayors as per section 241 of the Act effective from 1 July 2026

The annual fees to be paid in each of the categories to Councillors, Mayors, Members, and Chairpersons of County Councils effective on and from 1 July 2026 as per section 241 of the *Local Government Act 1993* are determined as follows:

Table 1: Fees for General Purpose and County Councils

General Purpose Councils – Metropolitan

Councillor/Member Annual Fee ($) effective 1 July 2026

Category	Minimum	Maximum
Principal City	32,810	48,140
Major CBD	21,900	40,550
Metropolitan Major	21,900	38,340
Metropolitan Large	21,900	36,110
Metropolitan Medium	16,420	30,640
Metropolitan Small	10,920	24,080

Mayor/Chairperson Additional Fee* ($) effective 1 July 2026

Category	Minimum	Maximum
Principal City	200,820	264,240
Major CBD	46,500	130,990
Metropolitan Major	46,500	118,530
Metropolitan Large	46,500	105,220
Metropolitan Medium	34,870	81,380
Metropolitan Small	23,250	52,520

Section 5 – Determinations

General Purpose Councils - Non-Metropolitan

Councillor/Member Annual Fee ($) effective 1 July 2026

Category	Minimum	Maximum
Major Regional City	21,900	38,050
Major Strategic Area	21,900	38,050
Regional Strategic Area	21,900	36,110
Regional Centre	16,420	28,890
Regional Rural	10,920	24,080
Rural Large	10,920	19,590
Rural	10,920	14,450

Mayor/Chairperson Additional Fee* ($) effective 1 July 2026

Category	Minimum	Maximum
Major Regional City	46,500	118,530
Major Strategic Area	46,500	118,530
Regional Strategic Area	46,500	105,220
Regional Centre	34,160	71,350
Regional Rural	23,250	52,560
Rural Large	17,440	42,030
Rural	11,620	31,510

County Councils

Councillor/Member Annual Fee ($) effective 1 July 2026

Category	Minimum	Maximum
Water	2,170	12,050
Other	2,170	7,190

Section 5 – Determinations

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Mayor/Chairperson Additional Fee* ($) effective 1 July 2026

Category	Minimum	Maximum
Water	4,660	19,790
Other	4,660	13,140

*This fee must be paid in addition to the fee paid to the Mayor/Chairperson as a Councillor/Member (s.249(2)).

Section 5 – Determinations

Determination No. 3 - Fees for appointed Councillors and Chairperson as per clause 12(c), Schedule 11 of the Act effective from 1 July 2026

Councils designated as 'rural and remote Councils'

The annual fees to be paid to appointed Councillors and the Chairperson of councils designated as a rural and remote Council on and from 1 July 2026, as per clause 12(c), schedule 11 of the *Local Government Act 1993* are determined as follows:

Table 2: Fees for appointed Councillors and Chairpersons of rural and remote Councils

Appointed Councillor Annual Fee ($) effective 1 July 2026

Council	Minimum	Maximum
Central Darling Shire Council	14,340	14,450

Appointed Chairperson Additional Fee ($) effective 1 July 2026**

Council	Minimum	Maximum
Central Darling Shire Council	74,750	74,850

**This fee must be paid in addition to the fee paid to the Chairperson as an appointed Councillor (s.249(2)).

Local Government Remuneration Tribunal



The Hon Acting Justice M Schmidt

Dated: 23 April 2026

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Appendices

Appendix 1 Criteria that apply to categories

Principal CBD

The Council of the City of Sydney (the City of Sydney) is the principal central business district (CBD) in the Sydney Metropolitan area. The City of Sydney is home to Sydney's primary commercial office district with the largest concentration of businesses and retailers in Sydney. The City of Sydney's sphere of economic influence is the greatest of any local government area in Australia.

The CBD is also host to some of the city's most significant transport infrastructure including Central Station, Circular Quay and International Overseas Passenger Terminal. Sydney is recognised globally with its iconic harbour setting and the City of Sydney is host to the city's historical, cultural and ceremonial precincts. The City of Sydney attracts significant visitor numbers and is home to 60 per cent of Metropolitan Sydney's hotels.

The role of Lord Mayor of the City of Sydney has significant prominence reflecting the CBD's importance as home to the country's major business centres and public facilities of state and national importance. The Lord Mayor's responsibilities in developing and maintaining relationships with stakeholders, including other Councils, state and federal governments, community and business groups, and the media are considered greater than other mayoral roles in NSW.

Appendices

Major CBD

The Council of the City of Parramatta (City of Parramatta) is the economic capital of Greater Western Sydney and the geographic and demographic centre of Greater Sydney. Parramatta is the second largest economy in NSW (after Sydney CBD) and the sixth largest in Australia.

As a secondary CBD to Metropolitan Sydney the Parramatta local government area is a major provider of business and government services with a significant number of organisations relocating their head offices to Parramatta. Public administration and safety have been a growth sector for Parramatta as the State Government has promoted a policy of moving government agencies westward to support economic development beyond the Sydney CBD.

The City of Parramatta provides a broad range of regional services across the Sydney Metropolitan area with a significant transport hub and hospital and educational facilities. The City of Parramatta is home to the Westmead Health and Medical Research precinct which represents the largest concentration of hospital and health services in Australia, servicing Western Sydney and providing other specialised services for the rest of NSW.

The City of Parramatta is also home to a significant number of cultural and sporting facilities (including Sydney Olympic Park) which draw significant domestic and international visitors to the region.

Appendices

Metropolitan Major

Councils categorised Metropolitan Major will typically have a minimum residential population of 400,000.

Councils may also be categorised Metropolitan Major if their residential population combined with their non-resident working population exceeds 400,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- Total operating revenue exceeding $300M per annum
- The provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- Significant industrial, commercial and residential centres and development corridors
- High population growth.

Councils categorised as Metropolitan Major will have a sphere of economic influence and provide regional services considered to be greater than those of other Metropolitan Councils.

Metropolitan Large

Councils categorised as Metropolitan Large will typically have a minimum residential population of 200,000.

Councils may also be categorised as Metropolitan Large if their residential population combined with their non-resident working population exceeds 200,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- Total operating revenue exceeding $200M per annum

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- The provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- Significant industrial, commercial and residential centres and development corridors
- High population growth.

Councils categorised as Metropolitan Large will have a sphere of economic influence and provide regional services considered to be greater than those of other Metropolitan Councils.

Metropolitan Medium

Councils categorised as Metropolitan Medium will typically have a minimum residential population of 100,000.

Councils may also be categorised as Metropolitan Medium if their residential population combined with their non-resident working population exceeds 100,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- Total operating revenue exceeding $100M per annum
- Services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- Industrial, commercial and residential centres and development corridors
- High population growth.

The sphere of economic influence, the scale of Council operations and the extent of regional servicing would be below that of Metropolitan Large Councils.

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Metropolitan Small

Councils categorised as Metropolitan Small will typically have a residential population less than 100,000.

Other features which distinguish them from other Metropolitan Councils include:

- Total operating revenue less than $150M per annum.

While these Councils may include some of the facilities and characteristics of both Metropolitan Large and Metropolitan Medium Councils the overall sphere of economic influence, the scale of Council operations and the extent of regional servicing would be below that of Metropolitan Medium Councils.

Appendices

Major Regional City

Newcastle City Council and Wollongong City Councils are categorised as Major Regional City. These Councils:

- Are metropolitan in nature with major residential, commercial and industrial areas
- Typically host government departments, major tertiary education and health facilities and incorporate high density commercial and residential development
- Provide a full range of higher order services and activities along with arts, culture, recreation, sporting and entertainment facilities to service the wider community and broader region
- Have significant transport and freight infrastructure servicing international markets, the capital city and regional areas
- Have significant natural and man-made assets to support diverse economic activity, trade and future investment
- Typically contain ventures which have a broader State and national focus which impact upon the operations of the Council.

Major Strategic Area

Councils categorised as Major Strategic Area will have a minimum population of 200,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- Health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- A full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres

Appendices

- Total operating revenue exceeding $250M per annum
- Significant visitor numbers to established tourism ventures and major events that attract state and national attention
- A proximity to Sydney which generates economic opportunities.

Regional Strategic Area

Councils categorised as Regional Strategic Area are differentiated from Councils in the Regional Centre category on the basis of their significant population and will typically have a residential population above 100,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- Health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- A full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- Total operating revenue exceeding $250M per annum
- Significant visitor numbers to established tourism ventures and major events that attract state and national attention
- A proximity to Sydney which generates economic opportunities.

Appendices

Regional Centre

Councils categorised as Regional Centre will typically have a minimum residential population of 40,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- A large city or town providing a significant proportion of the region's housing and employment
- Health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- A full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- Total operating revenue exceeding $100M per annum
- The highest rates of population growth in regional NSW
- Significant visitor numbers to established tourism ventures and major events that attract state and national attention
- A proximity to Sydney which generates economic opportunities.

Councils in the category of Regional Centre are often considered the geographic centre of the region providing services to their immediate and wider catchment communities.

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Regional Rural

Councils categorised as Regional Rural will typically have a minimum residential population of 20,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- A large urban population existing alongside a traditional farming sector, and are surrounded by smaller towns and villages
- Health services, tertiary education services and regional airports which service a regional community
- A broad range of industries including agricultural, educational, health, professional, government and retail services
- Large visitor numbers to established tourism ventures and events.

Councils in the category of Regional Rural provide a degree of regional servicing below that of a Regional Centre.

Rural Large

Councils categorised as Rural Large will have a residential population greater than 10,000, and a Councillor to resident ratio of at least 1 to 1200.

Other features may include:

- One or two significant townships combined with a considerable dispersed population spread over a large area and a long distance from a major regional centre
- A limited range of services, facilities and employment opportunities compared to Regional Rural Councils
- Local economies based on agricultural/resource industries.

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Rural

Councils categorised as Rural will typically have a residential population less than 10,000.

County Councils - Water

County Councils that provide water and/or sewerage functions with a joint approach in planning and installing large water reticulation and sewerage systems.

County Councils - Other

County Councils that administer, control and eradicate declared noxious weeds as a specified Local Control Authority under the *Biosecurity Act 2015*.

ITEM 8

ATTACHMENT/S

REPORT NO. PC10/26

ITEM 8

1. DRAFT EXEMPT COUNCIL LED ADVERTISING SIGNAGE PLANNING PROPOSAL

2. EXEMPT ADVERTISING TENDER GUIDELINE

ATTACHMENT 1 - ITEM 8

Planning Proposal:
Exempt Council led advertising signage

May 2026

HORNSBY SHIRE COUNCIL

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Introduction

Background

In New South Wales (NSW), local government is typically responsible for the delivery and maintenance of bus shelters and freestanding signs in public areas. The installation of these structures is largely exempt development under State planning instruments such as the State Environmental Planning Policy (Transport and Infrastructure) 2021 (TI SEPP), if the structures meet certain requirements.

One of the requirements relates to the content of the signage. While signage with content such as community or emergency information is allowed under exempt development, advertising is not.

Hornsby Shire Council currently has approximately 130 bus shelters, with 28 containing advertising as a mix of poster and digital displays. Freestanding signs are located across the Shire's centres, with community information signage, but not advertising.

Where advertising is incorporated into Council assets, industry guidelines such as the Code of Ethics from The Australian Association of National Advertisers and the Outdoor Media Association of Australia (OMA) are referenced in contracts requiring compliance. Industry Codes, Policies and Guidelines provide a framework to assist with ensuring that proposed locations and display content for outdoor advertising in NSW is reasonable and address community expectations. Revenue from advertising is used, to fund the supply, installation and ongoing maintenance of these assets.

Current Planning Approval Pathways

The current pathways to permit advertising on bus shelters and freestanding signs is outlined below.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Under the exempt provisions, specifically *Subdivision 11 Temporary Event Signs* permits the construction or installation of a sign or banner that promote a commercial, community or retail event or a private function. The following provisions apply:

- *Not result in more than one banner and one other type of temporary sign facing any road frontage, and*
- *Not have a surface area of more than 6m², and*
- *Be located wholly within the boundaries of the property or, if attached to a building, fence or wall, not project more than 100mm from the building, fence or wall, and*
- *Not be higher than 5m above ground level (existing), and*
- *Not be permanently fixed to a building, fence or wall, and*
- *If advertising a commercial or retail event—not be constructed or installed in a residential zone, and*
- *Not be illuminated, and*
- *Not be displayed earlier than 14 days before the event, and*
- *Be removed within 2 days after the event.*

The exempt provisions are limited to advertising temporary events, requiring signs to be removed within two days of the event's conclusion. The limited scope and duration of these requirements do not align with the intended permanent advertising outcomes of this Planning Proposal.

State Environmental Planning Policy (Transport and Infrastructure) 2021

Under the exempt provisions of the TI SEPP contained in Schedule 1 a public authority, or someone on behalf of a public authority, is permitted to maintain or replace an existing sign that does not involve a change in area, form or shape. It also permits temporary signs advertising an event and associated details including sponsorships under the following circumstances:

- Surface area must not exceed 3.5m^2;
- Must be located wholly within property boundary;
- Must not be displayed earlier than 28 days before event and removed within 14 days after event; and
- Obtrusive effects of outdoor lighting must be controlled in accordance with AS 4282-1997, *Control of the effects of outdoors lighting.*

The exempt provisions are limited to maintaining or replacing existing advertising signage or advertising temporary events, requiring signs to be removed within 14 days of the events conclusion. The limited scope and duration of these requirements does not align with the intended permanent advertising outcomes of this Planning Proposal.

State Environmental Planning Policy (Industry and Employment) 2021 and Hornsby Local Environmental Plan 2013

Chapter 3 Advertising and signage include general provisions for consent authorities (i.e. a development application is required) including signs, however under *Clause 3.8 Prohibited Advertisements,* the display of advertisement is prohibited on land that is within the following zones or descriptions:

- Environmentally sensitive area;
- Heritage area (excluding railway stations);
- Natural or other conservation area;
- Open space;
- Waterway;
- Residential (but not including a mixed residential and business zone, or similar zones);
- Scenic protection area;
- National park; and
- Nature reserve.

It is acknowledged that under *Clause 3.7,* the above provisions do not apply to signage that is exempt development under an environmental planning instrument that applies to it. This indicates that an amendment to the HLEP 2013 would mean that an advertising sign on a bus shelter or freestanding sign could be placed in these areas if the exempt criteria set in the HLEP 2013 allows this.

Currently, the placement of advertising on bus shelters and freestanding signs are subject to a **development application for an advertisement** under the HLEP 2013 and *Hornsby Development Control Plan 2024* (HDCP). Development applications are assessed against Schedule 5 Assessment Criteria of the *State Environmental Planning Policy (Industry and Employment) 2021* (Industry and Employment SEPP). These assessment criteria include:

- Character of the area;
- Special areas;
- Views and vistas;
- Streetscape, setting or landscape;
- Site and building;
- Associated devices and logos with advertisements and advertising structures;
- Illumination; and
- Safety.

While the advertising component of these structures can be approved through a development application pathway, this represents a significant administrative burden, considering the minor impacts that advertising would have on structures that are otherwise exempt development.

An exempt development pathway for placing advertising signage on bus shelters and freestanding signs would bypass the assessment against Schedule 5 Assessment Criteria of the Industry and the Employments SEPP. To mitigate and manage potential impacts, Council has developed an internal Guideline (refer to Appendix C) based on Schedule 5 Assessment Criteria and the Outdoor Media Association 'Model Advertising Devices Code' (NSW) to inform decision-making regarding suitable locations, display content, design and other matters for advertising signage to ensure that it is of minor impact.

Proposed Development Pathway

This Planning Proposal seeks to amend Schedule 2 of the HLEP 2013 to allow advertising signage on bus shelters and freestanding signs as exempt development when carried out by or on behalf of Council. This amendment will essentially remove the need for development consent which aligns with *s1.6 Exempt Development* of the *Environmental Planning and Assessment Act 1979* (EP&A Act), specifically *s1.6 (a) and (2):*

> *Section 1.6 Exempt Development*
>
> *(1) The carrying out of exempt development does not require –*
>
> *(a) development consent under Part 4, or*
>
> *(2) Exempt development is development that is declared to be exempt development by an environmental planning instrument because of its minor impact.*

Moreover, to ensure consistency and limit the potential for proliferation of freestanding advertising signage, Council has prepared an internal Guideline to align with the assessment criteria in Schedule 5 of the Industry and Employment SEPP 2021 and the (OMA) *Model Advertising Devices Code, NSW*. This, along with Council's contractual rights, will ensure controls around the location and design of structures, as well as advertising content. This Guideline will initially be used during the tender process and then on an ongoing basis.

Importantly, currently exempt forms of signage, including community information, direction and safety related signage, would continue to be exempt. Similar provisions exist in the LEPs of other councils including Bayside, Waverley and Woollahra Councils.

The proposed amendment applies to the following new or existing structures:

1. Bus shelters; and
2. Freestanding signs.

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1 Objectives and intended outcomes

Objective

The objective of the planning proposal is to amend Schedule 2 of the HLEP 2013 to enable the following as exempt development on new or existing structures when undertaken by or on behalf of Council:

1. Advertising on bus shelters; and
2. Advertising on freestanding signs.

Intended Outcomes

- To create an exempt development pathway for advertising on new or existing Council assets, including bus shelters and freestanding signs.
- To establish clear exempt criteria for the advertising component of these structures.
- To restrict the exempt development pathway to development undertaken by or on behalf of Council.

Relationship to TI SEPP

Under the TI SEPP the construction of bus shelters and freestanding signs are permissible as exempt development. It is intended in principle to permit advertising (which may be electronic) on these structures as exempt development under the HLEP 2013 if they would otherwise meet the exempt provisions of the TI SEPP.

For reference, a summary of the relevant requirements of the TI SEPP is provided below:

Bus shelters and freestanding signs

- Section 2.20 (relevant sub-clauses shown below):
  - Meet the relevant deemed-to-satisfy provisions of the Building Code of Australia;
  - Must be carried out in accordance with the Blue Book;
  - Must have no more than minimal impact to a heritage conservation area or heritage item (State or local);
  - Must be installed in accordance with the manufacturer's specifications; and
  - Must not involve the removal or pruning of trees or other vegetation that requires a permit or development consent;
- Section 2.21 (relevant subclauses shown below)
  - Development for the purpose of Schedule 1 is exempt if:
    - Undertaken by or behalf of a public authority;
    - Meets the standards in Schedule 1; and
    - Complies with Section 2.20.

Additional requirements for bus shelters

- Section 2.113(2) Roads and road infrastructure facilities (bus shelters)
  - Must comply with Section 2.20;
  - Have a maximum height above footpath of 3.2m;
  - Must have non-reflective finishes;
  - Should not obstruct the line of sight of vehicular or pedestrian traffic; and
  - Design of any lighting or signage is in accordance with AS 1428 and the Disability Standards.

Additional requirements for freestanding signs

- Schedule 1 General provisions: signs

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- Identification, directional, community information or safety signs (not including advertising):
  - Surface area must not exceed 3.5m²
  - Must be located wholly within the property boundary or be attached to existing boundary fence and not project more than 100mm from fence; and
  - Obtrusive effects of outdoor lighting must be controlled in accordance with AS 4282-1997, *Control of the effects of outdoor lighting*.

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2 Explanation of the provisions

2.1 Overview

The intended outcomes are proposed to be achieved by including exempt development provisions for Council outdoor advertising under the Schedule 2 Exempt development of the HLEP 2013. Proposed amendments include:

- Amendment 1: Permit the inclusion of advertising on new or existing bus shelters as exempt development when undertaken by or on behalf of Council
- Amendment 2: Permit the installation of freestanding advertising signs as exempt development when undertaken by or on behalf of Council

2.2 Intended provisions

The recommended content for draft provisions to be included in the Schedule 2 of the HLEP 2013 are detailed as follows. Specific provisions would be developed following public exhibition and in consultation with Parliamentary Counsel and the Department of Planning, Housing and Infrastructure.

Amendment 1: Permit advertising on bus shelters as exempt development when undertaken by or on behalf of Council

The intent of this amendment is to allow advertising signs on new or existing bus shelters constructed by or on behalf of Council as exempt development. The installation of bus shelters is already permitted as exempt development under the TI SEPP.

Advertising on bus shelters:

- Must be carried out by or on behalf of Council;
- May be up to 3.5m^2 in area;
- May be digital;
- Must not project more than 3.2m above the footpath;
- Must not obstruct the sight lines of vehicular or pedestrian traffic;
- Must not adversely impact the amenity of a heritage item or heritage conservation area;
- Must be designed in accordance with relevant Australian Standards and the Disability Standards; and
- Must not be located on land within a residential zone, except bus shelters with a frontage to:
    - Bradfield Parade; and
    - Sefton Road - adjacent to the E4 General Industrial zone.

Amendment 2: Permit advertising on freestanding signs as exempt development when undertaken by or on behalf of Council

The intent of this amendment is to allow for advertising signs on new or existing freestanding signs, as exempt development, when carried out by, or on behalf of, Council. This exemption applies specifically to the E1 Local

Centre, E2 Commercial Centre, or MU1 Mixed Use zones. The installation of freestanding signs is already exempt under the TI SEPP.

Advertising on freestanding signs:

- Must be carried out by or on behalf of Council;
- Must be located in the E1 Local Centre, E2 Commercial Centre, or MU1 Mixed Use zones;
- May be up to 3.5m^2 in area;
- May be digital;
- Must not project more than 3m above the ground;
- Must not adversely impact the amenity of a heritage item or heritage conservation area; and
- Must be designed in accordance with relevant Australian Standards and the Disability Standards.

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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* (August 2023).

3.1 Section A: Need for the planning proposal

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

The Planning Proposal stems from a review of the asset condition of Council's public transport infrastructure. The review identified significant constraints associated with the incorporation of signage on new and existing assets due to the required exclusion of advertising in order to meet State exempt development requirements.

The review also identified that the LEPs from other councils, such as the Bayside, Waverly and Woollahra, include exempt provisions that would remove these constraints and allow for advertising on certain Council assets in line with the minor impact requirements of exempt development.

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

Yes, a planning proposal is the best means of achieving the objective and intended outcomes.

Typically, the delivery of bus shelter signage and freestanding signage is exempt development under the TI SEPP, except where advertising is displayed.

Schedule 1 of the TI SEPP includes exempt provisions for 'signage' developments carried out by public authorities, including identification signs, directional and community information signs, and temporary signs advertising an event and associated relevant details including sponsorship of the event.

While the TI SEPP permits the construction of bus shelters as exempt development when carried out by or on behalf of a public authority or an accredited bus service operator, the scope of this exemption does not extend to the inclusion of advertising on these structures.

Under the HLEP 2013, freestanding advertising signs would be defined as an advertising structure if new or if converting an existing structure for this use (the same as advertising on bus shelters). These uses are permissible in the following zones with a development application:

- E1 Local Centre;
- E2 Commercial Centre;
- E3 Productivity Support;
- MU1 Mixed Use; and
- W4 Working Waterfront.

The current pathways are a mix of exempt development for the structures and community messaging and development consent requirements for advertising on these structures. The intended provisions identified in this Planning Proposal draw on existing State Environmental Planning Policy limitations where applicable as exempt development, such as size, location and construction requirements. The requirements proposed for the 2 types of advertising signs will ensure that they meet the requirement to be minor impact necessary to be considered as exempt development.

This Planning Proposal is required to permit advertising on bus shelters and freestanding signs as exempt development. The provisions as outlined in Part 2 of this Planning Proposal would require these structures to meet relevant exempt development requirements and other standard requirements for structures in and around roads and public spaces. Additionally, the proposal incorporates the principles set out in Schedule 5 of the Industry and Employment SEPP into Council's internal Guideline to ensure freestanding advertising signs remain consistent as a minimum with the Schedule 5 Assessment Criteria.

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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

Objective	Applicable Strategies	Response
Objective 6	6.2 – Optimise the use of available public land for social infrastructure.	The Planning Proposal amendments seek to facilitate the delivery of new public infrastructure, specifically bus shelters which would enhance the amenity and accessibility of local neighbourhoods and support healthy modes of transport.

Table 5: North District Plan Review

Planning Priority	Applicable Actions	Response
Planning Priority N3 Providing services and social infrastructure to meet people's changing needs	10. Optimise the use of available public land for social infrastructure.	The Planning Proposal amendments seek to facilitate the delivery of new public infrastructure, which would enhance the amenity and accessibility of local neighbourhoods and support healthy modes of transport.

Table 5: Draft Sydney Plan

Responses	Council actions	Response
5. Align infrastructure to planned growth	5.6 Identify specific planned infrastructure works to be delivered within Council delivery programs and operational plans.	The Planning Proposal amendments seek to facilitate the delivery of new public infrastructure in accordance with the long term financial actions, specifically Action 8.1.2.8 in the Hornsby Delivery Program 2025-2029.

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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 Community Strategic Plan.

Table 6: Consistency with Hornsby Local Strategic Planning Statement (LSPS) March 2020

Priority: Liveable	Our Liveable Actions	Consistent	Response
LP4.	Aligning the delivery of local infrastructure and public domain improvements with current and future growth.	Yes	The proposal would facilitate the delivery of new and upgraded public transport infrastructure by allowing for advertising to be incorporated into development which is currently exempt. This is anticipated to enhance the public domain with modern infrastructure and contribute to a positive streetscape and centre amenity.

CSP Your Vision Your Future 2035		Consistent	Response
Liveable	Safe, Integrated and Accessible Public Transport 3.2 Transport options are well-connected, accessible and integrated to support healthy and active lifestyles and minimise dependency on private cars 3.2.1 Advocate for, plan, and deliver infrastructure improvements for public transport and connections 3.2.2 Maintain public and active transport support assets and amenity at key destinations and transport hubs	Yes	This Planning Proposal would facilitate the delivery of new and upgraded bus shelters. These infrastructure improvements would enhance the public transport network's quality and user experience, making it a more attractive travel mode.
Prosperous	6.2 A '30-minute City' with supporting infrastructure 6.2.1 Work with businesses, planners and governments at all levels to facilitate key infrastructure to support population growth.	Yes	This Planning Proposal would facilitate transport infrastructure and public domain upgrades by enabling a timelier delivery of new and modern bus shelters and other public assets to support population growth.

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

There is no overarching State or regional strategy that addresses advertising and signage.

However, the proposal is consistent with the Transport Corridor Outdoor Advertising and Signage Guidelines established by the (then) NSW Department of Planning and Environment and in collaboration with Transport for NSW, as all advertising signage would need to satisfy the Guidelines in regard to road safety and illumination standards.

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 (note this is not all SEPPs)

State Environmental Planning Policy	Aims and applicable provisions of the SEPP	Consistent	Response
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	This SEPP aims to provide streamlined assessment processes for development that complies with specified development standards.	Yes	The Planning Proposal seeks to update Schedule 2 of the HLEP 2013 as it will provide opportunities for exempt development that would have minor impacts.
State Environmental Planning Policy (Industry and Employment) 2021	This SEPP permits signage as compatible with the desired amenity and visual character of an area, including exempt advertising public transport signage when undertaken by certain State agencies.	Yes	The Planning Proposal is consistent with the Industry and Employment SEPP as the associated internal Guideline prepared by Council that will be used for small format advertising utilises the Assessment Criteria from Schedule 5 as a basis to determine whether a proposal meets locational criteria and the threshold for minor impact, that is necessary for it to be considered as exempt development. It is noted that under clause 3.7 that the prohibited areas under clause 3.8 for advertisements will no longer apply once it is exempt under HLEP 2013.
State Environmental Planning Policy (Transport and Infrastructure) 2021	This SEPP aims to facilitate the effective delivery of infrastructure across the State.	Yes	The Planning Proposal is consistent with the Transport and Infrastructure SEPP as it would draw upon the built form standards for relevant infrastructure which are exempt development under this SEPP.

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 detail in the table contained within Appendix A.

The planning proposal is consistent with the Local Planning Directions that are relevant to the proposed amendments. Specifically, it is consistent with following 3 Directions:

Direction 1.1 Implementation of Regional Plans

The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans (e.g. the Greater Sydney Region Plan). The direction requires a planning proposal to be consistent with a Regional Plan released by the Minister.

In summary, the Planning Proposal seeks to facilitate the delivery of new public infrastructure, which would enhance the amenity and accessibility of local neighbourhoods.

Direction 1.3 Approval and Referral Requirements

The object of this direction is to ensure that the LEP provisions encourage the efficient and appropriate assessment of development.

The Planning Proposal would allow for the effective delivery of bus shelters and freestanding signs with advertising displays, with the built form of the infrastructure governed by existing exempt development criteria established by TI SEPP and the advertising on these structures to be exempt under HLEP 2013. As such, it is consistent with this Direction.

Direction 5.1 Integrating Land Use and Transport

The object of this direction is to ensure that urban structures, building forms, land use location, development designs, subdivision and street layouts achieve the following planning objectives:

(a) improving access to housing, jobs and services by walking, cycling and public transport, and

(b) increasing the choice of available transport and reducing dependence on cars, and

(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and

(d) supporting the efficient and viable operation of public transport services, and

(e) providing for the efficient movement of freight.

The Planning Proposal would aid in the ongoing maintenance and installation of bus shelters in the Shire. Specifically, in relation to point (d), this could support the ongoing operation of bus services whilst enhancing and improving the usability and overall experience for transport users. Accordingly, this Planning Proposal is consistent with the planning objective to support the efficient and viable operation of public transport services.

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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?

This Planning Proposal would not have adverse impacts on threatened species, populations or ecological communities, or their habitats as the built form of associated infrastructure would be otherwise exempt.

Under clause 2.20 of the TI SEPP for these structures to be considered exempt they must not involve the removal or pruning of a tree or other vegetation that requires a permit of development consent for removal or pruning. Most vegetation in Hornsby Shire falls into this category.

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

Signage on outdoor infrastructure is currently permitted with consent or as exempt development, depending on the form, content and location. Impacts of signage are managed through State guidelines such as the Transport Corridor Outdoor Advertising Signage Guidelines established by the NSW Department of Planning and Environment. Any signage, advertising or otherwise, on infrastructure associated with the Planning Proposal and within the road or rail corridor would be required to align with such guidelines.

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

The Planning Proposal is not expected to have adverse social or economic impacts.

Advertising via an exempt pathway has the potential to offset the cost to install new bus shelters, improving the transport network for the community.

Additionally, the proposal presents an opportunity for Council to expand its capacity to provide community and emergency messaging to the public within town centres and public transport hubs throughout the Shire. This would improve the visibility and reach of critical public communications, thereby strengthening community engagement and resilience.

There are guidelines and codes that influence advertising location, design and content, including a Code of Ethics from The Australian Association of National Advertisers and the Outdoor Media Association.

Additionally, there are guidelines that relate to the location and format of signage such as the Transport Corridor Outdoor Advertising and Signage Guidelines established by the NSW Department of Planning and Environment in collaboration with Transport for NSW.

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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?

Not applicable at this stage. Consultation with public authorities will take place in accordance with the requirements of a future Gateway Determination.

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4 Mapping

There is no mapping amendments required as part of this Planning Proposal.

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5 Consultation

Local Planning Panel

The Planning Proposal was reported to the Hornsby Shire Local Planning Panel on 5 November 2025. The minutes of this meeting are in Appendix B. The Panel advised that the Planning Proposal Report should:

- Outline the existing and proposed approval pathways (including any existing requirements) for advertising signage on bus shelters and freestanding signs and whether any existing development assessment requirements would continue to be considered under the proposed exempt development pathway;
- Provide clear planning rationale for the removal or changing of any existing requirements;
- Include clear provisions specifically related to the height and types of locations where freestanding advertising signs would be permitted as exempt development, confirming that the structures should only be exempt development in E1, E2, and MU1 zones; and
- Outline how the proposal aligns with the provisions of *s1.6 – Exempt Development, Environmental Planning and Assessment Act 1979*.

The Planning Proposal was updated in accordance with the above advice. This has involved making changes to the Background, Intended Provisions and Justification sections of this Planning Proposal report.

Public exhibition

The Planning Proposal will be publicly exhibited in accordance with the requirements of the Gateway Determination and Council's Community Engagement Plan. Consultation will include:

Public authorities

Consultation will occur in accordance with the requirements of the Gateway Determination. Council considers this should include Transport for NSW.

Notification 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.

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6 Project timeline

Table 10: Project Timeline

Stage	Timeframe
Council decision	June 2026
Gateway assessment	July 2026
Gateway determination	July 2026
Gateway analysis and consultation prior to exhibition	August/September 2026
Agency consultation and public exhibition	October/November 2026
Submission analysis	December 2026
Council decision	February 2027
Finalisation	March/April 2027

Local Plan-Making Authority (LPMA)

Given the draft Planning Proposal is Council initiated and relates to Council owned land, Council does not seek to utilise delegations under Section 2.4 of the Environmental Planning and Assessment Act 1979.

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Appendices

Appendix A - Assessment of Planning Proposal against applicable Ministerial Directions

Appendix B - Local Planning Panel Minutes

Appendix C - Exempt Advertising Tender Guideline

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Appendix A - Assessment Against Applicable Ministerial Directions

Table 11: Assessment of Planning Proposal against applicable Ministerial Directions (note this not all the Directions)

Ministerial Direction	Objective and Direction	Response
1.1 Implementation of Regional Plans	Objective The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans. Direction Planning proposals must be consistent with a Regional Plan released by the Minister for Planning.	The Planning Proposal is consistent with the Greater Sydney Regional Plan and hence consistent with this Direction.
1.3 Approval and Referral Requirements	Objective The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development. Direction (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	The Planning Proposal allows for streamlined and effective delivery of advertising on bus shelters and freestanding advertising signs and hence is consistent with this Direction.

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Ministerial Direction	Objective and Direction	Response
	undertaking community consultation in satisfaction of Schedule 1 to the EP&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&A Act.	
1.4 Site Specific Provisions	Objective The objective of this direction is to discourage unnecessarily restrictive site specific planning controls Direction (1) A planning proposal that will amend another environmental planning instrument in order to allow particular development to be carried out must either: (a) allow that land use to be carried out in the zone the land is situated on, or (b) rezone the site to an existing zone already in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or (c) allow that land use on the relevant land without imposing any development standards or requirements in addition to	The Planning Proposal is consistent with this Direction, particularly 1(c) and (2). The proposal would not impose additional development standards or requirements to what is already contained in the principal environmental planning instrument. Additionally, it would not include or refer to drawings.

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ATTACHMENT 1 - ITEM 8

Ministerial Direction	Objective and Direction	Response
	those already contained in the principal environmental planning instrument being amended. (2) A planning proposal must not contain or refer to drawings that show details of the proposed development.	
3.1 Conservation Zones	Objective The objective of this direction is to protect and conserve environmentally sensitive areas. Direction (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".	The Planning Proposal can relate to (2) as advertising on bus shelters as it could potentially occur within a conservation zone and is consistent with this Direction as it does not propose to reduce conservation standards applying to land.
5.1 Integrated Land Use and Transport	Objective The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: (a) improving access to housing, jobs and services by walking, cycling and public transport, and (b) increasing the choice of available transport and reducing dependence on cars, and	The Planning Proposal will aid in the ongoing maintenance and installation of bus shelters in the Shire. Specifically, in relation to Objective (d), this could support the ongoing operation of bus services whilst enhancing and improving the usability and overall experience for transport users. Accordingly, this Planning Proposal is consistent with the planning Direction, in supporting the efficient and viable operation of public transport services.

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Ministerial Direction	Objective and Direction	Response
	(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) supporting the efficient and viable operation of public transport services, and (e) providing for the efficient movement of freight. <u>Direction</u> (1) A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of: (a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and (b) The Right Place for Business and Services – Planning Policy (DUAP 2001).	

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Appendix B – Minutes of Local Planning Panel Briefing

MINUTES OF LOCAL PLANNING PANEL BRIEFING

HOSTED AUDIO-VISUALLY VIA TEAMS

Wednesday, 5 NOVEMBER 2025

at 3:00pm



Exempt Council led advertising signage

PRESENT

Chairperson – Penny Holloway

Expert Panel Member – Elizabeth Kinkade

Expert Panel Member – Judy Clark

Community Representative– David White

Staff Present

Acting Manager, Strategic Land Use Planning – Louise Higginson

Team Leader, Strategic Land Use Planning – Taylor Richardson

Team Leader, Strategic Land Use Planning – Richard Pamplin

Strategic Planner, Strategic Land Use Planning - Kimberly Pahanel

Strategic Property Manager, Office of the General Manager - Kent Walton

APOLOGIES / LEAVE OF ABSENCE

Nil

Declarations of Interest

Nil

LOCAL PLANNING PANEL BRIEFING

1. LPP ADVICE No. 3/25 – Planning Proposal – Exempt Council led advertising signage

The Panel noted that the Planning Proposal seeks to amend Schedule 2 of the Hornsby Local Environmental Plan 2013 (HLEP 2013) to enable advertising signage (including electronic advertising signage) on bus shelters, public waste bins and freestanding signs as exempt development if it is carried out by or on behalf of Council.

The Panel noted that bus shelters, public waste bins and freestanding signs (not used for advertising) can be built as exempt development under *State Environmental Planning Policy (Transport and Infrastructure) 2021* (Transport and Infrastructure SEPP).

The Panel noted that the existing approval pathway for advertising on bus shelters, public waste bins and freestanding signs is through the development application process.

The Panel discussed the development assessment requirements under *State Environmental Planning Policy (Industry and Employment) 2021* (Industry and Employment SEPP) and how they relate to what is proposed in the Planning Proposal.

The Panel agreed that the Planning Proposal Report should outline the existing and proposed approval pathways (including any existing requirements) for advertising signage on bus shelters, public waste bins and freestanding signs and whether any existing development assessment requirements would continue to be considered under the proposed exempt development pathway. The Planning Proposal Report should provide clear planning rationale for the removal or changing of any existing requirements.

The Panel advised that the Planning Proposal Report should include clear provisions specifically related to the height and types of locations where freestanding advertising signs would be permitted as exempt

development. The Panel confirmed that freestanding advertising structures should only be exempt development in the E1, E2 and MU1 zones.

For completeness, the Planning Proposal Report should outline how the proposal to allow advertising signage on bus shelters, public waste bins and freestanding signs aligns with the provisions of *s1.6 - Exempt Development, Environmental Planning and Assessment Act 1979.*

It was confirmed that once a Gateway Determination was received the Planning Proposal would be placed on public exhibition for community feedback in accordance with normal practice and procedures.

The Panel advised that subject to the above being addressed, it supports the progression of the Planning Proposal for a Gateway Determination.

VOTING OF THE PANEL MEMBERS

FOR: Penny Holloway, Elizabeth Kinkade, Judy Clark, David White

AGAINST:



Chairperson

Appendix C – Hornsby Shire Council Exempt Advertising Tender Guideline

Exempt Advertising Tender Guideline



HORNSBY SHIRE COUNCIL

Division/Branch	Office the General Manager/GMs Division
Responsible Officer	Strategic Property Manager
Endorsed by	Executive Leadership Team
Endorsed date	2 February, 2026
TRIM folder	F2025/00245

Introduction

In early 2025 a review was undertaken by an industry specialist consultant of Council's existing outdoor advertising assets and associated agreements currently in place.

As well as reviewing the existing advertising assets and associated agreements, the review identified additional outdoor advertising opportunities for Councils consideration.

This guideline has been prepared specifically for small format advertising, including bus shelters with advertising and freestanding advertising signs to accompany a Planning Proposal that proposes that bus shelter with advertising and freestanding advertising signs, installed by or on behalf of Council, be Exempt Development.

The guideline intends to:

- Define what a bus shelter with advertising and freestanding advertising signs are, providing example images;
- List proposed locations and zoning requirements (freestanding advertising signs);
- Outline existing industry and regulatory controls;
- Provide criteria for the assessment of the impact and potential locations for the signs to ensure they meet the requirements for exempt development; and
- Outline the considerations for the evaluation of submissions to a tender.

What is a bus shelter with advertising and a freestanding advertising sign?

For the purposes of this guideline a bus shelter with advertising and freestanding advertising sign are defined as follows:

Bus Shelter with Advertising:

- A small structure constructed for the purpose of providing shelter for public transport commuters and general users while waiting at a bus stop or transport interchange, that has an advertising screen located at one end having typical dimensions of 2m (H) x 1m (W).

Freestanding Advertising Sign

- a street level sign or structure used for the purpose of displaying or advertising a product, service or event,
- is positioned on the ground, with vertical supports, and not affixed to a building or other structure; and
- has typical dimensions of 2m (H) and 1m (W), similar to the size of advertising screens found attached to bus shelters within Sydney.

What do bus shelters with advertising and freestanding advertising signs look like?

Below are examples of bus shelters with advertising and freestanding advertising signs located in Sydney.





Proposed Locations & Zoning

A Planning Proposal has been prepared that proposes in part for freestanding advertising signs to be located within appropriate areas, where there is a high flow of pedestrian and vehicular traffic.

High pedestrian movement is commonly focused around town centres, within business areas and adjacent to major transport hubs. These areas will be the focus for locating freestanding advertising signs.

Freestanding advertising signs are to be located within the following zones:

- E1 - Local Centre,
- E2 - Commercial Centre, and
- MU1 - Mixed Use.

Examples of locations considered appropriate for the installation of freestanding advertising signs within the Shire are the Hornsby Mall (Florence Street & Hunter Street, Hornsby), and adjacent to public transport hubs, for example, Hornsby Railway Station.

Below are aerial images of the locations where freestanding advertising signs are being considered, along with associated land use planning maps.

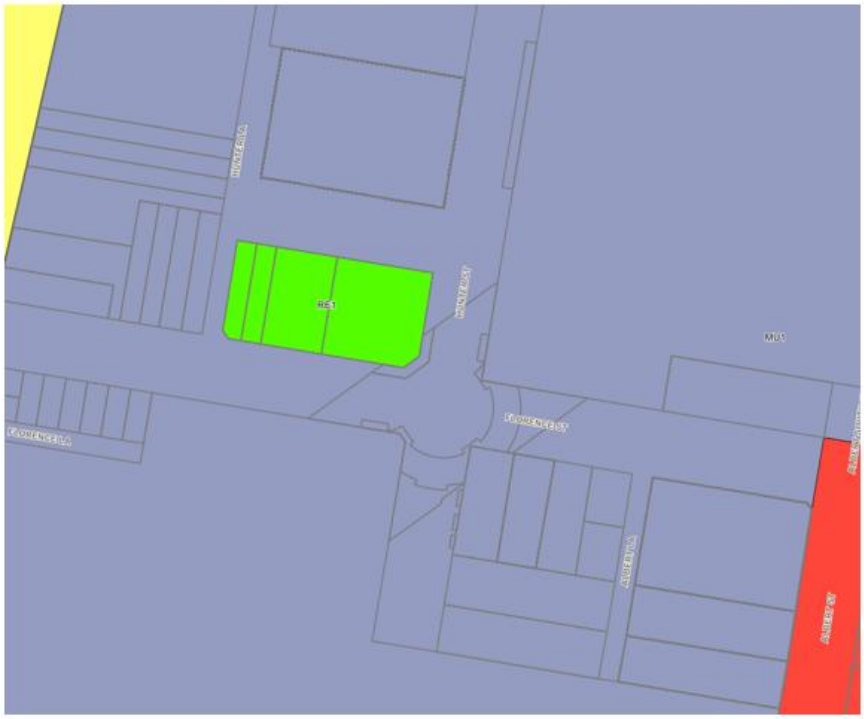
Shaded in green, the aerial images identify potential locations to install freestanding advertising signs.

Other similar locations in town centres, business areas and adjacent to major transport hubs may be considered where it meets the zoning requirements and the various assessment criteria contained within this Guideline.

Note: The locations for bus shelters with advertising are determined by the location of bus stops on roadways within the Shire. The location of bus stops are primarily determined by Transport for NSW, with involvement from bus operators and Council.

a) The Hornsby Mall (Florence & Hunter Streets) – Pedestrian Mall area (Zoning MU1)





Exempt Council led advertising signage

b) Hornsby Station – westside (Zoning MU1)





Exempt Council led advertising signage

Regulatory Controls

This section of the Guideline will outline the various existing controls that relate to the bus shelters and freestanding advertising signs currently and will discuss additional controls relevant to their installation within Hornsby Shire.

The various existing and additional controls will focus on proposed locations, maximum heights, separation and advertising content, etc.

Location

As outlined above in **Proposed Locations & Zoning**, Freestanding Advertising Signs are to be located within certain land use planning zones within Hornsby Shire. Those zones allow business and mixed-use premises and are located around town centres, commercial areas and adjacent to public transport corridors.

Tender Process

Tender documents will include details around the proposed locations for freestanding advertising signs for potential tenderers. Tenderers may nominate some, all or none of the proposed locations depending on their view of each site's potential.

With regard to the location of Bus Shelters with Advertising, tenderers review the bus networks across the Shire and nominate bus stops where they propose to locate a bus shelter with advertising as part of their tender submission.

Once the tender is closed the evaluation panel will assess all responses to the tender using relevant selection criteria, including the assessment criteria contained within this Guideline.

The evaluation panel will be required to reference this document in the selection of any proposed locations by tenderers for the installation of bus shelters with advertising and freestanding advertising signs.

On that basis Council will maintain control over any locations proposed by respondents to the tender, ensuring that each location meets the criteria listed at the end of this document.

Tender considerations

Tenders will be considered based on the requirements and guidelines contained in:

- Transport Corridor Outdoor Advertising and Signage Guidelines, NSW Department of Planning and Environment and Transport for NSW;
- Chapter 3 of the State Environmental Planning Policy (Industry and Employment) 2021;
- Australian Association of National Advertisers (AANA)
    - Code of Ethics;
    - Children's Advertising Code;
    - Wagering Code; and
    - Food and Beverages Code.

- Outdoor Media Association of Australia (OMA)
    - Code of Ethics, and
    - Model Advertising Devices Code (NSW);
- Australian Standards
    - AS 1428 Design for Access and Mobility; and
    - AS/NZS 4282:2019 Control of the Obtrusive effects of Outdoor Lighting.

State Environmental Planning Policy (Industry and Employment) 2021

The Industry & Employment SEPP (I & E SEPP) at Chapter 3 refers to Advertising and Signage. It replaces SEPP 64 which specifically related to outdoor advertising. The I&E SEPP covers all forms of advertising including small format (ie bus shelter and freestanding signs) and large format (road side and over road billboards).

Of specific relevance to this Guideline is the assessment criteria listed within Schedule 5 of the I & E SEPP and which is listed at the end of this document.

Signage Content

Industry Body

The Outdoor Media Association of Australia (OMA) is the industry body representing outdoor media in Australia.

The OMA has developed a best practice guideline for the regulation of outdoor advertising devices and structures titled T*he Model Advertising Devices Code New South Wales (Model Code). The Model Code* relates primarily to third party advertising signage.

The Model Code *"provides a set of practical and effective planning controls for advertising devices. Overall, the Model Code aims to balance placement, design and utility outcomes for local government and the community with the commercial requirements of the Out of Home advertising industry.*

The Model Code has been prepared to apply to advertising devices situated in both urban and rural settings. The Model Code applies to both large format (billboard style) advertising devices as well as small format styles (including street level portrait advertising panels).

Assessment criteria for exempt signage:

Under the Hornsby LEP 2013, to be exempt, bus shelters with advertising must meet certain criteria including:

- Must be carried out by or on behalf of Council;
- May be up to 3.5m2 in area;
- May be electronic;
- Must not project more than 3.2m above the footpath;
- Must not obstruct the sight lines of vehicular or pedestrian traffic;
- Must not adversely impact the amenity of a heritage item or heritage conservation area; and
- If electronic must have lighting designed in accordance with relevant Australian Standards and the Disability Standards.

Under the Hornsby LEP 2013, to be exempt, a freestanding signage must meet certain criteria including:

- Must be carried out by or on behalf of Council;
- Must be located in the E1 Local Centre, E2 Commercial Centre, or MU1 Mixed Use zones;
- May be up to 3.5m2 in area;
- May be electronic;
- Must not project more than 3m above the ground;
- Must not adversely impact the amenity of a heritage item or heritage conservation area; and
- If electronic must have lighting designed in accordance with AS 1428 and the Disability Standards.

In addition to the above, the signage must also meet the assessment criteria provided under the Model Code and relevant criteria from Schedule 5 of Industry & Employment SEPP 2021 for advertising signs as detailed and further explained below.

The assessment of advertising signage against the criteria will initially be undertaken by the project manager for the Outdoor Advertising Tender and will then become the responsibility of the team who will manage the contract on behalf of Council.

Table 1 outlines the relevant performance criteria and acceptable outcomes taken from *The Model Code* for the assessment of advertising signs. In additional, the last column titled HSC has been included and refers to the required outcome of any assessment for sites within Hornsby Shire.

Each site being considered for the installation of a bus shelter with advertising or a freestanding advertising sign should be assessed against the following criteria (in addition to the assessment criteria outlined below that has been extracted from the I & E SEPP, Schedule 5 provided in Table 2):

Table 1: Relevant Assessment Criteria – *The Model Advertising Devices Code, New South Wales*

Location & Zoning					
Performance Criteria		Acceptable Outcomes		HSC	Yes or No
P1	Advertising devices to be located in zoned areas and are of a scale and nature that is compatible with both existing and/or proposed development in the zone.	A1.	Advertising devices are usually located within the City Centre/Town Centre, Business/ Industrial, Mixed Use or Rural also located in Zones.	Freestanding Signs are permitted within the following zones: E1 - Local Centre E2 - Commercial Centre, & MU1 Mixed Use	
P2	Advertising devices do not detract from heritage place or the overall character and amenity of the locality (such as an open space, streetscape, town entrance, and vista or view corridor).	A2	The sign face area is an appropriate size for its position and location.	The area of each display face is no greater than $3.5m^2$	
		A3	Freestanding signs are supported on single or multiple pylons or on architecturally designed structures.	Adopt Model Code Outcomes	

Height & Size					
Performance Criteria		Acceptable Outcomes		HSC	Yes or No
P3	The height (above ground level) of an advertising device complements and reflects the surrounding character and amenity of the locality and environs.	A4.	The height of the advertising device is appropriate for its position and location.	Height of sign will not extend beyond 3m above finished ground level	
P4	Freestanding advertising devices are of a size and scale which is considered appropriate natural and built environment and does not create a physical hazard or to motorists, pedestrians, cyclists or residents.	A5	The sign face area is an appropriate size for its position and location.	The area of each display face is no greater than $3.5m^2$	

Freestanding Signs – Separation Distances					
Performance Criteria		Acceptable Outcomes		HSC	Yes or No
P5	Advertising devices are separated by distance in all zones so that the character and amenity of the locality and existing view and vista corridors are not adversely impacted.	A6.	For all freestanding signs, a separation required within the same direction of travel.	Signs are located no closer together than 50m	
		A7	Where the topography of the environment creates a natural visual separation between two advertising devices, the separation above does not apply.	Model Code Outcomes to be adopted	
Digital Advertising Devices					
Performance Criteria		Acceptable Outcomes		HSC	Yes or No
P9	Digital advertising devices, including Liquid Crystal Display (LCD) and Light Emitting Diode (LED) are allowed in appropriate zones	A13.	Digital advertising devices permitted in: • The City Centre, Commercial, Mixed Use and Industrial Zones; and/or • Locations where there is a high flow of pedestrian or vehicular traffic	Freestanding Signs are permitted within the following zones: E1 - Local Centre E2 - Commercial Centre, & MU1 Mixed Use	
P10	Digital advertising devices do not create a road safety risk or hazard.	A14	The static images on LCD and LED have a minimum dwell time of 6-8 seconds per advertisement.	A standard dwell time up to 10 seconds is anticipated	
		A15	There is an instantaneous transition from one message to the next (approximately 0.1 seconds). No transitional effects such as fly-in or fade-out are supported.	Model Code Outcomes to be adopted	
		A17	Advertisements are designed so that cannot be mistaken for a traffic control device.	Model Code Outcomes to be adopted	
P11	Illumination of digital advertising devices does not create a safety risk to motorists or detract from the amenity of the local community.	A18	The luminance of digital advertising devices is modified according to location, time of ambient light conditions	Model Code Outcomes to be adopted	
		A19	LCD and LED advertising devices use adjust illumination levels	Model Code Outcomes to be adopted	

			according to the ambient light levels.		
P12	Illumination of digital advertising devices does not create light pollution or light spillage.	A20	Must comply with *AS 1428 Design for Access and Mobility*, which ensures low-glare, stable, and evenly distributed lighting to aid legibility.	Australian Standards to be used	
		A21	Must comply with *AS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting*, which limits light spill and glare impacting surrounding properties and environments, and controls automative brightness adjustment during the night.	Australian Standards to be used	
P13	Digital advertising devices minimise energy consumption where possible	A22	Where possible, digital advertising devices will be designed to minimise energy consumption.	Model Code Outcomes to be adopted	

Content Management					
Performance Criteria		Acceptable Outcomes		HSC	Action
P14	Advertising devices should display content that is compliant with the Australian National Advertisers (AANA) Code of Ethics and must comply with any the Advertising Standards Board (Ad Board)	A23	A system of content management and complaint handling arrangements for the content displayed on advertising structures must be in place. Advertising content should be compliant with the AANA Code of Ethics. Where an advertisement is found by the Ad Board to be in breach of the AANA Code of Ethics, the determination of the Ad Board must be complied with and the advertisement removed.	Model Code Outcomes to be adopted	Confirm management and complaint handling process in place/under development

Assessment Criteria (Schedule 5 of Industry & Employment SEPP 2021)

Below is a table of the assessment criteria outlined within the Industry & Employment State Environmental Planning Policy (I & E SEPP) for advertising signs.

The below criteria should be used to assess potential locations being considered for freestanding advertising signs within the Shire (in addition to The Model Code Assessment Criteria).

Note: the assessment criteria below cover a wide range of types of advertising signs. They are considered relevant for freestanding advertising signs

Table 2: Assessment Criteria – Industry & Employment SEPP, Schedule 5, including Council additions

Assessment Criteria – Freestanding Advertising Sign	Yes	No	Comment
Character of the area			
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?			
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?			
Special areas			
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?			
Views and Vistas			
Does the proposal obscure or compromise important views?			
Does the proposal dominate the skyline and reduce the quality of vistas?			
Does the proposal respect the viewing rights of other advertisers?			
Streetscape, setting or landscape			
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?			
Does the proposal reduce clutter by rationalising and simplifying existing advertising?			
Does the proposal screen unsightliness?			
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?			
Does the proposal require ongoing vegetation management?			
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?			
Site and Building			
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?			
Does the proposal respect important features of the site or building, or both?			
Does the proposal show innovation and imagination in its relationship to the site or building, or both?			

Illumination			
Would illumination result in unacceptable glare?			
Would illumination affect safety for pedestrians, vehicles or aircraft			
Would illumination detract from the amenity of any residence or other form of accommodation?			
Would illumination detract from the amenity of any residence or other form of accommodation?			
Can the intensity of the illumination be adjusted, if necessary?			
Is the illumination subject to a curfew?			
Safety			
Would the proposal reduce the safety for any public road?			
Would the proposal reduce the safety for pedestrians or bicyclists?			
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?			
Advertising Content *(Council Additions)*			
Is the content suitable for a broad, untargeted public audience?			
Is it compatible with surrounding land use and local character?			
Is the content **not** unsafe, offensive or misleading?			
Is the advertising content **not** distracting to road users?			
Does the advertising content avoid mimicking traffic signals, warnings or control devices?			
Is the advertising content not highly sensationalised or likely to distract drivers?			
Is the advertising content suitable for children or general audiences?			
Does the advertising content avoid advertising age-restricted or discretionary products (e.g. alcohol, gambling, unhealthy food) in areas primarily accessed by children, including near schools and child-focused facilities?			

Public Benefit

A future Tender for Outdoor Advertising by Council has the potential to provide for the installation of bus shelters with advertising and freestanding advertising signs at minimal upfront cost to Council. As part of the standard contract terms, Council would not be responsible for cleaning, regular maintenance, replacement or renewal works for the life of the agreement (indicatively 10-15 years).

Freestanding signs that are located within town centres, business districts and adjacent to the major transport hubs create an opportunity for Council to also provide community and emergency messaging in the public domain.

Community and emergency messaging provides considerable social value to Council through increased exposure of community messaging about events, services and local news.

The display of community and emergency messaging on bus shelters with advertising and freestanding advertising signs is a negotiated term of the agreement. If agreed between the parties, this provides an indirect financial benefit to Council as it would otherwise pay market rates to advertise on any outdoor advertising device or structure.

The proposal presents an opportunity for Council to expand its capacity to provide community and emergency messaging to the public within town centres and public transport hubs throughout the Shire. This would improve the visibility and reach of critical public communications, strengthening community engagement and resilience.

Additionally, Council as the landowner is provided with a portion of the gross income generated from the commercial advertising displayed on freestanding advertising signs within the Shire.

Revenue generated from small format outdoor advertising, including from bus shelters with advertising and freestanding advertising signs, will be directed toward upgrading public transport infrastructure (including bus shelters and seats), improving accessibility (including associated footpaths, ramps and tactile indictors, etc) and improving Council's Long Term Financial Capacity.

Document Review

The Guideline has been prepared to consider the installation of freestanding advertising signs within the controls identified within this Guideline as exempt development.

The Guideline should be reviewed every five (5) years to ensure it remains current, relevant and beneficial to Hornsby Shire Council and its community.

~ End of Document ~

ATTACHMENT 1 - ITEM 8



Exempt Advertising Tender Guideline



Division/Branch	Office the General Manager/GMs Division
Responsible Officer	Strategic Property Manager
Endorsed by	Executive Leadership Team
Endorsed date	2 February, 2026
TRIM folder	F2025/00245

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- Define what a bus shelter with advertising and freestanding advertising signs are, providing example images;
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- is positioned on the ground, with vertical supports, and not affixed to a building or other structure; and
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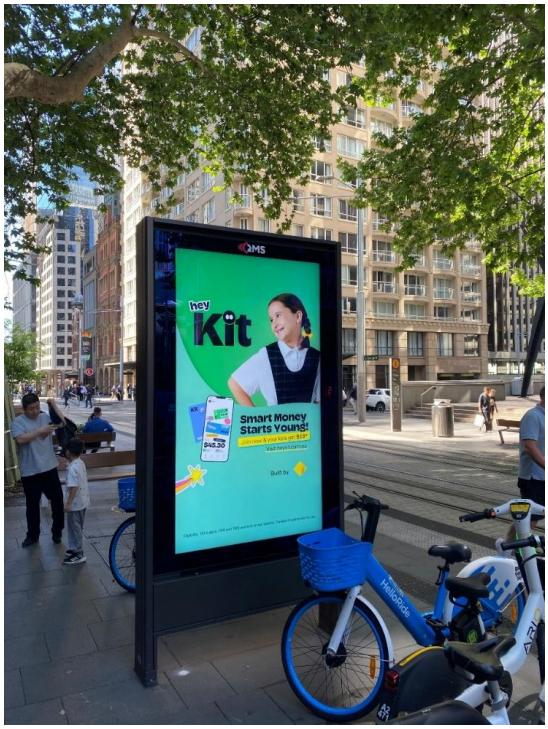



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Freestanding advertising signs are to be located within the following zones:

- E1 - Local Centre,
- E2 - Commercial Centre, and
- MU1 - Mixed Use.

Examples of locations considered appropriate for the installation of freestanding advertising signs within the Shire are the Hornsby Mall (Florence Street & Hunter Street, Hornsby), and adjacent to public transport hubs, for example, Hornsby Railway Station.

Below are aerial images of the locations where freestanding advertising signs are being considered, along with associated land use planning maps.

Shaded in green, the aerial images identify potential locations to install freestanding advertising signs.

Other similar locations in town centres, business areas and adjacent to major transport hubs may be considered where it meets the zoning requirements and the various assessment criteria contained within this Guideline.

Note: The locations for bus shelters with advertising are determined by the location of bus stops on roadways within the Shire. The location of bus stops are primarily determined by Transport for NSW, with involvement from bus operators and Council.

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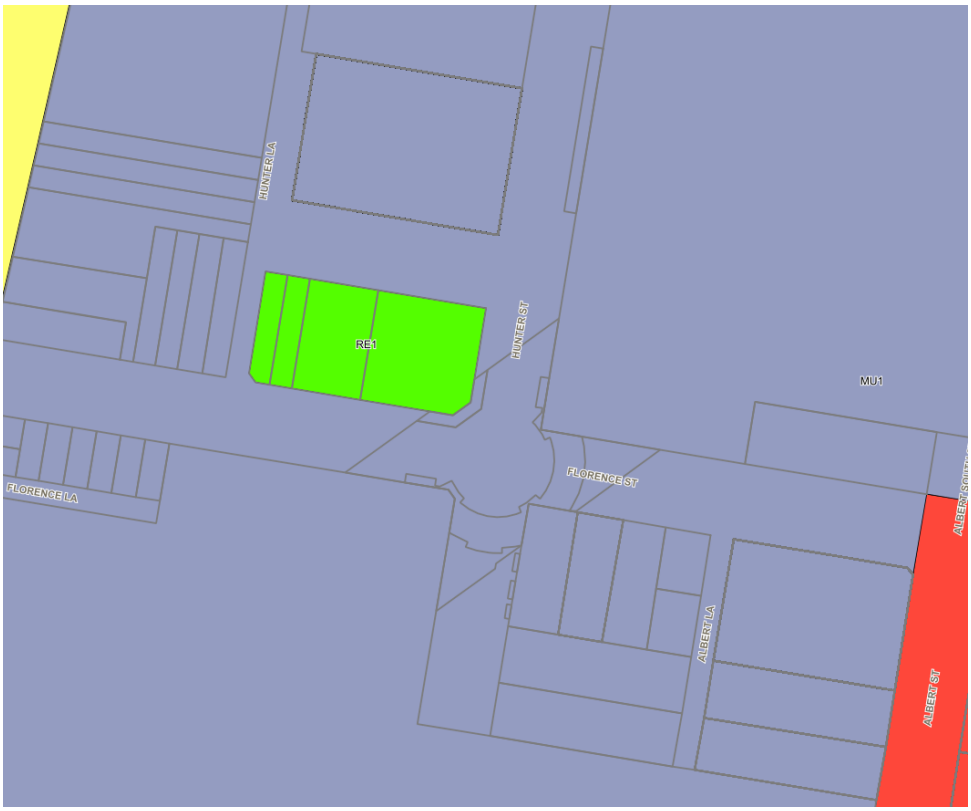

b) Hornsby Station – westside (Zoning MU1)





Regulatory Controls

This section of the Guideline will outline the various existing controls that relate to the bus shelters and freestanding advertising signs currently and will discuss additional controls relevant to their installation within Hornsby Shire.

The various existing and additional controls will focus on proposed locations, maximum heights, separation and advertising content, etc.

Location

As outlined above in **Proposed Locations & Zoning**, Freestanding Advertising Signs are to be located within certain land use planning zones within Hornsby Shire. Those zones allow business and mixed-use premises and are located around town centres, commercial areas and adjacent to public transport corridors.

Tender Process

Tender documents will include details around the proposed locations for freestanding advertising signs for potential tenderers. Tenderers may nominate some, all or none of the proposed locations depending on their view of each site's potential.

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On that basis Council will maintain control over any locations proposed by respondents to the tender, ensuring that each location meets the criteria listed at the end of this document.

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Of specific relevance to this Guideline is the assessment criteria listed within Schedule 5 of the I & E SEPP and which is listed at the end of this document.

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The Model Code has been prepared to apply to advertising devices situated in both urban and rural settings. The Model Code applies to both large format (billboard style) advertising devices as well as small format styles (including street level portrait advertising panels).

Assessment criteria for exempt signage:

Under the Hornsby LEP 2013, to be exempt, bus shelters with advertising must meet certain criteria including:

- Must be carried out by or on behalf of Council;
- May be up to 3.5m2 in area;
- May be electronic;
- Must not project more than 3.2m above the footpath;
- Must not obstruct the sight lines of vehicular or pedestrian traffic;
- Must not adversely impact the amenity of a heritage item or heritage conservation area; and
- If electronic must have lighting designed in accordance with relevant Australian Standards and the Disability Standards.

Under the Hornsby LEP 2013, to be exempt, a freestanding signage must meet certain criteria including:

- Must be carried out by or on behalf of Council;
- Must be located in the E1 Local Centre, E2 Commercial Centre, or MU1 Mixed Use zones;
- May be up to 3.5m2 in area;
- May be electronic;
- Must not project more than 3m above the ground;
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- If electronic must have lighting designed in accordance with relevant Australian Standards and the Disability Standards.

In addition to the above, the signage must also meet the assessment criteria provided under the Model Code and relevant criteria from Schedule 5 of Industry & Employment SEPP 2021 for advertising signs as detailed and further explained below.

The assessment of advertising signage against the criteria will initially be undertaken by the project manager for the Outdoor Advertising Tender and will then become the responsibility of the team who will manage the contract on behalf of Council.

Table 1 outlines the relevant performance criteria and acceptable outcomes taken from *The Model Code* for the assessment of advertising signs. In additional, the last column titled HSC has been included and refers to the required outcome of any assessment for sites within Hornsby Shire.

Each site being considered for the installation of a bus shelter with advertising or a freestanding advertising sign should be assessed against the following criteria (in addition to the assessment criteria outlined below that has been extracted from the I & E SEPP, Schedule 5 provided in Table 2):

Table 1: Relevant Assessment Criteria – *The Model Advertising Devices Code, New South Wales*

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Performance Criteria		Acceptable Outcomes		HSC	Yes or No
P1	Advertising devices to be located in zoned areas and are of a scale and nature that is compatible with both existing and/or proposed development in the zone.	A1.	Advertising devices are usually located within the City Centre/Town Centre, Business/ Industrial, Mixed Use or Rural is also located in Zones.	Freestanding Signs are permitted within the following zones: E1 - Local Centre E2 - Commercial Centre, & MU1 Mixed Use	
P2	Advertising devices do not detract from heritage place or the overall character and amenity of the locality (such as an open space, streetscape, town entrance, feature and vista or view corridor).	A2	The sign face area is an appropriate size for its position and location.	The area of each display face is no greater than 3.5m^2	
		A3	Freestanding signs are supported on single or multiple pylons or on architecturally designed structures.	Adopt Model Code Outcomes	

Height & Size					
Performance Criteria		Acceptable Outcomes		HSC	Yes or No
P3	The height (above ground level) of an advertising device complements and reflects the surrounding character and amenity of the locality and environs.	A4.	The height of the advertising device is appropriate for its position and location.	Height of sign will not extend beyond 3m above finished ground level	
P4	Freestanding advertising devices are of a size and scale which is considered appropriate natural and built environment and does not create a physical hazard or pedestrians, cyclists or residents.	A5	The sign face area is an appropriate size for its position and location.	The area of each display face is no greater than 3.5m^2	

Freestanding Signs – Separation Distances					
Performance Criteria		Acceptable Outcomes		HSC	Yes or No
P5	Advertising devices are separated by distance in all zones so that the character and amenity of the locality and existing view and vista corridors are not adversely impacted.	A6.	For all freestanding signs, a separation required within the same direction of travel.	Signs are located no closer together than 50m	
		A7	Where the topography of the environment creates a natural visual separation between two advertising devices, the separation above does not apply.	Model Code Outcomes to be adopted	
Digital Advertising Devices					
Performance Criteria		Acceptable Outcomes		HSC	Yes or No
P9	Digital advertising devices, including Liquid Crystal Display (LCD) and Light Emitting Diode (LED) are allowed in appropriate zones	A13.	Digital advertising devices permitted in: • The City Centre, Commercial, Mixed Use and Industrial Zones; and/or • Locations where there is a high flow of pedestrian or vehicular traffic	Freestanding Signs are permitted within the following zones: E1 - Local Centre E2 - Commercial Centre, & MU1 Mixed Use	
P10	Digital advertising devices do not create a road safety risk or hazard.	A14	The static images on LCD and LED have a minimum dwell time of 6-8 seconds per advertisement.	A standard dwell time up to 10 seconds is anticipated	
		A15	There is an instantaneous transition from one message to the next (approximately 0.1 seconds). No transitional effects such as fly-in or fade-out are supported.	Model Code Outcomes to be adopted	
		A17	Advertisements are designed so that cannot be mistaken for a traffic control device.	Model Code Outcomes to be adopted	
P11	Illumination of digital advertising devices does not create a safety risk to motorists or detract from	A18	The luminance of digital advertising devices is modified according to location, time of ambient light conditions	Model Code Outcomes to be adopted	

	the amenity of the local community.	A19	LCD and LED advertising devices use adjust illumination levels according to the ambient light levels.	Model Code Outcomes to be adopted	
P12	Illumination of digital advertising devices does not create light pollution or light spillage.	A20	Must comply with *AS 1428 Design for Access and Mobility*, which ensures low-glare, stable, and evenly distributed lighting to aid legibility.	Australian Standards to be used	
		A21	Must comply with *AS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting,* which limits light spill and glare impacting surrounding properties and environments, and controls automative brightness adjustment during the night.	Australian Standards to be used	
P13	Digital advertising devices minimise energy consumption where possible	A22	Where possible, digital advertising devices will be designed to minimise energy consumption.	Model Code Outcomes to be adopted	

Content Management					
Performance Criteria		Acceptable Outcomes		HSC	Action
P14	Advertising devices should display content that is compliant with the Australian National Advertisers (AANA) Code of Ethics and must comply with any by the Advertising Standards Board (Ad Board)	A23	A system of content management and complaint handling arrangements for the content displayed on advertising structures must be in place. Advertising content should be compliant with the AANA Code of Ethics. Where an advertisement is found by the Ad Board to be in breach of the AANA Code of Ethics, the determination of the Ad Board must be complied with and the advertisement removed.	Model Code Outcomes to be adopted	Confirm management and complaint handling process in place/under development

Assessment Criteria (Schedule 5 of Industry & Employment SEPP 2021)

Below is a table of the assessment criteria outlined within the Industry & Employment State Environmental Planning Policy (I & E SEPP) for advertising signs.

The below criteria should be used to assess potential locations being considered for freestanding advertising signs within the Shire (in addition to The Model Code Assessment Criteria).

Note: the assessment criteria below cover a wide range of types of advertising signs. They are considered relevant for freestanding advertising signs

Table 2: Assessment Criteria – Industry & Employment SEPP, Schedule 5, including Council additions

Assessment Criteria – Freestanding Advertising Sign	Yes	No	Comment
Character of the area			
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?			
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?			
Special areas			
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?			
Views and Vistas			
Does the proposal obscure or compromise important views?			
Does the proposal dominate the skyline and reduce the quality of vistas?			
Does the proposal respect the viewing rights of other advertisers?			
Streetscape, setting or landscape			
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?			
Does the proposal reduce clutter by rationalising and simplifying existing advertising?			
Does the proposal screen unsightliness?			
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?			
Does the proposal require ongoing vegetation management?			
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?			
Site and Building			
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?			
Does the proposal respect important features of the site or building, or both?			
Does the proposal show innovation and imagination in its relationship to the site or building, or both?			

Illumination			
Would illumination result in unacceptable glare?			
Would illumination affect safety for pedestrians, vehicles or aircraft			
Would illumination detract from the amenity of any residence or other form of accommodation?			
Would illumination detract from the amenity of any residence or other form of accommodation?			
Can the intensity of the illumination be adjusted, if necessary?			
Is the illumination subject to a curfew?			
Safety			
Would the proposal reduce the safety for any public road?			
Would the proposal reduce the safety for pedestrians or bicyclists?			
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?			
Advertising Content *(Council Additions)*			
Is the content suitable for a broad, untargeted public audience?			
Is it compatible with surrounding land use and local character?			
Is the content **not** unsafe, offensive or misleading?			
Is the advertising content **not** distracting to road users?			
Does the advertising content avoid mimicking traffic signals, warnings or control devices?			
Is the advertising content not highly sensationalised or likely to distract drivers?			
Is the advertising content suitable for children or general audiences?			
Does the advertising content avoid advertising age-restricted or discretionary products (e.g. alcohol, gambling, unhealthy food) in areas primarily accessed by children, including near schools and child-focused facilities?			

Public Benefit

A future Tender for Outdoor Advertising by Council has the potential to provide for the installation of bus shelters with advertising and freestanding advertising signs at minimal upfront cost to Council. As part of the standard contract terms, Council would not be responsible for cleaning, regular maintenance, replacement or renewal works for the life of the agreement (indicatively 10-15 years).

Freestanding signs that are located within town centres, business districts and adjacent to the major transport hubs create an opportunity for Council to also provide community and emergency messaging in the public domain.

Community and emergency messaging provides considerable social value to Council through increased exposure of community messaging about events, services and local news.

The display of community and emergency messaging on bus shelters with advertising and freestanding advertising signs is a negotiated term of the agreement. If agreed between the parties, this provides an indirect financial benefit to Council as it would otherwise pay market rates to advertise on any outdoor advertising device or structure.

The proposal presents an opportunity for Council to expand its capacity to provide community and emergency messaging to the public within town centres and public transport hubs throughout the Shire. This would improve the visibility and reach of critical public communications, strengthening community engagement and resilience.

Additionally, Council as the landowner is provided with a portion of the gross income generated from the commercial advertising displayed on freestanding advertising signs within the Shire.

Revenue generated from small format outdoor advertising, including from bus shelters with advertising and freestanding advertising signs, will be directed toward upgrading public transport infrastructure (including bus shelters and seats), improving accessibility (including associated footpaths, ramps and tactile indictors, etc) and improving Council's Long Term Financial Capacity.

Document Review

The Guideline has been prepared to consider the installation of freestanding advertising signs within the controls identified within this Guideline as exempt development.

The Guideline should be reviewed every five (5) years to ensure it remains current, relevant and beneficial to Hornsby Shire Council and its community.

~ End of Document ~

ITEM 9

ATTACHMENT/S

REPORT NO. PC13/26

ITEM 9

1. DRAFT HORNSBY ARCHAEOLOGICAL HERITAGE STUDY - EXHIBITION

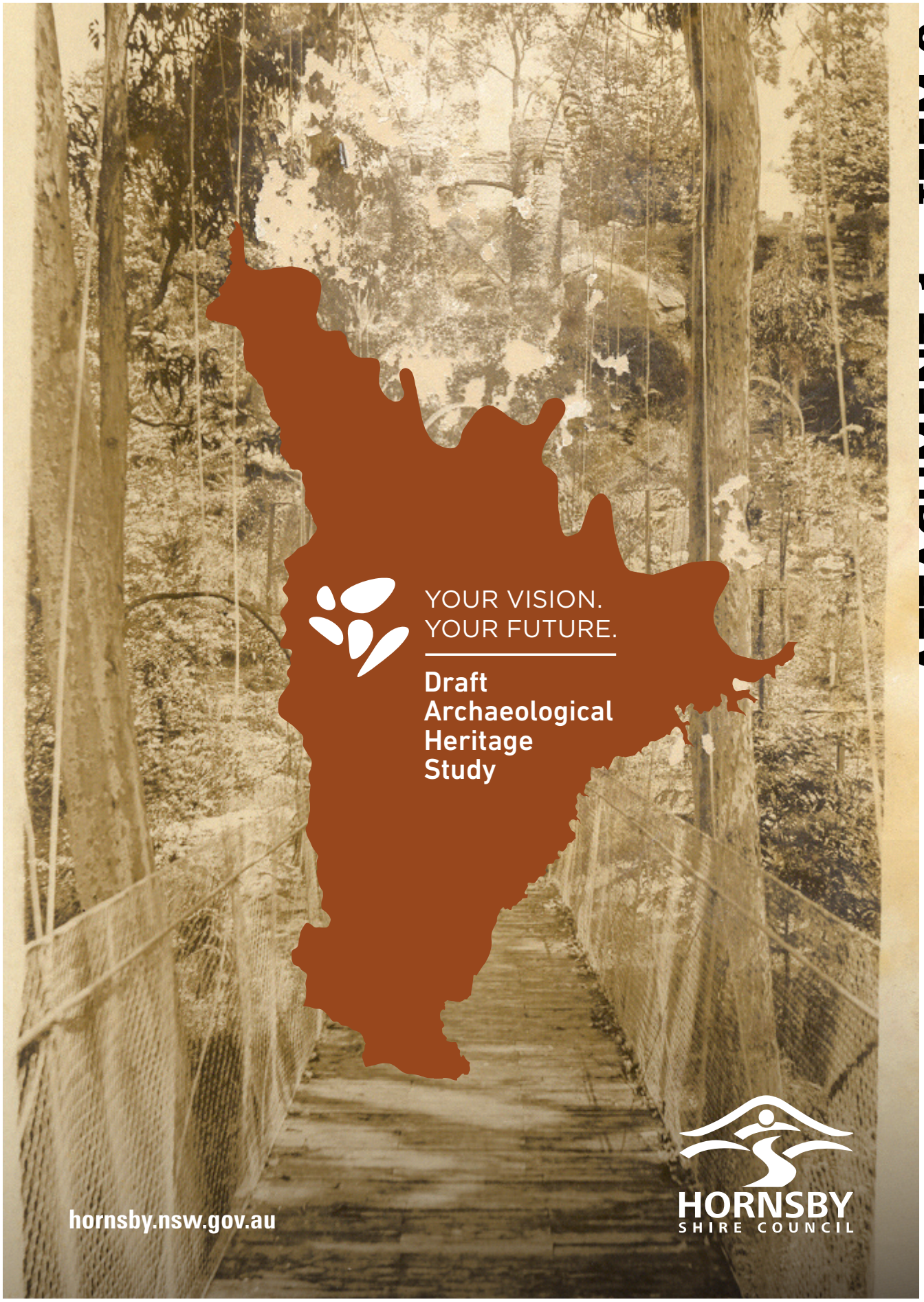
2. DRAFT HORNSBY LANDSCAPE HERITAGE STUDY EXHIBITION

3. DRAFT HORNSBY BUILT HERITAGE STUDY EXHIBITION

4. DRAFT HORNSBY HCA STUDY EXHIBITION

5. SUMMARY OF LEP RECOMMENDATIONS - EXHIBITION

ATTACHMENT 1 - ITEM 9





Council recognises the Traditional Owners of the lands of Hornsby Shire, the Dharug 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.

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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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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。郡議會工作時間爲周一至周五，早上 8：30 - 下午 5 點。



Nepali

यस कागजातमा महत्त्वपूर्ण जानकारी छ।

यदि तपाईंले यसलाई बुझ्नुभएको छैन भने, कृपया अनुवाद र दोभाषे सेवालाई 131 450 मा फोन गर्नुहोस्। तपाईंको तर्फबाट हर्नस्बी शायर काउन्सिललाई 9847 6666 नम्बरमा फोन गरिदिन आग्रह गर्नुहोस्। काउन्सिलको कामकाजी समय सोमबारदेखि शुक्रबार बिहान 8:30 बजे देखि बेलुका 5 बजेसम्म हो।



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 शुक्रवार, 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-iinterprete (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

نیاز به کمک دارید؟

این سند حاوی اطلاعات مهم می باشد. چنانچه آن را درک نمی کنید، لطفاً با خدمات ترجمه کتبی و شفاهی به شماره 131 450 تماس بگیرید. از آنها بخواهید از جانب شما با شماره 9847 6666 با شورای شهر هورنزبی شایر تماس بگیرند. ساعات کاری شورای شهر دوشنبه تا جمعه، از 8:30 صبح تا 5 بعدازظهر است.

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Glossary and Abbreviations

Adaptation	The process of returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
AHS	Archaeological Heritage Study
Archaeological assessment	A study undertaken to establish the archaeological significance (research potential) of a particular site and to propose appropriate management actions.
Archaeological feature	Any physical evidence of past human activity. Archaeological features include buildings, works, relics, structures, foundations, deposits, cultural landscapes and shipwrecks. During an archaeological excavation the term 'feature' may be used in a specific sense to refer to any item that is not a structure, a layer or an artefact
Archaeological potential	The degree of physical evidence on an archaeological site, based on a process of assessing the probable extent, nature and integrity of the archaeological resource. This assessment is usually done on the basis of physical evaluation and historical research. Common units for describing the level of archaeological potential on a site are High, Moderate, Low and Nil-Low.
Archaeological resource	The individual and combined elements that constitute an archaeological site, including deposits, structural remains and artefacts.
Archaeological significance	A category of significance referring to scientific value or 'research potential' that is, the ability to yield information through investigation by archaeological methods. See also research significance.
Archaeological sites	A place that contains evidence of past human activity. Below-ground archaeological sites include building foundations, occupation deposits, features and artefacts. Above-ground archaeological sites include buildings, works, industrial structures, and relics that are intact or ruined.
Archaeological zoning plan	A graphic plan of a place indicating the relative archaeological potential of areas or zones within this. An archaeological zoning plan is prepared by undertaking broad-scale archaeological assessment over a large area. The plan may be incorporated into the provisions of an environmental planning instrument. See also archaeological management plan.
Artefacts	Objects produced by human activity. In historical archaeology the term usually refers to small objects contained within occupation deposits. The term may encompass food or plant remains (for example, pollen) and ecological features.
The *Burra Charter*	*The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013a*
Conservation	Defined in the *Burra Charter* as 'all the processes of looking after a place so as to retain its cultural significance'
Conservation management plan	A document explaining the significance of a heritage item, including a heritage conservation area, and proposing policies to retain that

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	significance. It can include guidelines for additional development or maintenance of the place.
Conservation policy	A proposal to conserve a heritage item arising out of the opportunities and constraints presented by the statement of heritage significance and other considerations.
Contributory values	Values attached to items located within Conservation Zones or Policy Areas that do not have values equivalent to those for which a place is listed, but rather have heritage features that contribute to the general historical quality of the Zone or Policy Area.
Cultural landscapes	Those areas of the landscape that have been significantly modified by human activity. They include rural lands such as farms, villages, and mining sites, as well as country towns.
Cultural significance	A term frequently used to encompass all aspects of significance, particularly in guideline documents such as the *Burra Charter.* Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, meanings, records, *related places*, and related objects. Places may have a range of values for different individuals or groups.
DCP	Development Control Plan
EP&A Act	*Environmental Planning and Assessment Act 1979*
Fabric	All the physical material constituting the place including structural elements, fixtures, contents, and objects.
Heritage	Aspects of a culture that are considered important enough to be passed on to future generations.
Heritage Act	*NSW Heritage Act 1977* (NSW)
Heritage significance	Historical, scientific, cultural, social, archaeological, natural and/or aesthetic values embodied in a place that are regarded as important enough to be conserved for present and future generations.
Historical significance	An item having this value is significant because of the importance of its relationship to the evolving pattern of our cultural history.
HLRV	Historical Lands Record Viewer
HLEP	*Hornsby Local Environmental Plan 2013*
HDCP	*Hornsby Development Control Plan 2013*
International Council on Monuments and Sites (ICOMOS)	An international organisation linked to UNESCO that brings together people concerned with the conservation and study of places of cultural significance. There are also national committees in sixty countries including Australia. See also Australia ICOMOS.
In situ	Latin phrase meaning 'in the original place'
Integrity	A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage are still largely intact.
Item	A building, structure, work, relic, place, or group. The generic term used to describe objects structures or places under consideration for heritage significance.

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LEP	Local Environmental Plan
LGA	Local Government Area
Maintenance	The continuous protective care of a place and its setting. Maintenance is to be distinguished from repair that involves *restoration* or *reconstruction*.
Monitoring (archaeology)	Development works during which an archaeologist is present in order to record and manage impacts on the archaeological features and deposits that may be impacted by the works.
NLA	National Library of Australia
NSW	New South Wales
NPWS	National Parks and Wildlife Service
Occupation deposits (archaeology)	Accumulations of cultural material that result from human activity. They are often associated with domestic and industrial sites, for example, under-floor or yard deposits
Oral histories	The recording of information by interviewing people with knowledge pertinent to a heritage item or place.
Place	A site, area, or landscape or group of works, together with associated structures, contents and surroundings. Place may have tangible and intangible dimensions.
Preservation	The process of maintaining a *place* in its existing state and retarding deterioration.
Rarity	An item having this value is significant because it represents an uncommon, endangered or unusual aspect of our history or cultural heritage.
Reconstruction	The process of returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.
Related place	A *place* that contributes to the *cultural significance* of another place.
Research design (archaeology)	A set of questions that can be investigated using archaeological evidence and a methodology for addressing them. A research design is intended to ensure that archaeological investigations focus on genuine research needs. It is an important tool that ensures that when archaeological resources are destroyed by excavation, the information recovered can be preserved and can contribute to an understanding of the place and its history.
Research excavation (archaeology)	Formal archaeological investigation conducted in order to examine specific research questions. Such investigations may be independent of proposed development works.
Research potential (archaeology)	The ability of a site or feature to yield information through archaeological investigation.
Research significance (archaeology)	The significance of archaeological sites is assessed according to the extent to which their investigation may contribute substantive information in response to properly designed research questions.
RMS	Roads and Maritime Services (now Transport for New South Wales)
Salvage excavation (archaeology)	Formal archaeological excavation in advance of development works in which a site's archaeological potential is realised.

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Section 170 Register	Per Section 170 in the Heritage Act, government agencies are required to prepare a register of the heritage assets it owns or controls.
SEPP	State Environmental Planning Policies
Setting	The immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.
SHI	State Heritage Inventory
SHR	State Heritage Register
SLNSW	State Library of New South Wales
SSD	State Significant Development
SSI	State Significant Infrastructure
S89J of the EP&A Act	Former section 89J is now Part 4.41 Approvals etc legislation that does not apply of Division 4.7 State Significant Development. It lists authorisations not required for SSD that is approved by development consent, including 4.41 (1)(c) an approval under Part 4, or an excavation permit under section 139, of the Heritage Act.
Social significance	Items having this value are significant through their social, spiritual or cultural association with a recognisable community.
Statement of heritage impact	Determination of the impact of proposed works on the significance of a heritage item.
Statement of heritage significance	A statement, usually in prose form that summarises why a heritage item or area is of importance to present and future generations.
Statutory	Those matters that occur as a result of an Act of Parliament (for example, statutory instruments such as environmental planning instruments) and thus have legal force.
Technical significance	Items having this value are significant because of their ability to demonstrate a high degree of technical achievement within the local area.
Test excavation (archaeology)	Small-scale, formal archaeological excavation in advance of proposed development work. The intent of testing is to determine if archaeologically sensitive deposits or features are present in the path of proposed development without impacting those deposits or features.
TfNSW	Transport for New South Wales
UNESCO	United Nations Educational Scientific and Cultural Organisation
Unfree Labour	A collective term that refers to relations of production where direct compulsion or coercion, that can take varying forms, is used to acquire and exploit labour power. This includes, but is not limited to indentured service, penal labour such as convictism, serfdom and all forms of slavery.

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1 Introduction

Extent Heritage Pty Ltd was commissioned by Hornsby Shire Council (Council) to prepare an Archaeological Heritage Study (AHS) for the Hornsby local government area (LGA). Additional research was undertaken by Lisa Trueman Heritage Pty Ltd to assess the built heritage significance of certain archaeological sites. The AHS was initiated as part of an overall update to the 1993 Hornsby Shire Heritage Study (prepared by Perumal Murphy Wu, 1993) and Council's commitment to undertake regular reviews to ensure identification of our local heritage remains up-to-date and reflects our communalities expectations.

The scope of the AHS is informed by Council's Hornsby Heritage Action Plan GML, 2019, which identifies a range of recommendations for improved heritage management within the NSW legislative framework. The Action Plan was endorsed in April 2020, forms the scope of Council's Comprehensive Heritage Study. A summary of the Action Plan's key tasks for the Archaeological Heritage Study is provided below.

Table 1: Summary of Archaeological Heritage Study key tasks

Action	Key Tasks
Prepare a new Archaeological Heritage Study	• Undertake thorough research into known and potential archaeological sites. • Identify areas of high, medium and low potential for archaeological relics specifically, in areas with high development potential within the Hornsby LGA. Some high potential sites include Great North Road, Field of Mars, and Hawksbury River settlements. o Ensure that significant historical archaeological sites are included in Schedule 5 of the Hornsby Local Environmental Plan 2013. o Review of all previously identified archaeological sites to ensure that they have the appropriate statutory protection. o Provide inventory sheets for all new archaeological sites and revised inventory sheets for all currently listed sites based on current best-practice guidelines. o Revise management recommendations based on the current condition of sites and best practice. o Revise Development Control Plan to include historical archaeological management.

In response to the above action and associated key tasks, a draft AHS was prepared by Extent Heritage Pty Ltd in 2021. The consultants reviewed and assessed existing and potential archaeological sites in the Hornsby LGA for their potential for listing as archaeological sites in Schedule 5 of the HLEP. This included a consideration of nominated sites, sites identified through independent research and a revisiting of the archaeological potential of currently listed items.

Certain findings from the draft reports were actioned through Council's Heritage and Housekeeping Planning Proposal and revised Hornsby Development Control Plan 2024 Heritage Chapter in 2025.

This AHS has been updated to remove actioned recommendations and to form part of a comprehensive evidence base and set of consolidated recommendations for the management of heritage in the Shire. The recommendations include:

- 22 sites recommended as new archaeological sites;
- 8 sites recommended for name or property amendments to reflect site history and curtilage;
- 2 sites recommended for consolidation into 1 site;
- 1 site recommended for re-categorisation to reflect built heritage values; and
- 5 sites recommended for delisting, which do not meet thresholds for classification as archaeological sites.

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1.1 What is historical archaeology?

Archaeology is the study of the human past through material remains. In Australia there are generally two major archaeological disciplines: Aboriginal archaeology and historical archaeology. Within these disciplines are a multitude of subset specialities.

Historical archaeology is broadly defined as archaeology focusing on societies that have left behind written records. In the context of the Sydney region, historical archaeology largely deals with the archaeological (physical) record following British colonisation in 1788. Historical archaeology is often complemented and informed by documentary records. It can also contradict or disprove historical records.

Within historical archaeology there are many subsets that deal with a variety of aspects of the human past including contact archaeology, being the archaeology illustrating contact between Aboriginal people and groups of people who arrived after colonisation.

Sites and places defined as being historical archaeological items are classed differently from those listed as landscape or built heritage in that they usually comprise archaeological remains (deposits, artefacts, objects, or material evidence) principally present underground (often not visible on the ground surface). It is important to note that there can be overlap between categories.

Hornsby Shire contains rich archaeological resources resulting from historical occupation and use, beginning with the alienation of land from Aboriginal Australians for logging, agriculture, pastoralism, and resource extraction by early colonists. Over the course of the nineteenth century, industry, suburbanisation, and global events such as the world wars and Great Depression also left rich archaeological resources. The landscape was transformed, initially through the use of forced convict labour, and later to support the changing needs of Hornsby Shire's population, facilitating domestic, recreational, and industrial activities.

1.2 Study area

This study area for this AHS is the Hornsby LGA, which extends from the Hawkesbury River in the north, capturing multiple islands within the Hawkesbury including Long Island, Bar Island, and Dangar Island, to the M2 Hills Motorway in the south. The LGA is bounded by the Old Northern Road to the west and Cowan Creek to the east The study area is shown in Figure 1.

The study excludes National Parks and Wildlife Service (NPWS) parks and reserves, including part of Ku-ring-gai Chase National Park. Existing items that fall within areas of NPWS parks and reserves have not been reviewed and areas of NPWS parks and reserves were not assessed for potential new items.

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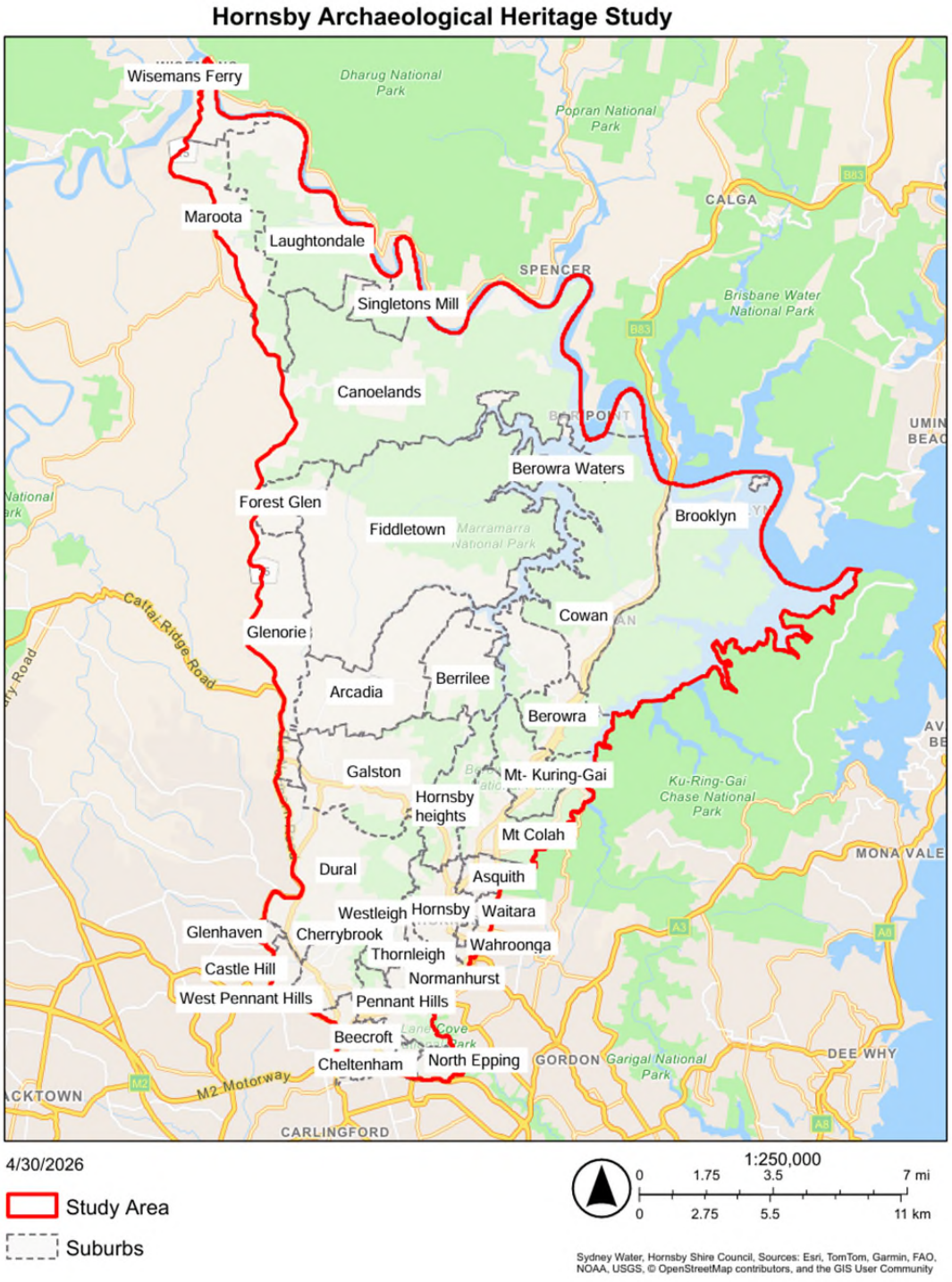

Figure 1: Study Area: Hornsby Archaeological Heritage Study

1.3 Statutory and policy context

Historical archaeological resources within the study area are protected by the following statutory instruments:

- the Heritage Act 1977 (NSW);
- the Environmental Planning and Assessment Act 1979 (EP&A Act);
- the Hornsby Local Environmental Plan 2013; and
- the Hornsby Development Control Plan 2024.

1.3.1 NSW Heritage Act 1977

The NSW Heritage Act 1977 (Heritage Act) aims to provide for the conservation of the State's heritage. It establishes the State Heritage Register (SHR), which includes places and objects of State heritage significance, including archaeological sites. Places on the SHR are protected by the Act.

The Heritage Act also provides protection for 'relics' (archaeological material or deposits), that are on any land in NSW, whether or not it is on SHR. Relics are defined as:

. ...any deposit, artefact, object or material evidence that:

relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and is of State or local heritage significance

Places and items on the SHR cannot be demolished, altered, moved or damaged, or their significance altered without approval from the Heritage Council of NSW under Section 63 of the Act. This can include an Excavation Permit to disturb relics.

An Excavation Permit issued under Section 140 of the Heritage Act is required to disturb or excavate a relic on land not included on the SHR.

Minor works that will have a minimal impact on archaeological relics may be granted an Exception from the requirement to obtain an excavation permit under Section 139 (4) or an Exemption under Section 57 (2) of the Heritage Act if the site is on the SHR.

1.3.2 The NSW Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act) prescribes that cultural heritage, including archaeological sites, are managed in strategic land use planning and when development is proposed. The key parts of the Act relevant to managing archaeological heritage items are outlined below:

- Part 3 of the Act establishes process and requirements for preparing State and local (council) planning instruments (State Environmental Planning Policies (SEPPs) and Local Environmental Plans (LEPs) via Planning Proposals) and Development Control Plans (DCPs).
- The Standard Instrument LEP and a Direction under Section 9.1 of the Act, require that all LEPs must schedule (list) and map heritage items and include objectives and provisions to conserve and manage heritage. DCPs provide detailed development guidance and usually include a heritage section (Part 9 of Hornsby DCP 2024).
- Part 4 of the Act establishes when approval from a consent authority, usually a local council, is needed for a development and prescribes development assessment and consent processes. Council consent is required for development on land listed in a Heritage Schedule of a LEP or included on a LEP heritage map. Some SEPPs like the Infrastructure SEPP remove local consent requirement for works impacting heritage items.
- Part 5 of the Act relates to activity proposed by public authorities. Council consent is not required but projects must consider heritage impacts and are subject to environmental impact assessment.

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- If a project is declared State Significant Development (SSD), State Significant Infrastructure (SSI) or Critical State Significant Infrastructure (CSSI) an archaeological assessment can be required as part of project documentation. The consent authority is the Minister for Planning and Public Spaces or an Independent Planning Commission.

This means that if a project is declared SSD, SSI or CSSI under the EP&A Act, most approvals under the Heritage Act, including requirements to obtain excavation permits to disturb relics, would not apply. However, these matters would be assessed in line with assessment requirements under project-specific Secretary's Environmental Assessment Requirements.

1.3.3 Hornsby Local Environmental Plan 2013

The Hornsby Local Environmental Plan 2013 (HLEP) is the environmental planning instrument for the Hornsby LGA. The following clauses and schedules relate to the management of archaeological heritage in the area:

- Clause 1.2 of the HLEP outlines its aims, including to protect and enhance the heritage of Hornsby, including places of historic, aesthetic, architectural, natural, cultural and Aboriginal significance.
- Schedule 5 – Environmental Heritage of the HLEP lists heritage items, including archaeological sites, and Heritage Conservation Areas in the Shire. They are also identified on the HLEP maps.
- Clause 5.10 of the HLEP applies to places included in its Schedule 5 of the HLEP. The objectives of the clause include conserving archaeological sites. Clause 5.10(2) prescribes that development consent is required for:

  (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed

  (d) disturbing or excavating an Aboriginal place of heritage significance.
- Clauses 5.10(5) and 5.10(6) identify when a heritage impact statement, heritage conservation management plan or other heritage management document is required to be considered prior to granting development consent. This can include an archaeological assessment.
- If works are minor and will have no adverse heritage impact, Council is able to agree in writing that development consent is not required under Clause 5.10(3) of a LEP.

1.3.4 Hornsby Development Control Plan 2024

The Hornsby Development Control Plan 2024 (HDCP) provides detailed guidance about how to design and assess development in the Hornsby LGA. The HDCP considers a range of factors such as the design of different types of buildings and places, consideration of hazards and constraints and the management of assets such as the natural environment and heritage. Part 9 of the HDCP applies to Aboriginal cultural heritage, listed heritage items (including listed archaeological sites), heritage conservation areas and places in the vicinity of heritage items and heritage conservation areas. Section 9.3 specifically applies to historical archaeology. In relation to archaeology, the HDCP requires, in summary:

- Historical archaeological places (or potential archaeological sites) are appropriately identified, managed, conserved, and interpreted; and
- Development is based on an understanding of the site's heritage significance, including its archaeological significance and any remaining relics above or below the ground.

The HDCP specifies that Development applications for heritage items normally require Heritage Impact Statements.

1.4 Relevant studies

The Hornsby LGA has been subject to a number of heritage and environmental studies. This report has been prepared having regard to the following heritage studies and planning documents:

- Hornsby Thematic History GML Heritage (GML). 2021
- Hornsby Shire Heritage Gap Analysis and Action Plan GML Heritage (GML). 2019
- Hornsby Shire Heritage Study Perumal Murphy Wu. 1993.

This report should be considered in conjunction with the following heritage studies that consider landscape and built heritage as well as heritage conservation areas in the Hornsby LGA.

- Hornsby Landscape Heritage Study (prepared with assistance from Extent Heritage)
- Hornsby Built Heritage Study (prepared with assistance from Artefact Heritage and Environment and Umwelt (Australia) Pty Limited)
- Hornsby Heritage Conservation Area Study (prepared with assistance from GML Heritage).

1.5 Limitations

The study area for this AHS excludes all national parks, nature reserves and state reserves in the LGA, as these areas are under the care, ownership, and management of NPWS.

It considers the part of the Great North Road site that is not included within the Australian Convict Sites UNESCO World Heritage serial listing. Management of the portion of the Great North Road within the study area is guided by the 'Stage 1 Conservation Plan for the Great North Road, produced by Lavelle, Karskens and RTA Technology in 1999 and updated by Mott MacDonald in 2012.

This report does not address the potential for the study area to contain cultural material or other archaeological evidence associated with pre-contact Aboriginal occupation, nor does it assess natural heritage values.

The historical overview provides sufficient historical background to provide an understanding of the place in order to assess the significance and provide relevant heritage recommendations, however, it is not intended as an exhaustive history of the study area as this was outside the scope of the project.

1.6 Authorship

This report is based upon the research and findings of the Draft Archaeological Heritage Study 2021 prepared by Extent Heritage. Revisions principally relate to the removal of actioned recommendations, alignment in structure and style with other heritage reports, and the forming of a comprehensive evidence base and set of recommendations for the management of heritage in the Shire.

The Draft Archaeological Heritage Study was prepared by Francesca McMaster (heritage advisor), Dr Madeline Shanahan (senior associate and NSW archaeology manager), Graham Wilson (principal heritage advisor) and Anita Yousif (associate director and national technical lead for historical archaeology). Mapping was completed by Brian Shanahan (senior associate and team leader, geospatial and digital heritage) and Mariska Marnane (GIS specialist). Significant contribution was made to the inventory sheets by Miranda Gronow and Hayley Edmonds (heritage advisors), and Reuel Balmadres and Dominic Caron (research assistants). This report and the accompanying inventory sheets were reviewed by Dr Madeline Shanahan (senior associate and NSW archaeology manager) and Dr MacLaren North (managing director). Quality assurance was undertaken by Anita Yousif (associate director and national technical lead, historical archaeology) and Dr MacLaren North (managing director).

Additional supporting information has been provided by the findings of the Lisa Trueman Heritage Pty Ltd 2026 'Hornsby Heritage Item Assessment'. The 'Hornsby Heritage Item Assessment' was prepared by Lisa Trueman and Kimily Sullivan.

1.7 Acknowledgements

Hornsby Shire Council and Extent Heritage acknowledge the invaluable assistance of the Hornsby Heritage Advisory Committee and the members of the Hornsby Shire Council community who contributed time and information to the study.

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2 Methodology

2.1 Introduction

The approach to management of archaeological resources within the study area is guided by the conservation principles set out in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* (*Burra Charter*) (Australia ICOMOS 2013a). *The Burra Charter* is a charter adopted by Australian ICOMOS that establishes the nationally accepted standard for the conservation of places of heritage significance. It is not a legal requirement to adopt the Burra Charter guidelines; however, the guidelines and principles are well-entrenched in heritage conservation policy. A supplementary 'Practice Note' in the Burra Charter recognises that 'Archaeological sites require management planning just like all types of heritage places' (Australia ICOMOS 2013b, 8).

The management of archaeological resources must also be consistent with the Code on the Ethics of Co-existence in Conserving Significant Places (Australia ICOMOS 1998). This code is particularly relevant to the study area, where several distinct and well-defined phases of development are associated with particular communities whose associations with the place—and the cultural values they attach to it—need to be recognised and incorporated into the way in which archaeological resources are managed.

Many of the concepts and definitions commonly understood to apply to built heritage also apply to physical remains associated with a site's archaeological resources. Concepts such as 'place' and 'fabric', when referred to in the Burra Charter, also capture archaeological sites and archaeological features and deposits.

In addition to the principles and guidelines of the Burra Carter, this report has been prepared with regard to the following heritage guidelines:

- *Assessing Significance for Historical Archaeological Sites and 'Relics'* (Heritage Branch, Department of Planning 2009).
- *Guidelines for the preparation of Archaeological Management Plans* (Heritage Branch, Department of Planning 2009).
- *Historical Archaeology Code of Practice* (Heritage Office, Department of Planning 2006).
- *Statement of Heritage Impact* (Heritage Office 1996 [revised 2002]).
- *NSW Heritage Manual* (Heritage Office 1996)

The preparation of the AHS involved the following steps:

- desktop assessment;
- review of existing sites;
- identification of new sites;
- community consultation; and
- site survey.

A breakdown of the methods and processes used within each of these steps is given in the sections below.

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2.2 Assessing archaeological potential and significance

Existing items and potential new items for listing on the HLEP have been assessed for their historical archaeological potential and significance. The sections below explain the processes for assessing historical archaeological potential and significance.

2.2.1 Assessing historical archaeological potential

The assessment of historical archaeological potential is the process of evaluating the probable extent, nature, and integrity of the archaeological resource at the site. This assessment is made through physical evaluation of the site and historical research.

This study's assessment of archaeological potential is based on information obtained from various historical resources, such as written records, historical plans, and aerial images, together with a review of previous reports and current heritage listings.

Importantly, archaeological potential does not measure the significance or research potential associated with such resources. As an example, a location may have a high archaeological potential to contain physical evidence, but the activities with which this evidence is associated may have little or no research value.

Research potential is determined by the nature and intactness of the archaeological fabric that is present, not the presence of archaeological fabric. A subsurface element may have limited or no research potential, but the nature of the fabric may be significant for other reasons. In these cases, the element is best managed using non-archaeological methods, such as listing as a built or landscape heritage item.

Common units for describing the level of archaeological potential are as follows:

Table 2: Common units for describing the level of archaeological potential

Level	Description
High	It is likely that archaeological fabric associated with a particular historical phase or features survive intact.
Moderate	It is possible that some archaeological fabric associated with a particular historical phase or features survive, but they may have been subject to some disturbance.
Low	It is unlikely that archaeological fabric associated with a particular historical phase or features survive in any legible form.
Nil- Low	Historical development of the site indicates that the potential archaeological remains have been entirely removed by activities on the site, for example, the installation of a basement.

2.2.2 Assessing historical archaeological significance

Archaeological significance refers to the heritage significance of known or potential archaeological remains. The purpose of the Heritage Act (as amended) is to conserve the environmental heritage of NSW. Environmental heritage is broadly defined under section 4 of the Heritage Act as consisting of 'those places, buildings, works, relics, moveable objects, and precincts, of state or local heritage significance.'

In determining which places or sites should be conserved and managed, their significance needs to be determined. In assessing significance, the heritage values of a place, site or item are clearly stated. The statement will then become the basis for management choices that will affect the item's future. The main aim of an archaeological significance assessment is to identify whether an archaeological resource is of sufficient heritage significance and cultural value that it meets the statutory definition of a 'relic' (as defined in section 4 of the Heritage Act).

Archaeological resources may include deposits, artefacts, and features that have heritage significance at a local or state level. Guidelines prepared by Heritage NSW form the basis of significance assessment in this report (*Assessing Significance for Historical Archaeological Sites and 'Relics'*, Heritage NSW 2009). Material from the past may survive intact but the key factor is whether such a deposit, artefact, object, or material evidence is significant. If it is significant, it will need to be managed under the 'relics' provisions of the *Heritage Act*.

An archaeological site is a discrete area that contains one or more archaeological 'relics'. While they remain an integral component of the overall significance of a place, it is necessary to assess the archaeological resources of a site independently of aboveground heritage elements such as extant structure, landscaping, and works. Assessment of archaeological significance is more challenging as the extent and nature of the archaeological features is often unknown and judgment is usually formulated on the basis of expected or potential attributes.

Assessment of archaeological significance is undertaken by reference to seven NSW Heritage Criteria for Assessing Significance related to Archaeological Sites and Relics. The criteria are as follows:

- Criterion (A): an item is important in the course, or pattern, of NSW's cultural or natural history (or the local area);
- Criterion (B): an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the local area);
- Criterion (C): an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);
- Criterion (D): an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (or the local area);
- Criterion (E): an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the local area);
- Criterion (F): an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the local area); and
- Criterion (G): an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments (or the local area).

For the purposes of assessing archaeological significance, the NSW Heritage Council grouped and ordered the seven criteria in the following manner:

- archaeological research potential (current NSW Heritage Criterion E);
- associations with individuals, events or groups of historical importance (NSW Heritage Criteria A, B, and D);
- aesthetic or technical significance (NSW Heritage Criterion C); and
- ability to demonstrate the past through archaeological remains (NSW Heritage Criteria A, C, F, and G).

In addition, the following questions are used as a guide for assessing the research potential of an archaeological site within a relative framework:

1. Can the site contribute knowledge that no other resource can?
2. Can the site contribute knowledge that no other site can?
3. Is this knowledge relevant to general questions about human history or other substantive questions relating to Australian history, or does it contribute to other major research questions?

Should an item be found to not reach the criteria of the significance assessment listed above, then that item would be considered to not have archaeological significance.

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2.3 Identification of proposed new sites

Identification of new sites aimed to detect areas of activity or historical development in the nineteenth century and focused on areas that had not been previously examined, excluding national parks. This stage was undertaken through the following steps:

- Analysis of historical maps and plans to identify areas of historical development.
- Examination of contemporary spatial data to identify the location of potential historical items and identify if these items had been impacted by subsequent development.
- Historical research to further establish the development history of the site and contribute to the preliminary assessment of archaeological potential and significance.
- Targeted survey of selected sites identified as benefiting from a site inspection.
- Preparation of an inventory sheet for each new item providing geographical information concerning the location of the item, including a curtilage map, relevant historical information and a preliminary assessment of archaeological potential and significance.

The proposed new sites are presented in Chapter 4 of this report with supporting inventory sheets provided in Appendix 4.

2.4 Review of existing items

The review of existing archaeological sites listed on the HLEP was undertaken through the following steps:

- analysis of contemporary spatial data to identify the location of previously recorded sites and identify if they had been clearly impacted or removed by modern development;
- historical research and analysis of historical plans and aerial photographs to confirm the validity of the previously identified site;
- assessment of the archaeological potential and archaeological significance based on the findings from the steps above was undertaken;
- targeted survey of selected sites identified as benefiting from a site inspection; and
- preparation of an inventory sheet with up-to-date geospatial data, historical information and an assessment of archaeological potential and significance.

The 1993 study identified ninety-five sites regarded at the time as being within the purview of archaeology. The results of the review are as follows:

- Several sites identified in the original survey have been amalgamated under a single site designation, and further sites have been added since 1993.
- Several existing sites were identified as not to be of archaeological significance but are better suited to listing as landscape or built heritage.
- The AHS excludes all national parks within the Hornsby Shire Council LGA. Many of these sites were included in the 1993 study. Similarly, a number of sites were excluded that are no longer within the Hornsby LGA, following reorganisation of LGAs in 2016.

Recommended changes to existing listings are provided in Chapter 4 with supporting inventory sheets provided in Appendix 4.

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2.5 Community consultation

As part of the development of the AHS, community consultation was undertaken to gather information concerning existing and new archaeological items, community concerns regarding heritage management and community suggestions for future heritage management.

Consultation was undertaken through a digital survey, in-person consultation, and online consultation. Through these various modes a wealth of information was gathered. Importantly, significant feedback on desired management and interpretation strategies for heritage items in the Shire was provided.

The consultation provided the study with an array of information. A range of sites were suggested for listing, ranging in type from convict era to industrial archaeology. Some of the items suggested were more suited to landscape or Aboriginal heritage listings and were passed on to the relevant project teams. In regard to management of sites and heritage interpretation, suggestions were made regarding interpretive devices such as sound trails, displays, and signage. These suggestions are addressed further in Chapter 5 of this report.

A summary of the survey and consultation is provided below.

2.5.1 Digital survey

The digital survey was made available in March 2021. The online survey was a combination of questions relating to the landscape heritage study and the archaeological heritage study. Questions were asked regarding knowledge of archaeological sites in Hornsby Shire that community members would like to see listed, desired management of archaeological sites and desired public outcomes from historical archaeological excavations in Hornsby. Council made the survey available through the following portals:

- Council's 'Have Your Say' website;
- Future Hornsby website;
- Council's March eNews;
- Social media (Facebook and others); and
- Direct emails to historical societies and community groups.

2.5.2 In person and online consultation

In-person consultation was held on 24 March 2021 at Hornsby RSL. The sessions were facilitated by Francesca McMaster and Eleanor Banaag from Extent Heritage and Alison Bangs and Katherine Vickery of Hornsby Council. The online session was facilitated via zoom link, advertised on Council's website, on 25 March 2021. Francesca McMaster and Jennifer Jones-Travers facilitated the online session for Extent Heritage, along with Council officers, including heritage officers.

Community members from a range of associations joined the Archaeological Heritage Study online and in person sessions. These included members of the Beecroft Cheltenham Civic Trust, Guringai Tribal Link Aboriginal Corporation, Dangar Island Historical Society, and Brooklyn Community Association.

Both sessions began with a short presentation on the study's intention and progress. Open discussion was then held with talking points prompted by questions around knowledge of archaeological items in the area, how would they like to see archaeological heritage managed and what outcomes would they like to see from archaeological investigations in the shire.

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2.6 Site survey

Targeted site surveys were undertaken to assess physical condition and the potential for archaeological resources to be present. The sites chosen for targeted survey were selected based on the following criteria:

- Sites where aerial imagery was unable to provide an adequate sense of the site condition;
- Sites where data, such as the location and curtilage of the item, was incomplete or unable to be confirmed and required ground truthing; and
- Sites where items were identified as potentially being of state heritage significance.

The surveys were undertaken by the members of the Extent Heritage project team. An additional site survey was undertaken by Lisa Trueman Heritage to assess the built heritage significance of an existing archaeological site. The sites that were surveyed are listed in Table 3.

Table 3: List of sites that were surveyed as part of the study

Item number	Item name	Suburb
Existing sites		
A32	Tyneside House	Dangar Island
A58	Great North Road Relics	Maroota
A61	Blackwood Memorial Sanctuary, including North Road Culvert	Pennant Hills
A62	Observatory Park – Observatory Site and Park	Pennant Hills
A65	Brickworks Wall and Bushland	Thornleigh
A70	Mill Creek/Mill Ruins	Wisemans Ferry
A71	Wisemans Ferry Cemetery	Wisemans Ferry
Nominated items		
AHS10	Hornsby Railway Station, station master's house	Hornsby
AHS11	Hornsby Railway Station, gatekeeper's house	Hornsby
AHS13	Hornsby Public School and School of Arts	Hornsby
AHS17	Hornsby Hotel	Waitara
AHS24	Site of Hornsby Woolwash	Hornsby

3 Historical Background

3.1 Introduction

In order to understand the significance of the archaeological resource of Hornsby, it is important to first understand the historical context of the region. A detailed history for Hornsby Shire was completed by GML Heritage as part of the 'Hornsby Thematic History' (GML Heritage 2021). While that record has formed the research basis for this report, additional targeted historical research has been undertaken to better inform the understanding of individual sites and places, as necessary. The following section provides a brief overview of historical phasing and themes. Additional details for a historical timeline are provided in Appendix 1.

3.2 Historical phases

The following phases of historical development of the region have been identified as follows:

- Phase 1: Aboriginal Country before colonisation (pre-1788);
- Phase 2: British exploration (1770–1794);
- Phase 3: Early grants and convict period (1794–1850);
- Phase 4: Increasing settlement and suburbanisation (1851–1913);
- Phase 5: World Wars and Depression (1913–1945); and
- Phase 6: Post War years (post-1945).

3.2.1 Aboriginal Country before colonisation (pre-1788)

Aboriginal people have lived on the land within the present-day Hornsby LGA for at least 50,000 years. At the time of British invasion, this Country was associated with two languages, which are presently referred to by contemporary Traditional Owner descendants as Darug and GuriNgai. Aboriginal people lived in and around 'Dyarubbin' (Hawkesbury River). Dyarubbin and its hinterland sustained lives and communities for countless generations. The river is central to Aboriginal culture in the region and was also rich in resources and a critical transport route. Archaeological sites throughout the Shire include stone tools, middens, grinding grooves, and rock art, while community histories preserve knowledge and stories relating to the region (GML Heritage 2021, 8–11; Karskens 2020).

This phase focuses on the many millennia before colonisation in 1788, as the first chronological period in the history of Hornsby Shire, but we acknowledge that this remains Aboriginal Country in the present.

Aboriginal archaeological sites are not included within this study. For more detailed information relating to Aboriginal archaeology of both the pre-colonial and post-contact periods refer to the Hornsby Shire Aboriginal Heritage Study prepared by Coast History & Heritage Pty Ltd.

3.2.2 British exploration (1770–1794)

The first sighting of the area by Europeans was made by Captain James Cook and his crew as they sailed north from Botany Bay on his 1770 voyage on the *Endeavour*. They did not disembark but Cook noted 'broken land' to the north of Port Jackson—this is commonly thought to be a reference to what became known as 'Broken Bay' (GML Heritage 2021, 111).

The first formal British explorations of the area began shortly after the First Fleet landed in Sydney Cove. In 1788 Governor Arthur Phillip undertook his first voyage up the Hawkesbury River, in search of agricultural land and freshwater to support the new colony. He named the river in honour of Lord Hawkesbury (GML Heritage 2021,

31). In 1789, Phillip and his crew again explored the region, and this time they landed on what was later known as Dangar Island. They named the island 'Mullet Island' after the fine haul of fish that they caught. William Bradley was a naval officer and diarist who accompanied Phillip on this journey. Bradley recorded seeing huts on the island and meeting the potential owners of the huts, Aboriginal people painted 'with pipe Clay & red Ochre' (Bradley 1802). These expeditions are unlikely to have left any trace in the archaeological record, but they represent an important new phase in the region's history, as it became a part of the British colony and altered the lives of the Aboriginal occupants of the area forever.

The topography of the region greatly influenced early exploration and settlement. Hawkesbury Sandstone dominates the geology of the shire, as evident in the escarpments visible throughout the Berowra district and along the Hawkesbury River. These areas offered less fertile ground than smaller patches of Narrabeen Shale, Wianamatta Shale and alluvial flats along the Hawkesbury. As evident through patterns of settlement in the nineteenth century, these areas were sought by early settlers. They were also areas long favoured by Aboriginal groups of the areas resulting in bloody conflict (GML Heritage 2021, 8).

While it is likely that there were some early colonists living in the region under permissive occupancy in this phase, there were no formal grants and no identifiable settlements. The Hawkesbury River's main significance to the British at this time was as a travelling route to the British agricultural settlements further west, such as Windsor and Richmond. The absence of settlement means that archaeological evidence from this period would be rare.

3.2.3 Early grants and convict period (1794–1850)

The next phase of history is characterised by the establishment of the first land grants and increasing British colonisation. Early grants include 30 acres given to emancipist David Kilpack in 1794, and separate grants to Reverend Samuel Marsden and Thomas Arndell in Pennant Hills in 1799 (Hornsby Shire Historical Society 1983, 49). The establishment of the colony's Third Government Farm in 1801 was another key moment. Over 5,830 acres of land was set aside and worked by convicts to provide food for the colony (Hawkins, Pullen, and Wilson 2004, 5–6). In 1804 Governor King set aside approximately 5,050 acres for the Field of Mars Common, extending from Pennant Hills to the western bank of the Lane Cove River (GML Heritage 2021, 40). The location of the common would go on to influence the development of the southern suburbs of the LGA.

Logging was one of the first primary industries in the region. New grants needed to be cleared, and the timbers were sent back to Sydney to help build the growing city. Once the land had been cleared agriculture took over (GML Heritage 2021, 40–41). While much of the timber-getting was initially government owned and operated, by 1820 private lessees Alexander Berry and Edward Wollstonecraft had a timber lease, stretching from Cowan Forest to Thornleigh (Hawkins 1994, 64). Many of the sites throughout the region connect to this chapter of history, and archaeological remains could provide evidence of settlement, work and daily life on early grants.

While formal grants had not been made in the more remote areas of the region, historic accounts indicate habitation by Europeans along Berowra and Marramarra Creeks. Between 1829 and 1834 Mr and Mrs Felton Mathews undertook survey of the Hawkesbury region. During this time Mrs Felton Mathews maintained a detailed journal of the country the pair covered. Basic structures and cultivation along Marramarra Creek, the sound of shingle-splitters in the distance and evidence for lime burning, in the form of heaps of blackened shells, along Berowra Creek were all observed by Mrs Felton Mathews as indication of settlers occupying these remote corners of the Shire (Royal Australian Historical Society 1918, 166).

The other defining feature of development, industry, and settlement in this period is that much of it relied on the unfree labour of convicts. The Great North Road is one of the most significant examples of major public infrastructure schemes built by convict labour. Started in 1826, the Great North Road was to connect Sydney and the upper Hunter Valley and was a critical project that helped to open this region up to increased colonial settlement (GML Heritage 2021, 32–33). Another important convict site is the Government Sawing Establishment (AHS15) (1816) at Pennant Hills, that was central to the logging of the region, and was again staffed by convicts (GML Heritage 2021, 50).

It is important to note that many of the early farms and private businesses of the region also drew on a convict workforce, including the establishment of roadways such as Peats Ferry Road (A29) and Peat's farm (A30). This legacy is central to the story of the Hornsby region, but it also connects it to global narratives of forced labour and

migration histories. Convictism is a central theme in the archaeological story of Hornsby, where multiple sites have the potential to contribute to our understanding government schemes, as well as the lives and experiences of individuals.

This was also a period characterised by brutal colonial violence, that came to be known as the Hawkesbury Wars (GML Heritage 2021, 8–9). The focus for this conflict was on the western end of the river, outside the study area, but the conflict is important in the context of what was happening at this time. The British encroachment onto Aboriginal Country, the environmental degradation that resulted from land clearance and industry, and this context of colonial violence had a profound, direct, and long-lasting impact on the lives and future of Aboriginal people throughout the region.

For more information on contact period sites in the region refer to Hornsby Shire Aboriginal Heritage Study prepared by Coast History & Heritage Pty Ltd.

3.2.4 Settlement and suburbanisation (1851–1913)

From the mid-nineteenth century onwards, increasing numbers of people moved to the region. Large early grants were subdivided and sold as smaller allotments.

Improved roads such as the Great North Road, the New Line Road and Peats Ferry Road helped to open up the area. The Peats Ferry and Wisemans Ferry services had also made it easier for newcomers to seek opportunities here. Several orchards had already been established in the region by this time and were doing remarkably well, further access to the region led to the swift and expansive establishment of further orchards in the Arcadia, Dural, Pennant Hills, Glenorie, Kenthurst, and Galston areas. Subdivision of the larger, early land grants spurred this development on. Away from the fertile patches of volcanic soil on the Hornsby plateau, orchards also flourished along the banks of the Hawkesbury and even on the islands within the Hawkesbury, as demonstrated by Robert Milson's orchard on Milson Island (AHS25) (GML Heritage 2021, 42–43).

Significant changes occurred following the opening of the rail line. The Main Northern Line between Strathfield and Hawkesbury River, known as The Short North, was opened to Hawkesbury River Station in April 1887. Hawkesbury River Station was located at the small settlement known as Peat's Ferry (now named Brooklyn). Although Hawkesbury River Station was the terminus of the southern side of the main line, the works included construction of a causeway across the southern section of the river, from Peat's Ferry to Long Island.

An arrangement of trackwork, sidings and platforms were constructed along the causeway, allowing passengers to be carried to the River Wharf Station on Long Island. Passengers would transfer to the '*General Gordon*' paddle steamer to make the crossing to the northern side of the river. The railway provided easier access to the markets for orchardists and purchasers alike. The railway also stimulated urbanisation becoming part of the Hornsby region's settlement history and character (GML Heritage 2021, 30–38). Each railway station from Hornsby Railway Station south became a node for residential, commercial, and industrial development. The fresh air, leafy setting, and access to the water made it an appealing place for families seeking a good quality of life. These same characteristics also made it an appealing place for leisure activities and tourism (A10, A12) (GML Heritage 2021, 86–91).

Archaeological sites from this period help to tell the story of how Hornsby was transformed from a relatively remote outpost characterised by primary industries such as logging and farming, to a suburban heartland. Sites tell of the development of communities, businesses, suburbs, and homes throughout the region, as well as ever improving transport connections.

3.2.5 World wars and depression (1913–1945)

The next phase of Hornsby's history is characterised by the global events of the early to mid-twentieth century. Including the two world wars and the Great Depression.

A military presence in the region was established during the first phase of enlistment during the First World War with the establishment of a military hospital on Milson Island for soldiers suffering from venereal disease (AHS25). The facility was for isolation as much as for medical treatment. Protection of the Hawkesbury River Railway Bridge was also considered during defence of the home front and a small garrison was stationed on Long Island.

A number of listed sites relate to the government-funded relief schemes for the unemployed during the Great Depression. For example, portions of the Great North Walk (A2) and Tidal Baths at Berowra Waters (A12) were constructed under this scheme. The Dangar Island waterfront, seawall and wharf (A36), and the reconstruction of one of the Galston Gorge Bridges, following the earlier bridge being washed away by flood in 1937, were also rebuilt as part of Depression relief works (A43).

A number of sites also demonstrated activities undertaken on home front during the Second World War. The location to the north of Sydney made the area strategically important in the defence of the city. For example, a gun emplacement and troops were stationed at McKell Park in Brooklyn (A14) and the sandstone tower on Dangar Island was used as a watch tower (A35). Defence works were also established on Long Island to protect the Hawkesbury River Railway Bridge. The defence works included anti-aircraft installations, anti-submarine boom nets, and minefields in the Hawkesbury River.

3.2.6 Post War (post-1945)

In the post-war years the Hornsby region continued to grow and thrive. Ever improving amenities such as electric trains, shopping centres, and new schools encouraged more families to the area with increasing subdivision and suburbanisation becoming a prominent feature of the mid-twentieth century development in Hornsby. In the post war years, like many other parts of Australia, Hornsby also became increasingly multicultural, as migrants from around the world moved to the region.

Archaeological sites from this period have the potential to contribute to understandings of the increasing urbanisation of the area, as well and the development of increasingly diverse communities. While there are few sites listed specifically for archaeological values relating to this more recent phase, many sites that are listed on the basis of earlier phases of history may also have potential resources from the post-war years. These sites can assist our understanding of the development of allotments and properties over time, as well as ongoing improvements of infrastructure and amenities.

3.3 Thematic Study

The 'Hornsby Thematic History' (GML Heritage 2021) established a series of key historic themes relating the study area. The report states that its aim is to ask 'what are the unique and distinguishing factors that shaped Hornsby Shire' (GML Heritage 2021, 3). The themes identified are as follows:

- Aboriginal Country;
- Convict Life;
- Bushland Shire;
- Transport;
- Agriculture and Horticulture;
- Industrial Enterprises;
- Belief and Faith;
- Leisure and Recreation;
- Health and Wellness;
- Settlement and Suburbanisation; and
- The Changing Face of the Shire.

The following sections provide an archaeological response to the thematic framework established in the 'Hornsby Thematic History' (GML Heritage 2021). This is not a detailed discussion including all sites but is intended as a brief discussion of how Hornsby Shire's archaeological heritage can contribute to the understanding of these historical themes and narratives. It will refer to select key sites that relate to the historical themes and identify how archaeological research can contribute to a more nuanced discussion of these narratives. Appendix 2 presents the

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full list of sites and identifies how they relate to the 'Hornsby Thematic History' themes, as well as the NSW and Australian Thematic Frameworks.

In line with the brief, and to ensure that the studies respond to one another, this report has adopted all the themes identified in the 'Hornsby Thematic History'.

3.3.1 Aboriginal Country

The 'Hornsby Thematic History' theme 'Aboriginal Country' discusses the First Nations history of the region. It outlines how Aboriginal people lived in and around 'Dyarubbin' (Hawkesbury River) for millennia, travelling along its waters and thriving on the rich resources of the region. The theme also encompasses more recent histories, including the Hawkesbury Wars, Aboriginal experiences of colonisation and stories of resilience, survival and contemporary communities. (GML Heritage 2021, 8–12).

The scope of the Hornsby Archaeological Heritage Study does not include Aboriginal sites and heritage. For more detailed information relating to Aboriginal archaeology of both the pre-colonial and post-contact periods refer to the Hornsby Aboriginal Heritage Study being prepared by Coast History & Heritage Pty Ltd.

3.3.2 Convict Life

Research undertaken has demonstrated the significance of Hornsby Shire's convict heritage and potential archaeological resource. Sites associated with convict life in the Shire collectively demonstrate the contribution that unfree labour made to the development of the region. This connects Hornsby Shire's heritage to important state and national themes, as well as to global histories of forced labour and migration.

While many parts of New South Wales have convict heritage, Hornsby's landscape and location make its convict story unique. The experiences of convicts here were shaped by the difficulties of building major infrastructural projects through challenging terrain such as the Great North Road (A58, A69, AHS26), Peats Ferry Road (A21), and New Line Road (A61). Hornsby Shire's rich dense forests also influenced government schemes. The Government Sawing Establishment, established c.1816 at Pennant Hills, played an important role in the logging of the region, and was again staffed by convicts (AHS15). Other sites highlight the use of convict labour in private enterprise. For example, Singleton's Mill, used to grind grain, was built with skilled convict labour including carpenters and stone masons (A56).

When considering convict heritage and the convict system, it is critical to understand that it varied from place to place, as well as over time. While convict life in places like Parramatta has been investigated extensively, comparatively less is known about experiences in this region, where chronology, terrain, and location had an impact on the system, schemes, and experiences of the individuals. This convict legacy is central to the story of the Hornsby region, and its unique regional expression of these state, national, and even global narratives.

3.3.3 Bushland Shire

The 'Bushland Shire' theme set out in the 'Hornsby Thematic History' discusses the importance of the landscape, environment, and forests of the area. The theme highlights the significance of the Shire's bush and parklands as integral to the identity of the region and the experiences of its residents over time. When considering the archaeological heritage of the region, it is also clear that the bushland setting has shaped settlement patterns and site formations significantly (GML Heritage 2021, 22–29).

The densely wooded forests influenced the development of logging as a primary industry in the early nineteenth century. Sites highlighting the importance of this phase of colonisation (for example, the Government Sawing Establishment AHS15) enhance our understanding of early strategies, experiences and enterprises, but may also teach lessons about environmental degradation. Many of the listed sites highlight the early challenges of settling a densely forested area, and the financial opportunities involved in logging it. For example, Old Man's Valley (A55), granted to Thomas Higgins (junior) in 1824, was a steep heavily timbered valley when the Higgins family first arrived. Logging and land clearance were the main activities undertaken there in the early years, and they also ran

their own saw pits (GML Heritage 2021, 24). Archaeological remains associated with clearance and timber industries highlights the challenges and opportunities facing colonists, as well as a period of significant environmental degradation.

Understanding this early chapter highlights how attitudes to the landscape changed over time, as the region came to be proud of its status as 'The Bushland Shire'. This soon became one of the reasons for families to settle here, away from the city smog, and for tourists to visit. For example, initiatives such as the 'Depression Steps', a bushwalking trail that was created in the 1930s as part of government unemployment relief schemes (A54), are enacted during this time. Sites associated with this theme may demonstrate the change in attitudes towards the bush and its value over Hornsby's history.

3.3.4 Transport

The 'Hornsby Thematic History' theme 'Transport' examines the history and struggles involved in connecting this once isolated region with its neighbouring regions. Convict roads schemes, shipping and ferries and rail have all played a key role in making the Shire more accessible to new communities over time (GML Heritage 2021, 30–38).

The archaeological heritage of Hornsby is rich in a range of transport related sites associated with early roads (A20, A25, A29, A31, A42, A48, A58, A61 and A69), bridges (A22, A36, A46 and AHS26), shipping and ferries (A4, A5, A8, A9, A17, A21, and AHS21) and the rail network, including one of only three Zig Zag Railways built in NSW at Thornleigh (A16, A18, A19, A28, A50, A51, A52, A59, A64, AHS10, and AHS11). These sites collectively demonstrate the opening up of the region with an ever-increasing transport network. The potential archaeological resource associated with these sites could contribute to a more detailed understanding of the challenges involved in these major infrastructural works, construction methods, and the lives and experiences of the workers involved.

3.3.5 Agriculture and Horticulture

The 'Hornsby Thematic History' theme 'Agriculture and Horticulture' explores the history of growing crops in the region. After land had been cleared through logging, new areas became available for supplying the growing colony with much needed food. The history of farming began with the establishment of the Third Government Farm in 1801, when land was set aside for government farming and worked by convicts. As the region increasingly opened up to agricultural opportunities, a range of crops were grown and animals raised throughout the nineteenth and much of the twentieth century, but the area was particularly noted for its orchards and vineyards (GML Heritage 2021, 39–48).

Many of the archaeological sites identified throughout the Shire connect to this history of agriculture and horticulture. Several sites are associated with early farms and orchards (for example, A1, A30, A41, A55, AHS01, and AHS25). The potential archaeological resource at these sites could provide additional information on the challenges faced by producers, farming methods and techniques, environmental degradation, adaptation, and importantly, evidence relating to the lives and experiences of families working the land.

3.3.6 Industrial Enterprises

The Hornsby Thematic History theme 'Industrial Enterprise' explores the rich history of industry in Hornsby Shire, including logging, quarrying, oyster farming, malting, milling, and manufacturing. Although it is an area famous for its bush landscape, rugged terrain, and river, this industrial past is also an important part of Hornsby Shire's story (GML Heritage 2021, 49–57).

The industrial archaeological heritage of Hornsby Shire has the potential to contribute to research on a range of significant enterprises. Sites highlight the importance of logging (ASH15), quarrying (A54, A27, and A64), malting (A66), milling (A55, A56, and A70) and brick making (A41, A65). Archaeological evidence from such sites has the potential to address questions relating to the development of these pioneering industries, the challenges faced, technologies used, and experiences of owners and workers. They also represent a tangible connection to Hornsby's industrial past.

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3.3.7 Belief and Faith

The 'Hornsby Thematic History' theme 'Belief and Faith' traces the development of religious practice in the Hornsby Shire over many millennia. It addresses Aboriginal ceremonial practices and spiritualities, the development of various Christian churches in the nineteenth century and increasing diversity in the post-war years (GML Heritage 2021, 58–65).

The archaeological heritage of the Shire includes a range of sites that illustrate the development of the Christian faith in the colonial period. Churches and cemeteries founded by a range of Protestant denominations are evidence of the spiritual and social histories of early communities (A03, A13, A38, A39, and A72). Sites associated with the Catholic Church also tell the story of early communities of nuns (A60), as well as institutions associated with women and children (AHS03).

Collectively, archaeological sites associated with religion tell the story of the experience of faith in communities over time. They represent the importance of these places as centres for the community and cultural identity, as well as more painful stories of institutional care. The potential archaeological resource associated with these places could help to provide a more nuanced understanding of community experience of faith. The Shire's extensive collection of cemeteries also highlights experiences of death and burial, and multiple sites have the potential to include unmarked burials and the remains of the forgotten or marginalised (A13, A55).

3.3.8 Leisure and Recreation

The 'Hornsby Thematic History' 'Leisure and Recreation' theme traces the history of sports, arts, and relaxation in the Shire. The outdoor bushland nature of the Shire leant itself to walking and hunting, while the waterside location meant that swimming, boating, and fishing were also popular. Arts, theatre and cinema catered to a wide audience, while more adult pastimes such as drinking, gaming, and racing were also integral to the social landscape of the shire (GML Heritage 2021, 66–78).

While there are fewer identified archaeological examples of this theme, it is still represented. The tidal baths (A12) are one such site. Built during the Great Depression, the Tidal Baths were constructed in Berowra Creek as a government-funded scheme. The baths closed by 1975. Tidal pools like this are a long-standing tradition in the Hornsby shire, that allowed swimming in safety from sharks. Other sites connected to the history of water-based activities include the Boat Shed (A9).

Sites such as Dangar House, represent hospitality in the region (AHS06), while the Hornsby School of Arts fostered the creative and intellectual life of the suburb (AHS13). The archaeological resource of these places could have the potential to provide additional information on the social and cultural life of the Hornsby Shire's communities and form a material connection to places much loved in the past.

3.3.9 Health and Wellness

The 'Health and Wellness' theme traces the history of Hornsby as an area people came to because of the health benefits of fresh air, water and the outdoors. The 'Hornsby Thematic History' also includes stories of institutional care under this heading (GML Heritage 2021, 79-85).

While archaeological sites associated with the contemporary understanding of 'wellness' are limited, there are some important listings that could provide an insight into the health of the community and the experiences of patients over the course of the nineteenth and twentieth centuries. These include dark histories about the abuse of women and children in institutional care (AHS03), as well as the care of venereal disease sufferers and patients with intellectual disabilities at Milson Island Venereal Disease Hospital and Mental Hospital (AHS25). Cemeteries also have the potential to provide information on the health of communities over time. Brooklyn Cemetery is a particularly notable site, where numerous unmarked graves belonging to deceased inmates from the nearby Peat and Milson Island psychiatric facilities are located (A13).

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These sites demonstrate that few current listings tell the story of the more positive side of 'health and wellness' as defined in the thematic history, but that archaeological sites, have the potential to shed light on the experiences of the vulnerable and marginalised.

3.3.10 Settlement and Suburbanisation

The 'Hornsby Thematic History' theme 'Settlement and Suburbanisation' describes the early history of land grants, and the increasing subdivision over the course of the nineteenth and twentieth centuries. The ever-improving transport connections, coupled with the healthy environs made this an attractive suburban destination for many families (GML Heritage 2021, 86-101).

Archaeological sites associated with early grants tell the stories of some of the first colonists in the region, who were responsible for clearing the land and establishing homesteads and communities. Later, these families began a range enterprises and industries, but were also important parts of the community (A55, A56, AHS01, AHS07, AHS09, and AHS20).

The archaeological resource of domestic properties in Hornsby Shire has the potential to add to our understanding of family life over time. The potential resource could inform an understanding of the early phases of clearing and construction at some sites, the establishment of agriculture and horticulture, and later, the development of businesses such as hotels and a range of other ventures (A41). Domestic deposits and assemblages have the potential to contribute to our understanding of family life and provide an opportunity to consider subjects such as the experiences of children, that are limited elsewhere.

3.3.11 The Changing Face of the Shire

The 'Hornsby Thematic History' theme 'The Changing Face of the Shire' explores the varying demographics of the community over time. In the post war years, migration has led to growing diversity of the area. In 2016, 36.9 per cent of people in Hornsby Shire were born overseas. New communities have brought their foods, faiths, and traditions with them, deepening the cultural fabric of the Shire considerably. The Hornsby population is also an aging one, and yet it retains a higher-than-average proportion of families (GML Heritage 2021, 102-106).

The archaeological resource has less potential to contribute to this theme on contemporary demographics and more recent histories. Despite the limitations, there are some sites that can tell the stories of migrant workers on orchards and farms, as well as those brought in from New York to build the Hawkesbury River Railway Bridge (A16). Few listed sites have the potential to enhance our understanding of more recent waves of migration, and this could be something to consider in future studies.

3.3.12 Summary of relevant themes and sites within Hornsby LGA

Appendix 2 identifies the relevant Australian, NSW, and local themes identified by GML in the 'Hornsby Thematic History' (2021) that relate to the existing and newly nominated archaeological items within Hornsby Shire. For a full breakdown of the Australia and NSW themes in relation to the Local themes identified refer to the GML Thematic History (2021).

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4 Review of potential archaeological sites

The potential historical archaeological resources within Hornsby Shire are the product of the varied forms of settlement and exploitation within the region since 1788. The distribution of early nineteenth century sites has been determined in part by access routes through the shire and along its margins. The primary vectors for settlement were travel along the Hawkesbury River, which forms the northern margin of the shire, and track access to the government farming establishment at Castle Hill, located on the south-western corner of the shire. Potential archaeological sites associated with these early lines of communication include hut and farmstead sites. Along the Hawkesbury, farm sites were often supplemented by landings, jetties, tide mills, and later shipbuilding establishments.

A second-phase vector was the establishment of the Great Northern Road in the 1820s, that saw road access between Sydney and Parramatta with the Hawkesbury crossing at Wisemans Ferry. This opened-up land for occupation that was not directly tied to the Hawkesbury. Terrain and marginal soils resulted in the concentration of grants in the southwest of the Shire and along alluvial river flats. Archaeological remains that may be associated with this phase of occupation include orcharding, road construction and later industrial activities.

The construction of the railway to Hornsby, and later across the Hawkesbury resulted in a further phase of development that saw the establishment and expansion of townships that later emerged as suburbs within the Shire. Archaeological evidence associated with the late nineteenth and early twentieth centuries includes residential, commercial, and industrial sites.

As part of this AHS, 47 new sites were considered for archaeological potential.

- 22 sites recommended as new archaeological sites (summarised in Section 4.1); and
- 25 sites not recommended as new archaeological sites (summarised in Appendix 5).

Existing archaeological sites listed in HLEP Schedule 5, except for those within National Parks, were also considered for their archaeological potential. A full list of sites and assessed potential is provided in Appendix 3, with a map of their location in Figure 2 and Figure 3.

Based on this review, the following changes have been recommended:

- 8 sites recommended for name or property amendments to reflect site history and curtilage (Section 4.2);
- 2 sites recommended for consolidation into a single site (Section 4.3);
- 1 site recommended for re-categorisation to reflect built heritage values (Section 4.4); and
- 5 sites recommended for delisting, which do not meet thresholds for classification as archaeological sites (Section 4.5).

All sites with recommended changes are supported with detailed heritage inventory sheets in Appendix 4.

The assessed level of archaeological potential (sensitivity) aligns with the definitions provided in Section 2.2 and reproduced below:

- High: It is likely that archaeological fabric associated with a particular historical phase or features survive intact.
- Moderate: It is possible that some archaeological fabric associated with a particular historical phase or features survive, but they may have been subject to some disturbance.
- Low: It is unlikely that archaeological fabric associated with a particular historical phase or features survive in any legible form.
- Nil- Low: Historical development of the site indicates that the potential archaeological remains have been entirely removed by activities on the site, for example, the installation of a basement.

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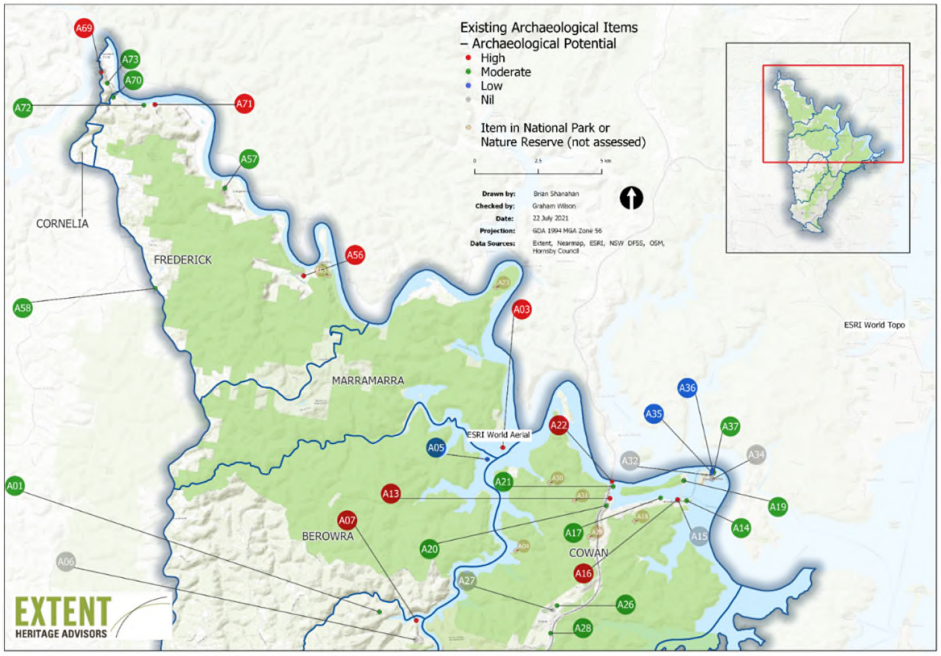

Figure 2: Existing archaeological items and the assessed potential (north)

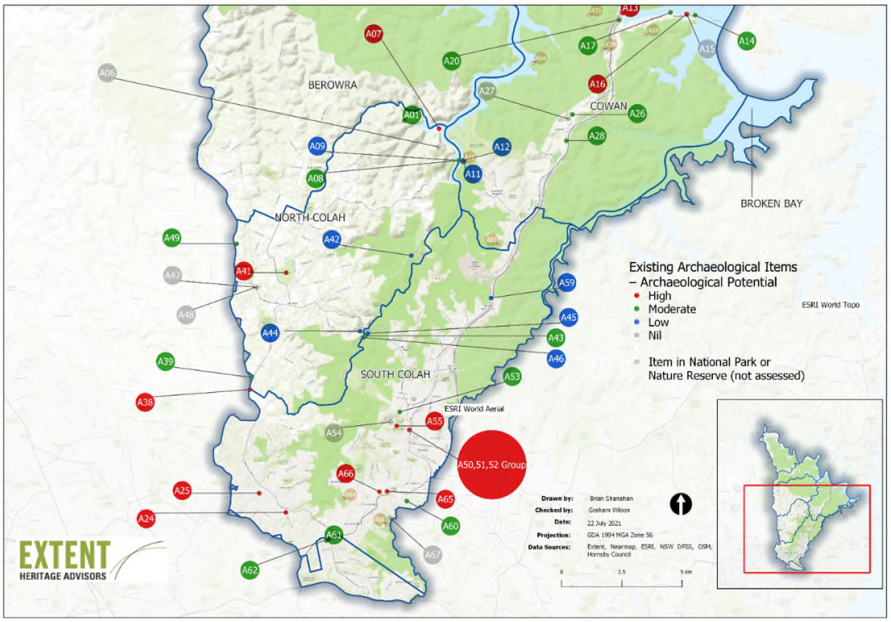

Figure 3: Existing archaeological items and the assessed potential (south)

4.1 Sites considered for inclusion in the HLEP

The following sites have been assessed by the current survey as having sufficient heritage significance to warrant listing on the HLEP as archaeological sites. It should be noted that prior to any development proposal that may disturb the ground surface, these items should be subject to detailed site-specific archaeological assessments, in accordance with Heritage Council guidelines, to determine whether the archaeological resource may be impacted and what further archaeological investigation or management may be required. For further information on the items, and the management recommendations made, refer to the individual inventory sheets included in Appendix 4.

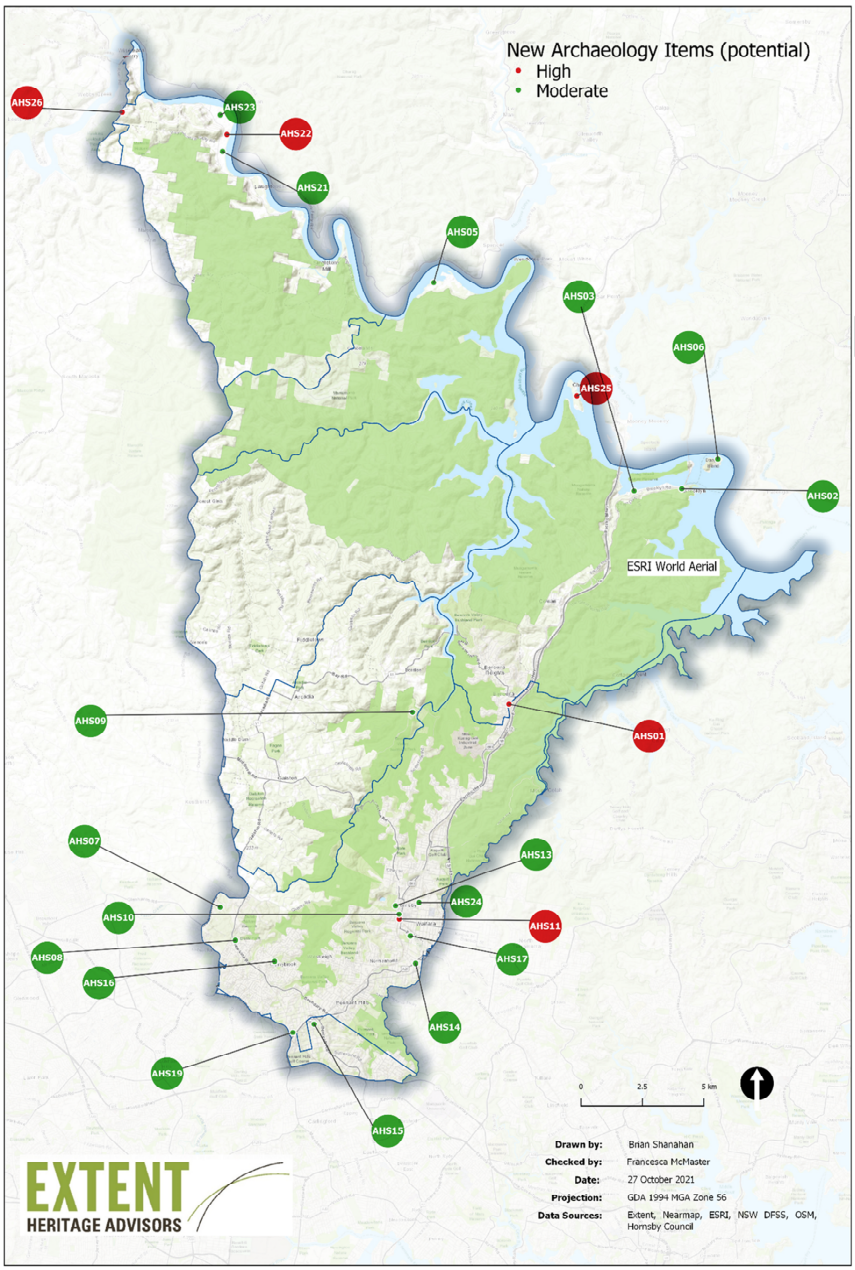

Figure 4: Identified sites and the assessed archaeological potential

Table 4: Summary of sites recommended for listing in the HLEP

Site number	Site name	Address and property description	Suburb	Reason for inclusion
AHS01	Mary Wall's Well and Orchard	971 Pacific Highway Lot 15 Sec 2 DP6107	Berowra	Item found to have high archaeological potential, assessed to be of local significance. Site has the potential to contain archaeological remains associated with its use from the 1880s to 1910 by the Wall family and Mary Wall in particular, considered the first post 1788 permanent settler in the area.
AHS02	Flat Rock/Brooklyn Hotel, Brooklyn	214 and 214A Brooklyn Road Lot 18 Sec A DP 2746 and Lot 19 Sec A DP2746	Brooklyn	Item found to have moderate archaeological potential, assessed to be of local significance. Site has the potential to contain archaeological remains associated with its use from c.1880 until it burnt down in 1920.
AHS03	Sanitorium Hotel, St Carthage's Orphanage	55A and 55C Brooklyn Road Lot 8 Section 1 DP2002, SP68618	Brooklyn	Item found to have moderate archaeological potential, assessed to be of local significance. Site has potential to contain archaeological remains associated with both the hotel establishment from 1888 to 1907 and the Sisters of Mercy institutions from 1907 to 1990.
AHS05	Peter Hibbs— Wharf and complex Courangra Point (pre-1831)	1 Gentlemans Halt Lot 1 DP797208	Canoelands	Item found to have moderate archaeological potential, assessed to be of local significance. Site has the potential to contain archaeological remains associated with Wharf's early use and development by Hibbs and his family.
AHS06	Dangar House and surrounds, Dangar Island	3-9 Neotsfield Avenue, 2, 5-11 Yallaroi Parade and 5 -15 Baroona Street Lots 3-4 and 7-10, DP 21725; Lots 121-122, DP 1114615; Lots 13-14, DP 210724; Lots 1-2, DP	Dangar Island	Item found to have moderate archaeological potential, assessed to be of local significance. Site has the potential to contain archaeological remains associated with its use as a residence and guesthouse between the 1870s and 1940. They are also significant because of their connection to H.C. Dangar, a prominent politician in late-

Site number	Site name	Address and property description	Suburb	Reason for inclusion
		521484; Lots 1-2, DP 597242; Lot 62, DP 872117		nineteenth century New South Wales.
AHS07	Thomas Williams hut	661-665 Old Northern Road Lot 1 DP550819, Lot 2 DP550819, Lot B DP158479, Lot 3 DP550819	Dural	Item found to have moderate archaeological potential, assessed to be of local significance. Site has the potential to contain archaeological remains associated with the construction and occupation of house and agricultural property.
AHS08	Thomas Wilkinson's c.1835 Hut	212 New Line Road Lot 12 DP812510	Dural	Item found to have moderate archaeological potential assessed to be of local significance. Site has the potential to contain archaeological remains associated with the development and occupation of the study area and the activity types and information about people who lived on the property.
AHS09	Burton Crossland house and orchard	100 Crosslands Road Lot 1 DP1111681; Lots 1-7, DP 250012; Lot 2, DP 983689	Galston	Item found to have moderate archaeological potential, assessed to be of local significance. Site has the potential to contain archaeological remains associated with its use from the c. 1860s onwards, which would provide evidence on 19th century occupation and use of Berowra Creek and the role of Burton Crossland in the formation of the surrounding community.
AHS10	Hornsby Junction Station Master's House	Hornsby Station Stand D Part of Lot 164, DP 1043781	Hornsby	Item found to have moderate archaeological potential, assessed to be of local significance. Site has the potential to contain partially disturbed archaeological remains associated with its use as part of the Station complex from approximately the late 1880s until the 1950s or 1960s
AHS11	Hornsby Junction Gatekeeper's House	4 Government Road Lots 1 and 2, DP 544812	Hornsby	Item found to have high archaeological potential, assessed to be of local significance.

Site number	Site name	Address and property description	Suburb	Reason for inclusion
				Site has the potential to contain archaeological remains associated with its use as the residence of the level crossing Gatekeeper's residence from the late 1880s until the early twentieth century.
AHS13	Hornsby Public School and School of Arts	205 Peats Ferry Road Lot 2 DP 855847 and Part Lot 2 DP 1252972	Hornsby	Item found to have moderate archaeological potential, assessed to be of local significance. Site has the potential to contain archaeological remains to provide insight into the demographics, lives, and education of the community over the course of the site's use.
AHS14	Old Hornsby Post Office	35-37 Pennant Hills Road Lots 10 and 11 DP 827249	Normanhurst	Item found to have moderate archaeological potential, assessed to be of local significance. Site has the potential to contain archaeological remains associated with its use as the village's first post office from the 1860s onwards.
AHS15	Old Government Sawing Establishment	449C and 449D Pennant Hills Road Lots 10 and 11 DP1209584	Pennant Hills	Item found to have moderate archaeological potential, assessed to be of state significance. Site has the potential to contain archaeological remains associated with its use as a Government Timber Establishment between c. 1816 and the mid-1820s
AHS16	Purchase's Nursery, Pennant Hills	46-60 Purchase Road, 69-85x Shepherds Drive and 10 Beechworth Parade Lot 12 DP773674, Lot 24 DP1123287 and Lot 1 DP263752	Cherrybrook	Item found to have moderate archaeological potential, assessed to be of local significance. Site has the potential to contain archaeological remains associated with its use as an orchard from the c.1864 until 1902, although these remains would be disturbed, more intact remains may survive of the residences associated with the orchard.
AHS17	Pre-1895 Hornsby Hotel	55-57 Pacific Highway Lot 1, DP 655016	Waitara	Item found to have moderate archaeological potential, assessed to be of local significance.

Site number	Site name	Address and property description	Suburb	Reason for inclusion
				Site has the potential to contain archaeological remains associated with its use as a public house from 1884 to 1954. Hornsby Hotel is significant as the first hotel in the Hornsby region and is associated with the expansion of the railway to areas like Waitara.
AHS19	West Pennant Hills Public School	30 Castle Hill Road Lot 1 DP193952, Lot 1 DP 858789, Lot 11 Section 13 DP1879, Lot 4, 5, 6, 8, 9, 10 Section 3 DP1879, Lot 1, 2, 3, 4, DP1059158	West Pennant Hills	Item found to have moderate archaeological potential, assessed to be of local significance. Archaeological evidence associated with the first and second school buildings and teacher's residence have the potential to provide insight into the lives of the students and teachers and the conditions in which they learned and worked over the course of the early use of the site
AHS21	John Laughton's farm/shipbuilding establishment (site)	625-714 Singleton Road Lot 3 DP261431, Lot 4 DP261431, Lot 5 DP261431, Lot 10 DP827261 and Lot 11 DP827261	Laughtondale	Item found to have moderate archaeological potential, assessed to be of local significance. Site has the potential to contain archaeological evidence associated with site's development and occupation during John Laughton's lifetime and the lifestyle, development of industries, agriculture along the Hawkesbury River in the 19th century.
AHS22	Adam Clink's cottage (site)	591 Singleton Road Lot 6, DP 752029	Laughtondale	Item found to have high archaeological potential, assessed to be of local significance. Site has the potential to contain extant archaeological remains associated with Adam Clink's occupation of the structure between the 1820s and 1861.
AHS23	Cottage on Richard Cobcroft's grant (site)	554 Singleton Road, Lots 1 and 2 DP803544	Laughtondale	Item found to have moderate archaeological potential, assessed to be of local significance. Site has the potential to contain structural remains associated with Richard Cobcroft's occupation of the

Site number	Site name	Address and property description	Suburb	Reason for inclusion
				area from the early 19th century onwards.
AHS24	Site of Hornsby Woolwash	21 Water Street, Foot of Bridge Road, where it intersects with Sherbrook Road, Hornsby Part of SP 61878 and Road Reserve	Hornsby	Item found to have moderate archaeological potential, assessed to be of local significance. Identified in the 1993 archaeological survey (item 070), but no survey data provided. Site has the potential to contain evidence associated with the development of the area for the woolwash, including structural remains and alterations to the water course, that would inform the woolwash design and scale of the operation.
AHS25	Milson Island Historic Site	Milson Island Lot 13 DP752026	Milsons Passage	Item found to have high archaeological potential, assessed to be of local significance. Site has the potential to contain archaeological remains associated with four different phases of use; 1. An orchard and homestead owned by Robert Milson 2. A venereal hospital 3. A mental health hospital 4. A low-security prison
AHS26	Old Northern Road, small bridge	Old Northern Road Road Reserve	Wisemans Ferry	Item found to have high archaeological potential, assessed to be of local significance. Site has potential to contain archaeological remains associated with the construction of the Great North Road, including one of only eight surviving bridge structures associated with the road.

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4.2 Sites considered for name or address changes

This section provides a summary of existing archaeological sites that require amendments or corrections to be made to their listing within Schedule 5 of the HLEP to address errors and anomalies, including changes to addresses, item names, descriptions, curtilages, and any other anomalies that require amending.

Table 5: Summary of sites recommended for name or address amendment

Site number	Site name	Address and property description	Suburb	Proposed change and justification
A1	Waddell Ridge group—dwelling remains, cistern, benchmark, rock inscription, field terracing, road terracing, fenceline and footings	Calabash Road Lots 146, 160 and 178 DP 752048; Crown land	Arcadia	Update item name to 'Waddell Ridge Group' to succinctly encapsulate the features identified at the site
A14	McKell Park	Dangar Road Lot 1 DP 62933, Lot 1 DP 1005081, and Lots 7015 and 7016 DP 1058527	Brooklyn	Update address to '12X Dangar Road Brooklyn' to reflect current address name.
A19	Hawkesbury River Rail Bridge and Long Island Group	Main Northern Railway – Long Island Lots 1 and 2, DP 1002941	Brooklyn	Update property description to include part of Lot 873 DP1194440 to reflect extent of heritage curtilage.
A21	Kangaroo Point	Pacific Highway, Lot 1, DP 740853; Public Reserve; Crown land	Brooklyn	Update address to '1420 Pacific Highway Brooklyn' Update property description to include Lot 73217 DP 1165601 to reflect the location of the heritage items.
A55	Old Man's Valley Cemetery including Higgins family cemetery and site of Higgins Homestead	1X Quarry Road Lot D, DP 318676; Lots 1 and 2, DP 169188	Hornsby	Update item name to 'Old Mans Valley Cemetery and Farm' to reflect the site's history and archaeological significance Update property description to be Lot 1 DP 114323, Lot 2 DP 169188, Lot A, B and D DP 318676, Lot 1 DP926103 to reflect potential for research, historical and associative values.
A58	Great North Road Relics	Old Telegraph Road Road reserve	Maroota	Update the area of the archaeological site mapped in the Hornsby LEP to cover the location

Site number	Site name	Address and property description	Suburb	Proposed change and justification
				of the two extent culverts located on Old Telegraph Road.
A60	Loreto Convent Group - grounds, gates and cemetery	91-93 Pennant Hills Road and 16-22 Mount Pleasant Avenue Lot 1, DP 734965; Lots 15 and 16, DP 6612	Normanhurst	Update name to 'Loreto Convent Group and site of 'Old' Hornsby Public School' to reflect that the footprint of present-day Loreto Normanhurst also contains the former site of the 'Old' Hornsby Public School. Update the address to be 91–93 Pennant Hills Road and 16–62 Mount Pleasant Avenue and property description to Lot and DP to include Lot 3, DP 1217496; Lot B, DP 327538; Lots 1-5, DP 1218765;; Lot 1, DP 809066; Lots 20-23, DP 6612; Lot 1, DP 34834; Lots 25-36, DP 6612 to reflect its location
A65	Brickworks wall and bushland	142-178 Pennant Hills Road Lot 1, DP 633292	Thornleigh	Update item name to 'Site of National Brickworks, Thornleigh' to succinctly encapsulate the features identified at the site. Update property address to be 1A-1C Dartford Road, Thornleigh and property description to include Lot 3 DP 604958, Lot 100-101, DP 116337 to reflect potential archaeological area.

4.3 Sites considered for consolidation

This section identifies four existing archaeological sites currently listed on Schedule 5 of the HLEP which are recommended for consolidation into two sites. Consolidating the sites is recommended as they shared values that are best managed as a single item to facilitate their holistic management.

For further information on the item, and the management recommendations made, refer to the individual inventory sheets.

Table 6: Summary of items recommended for consolidation

Site name	Address and property description	Reason for consolidation
A51 Railway Station;	Jersey Street, Hornsby	

Site name	Address and property description	Reason for consolidation
	Lot 164, DP 1043781	Recommended to consolidate items A51 Railway Station and A52 Railway Cloak Room Building and an rename 'Hornsby Railway Station Group and Barracks'. The Railway Cloak Room Building (A52) is located with footprint of the Railway Station (A51). A consolidated item would allow for more comprehensive management of the site.
A52 Railway Cloak Room Building	Jersey Street, Hornsby Lot 164, DP 1043781	

4.4 Sites considered for re-categorisation

Through the review and analysis of HLEP Archaeological sites, one site has been found to not be archaeological significant, as it has little or no archaeological research value and thus would not necessarily capable of providing additional information. However, additional research supports listing of the site for its built heritage values, with a recommendation to change its heritage listing from an archaeological site to a heritage item.

The table below identifies the site and a summary of the findings of an assessment of heritage values is provided. Further details are available in updated heritage inventory sheets included in Appendix 4.

Table 7: Summary of sites recommended for re-categorisation

Site name	Primary address	Reason for re-categorisation
A32 Tyneside House	8 Baroona Street Lot 47, DP 101902 Dangar Island	Change from an archaeological site to a heritage item (built). Assessment of the item found that the significance of the item is encapsulated in the physical extant, fabric of the item and there is nil-low potential for remains from earlier phases of use of the area at the site. Assessment of the built elements recommends listing for built heritage values.

4.5 Sites considered for delisting

Analysis of the following sites indicates that they do not meet thresholds for classification as archaeological sites and are recommended for delisting. The reasoning behind the recommendation for removal is provided in the table below.

Table 8: Sites recommended for delisting from HLEP

Site no	Site Name	Primary address	Suburb	Reason for removal
A6	Fire Trail	McCallums Avenue Lot 2, DP 882783; Lot 163, DP 1113746; Lots 78, 168, 185 and 194, DP 752048	Berowra Waters	Analysis of historical aerial photographs had shown that the track was built between 1965 and 1972 and therefore is not associated with the construction and occupation of the Frater residence ('Fretus Hotel') in the early twentieth century. Therefore, the item does not have archaeological significance.

Site no	Site Name	Primary address	Suburb	Reason for removal
A47	Banksia Cottage Quarry	40 Mid Dural Road Lot 4, DP 583876; Lot 261, DP 859029; Road reserve	Galston	Assessment of the item has found that while the site has potential to contain remains associated with the Banksia Cottage Quarry, there is no research potential for these remains. Recommend considering for recategorisation as a Landscape Item. A landscape assessment has been done by Extent Heritage. It is recommended that this item be removed from the HLEP as an archaeological item as the site does not meet the criteria for significance for listing as a historic landscape.
A50	SRA Electricity Plant and Signal Box	Jersey Street Lot 164, DP 1043781	Hornsby	Assessment of the item has found that the significance of the item is encapsulated in the physical extant, fabric of the item and as the building was physically moved several years ago, subsurface features associated with the building are not in this location. The item retains a built heritage listing on the HLEP.
A54	Diatreme, Hornsby Quarry and surrounding vegetation	1X Quarry Road Lot 1, DP 926103; Lots A and D, DP 318676	Hornsby	Currently dual-listed as an archaeological site (A54) and landscape heritage (Item 538). The landscape heritage listing for the site was reviewed through the Landscape Heritage Study. It is recommended to be retained as a landscape item and no change is proposed to that listing. The archaeological heritage assessment acknowledges that the site represents activities associated with industry and employment in Hornsby. However, there is little information not already known through historical records that could be learnt from the site archaeologically. As such the item is not found to be archaeologically significant.
A67	1830s Road Remains	The Comenarra Parkway Road reserve	Thornleigh	Historical research has indicated that the New Line Road (c.1830) did not pass through this area but was located further to the west, along the route of the present Beecroft Road.

5 Archaeological management guidelines and recommendations

5.1 General

This chapter provides guidance for the management of the historical archaeological resources and their heritage values within the Hornsby Shire LGA.

The mitigation policies and procedures have been devised to provide a decision-making framework to assist with the overall management of the Shire's archaeological resources, and particularly in response to potential impacts associated with new developments and master planning. It should be noted that these measures sit in parallel with the general protections for archaeological heritage under the Heritage Act, and do not replace or supersede those legislative requirements.

The heritage values of the Shire's archaeological resources should be managed by applying best practice heritage principles. The principal measure for the management of archaeological resources is their significance. The level of archaeological significance defines the degree of impact or tolerance for change that the archaeological resource can be subjected to and determines the level of investigation and recording that is required. The two types of typical management are as follows:

- Archaeological resources assessed to have high research potential and significance at a State and/or local level must be managed in accordance with the Heritage Act and should ideally be retained in situ or conserved.
- Archaeological resources with limited research potential will be managed in a more flexible manner depending on their extent, nature, and level of preservation. Such resources may however be significant for other reasons and should be managed in a way that conserves non-archaeological values.

In general, the most desirable outcome with respect to archaeological resources is to leave any relics undisturbed and in situ. Alternatives to disturbance or removal (i.e., avoidance) should therefore always be considered first. Subsurface disturbance should be restricted wherever possible to reduce the impact on archaeological resources.

5.2 Principal guidelines

5.2.1 Minimising adverse impact

Prior to any development proposal that may disturb the ground surface, items listed as archaeological sites on the HLEP under Schedule 5, Part 3 should be subject to an Archaeological Assessment in accordance with Heritage Council guidelines. The assessment should determine the full nature, extent, and significance of the archaeological resource, whether the archaeological resource may be impacted by the proposal, and what further archaeological investigation or management may be required.

Based on the archaeological assessment undertaken, new development within the area should, from the initial design and site planning stages, aim to avoid or minimise adverse impacts on archaeological resources by addressing the implications of potential impact. Where change may impact adversely upon the significance and fabric of archaeological resources, all alternative courses of action should be considered and the action with the least impact should adopted.

The following general approaches are recommended to minimise adverse impact:

- Obtain relevant professional advice with respect to the assessment of proposed changes/developments and consider alternative courses of action to minimise impacts.

- Any actions that may result in adverse archaeological impacts must be identified and assessed as part of a formal impact assessment process.
- If any proposed intervention has the potential to adversely affect the heritage value of an archaeological resource, the impacts of this intervention must be assessed as early as possible—preferably at the concept or planning stage. This early assessment is important as it allows for the development of less invasive alternatives to the proposed impacts. As more details become available during subsequent stages of the development design, these early assessments should be refined as necessary.
- For strategic land use planning such as preliminary environmental assessments and baseline studies for land use strategies, re-zonings, master-planning, and new or reconfigured curtilages (including road reserves), potential and recognised archaeological sites should be included in the planning decisions at the earliest possible moment. Consideration of archaeological sites and their significance should be integrated into any initial constraints and opportunities study prior to detailed design taking place. Such a constraints and opportunities assessment should guide planning and development rather than react to decisions made without a complete understanding of the site. General principles above, including avoidance, detailed assessment and impact mitigation continue to apply.
- Whenever possible, preference should be given to locating development impacts on archaeological resources in areas of nil-to-low archaeological potential and significance. Where this is not possible, further impact assessment and mitigation measures may be required.
- Use methods that minimise ground disturbance in areas that potentially contain features of significance and/or that have a high level of preservation. For example, reuse existing service trenches, or place signage and structures on above-ground supports. Use of alternate technologies such as directional drilling, piering, or similar low-impact techniques should be considered where appropriate.
- Unavoidable but minor impacts (including significant disturbance and/or removal of relics with limited significance and/or that are already compromised with little research significance) may be acceptable, provided that the appropriate mitigation measures are followed, such as monitoring during works by an archaeologist, the establishment of an unexpected finds protocol, or other measures, depending on the nature of the site, its significance, and the impacts.
- Where development impacts are unavoidable (for example, due to site constraints, safety or other overarching requirements) and the significance of the site warrants it, ensure that mitigation measures are focused on full realisation of research values. Such measures may include test excavation, salvage excavation and the development of heritage interpretation plans for the sites in question.

5.2.2 Statutory obligations

- For any site identified as having archaeological significance, an archaeological assessment considering the development impacts should accompany any planning or development application for the site where subsurface impacts are proposed.
- All necessary approvals/permits under the Heritage Act or planning instrument consents must be obtained prior to any works that may result in disturbance or removal of archaeological relics.
- All necessary applications under the Heritage Act or planning instruments must be accompanied by relevant supporting documentation such as site-specific impact assessments, archaeological research designs, and/or work method statements. It should be noted that in the preparation of DA conditions a blanket requirement to obtain a section 139 Excavation Permit should be avoided for sites with known or potential archaeological remains until proposed impacts have been assessed.
- In the event that unexpected archaeological remains are identified during any physical investigation works, the works in the affected area must stop and a qualified archaeologist engaged to undertake assessment. Should the remain be assessed significant in accordance with the assessment criteria for historical archaeological sites and relics, Heritage NSW must be notified in accordance with section 146 of the Heritage Act.

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- In certain cases, an exception from the need for an Excavation Permit may apply. An Excavation Permit Exception is granted under section 139(4) of the Heritage Act. The exception may apply if the site is:
  - Likely to contain archaeological relics of local significance.
  - If the site is not listed on the State Heritage Register (SHR).
  - The excavation works are minor in nature and will have minimal impact on the heritage significance of the place.
  - The works fit the description of one of the 'Additional Exceptions' listed in the Schedule of Exceptions on the Heritage NSW website.

5.2.3 Appropriate skills and training

- Only appropriately qualified archaeologists or other qualified heritage practitioners may make determinations that may impact archaeological resources and their values.
- Only appropriately qualified archaeologists or other qualified heritage practitioners may provide advice with respect to the carrying out of conservation works and undertake archaeological investigations.
- All contractors or other persons involved in works requiring change should undergo a heritage induction in order to make them aware of the site's significance and the potential for archaeological resources to be encountered during works. The induction should be prepared and delivered by a qualified heritage practitioner/archaeologist. On-site personnel should be made aware of the procedures to be followed for notification and work stoppage in the event of the unexpected discovery of relics.

5.3 Archaeological investigations

- The objectives of any physical investigation within the site should focus on realising the research potential of archaeological resources. Physical investigation of archaeological resources may take a number of different forms: test excavation, salvage excavation, and archaeological monitoring and recording.
- For salvage excavation associated with groundworks, investigations should only target the specific areas that will be physically affected by such work. In addition, the depth of any archaeological salvage excavations should directly correspond with the depth of the proposed groundworks.
- All investigations within the Hornsby LGA boundary should be undertaken in accordance with the existing best practice guidelines, policies and guidelines of this AHS, an endorsed site-specific assessment and research design and conditions of relevant permits.

5.4 Archaeological records

- Upon completion of on-site works and post excavation analysis, the project archaeologist/Excavation Director should prepare a report that presents a detailed description of the works performed, and their results.
- The report on the results of all archaeological fieldwork must be produced in accordance with conditions of approval or best-practice procedures if statutory approval is not required.
- Archaeological artefacts retrieved during archaeological works deemed to be of local or state significance must be stored at an accessible repository to enable future research.

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5.5 Communication of heritage values and interpretation

- Post-excavation reports should make recommendations for interpretation appropriate to the nature and significance of the archaeological resources investigated.
- Opportunities to interpret any archaeological evidence discovered during site works may be considered as part of a holistic approach to interpreting the site. The evidence revealed by archaeological investigation should be incorporated into an integrated approach to heritage interpretation within an individual site or the region.

5.6 Archaeological research

- Any archaeological investigation of an individual site or item should be considered in both local and broader contexts, including the relationships between subsurface remains and standing structures, landscape, and geomorphology.
- This AHS does not seek to prescribe or restrict the type of research that should be undertaken. The intention of this AHS is to provide an indication of the aspects of the Hornsby Shire LGA's history that may be further investigated through any new archaeological works and the examination of the existing archaeological collections. To facilitate this, the identified archaeological sites and areas of archaeological potential have been grouped under the applicable historical themes (see Appendix 2 of this report).
- Research topics and relevant research questions should be devised as part of individual development projects that are likely to encounter archaeological remains. Examples of meaningful research topics that might be considered include an investigation of aspects of life within a specific phase of historical development and the representation of peoples' daily lives in the archaeological record; or the locating of particularly significant sites for which the locations have not been firmly identified, etc.
- The archaeological research designs should be prepared with the research focus on the historical themes and phases of development as explained in this AHS in order to maintain a consistency in the recording and presentation of data, so that all conclusions drawn in response to individual research designs can be understood together in the context of the historical development of the Shire.

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6 Conclusion

The heritage consultants engaged by Council reviewed and assessed existing and potential archaeological sites in the Hornsby LGA for their potential for listing as archaeological sites in Schedule 5 of the HLEP. This included a consideration of nominated sites, sites identified through independent research and a revisiting of the archaeological potential of currently listed items.

This report recommends the following:

- 22 sites recommended as new archaeological sites;
- 8 sites recommended for name or property amendments to reflect site history and curtilage;
- 2 sites recommended for consolidation into 1 site;
- 1 site recommended for re-categorisation to reflect built heritage values; and
- 5 sites recommended for delisting, which do not meet thresholds for classification as archaeological sites.

The following table summarises recommended amendments to the HLEP, as outlined in Chapter 4 of this report. Further information for each item included in the individual inventory sheets included in Appendix 4.

Table 9: Summary of recommended amendments to the HLEP

Site no	Item name	Address and property description	Suburb	Proposed change and justification
New Items				
AHS01	Mary Wall well and orchard	971 Pacific Highway Lot 15 Sec 2 DP6107	Berowra	List the site as a new Archaeological Site as it has been found to have high archaeological potential, assessed to be of local significance.
AHS02	Flat Rock/Brooklyn Hotel	214 and 214A Brooklyn Road Lot 18 Sec A DP 2746 and Lot 19 Sec A DP2746	Brooklyn	List the site as a new Archaeological Site as it has been found to have moderate archaeological potential, assessed to be of local significance.
AHS03	The Sanitorium Hotel, St. Cartharge's College and St. Catherine's Orphanage	55A and 55C Brooklyn Road Lot 8 Section 1 DP2002, SP68618	Brooklyn	List the site as a new Archaeological Site as it has been found to have moderate archaeological potential, assessed to be of local significance.
AHS05	Peter Hibbs Wharf and Complex	1 Gentlemans Halt Lot 1 DP797208	Canoelands	List the site as a new Archaeological Site as it has been found to have moderate archaeological potential, assessed to be of local significance.
AHS06	Dangar House and surrounds, Dangar Island	3-9 Neotsfield Avenue, 2, 5-11 Yallaroi Parade	Dangar Island	List the site as a new Archaeological Site as it has been found to have

Site no	Item name	Address and property description	Suburb	Proposed change and justification
		and 5 -15 Baroona Street Lots 3-4 and 7-10, DP 21725; Lots 121-122, DP 1114615; Lots 13-14, DP 210724; Lots 1-2, DP 521484; Lots 1-2, DP 597242; Lot 62, DP 872117		moderate archaeological potential, assessed to be of local significance. The new item would include two existing items associated with Dangar House are presently listed in Schedule 5 of the HLEP as archaeological items, A35 and A37. In order facilitate a more holistic management of the items associated with Dangar House, it is recommended that items A35 and A37 be consolidated and relisted under this item as a combined listing for Dangar House. This listing would capture the archaeological potential for Dangar House and its surrounds.
AHS07	Thomas Williams' c.1828 Residence	661-665 Old Northern Road Lot 1 DP550819, Lot 2 DP550819, Lot B DP158479, Lot 3 DP550819	Dural	List the site as a new Archaeological Site as it has been found to have moderate archaeological potential, assessed to be of local significance.
AHS08	Thomas Wilkinson's c.1835 Hut	212 New Line Road Lot 12 DP812510	Dural	List the site as a new Archaeological Site as it has been found to have moderate archaeological potential, assessed to be of local significance.
AHS09	Burton Crossland House	100 Crosslands Road Lot 1 DP1111681; Lots 1-7, DP 250012; Lot 2, DP 983689	Galston	List the site as a new Archaeological Site as it has been found to have moderate archaeological potential, assessed to be of local significance.
AHS10	Hornsby Junction Station Master's House	Hornsby Station Stand D Part of Lot 164, DP 1043781	Hornsby	List the site as a new Archaeological Site as it has been found to have moderate archaeological potential, assessed to be of local significance.
AHS11	Hornsby Junction Gatekeeper's House	4 Government Road Lots 1 and 2, DP 544812	Hornsby	List the site as a new Archaeological Site as it has been found to have high archaeological potential, assessed to be of local significance.

Site no	Item name	Address and property description	Suburb	Proposed change and justification
AHS13	Hornsby Public School and School of Arts	205 Peats Ferry Road Lot 2 DP 855847 and Part Lot 2 DP 1252972	Hornsby	List the site as a new Archaeological Site as it has been found to have moderate archaeological potential, assessed to be of local significance.
AHS14	Old Hornsby Post Office	35-37 Pennant Hills Road Lots 10 and 11 DP 827249	Normanhurst	List the site as a new Archaeological Site as it has been found to have moderate archaeological potential, assessed to be of local significance.
AHS15	Old Government Sawing Establishment	449C and 449D Pennant Hills Road Lots 10 and 11 DP1209584	Pennant Hills	List the site as a new Archaeological Site as it has been found to have moderate archaeological potential, assessed to be of local significance.
AHS16	Purchase's Nursery	46-60 Purchase Road, 69-85x Shepherds Drive and 10 Beechworth Parade Lot 12 DP773674, Lot 24 DP1123287 and Lot 1 DP263752	Cherrybrook	List the site as a new Archaeological Site as it has been found to have moderate archaeological potential, assessed to be of local significance.
AHS17	Hornsby Hotel	55-57 Pacific Highway Lot 1, DP 655016	Waitara	List the site as a new Archaeological Site as it has been found to have moderate archaeological potential, assessed to be of local significance.
AHS19	West Pennant Hills Public School	30 Castle Hill Road Lot 1 DP193952, Lot 1 DP 858789, Lot 11 Section 13 DP1879, Lot 4, 5, 6, 8, 9, 10 Section 3 DP1879, Lot 1, 2, 3, 4, DP1059158	West Pennant Hills	List the site as a new Archaeological Site as it has been found to have moderate archaeological potential, assessed to be of local significance.
AHS21	John Laughton's farm, shipbuilding establishment	625-714 Singleton Road Lot 3 DP261431, Lot 4 DP261431,	Laughtondale	List the site as a new Archaeological Site as it has been found to have moderate archaeological potential, assessed to be of local significance.

Site no	Item name	Address and property description	Suburb	Proposed change and justification
		Lot 5 DP261431, Lot 10 DP827261 and Lot 11 DP827261		
AHS22	Adam Clink's cottage (site)	591 Singleton Road Lot 6, DP 752029	Laughtondale	List the site as a new Archaeological Site as it has been found to have high archaeological potential, assessed to be of local significance.
AHS23	Richard Cobcroft's Farm	554 Singleton Road, Lots 1 and 2 DP803544	Laughtondale	List the site as a new Archaeological Site as it has been found to have moderate archaeological potential, assessed to be of local significance.
AHS24	Site of Hornsby Woolwash	21 Water Street, Foot of Bridge Road, where it intersects with Sherbrook Road, Hornsby Part of SP 61878 and Road Reserve	Hornsby	List the site as a new Archaeological Site as it has been found to have moderate archaeological potential, assessed to be of local significance.
AHS25	Milson Island Historic Site	Milson Island Lot 13 DP752026	Milsons Passage	List the site as a new Archaeological Site as it has been found to have high archaeological potential, assessed to be of local significance.
AHS26	Old Northern Road, small bridge	Old Northern Road Road Reserve	Wisemans Ferry	List the site as a new Archaeological Site as it has been found to have high archaeological potential, assessed to be of local significance.
Name or address changes				
A1	Waddell Ridge group—dwelling remains, cistern, benchmark, rock inscription, field terracing, road terracing, fenceline and footings	Calabash Road Lots 146, 160 and 178 DP 752048; Crown land	Arcadia	Update item name to 'Waddell Ridge Group' to succinctly encapsulate the features identified at the site
A14	McKell Park	Dangar Road Lot 1 DP 62933, Lot 1 DP	Brooklyn	Update address to '12X Dangar Road Brooklyn' to reflect current address name.

Site no	Item name	Address and property description	Suburb	Proposed change and justification
		1005081, and Lots 7015 and 7016 DP 1058527		
A19	Hawkesbury River Rail Bridge and Long Island Group	Main Northern Railway – Long Island Lots 1 and 2, DP 1002941	Brooklyn	Update property description to include part of Lot 873 DP1194440 to reflect extent of heritage curtilage.
A21	Kangaroo Point	Pacific Highway, Lot 1, DP 740853; Public Reserve; Crown land	Brooklyn	Update address to '1420 Pacific Highway Brooklyn' Update property description to include Lot 73217 DP 1165601 to reflect the location of the heritage items.
A55	Old Man's Valley Cemetery including Higgins family cemetery and site of Higgins Homestead	1X Quarry Road Lot D, DP 318676; Lots 1 and 2, DP 169188	Hornsby	Update item name to 'Old Mans Valley Cemetery and Farm' to reflect the site's history and archaeological significance Update property description to be Lot 1 DP 114323, Lot 2 DP 169188, Lot A, B and D DP 318676, Lot 1 DP926103 to reflect potential for research, historical and associative values.
A58	Great North Road Relics	Old Telegraph Road Road reserve	Maroota	Update the area of the archaeological site mapped in the Hornsby LEP to cover the location of the two extent culverts located on Old Telegraph Road.
A60	Loreto Convent Group - grounds, gates and cemetery	91-93 Pennant Hills Road and 16-22 Mount Pleasant Avenue Lot 1, DP 734965; Lots 15 and 16, DP 6612	Normanhurst	Update name to 'Loreto Convent Group and site of 'Old' Hornsby Public School' to reflect that the footprint of present-day Loreto Normanhurst also contains the former site of the 'Old' Hornsby Public School. Update the address to be 91–93 Pennant Hills Road and 16–62 Mount Pleasant Avenue and property description to Lot and DP to include Lot 3, DP 1217496; Lot B, DP 327538; Lots 1-5, DP 1218765;; Lot 1, DP 809066; Lots 20-23, DP 6612;

Site no	Item name	Address and property description	Suburb	Proposed change and justification
				Lot 1, DP 34834; Lots 25-36, DP 6612 to reflect its location
A65	Brickworks wall and bushland	142-178 Pennant Hills Road Lot 1, DP 633292	Thornleigh	Update item name to 'Site of National Brickworks, Thornleigh' to succinctly encapsulate the features identified at the site. Update property address to be 1A-1C Dartford Road, Thornleigh and property description to include Lot 3 DP 604958, Lot 100-101, DP 116337 to reflect potential archaeological area.
Consolidation				
A51	Railway Station	Jersey Street Lot 164, DP 1043781	Hornsby	To facilitate holistic management of the archaeological items at this location, it is recommended that this item, A51, and item A52 are combined under one item, Item A51. This item should be renamed to clearly indicate the item location and the feature encapsulated within the curtilage. "Hornsby Railway Station Group and Barracks" is recommended for consideration as a new name, as is used by the Transport for NSW S170 Register.
A52	Railway Cloak Room Building	Jersey Street Lot 164, DP 1043781	Hornsby	
Recategorisation				
A32	Tyneside House	8 Baroona Street Lot 47, DP 101902	Dangar Island	This item should be changed from an archaeological site to a heritage item. Assessment of the item found that the significance of the item is encapsulated in the physical extant, fabric of the item and there is nil-low potential for remains from earlier phases of use of the area at the site. Assessment of the built elements recommends listing for built heritage values.

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Site no	Item name	Address and property description	Suburb	Proposed change and justification
Delisting				
A6	Fire Trail	McCallums Avenue Lot 2, DP 882783; Lot 163, DP 1113746; Lots 78, 168, 185 and 194, DP 752048	Berowra Waters	This item is not archaeological in nature and should be removed from the HLEP.
A47	Banksia Cottage Quarry	40 Mid Dural Road Lot 4, DP 583876; Lot 261, DP 859029; Road reserve	Galston	It is recommended that this item be removed from the HLEP as an archaeological item and be considered for recategorisation as a landscape heritage item on the HLEP, to ensure adequate and appropriate management.
A50	SRA Electricity Plant and Signal Box	Jersey Street Lot 164, DP 1043781	Hornsby	This item is not archaeological in nature and should be considered for removal as an archaeological item from the HLEP. Local Heritage Listing for built heritage, Item 485, should be retained on the HLEP.
A54	Diatreme, Hornsby Quarry and surrounding vegetation	1X Quarry Road Lot 1, DP 926103; Lots A and D, DP 318676	Hornsby	This item is not archaeological in nature and should be considered for removal from the HLEP as an archaeological item. The Landscape listing (538) should be maintained.
A67	1830s Road Remains	The Comenarra Parkway Road reserve	Thornleigh	This item is not archaeological in nature and should be removed from the HLEP.

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Appendix 1: Historical timeline

The detailed appendix document supporting this report is available at the following link:

https://www.hornsby.nsw.gov.au/files/assets/public/v/2/external-site-files/miscellaneous/draft-ahs-appendix.pdf

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ATTACHMENT 1 - ITEM 9

Appendix 2: Sites and themes

The detailed appendix document supporting this report is available at the following link:

https://www.hornsby.nsw.gov.au/files/assets/public/v/2/external-site-files/miscellaneous/draft-ahs-appendix.pdf

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Appendix 3: Summary of significance

The detailed appendix document supporting this report is available at the following link:

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ATTACHMENT 1 - ITEM 9

Appendix 4: Inventory Sheets

The detailed appendix document supporting this report is available at the following link:

https://www.hornsby.nsw.gov.au/files/assets/public/v/2/external-site-files/miscellaneous/draft-ahs-appendix.pdf

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Appendix 5: Sites not recommended for listing

The detailed appendix document supporting this report is available at the following link:

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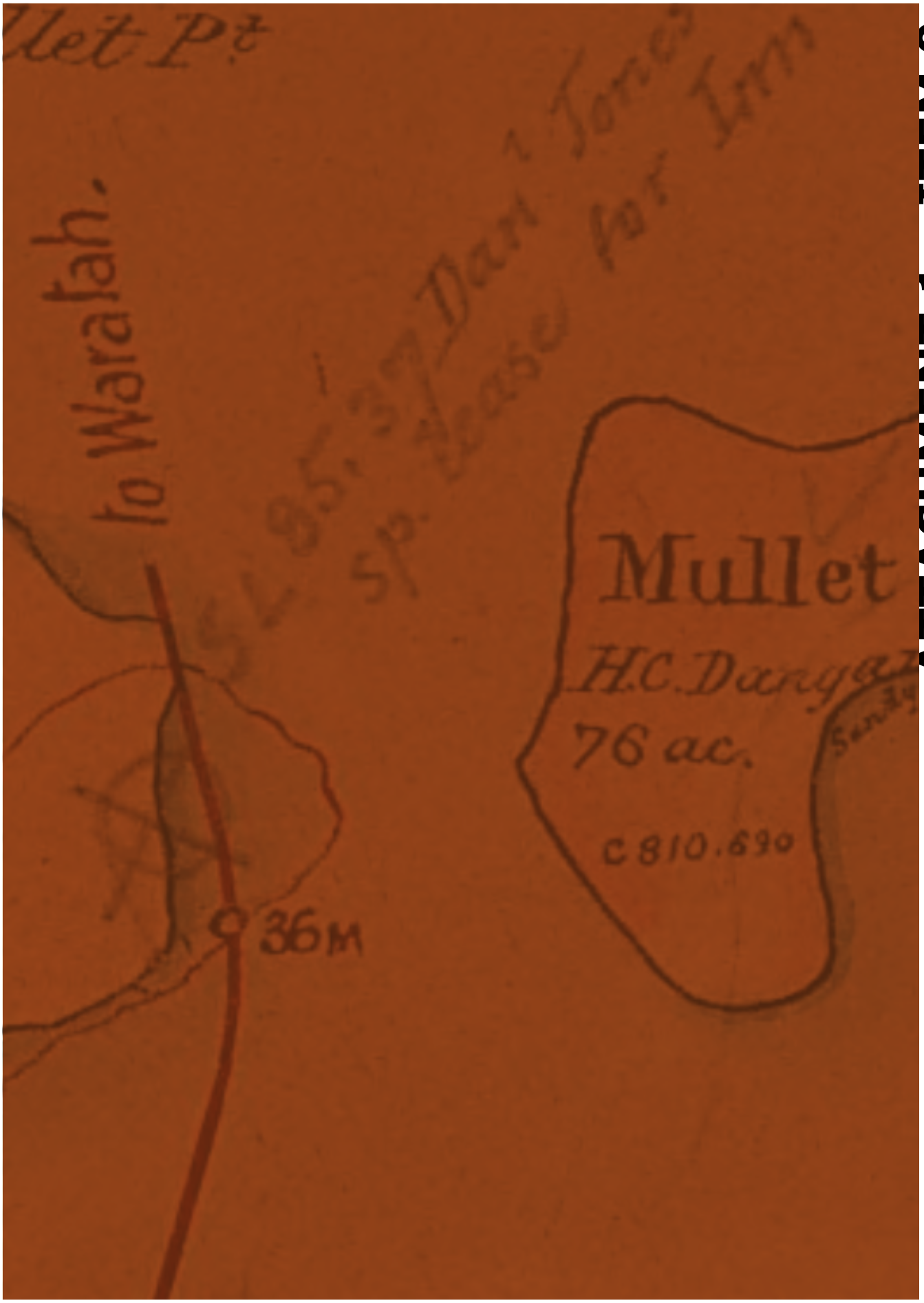
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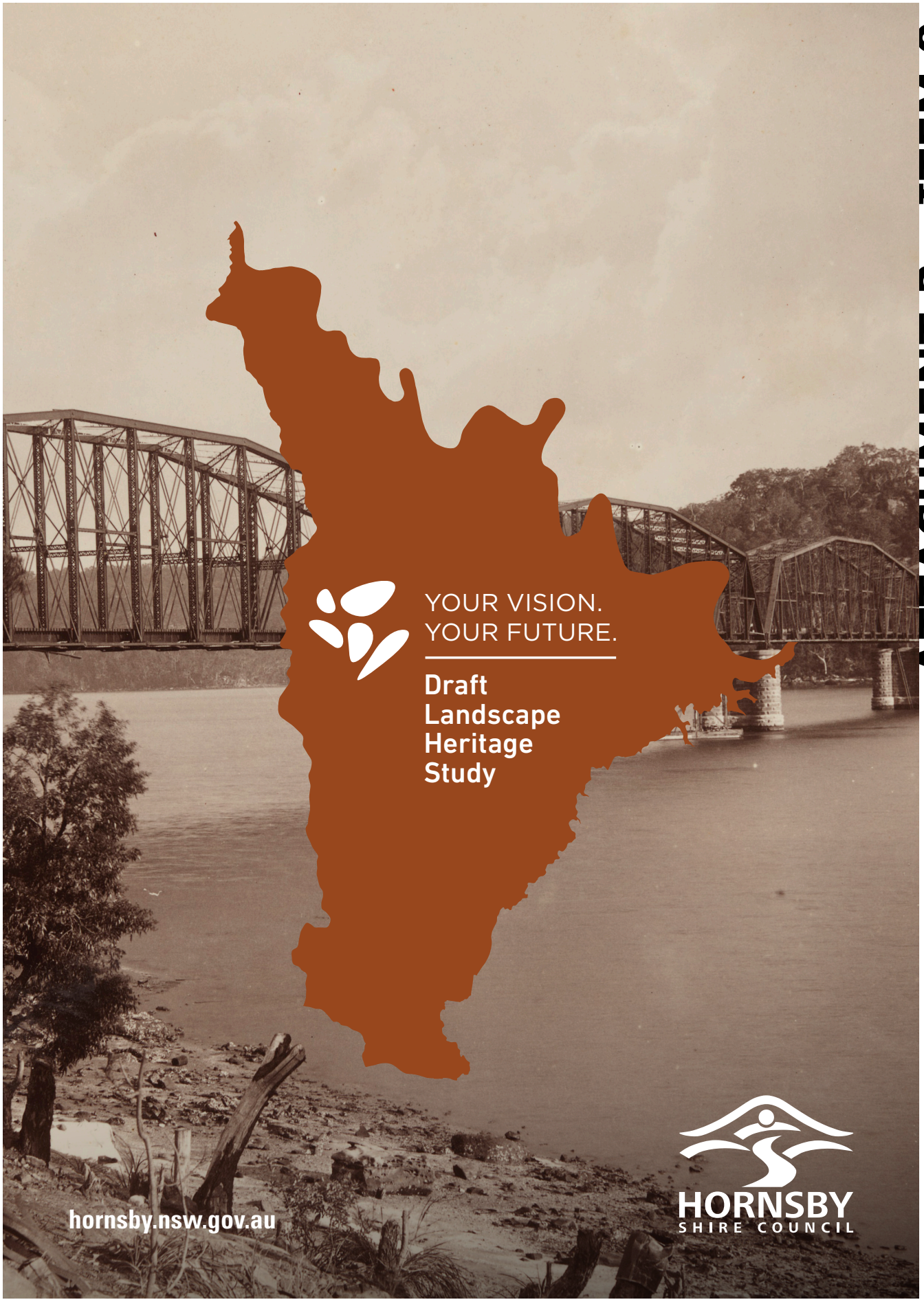
ATTACHMENT 2 - ITEM 9





Council recognises the Traditional Owners of the lands of Hornsby Shire, the Dharug 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.

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Chinese Simplified

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Nepali

यस कागजातमा महत्त्वपूर्ण जानकारी छ।

यदि तपाईंले यसलाई बुझ्नुभएको छैन भने, कृपया अनुवाद र दोभाषे सेवालाई 131 450 मा फोन गर्नुहोस्। तपाईंको तर्फबाट हर्नस्बी शायर काउन्सिललाई 9847 6666 नम्बरमा फोन गरिदिन आग्रह गर्नुहोस्। काउन्सिलको कामकाजी समय सोमबारदेखि शुक्रबार बिहान 8:30 बजे देखि बेलुका 5 बजेसम्म हो।



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 शुक्रवार, 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.



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Farsi

نیاز به کمک دارید؟

این سند حاوی اطلاعات مهم می باشد. چنانچه آن را درک نمی کنید، لطفاً با خدمات ترجمه کتبی و شفاهی به شماره 131 450 تماس بگیرید. از آنها بخواهید از جانب شما با شماره 9847 6666 با شورای شهر هورنزبی شایر تماس بگیرند. ساعات کاری شورای شهر دوشنبه تا جمعه، از 8:30 صبح تا 5 بعدازظهر است.

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List of Abbreviations

AHS	Archaeological Heritage Study
Archaeological assessment	A study undertaken to establish the archaeological significance (research potential) of a particular site and to propose appropriate management actions.
Archaeological feature	Any physical evidence of past human activity. Archaeological features include buildings, works, relics, structures, foundations, deposits, cultural landscapes and shipwrecks. During an archaeological excavation the term 'feature' may be used in a specific sense to refer to any item that is not a structure, a layer or an artefact
Archaeological potential	The degree of physical evidence on an archaeological site, based on a process of assessing the probable extent, nature and integrity of the archaeological resource. This assessment is usually done on the basis of physical evaluation and historical research. Common units for describing the level of archaeological potential on a site are High, Moderate, Low and Nil-Low.
Archaeological significance	A category of significance referring to scientific value or 'research potential' that is, the ability to yield information through investigation by archaeological methods. See also research significance.
Archaeological sites	A place that contains evidence of past human activity. Below-ground archaeological sites include building foundations, occupation deposits, features and artefacts. Above-ground archaeological sites include buildings, works, industrial structures, and relics that are intact or ruined.
Artefacts	Objects produced by human activity. In historical archaeology the term usually refers to small objects contained within occupation deposits. The term may encompass food or plant remains (for example, pollen) and ecological features.
The Burra Charter	*The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013a*
Conservation	Defined in the *Burra Charter* as 'all the processes of looking after a place so as to retain its cultural significance'
Conservation management plan	A document explaining the significance of a heritage item, including a heritage conservation area, and proposing policies to retain that significance. It can include guidelines for additional development or maintenance of the place.
Conservation policy	A proposal to conserve a heritage item arising out of the opportunities and constraints presented by the statement of heritage significance and other considerations.
Contributory values	Values attached to items located within Conservation Zones or Policy Areas that do not have values equivalent to those for which a place is listed, but rather have heritage features that contribute to the general historical quality of the Zone or Policy Area.

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Cultural landscapes	Those areas of the landscape that have been significantly modified by human activity. They include rural lands such as farms, villages, and mining sites, as well as country towns.
Cultural significance	A term frequently used to encompass all aspects of significance, particularly in guideline documents such as the *Burra Charter*. Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, meanings, records, *related places*, and related objects. Places may have a range of values for different individuals or groups.
DCP	Development Control Plan
EP&A Act	*Environmental Planning and Assessment Act 1979*
Fabric	All the physical material constituting the place including structural elements, fixtures, contents, and objects.
Heritage	Aspects of a culture that are considered important enough to be passed on to future generations.
Heritage Act	*NSW Heritage Act 1977* (NSW)
Heritage significance	Historical, scientific, cultural, social, archaeological, natural and/or aesthetic values embodied in a place that are regarded as important enough to be conserved for present and future generations.
Historical significance	An item having this value is significant because of the importance of its relationship to the evolving pattern of our cultural history.
HLRV	Historical Lands Record Viewer
HLEP	*Hornsby Local Environmental Plan 2013*
HDCP	*Hornsby Development Control Plan 2013*
International Council on Monuments and Sites (ICOMOS)	An international organisation linked to UNESCO that brings together people concerned with the conservation and study of places of cultural significance. There are also national committees in sixty countries including Australia. See also Australia ICOMOS.
In situ	Latin phrase meaning 'in the original place'
Integrity	A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage are still largely intact.
Item	A building, structure, work, relic, place, or group. The generic term used to describe objects structures or places under consideration for heritage significance.
LEP	Local Environmental Plan
LGA	Local Government Area

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Maintenance	The continuous protective care of a place and its setting. Maintenance is to be distinguished from repair that involves *restoration* or *reconstruction*.
Monitoring (archaeology)	Development works during which an archaeologist is present in order to record and manage impacts on the archaeological features and deposits that may be impacted by the works.
NLA	National Library of Australia
NSW	New South Wales
NPWS	National Parks and Wildlife Service
Occupation deposits (archaeology)	Accumulations of cultural material that result from human activity. They are often associated with domestic and industrial sites, for example, under-floor or yard deposits
Oral histories	The recording of information by interviewing people with knowledge pertinent to a heritage item or place.
Place	A site, area, or landscape or group of works, together with associated structures, contents and surroundings. Place may have tangible and intangible dimensions.
Preservation	The process of maintaining a *place* in its existing state and retarding deterioration.
Rarity	An item having this value is significant because it represents an uncommon, endangered or unusual aspect of our history or cultural heritage.
Reconstruction	The process of returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.
Related place	A *place* that contributes to the *cultural significance* of another place.
Research design (archaeology)	A set of questions that can be investigated using archaeological evidence and a methodology for addressing them. A research design is intended to ensure that archaeological investigations focus on genuine research needs. It is an important tool that ensures that when archaeological resources are destroyed by excavation, the information recovered can be preserved and can contribute to an understanding of the place and its history.
Research excavation (archaeology)	Formal archaeological investigation conducted in order to examine specific research questions. Such investigations may be independent of proposed development works.
Research potential (archaeology)	The ability of a site or feature to yield information through archaeological investigation.
Research significance (archaeology)	The significance of archaeological sites is assessed according to the extent to which their investigation may contribute substantive information in response to properly designed research questions.
RMS	Roads and Maritime Services (now Transport for New South Wales)
Salvage excavation (archaeology)	Formal archaeological excavation in advance of development works in which a site's archaeological potential is realised.

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Section 170 Register	Per Section 170 in the Heritage Act, government agencies are required to prepare a register of the heritage assets it owns or controls.
SEPP	State Environmental Planning Policies
Setting	The immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.
SHI	State Heritage Inventory
SHR	State Heritage Register
SLNSW	State Library of New South Wales
SSD	State Significant Development
SSI	State Significant Infrastructure
S89J of the EP&A Act	Former section 89J is now Part 4.41 Approvals etc legislation that does not apply of Division 4.7 State Significant Development. It lists authorisations not required for SSD that is approved by development consent, including 4.41 (1)(c) an approval under Part 4, or an excavation permit under section 139, of the Heritage Act.
Social significance	Items having this value are significant through their social, spiritual or cultural association with a recognisable community.
Statement of heritage impact	Determination of the impact of proposed works on the significance of a heritage item.
Statement of heritage significance	A statement, usually in prose form that summarises why a heritage item or area is of importance to present and future generations.
Statutory	Those matters that occur as a result of an Act of Parliament (for example, statutory instruments such as environmental planning instruments) and thus have legal force.
Technical significance	Items having this value are significant because of their ability to demonstrate a high degree of technical achievement within the local area.
Test excavation (archaeology)	Small-scale, formal archaeological excavation in advance of proposed development work. The intent of testing is to determine if archaeologically sensitive deposits or features are present in the path of proposed development without impacting those deposits or features.
TfNSW	Transport for New South Wales
UNESCO	United Nations Educational Scientific and Cultural Organisation
Unfree Labour	A collective term that refers to relations of production where direct compulsion or coercion, that can take varying forms, is used to acquire and exploit labour power. This includes, but is not limited to indentured service, penal labour such as convictism, serfdom and all forms of slavery.

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1 Introduction

Extent Heritage Pty Ltd (Extent Heritage) (with 33 Parallel Landscape Architects) was commissioned by Hornsby Shire Council (Council) to prepare a comprehensive Landscape Heritage Study (LHS) for the Hornsby Local Government Area (LGA), excluding National Parks. The LHS was initiated as part of an overall update to the 1993 Hornsby Shire Heritage Study (prepared by Perumal Murphy Wu, 1993) and Council's commitment to undertake regular reviews to ensure identification of our local heritage remains up-to-date and reflects our communalities expectations..

The scope of the LHS is informed by Council's Hornsby Heritage Action Plan GML, 2019, which identifies a range of recommendations for improved heritage management within the NSW legislative framework. The Action Plan was endorsed in April 2020, forms the scope of Council's Comprehensive Heritage Study.

A summary of the Action Plan's key tasks for the Landscape Heritage Study is provided below.

Table 1: Summary of Landscape Heritage Study key tasks

Action	Key Tasks
Prepare a new Landscape Heritage Study	• Undertake a comprehensive LGA-wide landscape heritage study that aims to capture all cultural and natural landscapes that have heritage significance for listing within the LEP. • Update existing information on significant landscapes and their condition into a consolidated report. • Update and expand the descriptions in Schedule 5 landscape items and landscape components of dual listings in Schedule 5. • Provide new LEP mapping for those items with a listing that covers both built and landscape elements • Add significant vegetation communities into the LEP, as a separate schedule. • Provide detailed inventory sheets based on the SHI template for all current and proposed landscape heritage items

In response to the above action and associated key tasks, a draft LHS was prepared by Extent Heritage Pty Ltd in 2023, with supplementary research undertaken in 2026. The consultants reviewed and assessed existing and potential landscape heritage items in the Hornsby LGA for their potential for listing as heritage items in Schedule 5 of the HLEP. This included a consideration of nominated sites, sites identified through independent research and a revisiting of the heritage potential of currently listed items.

Certain findings from the draft reports have been actioned through Council's Heritage and Housekeeping Planning Proposal and revised Hornsby Development Control Plan 2024 Heritage Chapter in 2025.

The LHS has been updated to remove actioned recommendations and to form part of a comprehensive evidence base and set of consolidated recommendations for the management of heritage in the Shire. The recommendations include:

- 1 archaeological site is recommended to be dual listed and as a landscape heritage item;
- 2 landscape items to be consolidated into a single item;
- 13 landscape items to be amended, reflecting address and name changes; and
- 6 landscape items to be delisted.

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1.1 What is landscape heritage?

There are three broad categories of landscape heritage based on the World Heritage guidelines for cultural landscape types, that apply to culturally significant landscapes. Landscape heritage may include the following types of cultural landscapes:

- designed landscapes;
- organically evolved landscapes; or
- associative landscapes.

In addition to cultural heritage, there are also landscapes that are of heritage significance for their natural heritage values. The categories of landscape heritage are discussed in further detail in Chapter 2 of this report.

1.2 Study area

This study area for this LHS is the Hornsby LGA (Figure 1), which extends from the Hawkesbury River in the north, capturing multiple islands within the Hawkesbury including Long Island, Bar Island, and Dangar Island, to the M2 Hills Motorway in the south. The LGA is bounded by the Old Northern Road to the west and Cowan Creek to the east.

The study excludes National Parks and Wildlife Service (NPWS) parks and reserves, including part of Ku-ring-gai Chase National Park. Existing items that fall within areas of NPWS parks and reserves have not been reviewed and areas of NPWS parks and reserves were not assessed for potential new items.

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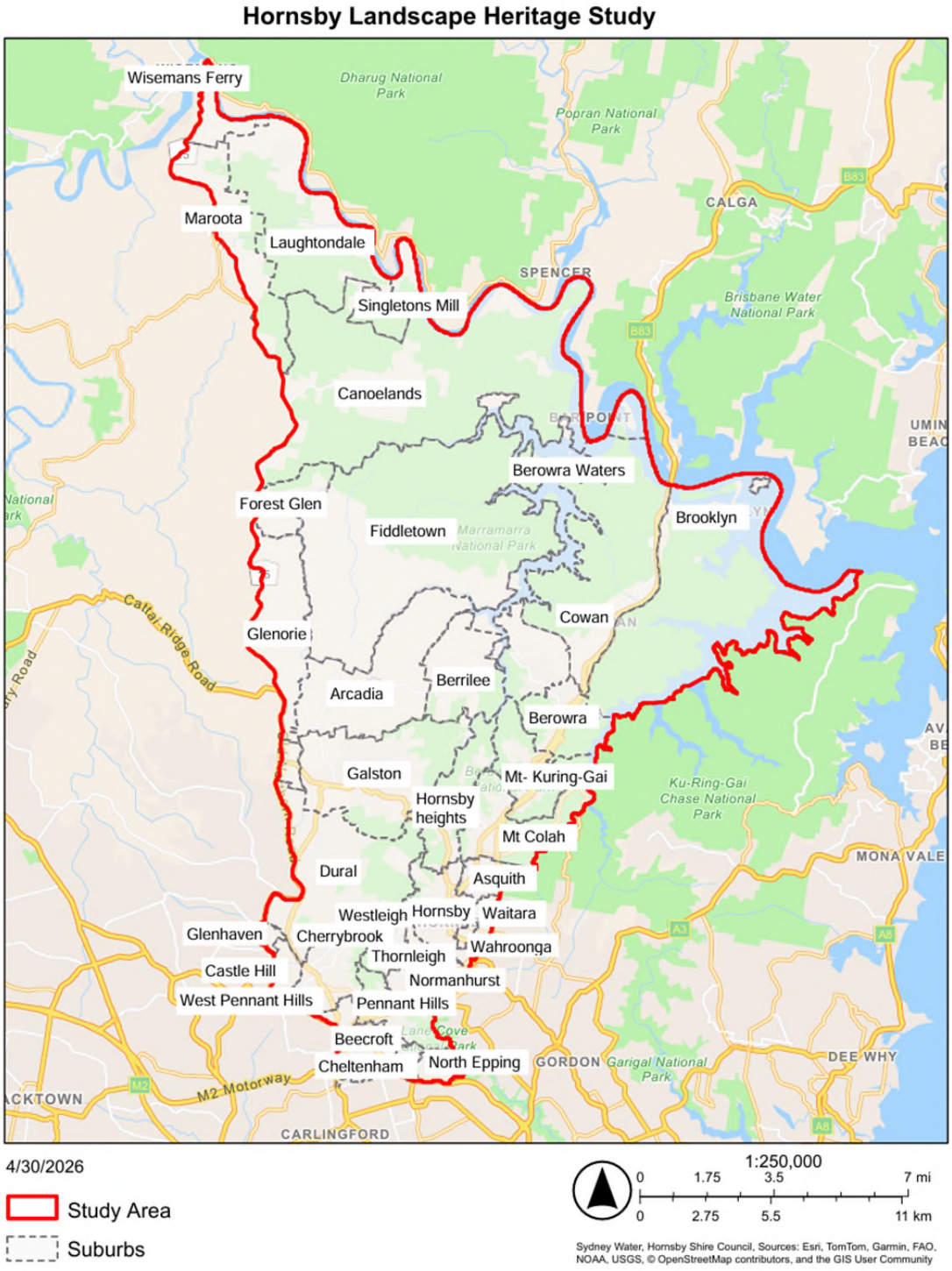

Figure 1: Study Area: Hornsby Landscape Heritage Study

1.3 Statutory context

Heritage landscapes within the Hornsby Shire are protected by the following statutory instruments.

- Heritage Act 1977 (NSW) (Heritage Act);
- Environmental Planning and Assessment Act 1979 (EP&A Act);
- Hornsby Local Environmental Plan 2013;
- Hornsby Development Control Plan 2024;
- Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act);
- State Environmental Planning Policy (Biodiversity and Conservation) 2021; and
- NSW RFS 10/50 Vegetation Clearing Scheme 10/50 provisions.

1.3.1 Environment Protection and Biodiversity Conservation Act 1999

The Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) is the central piece of environmental legislation for the Australian Government. The EPBC Act provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities, and heritage places—defined in the EPBC Act as matters of national environmental significance.

The EPBC Act applies to matters of national environmental significance and includes national heritage places.

Specifically, the EPBC Act aims to:

- provide for the protection of the environment, especially matters of national environmental significance;
- conserve Australia's biodiversity;
- protect biodiversity internationally by controlling the international movement of wildlife;
- provide a streamlined environmental assessment and approvals process where matters of national environmental significance are involved;
- protect our world and national heritage; and
- promote ecologically sustainable development.

1.3.2 The Heritage Act 1977 (NSW)

The Heritage Act 1977 (Heritage Act) provides protection for items of State heritage significance that are listed on the State Heritage Register (SHR), as well as for unlisted archaeological relics. The key parts of the Act relevant to managing a state heritage item are outlined below:

- Places and items on the SHR cannot be demolished, altered, moved, or damaged, or their significance altered without approval from the Heritage Council of NSW under section 63 of the Heritage Act.
- Minor works that will have a minimal impact on the heritage significance of items may be granted as an exemption under section 57(2) of the Heritage Act if the site is on the SHR.
- If a project is declared SSD, SSI, or CSSI under the EP&A Act, most approvals under the Heritage Act do not apply, however in general heritage matters must still be assessed. Assessment requirements will be defined under the Secretary's Environmental Assessment Requirements. This may include the preparation of a Statement of Heritage Impact.

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1.3.3 Environmental Planning and Assessment Act 1979

The EP&A Act prescribes that cultural heritage, including landscape heritage items, are managed in strategic land use planning and when development is proposed. The key parts of the EP&A Act relevant to managing landscape heritage items are outlined below:

- Part 3 of the EP&A Act establishes process and requirements for preparing State and local (council) planning instruments (SEPPs and LEPs) and Development Control Plans (DCPs).
- The Standard Instrument LEP and a Direction under section 9.1 of the EP&A Act, require that all LEPs must schedule (list) and map heritage items and include objectives and provisions to conserve and manage heritage. DCPs provide detailed development guidance and usually include a heritage section.
- Part 4 of the EP&A Act establishes when approval from a consent authority, usually a local council, is needed for a development and prescribes development assessment and consent processes. Council consent is required for development on land listed in a Heritage Schedule of a LEP or included on a LEP heritage map. Some SEPPs, like the Infrastructure and Transport SEPP, remove local consent requirement for works impacting heritage items.
- Part 5 of the EP&A Act relates to activity proposed by public authorities. Council consent is not required but projects must consider heritage impacts and are subject to environmental impact assessment.
- If a project is declared SSD, SSI, or CSSI, a Statement of Heritage Impact can be required as part of project documentation. The consent authority is the Minister for Planning and Public Spaces or an Independent Planning Commission.

1.3.4 Hornsby Local Environmental Plan 2013

The HLEP is a legal document used by Council to regulate land use and development within Hornsby Shire. Part 1.2 of the HLEP outlines its aims, one of which, 1.2(i), is to protect and enhance the heritage of Hornsby, including places of historic, aesthetic, architectural, natural, cultural, and Aboriginal significance. The key parts of the plan relevant to managing landscape heritage items are outlined below:

- Schedule 5 – Environmental Heritage of the HLEP lists heritage items, including archaeological sites, and Heritage Conservation Areas (HCAs) in the Shire. They are also identified on the HLEP maps.
- Clause 5.10 of the HLEP applies to places included in Schedule 5 of the HLEP. The objectives of the clause include conserving heritage items and clause 5.10(2) prescribes that development consent is required for:
    - demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—
        a) a heritage item,
        b) an Aboriginal object,
        c) a building, work, relic or tree within a heritage conservation area,
- Clause 5.10(5) and 5.10(6) identify when a heritage impact statement, heritage conservation management plan, or other heritage management document is required to be considered prior to granting development consent.
- If works are minor and will have no adverse heritage impact, Council is able to agree in writing that development consent is not required under clause 5.10(3) of a LEP.

1.3.5 Hornsby Development Control Plan 2024

The HDCP provides a set of controls that provides detailed planning and design guidelines to support the statutory controls in the HLEP. The Consent Authority is required to take into consideration the relevant provisions of the HDCP in determining an application for development affecting a locally listed heritage item. The relevant controls

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pertinent to heritage are outlined in Part 9 of the HDCP. Part 9.5 provides specific desired outcomes and prescriptive measures for landscape heritage items listed under Schedule 5 of the HLEP 2013. It also includes controls for significant gardens and landscapes associated with built heritage items.

In addition to Part 9 of the HDCP, Part 1 Section 1.2.6 provides additional protection for trees within the LGA. Trees exempt from removal include threatened species or land that contains native vegetation which is habitat for threatened species, populations, or ecological communities listed in Schedules 1and 2 of the Biodiversity Conservation Act 2016 (NSW) and protected matters listed under the Commonwealth EPBC Act 1999, and trees located within a heritage item or heritage conservation area. This typically provides natural heritage items with protection for their biodiversity and heritage values.

1.3.6 State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021 contains planning rules and controls for the clearing of native vegetation in NSW on land zoned for urban and environmental purposes that is not linked to a development consent. It also provides the means for the assessment of threatened species (both flora and fauna) undertaken as part of the development application process.

1.3.7 NSW RFS 10/50 Vegetation Clearing Scheme 10/50 provisions

The 10/50 Vegetation Clearing Scheme gives people living near the bush an additional way of being better prepared for bush fires. If the site contains any vegetation that is legally protected under any local or state heritage controls, then the 10/50 Vegetation Clearing Scheme does not apply.

1.4 Relevant studies

This report includes a comprehensive review and consolidation of previous landscape heritage studies prepared for Hornsby Shire Council. This included:

- Hornsby Shire Heritage Study. Perumal Murphy Wu. 1993.
- Hornsby Heritage Review Stage 3 Review of Heritage Items. Tropman & Tropman Architects. 2004.
- Hornsby Shire Heritage Review Stage 4. Landarc Pty Ltd. 2004.
- Hornsby Heritage Study Review Stage 5. GML Heritage (GML). 2012.
- Hornsby Shire Heritage Gap Analysis and Action Plan. GML Heritage (GML). 2019.
- Hornsby Thematic History. GML Heritage (GML). 2021.

The LHS also includes a review of Council's existing environmental controls relevant to the study of landscape heritage items within the Shire. This included:

- Hornsby Shire Biodiversity Conservation Strategy 2006;
- Native Vegetation Communities of Hornsby Shire 2008;
- Hornsby Development Control Plan 2024;
- Hornsby Local Environmental Plan 2013; and
- Hornsby Shire Biodiversity Conservation Strategy 2021.

This report should be considered in conjunction with the following heritage studies that consider landscape and built heritage as well as heritage conservation areas in the Hornsby LGA.

- Hornsby Archaeological Heritage Study (prepared with assistance from Extent Heritage).

- Hornsby Built Heritage Study (prepared with assistance from Artefact Heritage and Environment and Umwelt (Australia) Pty Limited).
- Hornsby Heritage Conservation Area Study (prepared with assistance from GML Heritage).

1.5 Authorship

This report is based upon the research and findings of the Draft Landscape Heritage Study prepared by Extent Heritage. Revisions principally relate to the removal of actioned recommendations, alignment in structure and style with other heritage reports, and the forming of a comprehensive evidence base and set of recommendations for the management of heritage in the Shire.

The 'Draft Landscape Heritage Study' was prepared by Kim Watson (Senior Heritage Advisor) and Eleanor Banaag (Senior Associate) of Extent Heritage, with significant contribution and input from Darren Mansfield, Director of 33 Parallel Landscape Architects. Mapping was completed by Brian Shanahan (Senior Associate, Geospecialist and Digital Heritage) and Mariska Marnane (GIS specialist). Historical research was undertaken by Domonic Caron (Research Assistant). It was reviewed by Lisa Trueman, Principal Heritage Advisor, and Dr MacLaren North, Managing Director of Extent Heritage.

Additional supplementary research was undertaken through the Hornsby Diatreme Quarry, Landscape Heritage Review, prepared by Hayley Edmonds and Kate Long of Extent Heritage.

1.6 Limitations

The study area for this LHS excludes all NSW National Parks, nature reserves, and state reserves in the LGA, as these areas are under the care, ownership, and management of NPWS.

The individual sites were inspected and photographed by Darren Mansfield of 33 Parallel Landscape Architects and Extent heritage advisors. The inspections were predominately undertaken as a visual study only from the public domain. In some instances where landscape heritage items could not be observed from the public domain, Council notified affected owners and coordinated access to the private property.

This report does not address Aboriginal cultural heritage.

The historical thematic overview in this report provides historical background to provide an understanding of the landscape history and heritage of Hornsby in order to assess the significance and provide relevant heritage recommendations for landscape heritage in Hornsby Shire. It is not intended as an exhaustive history of the LGA. Information for the thematic history in this study was guided by Hornsby Thematic History 2021, prepared by GML Heritage, which provides a detailed history of Hornsby Shire.

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2 Methodology

2.1 Introduction

The approach to the management of landscape heritage within Hornsby Shire is guided by the conservation principles set out in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013 (Burra Charter) and the Australian Natural Heritage Charter, 2002 (Australian Natural Heritage Charter). The Burra Charter and the Australian Natural Heritage Charter provide the over-arching framework for making best practice decisions for managing places of natural and cultural landscape heritage. The Burra Charter establishes the nationally accepted standard for the conservation of places of heritage significance. The Australian Natural Heritage Charter provides 'best practice' conservation principles for places with natural heritage values. The two documents relate closely to each other and are used together to manage places that have both natural and cultural heritage values.

In addition to the principles and guidelines of the Burra Carter and Australian Natural Heritage Charter, this report has been prepared having regard to the following heritage guidelines:

- Assessing Heritage Significance (Heritage Office, 2001); and
- NSW Heritage Manual (Heritage Office, 1996).

The preparation of the LHS involved the following steps:

- review of background resources;
- desktop review of existing items;
- identification of potential new landscape heritage items;
- community consultation;
- fieldwork and site surveys;
- detailed assessment of significance for each heritage item provided on a heritage inventory sheet; and
- recommendations.

A detailed breakdown of the methods and processes used within each of these steps is provided below.

2.2 Assessing landscape heritage significance

2.2.1 Landscape types

Cultural heritage

As noted above, there are three broad categories of landscape heritage based on the World Heritage guidelines for cultural landscape types, that apply to culturally significant landscapes (designed landscapes, organically evolved landscapes and associative landscapes).

Landscape heritage may include the following types of landscapes:

- designed landscapes;
- organically evolved landscapes;
- associative landscapes; or
- natural landscapes.

Designed landscapes are created intentionally. They include gardens and parkland landscapes constructed or planted for aesthetic reasons, such as trees, avenues, parks, gardens, cemeteries, and plazas.

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Organically evolved landscapes or 'vernacular' landscapes are developed over time in response to, and association with, the natural environment. Organically evolved landscapes often develop through changes brought about by patterns of use. They fall into two sub-categories: a relict landscape where an evolutionary process has ended; and a continuing landscape where the evolutionary process is still in progress. Organically evolved landscapes include farming landscapes, industrial landscapes such as goldfields, and linear landscapes such as railway lines.

Associative landscapes are primarily based on religious, spiritual, artistic, or cultural associations with the natural environment. Associative landscapes are often significant for their intangible, non-physical values associated with events, activities, or significant people. They include landscapes such as Aboriginal places, explorers' routes, river crossings or places where significant events have occurred. They also include landscapes that have stories told about them. Documents and oral histories relating to what happened at the place are especially important in identifying and assessing how people interacted with these types of landscapes.

The cultural values of landscapes, as with all types of heritage items, can relate to their aesthetic, archaeological, historical, scientific, social, or architectural values, any or all of which may co-exist in the one place. These values may be significant to communities at local, state, national or world (universal) levels.

Natural heritage

The Australian Natural Heritage Charter (ANHC) defines natural heritage as comprising the natural living and non-living components, that is, the biodiversity and geodiversity, of the world that we inherit (2002, 4). Natural heritage fundamentally differs from cultural heritage, although places may be considered of both cultural and natural heritage, as it is defined as:

- natural features consisting of physical and biological formations or groups of such formation, which demonstrate natural significance;
- geological or physiological formations and precisely delineated areas that constitute the habitat or indigenous species of animals and plants which demonstrate natural significance; and / or
- natural site or precisely delineated natural areas which demonstrate natural significance from the point of view of science, conservation, or natural beauty (ANHC 2002, 8).

2.2.2 Assessment of significance

Each place in this study has been assessed using the NSW heritage assessment criteria, as developed by Heritage NSW (formerly known as the NSW Heritage Office) to provide the basis for an assessment of heritage significance of an item or place. This is achieved by evaluating the place's or item's significance in reference to seven criteria, which can be applied at a state or local level.

Table 2: Criteria for assessing cultural heritage significance

Criterion	Description
Criterion (a) – Historic	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).
Criterion (b) – Associative	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).
Criterion (c) – Aesthetic	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
Criterion (d) – Social	An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.

Criterion	Description
Criterion (e) – Technical / Scientific	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).
Criterion (f) – Rare	An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
Criterion (g) – Representative	An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places, or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

Each existing and potential item has been assessed against the Heritage NSW assessment criteria. In order to meet the threshold for local listing on the HLEP, an item must meet at least one of the seven criteria. If a place meets the threshold for listing under more than one criterion, the place is significant for a variety of reasons

2.2.3 Preparation of updated inventory sheets

Detailed heritage assessments of each existing and potential heritage item have been undertaken and provided in an updated heritage inventory (or 'listing') sheet based on a template. Each inventory sheet includes the property details, an annotated curtilage and location map, a statement of significance, physical description, historical context, recommendations, reference list, and at least one current photograph.

2.3 Review of existing items

The review of existing landscape heritage items listed on the HLEP was undertaken through the following steps:

- A comprehensive fieldwork program was undertaken for all known landscape heritage items. The site inspection and fieldwork analysis was a concise data recording exercise used to review and update the description, condition, and integrity of each item.
- Preparation of an updated inventory sheet. The preparation of an updated inventory included:
    - An analysis of contemporary spatial data to identify the location and appropriate heritage curtilage of landscape heritage items. This data was also used to identify items that had been impacted or removed by modern development.
    - An updated physical description identifying the key landscape heritage items within the curtilage of the item. This included a description of condition and integrity.
    - An updated assessment of significance.

A list of the existing listed landscape items with recommendations for their future management is provided in Chapter 4 of this report. A copy of the individual inventory sheets for the landscape heritage items with recommendations are included in in Appendix 2.

2.4 Community consultation

As part of the development of the LHS, community consultation was undertaken to gather information about existing and potential new landscape items, community concerns regarding heritage management, and suggestions for future heritage management.

Consultation was undertaken through digital survey, in person consultation, and online consultation. Through these various modes a wealth of information was gathered. Importantly, significant feedback on desired management and interpretation strategies for heritage items in the Shire was provided.

2.4.1 Digital survey

The digital survey was made available in March 2021. The online survey was a combination of questions for both the LHS and the Archaeological Heritage Study (AHS). Questions were asked regarding knowledge of landscape sites in Hornsby Shire that community members would like to see listed, desired management of landscape heritage and desired public outcomes from landscape heritage in Hornsby. Hornsby Council made the survey available through the following portals:

- Council's 'Have Your Say' website;
- Future Hornsby website;
- Hornsby Shire Council's March eNews;
- social media (Facebook and others as identified by council); and
- direct emails to historical societies and community groups.

Thirteen (13) individuals completed the online survey.

2.4.2 In person and online consultation

In person consultation was held on 24 March 2021 at Hornsby RSL. The sessions were facilitated by Francesca McMaster and Eleanor Banaag from Extent Heritage, Darren Mansfield from 33 Parallel Landscape Architects, and Alison Bangs and Katherine Vickery of Hornsby Council. The online session was facilitated via zoom link, advertised on Hornsby Council's website, on 23 March 2021. Kim Watson and Darren Mansfield facilitated the online session for Extent Heritage and 33 Parallel, along Council officers, including heritage officers.

Community members from a range of associations joined the Landscape Heritage Study online and in person sessions. These included members of the Beecroft Cheltenham Civic Trust, Guringai Tribal Link Aboriginal Corporation, Dangar Island Historical Society, and Brooklyn Community Association.

Both sessions began with a short presentation on the study's intention and progress. Open discussion was then held with talking points prompted by questions around knowledge of landscape heritage items in the area, how would they like to see landscape heritage managed, and what outcomes would they like to see from landscape heritage in the Shire.

The in-person and online consultation sessions provided the study with an array of information. A range of sites were suggested for listing, ranging from individual trees to large natural landscapes. In regard to management of sites and heritage interpretation, suggestions were made regarding interpretive devices such as sound trails, displays, and signage. These suggestions are addressed further in Chapter 4. A total of ten (10) individuals attended the in-person and online sessions.

2.4.3 Other consultation

Internal consultation with Council's planning, parks and natural resources processes was undertaken in the course of preparation of the LHS. Consultation with staff provided an understanding as to how landscape heritage is currently managed and what procedures need to be considered and improved. The discussion highlighted the critical need for updated inventory sheets to provide clear, concise, and accurate detailed descriptions of significant landscape features, so that any future planning, management, and development can adequately minimise or avoid impacts to these heritage items.

Internal consultation also included attending Hornsby Heritage Advisory Committee meetings. Extent Heritage and 33 Degree Parallel Architects have attended three advisory committee meetings over the course of this project. The meetings have been an opportunity for Extent Heritage to provide an update on the project and hear feedback from the committee on project outputs, such as draft inventory sheets.

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2.5 Site surveys

The methodology for the comprehensive fieldwork program included a site inspection of all existing and potential landscape heritage items identified in this study. The fieldwork program was undertaken throughout the course of this study in 2021 and 2022. The fieldwork program was organised by suburb and included photography from the public domain to 'ground truth' and compare information presented in the former inventory sheet with the existing landscape.

The site inspection was a concise data recording exercise used to review and update the description, condition, and integrity of each item. This information is captured in the updated inventory sheets and includes a revision of physical description, historical information, assessment of significance, location details, and recommendations for management.

The site inspection was undertaken by Darren Mansfield of 33 Parallel Landscape Architects. Suburbs visited are listed in Table 3.

Table 3: Suburbs visited as part of the study

Suburb	Number of items visited
Existing landscape heritage items	
Arcadia	5
Asquith	9
Beecroft	57
Berowra	7
Berowra Heights	1
Brooklyn	9
Castle Hill	5
Cheltenham	18
Cherrybrook	6
Cowan	2
Dangar Island	9
Dural	6
Fiddletown	1
Galston	7
Glenhaven	1
Glenorie	1
Hornsby	33

Suburb	Number of items visited
Hornsby Heights	6
Middle Dural	1
Mount Colah	4
Mount Ku-ring-gai	2
Normanhurst	10
North Epping	2
Pennant Hills	25
Thornleigh	12
Wahroonga	25
Waitara	4
West Pennant Hills	5
Wisemans Ferry	2

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3 Historical background

3.1 Introduction

In order to understand the significance of the heritage landscapes of the Hornsby Shire, it is important to first understand the historical context of the region. In 2021, GML Heritage completed a thematic history of the Hornsby Shire (GML Heritage 2021). While the existing history has formed the research basis for this report, additional targeted historical research has been undertaken to better inform the understanding of individual sites and places, as necessary.

The purpose of this section is to identify which local themes capture the unique aspects of Hornsby Shire as they relate to landscape heritage. This history will expand on the locally distinct themes identified under the Hornsby Thematic History prepared by GML Heritage (2021) and the former Hornsby Shire Heritage Study prepared by Perumal Murphy Wu (1993).

3.2 Historical themes

The following section provides a brief overview of historical phasing and themes relevant to the landscape heritage of the Hornsby Shire, utilising the thematic framework established in the Hornsby Thematic History (GML 2021). Of the eleven (11) themes identified in the report, eight (8) themes best reflect the historical development of the landscape of the Hornsby Shire.

The following local themes have been identified to provide the broad historical context for understanding the patterns and forces that shaped the natural and cultural landscape features of the Shire over time:

- Aboriginal Country
- Transport
- Industrial enterprises
- Leisure and recreation
- The Bushland Shire
- Agriculture and horticulture
- Settlement and suburbanisation
- Belief and Faith

3.3 Aboriginal Country

Hornsby Shire falls within the lands of the Darug and Guri-Ngai people who lived on these lands for millennia before the British invasion. They fought to hold their land against the British, and though the land was claimed for Britain, it was never ceded by the Aboriginal people.

Evidence of Aboriginal ownership and use of the land can be found throughout the Shire in stone tools, middens, grinding grooves, and rock art. Indigenous sacred sites can be found woven throughout the hidden valleys and creeks of the Hawkesbury. The beliefs, storytelling, and spiritual practices of the local peoples are intertwined with the Hawkesbury River. Aboriginal religious practices are often gendered, and evidence of women's sacred sites and ceremonies have been found further north of the Shire at Wollemi with charcoal drawings depicting dance, pregnancy, and birth. The complexity and layering of the drawings suggest that these were added to with consecutive rituals (GML 2021, 48). Interactions between the British colonists and the Aboriginal people of the Hawkesbury River cannot be classified as a single, monolithic experience. Experiences were as varied and made more complex by the British invasion of Aboriginal lands. Some of these interactions were based around trade and

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resulted in the exchange of goods and knowledge, some were social and resulted in friendships, and some were violent and resulted in bloodshed (GML 2021, 9).

The British exploration of the Hawkesbury River was categorised by a period of colonial violence. These conflicts would come to be known as the Hawkesbury and Nepean Wars and took place between 1794 and 1816 (GML 2021, 8–9). While much of this conflict took place at the western end of the river and outside of the study area for this project, it still shaped the context for Aboriginal and British interactions at this time. British invasion, occupation, and exploitation of the land shaped the interactions between Aboriginal people and the colonists at the time and continues to shape relations today (Extent Heritage 2021, 16). After several years of escalating tensions in the region, Governor Macquarie ordered three punitive expeditions against the local populace. He sent soldiers into the Hawkesbury region to find and murder Aboriginal men, then ordered their bodies be hung from trees to terrorise those who survived. Women and children who were killed in these attacks were buried where they died (GML 2021, 9).

Aboriginal people continued to live and exist in Hornsby Shire even after these horrific events. Some worked with the colonists willingly, while others were forced into indentured labour, having to work to 'earn' their freedom (GML 2021, 10). The Aboriginal people of the Hornsby Shire have endured invasion, conflict, dispossession, reservations, and much more. For a further in-depth examination of the history and role of Aboriginal people in the Hornsby Shire, refer to the Hornsby Shire Local Government Area Aboriginal Heritage Study prepared by Coast History and Heritage, 2023.

3.4 The Bushland Shire

Hornsby Shire is also known as the Bushland Shire. It is a reference to one of the Shire's most defining features, the thriving bushland which makes up a large majority of the LGA.

The Bushland Shire is also viewed as the 'lungs' for Sydney away from the inner city (GML 2021, 13). When local research undertaken by Hornsby Council asked residents to consider why they choose Hornsby Shire to live in, the responses showed that the Shire's greenspaces played a major factor. Participants identified that they 'like the general feeling of the bushland, the green space and the leafy environment' as well as citing that the air felt clean and that open spaces and waterways make the Shire feel apart from Sydney (Hornsby Shire Council 2016, 9).

The distinct topography of the Shire is characterised by the Hornsby Plateau. The Hornsby Plateau is a sandstone plateau north of Sydney Harbour that makes up part of the larger Sydney Basin. The Hornsby Plateau rises up from the Cumberland Plain and peaks at 281 metres above sea level at Cowan. The Hornsby Plateau is characterised by the steep gullies and drainage lines than gouge their way through the landscape. Other common landforms include gorges, floodplains, estuaries, stepped hill slopes, cliffs and steep hills with narrow ridgetops and broad plateau tops. The distinctive topography and soils of this landscape helped shape the pattern of settlement within the Shire (GML 2021, 13). The sandstone 'spine' of the Shire, a central ridge orientated in a north-south direction, was used as the route for Peats Ferry Road, which would later be used to form the basis of the Pacific Highway. Most of the suburb development in the region followed Peats Ferry Road along this spine (GML 2021, 13).

In 1829, surveyor William Romaine Govett travelled overland along the ridge separating Cowan Creek from Berowra Creek and described the landscape as:

> *The ridge, which the blacks [sic] call "Carracyanya" is the whole way covered with an intolerable scrub, and is bedded with the common sandstone and iron-stone. It runs much upon a level until you draw nigh to the river, where it rises to exceeding high rocky points and is joined by very low connections.*
>
> *Some of these ridges exhibit an endless variety of rugged forms and in some instances, they appear like castellated ruins of a fortress, with its dilapidated walls and shattered battlements – perpendicular in some places – sloping others – receding into eaves overhung by huge and massive canopies which, may be taken for the workmanship of man. These caves or hollows are called by the natives [sic], "Gibba Gunyas" or houses of rick, under which they may occasionally pass a night, but there are found generally damp. ('Old Peat's Ferry Road' Windsor and Richmond Gazette, cited in GML 2021, 14)*

The Hornsby Shire is home to a number of diverse landscapes with thirty (30) different ecological communities identified in the area; much of this is owed to the diverse geology of the Hornsby Shire. Around the Hawkesbury

and other riparian areas, alluvial flats and Narrabeen shales occur; at Maroota sand deposits can be found; there are also ten (10) volcanic diatremes that have been identified in the Shire (GML 2021, 14). As a result of these diverse landscapes the Shire is home to over 1,000 different plant species and thirty-four (34) native vegetation communities, of which twenty-eight (28) are considered significant at a national, state, or regional level. Among these, Turpentine-Ironbark Forest, Blue Gum Shale Forest, and Blue Gum Diatreme Forest are rare and critically endangered ecological communities (GML 2021, 14).



Figure 2: Photograph of Cowan Creek, c. 1889

Photographic Views of Hawkesbury River by Charles Potter *(Source: State Library of NSW, FL3320053).*

3.4.1 NSW National Parks and Reserves

The majority of land in the Hornsby Shire is made up of both National Parkland and other environmentally protected lands that are recognised for their natural, ecological, and cultural values. These large areas of natural parkland form a green belt running from the south to the Hawkesbury River at the Shire's northern end.

The Shire is home to part of the Ku-ring-gai Chase, the Berowra Valley Regional Park, Marramarra, Lane Cove National Park, and Muogamarra Nature Reserve. In addition to this, the Shire is surrounded by parkland: Ku-ring-gai Chase National Park to the east, Berowra Valley National Park to the west, Marramarra National Park to the north, and a section of Lane Cove National Park to the south (GML 2021, 14).

Hornsby Shire also adjoins the Cumberland State Forest, which is Australia's only metropolitan state forest. The forest is significant as one of the largest remaining examples of wet sclerophyll forest on Winnamatta shale in Sydney; most of these otherwise having been felled for timber. It also offers a significant amount of space for native wildlife in an otherwise urban area (Forestry Corporation 2019, 12). The land was originally cleared in 1908 to serve as a horse paddock and orange orchard. In 1938 the land was bought by the State Government, who allocated the land as parkland. Two thirds of the land was allowed to regrow naturally, while the remaining third was planted as an arboretum, which now is home to more than 150 types of plants (GML 2021,16).



Figure 2: Cowan Creek, Ku-ring-gai Chase, c. 1900

Source: SLNSW, Call Number PXE 711/498

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Figure 3: Ku-ring-gai Chase map 1919

Printed by the Department of Lands, *(Source: NLA, Bib ID 70110967)*

3.4.2 Regenerating The Bushland Shire

In more recent years, Hornsby Shire Council has made an active effort to maintain the Bushland Shire, with council-led initiatives like 'Greening Our Shire'. As the name suggests, the purpose of this program is to increase the amount of greenery in the Shire, specifically as a large-scale tree planting operation that aimed to plant '30,000 trees by 2021', an extension of the 25,000 trees for 2020 goal, which was the stated goal in 2018. Mayor Philip Ruddock described it as 'a massive investment in our natural environment that will further strengthen our reputation as the Bushland Shire' (Hornsby Shire Council 2018).

Prior to 2018, Hornsby Shire had planted roughly 2,000 trees a year, meaning that this program marked a significant increase. Ruddock said that the plan was to plant trees not only in existing bushland, but 'urban areas where some greenery is sorely needed' (Hornsby Shire Council 2018). Ruddock praised the benefits of these plantings, pointing out that trees are more than an aesthetic choice or a boon for the local wildlife; tree coverage also results in higher air quality and lower summer temperatures (Hornsby Shire Council 2018).



Figure 4: Aerial photograph from 2004 of the Hornsby LGA, overlooking Beecroft

Source: Spatial Services

Community efforts to protect and restore the Bushland Shire also played a vital role in the restoration of the natural environment in the Shire. Bushcare is a volunteer program that contributes to the restoration of degraded bushland areas, helping to restore them into healthy, natural ecosystems. Beginning in 1989, this program is one of the earliest and now largest volunteer regeneration projects in NSW (Hornsby Shire Council, 2018). Volunteer groups such as Bushcare play a significant role in the protection of the Bushland Shire, as well as raising community awareness of the importance of bushland conservation.

3.5 Transport

3.5.1 Early exploration

The first sighting of the Hornsby region by Europeans was made by Captain James Cook and his crew as they sailed north from Botany Bay on the Endeavour in 1770. They did not disembark, but Cook noted 'broken land' to the north of Port Jackson, which is commonly thought to be a reference to what became known as 'Broken Bay' (GML 2021, 98). While there were some British explorations to Sydney's north shortly after the landing of the First Fleet, the first true colonial excursion into the region came in 1788 with Governor Arthur Phillip's voyage up the Hawkesbury River. Hunter's exploration of the river was a search for agricultural land and a supply of freshwater for the colony. It was Phillip who gave the river the name Hawkesbury, after Lord Hawkesbury (GML 2021, 21).



Figure 5: Tracing of Mr Commins' 1862 survey of Mullet Island

Source: SLNSW, Libraries Australia ID 44908779

Governor Phillip and his crew returned to the Hawkesbury in 1789, sailing upriver and landing on Dangar Island, which Phillip named 'Mullet Island' after a large catch of fish. William Bradley, a naval officer and diarist, who was part of Phillip's 1789 expedition, recorded that there were Aboriginal huts located on the islands in the Hawkesbury, as well as meeting Aboriginal people who we said were painted with 'pipe Clay and red Ochre' (Bradley 1802).

Just as the Darug and Guri-Ngai had done for millennia, the European colonists quickly realised that the river was the most effective means of transportation through the Hornsby region. The river served as a gateway for European exploration of the region. In the late 1790s there were likely some colonists who had taken up residence along the river under permissive occupancy, before any land was granted in the region. In this early period the British mostly used the river as a route to reach their settlements in Windsor and Richmond (Extent Heritage 2021, 15). As more colonists settled in the region, early settlements grew around Kangaroo Point, Berowra, and Wisemans Ferry (GML 2021, 22).

3.5.2 Roads

The dense bushland, valleys, gorges, and waterways of the Hornsby Shire made the region difficult to penetrate for the European colonists when they first arrived. It was only with considerable work that paths could be made that allowed for accessible transport through the region. In 1817 a new route to the Hunter River was surveyed to Dural and two years later a route from Castle Hill and Dural was surveyed north to a point near Wisemans Ferry. These surveys would eventually become the Great North Road.

The Great North Road was built by convict labour gangs between 1826 and 1836 as a means of connecting Sydney with the Hunter Valley. Work started in September 1826 with two gangs working from Castle Hill North. Three months later an additional gang of 35 men began working further north, likely near Dural. The gangs worked separately, constructing the roads in segments before eventually meeting up (GML 2021, 22). The convicts had to clear the path, burn it off, break the ground and do all this while manacled (The Australian, 'A Visit to Wollombi and Cumnaroy', 29 August 1827). With the completion of the Great North Road in 1836 access into the dense and hard to traverse land of the Hornsby Plateau was made slightly easier, and with the crossing at Wisemans Ferry access was able to extend into the Hunter Region.

In 1829 Major Lockyer constructed a new road within Castle Hill that was only six miles from the Parramatta River ferry. The relative closeness of the ferry allowed for better access to the forests in Dural and Castle Hill for sawyers and loggers who needed to deliver their lumber to Sydney (GML 2021, 40). In 1829, work also began on the New Line Road or the New North Road, one of the more direct routes from Sydney to the Hawkesbury, which would be completed in 1831. This route was made more direct in 1890 when it was rebuilt with added bridges which removed some of the longer, more looping sections of the road (GML 2021, 23).



Figure 6: Photograph of 'on the road to Pennant Hills'

Source: Hornsby Shire Recollects



Figure 7: View looking south along Old Northern Road Dural towards Orange Grove

The home of George and Elizabeth Hunt *(Source: Hornsby Shire Recollects).*

While convict labour played a notable role in the earliest roads into the region, unemployed labour as part of government support programs would play a major role in the development of the region in the 1900s. Berowra Waters Road was built between 1900 and 1902 by unemployed labour, providing access to the Berowra Waters Ferry, which began in 1903 and was taken over by Hornsby Shire Council in 1906. In 1929, in an effort to provide employment to the large number of unemployed workers, Berowra Waters Road was reconstructed. Arguably the most notable work that employed unemployed workers would be the construction of the Pacific Highway (GML 2021, 23).

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Figure 8: Building the Pacific Highway between Hornsby and Brooklyn c. 1920s

Source: Hornsby Shire Recollects



Figure 9: Building the Pacific Highway near Brooklyn c. 1920s

Looking north across Brooklyn to Long Island c. 1931 (Source: Hornsby Shire Recollects).

Significant increases to motor traffic in the 1920s resulted in the creation of the 'Main Roads Board' in 1925, an organisation responsible for ensuring quality roads across New South Wales. There had long been growing demand for reliable road access from Sydney to Newcastle and so it was unsurprising that one of the first projects undertaken by the department was constructing a sealed road from Hookhams Corner at Hornsby to Peats Ferry. The project mostly employed unemployed labour and was completed in 1930. Peats Ferry operated as a vehicle ferry between 1930 and 1945 while the Peats Ferry Road Bridge was constructed (Frazer 2004, 6–8).



Figure 10: Peats ferry from Kangaroo Point looking east, Hawkesbury River c.1935

(Source: NLA, Bib ID 4654150).

3.5.3 Rail

The inaccessibility of the Hornsby landscape had long made travelling from Sydney to Newcastle a difficult undertaking. In order to ensure safe, reliable, and consistent travel between the two cities, a railway was needed. In the 1870s there were multiple proposals as to how to best build this railway, but eventually a route passing through Ryde, Hornsby, crossing the Hawksbury and then on to Gosford was finally selected (David Scobie Architects 2006, 7). This route would connect the existing Sydney and Newcastle railway systems. The extension of the Sydney line began in 1883, starting at Homebush. A single line section of this railway between Strathfield and Hornsby opened on 17 September 1886 (Scobie, Fraser and Love 2006, 7). The opening of this station made it easier than ever for people to visit the Shire, especially as many of the roads in the region were still unsealed (GML 2021, 23).



Figure 11: Hornsby Station, c. 1908

Source: SLNSW, At Work and Play – 03449

For the railway to connect with the Newcastle railway line, it was required to cross the Hawkesbury River. A location at Brooklyn (formerly named Peats Ferry), was selected, passing from Flat Rock Point to Long Island before crossing the river between Long Island and Cogra Point. A station was constructed at Brooklyn named Hawkesbury River Railway Station which was opened in January 1888 (Heritage NSW n.d.). Prior to the opening of the station, Brooklyn was only accessible from Sydney by Peats Ferry Road or by boat, making travel there difficult. However, with the opening of Hawkesbury River station, the area was more accessible and became a popular destination for Sydneysiders looking for a daytrip.

The final step in connecting Sydney and Newcastle involved the construction of the Hawkesbury River Railway Bridge. The tender for the bridge was opened internationally as the construction of the bridge had several major engineering issues; namely the strength of the river's tides, the region's topography, and the required depths of the foundations as a result of the characteristics of the drowned valley river at the site (Scobie, Fraser and Love 2006, 9). The construction was awarded to the Union Bridge Company, with a tender price of £327,000 (Scobie, Fraser and Love 2006, 10). During the construction, the Union Bridge Company set up operations on Dangar Island where the superstructure was erected. On 1 May 1889 the bridge was finally opened and the railway was completed. At the time of its opening, the Hawkesbury River Railway Bridge was an engineering marvel of the Railway Age and was the largest of its kind in the southern hemisphere (Sharpe 2001). This meant that there was a continuous railway line connecting South Australia, Victoria, New South Wales, and Queensland (albeit with three different railway gauges). It has been argued that this connection was a significant step towards the unification of the colonies (Pittendrigh Shinkfield and Bruce Pty Ltd 2000, 10). At the opening of the bridge, Sir Henry Parkes noted the bulk of the Australian population was now linked by rail.

> *In this great system of material arteries which we completed today we see the crimson fluid of kinship coursing through all the iron veins ('Blood and Iron', Freeman's Journal, 4 May 1889, p.13 cited in Sharp 2001).*

As rail traffic increased and larger locomotives began using the bridge in the 1920s it was deemed necessary to repair and strengthen the deck of the bridge, however, due to the nature of their construction, the pin jointed trusses could not be strengthened. By 1937 serious cracks had been discovered in the No. 4 pier and the need for

a replacement bridge became apparent. The replacement railway bridge was opened on 2 July 1946 (David Scobie Architects 2006, 11–12).

In 1890, the North Shore Rail line was opened to Hornsby and in 1895, Waitara Station was opened.



Figure 12: Hawkesbury River Railway Bridge, c. 1924

Source: New South Wales. Government Tourist Bureau & W.D. & H.O. Wills (Firm). 1925, Hawkesbury River Railway Bridge, N.S.W W.D. & H.O. Wills, London. http://nla.gov.au/nla.obj-145935733.



Figure 13: Photograph titled 'Opening of Hawkesbury Bridge'

In 1889 by Charles Potter (Source: State Library of NSW, FL3320074)



Figure 14: Photograph titled 'General view at Brooklyn'

In the Photographic Views Hawkesbury River 1889 by Charles Potter (Source: State Library of NSW, FL 3320054).

3.6 Agriculture and horticulture

Early settlement in the Shire was shaped by both government and private activities. Clusters of farms gathered along the early roads while the reservation of stock reserves, including the Field of Mars Common, and the establishment of the public farm at Castle Hill restricted settlement in other areas (GML 2021, 30). The Field of Mars Common was set aside to enable the depasturising of the settlers' flocks and herds, freeing up more land for agriculture.

When early pastoralists began settling in Hornsby Shire in 1830, they first tried to grow wheat, oats, and maize at Castle Hill, Pennant Hills and Dural (GML 2021, 31). These crops had been successful with pastoralists in Sydney's south and west. However, in the following decades, the region's affinity for citrus fruits had become better known and by the mid-nineteenth century, Hornsby Shire had become synonymous with the growth of citrus.

Significant citrus orchards in the Shire included 'Herrings Orchard' in Beecroft. Herrings Orchard was known for quality lemons and oranges. The orchards landscape is described as being a grand estate, where the trees stand out in bold contrast to dark rich soil and surrounding background of forest. Waddell's Orchard was another prominent orchard in Galston known for producing citrus fruits. Waddell's Orchard has remained in continuous use since the 1880s and is now known as 'the persimmon place'.



Figure 15: Herrings Orchard, Beecroft

Published in Sydney Mail, 9 September 1903 (Source: Hornsby Shire Recollects)



Figure 16: Waddell's ploughing through Orchard in Galston

Date unknown - Source: Hornsby Shire Recollects

The Shire became well known for its agricultural prowess and this was reflected in the subdivision of the land. Until the early twentieth century when the region became more suburban, the majority of the subdivisions in the area was aimed at dividing the land into small acreage blocks that could be used as orchards or farmlets. Many

orchardists would also keep poultry as a source of income and fertiliser (GML 2021, 34). The fruit growing industry was so large that in the Cumberland District (which included Hornsby) there were over 40,000 people whose livelihood was dependant on fruit growers at the start of the twentieth century (Australian Town and Country Journal, 'The Fruitgrower', 23 October 1907). In Old Man's Valley, much of the valley was under cultivation as orchards producing apples, oranges, satsuma plums, and persimmons (GML 1996, 10).

Throughout the late nineteenth century and early twentieth century, newspapers such as The Cumberland Mercury and the Cumberland Fruitgrowers Advocate, regularly published stories of the beautiful aroma of blossoming orchards, their vibrant colours, and the fruit they bore. They also frequently wrote stories about thieves sneaking into orchards and stealing fruit, several of these stories recounting angry orchardists accosting the would-be thieves, often with a firearm (The Cumberland Argus and Fruitgrowers Advocate, 'Hornsby', 15 December 1888).



Figure 17: Orcharding in Old Man's Valley

Source: Hornsby Shire Recollects.

By the mid-twentieth century, the Shire's predominant agricultural industries were poultry farming, orcharding, flower growing, and market gardening (GML 2021, 36). Market gardens were producing peas, beans, cauliflowers, cabbages, potatoes, lettuce, and tomatoes (GML 1996, 10). The construction of railway sidings at Beecroft, Pennant Hills, and Thornleigh provided a reliable way for produce to be transported from the orcharding regions of Pennant Hills, Dural, Glenorie, and Kenthurst to Sydney. The railway also enabled orchardists and farmers to diversify their plantings and transports their produce to the Sydney market without spoiling.

The enormous number of fruit cases stacked within the Pennant Hills Railway Station signifies that the fruit trade is increasing. There has been a very noticeable increase lately, and now the daily output from the station averages five trucks

('Orchard Notes', The Cumberland Argus and Fruit growers Advocate, 17 August 1901, p.7)



Figure 18: Photograph of fruit loading at Pennant Hills Railway Station goods yard

Source: Hornsby Shire Recollects

While much of the early horticulture in the Hornsby Shire was tied to growing food, nurseries have become a significant industry in the Shire since the mid-1900s. Nurseries such as Swane Brothers Nursery and Hazelwood Brothers, opened in Ermington and Epping respectively, both acquired large plots of land near Dural which they used to expand their businesses. As of the late 1990s there were more than seventy (70) nurseries, landscape suppliers, and potting media producers in the Hornsby Shire (GML 2021, 36).

3.7 Industrial enterprises

3.7.1 Timber getting

For early settlers in the Hornsby Shire, timber getting and sawing allowed for the clearing of land and served as a way to make money. Timber was an essential construction material for the expanding colony and by felling trees in the densely forested Hornsby region, the land could then be used for other agricultural purposes. As a result of this, forestry was one of the first industries in the Shire (Rowland 2008a). Suburbs were often preceded by the establishment of saw pits, such as Pennant Hills Sawing Establishment, which was established c. 1816 (Lewis 2001, 174).



Figure 19: Blissett's Sawmill, Pennant Hills

Source: Hornsby Shire Recollects

The saw pits were staffed with convict labourers, who were responsible not only for the manual labour at the site but were also involved in their setting up and management. Labour historian Bill Robbins argues that the lumber yards were the colony's first large scale manufacturing enterprise and required a complex labour-management from the convicts. Robbins argues that the saw pits reflected a 'sophisticated and complex bureaucratic system of control' which is at odds with the common perception of convict labour as a working class terrorised into labour (Robbins 2000, 141).

Sawyers established saw pits near forested areas where the felled trees could be sawed before being transported back to Sydney. Saw pits located near modern day Epping and Pennant Hills transported the lumber to a dock near what is now Ermington, where the lumber would then be transported via the Parramatta River (Rowland 2008a).

3.7.2 Mining

When the Higgins family took up residence in Old Man's Valley, they found that the valley was rich in dolerite. Old Man's Valley is part of the Hornsby Diatreme, also known as a maar-diatreme volcano, and the volcanic soils of these diatremes contains dolerite (which is a subvolcanic rock) (Hornsby Shire Council 2016, 19). Dolerite is used as an aggregate in roadbeds, concrete, and rail ballast and is often referred to as blue metal or blue stone. As the colony expanded and grew, so did the demand for blue metal. Quarrying in Old Man's Valley begun in 1902 and continued until the 1990s. While the land has exchanged owners over time, the descendants of the Higgins family maintained a continuous presence in Old Man's Valley up until 1970. The last members of the Higgins family left the site when quarrying operations expanded. By the 1990s, the quality of the extracted material at the quarry had lessened, which lead to its eventual closure.

Hornsby Shire has also had several other quarries, including a sandstone quarry at Thornleigh, which was opened in 1883 by railway contractor company Amos and Co who built the Hawkesbury River section of the railway. The company's main camp was established at Halls Creek, Thornleigh and a sandstone quarry was established next to

the camp. The quarry was located roughly a kilometre from the line and 30 meters below track level. The depth of this quarry required the construction of a zigzag railway, which was only the third of its kind in New South Wales at the time (GML 2021, 35). In the 1970's a sandmining quarry was established at Roberts Road, Maroota. The Roberts Road Quarry is still in operation and was approved for expansion by the State Government in 2016 (GML 2021,54).



Figure 20: Aerial of Hornsby Quarry c. 1960

Source: Hornsby Shire Recollects

3.7.3 Fishing and oyster leases

The Hawkesbury River has served as a source of food and water for the indigenous people who called the river home for centuries. The bounty of the river was apparent to the British when they began exploring the region as well; Dangar Island was initially called Mullet Island by Governor Phillip in 1789 as a result of a fine haul of mullet when fishing on the island (Bradley 1802).

Shortly after European settlement, the colonists began collecting Sydney rock oysters from the Hawkesbury River, where the supplies were plentiful. Oysters were harvested for food but also for their shells. Oyster shells can be used in the production of lime, which is a central ingredient in making cement. Throughout the 1860s oyster farming became more commercialised as the colony expanded. The growing importance of the industry and excessive harvesting of the Hawkesbury oyster population led to its regulation through the Fisheries and Oyster Farms Act (NSW) in 1884 (GML 2021, 42). Oyster farming continued to be a significant industry in the region throughout the twentieth century, with the Hawkesbury being one of the major oyster-producing regions in New South Wales in the early 2000s before the industry collapsed in 2004 with an outbreak of the QX disease, a disease caused by a protozoan parasite that affects Sydney rock oysters (Department of Primary Industries n.d.).

As European settlement of the Hawkesbury continued, so too did fishing. By 1880 fishing along the Hawkesbury had escalated to commercial quantities taken downriver via steamer to be sold in Sydney. With the arrival of the railway at Brooklyn, fishing industries were able to transport their produce to the city markets. The quantity of fish

caught increased further with the introduction of net fishing in 1887 (GML 2021, 42). By 1910 the Hawkesbury River had become the largest source of prawns for the Sydney market. The introduction of otter trawling in 1946 resulted in increased removal of animals from the river, principally prawns, squid, trumpeter whiting, silver biddy, and blue swimmer crab (GML 2021, 42). In 2001 a number of trawl operators on the Hawkesbury River united to form the Hawkesbury Trawl Association, which aims to preserve the industry through implementation of ecological, economic, and social considerations (Hawkesbury Trawl Association 2001, 5).

The impact of these water-based industries is evident in the development of the suburbs of Brooklyn and Berowra.



Figure 21: Photographic Views of Hawkesbury River at Brooklyn, c. 1889

Photographed by Charles Potter (Source: State Library of NSW, FL3320055)

3.8 Settlement and suburbanization

3.8.1 Early land grants

Early land grants in the Hornsby Shire include 30 acres of land granted to emancipist David Kilpatrick in 1794 and Reverend Samuel Marsden and Thomas Arndell who were both granted land in what is now Pennant Hills in 1799 (Hornsby Shire Historical Society 1983, 49). The Third Government Farm was established in the shire in 1801, a significant moment in the establishment of settlements in the region, with over 5,830 acres of land set aside. This land was worked by convict labourers who produced and provided food for the colony (Hawkins, Pullen and Wilson 2004, 5–6). The Government Farm was initially manned by fifty (50) convicts who cleared the land to make it suitable for crops and livestock. By late 1802 the site had more than 300 convicts. The convict labourers also developed the site, with the construction of a stone barracks in 1803, with additional buildings constructed on the site in 1804 (GML 2021, 16).

The early to mid-nineteenth century saw a significant increase in land grants in the region, some of which would be foundational to the development of the Shire.



Figure 22: Watercolour of Wiseman's Ferry

From a collection of watercolour sketches by John Black Henderson, 1879 (Source: SLNSW, Reference Code 430462)

Thomas Edward Higgins was the son of a convict and the first European settler granted 250 acres of land in the Hornsby Shire. Higgins was granted land in Old Man's Valley in 1824, which was then formalised in 1836 (GML 2021, 51). Higgins and his family began by timber getting in the valley, harvesting blue gum, blackbutt, turpentine and cedar trees; later the Higgins family establishing sawpits to allow for better land clearing. Once an area had

been cleared of forest the cleared land was used to establish orchards and market gardens, which thrived as a result of the rich volcanic soil. The rich volcanic soil also had significant deposits of dolerite which was quarried and used as blue metal (GML 2021, 51).



Figure 23: Photograph of Old Man's Valley taken in 1942

Source: Hornsby Shire Recollects

Former convict Solomon Wiseman established the first regular crossing of the Hawkesbury River at Wiseman's Ferry in 1827. The establishment of Wiseman's ferry coincided with the building of the Great North Road. This combination of a permanent river crossing and a reliable road through the dense bushland of the Shire meant that this was the preferred route to the Hunter River for those leaving Sydney by road for many years (Scobie, Fraser and Love 2006, 7). Wiseman would later establish the Wiseman's Inn to service travellers coming in and out of Sydney (GML 2021, 22).

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Figure 24: An engraving of Brooklyn (formerly named Peats Ferry) c. 1886

The scenes titles are: 1. Sinking cylinders for piers of a new bridge. 2. The embankment, joining Long Island with the shore. 3. Steamer leaving jetty. 4. The township of Peate's Ferry (sic) (Source: Hornsby Shire Recollects).

While the present-day suburb of Hornsby derives its name from the land grant received by Constable Samuel H. Horn, known as 'Hornsby Place', the location of the present-day Hornsby is situated further to the north and was referred to as Jacks Island. In 1838, Constables Horn and Thorn received land grants as a reward for the capture of bushranger, John MacNamara. Thorn's land, later came to be known as the suburb of Thornleigh, and Horne's came to be referred to as the village of Hornsby, before it was later renamed as the suburb Normanhurst.

In 1831 George Peat was granted sixty (60) acres of land at Mooney Mooney Point on the northern side of the Hawkesbury. In 1836 he received an additional fifty (50) acres at Peat's Crater on the southern side of the river, before buying an additional ten (10) acres of land at Kangaroo Point (also on the southern side of the river) in 1839 (Edward Higginbotham & Associates Pty Ltd 2011, 7). Peat had the idea to establish a ferry crossing from his land on the southern side of the river, but first would need to establish a road to his land. With the help of local Aboriginal people, Peat established a route in 1843 and using convict labour built a road that was suitable for foot traffic and horses in 1844, marking the beginning of Peat's Ferry. By 1847 the road was suitable for carriage traffic and by 1852 Peats Ferry was operated by the NSW Government (Edward Higginbotham & Associates Pty Ltd 2011, 7).

Many of the earliest settlers in the Hornsby Shire were emancipated convicts who had been part of the labour gangs that worked on the Great North Road. Convict labour played a significant role, not only in the establishment of roads into the Shire, but many of the early farms and businesses in the region that relied on convict labour (Extent Heritage 2021, 16).

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3.8.2 Early subdivisions and the growth of suburbs

The development of Hornsby Shire in the late nineteenth century was heavily influenced by the arrival of the railway. The railway provided the speculative impetus for numerous subdivisions along the railway line which inform many of the subdivision patterns viewed today. Earlier subdivisions of large estates encouraged an agricultural use of land, where later subdivisions focused on villa sites close to the railway, inspiring a move towards suburbanisation. An 1887 article in the Cumberland Mercury said that to a casual observer, Hornsby may seem somewhat quiet, but upon closer inspection it was a growing and active suburb.

> *Since the opening of the railway, things have changed considerably; fine young orchards and new residences have taken the place of the wild bush (The Cumberland Mercury, 'Hornsby', 8 October 1887).*

By the end of the 1880s and in the 1890s blocks of land sold either side of Hornsby Railway Station were large enough to contain a lawn, garden, and residence.

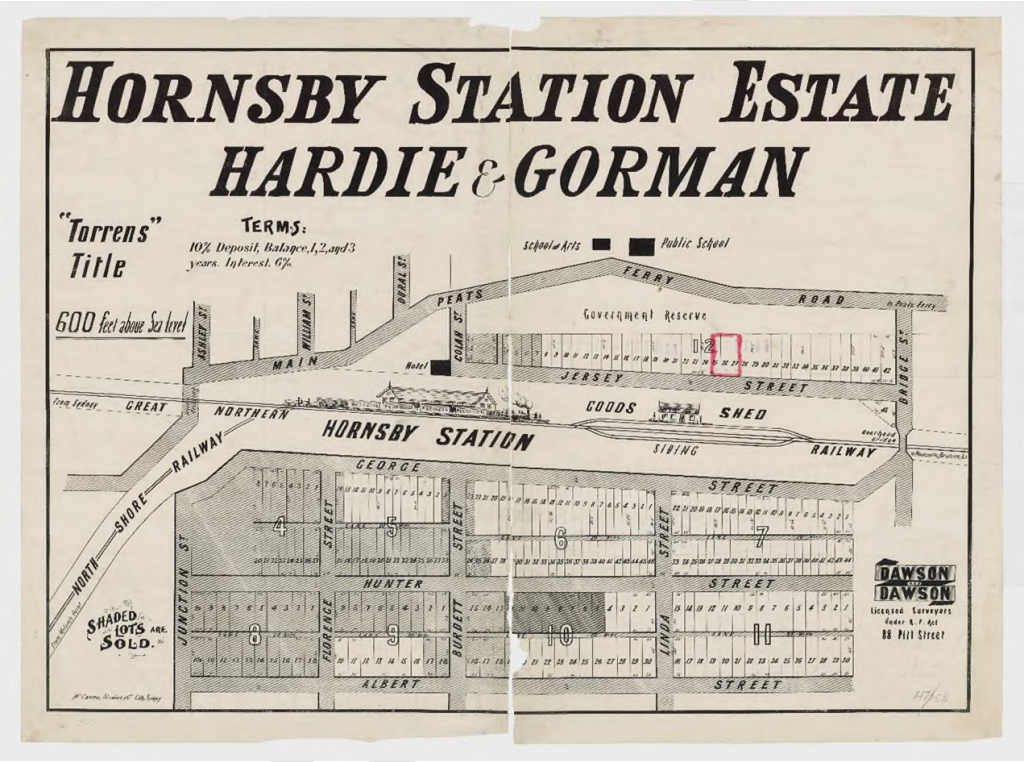

Figure 25: Subdivision plan of Hornsby Station Estate

The plan shows Peats Ferry Road, Colah Street, Bridge Street, George Street, Junction Street, Albert Street, Linda Street, and Jersey Street
Source: State Library of NSW, FL8950811

The suburb of Brooklyn developed as a result of the railway. Prior to the establishment of the railway line, there were three permanent settlers in the area, William Seymour, James Rose and James W Cole. By 1885, the construction of the railway line had encouraged the establishment of a hotel, police station, wharf, school, and smith's shops. A visitor to the area in 1885 described it as a 'village of tents' (Richmond n.d, 1).

In 1902, The Cumberland Argus and Fruitgrowers Advocate documents the progress of the Hornsby district by remarking:

> *the past 10 or 12 years, or in fact, ever since the railway communication between the metropolis was first established, the forward movement has been of the steady and stable kind; never any sensational building booms such as characterised the sister suburb Wahroonga, Turramurra and Pymble, where townships*

sprang into existence in a couple of years, and then progress stopped; but a gradual, but none the less certain settlement of population within the towns boundaries has indisputably obtained for it a premier position among suburbs north of Ryde and Chatswood. Where the districts between Hornsby and Chatswood are settled almost exclusively by businesspeople from the city, the Hornsby district proper provides residence for its own percentage of those whose daily employment is in town and for the numerous employees of a powerful branch of the railway service (1902, 10).

In addition to the residential development, the arrival of the railway also brought a commercial boom to the suburbs developing along the line with the creation of high streets



Figure 26: Photograph of Peats Ferry Road, Hornsby c. 1900–1927

Source: State Library of NSW, FL1002904.

As the Shire entered the twentieth century there were more subdivisions made with more affordable land, such as the Field of Mars Common at Beecroft and Cheltenham (GML 2021, 26). Beecroft and Cheltenham were characterised by good quality homes, set on large allotments with no covenant on size, material, or proximity to boundaries, resulting in an inconsistent setback and alignment of houses. The character of the suburb can also be attributed to the later subdivisions with covenants specifying building materials. The pattern of roads and streets was largely defined by the topography. A significant feature of this subdivision was the retention of native trees and bushland along street frontages and steep gullies at the back of allotments.



Figure 27: The 1891 subdivision plan of the Field of Mars Common

Source: State Library of NSW, FL8942396.

These subdivisions attracted a more elite upper class who did not need to make a living off the land and benefited from the proximity to the city (Hornsby Shire Historical Society 1979, 197–220). This is reflected in the number of extant grand Federation residences and grounds throughout the Shire. Examples include Mount Wilga in Hornsby, Highlands in Wahroonga, and Gilligaloola in Normanhurst.

By the 1960s there were substantial areas that remain undeveloped in Beecroft and Cheltenham. However, urban consolidation throughout the 1970s saw the subdivision of orchards and demolition of early houses. There are a number of modernist houses constructed in Wahroonga, Thornleigh, and Westleigh that are emblematic of the unique dwelling completed by Brian Pettit and Ron Sevitt of Sun-Line Homes. These dwellings:

> *conform to the lay of the land using their modular components to nestle into the block: be it level or on a steep slope. The detailing of the exposed timbers, use of natural light, zoning of internal spaces with minimal corridors, introduction of ensuites and the iconic flat and skillion roofs. (GML 2021, 83).*

In 1959 land was subdivided to form the 'Parade of Homes' in Cherrybrook. The project was advertised in the *Australian Women's Weekly* in 1960, which boasted thirty-five (35) houses, fully furnished with landscaped gardens (GML 2021, 84).

The landscape of Hornsby Shire continues to be shaped by redevelopment, urban consolidation, and housing schemes. This has manifested through increased zoning and height of buildings which encourage medium to high-rise multi-unit development accommodating the increased population. This generally occurs along the rail corridor in suburbs such as Beecroft, Thornleigh, Waitara, and Hornsby.

3.8.3 Period Gardens

There are a variety of period gardens preserved within the Hornsby Shire that reflect the taste and fashions of the relevant periods of construction. While there are clear stylistic differences linked to architectural styles and movements observed within the Shire, it is clear that climate, topography, and wealth influenced garden plantings and layout.

Early settlement quickly established gardens and farms for food and would have been subservient to the economic imperative of the orchards and farmland beyond the garden. Although there are limited examples of cultivated landscapes or gardens from the early colonial period, there are markers in the landscape and historical record that give an indication of what early European settlement may have looked like. The description of James Smith's house and property at present day 'Thompsons Corner' gives an indication of the landscape in this period. James Smith's house and property shares a border with the Hills Shire LGA. While the house is located on Pennant Hills Road in the Hills Shire LGA, it is the land known by locals as 'Smith's Bush' that is located in Hornsby Shire, now known as Pennant Hills Golf Course. James Smith was farming in the Pennant Hills area before his 1855 purchase of forty-two (42) acres of the old 'Mt Wilberforce' estate. The allotment was purchased for £624 and included land at the junction of Pennant Hills and Castle Hill Roads. The orchard and home of James Smith is described in The Town and Country Journal (1888) as being a substantial and well-built stone residence:

> *The residence of Mr. James Smith, one of the pioneer settlers, is a substantial, well-built erection of cut stone, quite above the average country residence, being neat without pretence, and comfortable without bareness. A forecourt full of bloom, and a verdant backing of foliage, set off and heighten the appearance of the abode. The first days of settlement are often hard enough, and impress a hardness upon the pioneer, which subsequent prosperity does not always do away with. As a consequence, homes are left with their original unloveliness grown worse with age. This gives many a visitor and possible settler a bad opinion of life in the country, which is credited with decivilizing effects, which do not rightfully belong to it. So, when a residence like that of Mr Smith's is come upon, it is quite a relief, and, indirectly, a reproof, to those who, with ample means for better things, are content with primitive savagery.*
>
> *Being of stone the house is well fitted to face the zephyrs, which howl in winter at times up the long western slope and across the narrow crest of Pennant Hills at Mount Wilberforce, as Mr Smith calls his place. The country on Smith's side of the ridge drops suddenly. For a spell the hill face does swooping down evenly, and then pulls up to go on more gently, and, with a front breaking up into wrinkling gully and cross-slope, merging at last at the hill foot into the level bottom lands of the Parramatta river system. Over these there is for miles a gallant eye-sweep of pasture and corn land, primal woodland, and exotic orchard. The fruit trees are of old standing. Many of the pears are fifty years old and are bearing well; loads of toothsome fruit being gathered from them. The Windsor pear is a fine eating kind, and profile, attained a great size as a tree, rooting down well into the dark soil, which, varying in depth from 10" to 2', did well with the fruit trees.*

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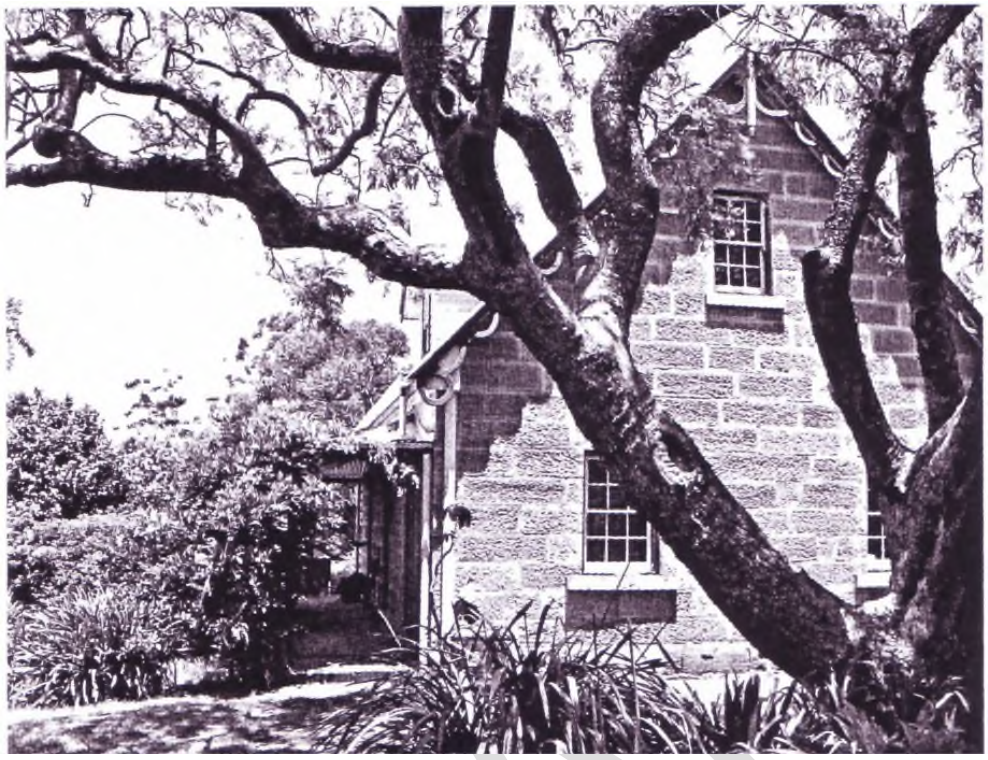

Figure 28: James Smith House at Thompsons Corner

Date unknown (Source: Hornsby Shire Recollects)

During the Victorian period, native rainforest trees were popular and commonly planted as homestead trees and formed the centrepiece of the garden. This extended to include Australian Rainforest trees, ferns, and palms, but excluded the unkempt and common eucalypt. The landscaping of this period attracted people to the Shire.

> *Warm Spring weather coupled with the new rail line brought tourists from the city to admire the gardens as well as the wildflowers in the region (The Cumberland Mercury, 'Hornsby', 8 October 1887).*

The early private gardens of the Shire are closely linked to the picturesque and idealised landscapes. As wealth increased, gardens and estates were increasingly used to signify a new permanence emulating the grand gardens of Europe borrowing traditions of the English Landscape style. By the late nineteenth century gardening had become a popular interest and horticultural societies were established (Baskin and Dixon 1996, 29).

Unlike earlier periods, there are significantly more surviving gardens from the Federation period, although many gardens have since been altered. Federation gardens date between 1890 and 1920 and were designed to complement the Federation style house. The Federation era typically followed two major garden styles — the formal (geometric) and the informal (natural). The formal Federation period gardens are typically asymmetrical in design, simplistic with curved paths and driveways to give an informal effect with area of well-kept lawn and few garden beds. The formal garden typically accompanied residences of the Arts and Crafts architectural style (Dernelley 2005, 118). The informal Federation period garden tended to incorporate a more naturalistic approach to the garden landscape (Betteridge 2001, N10). Popular plantings of the Federation period include various species of plants, shrubbery, and period trees. Period trees of this era include Bunya, Hoop, Norfolk Island and Radiata Pines, Deodar, Camphor laurel, Magnolias, Frangipani, Brush Box, and Canary Island and Butia Palms.

While there are several notable Federation gardens throughout Hornsby Shire, Beecroft, Cheltenham and Wahroonga have several particularly notable gardens that display heritage elements of this period and are well maintained (Perumal Murphy Wu 1993, 10–12). Town planning during the Federation period favoured wide streets with avenues of plantings and nature strips, alongside quarter-acre blocks of land with residences set within a

planned garden and grassed lawn. Drives and paths had varied finishes in this period, from gravel, stone, brick, decorative tiles, and concrete. This is reflected in the early subdivisions of Beecroft and Cheltenham where suburban growth transformed the landscape, with cultivated plantings replacing natural landscapes dominated by Blue Gum High Forest (BGHF) and Sydney Turpentine-Ironbark Forest (STIF) (LandArc 2008, 18).

The Highlands is an architect-designed residence in the suburb of Wahroonga with a significant garden landscape. The residence was built on twenty-four (24) acres of bushland in 1892 for Alfred Hordern and his wife Caroline, designed by Sydney architect John Horbury Hunt (GML 2004, 6). While surrounded by natural bushland, formal gardens were located closer to the residence. The landscape featured an extensive kitchen garden including 'Grape House'. Not only was it resourceful, but it was also largely a garden created and designed for enjoyment, spectacle, recreation, and plant collection. Of note was the gravel driveway bordered by hydrangeas which was reported to have contained 100 varieties in 1931. The exotic garden was worked on at times by up to fourteen (14) gardeners and included hydrangeas, azaleas, bulbs and rhododendrons, as well as many species collected on overseas trips. The gardens were well known in the district and were often opened for public inspection (GML 2004, 7).

Gardens of this period are indicative of Sydney middle-class aspirations which emphasised a concern for healthy surroundings, using local materials and native species arranged into formal gardens typically English in origin. Another example of this type of garden is Mount Wilga at 2A Manor Road Hornsby. Mount Wilga is a grand Federation residence with a semi-rural retreat, with the original garden planned by the owner Henry Marcus Clark. This period of garden design was, at times, an attempt to recreate an English lifestyle in an Australian landscape.



Figure 29: Highlands viewed along the original entrance

Drive from Myra Street from the south-west, n.d. (Source: Hordern, L. 1985 Children of one family, p.217)



Figure 30: Mt Wilga, c. 1907

Source: Hornsby Shire Recollects

The Inter-war period can be defined by a shift from Victorian British architecture to alternative international architectural trends. With new architectural trends came new ideas for landscaping. One such example is the use of Canary Island Palms in private gardens. The palms were a popular choice of planting for their durability and ornamental appearance (Spennemann 2018 197). Although by the Inter-war period interest in native plants had grown considerably, garden design remained dominated by the Arts and Craft movement (Morris 2013, 5). During this period of garden literature there was a desire to marry British gardening heritage with a new emerging Australian identity.

Despite the gradual flow of international influences to Australian architecture in the 1920s and 1930s, the 'Modern Movement' in garden design remained dominated by the Arts and Craft movement, although a nod to new lines in architecture came with the use of conifers and poplars (Morris 2013, 5). The increased use of conifers and poplars in the Inter-war years acknowledges the new lines in architecture and are a common motif of modernism. The preponderance of mid-century gardens in the Shire that include Oaks, Himalayan Cedar, and Pines are a testament to this. There was however a growing appreciation for the inclusion of native plants in garden design in the 1940s and 1950s. This move towards creating 'bush gardens' was a distinctly Australian garden style that grew in popularity in this period.

As the shire became more suburbanised, houses and gardens became more modest in proportion. Subdivision in the 1950s resulted in the loss of a great many native trees, before conservation efforts began in earnest in the late 1960s. Gardens of the 1950s often involved well-manicured lawns with garden beds planted with annual flowers. These were very labour intensive, involving weeding, fertilizing, and mowing (often with a manually-operated mower). Common trees planted in the front gardens included Golden Cyprus, Crepe Myrtle, Frangipani, Brush Box,

and Jacarandas (Perumal Murphy Wu 1993, 13). By the mid-1950s there were several new components found in gardens: the barbeque area, the patio or terrace, and swimming pool.

Rear gardens of this time often had much of their space dedicated to growing fruit trees and vegetables. This was an aspect of gardening traditionally valued and carried out by migrant families that settled in the Shire in the wake of the Second World War. A group of more opulent houses from this period with large, well-maintained gardens can be seen in Bundarra Street, Waitara (Perumal Murphy Wu 1993, 10).

In the 1960s and 1970s, there was an increased appreciation for eucalypts as sculptural elements and garden design that was Australian in character and conserved native plants. This Modern Movement coincided with architectural movements which encouraged a holistic approach to environmental design and adopted a more organic response to the Australian landscape (Morris 2013, 6). The Modern Movement period gardens saw the integration of house and garden, with the desire for functional landscapes combined with an increasing appreciation of the bush, as well as ideas rooted in ecological approaches to design (Morris 2013, 6).

This movement led to the development of the 'bush garden', which became a significant movement in modern landscape architecture. Notable Australian landscape architect and local to Hornsby Shire, Bruce Mackenzie, played a vital role in the development of this school of landscape architecture and paved the way for ecological design in Sydney. Modern houses in Wahroonga, Thornleigh, and Westleigh are emblematic of this architectural trend, where dwellings conform to the lay of the land using their modular components to nestle into the block: be it level or on a steep slope (GML 2021, 97).

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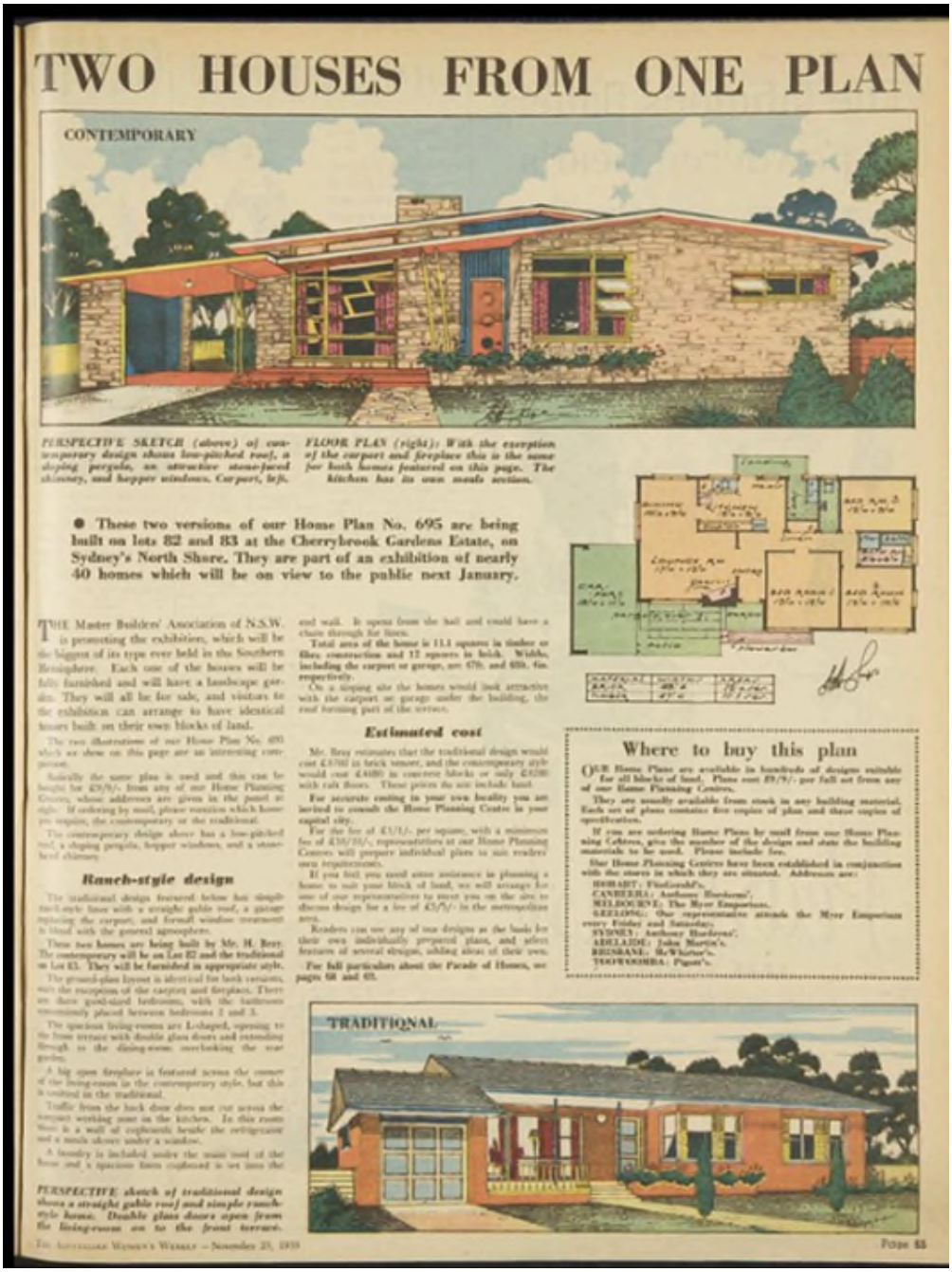
Figure 31: Modern house in Wahroonga shown in Women's Weekly magazine,

c. 1966 (Source: Australian Women's Weekly, 16 February 1966)

With the population growth of the 1960s, the period also saw an increase in planned subdivisions throughout the Shire, as seen in the development of Cherrybrook. Cherrybrook was a new suburb established as part of the government's plan to make more residential land available. The land was first subdivided in 1959 for the first project home village in Sydney. This landscape was characterised by cleared bushland, landscape gardens, and cul-de-sacs. The increased use of vehicular travel saw the inclusion of other landscape features from this period, such as the addition of a planned paved or concrete slab driveway and easy to care plants.

Increased development from the early 2000s onwards has resulted in a loss to period gardens with redeveloped landscapes retaining smaller front gardens and limited rear garden landscapes.



TWO HOUSES FROM ONE PLAN

CONTEMPORARY

PERSPECTIVE SKETCH (above) of contemporary design shows low-pitched roof, a sloping pergola, an attractive stone-faced chimney, and hopper windows. Carport, left.

FLOOR PLAN (right): With the exception of the carport and fireplace this is the same for both homes featured on this page. The kitchen has its own meals section.

● These two versions of our Home Plan No. 695 are being built on lots 82 and 83 at the Cherrybrook Gardens Estate, on Sydney's North Shore. They are part of an exhibition of nearly 40 homes which will be on view to the public next January.

THE Master Builders' Association of N.S.W. is promoting the exhibition, which will be the biggest of its type ever held in the Southern Hemisphere. Each one of the houses will be fully furnished and will have a landscape garden. They will all be for sale, and visitors to the exhibition can arrange to have identical houses built on their own blocks of land.

The two illustrations of our Home Plan No. 695 which we show on this page are an interesting comparison.

Basically the same plan is used and this can be bought for £9/9/- from any of our Home Planning Centres, whose addresses are given in the panel at right. If ordering by mail, please mention which home you require, the contemporary or the traditional.

The contemporary design shows low-pitched roof, a sloping pergola, hopper windows, and a stone-faced chimney.

Ranch-style design

The traditional design featured below has simple ranch-style lines with a straight gable roof, a garage replacing the carport, and formal window treatment in blend with the general atmosphere.

These two homes are being built by Mr. H. Bray. The contemporary will be on Lot 82 and the traditional on Lot 83. They will be furnished in appropriate style.

The ground-plan layout is identical for both versions, with the exception of the carport and fireplace. There are three good-sized bedrooms, with the bathroom conveniently placed between bedrooms 2 and 3.

The spacious living-rooms are L-shaped, opening to the front terrace with double glass doors and extending through to the dining-room overlooking the rear garden.

A big open fireplace is featured across the corner of the living-room in the contemporary style, but this is omitted in the traditional.

Traffic from the back door does not cut across the compact working zone in the kitchen. In this room there is a wall of cupboards beside the refrigerator and a meals shown under a window.

A laundry is included under the main roof of the house and a spacious linen cupboard is set into the end wall. It opens from the hall and could have a chair through for linen.

Total area of the home is 11.1 squares in timber or fibre construction and 12 squares in brick. Widths, including the carport or garage, are 67ft. and 69ft. 6in. respectively.

On a sloping site the homes would look attractive with the carport or garage under the building, the roof forming part of the terrace.

Estimated cost

Mr. Bray estimates that the traditional design would cost £4700 in brick veneer, and the contemporary style would cost £4600 in concrete blocks or only £4200 with raft floors. These prices do not include land.

For accurate costing in your own locality you are invited to consult the Home Planning Centre in your capital city.

For the fee of £1/1/- per square, with a minimum fee of £10/10/-, representatives at our Home Planning Centres will prepare individual plans to suit readers' own requirements.

If you feel you need some assistance in planning a home to suit your block of land, we will arrange for one of our representatives to meet you on the site to discuss design for a fee of £5/5/- in the metropolitan area.

Readers can use any of our designs as the basis for their own individually prepared plans, and select features of several designs, adding ideas of their own.

For full particulars about the Parade of Homes, see pages 68 and 69.

Where to buy this plan

OUR Home Plans are available in hundreds of designs suitable for all blocks of land. Plans cost £9/9/- per full set from any of our Home Planning Centres.

They are usually available from stock in any building material. Each set of plans contains five copies of plan and three copies of specification.

If you are ordering Home Plans by mail from our Home Planning Centres, give the number of the design and state the building materials to be used. Please include fee.

Our Home Planning Centres have been established in conjunction with the stores in which they are situated. Addresses are:

HOBART: Findlaysh's.
CANBERRA: Anthony Hordeyns'.
MELBOURNE: The Myer Emporium.
GEELONG: Our representative attends the Myer Emporium every Friday and Saturday.
SYDNEY: Anthony Hordeyns'.
ADELAIDE: John Martin's.
BRISBANE: McWhirter's.
TOOWOOMBA: Pigott's.

TRADITIONAL

PERSPECTIVE sketch of traditional design shows a straight gable roof and simple ranch-style home. Double glass doors open from the living-room on to the front terrace.

The Australian Women's Weekly — November 25, 1959

Page 55

Figure 32: Home plans for Cherrybrook Gardens Estate, 1959

Source: Australian Women's Weekly, 25 November 1959

3.8.4 Education

Early education in the colony was the responsibility of the Church, with one seventh of all land in the colony put aside for religion and education. The earliest government assisted schools in the colony were established to provide literacy skills, religious instruction, and domestic or industrial training for destitute children and those whose parents could not afford to provide them with a basic education. There were two types of schools initially; orphan schools established under Governors King and Macquarie, and Church schools. Church schools were provided funding from the Government, this was reinforced by the establishment of the Clergy and Schools Land Corporation in 1826 (State Archives NSW).

A centralised administration for schools in New South Wales, the Council of Education, was established under an Act to make better provision for public education in 1866. In 1880, the Minister for Public Instruction assumed responsibility for education in New South Wales. The introduction of the *Public Instruction Act 1880* (NSW) repealed the early 1866 Act and provided for the establishment of a range of public school types, separate high schools for boys and girls, and a system of teacher training. This Department was responsible for the introduction of compulsory education and the withdrawal of government funding from denominational schools.

The establishment of schools also hallmarked the town's development, as they were generally at the insistence of local members that they be established. This is reflected in the Shire in the late 1880s, when the growth of suburbs saw an increased demand in education institutions.

In 1896, land to the south of Normanhurst Railway Station was purchased by the Institute of the Blessed Virgin Mary to establish a convent and school, known as Loreto Convent. The convent was an impressive Federation Gothic building designed by J.F. Hennessy (Weir 2018, 4). At the time of construction, the convent and school retained a small remnant of bushland on site, clearing the remainder. However, by 1920 the convent buildings were surrounded by a number of well-established gardens, which included an orchard and vegetable plot. The Loreto Convent retains a well-maintained ground that displays characteristic elements from the late Victorian and Federation period and is a landmark on Pennant Hills Road.



Figure 33: Loreto Convent

Source: Hornsby Shire Recollects

A public school in Galston opened in 1886, known as North Colah. It was a small timber building located near Arcadia Road and catered to children living in Galston, Arcadia, and Berrilee. Almost all schools within the Shire conserve some indigenous and cultural planting. Many of the mature cultural plantings exhibited within school grounds are associated with annual planting events, such as Arbour Day. This is demonstrated at Cheltenham Girls High, Normanhurst Boys High, Asquith Boys high, Brooklyn Primary, Galston Primary, Middle Dural Primary, Glenorie Primary, Berowra Primary, Normanhurst West Public, and Beecroft Primary School.

Suburban growth in the Inter-war period resulted in new schools opening including Hornsby Girls High School and Hornsby Technical School (now TAFE) (Heritage NSW n.d.). Hornsby Shire has had a TAFE located in Hornsby but does not currently have a university, though University of Newcastle has had a 'Learning Hub' in the Shire. The large, leafy expanses of the Shire means that many of the schools in the region, both the public and private schools, have expansive grounds, some of which have trees that have marked the schools' landscape for over a century (Heritage NSW n.d.).



Figure 34: Photograph of Hornsby Girls High School, c. 1944

c. 1944 Source: Hornsby Shire Recollects

3.9 Leisure and recreation

3.9.1 Parklands and recreational grounds

Hornsby Shire also boasts a number of public parks, which can be used for a number of leisure activities. Prior to the formation of Hornsby Shire Council in 1906, parks and reserves were maintained by trustees. Several of the parks in the Shire predate the council and were maintained by these trustees, including Hornsby Park (1896), Waitara Park (1903–1904), and Beecroft Village Green (1894) (GML 2021, 58). Lisgar Gardens is a significant site within the Shire. Created by Max Cotton in 1917, the garden was cultivated to include seventy-two (72) varieties of Camellias and contains a number of sandstone landscape structures, including retaining walls and stairs. In 1923, the council commissioned a landscape gardener to advise on a program of beautification for Hornsby Park, which involved the addition of several trees (Cumberland Argus and Fruitgrowers Advocate 1923, 8).

Bushwalking is a popular activity in the Bushland Shire, as both an activity for local residents and a destination for bushwalkers travelling from across Sydney. Bushwalking can be done individually or as part of a bushwalking club. Bushwalking grew in popularity with Australians during the Great Depression, where people saw the activity as a cheap activity for those who were struggling financially (GML 2021, 56). Many of the local and National Parks within the Hornsby Shire have bushwalking tracks, some of which are maintained by the local council, while others are maintained by the NPWS. Some of these paths have a significant role in the history of the Shire, such as the Hornsby Heritage Steps in Berowra Valley National Park. Built in the Great Depression as an unemployment relief project, the steps form part of the Great North Walk, a 260 km bushwalking track that connects Sydney and Newcastle. The steps underwent restoration in 2011 to counter the effects of erosion on the sandstone steps (Barnatt 2011).



Figure 35: Hornsby Park, c. 1965

Source: Hornsby Shire Recollects

Hornsby Shire is also home to several different protection and conservation parks. In 1931 Noel Burnet was the first individual who was granted governmental permission to own koalas. Using this he opened the Koala Park

Sanctuary at Pennant Hills, which still functions as a zoo focused on local wildlife. In 1934 John Duncan Tipper leased land north of Cowan with the intention of preserving local flora and fauna. Tipper named the land Muogamarra, which he believed was the Awabakal word for 'preserve for the future.' Muogamarra Nature Reserve is now a 2,200-hectare reserve (Office of Environment & Heritage 2016, 26).

In 1848 William Fagan and his family of free settlers arrived in Sydney and purchased land in Arcadia. The family made their living orcharding and raising cattle, growing the family business and lands into the early 1900s. Later, fifty-five (55) hectares of this land was left to the Hornsby Shire Council and in November 1988, as part of a Council Bicentennial project, was opened by the Shire Council (GML 2021, 41). The Fagan family homestead, Netherby Cottage, has been maintained and has an adjoining museum. The Park now offers a number of facilities, including public barbeques, two playgrounds, bushwalking trails, bike tracks, picnic shelters, and an Eco Garden which showcases environmentally friendly gardening techniques.



Figure 36: Grace Lucas weighing a baby koala (Mannagum)

At Koala Park Sanctuary, 25 October 1931 *(Source: NLA, Bib ID 6291540)*

3.9.2 Waterways

The Hornsby Shire is defined by its many waterways, shaping the landscape and the development of the region. Similarly, the leisure activities of the Shire had been shaped by the water. From as early as the 1830s the Hawkesbury River was a destination sought out for recreational cruises by the people from Sydney. The river attracted writers and artists who sought inspiration in the beauty of the region. In 1871, English novelist Anthony Trollope took a day trip along the river and praised the region in his 1873 book *Australia and New Zealand*, where he compared the Hawkesbury to the Rhine in Germany (GML 2021, 70). This further popularised the Hawkesbury River as a destination for leisure seekers. Throughout the late nineteenth and into the twentieth centuries boating grew more popular as a way for people to experience the waterways of Hornsby Shire. Houseboats, launches, and motorboats could be hired at boatsheds throughout the Shire, including Brooklyn, Cowan Creek, and Wisemans Ferry (GML 2021, 70).

Water holes, baths, and swimming pools can be found along the banks of the Hawkesbury River. These locations provide locations for swimming and water sports such as kayaking or canoeing. Some of these locations are the picnic grounds at Crosslands Reserve, the Hornsby Fish Ponds, pool in Bridge Gully near Mount Wilga, bathing pool at Beecroft, Brooklyn Tidal Baths and Bradleys Beach on Dangar Island (GML 2021, 72).

3.9.3 Commemoration

Beyond cemeteries, there are some losses that have been deemed significant enough to commemorate in a public space. Often times these memorials are associated with conflict such as the memorials to the First and Second World Wars and the Boer War memorial located in the Beecroft Village Green (Perumal Murphy Wu 1993, 18). In 1932, the Berowra War Memorial was unveiled by Captain R.F. Talbot, an old mariner and resident of Berowra (*Sydney Morning Herald* 1932, 8). These monuments are significant to the local community. Other monuments commemorate the discovery and naming of the Hawkesbury River by Governor Phillip in 1789.



Figure 37: Photograph of the unveiling of Berowra War Memorial, c. 1932

Source: Hornsby Shire Recollects

3.10 Belief and faith

For information on church schools, see Section 3.8.4 Education.

3.10.1 Churches and cemeteries

Prior to the construction of churches colonists would use public spaces or private residences as places of worship in the early nineteenth century (GML 2021, 50). The construction of churches served as a historical marker for the growth of suburbs through key periods. Throughout the Shire there are a number of early churches that date to the 1870s onwards and are linked to the residential growth of the area. They are impressive buildings that are landmark structures enhanced by their landscaping. St Jude's Anglican Church in Dural is one of the earlier churches built in the Shire, constructed in 1846. The church grounds retains a number of cultural plantings associated that are building.

One example of a significant early church site is Bar Island, which served as a church and cemetery for the early settlers in the surrounding regions of Milson's Passage, Bar Point, Fisherman's Point, and Peat's Bight. In the 1870s the community petitioned for a church to be built but could not decide on a location. Bar Island was chosen as an accessible location for these communities owing to its central position at the junction of Marramarra Creek and Berowra Creek, within the Hawkesbury River. In 1875 Reverend Henry Ham Britten from St. Paul's in Castle Hill requested that a site on Bar Island be granted for a church, school, and cemetery. Permission was granted in 1876 after being denied in 1875 (Heritage NSW, n.d.). On 20 October 1876 the church was opened and named St John's. The stone for the chimney reportedly came from early settler George Peat's ruined home that had stood at Fairview Point.

Services were held on the island every three months, and services were announced by the ringing of bells and firing of rifles. The church building also served as a school for children from the surrounding settlements. Lessons were conducted in what was known as Bar Point School between 1876 and 1892. The Bar Island Cemetery was formally established in 1880, however, the earliest burial at the cemetery was Caroline Banks, who was interred in 1879, before the cemetery was formalised. Many members of local first settler families are buried on the island, including Robert Milson and John Greer (Richmond 2005, 12).

Many of the earlier churches in Hornsby contained a simple landscape aesthetic, with minimal exotic plantings, cleared land, and some remnant native vegetation. Churches from the Federation period onwards, however, contained more cultural plantings.

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Figure 38: Photograph of St. Jude's Anglican Church, Dural

Source: Hornsby Shire Recollects



Figure 39: Image of St. John's church on Bar Island

Source: Hornsby Shire Recollects



Figure 40: Photograph of Hornsby Methodist Church, c. 1910–1913

Source: Hornsby Shire Recollects

When churches were not readily available, many of the early settlers established their own places to bury their deceased. These have since become important sites of historical and communal memory. Cemeteries such as Old Man's Valley or Brooklyn serve as a record of the people who lived in the settlements and helped shape them into the places they have become today.

The location of cemeteries was also largely confined by the landscape and accessibility. The establishment of the Higgins family burial plot in Old Man's Valley was in direct response to the isolation of the valley and the difficulties of transporting the deceased to existing burial grounds. The closest Anglican burial ground would have been the St. John's churchyard at Gordon. Family and local history have recorded the cemetery was consecrated by the Church of England, however there is no formal documentation of this held by the Anglican Church Diocese of Sydney. It is likely the land was consecrated by a local minister (GML 1996, 12–13). The cemetery is nestled into the slope of Old Man's Valley and contains a number of exotic and native trees.

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Figure 41: Overview of Old Man's Valley Cemetery

Source: Extent Heritage 2021

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4 Landscape Heritage Management

4.1 Preamble

The following section provides a review of current practices for the management of landscape heritage within Hornsby Shire. The aim of this section is to provide Council with a clear summary of how landscape heritage is identified and currently managed.

The landscape heritage of Hornsby is an important part of the historic fabric of the LGA. Hornsby Shire includes a variety of landscape heritage items, predominately characterised by cultural plantings and gardens, parklands, and remnant bushland. Best practice management of landscape is managed through an understanding of the item's cultural heritage significance, and in cases of natural landscapes, an understanding of the biodiversity and ecological values which contribute to a site's natural heritage values.

The Burra Charter and the Australian Natural Heritage Charter (ANHC 2002) provide the over-arching framework for making best practice decisions for managing places of natural and cultural landscape heritage. The Burra Charter establishes the nationally accepted standard for the conservation of places of heritage significance. The ANHC 2002 provides best practice conservation principles for places with natural heritage values. The two documents relate closely to each other and are used together to manage places that have both natural and cultural heritage values.

Cultural landscapes, in the Hornsby context, refers to post-1788 landscapes, including gardens, parks, monuments, and church grounds and can include paths, fences, edges, manicured hedges, and introduced plant species. Natural landscape heritage includes remnant endemic trees, bushland, and bushland remnants. The difference between natural and cultural landscape heritage (as defined in the ANHC 2002) is that natural heritage displays:

- dynamic ecological processes;
- ongoing natural evolution; and
- the ability of ecosystems to be self-perpetuating.

The landscape heritage values of Hornsby are currently managed through existing heritage listings within Schedule 5 of the HLEP, supported by controls within the HDCP. The controls within Clause 5.10 of the HLEP provide for the protection and conservation of items of landscape heritage (both natural and cultural) listed as heritage items or located within HCAs.

Many landscape heritage items in Schedule 5 of the HLEP are identified as trees (either natural or cultural plantings). Tree preservation in Hornsby is managed and conserved through listing on the HLEP and also through two distinct sections of the HDCP; being the heritage provisions in Part 9 and the biodiversity provisions in Part 1B. As such, there are two sets of environmental controls operating in tandem at the local level to facilitate the appropriate management of natural landscape items. The provisions in Part 9 respond to the requirements for heritage conservation under the EP&A Act. The protective measures in Part 1B respond to the requirements of the *Environmental Protection and Biodiversity Conservation Act 1999* (Cwlth), State Environmental Planning Policy (Biodiversity and Conservation) 2021 and NSW RFS 10/50 Vegetation Clearing Scheme 10/50 provisions.

4.2 Natural landscape heritage management

4.2.1 Significant vegetation communities

Native vegetation has significant heritage value in urban settings and rural landscapes. Its most obvious value is an aesthetic one, but native vegetation also has historical value in delineating early patterns of settlement and subdivision. As early as the 1790s timber-getting, clearing, and farming was taking place on the gentler topography and more fertile clay soils of Pennant Hills, Dural, and Beecroft, where the Hawkesbury Sandstone is overlain with

Ashfield Shale and supports tall forest. Settlement for agriculture also commenced early on the deep alluvial soils of the Hawkesbury River flats.

By contrast, the poor infertile soils of the sandstone country and the inhospitable terrain was often left undeveloped in most cases well into the 1900s. These areas included the current day plateau suburbs of Asquith, Mount Colah, and Hornsby Heights, the steep river valley cuttings of Galston Gorge and Berowra valley, and to the west Fiddletown and northern parts of Glenorie. For this reason, most of the native vegetation remaining in the Shire's rural area are on the sandstone country and support a diversity of habitats and plant species.

Regenerating vegetation may also indicate changing patterns in land use, such as abandoned orchards and farmland or patches of bushland within suburban areas that previously served other uses and are now being actively regenerated by bushcare groups.

Landscape heritage listings have also been applied to preserve threatened ecological communities and species in the LGA identified to be of significant heritage value in terms of the bushland Shire's character, research potential, and scenic or natural beauty.

A total of thirty-four (34) native vegetation communities occur within the Hornsby Shire LGA. Twenty-eight (28) of the communities are environmentally significant at national, state, regional, or local level, which make up only 17 per cent of the overall native vegetation. 83 per cent is made up of the other six (6) communities of lesser conservation significance (Native Vegetation Communities of Hornsby Shire 2008). 143 listed landscape heritage items, more than 50 per cent of the total number, incorporate within its listing at least one of these threatened vegetation community types.

The Sydney Turpentine-Ironbark Forest, Blue Gum Shale, and Blue Gum Diatreme Forest (the latter two forming part of the BGHF ecological community) are listed as critically endangered ecological communities under the *NSW Biodiversity Conservation Act 2016* (NSW) and *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth). Less than 2 per cent of the original extent over Greater Sydney area remain. Ninety-two (92) listed landscape heritage items, approximately 25 per cent of the total number, incorporate and in effect conserve these endangered communities through the local heritage listing. As such, Hornsby Shire Council significantly contributes to the conservation of these forest communities.

Listed below are the significant vegetation communities conserved with heritage items listed on the HLEP. Some occurrences are remnant or individual planted trees in the community, and in some instances, the heritage listings have more than one vegetation community present.

Significant ecological communities occurring within Hornsby Shire noted from Hornsby Biodiversity Conservation Strategy (2020) include the following:

- Blue Gum Shale Forest
- Blue Gum Diatreme Forest
- Turpentine-Ironbark Forest
- Peppermint-Angophora Forest
- Swamp Oak Floodplain Forest
- Floodplain Paperbark Scrub
- Swamp Mahogany Forest
- Rough-barked Apple-Forest
- Angophora Woodland
- Blackbutt-Rough-barked Apple Forest
- Blackbutt Gully Forest
- Silvertop Ash-Scribbly Gum Woodland
- Mangrove Swamp
- Narrow-leaved Scribbly Gum Woodland

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- Scribbly Gum Open Woodland
- Bloodwood Scribbly Gum Woodland
- Narrow leaved Scribbly Gum Woodland.

4.2.2 Managing development

The following section discusses some activities that typically occur within the urban context, and how these activities have the potential to impact on landscape heritage.

Impacts of subdivision

Throughout the Shire many landscape heritage items have become more significant and impressive due to growth in the intervening years since the 1993 heritage study review. This is particularly evident in parks, residential streetscapes, and in private gardens where appropriate land use and management has facilitated the ongoing conservation of these items. Despite this, subdivision and urban consolidation remain a major development risk to landscape heritage items throughout the Shire.

The impacts of subdivision predominately impact landscape items within ninety-three residential areas and are typically associated with heritage houses and heritage conservation areas. Subdivision, in particular battle-axe subdivisions and reduced heritage curtilages, has seen the loss of rear gardens.

Heritage listings that include landscape areas can alternatively protect against over-development. There are several heritage items on Schedule 5 of the HLEP listed as both built and landscape items. This typically occurs where a heritage item is listed as 'House and garden', with the garden or landscape feature as a secondary or contributing element to the heritage item. The landscape element contributes to and frames an associated heritage property, and in most cases, the landscape provides a buffer around the built heritage item from development. In these cases, the protection of the landscape element is crucial to also protecting the built element.

Impacts of road widening

Heritage listing conserves many of the Shire's streets lined with naturally occurring endemic trees with significant landscape qualities. It is also often the cumulative effect of tree canopy, both in the street verge and in front gardens (both native and introduced), that gives the Shire its green, bushland character. A number of road reserves within the Shire listed on Schedule 5 of the HLEP retain the quintessential Australian country roadside, such as Galston Road (item 558) in Hornsby Heights between Ryan Avenue and Montview Street. However, heritage listed street trees, such as Galston Road, are in danger of slow attrition or removal due to road widening and road improvements, such as the construction of clear zones for safety and upgrading kerb and guttering.

Council should continue to undertake a heritage assessment to carry out any work that may impact heritage listed trees located within the road reserve. Retention of the integrity of the landscape items should always be recommended and consideration of the cumulative impacts of road widening when alternative mitigation measures are proposed.

4.2.3 Hornsby Development Control Plan 2024

Part 9 of the HDCP provides heritage controls to ensure that change takes place in a way that does not detract from the significance of heritage items within the Shire. Part 9 of the HDCP was last amended on 23 June 2025 and applies to Aboriginal cultural heritage, listed heritage items, heritage conservation areas, and places in the vicinity of heritage items and heritage conservation areas. Part 9.5 specifically applies to landscape heritage.

Part 1B of the HDCP provides general tree and vegetation controls to preserve trees and vegetation within the Shire, regardless of heritage listing.

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4.2.4 Tree protection

All trees within Hornsby Shire LGA are protected by under the HLEP and HDCP under Part 1B of the HDCP 'Tree and Vegetation Preservation' which is made in accordance with the Vegetation SEPP. Under Clause 1B.6.1 of the HDCP it is prohibited to damage or remove a protected tree. Protected trees include all trees (native and introduced) except exempt tree species (listed tree weeds). All protected trees require consent to be pruned or removed. The clause further specifies protection for:

- all trees on land within a heritage conservation area described within the HLEP;
- all trees on land comprising heritage items listed within the HLEP.

These protections effectively protect all trees within the Shire, except for those listed as weeds.

The heritage listing of individual and groups of trees provides an additional layer of protection. Minor works to a heritage listed tree or group of trees that is, or forms a part of, a heritage item, will require a Tree Application if Council is satisfied that the works are minor as described by Clause 10(3) of the Vegetation SEPP and Clause 5.10(3) of the HLEP. Other work to a heritage listed tree or group of trees that is, or forms a part of, a heritage item will require a Development Application and may also require a Heritage Assessment and a Heritage Conservation Management Plan.

4.2.5 Vegetation preservation

It is prohibited to damage or remove all vegetation on heritage listed properties under the vegetation preservation Clause 1B.6.2 of the HDCP. Minor work to vegetation that forms a part of a heritage listed item will require a Vegetation Permit or a written approval from the Council (Heritage Exemption Advice) pursuant to the provisions of Clause 10(3) of the Vegetation SEPP and/or Clause 5.10 (3) of the HLEP. Oher work to vegetation that is, or forms a part of, a heritage item (or heritage conservation area) may require a Development Application and may also require a Heritage Assessment and a Heritage Conservation Plan.

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5 Review of potential landscape heritage items

This chapter includes a summary of the types of landscapes found in Hornsby Shire, and provides a summary of the assessments undertaken in the preparation of this study.

As part of the LHS, the consultant considered places in the Hornsby LGA nominated by community and the project team for the landscape heritage potential. Of these:

- 3 were previously recommended for heritage listing, and have since been actioned under the Heritage and Housekeeping planning proposal;
- 1 archaeological site is recommended to be dual listed and as a landscape heritage item (Section 5.1);
- 11 are not recommended for heritage listing due to lack of heritage significance, or otherwise protected under existing biodiversity controls or existing heritage items (Appendix 3).

At the time of the review, there were 275 landscape heritage items listed on Schedule 5 of the HLEP which were also considered for their integrity and condition. These include designed landscapes, organically evolved landscapes, and associative landscapes. A full list of sites is provided in Appendix 1.

Based on this review, the following changes have been recommended:

- 1 archaeological site is recommended to be dual listed as a landscape heritage item (Section 5.1);
- 13 landscape items to be amended, reflecting address and name changes (Section 5.2); and
- 2 landscape items to be consolidated into a single item (Section 5.3);
- 6 landscape items to be delisted (Section 5.4).

A detailed heritage assessment of the individual landscape heritage items referred to in the sections below, is included in the site-specific inventory sheets in Appendix 2 of this report.

5.1 Sites considered for dual listing

The following archaeological site has been identified for its landscape values, in addition to its archaeological values. Dual listing of this particular heritage item on the HLEP will facilitate the holistic management of the heritage items landscape significance with identified archaeological potential. A dual listing would result in the existing listing for the item on the HLEP (Schedule 5 Part 3 Archaeological Sites) being retained, and an additional listing identifying the item as a heritage item under Schedule 5 Part 1 (General Items) of the HLEP, enabling the management of both the landscape and archaeological values through the appropriate legislation. The table below lists the item and provides a statement as to why the item has been recommended for dual listing.

For further information on the item, and the management recommendations made, refer to the individual inventory sheet attached in Appendix 2.

Table 4: Summary of items for dual listing on schedule 5 of the HLEP

LEP ID / Item name/ Address	Landscape type	Significance
A58/LHS01 – Great North Road Relics Old Telegraph Road, Maroota	Landscape structure	Local
Reasons for dual listing	The Great North Road Relics on Old Telegraph Road is an archaeological site with landscape heritage values associated with the Great North Road.	

LEP ID / Item name/ Address	Landscape type	Significance
	The landscape heritage values of the item should be included in the listing, and the archaeological listing maintained. It is recommended this item is dual listed on the HLEP.	

5.2 Sites considered for name or address changes

This section provides a summary of existing landscape heritage items that require amendments or corrections to be made to their listing within Schedule 5 of the HLEP to address errors and anomalies, including changes to addresses, item names, descriptions, curtilages, and any other anomalies that require amending.

Table 5: Summary of items recommended for name or address amendment

LEP ID/ Site name	Primary address and property description	Proposed change and justification
25 - Garden tree	21 Queens Road, Asquith Lot 9, DP 8494	Update address to '1A Salmon Close Asquith' Update property description to 'Lot 2 DP 1275588' 21 Queens Road was approved for a two lot subdivision under DA/237/2021 and the listed item is now located on lot 2
40 - House and garden	45 Beecroft Road, Beecroft Lot A, DP 377005	Change name from 'House and Garden' to 'House'.to recognise the built form heritage of the site.
58 - Garden, fence and hedge	116 Beecroft Road, Beecroft Lot 5, DP 214705	Change name to 'Garden and Fence' as hedge is no longer present.
102 - House, garden and outbuilding	28 Hannah Street, Beecroft Lot 1, DP 959289	Change name to 'House, tree and outbuilding' as garden is modified and does not reflect landscape heritage significance.
258 - Glenowen Farm	3, 5 and 7 Glenowen Way, Castle Hill Lots 2, 3 and 9, DP 286138	Update property description to 'Lot 2 DP286138' and address to '3 Glenowen Way' to include only the former Glenowen Farm Homestead.
472 - Garden, fence and paths	32 Dural Street, Hornsby Lot 2, DP 414827	Update address to '33 Dural Street, Hornsby'. Update property description to 'Lot 1 in DP 971152'. Identifies correct location of the item.
521 - TAFE College—Buildings "K" and "M" and grounds (excluding other buildings)	298–300 Pacific Highway, Hornsby Part Lot 1, DP 855847	Update address to '205 Peats Ferry Road, Hornsby'. Update property description to 'Part Lot 2 in DP 125972' to correct location of the item.
523 - House and garden	352 Pacific Highway, Hornsby Lot 101, DP 629769	Update address '352 Peats Ferry Road Hornsby' to reflect the current name of the road.
538 - Diatreme Hornsby Quarry and surrounding vegetation	1X Quarry Road, Hornsby Lot 1, DP 926103; Lots A and D, DP 318676	Update property description to 'Lot 1, DP 926103; Lots A, B, C, D, and E DP 318676' to include curtilage of Quarry site.

LEP ID/ Site name	Primary address and property description	Proposed change and justification
639 - Lillian Frazer Gardens	1 Laurence Street, Pennant Hills Lots 1 and 2, DP 527529	Update item name to 'Lilian Frazer Gardens' to correct the spelling error.
733 - "Landskrona"	48 Bundarra Avenue, Wahroonga Lot 1, DP 538770	Update item name to ''Landskrona' and garden' to recognise the landscape heritage of the garden.
740 - Trees in playground	1X Carden Avenue Lot 1, DP 212506	Update item name to 'Jaycee Park' to reflect the location of heritage items and better represent the associated historical information.
821 - Fence	28 The Promenade, Cheltenham Lot 4, DP 18542	Update address to '26-28 The Promenade, Cheltenham'. Update property description to include Lot 97 in DP 9085 to reflect the location of the item, which extends across both properties.

5.3 Sites considered for consolidation

This section identifies existing landscape heritage items currently listed on Schedule 5 of the HLEP which are recommended for consolidation. Consolidating the items is recommended as they shared values that are best managed as a single item to facilitate their holistic management.

For further information on the item, and the management recommendations made, refer to the individual inventory sheets attached in Appendix 2.

Table 6: Summary of items recommended for consolidation

LEP ID / Item name / Address	Landscape type	Significance
69 Street Trees Castle Howard Road, Cheltenham **70 Bushland Reserve – Beecroft and Cheltenham Parks** 23X Castle Howard Road, Cheltenham	Street trees – natural / Bushland	Local
Reason for consolidation	It is recommended the street trees contained within the listing for item 69 are consolidated with item 70, Bushland Reserve – Beecroft and Cheltenham Parks. While the street trees along Castle Howard Road, Cheltenham, are significant at the local level for their aesthetic and scientific heritage values, it is their continuation of and connection to the adjoining bushland reserve of Beecroft and Cheltenham Park that forms the basis of their significance. Collectively, the items conserve a highly significant group of mature native trees of the Black Gully Forest. This is a significant natural heritage item that retains a high degree of integrity containing a contiguous native canopy and native understorey / ground stratum components, particularly along the unmade road sections. The mixed canopy species are typical of this community's floristic composition which is best demonstrated throughout the bushland reserve.	

LEP ID / Item name / Address	Landscape type	Significance
	The mature native trees make a notable contribution to the landscape character of Cheltenham and wider Hornsby LGA. The group is a highly intact example of native bushland within a suburban streetscape. However, they are not individually or independently significant. They form a part of the bushland reserve and would be best managed as a single item.	

5.4 Sites considered for delisting

This section identifies existing heritage items, as listed within Schedule 5 of the HLEP, that no longer demonstrate the heritage values for which they were listed, and as such, no longer meet the threshold for heritage listing. In many instances, the recommendation for removal is for items that had been substantially altered and modified to the extent they no longer demonstrate the heritage values for which they were originally listed and no longer met the threshold for heritage listing at the local level due to lack of integrity or intactness.

For landscape heritage items such as street trees where more than 50 per cent of the trees have been removed, it has been recommended the item is removed from the HLEP due to loss of integrity. In this instance, the remaining trees are afforded protection under Council's Tree Protection Orders and biodiversity controls.

For further information on the items refer to the detailed individual inventory sheets attached in Appendix 2: Inventory sheets

Table 7: Summary of items recommended for delisting

LEP ID / Name/ Address	Landscape type	Reason for removal
83 – Garden 149 Copeland Road, Beecroft	Gardens – cultural	The garden at 149 Copeland Road, Beecroft, no longer meets the threshold for local listing under the NSW Heritage Criteria. The item was originally listed for its landscape significance as a period garden retaining plantings characteristic of the Federation and Inter-war period. However, all significant landscape elements identified in the former heritage study have since been removed from the site. The site comprises contemporary landscaping and is no longer able to demonstrate the principal characteristic of significance. It is recommended for removal from the HLEP.
494 – Street Trees Manor Road, Hornsby	Street trees – natural	The street trees along Manor Road, Hornsby, are remnant bushland species that are predominantly located within the front garden of private properties, rather than in the road reserve. The trees within the private properties do not form a part of the heritage curtilage. As such, the item is assessed as having low integrity. While the trees within the private gardens make a notable contribution to the wider landscape, Council had previously sought to list trees on a private property in Manor Road through a Planning Proposal. This proposal was not supported by the Department of Planning, who noted that the trees were already protected by Council's biodiversity controls and tree protection orders. Accordingly, it is recommended that these trees be removed from Schedule 5 as they are already afforded adequate protection under Council's biodiversity controls and tree protection orders.

LEP ID / Name/ Address	Landscape type	Reason for removal
530 – Street Trees Pretoria Parade, Hornsby	Street trees – natural	The street trees along Pretoria Parade, Hornsby, no longer meets the criteria for local listing under the NSW Heritage Criteria. The street is planted with a mix of disparate young plantings with no landscape context. As the item is not historically significant and there are better aesthetic examples of this landscape type retained on the HLEP and conserved in the LGA, it is recommended this item is removed from the HLEP. Individual mature trees are afforded adequate protection by Council's biodiversity controls and tree protection orders.
731 – Garden 45 Bundarra Avenue, Wahroonga	Gardens – cultural	The garden of 45 Bundarra Avenue, Wahroonga, no longer meets the threshold for local listing under the NSW heritage criteria. The item was originally listed for its landscape values as a 1950s residential garden containing a Liquidamber and Monterey Cypress. The review has established that the landscape quality of this item has been substantially altered. The single specimen of Liquidamber was removed in December 2021 following advise that the tree has had two significant failures causing some damage to the house and garden. Therefore, this heritage listing is recommended to be removed from the HLEP.
757 – Mercy family life centre – garden and trees 28–32 McAuley Place, Wahroonga	Schools, churches, grounds	The landscape at 28–32 McAuley Place, Wahroonga, no long meets the threshold for listing under the NSW Heritage Criteria for local significance. The item was initially listed for conserving fine group of mature Blue gums and garden trees, including mature pines along the Pacific Highway. The site had historical associations with the former grounds of the Our Lady of the Rosary and Our Lady of Mercy Home, Waitara. While there is an extant brick fence and mature Hoop Pine that demonstrate a historic association with the former grounds, the landscape features do not meet the threshold for listing as a local heritage item under the NSW heritage criteria. As such, the item is recommended for removal from the HLEP.
775 – Garden Trees 52 Balmoral Street, Waitara	Trees – cultural	The garden trees at 52 Balmoral Street, Waitara, no longer meet the threshold for listing under the NSW Heritage Criteria for local significance. The item was initially listed as a good example of an Inter-war period garden with three mature Camphor Laurel trees, which have since been removed. The item no longer demonstrates the principal characteristics of the heritage listing and is of no heritage significance. As such, the item is recommended for removal from the HLEP.

6 Conclusion

The heritage consultants engaged by Council reviewed and assessed existing and potential landscape heritage items in the Hornsby LGA for their potential for listing as heritage items in Schedule 5 of the HLEP. This included a consideration of nominated sites, sites identified through independent research and a revisiting of the archaeological potential of currently listed items.

This report recommends the following:

- 1 archaeological site to be dual listed and as a landscape heritage item;
- 13 landscape items to be amended, reflecting address and name changes;
- 2 landscape items to be consolidated into a single item; and
- 6 landscape items to be delisted.

The following table summarises recommended amendments to the HLEP, as outlined in Chapter 5 of this report. Further information for each item included in the individual inventory sheets included in Appendix 2.

Table 8: Summary of recommended amendments to the HLEP

Item no	Item name	Address and property description	Suburb	Proposed change and justification
Dual listing				
A58/LHS01	Great North Road Relics	Old Telegraph Road, Maroota (Road reserve)	Maroota	Recommended to dual list the existing archaeological site as a landscape heritage item reflecting landscape heritage significance and facilitate holistic management.
Amendments to existing items				
25	Garden Tree	21 Queens Road (Lot 9 DP8494)	Asquith	Update address to '1A Salmon Close Asquith' Update property description to 'Lot 2 DP 1275588' 21 Queens Road was approved for a two lot subdivision under DA/237/2021 and the listed item is now located on lot 2
40	House and garden	45 Beecroft Road (Lot A, DP 377005)	Beecroft	Change name from 'House and Garden' to 'House'.to recognise the built form heritage of the site.
58	Garden Fence and Hedge	116 Beecroft Road (Lot 5, DP 214705)	Beecroft	Change name to 'Garden and Fence' as hedge is no longer present.
102	House, garden and outbuilding	28 Hannah Street (Lot 1, DP 959298)	Beecroft	Change name to 'House, tree and outbuilding' as garden is modified and does not reflect landscape heritage significance.

Item no	Item name	Address and property description	Suburb	Proposed change and justification
258	Glenowen Farm	2,3 and 9 Glenowen Way (Lots 2, 3 and 9, DP 286138)	Castle Hill	Update property description to 'Lot 2 DP286138' and address to '3 Glenowen Way' to include only the former Glenowen Farm Homestead.
472	Garden, fence and paths	32 Dural Street (Lot 2 DP 414827)	Hornsby	Update address to '33 Dural Street, Hornsby'. Update property description to 'Lot 1 in DP 971152'. Identifies correct location of the item.
521	TAFE College—Buildings 'K' and 'M' and grounds (excluding other buildings)	298–300 Pacific Highway (Part Lot 1, DP 855847)	Hornsby	Update address to '205 Peats Ferry Road, Hornsby'. Update property description to 'Part Lot 2 in DP 125972' to correct location of the item.
523	House and Garden	352 Pacific Highway (Lot 101, DP 629769)	Hornsby	Update address '352 Peats Ferry Road Hornsby' to reflect the current name of the road.
538	Diatreme Hornsby Quarry and surrounding vegetation	1x Quarry Road (Lot 1, DP 926103; Lots A and D, DP 318676)	Hornsby	Update property description to 'Lot 1, DP 926103; Lots A, B, C, D, and E DP 318676' to include curtilage of Quarry site.
639	Lillian Frazer Gardens	1 Laurence Street (Lots 1–2, DP 527529)	Pennant Hills	Update item name to 'Lilian Frazer Gardens' to correct the spelling error.
733	'Landskrona'	48 Bundarra Avenue (Lot 1, DP 538770)	Wahroonga	Update item name to ''Landskrona' and garden' to recognise the landscape heritage of the garden.
740	Trees in playground	1X Carden Avenue (Lot 1, DP 212506)	Wahroonga	Update item name to 'Jaycee Park' to reflect the location of heritage items and better represent the associated historical information.
821	Fence	28The Promenade (Lot 4, DP 18542)	Cheltenham	Update address to '26-28The Promenade, Cheltenham'.

Item no	Item name	Address and property description	Suburb	Proposed change and justification
				Update property description to include Lot 97 in DP 9085 to reflect the location of the item, which extends across both properties.
Consolidation of existing items				
69	Street trees	Castle Howard Road (Road reserve)	Beecroft	Consolidate street trees contained within item no 69 with the nearby item 70 'Bushland reserve - Beecroft and Cheltenham Parks' and managed as a single heritage item in the LEP Update item name to 'Bushland Reserve - Beecroft and Cheltenham Parks, and street trees" Update address to 23X Castle Howard Road and Castle Howard Road Update property description to 'Lots 537–539 DP752028; Part Lot 540 DP752028; Lots 541–544 DP 752028; Lot 931 DP752028; Lot 13 DP842090, and Road Reserve'
70	Bushland Reserve- Beecroft and Cheltenham Parks.	23X Castle Howard Road (Lots 537–539, DP 752028; Part Lot 540, DP 752028; Lots 541–544, DP 752028; Lot 931, DP 752028; Lot 13, DP 842090)	Beecroft	
Delisting				
83	Garden	149 Copeland Road (Lot 1, DP 12464)	Beecroft	Delist as all significant elements have been removed or altered, and front garden has been replaced with a contemporary layout and planting.
494	Street Trees	Manor Road (Road reserve)	Hornsby	Delist as the trees are predominantly located in private properties and the item has low integrity.
530	Street Trees	Pretoria Parade (road reserve)	Hornsby	Delist as the trees are not historically significant and the existing trees are better represented in other street tree listings.
731	Garden	45 Bundarra Avenue (Lots 1–3, DP 1201935)	Wahroonga	Delist as the landscape quality of this item has been substantially altered. The single specimen of Liquidamber was removed in December 2021 following advise that the tree has had two significant failures causing damage to the property.
757	Mercy Family Life Centre – garden and trees	28–32 McAuley Place (Lots 1–3, DP 1122662)	Wahroonga	Delist as the landscape features do not meet the threshold for listing as a local heritage item under the NSW heritage criteria.

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Item no	Item name	Address and property description	Suburb	Proposed change and justification
775	Garden Trees	52 Balmoral Street (Lot A, DP 311111)	Waitara	Delist as the removal of the garden trees (Camphor Laurel) has diminished the heritage values of the site. As such the item is no longer of heritage significance

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Appendix 1: Landscape item review

The detailed appendix document supporting this report is available at the following link:

https://www.hornsby.nsw.gov.au/files/assets/public/v/1/external-site-files/miscellaneous/draft-lhs-appendix.pdf

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Appendix 2: Inventory sheets

The detailed appendix document supporting this report is available at the following link:

https://www.hornsby.nsw.gov.au/files/assets/public/v/1/external-site-files/miscellaneous/draft-lhs-appendix.pdf

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Appendix 3: Sites not recommended for listing

The detailed appendix document supporting this report is available at the following link:

https://www.hornsby.nsw.gov.au/files/assets/public/v/1/external-site-files/miscellaneous/draft-lhs-appendix.pdf

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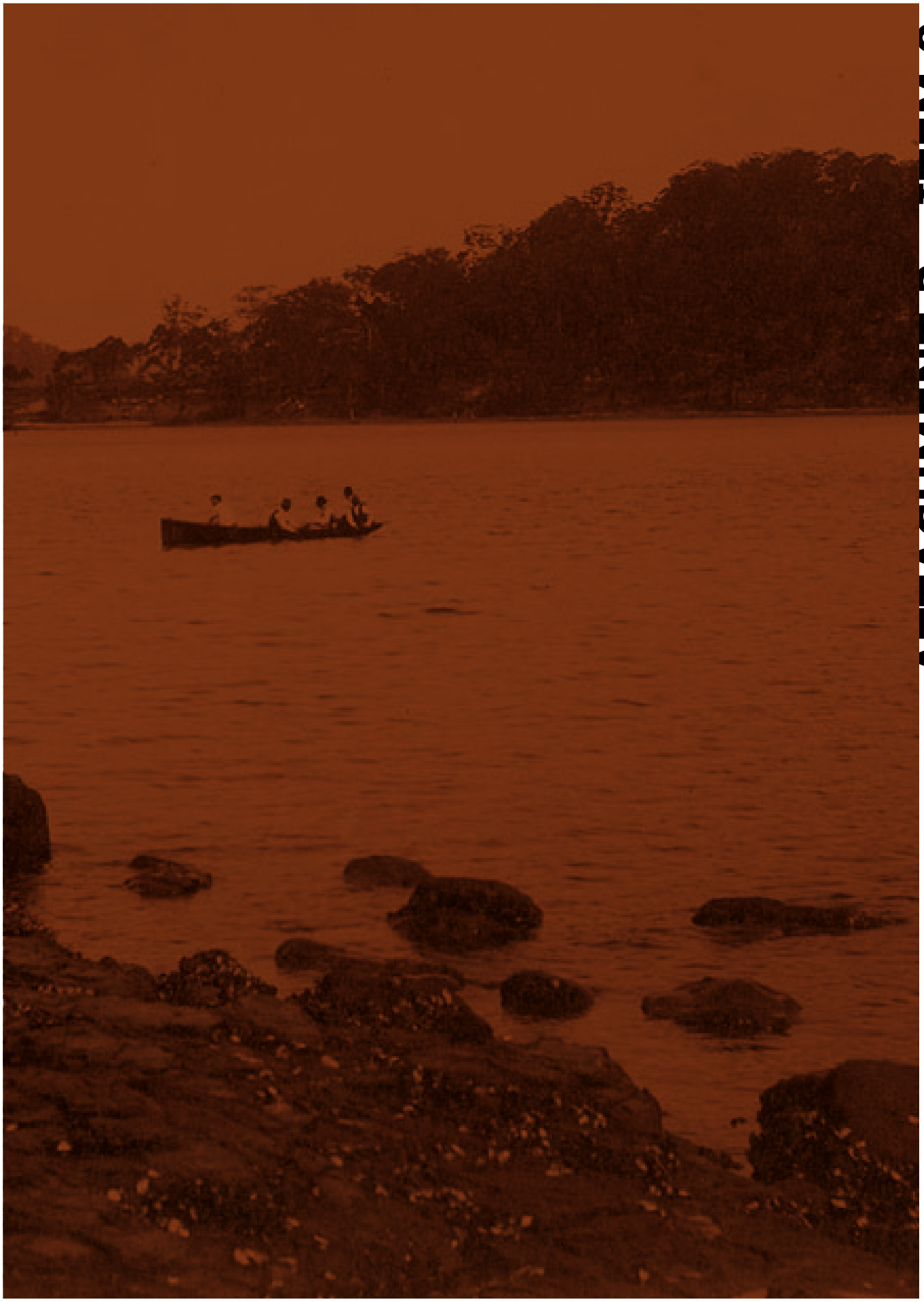
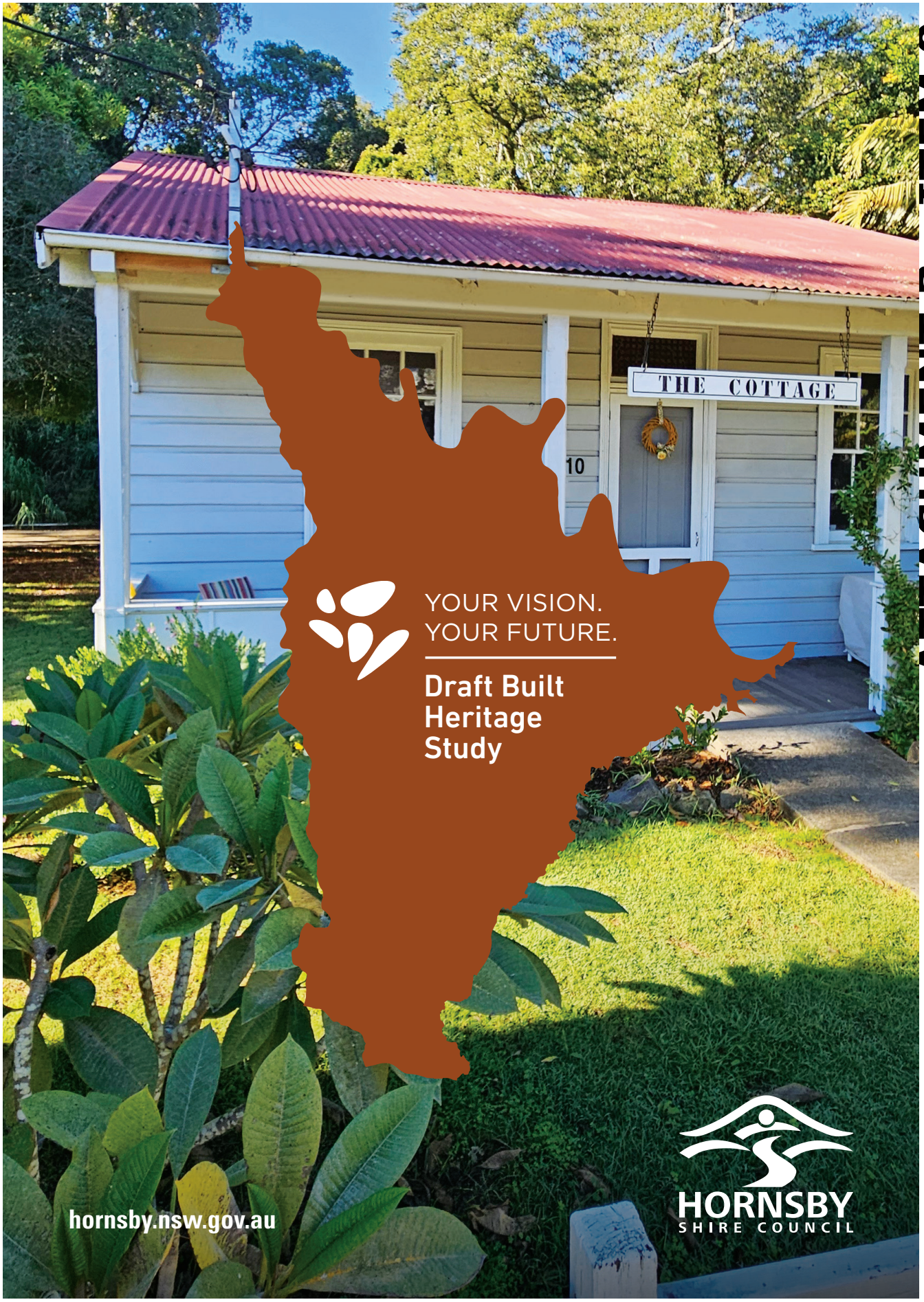


ATTACHMENT 2 - ITEM 9

ATTACHMENT 3 - ITEM 9





Council recognises the Traditional Owners of the lands of Hornsby Shire, the Dharug 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.

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ATTACHMENT 3 - ITEM 9

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Chinese Simplified

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Chinese Traditional

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Nepali

यस कागजातमा महत्त्वपूर्ण जानकारी छ।

यदि तपाईंले यसलाई बुझ्नुभएको छैन भने, कृपया अनुवाद र दोभाषे सेवालाई 131 450 मा फोन गर्नुहोस्। तपाईंको तर्फबाट हर्नस्बी शायर काउन्सिललाई 9847 6666 नम्बरमा फोन गरिदिन आग्रह गर्नुहोस्। काउन्सिलको कामकाजी समय सोमबारदेखि शुक्रबार बिहान 8:30 बजे देखि बेलुका 5 बजेसम्म हो।



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 शुक्रवार, 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

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Farsi

نیاز به کمک دارید؟

این سند حاوی اطلاعات مهم می باشد. چنانچه آن را درک نمی کنید، لطفاً با خدمات ترجمه کتبی و شفاهی به شماره 131 450 تماس بگیرید. از آنها بخواهید از جانب شما با شماره 9847 6666 با شورای شهر هورنزبی شایر تماس بگیرند. ساعات کاری شورای شهر دوشنبه تا جمعه، از 8:30 صبح تا 5 بعدازظهر است.

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1 Introduction

Artefact Heritage Services Pty Ltd (Artefact) and Umwelt Pty Ltd (Umwelt) were commissioned by Hornsby Shire Council (Council) to prepare studies relating to built heritage for the Hornsby Local Government Area (LGA). Additional research was undertaken by Lisa Trueman Heritage Pty Ltd to assess the built heritage significance of 13 existing archaeological sites. These studies were initiated as part of Council's commitment to undertake regular reviews to ensure identification of our local heritage remains up-to-date and reflects our communalities expectations.

The scope of the studies has been informed by Council's Hornsby Heritage Action Plan GML, 2019, which identifies a range of recommendations for improved heritage management within the NSW legislative framework. The Action Plan was endorsed in April 2020, forming the scope of Council's Comprehensive Heritage Study. A summary of the Action Plan's key tasks for the studies is provided below:

Table 1: Summary of Built Heritage Study key tasks

Study	Key Tasks
Heritage Item Review (Artefact)	Review existing and potential heritage items previously identified by Council for consideration for inclusion or removal from Schedule 5.
Targeted identification of new LEP listings (Umwelt)	Undertake a targeted study to: • identify new places of heritage significance within the rural, river and remote areas of the LGA; and • identify places of significance constructed post-1940. Undertake an assessment of the heritage significance of the items identified in the study following the standard criteria for assessment. Provide detailed Heritage Inventory Sheets for all new items on the SHI template

In response to these actions, a draft Heritage Item Review and draft Targeted Item Review were prepared Artefact and Umwelt in 2023. The consultants' reviews included:

- Review of 184 community and Council nominated potential heritage places for inclusion on Schedule 5 of the Hornsby Local Environmental Plan 2013 (HLEP); and
- Review of 71 potential new heritage places constructed post 1940 and places in remote, river and rural areas of the LGA.

Certain findings from the draft reports were actioned through Council's Heritage and Housekeeping Planning Proposal and revised Hornsby Development Control Plan 2024 Heritage Chapter in 2025.

This Built Heritage Study (BHS) consolidates the findings of the draft Heritage Item Review and Targeted Heritage Item Review. The BHS has also been updated to remove actioned recommendations, and include the additional recommendations from the review of existing archaeological sites to form part of a comprehensive evidence base and set of consolidated recommendations for the management of heritage in the Shire. These recommendations include:

- 78 places nominated for potential heritage listing be included as local heritage items on Schedule 5 of the HLEP;
- 20 places built in post 1940 or located in remote, river and rural areas be included as local heritage items on Schedule 5 of the HLEP; and
- 13 existing archaeological sites recommended for dual listing reflecting their built heritage value (dual listing).

1.1 Statutory and policy context

1.1.1 Heritage Act 1977

The Heritage Act 1977 (Heritage Act) is administered by Heritage NSW. The purpose of the Heritage Act is to ensure that heritage in NSW is adequately identified and considered. The Heritage Act is the primary item of state legislation affording protection to items of environmental heritage (natural and cultural) in NSW. Under the Heritage Act 'items of environmental heritage' include places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic values. State significant items are listed on the NSW State Heritage Register (SHR) and are given automatic protection against any activities that may damage an item or place or affect its heritage and/or archaeological significance.

The Heritage Council of NSW, appointed by the Minister for Heritage, is responsible for heritage in NSW, as constituted under the Heritage Act. The Heritage Council is a cross-section of heritage experts, with Heritage NSW being its operational arm. Heritage NSW makes its own assessments of places considered for listing on the SHR.

1.1.2 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (EPA Act) governs strategic planning and development assessment processes undertaken by State and Local Government in NSW. The Act requires that local governments prepare planning instruments (such as Local Environmental Plans (LEPs) and Development Control Plans (DCPs) in accordance with the Act to provide guidance on the level of environmental assessment required.

1.1.3 National Parks and Wildlife Act 1974

The National Parks and Wildlife Act 1974 (NPWA) establishes the National Parks and Wildlife Services (NPWS) which is responsible for managing and protecting certain state-owned land, such as National Parks and most nature reserves, and the natural and cultural heritage items and sites within them. The Act also provides for the regulation of places that have biodiversity and other environmental values and for the management of Aboriginal land, Aboriginal Places and Aboriginal objects, on any land in NSW.

1.1.4 Hornsby Local Environmental Plan 2013

The Project Area covers the Hornsby LGA and is subject to the planning provisions of the Hornsby Local Environmental Plan 2013 (HLEP)

Part 5 Clause 5.10 of the HLEP provides the statutory framework for heritage conservation including the conservation of:

- The environmental heritage of Hornsby;
- The heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views;
- Archaeological sites; and
- Aboriginal objects and Aboriginal places of heritage significance.

Schedule 5 of the HLEP identifies the name and location of heritage items, archaeological sites and heritage conservation areas (HCAs) in the Hornsby LGA. These are accompanied by maps that show the location of those features.

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1.1.5 Hornsby Development Control Plan 2024

The Hornsby Development Control Plan 2024 (HDCP) contains detailed controls that supports the HLEP to protect the significance of listed heritage items, archaeological sites and HCAs. The HDCP contains advice for owners of heritage items, of places located within a heritage conservation area, and places in the vicinity of a heritage item or conservation area. The HDCP provides detailed guidance for development affecting heritage places in the Hornsby LGA, including identifying heritage significance, how to retain this significance and tolerance for change around heritage areas.

1.1.6 Sydney Regional Environmental Plan No.20 Hawkesbury - Nepean River

The aim of the Sydney Regional Environmental Plan (SREP) is to protect the environment of the Hawkesbury-Nepean River system, to ensure that impacts of potential future land uses are considered in a regional context.

The SREP contains policies and strategies relating to cultural heritage, flora and fauna, riverine scenic quality and recreation and tourism, which are relevant to the future use, conservation and management of the Hawkesbury River islands.

1.1.7 The Burra Charter

The Burra Charter is the common reduced name for the Australian ICOMOS Charter for Places of Cultural Significance (2013). It is a set of best practice principles and procedures for heritage investigations and conservation. The charter was developed by the Australian group of the international professional organisation for conservation; the International Council for Monuments and Sites (ICOMOS).

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used in this report, particularly the words place, cultural significance, fabric, and conservation, is as defined in Article 1 of The Burra Charter.

Although it is not a statutory document, the *Burra Charter* provides a best practice standard for heritage management in NSW and Australia. The policies and legislative guidelines of the Heritage Council of NSW and Heritage NSW are consistent with and guided by the *Burra Charter*.

1.2 Relevant studies

The Hornsby LGA has been subject to a number of heritage and environmental studies. This report has been prepared having regard to the following heritage studies and planning documents:

- Hornsby Thematic History GML Heritage (GML). 2021;
- Hornsby Shire Heritage Gap Analysis and Action Plan GML Heritage (GML). 2019;
- Hornsby Shire Heritage Study Perumal Murphy Wu. 1993;
- The History of Berowra Waters; and
- Guide to Historic Dangar Island – Gem of the Hawkesbury, by the Dangar Island Historical Society, Third Edition 2018.

This report should be considered in conjunction with the following heritage studies that consider landscape, archaeology, built heritage as well as heritage conservation areas in the Hornsby LGA.

- Hornsby Landscape Heritage Study (prepared with assistance from Extent Heritage);
- Hornsby Archaeological Heritage Study (prepared with assistance from Extent Heritage); and
- Hornsby Heritage Conservation Area Study (prepared with assistance from GML Heritage).

1.3 Authorship

This report is based upon the research and findings of the Draft Heritage Item Review 2023 by Artefact and Draft Targeted Item Review 2023 by Umwelt. Revisions principally relate to the removal of actioned recommendations, alignment in structure and style with other heritage reports, and the forming of a comprehensive evidence base and set of recommendations for the management of heritage in the Shire.

The Draft Heritage Item Review was prepared by Sandra Wallace (Managing Director), Scott MacArthur, (Principal - Built Heritage, Architect), Sarah-Jane Zammit (Senior Associate, Project Manager), Elanor Pitt (Heritage Consultant), Katherine Chalmers (Heritage Consultant), Rachel Bikim (Heritage Consultant) Stephanie McCarthy-Reece (Heritage Consultant), Vanessa Wood (Heritage Consultant), Monika Sakal (Heritage Consultant), David Ward, Heritage Consultant.

The Draft Targeted Item Review was prepared by Tim Adams (Bachelor of Arts - Archaeology), Brad Vale (Bachelor of Architecture, Master of Conservation Heritage), Melissa Moritz (Bachelor of Arts - Archaeology, Graduate Diploma Museum and Heritage Studies).

Additional supporting information has been provided by the findings of the Lisa Trueman Heritage Pty Ltd 2026 'Hornsby Heritage Item Assessment'. The 'Hornsby Heritage Item Assessment' was prepared by Lisa Trueman and Kimily Sullivan.

1.4 Acknowledgements

Hornsby Shire Council, Artefact and Umwelt acknowledge the invaluable assistance of the Hornsby Heritage Advisory Committee and the members of the Hornsby Shire Council community who contributed time and information to the study. Contributions by the Beecroft-Cheltenham Civic Trust, Brooklyn Community Association, Byles Creek Valley Union, Dangar Island Historical Society, Dural and District Historical Society, Hornsby Shire Historical Society, Dangar Island Historical Society are also acknowledged.

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2 Methodology

This BHS has been undertaken in accordance with guidelines set out in the NSW Heritage Manual 1996 (Heritage Office and Department of Urban Affairs & Planning, now known as Heritage NSW), including:

- Assessing Heritage Significance
- Design in Context
- Heritage Terms and Abbreviations

The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

This BHS has also been prepared with consideration of the best practice principles contained in *The Burra Charter.*

The following sections summarise the tasks and activities undertaken by Artefact and Umwelt to inform their analysis, interpretation and recommendations relating to built heritage in the Shire.

Heritage Item Review by Artefact

Background research

- Review of documentation provided by Hornsby Shire Council and partner consultants prior heritage reports, including nominated sites for review.
- Review statutory heritage listing databases including the National Heritage List, National Trust Register, State Heritage Register, Section 170 registers, State Heritage Inventory and Hornsby LEP.
- Land use maps and aerial photographs on the Land Registry Services historical land records viewer, Spatial Information Exchange historical imagery viewer and Geoscience Australia archival aerial photography platform.
- Local historical resources on individual properties and neighbourhoods held by local historical societies.

Fieldwork and assessment

- Site visits and assessments undertaken from public areas.
- Field recording undertaken digitally, using standardised inventory records aligned with the current State Heritage Inventory (SHI) format.
- Photographs taken with a high-resolution digital camera.
- Proposed additions to statutory listings itemised with a summary of potential significance against State criteria.
- Heritage inventory sheets prepared in the SHI database format where potential places were found to meet relevant thresholds.
- Preparation of findings and recommendations including inventory sheets.

Targeted Item Review by Umwelt

Background research

- Review of previous heritage studies produced for Council.
- Liaise with relevant community organisations, including DOCOMOMO, the Art Deco Society, Alan Matthews's heritage database with Anne Higham, the Australian Institute of Architects, the Hornsby LGA Historical Society, the Hornsby Heritage Advisory Committee, Heritage NSW including review of their document 'The Modern Movement in New South Wales', Council officers and others recommended by the community.

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- Inspect and visit properties and places targeted for investigation, using knowledge of the LGA and from research.
- Under research and prepare notes and photographs to provide content for heritage inventory sheets for all new potential items, in line with SHI formats, and noting level of significance.

Method in assessing potential heritage items constructed post 1940

- Review of the Australian Institute of Architects list of significant twentieth-century buildings.
- Consultation with community groups and specialists in the built heritage of the twentieth century.
- NSW heritage assessment criteria were used in assessing places throughout the LGA for heritage significance.
- Research of historical development patterns in the LGA.
- Properties or sites inspected from the public domain on foot and photographed. In some cases, interior photographs from property sales campaigns have been used to indicate the character of the interiors in the last decade.

Method in assessing potential heritage items in remote, riverine and rural areas of the LGA

- Review of the Hornsby Thematic History' by GML Heritage, dated September 2021.
- Historical research into specific site nominated by community members and community groups, including the Brooklyn Community Association and the Dural and District Historical Society.

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3 Heritage item review

Through the Heritage Item Review project, a total of 184 places were identified for potential inclusion on Schedule 5 of the HLEP. These were identified by Council officers and members of the community. These places were assessed for their potential to meet the threshold for local heritage listing under seven heritage significance categories: historical, associative, aesthetic (or technical), social, research potential, rarity, and representativeness. In accordance with the *NSW Heritage Act 1977* and the NSW Heritage Manual for *Assessing Heritage Significance*, to meet the requirement for local or state listing a place must meet at least one of these criteria.

Of the items assessed, 106 were either identified as unlikely to meet heritage listing criteria or have already been advanced through the Heritage and Housekeeping Planning Proposal. These items are listed in Appendix 5.

The remaining 78 places have been assessed under heritage listing criteria and found to meet historical and/or aesthetic significance criteria suitable for heritage listing and are discussed in the sections below by suburb. Full inventory sheets may be found in Appendix 1.

3.1 Beecroft-Cheltenham

The following places are significant for their ability to provide evidence of the subdivision of Beecroft and Cheltenham area from original larger home estates to smaller landholdings in the Federation and Inter-War periods. Such estates included Rorkes Estate (1906), Mason's Estate (1915), Mount Pleasant Estate (1918), and Beecroft Heights Estate (1921). The places also provide historic evidence of the growing interest in the Beecroft and Cheltenham areas as desirable residential suburbs in the early 20th Century. Many of these places also have aesthetic significance for their architectural features and are representative examples of a particular architectural style, exhibiting a high level of integrity in their layout and internal and external fabric.

Table 2: Beecroft-Cheltenham sites recommended for heritage listing

Item No	Item name	Address and property description	Type/Architectural style	Potential
BHS01	House	45 Albert Road (Lot 2 DP 410257)	Post-War timber bungalow	Historic and aesthetic significance – evidence of subdivision, representative example of Post-War timber bungalow
BHS02	House	34 Austral Avenue (SP 48948)	Early Twentieth-Century Vernacular	Historic and aesthetic significance – evidence of subdivision, Inter-War Californian Bungalow with Georgian Revival expressions
BHS03	'Monreith' House	52 Beecroft Road (Lot G DP 416527)	Inter-War Mediterranean	Historic and aesthetic significance – evidence of subdivision, representative example of two storey Inter-War Mediterranean house
BHS04	'Ardath' House and Garden	4 Burns Road South (Lot 25 DP 10626)	Mid-century	Historic and aesthetic significance – evidence of subdivision, representative example of mid-century residential development
BHS05	House	6 Burns Road South	Post-war	Historic and aesthetic significance – evidence of subdivision, representative example of post-

Item No	Item name	Address and property description	Type/Architectural style	Potential
		(Lot 26 DP 10626)		war house, high integrity high integrity
BHS06	'Lucitonia' House	58 Chapman Avenue (Lot 1 DP 53862)	Post-War masonry bungalow	Historic and aesthetic significance – evidence of subdivision, representative example of post-war masonry bungalow
BHS07	House	68 Chapman Avenue (Lot 4 DP 577307)	Post-War American Colonial house	Historic and aesthetic significance – evidence of subdivision, representative example of post-war American Colonial house
BHS08	House	80 Copeland Road (Lot 1 DP 500732)	Stripped Inter-War Tudor Revival/Old English Bungalow	Historic and aesthetic significance – evidence of subdivision, representative example of Stripped Inter-War Tudor Revival bungalow
BHS09	House	87 Copeland Road (Lot 10 DP 4867)	Inter-War California Bungalow	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian Bungalow, high integrity
BHS10	House	149 Copeland Road (Lot 1 DP 12464)	Federation Queen Anne house	Historic and aesthetic significance evidence of subdivision, unusual Federation Queen Anne with Spanish Mission decoration
BHS11	House	27 Fiona Road (Lot A DP 332631)	Inter-War Bungalow	Historic and aesthetic significance - evidence of subdivision, fine example of Inter-War bungalow with Gothic Revival influences
BHS12	House	54 Hannah Street (Lot 2 DP 9041)	Stripped Inter-War Tudor Revival/Old English house	Historic and aesthetic significance – evidence of subdivision, representative example of Stripped Inter-War Tudor Revival/Old English
BHS13	'Ranleigh' House	57 Hannah Street (Lot 2 DP 529521)	Federation bungalow	Historic and aesthetic significance – evidence of subdivision, representative example of Federation Bungalow
BHS14	House	61 Hannah Street (Lot 1 DP 946780)	Federation bungalow	Historic and aesthetic significance – evidence of subdivision, representative example of Federation Bungalow, high integrity
BHS15	House	63 Hannah Street	Federation bungalow	Historic and aesthetic significance – evidence of subdivision, representative example of

Item No	Item name	Address and property description	Type/Architectural style	Potential
		(Lot B DP 363535)		Federation Bungalow, Queen Anne features
BHS16	'Dulce Domum' House	70 Hannah Street (Lot 1 DP 844935)	Inter-War Georgian Revival house	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Georgian Revival house
BHS17	House	73 Hannah Street (Lot 20 DP 4867)	Inter-War bungalow	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War bungalow, Queen Anne features
BHS18	'Gunnislake' House	74 Hannah Street (Lot 31 DP 876520)	Late Federation Bungalow	Historic and aesthetic significance – evidence of subdivision, representative example of late Federation bungalow
BHS19	House	79 Hannah Street (Lot A DP 413384)	Federation Queen Anne house	Historic and aesthetic significance – evidence of subdivision, representative example of Federation Queen Anne
BHS20	'Illoura' House	5 Hull Road (Lot 13 DP 7931)	Inter-War Stripped Tudor Revival/Old English bungalow	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Stripped Tudor Revival
BHS21	House	37 Hull Road (Lot 12 DP 12095)	Post-War Bungalow	Historic and aesthetic significance – evidence of subdivision, representative example of post-war bungalow
BHS22	House	49 Hull Road (Lot 2 DP 1250705)	Inter-War fibro cottage	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War fibro cottage
BHS23	House	5 Kedron Avenue (Lot 6 DP 10626)	Inter-War California Bungalow	Potential historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian Bungalow
BHS24	House	6 Kedron Avenue (Lot 16 DP 10626)	Inter-War Bungalow	Historic and aesthetic significance – evidence of subdivision, representative example of Mediterranean Revival/Immigrant's Nostalgia
BHS25	House	9 Kedron Avenue (Lot 1 DP 860937)	Post-War bungalow	Historic and aesthetic significance – evidence of subdivision, post-war bungalow with sympathetic upper storey extension

Item No	Item name	Address and property description	Type/Architectural style	Potential
BHS26	House	12 Kirkham Street (Lot 26 Section 1 DP 758074)	Inter-War Bungalow with Art Deco features	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War bungalow with Art Deco features
BHS27	House	3 Malton Road (Lot 2 DP 340956)	Inter-War bungalow with Art Deco features	Historic and aesthetic significance – evidence of subdivision, representative example of inter-war bungalow with Art Deco features
BHS28	House	2 Park Avenue (Lot Y DP 421497)	Inter-War masonry bungalow	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War masonry bungalow
BHS29	House	41 Boronia Avenue (Lot D DP 339629)	Spanish Mission house, representative example	Historic and aesthetic significance – evidence of subdivision, representative example of Spanish Mission house
BHS30	House	7 Cheltenham Road (Lot 10 DP 1045089)	Inter-War Georgian Revival	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Georgian Revival
BHS31	House	20 Cheltenham Road (Lots 101-102 DP 12364)	1930s Moderne Style house with asymmetrical triple frontage	Historic and aesthetic significance – evidence of subdivision, representative example of 1930s Moderne Style house
BHS32	House	7 Chorley Avenue (Lot 131 DP 12364)	Stripped Inter-War Tudor Revival/Old English Style	Historic and aesthetic significance – evidence of subdivision, representative example of Stripped Inter-War Tudor Revival house
BHS33	House	8 Chorley Avenue (Lot 1 DP 1152899)	Inter-War Georgian Revival	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Georgian Revival house
BHS34	House	9 Mason Avenue (Lot A DP 339629)	Inter-War Tudor Revival/Old English Style	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Old English house
BHS35	House	16 Sutherland Road (Lot 4 DP 17378)	Inter-War	Historic and aesthetic significance – evidence of subdivision, representative example of Moderne Style with Inter-War functionalist

Item No	Item name	Address and property description	Type/Architectural style	Potential
BHS36	House	46 The Crescent (Lot 2 DP 18542)	Inter-War Tudor Revival/Old English style house	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Tudor Revival/Old English Style

3.2 Dangar Island

Property listed below is significant for its evidence of the 1922 subdivision of Dangar Island as a residential suburb.

Table 3: Dangar Island sites recommended for heritage listing

Item No	Item name	Address and property description	Type/Architectural style	Potential
BHS37	House	38 Grantham Crescent (Lot 81 DP 11921)	Early fibro cottage with high integrity	Historic and aesthetic significance – evidence of subdivision, rare early fibro cottage, high integrity

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3.3 Pennant Hills

The following places are significant for their ability to provide evidence of the subdivision of Pennant Hills as a residential suburb in the early 20th Century, and its increasing desirability as a residential area. Many of these places also have aesthetic significance for their architectural features and are representative examples of a particular architectural style, exhibiting a high level of integrity in their layout and fabric.

Table 4: Pennant Hills sites recommended for heritage listing

Item No	Item name	Address and property description	Type/Architectural style	Potential
BHS38	House	2 Albion Street (Lot 10 DP 1170176)	Federation Queen Anne house	Historic and aesthetic significance evidence of subdivision, represen example of Federation Queen An
BHS39	House	44 Albion Street (Lot 1 DP 543564)	Inter-War Californian Bungalow	Historic and aesthetic significance evidence of subdivision, represen example of Inter-War Californian b
BHS40	House	48 Albion Street (Lot 1 DP 598401)	Weatherboard Federation bungalow	Historic and aesthetic significance evidence of subdivision, represen example of weatherboard Federat bungalow
BHS41	'Munzil' House	52 Albion Street (Lot 1 DP 860185)	Stripped Federation Queen Anne bungalow	Historic and aesthetic significance evidence of subdivision, represen example of Stripped Federation Q Anne bungalow
BHS42	House	4 Britannia Street (Lot 1 DP 200853)	Inter-War Californian Bungalow	Historic and aesthetic significance evidence of subdivision, represen example of Inter-War Californian b
BHS43	House	18 Fisher Avenue (Lot 12 DP 11134)	Inter-War Californian Bungalow	Historic and aesthetic significance evidence of subdivision, represen example of Inter-War Californian b
BHS44	House	22 Fisher Avenue (Lot 1 DP 860546)	Inter-War Californian bungalow	Historic and aesthetic significance evidence of subdivision, represen example of Inter-War Californian b
BHS45	House	24 Fisher Avenue (Lot 1 DP 1030632)	Inter-War Californian bungalow	Historic and aesthetic significance evidence of subdivision, represen example of Inter-War Californian b
BHS46	House	4 George Street (Lot 7 DP 13079)	Inter-War house	Historic and aesthetic significance evidence of subdivision, Inter-War Moderne style house, aestheticall
BHS47	House	12 George Street (Lot 53 DP 13079)	Inter-War Californian Bungalow	Historic and aesthetic significance evidence of subdivision, represen example of Inter-War Californian b
BHS48	House	14 George Street (Lot 54 DP 13079)	Inter-War Californian Bungalow	Historic and aesthetic significance evidence of subdivision, represen example of Inter-War Californian b

Item No	Item name	Address and property description	Type/Architectural style	Potential
BHS49	'Bundarra' House	15 George Street (Lot 3 DP 214201)	Weatherboard Federation Bungalow with Queen Anne influences	Historic and aesthetic significance evidence of subdivision, weatherb Federation bungalow with Queen features
BHS50	'Amblestone' House	18 George Street (Lot 1 DP 500439)	Inter-War Bungalow	Potential historic and aesthetic sig – evidence of subdivision, represe example of Inter-War bungalow
BHS51	House	37 George Street (Lot B DP 369696)	Weatherboard Federation Bungalow	Potential historic and aesthetic sig – evidence of subdivision, represe example of weatherboard Federat bungalow
BHS52	House	22 Hampden Road (Lot 71 DP 804291)	Stripped Inter-War Tudor Revival	Historic and aesthetic significance evidence of subdivision, represen example of Stripped Inter-War Tu Revival
BHS53	House	29 Hampden Road (Lot C DP 364807)	Federation Arts and Craft bungalow	Historic and aesthetic significance evidence of subdivision, represen example of Federation Arts and C bungalow
BHS54	'Flixton' House	30 Hampden Road (Lot 1 DP 1184145)	Late Federation/Georgian Revival bungalow	Historic and aesthetic significance evidence of subdivision, represen example of late Federation/Georg Revival bungalow
BHS55	House	32-34 Hampden Road (Lot 24 DP 4592)	Federation bungalow with stripped Queen Anne stylistic features	Historic and aesthetic significance evidence of subdivision, Federatic bungalow with Stripped Queen An stylistic features
BHS56	House	35 Hampden Road (Lot 1 DP 208761)	Inter-War Californian Bungalow	Historic and aesthetic significance evidence of subdivision, represen example of Inter-War Californian b
BHS57	House	39 Hampden Road (Lot 1 DP 229250)	Post-War masonry bungalow	Historic and aesthetic significance evidence of subdivision, represen example of Post-War masonry bu
BHS58	House	1 Harold Avenue (Lot 18 DP 13079)	Inter-War Californian Bungalow	Historic and aesthetic significance evidence of subdivision, represen example of Inter-War Californian b
BHS59	'Fairview' House	10 Harold Avenue (Lot 2 DP 1147632)	Inter-War Old English/Tudor Revival style	Historic and aesthetic significance evidence of subdivision, Stripped exterior, elaborate Tudor Revival i
BHS60	House	15 Hillcrest Road (Lot 9 Section 3 DP 6740)	Federation Bungalow	Historic and aesthetic significance evidence of subdivision, represen example of Federation bungalow
BHS61	House	19 Hillcrest Road (Lot 11 Section 3 DP 6740)	Federation Bungalow	Historic and aesthetic significance evidence of subdivision, represen example of Federation bungalow

Item No	Item name	Address and property description	Type/Architectural style	Potential
BHS62	House	22 Hillcrest Road (Lot 28 Section 2 DP 6740)	Inter-War Californian Bungalow	Historic and aesthetic significance evidence of subdivision, represen example of Inter-War Californian b
BHS63	Church Hall	33-35 Hillcrest Road (Lots 20-21 DP 1210218)	Inter-War church hall	Historic and aesthetic significance evidence of subdivision, Inter-Wa associations with Danish commun
BHS64	House	23 Ramsay Road (Lot 27 Section 2 DP 6740)	Inter-War Georgian Revival	Historic and aesthetic significance evidence of subdivision, represen example of Inter-War Georgian R
BHS65	House	25 Ramsay Road (Lot 22 DP 1211765)	Federation Arts and Craft bungalow	Historic and aesthetic significance evidence of subdivision, represen example of Federation arts and C bungalow
BHS66	House	11-13 Rosemount Avenue (Lots 63-64 DP 11939)	Inter-War Bungalow	Historic and aesthetic significance evidence of subdivision, masonry bungalow with Art Deco features
BHS67	House	19 Rosemount Avenue (Lot 60 DP 11939)	Inter-War Californian Bungalow	Historic and aesthetic significance evidence of subdivision, represen example of Inter-War Californian b
BHS68	House	25 Rosemount Avenue (Lot 57 DP 11939)	Inter-War Californian Bungalow	Historic and aesthetic significance evidence of subdivision, represen example of Inter-War Californian b
BHS69	'St Marks Church' Church Hall	27 Rosemount Avenue (Lots 55-56 DP 11939)	Inter-War church building	Historic and aesthetic significance evidence of subdivision, Inter-War church building, associated with S
BHS70	'Longcroft' House	2 Shields Lane (Lot 1 DP 545675)	Federation Bungalow	Historic and aesthetic significance evidence of subdivision, represen example of weatherboard Federat bungalow
BHS71	House	15 Trebor Road (Lot 6 DP 1210218)	Inter-War Californian Bungalow	Historic and aesthetic significance evidence of subdivision, represen example of Inter-War Californian b
BHS72	House	6 Warne Street (Lot 203 DP 873129)	Federation Arts and Craft cottage	Historic and aesthetic significance evidence of subdivision, represen example of Federation Arts and C cottage
BHS73	House	22 Warne Street (Lot 36 DP 1213819)	Federation Queen Anne cottage	Historic and aesthetic significance evidence of subdivision, represen example of Federation Arts and C group of three

Item No	Item name	Address and property description	Type/Architectural style	Potential
BHS74	House	26 Warne Street (Lot 33 DP 1213819)	Federation Queen Anne cottage	Historic and aesthetic significance evidence of subdivision, represen example of Federation Arts and C group of three
BHS75	Shops	72-78 Yarrara Road (SP 14332; Lot 15 DP 12419; Lots A & B DP 357205)	Inter-War Art Deco commercial row building	Historic and aesthetic significance evidence of subdivision, represen example of Inter-War Art Deco co row building
BHS76	Shops	116 Yarrara Road (Lot 1 DP 659215)	Inter-War Georgian Revival commercial row buildings	Historic and aesthetic significance evidence of subdivision, represen example of Inter-War Georgian Re commercial row building
BHS77	Shops	118 Yarrara Road (Lot H DP 26874)	Inter-War Georgian Revival commercial row buildings	Historic and aesthetic significance evidence of subdivision, represen example of Inter-War Georgian Re commercial row building

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3.4 Singletons Mill

The property listed below is historically significant as part of the original land grant to Peter Hibbs, Abel Seaman of the First Fleet. The subdivision of this grant into large residential properties evidences the establishment of the suburb in the early 20th Century. The house is aesthetically significant as an example of mid-20th Century vernacular timber dwelling constructed from salvage materials.

Table 5: Singletons Mill sites recommended for listing

Item No	Item name	Address and property description	Type/Architectural style	Potential
BHS78	House	1551 Singleton Road (Lot 1 DP 731636)	Mid-20th Century vernacular timber dwelling	Historic and aesthetic significance – part of original land grant to Peter Hibbs of First Fleet, evidences subdivision of Singleton Mill in early 20th Century and is an example of mid-20th century vernacular timber dwellings

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4 Review of potential built heritage places constructed post 1940

The majority of the heritage items listed within Schedule 5 of the HLEP were constructed before 1940. Since the late Twentieth Century, there has been a focus to identify and protect the built heritage of the Inter-war period and earlier eras. Heritage can include more recent items, but the survival of an item through the passage of time is an indication of the worth of the item. When a structure endures through more than a generation of time, its potential influence and significance for the surrounding society come into consideration for significance.

Architects tend to assess the significance of buildings according to their design excellence, and so rank buildings relative to each other on the basis of how they solve design challenges. This design excellence is frequently aesthetic, though design excellence can include the solutions to problems and opportunities found on the site according to the client's requirements. Historians tend to tell the social history of a place and locate it in its context of social, technological and cultural movements through time, as pertaining to that place[1]. The buildings that housed the lives of people approximately one-to-three generations ago are now appropriate to be assessed for possible heritage listing so that the significance of the period after 1940 can be retained for future generations.

This chapter summarises the historical context of structures within the Hornsby LGA, architectural styles relevant to the Post 1940 period, and their application within the Hornsby LGA. This background informs the summary of recommendations for the heritage listing of structures built after 1940 that are suitable for listing as heritage items.

4.1 Historical context

The year 1940 began as an uncertain year in Australia because war had been declared in Europe. In 1940, the economy had been doing well for five years since the recovery after the Great Depression was clearly under way. Meanwhile, Australia prepared for the war in Europe, to which we were committed. Few new building projects began until the needs of the war became clear. The year 1940 makes a good defining point between eras in architectural heritage because the building industry came to a near stop. The small amount of construction that was instigated between 1940 and 1945 was often part of the war effort, and such structures are likely to have some historical significance. Research included the identification of sites associated with the war effort in the LGA, though the sites that were found are all either currently listed as heritage items or are located within National Parks.

4.2 Context of architectural styles

Catastrophes that stop the building industry prompt a reconsideration of what was being built. While buildings and other production of goods made after 1940 in Australia were dominated by the Modern Movement, 1940 was far from the beginning of the Modern Movement in international terms.

The history of the Modern Movement traces it back to nineteenth-century structures of refined structural excellence that avoided historical styles. The refined simplicity of the Modern Movement in architecture could be identified in Europe by the 1920s, if not a little earlier. However, buildings in a Modernist style were rare in Australia in the 1930s and arguably none remain with design excellence in the Hornsby LGA. Arthur Baldwinson designed a Modernist house for an artist on the corner of Parkes Street and Pennant Hill Road, Thornleigh in 1940. It is not clear that the house design was constructed, and no such building exists in the LGA.

The Modern Movement in architecture took several decades to come to Australia, so to consider approaches to design in 1940, one needs to review the previous two decades. The 1920s was the final decade in which the Arts and Crafts Movement was widespread in Australia, particularly for houses. These houses have a traditional

[1] Davidson, Graeme, what makes a Building Historic? in *Heritage Handbook* edited by Davidson and McConville, Allen & Unwin, 1991

character with gabled roofs, seemingly 'natural' materials such as stone, face brick, exposed timber and slate or terra cotta tile roofs. There are many examples in the Beecroft-Cheltenham Conservation Area. 'Stripped Classical' styles were common in the new city environments for grander buildings in which classical formality, symmetry and heaviness continued but omitted a lot of the Roman detail. There are probably no pure examples of this style in the LGA, but the bank façade at 193 Peats Ferry Road, Hornsby (Heritage item No 512) comes close to representing this style.

The recovery in the second half of the 1930s saw some disparate movements in the suburbs. The more 'Romantic' styles from the late 1930s that are well represented in Hornsby Shire's suburbs include Inter-War Old English and Inter-War Mediterranean styles. The more modern styles of the 1930s that are represented in Hornsby Shire include the new ornament of Art Deco and the stylised abstraction in the Inter-War Streamlined style and the simplified less intellectual approach to plain brick and tile houses with a hip roof. These late 1930s architectural styles are important to this discussion because in a minority of cases, these pre-war styles were continued in the early post-war years.

Figure 1: International examples: Modernism and architecture around 1940



The Schroder House in Utrecht, Netherlands

Designed by Gerrit Rietveld and built in 1924. Its use of prisms, planes and lines was revolutionary then



The Bauhaus building in Dessau, Germany

Designed by Walter Gropius, 1925. The Bauhaus school set the course of European Modernism before 1933 and was very influential in the USA after 1933. This approach influenced Australian architects after 1945.

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Figure 2: Inter-war architectural styles in the Hornsby LGA



A typical 1920s California Bungalow in Cheltenham



An Inter-war Mediterranean house in Cheltenham



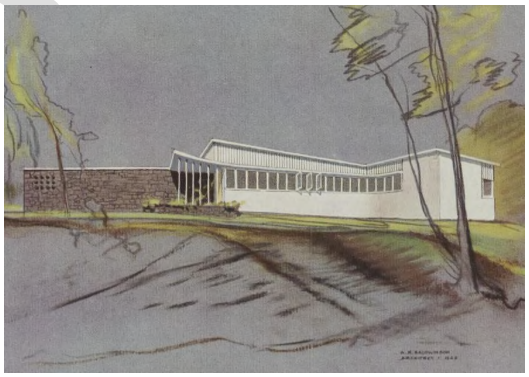
Inter-war Old English house in Beecroft



Inter-war Bungalow in Cheltenham referencing a classical colonial style



Inter-war period bungalow showing the move from gable fronts to hip roofs



House design for an artist in Thornleigh by Arthur Baldwinson

Source: Art in Australia, August 1940

4.2.1 Architectural styles after 1940

In the first years after World War II from 1945, there were restrictions of the use of building materials across Australia because production could not meet demand. This led to a Post-War Austerity style with modestly scaled houses with no decorative extravagance.

These controls diminished in the late 1940s. By then, and into the 1950s, there were some people keen to relive the times of peace and prosperity in the late 1930s in new houses that are almost indistinguishable from those built in the 1930s. Hornsby contains some early post-war buildings that are late instances of the Old English and Streamlined styles.

Most people in the early post-war decades in Australia looked forward to the future with optimism and some excitement. New stylistic approaches and fashions were looked on with great interest. Modernism was at the forefront. It was promoted by young architects and those who had been interested in European Modernism before the war.

Images of Modernism from the United States were very influential in Australia. The United States was the economic powerhouse of the world, and its culture was observed in all countries. While popular culture looked to the United States, there was an academic undercurrent aware of the European (mostly continental) origins of modern architecture. This was propelled by a small number of young architects who fled Europe to Australia just before WWII, and by others who settled in Australia during or after the war. This study has not identified any instance of buildings designed with an obvious influence of continental European modernism built before 1940, apart from Art Deco influences.

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Figure 3: Hornsby Post-war styles



A post-war instance recalling the Inter-War Old English style in Pennant Hills.



A post-war house in Pennant Hills recalling the Inter-War Functionalist (Streamlined) style.



An Austerity house from circa late 1940s

Uses economic fibro in style similar to the late 1930s hip- roofed bungalow style



An early post-war house in Pennant Hills

Shows a carry-over of the late 1930s hip-roofed bungalow style.



A 1960s house in West Pennant Hills In a pragmatic traditional style of the time



A 1960s house in Westleigh

Modern style drawing on the roof forms of Frank Lloyd Wright

4.2.2 Summary of architectural styles in Hornsby LGA

The key architectural styles that are significant in Hornsby Shire in the period between 1940 and up to the rise of post-modernism in the late 1980s are summarised below. This discussion follows the standard text as far as possible, namely Identifying Australian Architecture, Styles and Terms from 1788 to the Present by Richard Apperley et al[2].

Old English is termed Inter-War Old English by Apperley. This style was popular from 1935 and made reference to Tudor period brick and half-timbered buildings in England. Traditionally mocked as 'Stockbroker Tudor', the style was seen as English patriotism related to the period of consolidation before England became a greater power. Hornsby has instances of this style in the 1945-60 period. Key features are face brick walls with complicated crafted detail in corbels, chimney tops and arches. Gables are always prominent and numerous, half timbering or exposed timber framing in-filled with brick. Entry doors are heavy timber and shielded in brick porches with a defensive character; windows are timber-framed with vertically oriented sashes, often with diagonal patterned lead lights in the front windows. See Figure 9.

Hipped-roofed Austerity or Pragmatic Traditional is a style that may need to be coined to describe a twentieth-century cottage with no historical references in the decoration. However, these buildings are not Modernism and they were not revolutionary. These houses first appear in Hornsby LGA in the 1930s after the Depression was over. They have face brick walls that were frequently texture brick, timber-framed windows and tiled roofs that are usually hipped but may use a simple gable shape. The construction is pragmatic and may appear to have been designed by a builder, but architects did use this style. This style is mentioned in Apperley as 'Austerity' to describe the type of house built just after 1945 when building materials were limited by the Commonwealth Government. However, larger houses in this style were built c1933 through to 1940 and again between 1950 and 1980. They used conventional construction techniques and materials. In some Austerity houses, the walls were clad with fibro for faster and cheaper construction.

Inter-War Functionalist was popular from 1935 to 1940, and the style reappeared after 1945 for almost a decade, though it had declining flamboyance over this second period as Art Deco references fell from use. The style has heavy brick walls forming stylised simple shapes. The horizontal line is usually emphasised to the extent that the corners of buildings were sometimes rounded to make these verticals less prominent. Horizontal emphasis can be seen in window sashes with transoms but no mullions dividing the glass panes, and stringcourses in the brickwork. In larger buildings there is often a contrasting vertical element. Decoration in this style is usually Art Deco. Mayan patterns in the masonry that might contrast with intersecting circles in a nearby wrought steel.

Post-War International came to Australia following American trends, which had their intellectual origins in Europe before the war, exemplified by German-American architect Mies van der Rohe. This style had great confidence that the new democratic industrial age would provide a better life for people through efficient design leading to mass-produced industrial products. Key characteristics include prism shapes, smooth textures that might contrast with a filigree of sunshades, clean minimal design with large areas of glass, new materials including steel-framed construction, and the use of new building services. These buildings contributed to the new architecture of the machine age that was new to Australia from the late 1940s. This style was more common in commercial buildings, and less common in architect-designed houses, of which there were few in Hornsby. There was a house designed by Austrian Modernist Ernst Pilschke in Crosslands Road, Galston demonstrating this style, but it has been demolished. An industrial example is the Wrigley Factory at 48 Michigan Avenue, Asquith.

Late Twentieth-Century Organic architecture was a more romantic approach to design than the minimalist prisms extolled by the International Modernists. Practitioners of organic architecture looked to the extensive portfolio of work of Frank Lloyd Wright in the United States, who often used traditional materials with highlighted craftsmanship and sophisticated spatial complexity. This was a softer kind of modern architecture practised by architects such as Bruce Rickard.

Late Twentieth-Century Sydney Regional architecture was another more romantic variant of modern architecture. It used asymmetrical shapes, frequently with skillion roofs. Rough materials are characteristic, including off-form

[2] Apperley, Richard; Irving, Robert; Reynolds, Peter, *Identifying Australian Architecture, Styles and Terms from 1788 to the Present*, Angus & Robertson 1989.

concrete, dark clinker bricks, rough-sawn timber in exposed rafters. Windows tend to be timber-framed with large panes of glass that extend up to the raked ceilings. This type of building related well to sloping bushland sites in the suburbs opened in the 1960s in Hornsby LGA.

Late Twentieth-Century Brutalism exalted off-form concrete to make bold shapes with dramatic shadows from the form and texture of the concrete. It was begun by French architect Le Corbusier. English architects of Brutalism from the 1960s were also influential on Australian architects. These buildings are large, tough, seemingly defensive and rather intimidating. Many elements are over scaled for a solid visual impact; delicacy would be incompatible with the style.

4.3 Post-1940 historical background in Hornsby

In 1940, Hornsby was an outer suburban node linking two railway lines and so it attracted closer settlement. The railway between Strathfield and Hornsby had been completed in 1886, then extended to Hawkesbury River in 1887, crossing the Hawkesbury River in 1889, and a connection to St Leonards was completed in 1890. Suburban development with commercial areas centring around many of the railway stations proceeded rapidly from c1890. The high elevation of Hornsby among Sydney suburbs made it popular, leading to prestigious streets in Hornsby in the early Federation period, and prestigious streets in Beecroft and Cheltenham a little later. Houses were built in these prestigious suburbs just before and just after the war in some similar styles, including the Old English Style and Pragmatic Traditional (Austerity).

The suburbs near the railway stations south of Cowan had detached housing suitable for workers travelling to the city. The settlements of Hornsby Shire were more spacious and considered healthier than the least desirable suburbs of inner Sydney at the time. The flatter fertile lands away from the railway continued to be used for fruit production, market gardening and small-scale grazing.

The needs of the war were apparent in the structures of Hornsby Shire during World War II in the importance of the Northern Railway connecting Sydney to Queensland. This railway was essential for the movement of civilian and war supplies, and the potential need to move troops. The massive bridge (c1887) for the railway over the Hawkesbury River was in a deteriorating structural condition. Work to replace it began in 1940 and was completed in 1946. This bridge was also critical infrastructure that needed protecting once Japanese submarines became hostile in Sydney Harbour.

After the war, the undeveloped land and good transport links of Hornsby Shire made it a focus of post-war suburban development with the social and civic infrastructure needed to support a growing population. Some orchards became subdivided into suburbs as part of the 1948 Cumberland Plan, while other undeveloped lands from Pennant Hills and extending south-westwards, continued to be undeveloped with the intention of developing a green belt around Sydney. The Cumberland Plan was prepared by Cumberland County Council, which was made up of representatives of the state government and local councils. The former Housing Commission built, or subdivided land to enable others to build austerity houses on available land near railway stations across the state. There is a precinct of this kind of house on the east side of the railway line around the border between Hornsby and Asquith. These are often small three-bedroom houses with a hipped roof. Many were originally clad in fibro over timber framed walls.

Several development companies worked with leading young architects of the time to produce showpiece houses that could be purchased with land in a package deal. The suburbs of Westleigh, West Pennant Hills and Thornleigh contain many houses built in the 1960s and 70s in these circumstances. The Sydney Region Outline Plan superseded the Cumberland Plan in 1968 and enabled much of the land set aside for the green belt to be subdivided and released for development.

The new approach to building is most clearly demonstrated in the work of émigré architect Harry Seidler in the early 1950s in several project homes in the LGA. His designs abstracted the enclosure into refined shapes; the flow of space within and around his buildings is one of intended pleasures of his work. His architectural detailing is refined for clarity and simplicity. The craftmanship of construction is celebrated in some places and placed in the service of the machine age aesthetic in other areas. A contrasting approach is seen from the 1960s in the LGA in the project home designs of Michael Dysart (eg 38 Elouera Road, Westleigh) and Ken Woolley. They were interested in a slightly more romantic Modernism influenced by Frank Lloyd Wright that used traditional materials

and celebrated the craft of construction throughout the building. Their buildings were modern and creative in form and used rough-textured materials to achieve an affinity with bushland settings. This approach is found in the Late Twentieth-Century Sydney Regional Style (Sydney School) of Dysart, Woolley, and the Late Twentieth-Century Organic Style of Bruce Rickard and John James.

4.4 Identification of potential Post 1940 heritage items

A total of 39 places were visited to determine if they had characteristics that would meet the requirements for heritage listing under Heritage NSW guidelines as post 1940s heritage items.

The study has identified 11 potential new heritage items built after 1940 for inclusion in the HLEP scheduled in Appendix 2. These have been assessed as meeting the NSW listing criteria threshold for local listing on Schedule 5 of the HLEP. BHS81 and BHS85 are buildings constructed in the early post-war period in architectural styles that were carried over from before World War II. The remaining nominated properties address Modernism in Hornsby Shire.

These nominations do not include the beginnings of Modernism in Australia, but they include several works in the early mature career stage of leading Australian architects in the modern manner. There is a balance between buildings in the Late Twentieth-Century International manner, and those more in the Late Twentieth-Century Organic manner or the Late Twentieth-Century Sydney Regional style (Sydney School). Hornsby's reputation as the Bushland Shire contributes to the many fine buildings in the Sydney School of architecture that respond to rugged terrain and remnant forests.

The 11 sites recommended for heritage listing as noteworthy buildings from the post-1940 period in the Hornsby LGA are summarised in Table 6.

Approximately 28 sites have been considered and have not been recommended for listing, research to date has not found that the respective property would meet the threshold for heritage listing. This includes where there are more seminal design works, or more unusual examples of potential items currently recommended for listing. These sites are summarised in Appendix 5.

Table 6 : Sites built after 1940 recommended for heritage listing

Item No	Item name	Address and property description	Suburb	Architectural style/Architect	Reasoning	Source
BHS79	Wrigley Factory – Administration building and front entrance	48 Michigan Avenue (Lot 1 DP 730453)	Asquith	Late Twentieth-Century International	Possibly best example of style in LGA	AIA NSW
BHS80	'Pearson House' House	68 Sutherland Road (Lot 1 DP 1184566)	Beecroft	Late Twentieth-Century Organic / John James	Fine example of style	AIA NSW
BHS81	House	1031 Pacific Highway (Lot 3 DP 136131)	Berowra	(Post-War) Old English	References pre-war styles	Umwelt
BHS82	'Connoly House' House	41 Cobran Road	Cheltenham	Late Twentieth-Century	Fine example of style	AIA NSW

Item No	Item name	Address and property description	Suburb	Architectural style/Architect	Reasoning	Source
		(Lot 1 DP 230254)		Organic / Bruce Rickard		
BHS83	'Matthews House' House	32 Dural Street (Lot 2 DP 414827)	Hornsby	Late Twentieth-Century Sydney Regional / Arthur Baldwinson	Significant forerunner of influence	AIA NSW
BHS84	Hornsby Technical and Further Education (TAFE)– Buildings C and F	205 Peats Ferry Road (Lot 2 DP 855847)	Hornsby	Late Twentieth-Century Brutalist	Best example of style in LGA	AIA NSW
BHS85	House	58 Denman Parade (Lot 2 DP 9413)	Normanhurst	(Post-War) Old English	A fine work by influential architect	Umwelt
BHS86	House	1 Anulla Place (Lot 35 DP 217584)	Wahroonga	Late Twentieth-Century Sydney Regional / Laurie Glendenning	A fine work by owner architect	Hornsby Council
BHS87	House	149 Duffy Avenue (Lot 276 DP 237775)	Westleigh	Late Twentieth-Century International	A fine work by influential architect	AIA NSW
BHS88	House	52 Duneba Drive (Lot 298 DP 237775)	Westleigh	Late Twentieth-Century International / Harry Seidler	A fine work by very influential architect	AIA NSW
BHS89	House (former West Pennant Hills Baby Health Centre)	30A Castle Hill Road (Lot 3 DP 508668)	West Pennant Hills	Late Twentieth-Century Sydney Regional (Sydney School) / Gazzard	A fine work by influential architect	AIA NSW

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5 Potential heritage items in remote, riverine and rural areas

Many of the heritage items listed on Schedule 5 of the HLEP are located in urban areas from Cheltenham in the south to Bridge Street, Hornsby in the north. The BHS has considered areas in the remote, riverine and rural areas of the LGA that may not have been considered fully previously.

This review of potential heritage items in more remote areas has been informed by the Hornsby Thematic History prepared for Hornsby Shire Council in September 2021 by GML Heritage. It identifies many themes of significance in the development of the LGA, and which contribute to the community identity. This study looked for places that represent the most relevant of these themes, namely:

- Transport;
- Agriculture and Horticulture;
- Industrial Enterprises;
- Faith and Belief;
- Leisure and Recreation; and
- Settlement (and Suburbanisation).

This chapter considers these themes and the histories of the Hornsby LGA in testing whether there are heritage items to represent each of the themes in the Hornsby Thematic History. Places considered have principally been nominated by community groups.

5.1 Review findings and recommendations

A total of 32 places were visited to determine if they had characteristics that would meet the requirements for heritage listing under Heritage NSW guidelines. Site visits were informed by records provided by Council officers, history provided by the community and independent research.

Of the places visited, 9 have been determined to have characteristics that would meet those requirements. These sites were linked to local notable people, reflective of agricultural practices or otherwise rare examples of buildings. A summary of the sites recommended for heritage listing is provided in Table 7 with heritage inventory sheets provided in Appendix 3.

The remaining 23 places were found to be unlikely to meet heritage significance requirements. Sites that have not been recommended for heritage listing were excluded for several reasons, such as not being intact, not connected to local themes (such as agriculture) or not significantly rare. A summary of sites not recommended for heritage listing is provided in Appendix 5. Heritage inventory sheets were not prepared for these items.

Table 7: Remote, rural or riverine sites recommended for heritage listing

Item No	Item name	Address and property description	Suburb	Type/Architectural style	Potential	Source
BHS90	House	176 Arcadia Road (Lot 3 DP 235117)	Arcadia	Inter-War Art Vernacular	Connected to a significant writer	Dural Historical Society

Item No	Item name	Address and property description	Suburb	Type/Architectural style	Potential	Source
BHS91	Former Cordial Factory	116 Arcadia Road (Lot C DP 163026)	Arcadia	Mid Twentieth-Century industrial	A rare factory locally	Dural Historical Society
BHS92	Bradley's Sheds	1 Bay Road (Lot 1 DP 121287)	Arcadia	Early Twentieth-Century Vernacular	Demonstrates agriculture	Dural Historical Society
BHS93	House and duck shed in a rural setting	14 Calabash Road (Lot 2 DP 791820)	Arcadia	Inter-War California / Twentieth-Century agricultural vernacular	Demonstrates agriculture	Dural Historical Society
BHS94	Silo and poultry sheds	18 Calabash Road (Lot 3 DP 548689)	Arcadia	Agricultural vernacular	Demonstrates agriculture	Dural Historical Society
BHS95	Slab hut and timber shed	12 Geelans Road (Lot 1 DP 578227)	Arcadia	Vernacular	Possibly only early timber slab hut	Dural Historical Society
BHS96	House	254 Chilcott Road Alt. Address 1-15 McCallums Road (Lot 11 DP 736942)	Berrilee	Federation	Demonstrates agriculture	Dural Historical Society
BHS97	House, garden and rear shed	4 Bevans Road (Lot 1 DP 567884)	Galston	Federation	Connected to a significant judge	Dural Historical Society
BHS98	Marramarra Lodge	4 Fishermans Point (Lot 1 DP 946058; Lot 7003 DP 1060692)	Berowra Waters	Arts and Crafts / Sydney School	Early recreation facility	Hornsby Council

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6 Review of archaeological sites with built heritage significance

The following 13 sites are currently listed under HLEP Schedule 5 Part 3 Archaeological Sites due to the archaeological values. They have also been identified as having built heritage values that extend beyond their archaeological listing. To facilitate a more holistic management of these sites, they have been recommended for listing in HLEP Schedule 5 Part 1 Heritage items, in addition to their listing under Part 3 Archaeological sites. This is known as 'dual listing' and enables the management of both the built and archaeological values through the appropriate legislation.

Table 8 lists these sites and provides a statement as to why the site has been recommended for dual listing. Full inventory sheets relating to the built heritage aspects of the sites are provided in Appendix 4.

Table 8: Summary of sites recommended for dual-listing with potential heritage values

Item no	Site name	Address and property description	Recommended dual listing	Reason for dual listing
A8/ BHS99	Vehicular Cable Ferry	Berowra Waters Road and Bay Road (Waterway)	Recommend for dual archaeological and built listing on the HLEP.	Site has potential for archaeological remains and contains extant built items associated with the Vehicular Cable Ferry.
A9/ BHS100	Berowra Waters Boat Sheds	Berowra Waters Road (Lot 466, DP 727082)	Recommend for dual archaeological and built listing on the HLEP.	Site has potential for archaeological remains and contains extant built items associated with the Boat Shed.
A11/ BHS101	Toilet block	Berowra Waters Road (Crown Land) Lot 1 DP 90715	Recommend for dual archaeological and built listing on the HLEP.	Site has potential for archaeological remains and contains extant built items associated with the Toilet Block.
A17/ BHS102	Brown's Boat Shed	16 James Road (Lot L, DP 19744)	Recommend for dual archaeological and built listing on the HLEP.	Site has potential for archaeological remains and contains extant built items associated with Brown's Boat Shed.
A22/ BHS103	Peats Ferry Road Bridge	Pacific Highway (Crown Land)	Recommend for dual archaeological and built listing on the HLEP.	Site has potential for archaeological remains associated with construction of the bridge and contains extant built items associated with Peats Ferry Road Bridge.
A28/ BHS104	Cowan Railway Station Group	Pacific Highway Lot 10, DP 1112249	Recommend for dual archaeological	Site has potential for archaeological remains and contains extant built items

Item no	Site name	Address and property description	Recommended dual listing	Reason for dual listing
			and built listing on the HLEP.	associated with Cowan Railway Station.
A37/ BHS105	The Pavilion	9 Yallaroi Parade (Lot 2, DP 521484)	Recommend for dual archaeological and built listing on the HLEP.	Site has potential for archaeological remains and contains extant built items associated with The Pavilion.
A43/ BHS106	Galston Gorge Sandstone Buttressing	Galston Road (Road reserve)	Recommend for dual archaeological and built listing on the HLEP.	Site has potential for archaeological remains and contains extant built items associated with the Galston Gorge Sandstone Buttressing.
A45/ BHS107	Galston Gorge water troughs	Galston Road (Road reserve)	Recommend for dual archaeological and built listing on the HLEP.	Site has potential for archaeological remains and contains extant built items associated with the Galston Gorge Water Troughs.
A46/ BHS108	Galston Timber Bridge	Galston Road (Road reserve)	Recommend for dual archaeological and built listing on the HLEP.	Site has potential for archaeological remains and contains extant built items associated with the Galston Road Timber Bridge.
A49/ BHS109	House and stone sheds	1355 Old Northern Road (Lot 1, DP 615183)	Recommend for dual archaeological and built listing on the HLEP.	Site has potential for archaeological remains and contains extant built items associated with House and Sone Sheds.
A66/ BHS110	Remains of Malt Works	1 Pioneer Avenue (Lot 12, DP 235680; Lot 1, DP 542202)	Recommend for dual archaeological and built listing on the HLEP.	Site has potential for archaeological remains and contains extant built items associated with the Remains of Malt Works.
A72/ BHS111	The Lodge	292 Singleton Road (Lot 301, DP 629539)	Recommend for dual archaeological and built listing on the HLEP.	Site has potential for archaeological remains and contains extant built items associated with The Lodge.

7 Conclusion

The heritage consultants engaged by Council reviewed and assessed built places in the Hornsby Shire LGA for their heritage values and potential for listing as local heritage items in Schedule 5 of the HLEP.

The consultants review included:

- Review of nominated potential heritage places for inclusion on Schedule 5 of the HLEP.
- Review of potential new heritage places constructed post 1940 and places in remote, river and rural areas of the LGA.
- Review of existing Schedule 5 Part 3 Archaeological Sites with built heritage values.

The consultants recommended the following:

- 78 places nominated for potential heritage listing be included as local heritage items on Schedule 5 Part 1 of the HLEP.
- 20 places (11 built in post 1940 and 9 located in remote, river and rural areas) be included as local heritage items on Schedule 5 Part 1 of the HLEP.
- 13 places currently identified as Archaeological Sites be included as local heritage items on Schedule 5 Part 1 of the HLEP (dual listing).

The recommendations for local heritage listings in Schedule 5 of the HLEP are listed in the table below and their supporting inventory sheets are included in Appendix 1,2, 3 and 4

Table 9: Properties in Hornsby LGA recommended for Schedule 5 Part 1 heritage listing

Item No	Address	Item Name	Justification
New items			
BHS01	45 Albert Road, Beecroft	House	Historic and aesthetic significance – evidence of subdivision, representative example of Post-War timber bungalow
BHS02	34 Austral Avenue, Beecroft	House	Historic and aesthetic significance – evidence of subdivision, Inter-War Californian Bungalow with Georgian Revival expressions
BHS03	52 Beecroft Road, Beecroft	Monreith	Historic and aesthetic significance – evidence of subdivision, representative example of two storey Inter-War Mediterranean house
BHS04	4 Burns Road South, Beecroft	Ardath	Historic and aesthetic significance – evidence of subdivision, representative example of mid-century residential development
BHS05	6 Burns Road South, Beecroft	House	Historic and aesthetic significance – evidence of subdivision, representative example of post-war house, high integrity high integrity
BHS06	58 Chapman Avenue, Beecroft	Lucitonia	Historic and aesthetic significance – evidence of subdivision, representative example of post-war masonry bungalow

Item No	Address	Item Name	Justification
BHS07	68 Chapman Avenue, Beecroft	House	Historic and aesthetic significance – evidence of subdivision, representative example of post-war American Colonial house
BHS08	80 Copeland Road, Beecroft	House	Historic and aesthetic significance – evidence of subdivision, representative example of Stripped Inter-War Tudor Revival bungalow
BHS09	87 Copeland Road Beecroft	House	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian Bungalow, high integrity
BHS10	149 Copeland Road, Beecroft	House	Historic and aesthetic significance evidence of subdivision, unusual Federation Queen Anne with Spanish Mission decoration
BHS11	27 Fiona Road, Beecroft	House	Historic and aesthetic significance - evidence of subdivision, fine example of Inter-War bungalow with Gothic Revival influences
BHS12	54 Hannah Street, Beecroft	House	Historic and aesthetic significance – evidence of subdivision, representative example of Stripped Inter-War Tudor Revival/Old English
BHS13	57 Hannah Street, Beecroft	Ranleigh	Historic and aesthetic significance – evidence of subdivision, representative example of Federation Bungalow
BHS14	61 Hannah Street, Beecroft	House	Historic and aesthetic significance – evidence of subdivision, representative example of Federation Bungalow, high integrity
BHS15	63 Hannah Street, Beecroft	House	Historic and aesthetic significance – evidence of subdivision, representative example of Federation Bungalow, Queen Anne features
BHS16	70 Hannah Street, Beecroft	Dulce Domum	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Georgian Revival house
BHS17	73 Hannah Street, Beecroft	House	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War bungalow, Queen Anne features
BHS18	74 Hannah Street, Beecroft	Gunnislake	Historic and aesthetic significance – evidence of subdivision, representative example of late Federation bungalow

Item No	Address	Item Name	Justification
BHS19	79 Hannah Street, Beecroft	House	Historic and aesthetic significance – evidence of subdivision, representative example of Federation Queen Anne
BHS20	5 Hull Road, Beecroft	Illoura	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Stripped Tudor Revival
BHS21	37 Hull Road, Beecroft	House	Historic and aesthetic significance – evidence of subdivision, representative example of post-war bungalow
BHS22	49 Hull Road, Beecroft	House	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War fibro cottage
BHS23	5 Kedron Avenue, Beecroft	House	Potential historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian Bungalow
BHS24	6 Kedron Avenue, Beecroft	House	Historic and aesthetic significance – evidence of subdivision, representative example of Mediterranean Revival/Immigrant's Nostalgia
BHS25	9 Kedron Avenue, Beecroft	House	Historic and aesthetic significance – evidence of subdivision, post-war bungalow with sympathetic upper storey extension
BHS26	12 Kirkham Street, Beecroft	House	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War bungalow with Art Deco features
BHS27	3 Malton Road, Beecroft	House	Historic and aesthetic significance – evidence of subdivision, representative example of inter-war bungalow with Art Deco features
BHS28	2 Park Avenue, Beecroft	House	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War masonry bungalow
BHS29	41 Boronia Avenue, Cheltenham	House	Historic and aesthetic significance – evidence of subdivision, representative example of Spanish Mission house
BHS30	7 Cheltenham Road, Cheltenham	House	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Georgian Revival
BHS31	20 Cheltenham Road, Cheltenham	House	Historic and aesthetic significance – evidence of subdivision, representative example of 1930s Moderne Style house
BHS32	7 Chorley Avenue, Cheltenham	House	Historic and aesthetic significance – evidence of subdivision, representative

Item No	Address	Item Name	Justification
			example of Stripped Inter-War Tudor Revival house
BHS33	8 Chorley Avenue, Cheltenham	House	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Georgian Revival house
BHS34	9 Mason Avenue, Cheltenham	House	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Old English house
BHS35	16 Sutherland Road, Cheltenham	House	Historic and aesthetic significance – evidence of subdivision, representative example of Moderne Style with Inter-War functionalist
BHS36	46 The Crescent, Cheltenham	House	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Tudor Revival/Old English Style
BHS37	38 Grantham Crescent, Dangar Island	House	Historic and aesthetic significance – evidence of subdivision, rare early fibro cottage, high integrity
BHS38	2 Albion Street, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, representative example of Federation Queen Anne house
BHS39	44 Albion Street, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian Bungalow
BHS40	48 Albion Street, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, representative example of weatherboard Federation bungalow
BHS41	52 Albion Street, Pennant Hills	Munzil	Historic and aesthetic significance – evidence of subdivision, representative example of Stripped Federation Queen Anne bungalow
BHS42	4 Britannia Street, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian bungalow
BHS43	18 Fisher Avenue, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian bungalow
BHS44	22 Fisher Avenue, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian bungalow

Item No	Address	Item Name	Justification
BHS45	24 Fisher Avenue, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian bungalow
BHS46	4 George Street, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, Inter-War Moderne style house, aesthetically atypical
BHS47	12 George Street, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian bungalow
BHS48	14 George Street, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian bungalow
BHS49	15 George Street, Pennant Hills	Bundarra	Historic and aesthetic significance – evidence of subdivision, weatherboard Federation bungalow with Queen Anne features
BHS50	18 George Street, Pennant Hills	Amblestone	Potential historic and aesthetic significance – evidence of subdivision, representative example of Inter-War bungalow
BHS51	37 George Street, Pennant Hills	House	Potential historic and aesthetic significance – evidence of subdivision, representative example of weatherboard Federation bungalow
BHS52	22 Hampden Road, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, representative example of Stripped Inter-War Tudor Revival
BHS53	29 Hampden Road, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, representative example of Federation Arts and Crafts bungalow
BHS54	30 Hampden Road, Pennant Hills	Flixton	Historic and aesthetic significance – evidence of subdivision, representative example of late Federation/Georgian Revival bungalow
BHS55	32-34 Hampden Road, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, Federation bungalow with Stripped Queen Anne stylistic features
BHS56	35 Hampden Road, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian bungalow
BHS57	39 Hampden Road, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, representative example of Post-War masonry bungalow

Item No	Address	Item Name	Justification
BHS58	1 Harold Avenue, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian bungalow
BHS59	10 Harold Avenue, Pennant Hills	Fairview	Historic and aesthetic significance – evidence of subdivision, Stripped Inter-War exterior, elaborate Tudor Revival interior
BHS60	15 Hillcrest Road, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, representative example of Federation bungalow
BHS61	19 Hillcrest Road, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, representative example of Federation bungalow
BHS62	22 Hillcrest Road, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian bungalow
BHS63	33-35 Hillcrest Road, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, Inter-War church, associations with Danish community
BHS64	23 Ramsay Road, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Georgian Revival
BHS65	25 Ramsay Road, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, representative example of Federation arts and Craft bungalow
BHS66	11-13 Rosemount Avenue, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, masonry inter-war bungalow with Art Deco features
BHS67	19 Rosemount Avenue, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian bungalow
BHS68	25 Rosemount Avenue, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian bungalow
BHS69	27 Rosemount Avenue, Pennant Hills	St Marks Church	Historic and aesthetic significance – evidence of subdivision, Inter-War Gothic church building, associated with St Mark's
BHS70	2 Shields Lane, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, representative example of weatherboard Federation bungalow
BHS71	15 Trebor Road, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian bungalow

Item No	Address	Item Name	Justification
BHS72	6 Warne Street, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, representative example of Federation Arts and Crafts cottage
BHS73	22 Warne Street, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, representative example of Federation Arts and Craft, group of three
BHS74	26 Warne Street, Pennant Hills	House	Historic and aesthetic significance – evidence of subdivision, representative example of Federation Arts and Craft, group of three
BHS75	72-78 Yarrara Road, Pennant Hills	Shops	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Art Deco commercial row building
BHS76	116 Yarrara Road, Pennant Hills	Shops	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Georgian Revival commercial row building
BHS77	118 Yarrara Road, Pennant Hills	Shops	Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Georgian Revival commercial row building
BHS78	1551 Singleton Road, Singletons Mill	House	Historic and aesthetic significance – part of original land grant to Peter Hibbs of First Fleet, evidence subdivision of Singleton Mill in early 20th Century and is an example of mid-20th century vernacular timber dwellings
BHS79	48 Michigan Avenue, Asquith	Wrigley Factory – Administration building and front entrance	Fine example of Late Twentieth-Century International style
BHS80	68 Sutherland Road, Beecroft	House	Fine example of Late Twentieth-Century Organic / John James
BHS81	1031 Pacific Highway	House	Fine example of (Post-War) Old English
BHS82	41 Cobran Road, Cheltenham	House	Fine example of Late Twentieth-Century Organic / Bruce Rickard
BHS83	32 Dural Street, Hornsby	House	Significant forerunner of influence, Late Twentieth-Century Sydney Regional / Arthur Baldwinson
BHS84	205 Peats Ferry Road, Hornsby	Hornsby Technical and Further	Fine example of Late Twentieth-Century Brutalist style

Item No	Address	Item Name	Justification
		Education (TAFE)– Buildings C and F	
BHS85	58 Denman Parade, Normanhurst	House	A fine work by influential architect and (Post-War) Old English style
BHS86	1 Anulla Place, Wahroonga	House	A fine work by owner architect Laurie Glendenning and Late Twentieth-Century Sydney Regional style
BHS87	149 Duffy Avenue, Westleigh	House	A fine work by influential architect and Late Twentieth-Century International style
BHS88	52 Duneba Drive, Westleigh	House	A fine work by very influential architect Harry Seidler and Late Twentieth-Century International style
BHS89	30A Castle Hill Road	House (former West Pennant Hills Baby Health Centre)	A fine work by influential architect Gazzard and Late Twentieth-Century Sydney Regional (Sydney School) style
BHS90	176 Arcadia Road, Arcadia	House	Connected to a significant writer
BHS91	116 Arcadia Road, Arcadia	Former Cordial Factory	A rare factory locally
BHS92	1 Bay Road, Arcadia	Bradley's Sheds	Demonstrates agriculture
BHS93	14 Calabash Road, Arcadia	House and duck shed	Demonstrates agriculture
BHS94	18 Calabash Road, Arcadia	Silo and poultry sheds	Demonstrates agriculture
BHS95	12 Geelans Road, Arcadia	Slab hut and timber shed	Possibly only early timber slab hut
BHS96	254 Chilcott Road, Berrilee	House	Demonstrates agriculture
BHS97	4 Bevans Road, Galston	House, garden and rear shed	Connected to a significant judge
BHS98	4 Fishermans Point, Berowra Waters	Marramarra Lodge	Early recreation facility
Dual listing			
A8/ BHS99	Berowra Waters Road and Bay Road, Berowra Waters NSW 2082	Vehicular Cable Ferry	Site has potential for archaeological remains and contains extant built items associated with the Vehicular Cable Ferry.
A9/ BHS100	Berowra Waters Road, Berowra Waters NSW 2082	Berowra Waters Boat Sheds	Site has potential for archaeological remains and contains extant built items associated with the Boat Shed.

Item No	Address	Item Name	Justification
A11/ BHS101	Berowra Waters Road, Berowra Waters NSW 2082	Toilet block	Site has potential for archaeological remains and contains extant built items associated with the Toilet Block.
A17/ BHS102	16 James Road, Brooklyn NSW 2083	Brown's Boat Shed	Site has potential for archaeological remains and contains extant built items associated with Brown's Boat Shed.
A22/ BHS103	Pacific Highway, Brooklyn NSW 2083	Peats Ferry Road Bridge	Site has potential for archaeological remains associated with construction of the bridge and contains extant built items associated with Peats Ferry Road Bridge.
A28/ BHS104	Pacific Highway, Cowan NSW 2081	Cowan Railway Station Group	Site has potential for archaeological remains and contains extant built items associated with Cowan Railway Station.
A37/ BHS105	9 Yallaroi Parade, Dangar Island NSW 2083	The Pavilion	Site has potential for archaeological remains and contains extant built items associated with The Pavilion.
A43/ BHS106	Galston Road, Galston NSW 2159	Galston Gorge Sandstone Buttressing	Site has potential for archaeological remains and contains extant built items associated with the Galston Gorge Sandstone Buttressing.
A45/ BHS107	Galston Road, Galston NSW 2159	Galston Gorge water troughs	Site has potential for archaeological remains and contains extant built items associated with the Galston Gorge Water Troughs.
A46/ BHS108	Galston Road, Galston NSW 2159	Galston Timber Bridge	Site has potential for archaeological remains and contains extant built items associated with the Galston Road Timber Bridge.
A49/ BHS109	1355 Old Northern Road, Glenorie NSW 2157	House and stone sheds	Site has potential for archaeological remains and contains extant built items associated with House and Sone Sheds.
A66/ BHS110	1 Pioneer Avenue, Thornleigh NSW 2120	Remains of Malt Works	Site has potential for archaeological remains and contains extant built items associated with the Remains of Malt Works.
A72/ BHS111	292 Singleton Road, Wiseman's Ferry	The Lodge	Site has potential for archaeological remains and contains extant built items associated with The Lodge.

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Appendix 1: Heritage inventory sheets for potential new built items to be listed in the LEP

The detailed appendix document supporting this report is available at the following link:

https://www.hornsby.nsw.gov.au/files/assets/public/v/1/external-site-files/miscellaneous/draft-bhs-appendix-1.pdf

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Appendix 2: Heritage inventory sheets for potential items built post-1940

The detailed appendix document supporting this report is available at the following link:

https://www.hornsby.nsw.gov.au/files/assets/public/v/1/external-site-files/miscellaneous/draft-bhs-appendix-2-4.pdf

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Appendix 3: Heritage Inventory Sheets for Potential Items in Remote, River and Rural Areas

The detailed appendix document supporting this report is available at the following link:

https://www.hornsby.nsw.gov.au/files/assets/public/v/1/external-site-files/miscellaneous/draft-bhs-appendix-2-4.pdf

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Appendix 4: Heritage Inventory Sheets for Built and Archaeological dual listing

The detailed appendix document supporting this report is available at the following link:

https://www.hornsby.nsw.gov.au/files/assets/public/v/1/external-site-files/miscellaneous/draft-bhs-appendix-2-4.pdf

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Appendix 5: Sites not recommended for listing

The detailed appendix document supporting this report is available at the following link:

https://www.hornsby.nsw.gov.au/files/assets/public/v/1/external-site-files/miscellaneous/draft-bhs-appendix-2-4.pdf

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Council recognises the Traditional Owners of the lands of Hornsby Shire, the Dharug 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.

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28-44 George St, Hornsby NSW 2077

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

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ATTACHMENT 4 - ITEM 9

NEED HELP

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Chinese Simplified

需要帮助吗?

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Chinese Traditional

需要幫助嗎?

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Nepali

यस कागजातमा महत्त्वपूर्ण जानकारी छ।

यदि तपाईंले यसलाई बुझ्नुभएको छैन भने, कृपया अनुवाद र दोभाषे सेवालाई 131 450 मा फोन गर्नुहोस्। तपाईंको तर्फबाट हर्नस्बी शायर काउन्सिललाई 9847 6666 नम्बरमा फोन गरिदिन आग्रह गर्नुहोस्। काउन्सिलको कामकाजी समय सोमबारदेखि शुक्रबार बिहान 8:30 बजे देखि बेलुका 5 बजेसम्म हो।



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 शुक्रवार, 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.



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Farsi

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این سند حاوی اطلاعات مهم می باشد. چنانچه آن را درک نمی کنید، لطفاً با خدمات ترجمه کتبی و شفاهی به شماره 131 450 تماس بگیرید. از آنها بخواهید از جانب شما با شماره 9847 6666 با شورای شهر هورنزبی شایر تماس بگیرند. ساعات کاری شورای شهر دوشنبه تا جمعه، از 8:30 صبح تا 5 بعدازظهر است.

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1 Introduction

GML Heritage (GML) was commissioned by Hornsby Shire Council (Council) to prepare a review of Heritage Conservation Areas within the Hornsby Local Government Area (LGA). The review was initiated as part of an overall update to the 1993 Hornsby Shire Heritage Study (prepared by Perumal Murphy Wu, 1993).

The scope of the review is informed by Council's Hornsby Heritage Action Plan GML, 2019, which identifies a range of recommendations for improved heritage management within the NSW legislative framework. The Action Plan was endorsed in April 2020, forms the scope of Council's Comprehensive Heritage Study.

A summary of the Action Plan's key tasks for the review of Heritage Conservation Areas is provided below.

Table 1: Summary of Review of HCAs key tasks

Action	Key Tasks
Review of LEP Heritage Conservation Areas	• Identify potential new conservation areas to address the gaps related to postwar and mid-twentieth century heritage and areas within the northern half of the LGA and other potential HCAs identified by Council. • Undertake a detailed study and assessment of potential HCAs. • Undertake engagement with the community and relevant organisations to assist in the identification of new HCAs. • Review the integrity, significance and boundaries of all existing HCAs. • Review Statements of Significance for each conservation area to ensure current accuracy.

In response to the above action and associated key tasks, a draft HCA Study was prepared by GML in 2023. As part of that reporting, the consultants reviewed and assessed existing and potential HCAs in the Hornsby LGA for listing in Schedule 5 of the HLEP.

Draft reports relating to archaeological, landscape and built heritage were also prepared in response to other Action Plan recommendations around the same time. Certain findings from the draft reports have been actioned through Council's Heritage and Housekeeping Planning Proposal and revised Hornsby Development Control Plan 2024 Heritage Chapter, both finalised in 2025.

This HCA Study has been updated to remove actioned recommendations, align its structure and style with other heritage reports, and to form part of a comprehensive evidence base and set of recommendations for the management of heritage in the Shire. The recommendations include:

- 2 new HCAs to be listed;
- 4 HCA boundaries to be amended; and
- 1 HCA (Barker College HCA) to be delisted, as it is a single heritage item.

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1.1 Study area

The Hornsby LGA is bounded by the Hawkesbury River to the north and Ku-ring-gai Chase National Park to the east, extends down towards North Epping and Beecroft to the south and shares its western boundary with the Hills Shire Council. The Hornsby LGA includes 40 suburbs and shares 11 suburbs with other municipalities. The LGA is expected to grow significantly over the next 20 years, with Hornsby identified as a Strategic Centre.

The Hornsby LGA boundary is shown in Figure 1.

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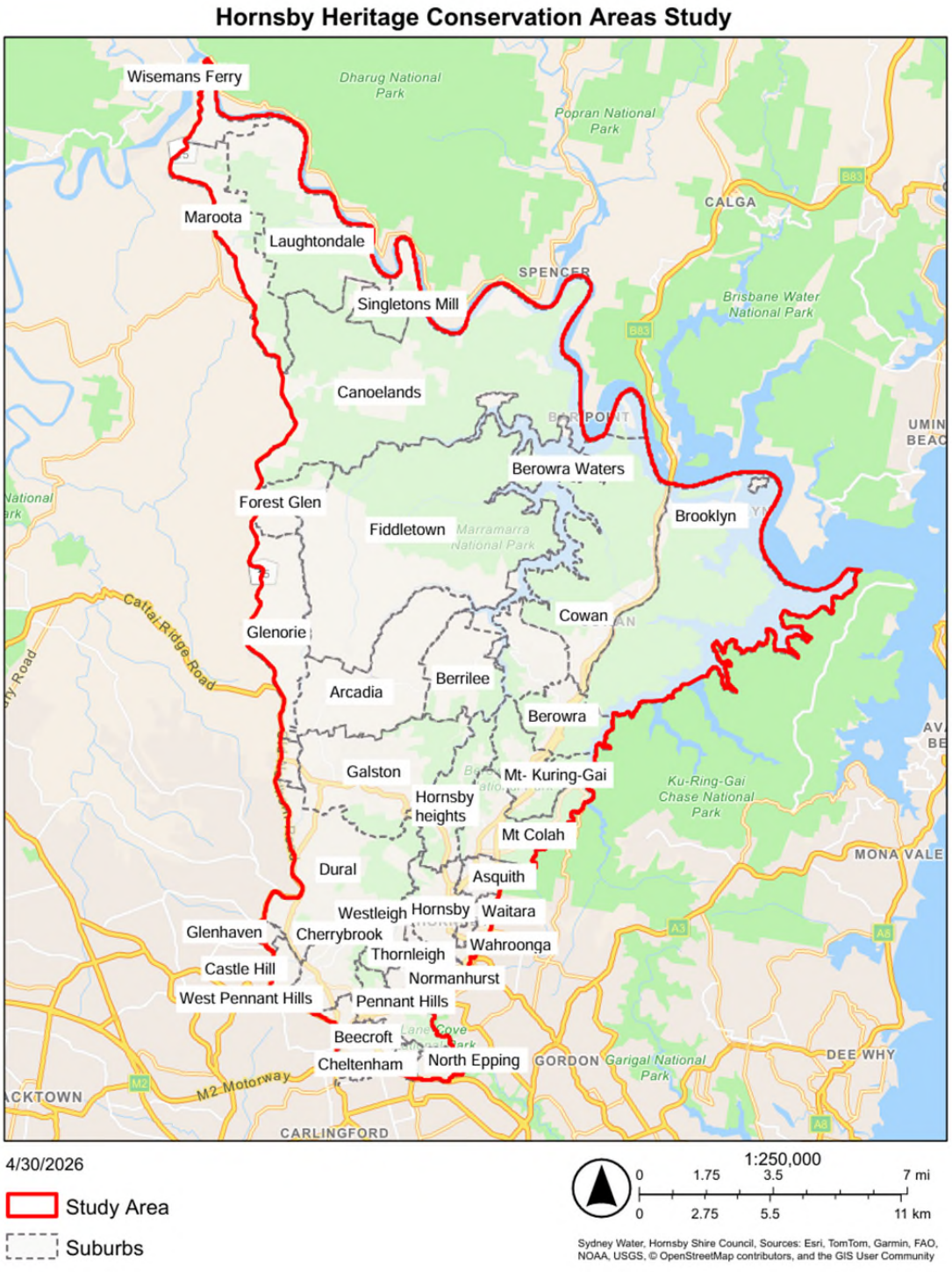

Figure 1: Study Area: Hornsby Heritage Conservation Areas Study

1.2 Heritage Conservation Areas

1.2.1 Definition

HCAs are streetscapes, suburbs, areas and precincts that are recognised by a community for their distinctive historical character.

HCAs often provide evidence of a particular historical development period and/or a distinct architectural style. They generally have a high proportion of original historic buildings. HCAs are protected because they demonstrate a distinctive identity, that has a particular sense of place and character that is valued by the community.

The significance of a HCA is often a function of the underlying landform, subdivision layout and street pattern, and buildings that share common periods of development, with historical associations, and harmonious materials, form and scale.

1.2.2 Heritage Conservation Areas in Hornsby

Schedule 5 of the Hornsby Local Environmental Plan 2013 (HLEP) lists Hornsby's statutorily protected heritage conservation areas, heritage items and archaeological sites.

The HCAs identified in Schedule 5 of the HLEP are:

- The Beecroft-Cheltenham HCA;
- The Wahroonga HCA;
- The Wahroonga (North) HCA;
- The Crescent, Pennant Hills HCA;
- The Barker College HCA;
- Mount Errington Hornsby Precinct of the Hornsby West Side HCA;
- Pretoria Parade Hornsby Precinct of the Hornsby West Side HCA; and
- Peats Ferry Road Hornsby Precinct of the Hornsby West Side HCA.

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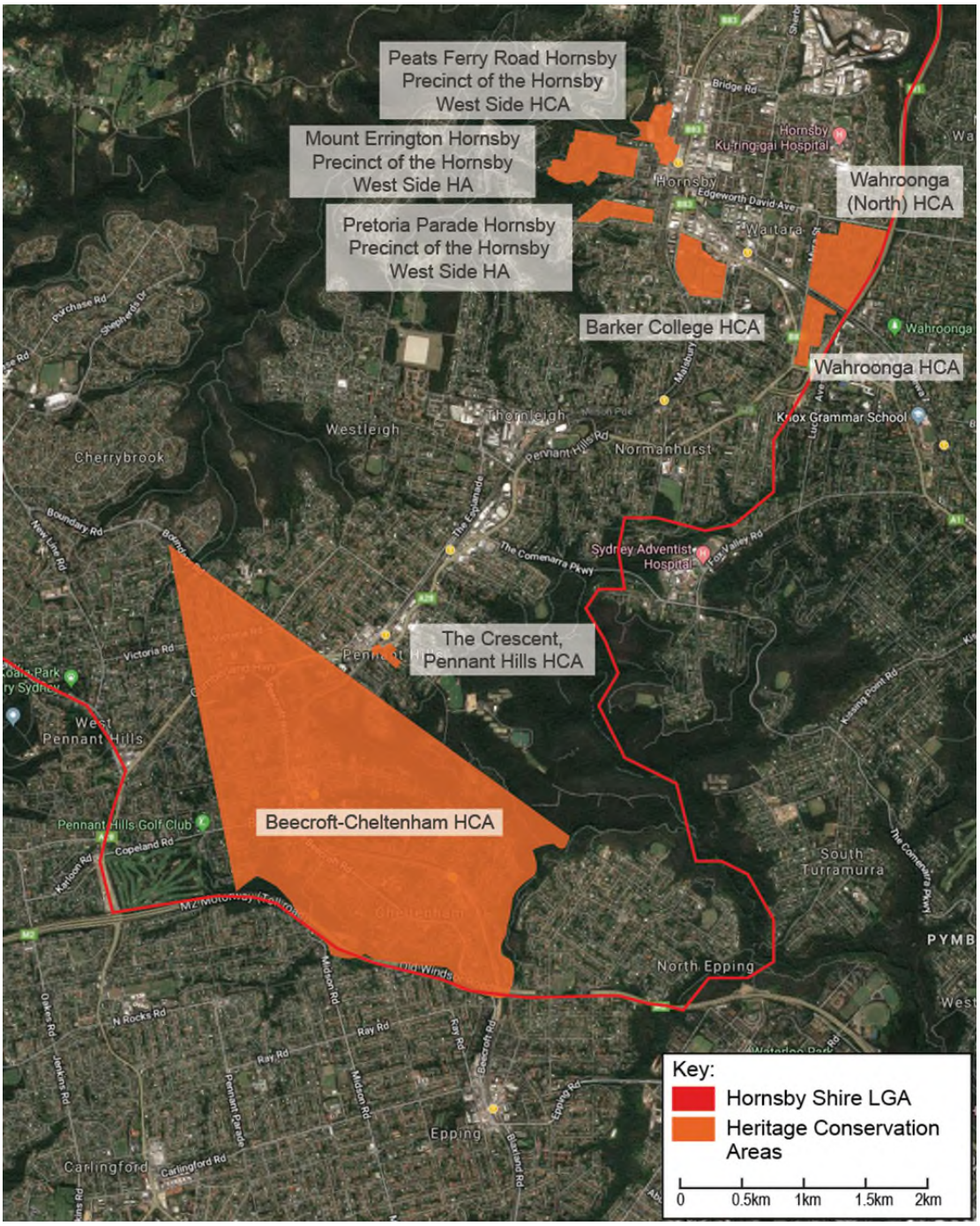

Figure 2: Map identifying the existing HCAs in the Hornsby Shire

(Source: Google Maps with GML overlay)

1.3 Statutory and policy context

Places with heritage significance in NSW are statutorily identified and managed through the Heritage Act 1977 (Heritage Act) and the Environmental Planning and Assessment Act 1979 (EP&A Act).

The Heritage Act deals with places on the State Heritage Register that are important for the whole of NSW. The EP&A Act establishes structures and requirements for identifying and managing heritage items and HCAs in State and local environmental plans, such as the HLEP.

Hornsby's HCAs are identified in its local environmental plan and managed through its development control plan. They are outlined below.

1.3.1 Hornsby Local Environmental Plan 2013

Heritage items and HCAs in Hornsby are identified in Schedule 5 the HLEP which provides the local land use planning framework for the Hornsby Local Government Area.

Clause 5.10 Heritage Conservation of the HLEP identifies objectives for managing the listed places and HCAs in Schedule 5 including:

a. to conserve the environmental heritage of Hornsby, and

b. to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.

Other parts of Clause 5.10 allow Council to request a heritage impact assessment for proposed developments to heritage items or in heritage conservation areas and require that Council must consider heritage impacts before it can grant consent.

1.3.2 Hornsby Development Control Plan 2024

The HDCP provides detailed planning controls for developing land in Hornsby. Part 9.6 – Heritage Conservation Areas provides guidelines and controls for developing or undertaking works in heritage conservation areas. The controls place emphasis on how changes appear from public spaces, and 'fit in' in relation to the predominant built form, style and landscape character of the area.

Parts 9.7 to 9.12 include a map and character statement for each HCA and HCA Precinct listed in Schedule 5 of the HLEP.

1.4 Limitations

This report is subject to the following limitations:

- Existing and proposed heritage conservation areas were inspected from the public domain only, and no internal building inspections have been undertaken.
- Natural heritage values and landscape sites or elements have been assessed only where deemed integral to the heritage significance of the place–The Gullies and Beecroft North precincts of the Beecroft-Cheltenham HCA.
- Historical research for this report was limited to a desktop review of secondary sources in previously published work. Limited additional research was undertaken into the significance of potential conservation areas.
- An assessment of Aboriginal cultural heritage values and investigations into places of Aboriginal archaeological potential was outside the scope of this project.

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1.5 Authorship

This report was prepared by the following GML consultants: Léonie Masson (Associate, Historian), Loredana Sipione (Heritage Consultant) and Shikha Swaroop (Senior Heritage Consultant). Sharon Veale (GML CEO) provided strategic input and reviewed the report.

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2 Methodology

2.1 Heritage assessment criteria

The heritage significance assessments undertaken in this report draw upon the principles contained in the Burra Charter and adhere to the methodology provided within the NSW Heritage Office publication Assessing Heritage Significance, 2001. The publication establishes a set of specific criteria used to assess the heritage significance of a place and includes guidelines about whether a place should be included or excluded as a heritage item or heritage conservation area.

The seven criteria on which the heritage significance assessments in this report are based are outlined below:

- Criterion (a) Historic—an item is important in the course, or pattern of NSW's cultural or natural history;
- Criterion (b) Associative—an item has a strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history;
- Criterion (c) Aesthetic—an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;
- Criterion (d) Social—an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;
- Criterion (e) Technical/Research—an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history;
- Criterion (f) Rarity—an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history; and
- Criterion (g) Representativeness—an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments.

An item is of state or local heritage significance if it meets one or more of the criteria at the relevant threshold.

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2.2 Summary of the project scope

The Hornsby Heritage Conservation Areas Study was undertaken in stages, described in Table 2. Each stage included consultation activities described further in Section 2.3.

Table 2: Summary of the Heritage Conservation Areas Study project scope

Stage	Description
Stage One	▪ a review of previous heritage studies and documents submitted to date as part of the Hornsby CHS; ▪ a review of Council's list of key HCA/HCA Precinct issues; ▪ site visits of the eight existing HCAs; ▪ review of the existing HCAs' integrity, management and land use planning controls; and ▪ preparation of a long list of potential HCAs.
Stages Two and Three (Concurrent)	▪ sections for each existing HCA, describing their current integrity and significance, and whether any changes are proposed to their boundaries or management; ▪ site inspections of potential new HCAs; ▪ review of each potential new HCA, identifying its potential significance, characteristic elements, tolerance for change and further historical research, if required; ▪ review of the local and state planning context of each potential HCA to identify any potential issues with the retention of their heritage values; ▪ submission of a working draft Shortlist Report in July 2022 incorporating: ▪ identification of existing HCAs that require changes to their management through boundary changes; ▪ preparation of development control plan (DCP) controls for the existing HCAs; ▪ identification of potential HCAs that are likely to reach the threshold for heritage listing, those that are unlikely to reach the threshold, and those that require amendment; ▪ justification for each recommendation to proceed or not proceed as an HCA; ▪ recommendations for each new shortlisted HCA, including potential boundaries, identification of key attributes and integrity, and preliminary statements of significance; ▪ recommendations for different ways to manage those existing and potential HCAs that are unlikely to warrant listing as HCAs, such as identification through group heritage items, streetscapes or local character areas, and ▪ attendance at meetings and consultations with Council, Hornsby Heritage Advisory Committee, and local history and community groups to determine priorities and identify any additional areas to be added to the longlist report. ▪ identification of a new potential HCA–Brentford Road. ▪ Preparation of final draft report for Stage Three responding to any comments from Council, and GIS mapping of all HCAs for inclusion in the Hornsby Local Environmental Plan 2013 (HLEP).
Stage Four	▪ October and November 2022. Draft reports forwarded to HAC and Council staff for review. ▪ May – July 2023 – HAC and Council comments incorporated into Exhibition Report

2.3 Summary of consultation

GML undertook community consultation during the HCA Review as follows:

Table 3: Summary of community consultation

Stage	Summary of the consultation
Stage One	Stage One consultation included the review of the comments received by Beecroft-Cheltenham Civic Trust Inc, Brooklyn Community Association, Dural District Historical Society, Milson's Passage Progress Association, Pennant Hills District Civic Trust and Berowra and District Community Association. Key outcomes of the consultation included: ▪ Further investigation for a potential HCA in Brooklyn; ▪ Further investigation regarding the boundaries of the Crescent HCA; ▪ Review of heritage controls within the Beecroft-Cheltenham HCA.
Stage Two	On 6 April 2022, Council organised a briefing to the Mayor and Councillors. The key items discussed included: ▪ The heritage management of Barker College; ▪ The boundaries of The Crescent HCA; ▪ North Epping as a potential HCA; ▪ Proposed new postwar HCAs. ▪ These places were investigated in Stages Two and Three of the study.
Stage Three	The Hornsby Heritage Reference Group (HRG) provided feedback on the study at the meeting on 17 May 2022. The key items that were discussed in Stage Three Consultation include: ▪ The heritage management of Barker College; ▪ Presentation of Cannan Close, Cherrybrook as a potential HCA; and ▪ Exclusion of North Epping area from the potential HCA list.
Stage Four	▪ October and November 2022. Draft reports forwarded to HAC and Council staff. ▪ Comments received along with Council comment in January 2023.

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2.4 Summary of literature review

A summary of previous heritage studies and reviews pertinent to the scope of works and study area are listed in Table 4 below.

Table 4: Summary of key findings from previous heritage studies

Reference	Key Findings
Hornsby Shire Heritage Study Perumal Murphy Wu, 1993	This report draws together the findings of a comprehensive study of the environmental heritage of Hornsby Shire and is accompanied by specialist reports and an inventory of properties considered to be worthy of listing as heritage items. Key local historical themes identified include the natural landscape, early settlement, transport, horticulture and country estates, landscape modification, subdivisions, health and gentility, workers' cottages, suburban homes, and environmental awareness. Volume 2, Built Heritage, provided a schedule of built heritage items worthy of listing in the LEP but did not discuss heritage conservation areas.
Hornsby West Side Heritage Conservation Area (Mt Errington Precinct)—Review Tropman & Tropman Architects, 2002	The report was a review of the Mount Errington Precinct, which forms part of the Hornsby West Side HCA. The purpose of the report was to assess its heritage, formulate a Statement of Significance, and recommend management strategies. Key findings of the report included: ▪ In community consultation undertaken regarding the retention or expansion of the HCA, responses were mixed—some were supportive (26), others against (nine). ▪ The Mount Errington Precinct should be retained as part of the HCA. ▪ The boundaries of the Mount Errington Precinct should be adjusted to include contributory properties. The report also contained an updated character statement for the precinct.
Beecroft Commercial Centre Masterplan—Heritage Assessment and Conservation Principles Analysis Godden Mackay Logan, 2004	This report was commissioned to review the delineation and management of the Beecroft/Cheltenham HCA. From this it became clear that more detailed assessment of the Beecroft commercial centre was needed. The commercial centre was assessed as having heritage significance because it demonstrates the impact of the railway on the natural topography; evidence of government subdivision to raise money; government investment in landscaping/beautification; a continuing focus in the village commercial centre for day-to-day shopping activity; the many community buildings and community cohesiveness. Key recommendations of the report included: ▪ The village is at a development point where the balance of old and new may change significantly. ▪ The essence of a railway village should be retained. ▪ The importance of the heritage gateway at the eastern approach to the village should be recognised. The village heritage character should be retained.
Beecroft/Cheltenham Heritage Conservation Area Review	This report examined the history of the Beecroft/Cheltenham area, existing management, the existing boundaries of the HCA, and assessment of major development pressures facing the HCA. The Beecroft/Cheltenham HCA was recommended for listing in the 1993 report, and gazetted in 1994. The key findings of the report included:

Reference	Key Findings
Godden Mackay Logan, 2004	▪ It was important to keep the existing boundaries of the HCA in recognition of the historic boundary of the Field of Mars Common. ▪ The HCA should be divided into four precincts: - the Beecroft Village; - the east, north and south Beecroft subdivisions and the Cheltenham subdivision of 1887, 1888 and 1891; - the Norma Crescent / Cheltenham Road subdivision of the 1920s to 1950s; and - the four postwar cul-de-sac re-subdivisions of Redmill Close, Parker Close, Seale Close and Narena Close. ▪ Any building, garden or structure made prior to 1960 contributes to the layers of history of the HCA and should be conserved. ▪ Demolition of pre-1960 buildings must be avoided. The report detailed recommended development controls to protect the heritage significance of the HCA.
Wahroonga (North) Heritage Conservation Area—Public Consultation + Fieldwork Appendices Godden Mackay Logan, 2004	Appendices to the above report included presentations by both GML and Hornsby Shire Council as part of community consultation. Key findings of the community consultation included that the main concerns of residents were the impact of the potential HCA on their property values, block size, development consents, and the development of the area. Four attendees returned feedback forms. Three were in support of the HCA and one was against.
Hornsby Heritage Review—Stage 3 Tropman & Tropman Architects, 2004	This review provided an assessment of individual properties and recommendations for their inclusion or exclusion from the Hornsby LEP 1994. It included the history of each property, a description of the item, and statements of significance. Key findings of the report included: ▪ Residents were generally uneasy about the effects of listings. Property owners were interested in the study. Most people were not opposed to it, with some exceptions, but were not familiar with the nature of heritage management. Several properties were recommended for listing (many of these have since been added to the LEP). Some properties that were reviewed did not meet the criteria for listing but contribute to the area
Wahroonga (North) Heritage Conservation Area—Review Godden Mackay Logan, 2005	This report provided an assessment of the Wahroonga (North) HCA. It included community consultation and review of the study area, including its historical development. Based on the historical development, character and heritage significance of the area, the report recommended the following: ▪ The Wahroonga (North) potential HCA is significant for its compact, representative demonstration of major themes and development periods; the retained integrity of its subdivision pattern, streetscapes and houses within a bush setting; its richly illustrative collection of housing periods and styles, particularly a significant number of interwar and postwar bungalows. The report also: ▪ Identified the boundaries of the HCA, existing heritage items, potential heritage items and contributory items.

Reference	Key Findings
	▪ Discussed management processes and conservation strategies for the potential HCA. ▪ Recommended that Wahroonga (North) be adopted as a listed HCA in the LEP. ▪ Recommended that Council adopt guidelines for infill development (then issued by the Heritage Council of NSW and the Royal Institute of Architects, NSW) to inform new development to respond to its context. ▪ Recommended that a interpretation strategy be prepared for the precinct. ▪ Recommended that a review of the existing heritage items within the HCA be undertaken, because several dwellings were identified as gardens only.
Hornsby Heritage Review—Stage 4 LandArc Pty Ltd, 2008	This report was a review of heritage items and heritage listed trees. It included recommendations for heritage listed trees, corrections to anomalies in current listings, recommendations for future listings, and inventory sheets for all listings. There are four volumes: ▪ Vol 1 Review of Heritage Listed Trees (Beecroft–Hornsby); ▪ Vol 2 Review of Heritage Listed Trees (Normanhurst–West Pennant Hills); ▪ Vol 3 Review of Heritage Listed Trees (Northern and Western areas); and ▪ Vol 4 Review of Items—included inventory sheets for built heritage items. The report did not contain an assessment of HCAs.
Hornsby Heritage DCP Review Explanatory Report Sue Haertsch Planning and John Oultram Heritage & Design, 2009	This report assessed the 1995 DCP and other components of the planning and legislative framework to devise a revised draft Heritage DCP incorporating statements of significance for the HCAs. Key recommendations of the report included: ▪ that Council adopt the revised draft Heritage DCP; ▪ that a study of postwar period buildings be prepared to determine if any warrant heritage protection; ▪ a review of the boundaries of The Crescent HCA; and ▪ further research to review boundaries of Hornsby West Side HCAs.
Wahroonga (North) Heritage Conservation Area—Review Sue Haertsch Planning, 2010	This report included a review of the findings of the 2005 heritage report by Godden Mackay Logan in the context of the then proposed comprehensive LEP. ▪ This 2010 report confirmed the previous findings of the 2005 report, that the Wahroonga (North) area meets the criteria for listing as a conservation area. ▪ The 2005 report did not differentiate between the earlier (Federation) and later (interwar) subdivisions in its description of the Wahroonga (North) area, but these differences are central to the character of the HCA. The 2010 report recommended that the HCA be divided into two separate precincts: - The southern precinct, bound by Oleander Road (south side), Fern Avenue, the F3 Freeway, Alexandria Parade and Myra Street. Includes the southern end of Highlands Avenue, Bundarra Avenue, Woonona Avenue (south of Fern Avenue) and Bareena Avenue. - The northern precinct, Edgeworth David Avenue, the F3 Freeway, Fern Avenue, Myra Street and Oleander Road. Includes Ingalara Avenue, Churchill Avenue, the northern end of Woonona Avenue, Lochville Street and Douglas Avenue. ▪ The following development controls were recommended in the two precincts:

Reference	Key Findings
	- Some flexibility for two-storey dwellings in the Southern Precinct, especially where it can be demonstrated that the new building will be complemented by a reasonable landscaped setting. - Retaining the more modest, single-storey scale in the Northern Precinct.
Hornsby Heritage Review—Stage 5 Godden Mackay Logan, 2012	This report comprised a review of the heritage significance of 78 listed heritage items in the Hornsby LGA, to address the accuracy and completeness of the list. Key findings/recommendations of the review included: ▪ The report identified some exceptional surviving properties, and properties with both built heritage and cultural landscape heritage values. ▪ Almost all inspected properties had undergone a range of additions and alterations. Most had successfully undertaken sympathetic changes. ▪ There were some cases where second-storey additions had substantially changed the character of the dwelling. ▪ Future planning for large sites (eg Oakhill College, St Alban's Complex) requires careful consideration. ▪ The condition of listed heritage trees needs to be reassessed by an arborist. Council does not have a significant tree register. ▪ The report recommended that some properties be retained on the LEP, some be deleted, and identified properties that should not be listed. Council produced a brochure to explain heritage listing in keeping with the recommendation of the report. It is located on the Heritage Page under the heading 'Heritage Information Sheets' and is called 'Your Guide to Heritage' and is available on Council's website: This report did not focus on HCAs. Appendix B identified buildings in the Shire that were designed by noted architects, with clusters discernible in particular areas such as Cherrybrook and West Pennant Hills.
Barker College Hornsby Conservation Management Plan (CMP) Paul Davies Pty Ltd, 2015	The CMP was reviewed to inform the recommended heritage management for the listing of Barker College. The CMP includes the following recommendations: ▪ The best practice methodology adopted in other LGAs for heritage listing of comparable large school sites was a single heritage item listing rather than an HCA. ▪ All specific elements within the school site, and the lot and deposited plans (DPs), should be included in the item's heritage listing under Schedule 5 of the LEP. The 'Recommended Management' section in the State Heritage Inventory (SHI) listing for the school should specify that all development and heritage management of the place should be in accordance with the CMP. An additional CMP was prepared by Meredith Walker (Heritage Futures), Barbara van den Broek (Landscape Architect) and Katrina Proust (Historian & Heritage Consultant) in 1998.
Barker College Hornsby Conservation Management Plan (CMP) NBRS, October 2022	The NBRS CMP was prepared as part of a State Significant Development (SSD-31822612) for additions and alterations to Barker College. The CMP identifies the significance of the properties within the listing and the reduced heritage curtilage of Barker College.
Heritage Gap Analysis and Action Plan	GML was engaged to prepare a Gap Analysis of Hornsby's heritage management systems and produce an Action Plan to inform Council's Comprehensive Heritage Study.

Reference	Key Findings
GML Heritage, 2019	The Gap Analysis recommended the 1993 Heritage Study be updated within five years to include: ▪ a new Thematic History; ▪ a new Aboriginal Heritage Study; ▪ a new Archaeological Heritage Study; ▪ a new Landscape Heritage Study; ▪ a heritage Community Engagement Strategy; ▪ an Interpretation Strategy; ▪ a staged review of LEP listings; ▪ a review of the DCP Heritage Chapter; and ▪ a review of Council's Heritage Management Strategies. Key recommendations were provided for each study/document to guide the work. The Action Plan provided a Table of Actions and identified the duration, cost and priority level (high, medium or low) for each stage of the work. The report identified 17 high priorities to be considered by 2020. These included the studies and documents listed above, as well as information for current and prospective owners of heritage properties; identification, classification and mapping of contributory, neutral and non-contributory places; and training and resourcing for councillors and Council staff.
Draft Hornsby Town Centre-South West Heritage Controls Discussion Paper Hector Abrahams Architects, 2019	The paper explored three scenarios for heritage values in the Peats Ferry Road Heritage Conservation Area by means of change to the DCP and LEP as follows: ▪ Retain the current provisions of the LEP and DCP, which the Authors found would result in negative outcomes for heritage values and fabric of HCA and listed items within it; ▪ Retain the current provisions of the LEP and amend the provisions of the DCP, with the Authors recommending amendments to the Demolition and New Development clauses; ▪ Amend the provisions of both the LEP and DCP, which the report favoured as it would permit sympathetic low to medium rise development.
Hornsby Shire Thematic History GML for Hornsby Shire Council, 2021	Following the Heritage Gap Analysis and Action Plan, GML was engaged in 2020 to complete the first priority and update the 1993 Hornsby Thematic History. The document identified the following key themes which define Hornsby's history and development through time: ▪ Aboriginal Country; ▪ Convict Life; ▪ The Bushland Shire; ▪ Transport; ▪ Agriculture and Horticulture; ▪ Industrial Enterprises; ▪ Belief and Faith; ▪ Leisure and Recreation; ▪ Health and Wellness; ▪ Settlement and Suburbanisation; and ▪ Changing Face of the Shire. Key findings:

Reference	Key Findings
	▪ The Thematic History recommended Council undertake additional studies of post-war housing and rural heritage.
Heritage Advisory Committee Discussions on Pennant Hills Masterplan project Hornsby Shire Council, undated, received December 2021	A proposed Pennant Hills Masterplan project was discussed by the Hornsby Heritage Advisory Committee to inform future planning of the area. The document: ▪ Identified potential heritage items within a 400m radius of the Pennant Hills Railway Station. The HCA later sought review of a larger area than the 400m radius as shown in the accompanying map. ▪ Identified the potential for individual items on the eastern side of the study area, and the potential to expand the existing The Crescent HCA to include several adjoining streetscapes. ▪ Identified potential individual heritage items on the west wide of the study area, predominantly detached houses, as well as interwar commercial buildings on Yarrara Road. ▪ Identified that the potential for an HCA within the western side of the study area is limited (no definable single era of subdivision pattern or date of construction). ▪ Recommended a heritage review of the study area as part of the Masterplan process. ▪ Recommended DCP controls to be incorporated into the Masterplan.
Targeted Identification and Review of Heritage Items. Umwelt, 2022	A summary presentation of the Targeted Identification and Review of Heritage Items. ▪ Preliminary findings of site survey work. ▪ Identifies potential heritage items, including Interwar and Postwar buildings, some within existing and potential HCAs. ▪ Review of the heritage status of existing buildings within the Hornsby West Town Centre HCA.

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3 Review of existing Heritage Conservation Areas

3.1 Overview

A review of the existing HCAs has been undertaken to determine whether they continued to meet the threshold for heritage significance and to review their current integrity and management. The outcome of the review recommends changes to the HLEP and HDCP in relationship to the management of the HCAs.

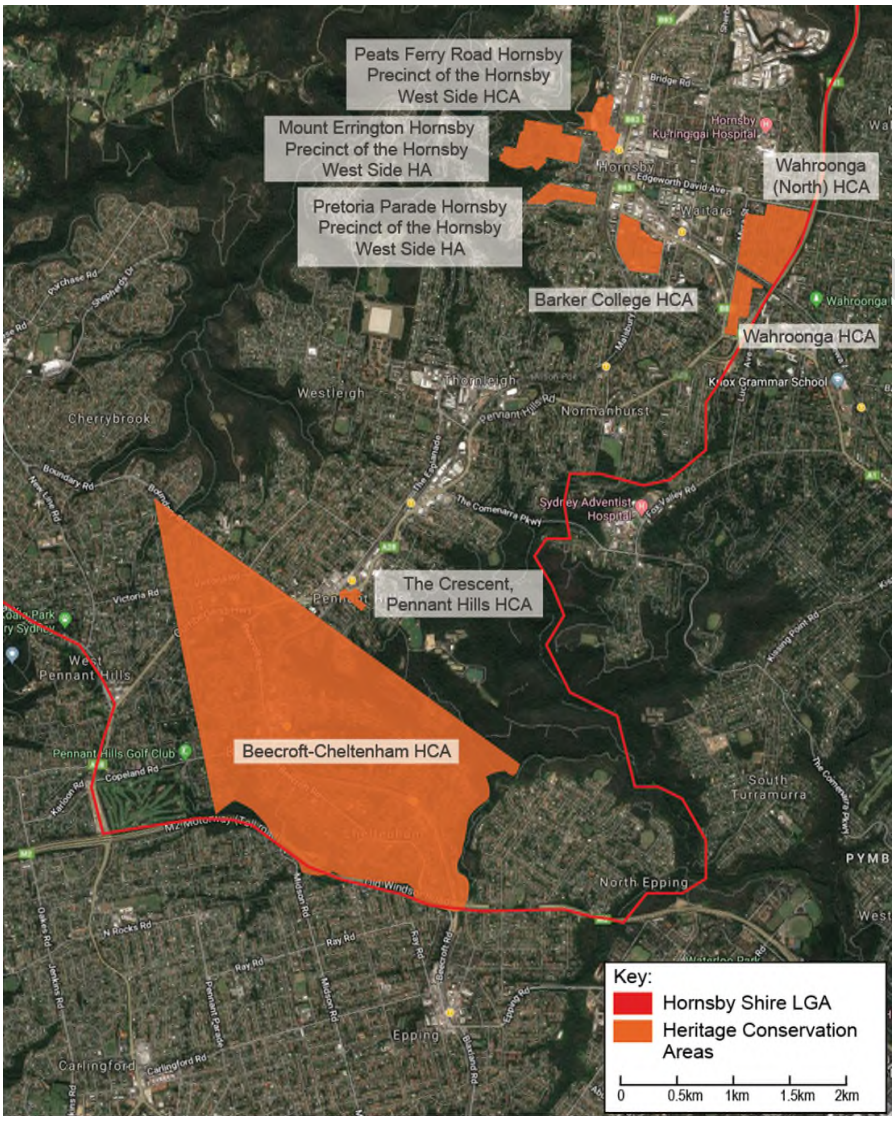

Figure 3: Map identifying existing HCAs in the Hornsby Shire LGA

3.2 Barker College HCA (C1)

3.2.1 Existing heritage context

Barker College is listed as an HCA (C1), with much of the campus identified as a single heritage item, reflecting the status of the buildings and grounds. Table 5 and Table 6 show the heritage status of the site.

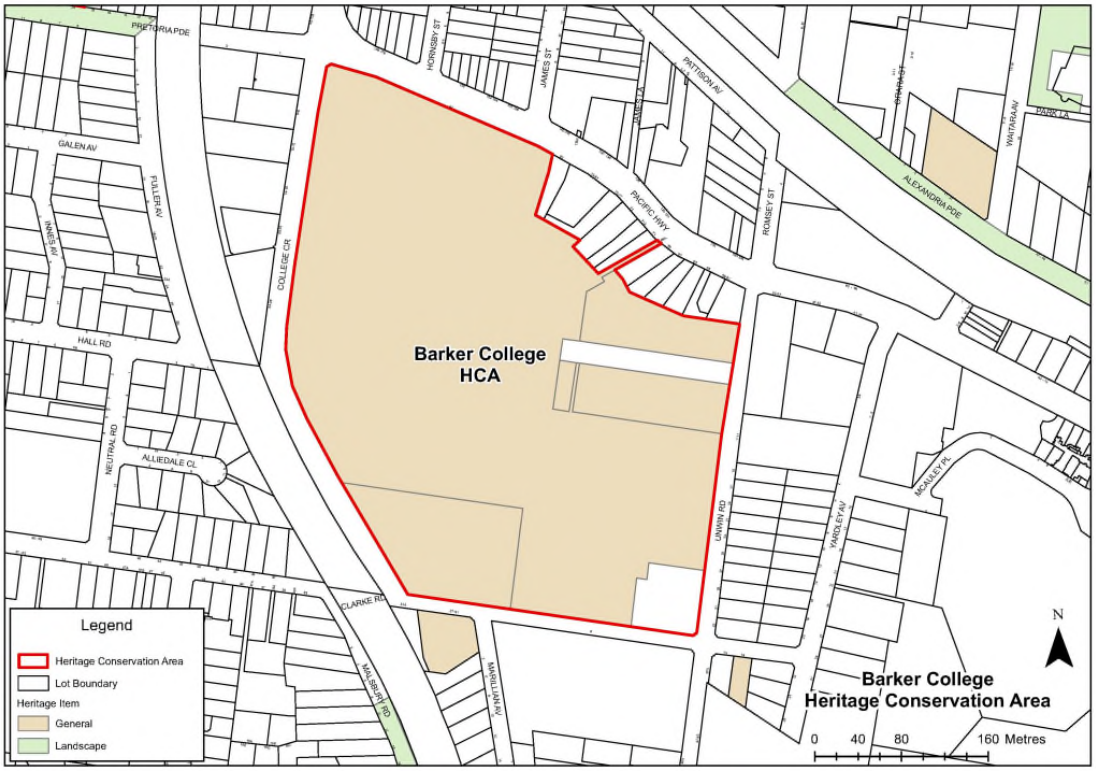

Figure 4: Barker College Heritage Conservation area

(Source: Hornsby Shire Council)

Table 5: HCA Listing for Barker College HCA

Name of the HCA	Identification on heritage map	Significance
Barker College HCA	Shown by red outline and labelled 'Barker College HCA'	Local

Table 6: Existing Heritage Items within Barker College HCA

Suburb	Item name	Address	Property description	Significance	Item No.
Hornsby	Barker College	91 Pacific Highway	Lot 100, DP 1262386	Local	501

3.2.2 Summary history

Barker College was established at Kurrajong in 1890 by Anglican clergyman Rev Henry Plume, who named it after Bishop Frederic Barker, second Anglican Bishop of Sydney.

The study area at Hornsby/Waitara lies within 640 acres (258.9 hectares) granted on 1 June 1841 to Frederick Wright Unwin in lieu of 1280 acres (517.9 hectares) promised to him in 1828. By 1849 the subject land grant was in the possession of Aaron Pearce[1]

In 1894 the Mutual Provident Land, Investing and Building Society Limited subdivided two parcels of land as DP 3145, otherwise called Hornsby Junction, and advertised '11 choice building sites and orchard lots' for sale. The real estate poster (Figure 6) shows Henry Plume's name on the plan as the purchaser of Lot 1 of the estate. In October 1895 architect Howard Joseland accepted the tender of Frank Lee to erect a school and residence for Rev Henry Plume (1851–1930). Lot 6 of DP 3145 was formally transferred to Plume in February 1897, though the school buildings were ready in time for students in February the previous year.

The adjoining allotments in the subdivision (DP 3145) were sold progressively from May 1894 to May 1900 by the Mutual Provident Land, Investing and Building Society Limited. This subdivision comprised allotments in Peats Ferry Road (present Pacific Highway), Railway Road (now College Crescent) and Hall Road west of the railway line.

Clarke Road and Unwin Road were formed in the adjoining Jordan's subdivision (DP 3224) in 1895, which created 13 allotments westward beyond the railway line.

Ennes Estate (DP 5650) comprised 23 lots in Peats Ferry Road, Unwin Road and The Avenue in 1909. Resubdivision of lots 7 and 8 in DP 3152, comprising seven lots in Railway Road (now College Crescent) and Clarke Road, took place in 1914 (DP7463). The following year lots 3 and 5 and part lots 1 and 2 in DP 3224 were resubdivided in Clarke and Unwin roads. Marillian Avenue was formed as the western border of this subdivision in the postwar era.

Development in the area largely took place during the Federation and interwar periods. By 1932 there were eight houses in The Avenue, 16 on the western side of Unwin Road and approximately 17 along the north and south frontages of Clarke Road between Unwin Road and the railway line.

Ownership of the school was transferred to trustees in 1923. Ownership of the property was formalised in 1940 on land title documents as 'College of Barker College'.

The 1930 aerial photograph (Figure 12) shows Barker College as the dominant feature of the area surrounded by residential allotments and small orchards.

The school curtilage appears to have remained largely unchanged until the late 1940s, as shown in the 1943 aerial photograph (Figure 14)

The postwar era saw an unheralded expansion of Barker College into the adjoining residential area, especially from the 1960s and 1970s when the school began its transition towards coeducation. Around 2011 the school acquired several allotments in Clarke Road and Unwin Road south of the main campus and erected the Preparatory School, OSH Club and Plume Store and converted existing dwellings to school uses. The school purchased 'Clarendon', 27–31 Clarke Road, Waitara in 1988. Barker has also progressively acquired a contiguous group of dwellings along the south side of Clarke Road between Unwin Road and Marillian Avenue. Some of the houses were demolished for the construction of the early learning centre and its parking areas.

[1] Hawkins, Ralph 2020, Frederick Wright Unwin: A Life, p 10.

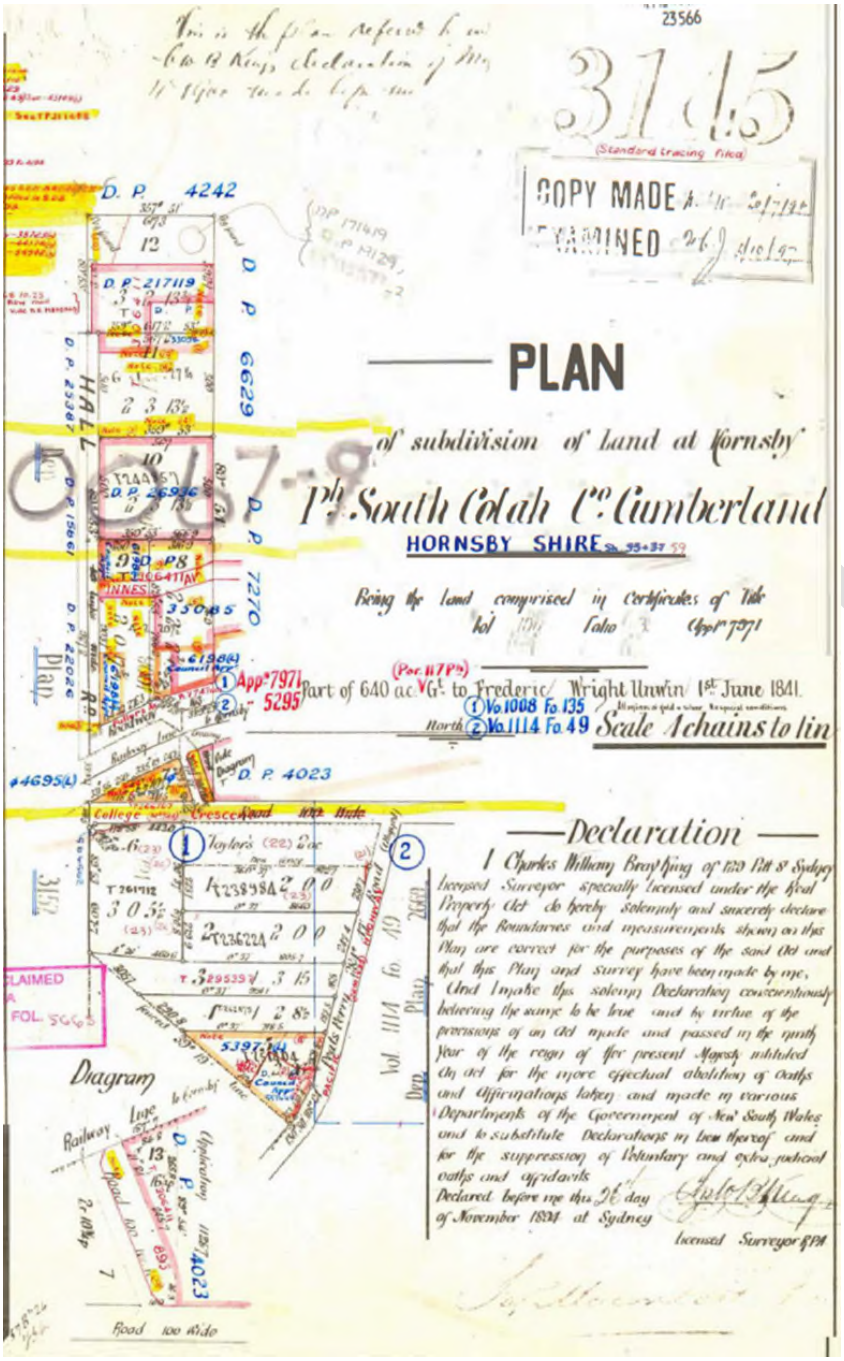

Figure 5: 1894 plan of subdivision of land at Hornsby

Part of 640 ac. gt [granted] to Frederick Wright Unwin 1st June 1841'. (Source: NSW Land Registry Services, DP 3145)

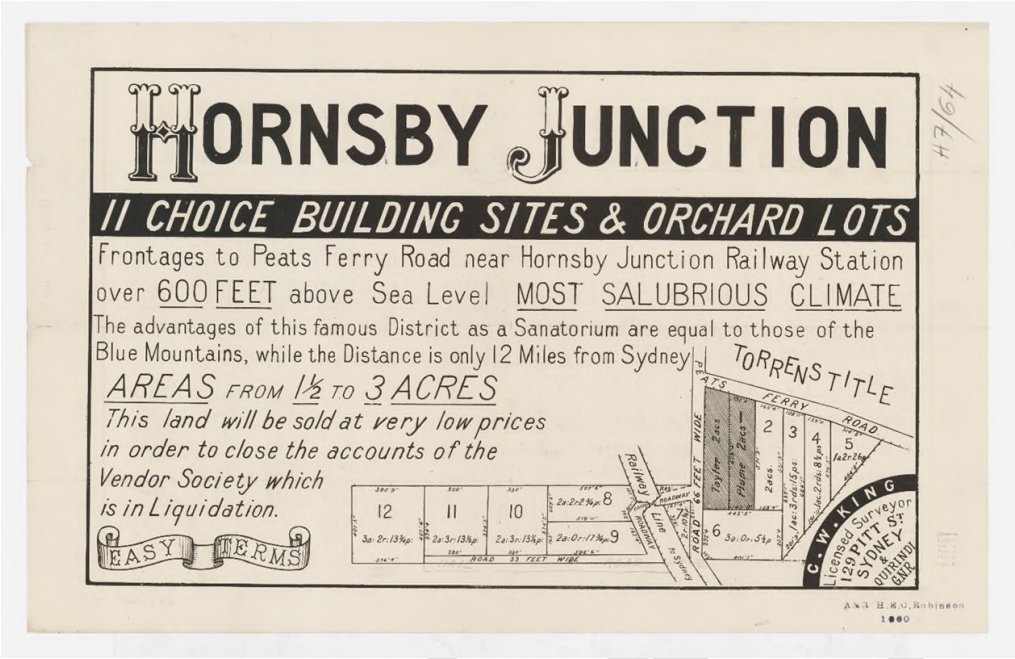

Figure 6: Hornsby Junction Estate, 1894

Plume's name is annotated on Lot 1 of this plan comprising the original part of the Barker College site. (Source: State Library of NSW [SLNSW], c041500062.jpg)

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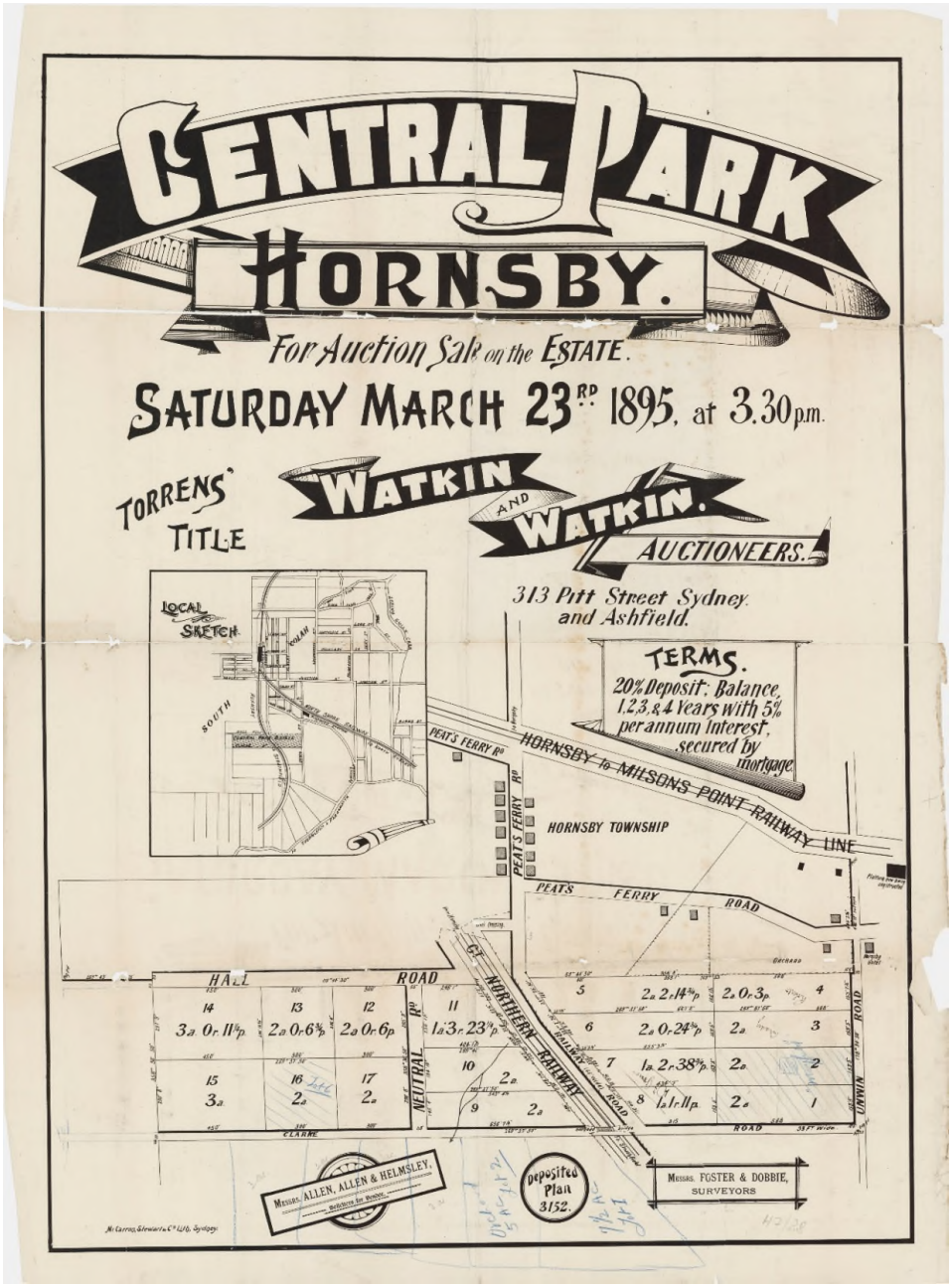

Figure 7: Subdivision plan for Central Park Hornsby, 1895

(Source: SLNSW, c041500027.jpg)

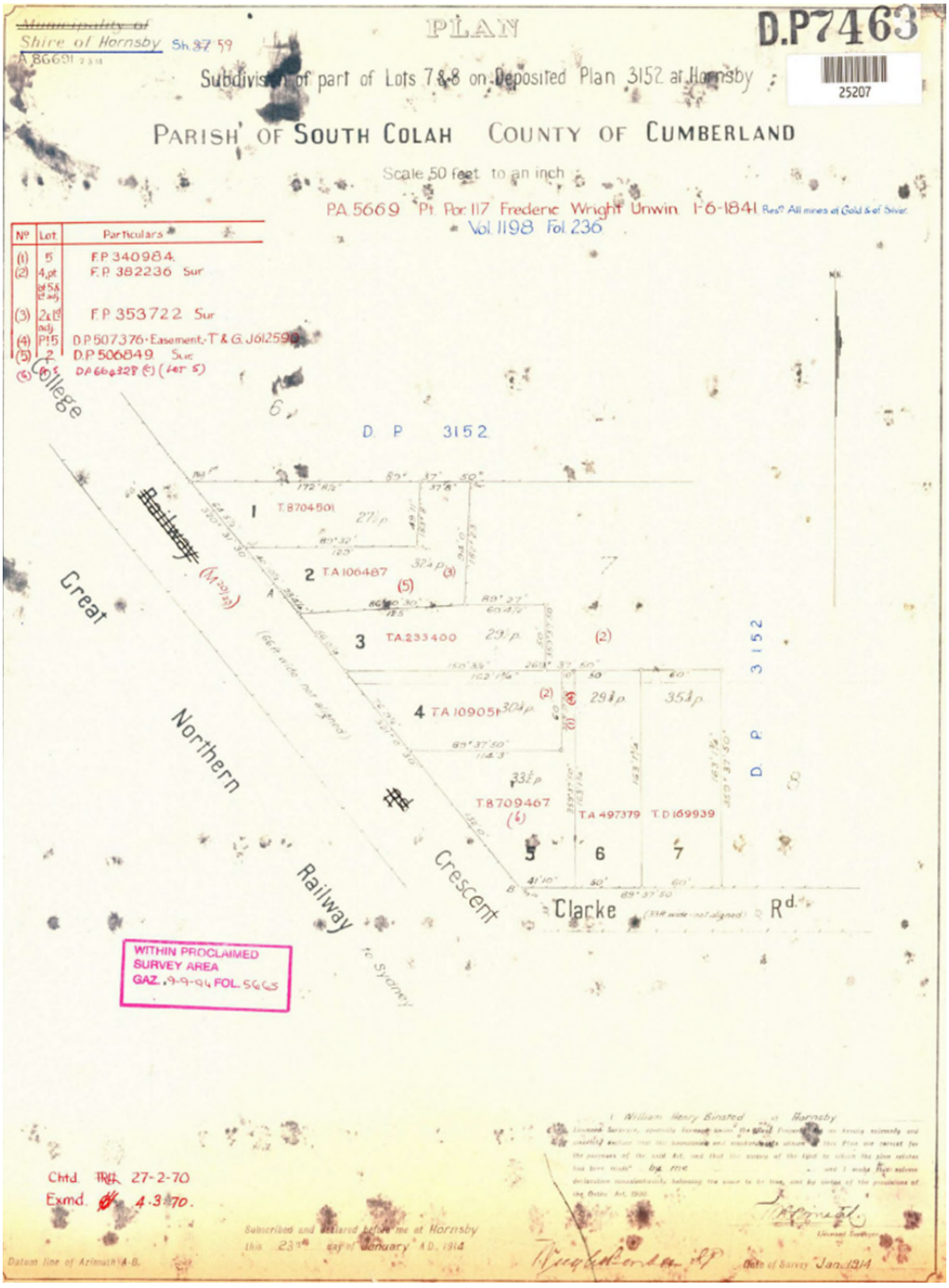

Figure 8: Subdivision of part of lots 7 and 8 on Deposited Plan 3152 at Hornsby, 1914

(Source: NSW Land Registry Services, DP 7463)

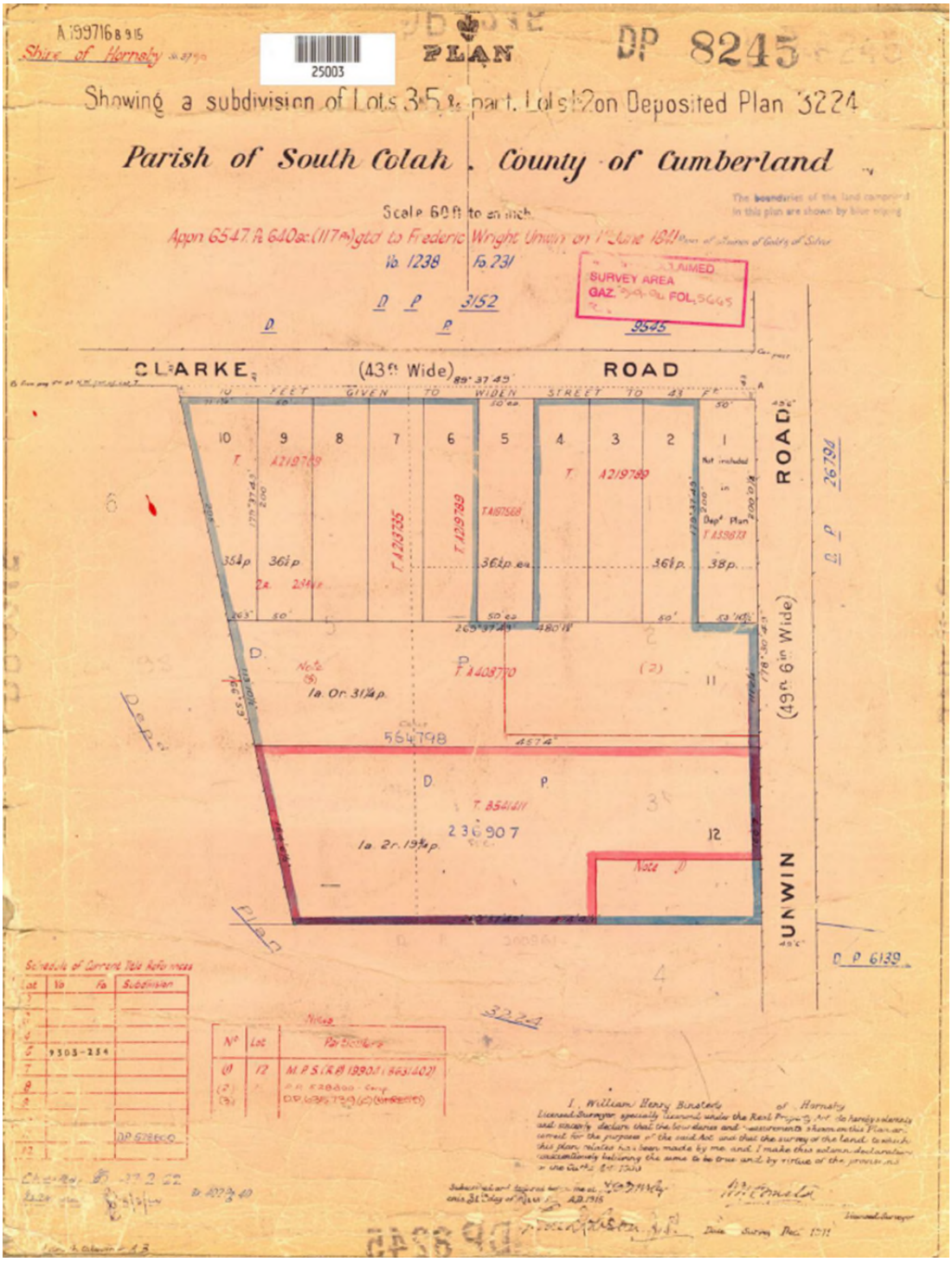

Figure 9: 1911 Subdivision Plan of lots 3 & 5 and part lots 1 & 2 on DP 3224

(Source: NSW Land Registry Services, DP 8245)



Figure 10: Barker College as at 1918 with legend

(shaded area at corner of Peats Ferry Road and College Crescent. 1977 site boundary outlined on plan. (Source: Barker College Archives, reproduced from Barker College Conservation Management Plan, p 44)

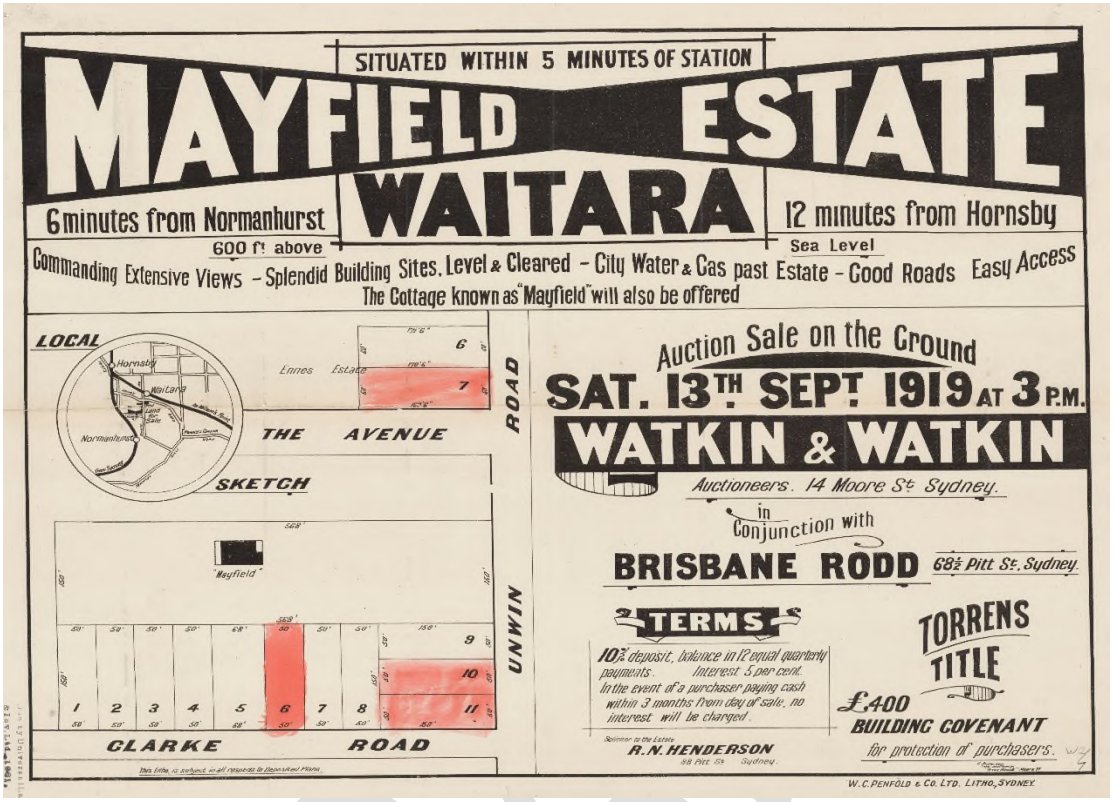

Figure 11: Mayfield Estate, Waitara, 1919

(Source: SLNSW, c065450008.jpg)

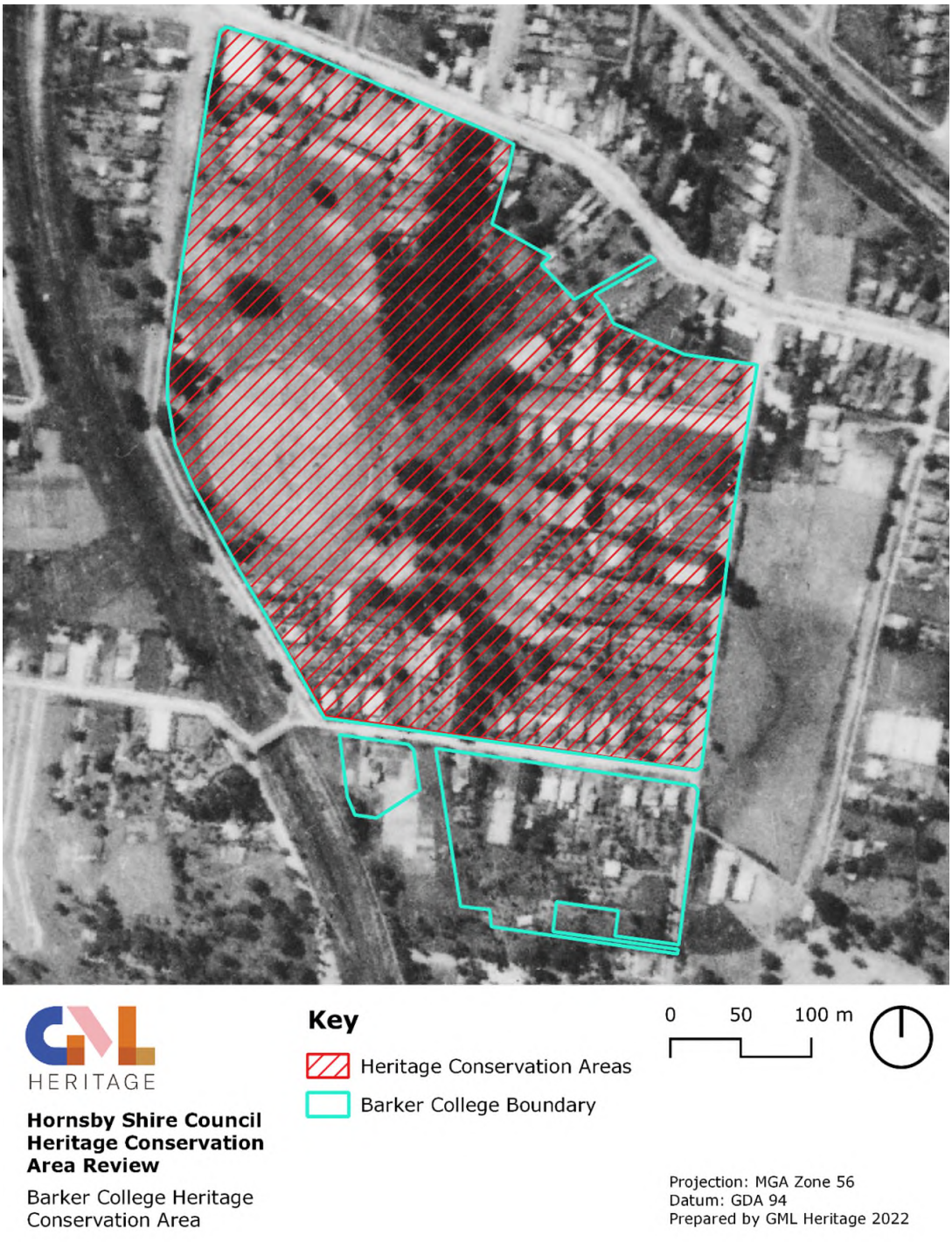

Figure 12: Extract from 1930 aerial Barker College HCA precinct.

(Source: NSW Spatial Services with GML overlay)



Figure 13: Plan of Barker College in 1934 with 1977 curtilage outlined.

(Source: Barker College Archives, reproduced from Barker College Conservation Management Plan, p 45)

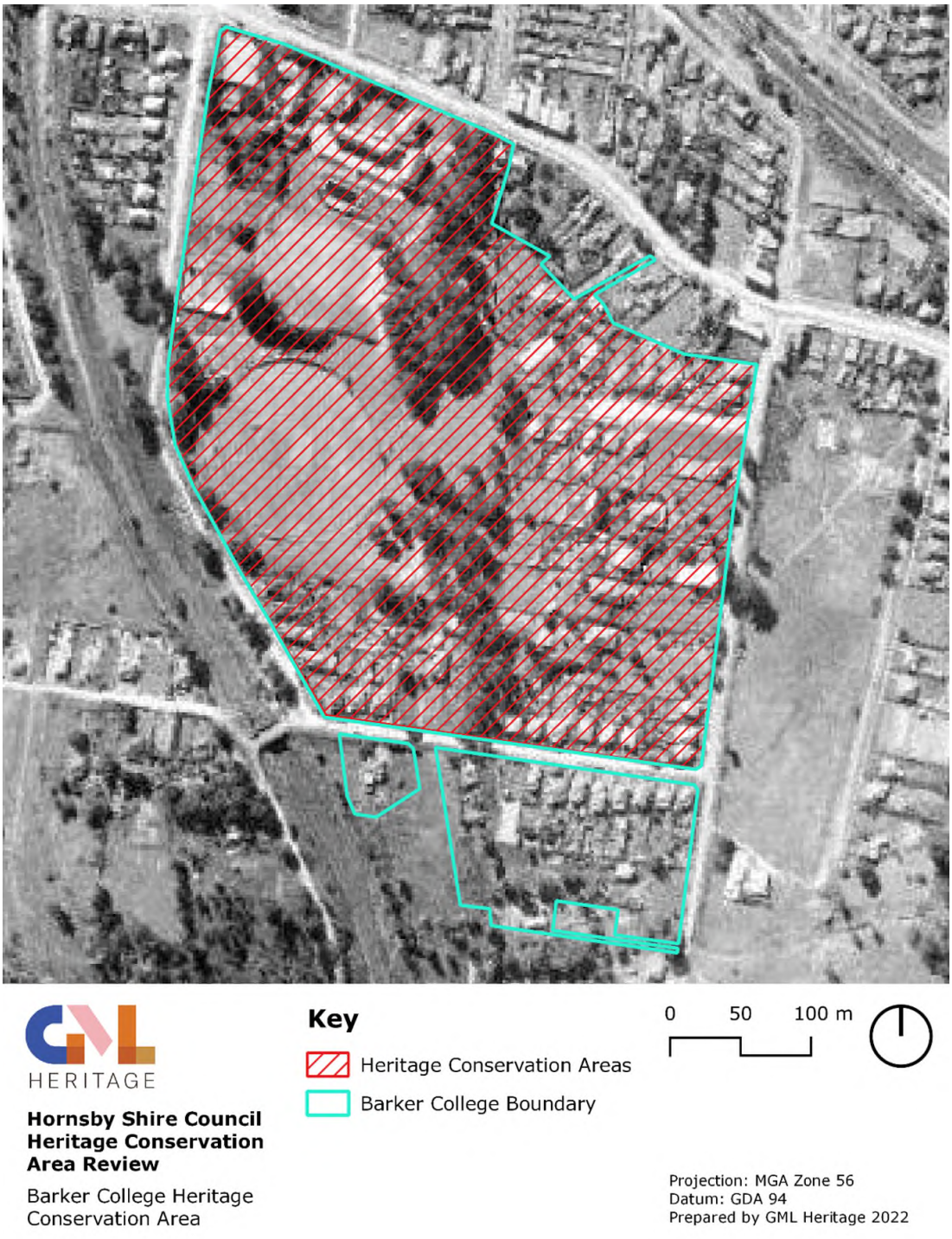

Figure 14: Detail from 1943 aerial survey of Barker College precinct.

(Source: NSW Land Registry Services, SIX Maps with GML overlay)

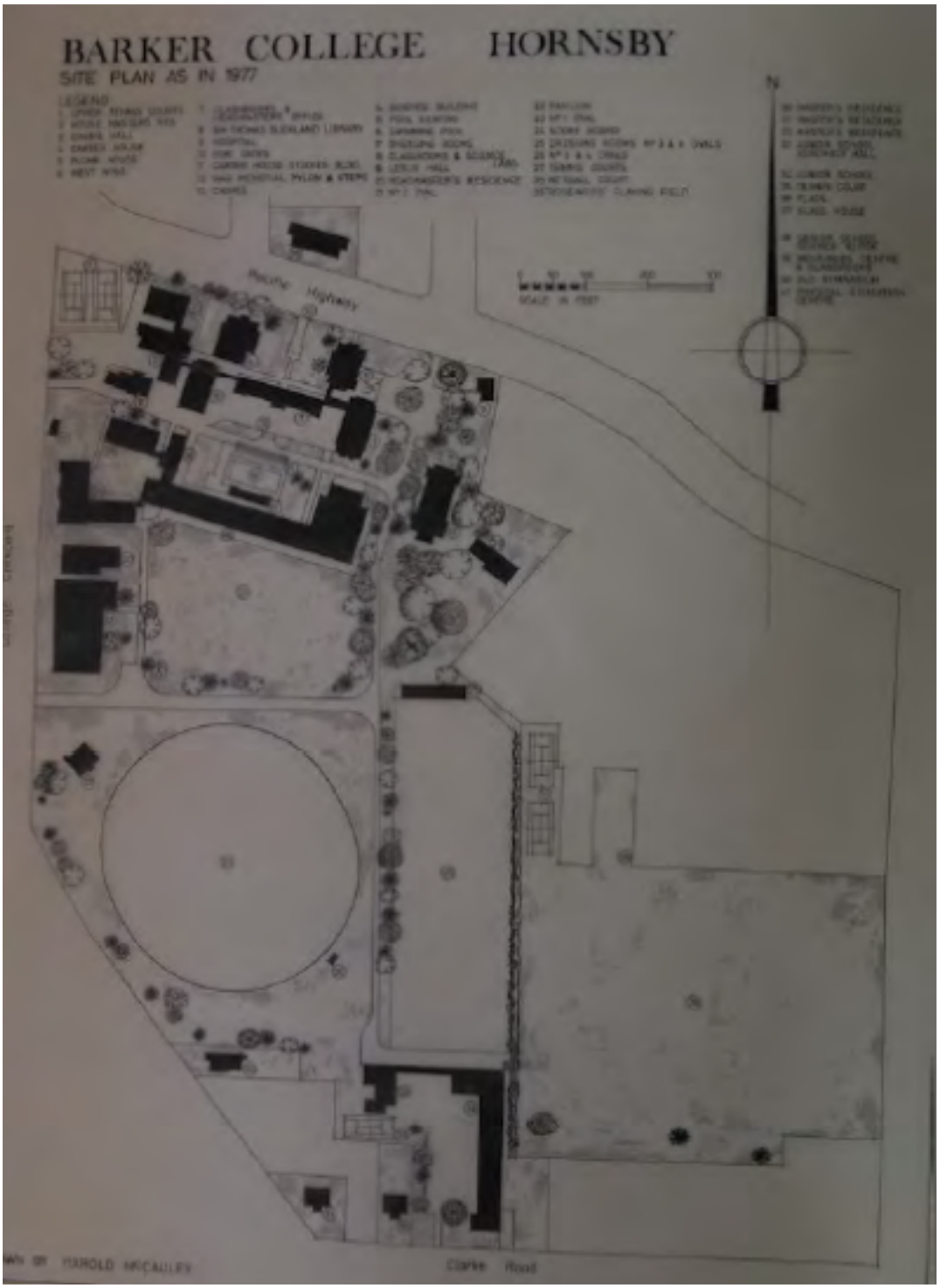

Figure 15: Plan of Barker College in 1977.

(Source: Barker College Archives, reproduced from Barker College Conservation Management Plan, p 45)

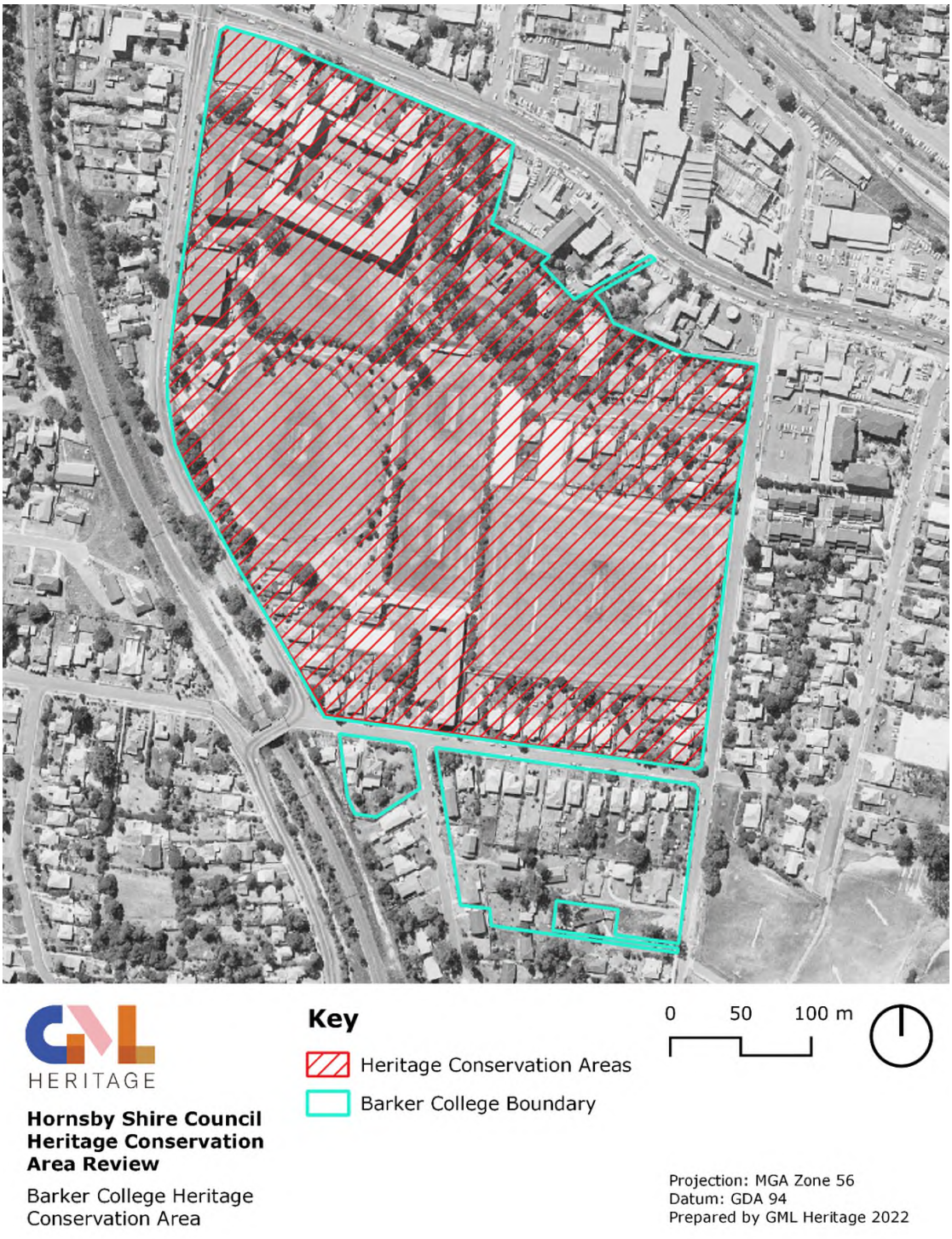

Figure 16: Detail from 1978 aerial survey of Barker College precinct.

(Source: NSW Spatial Services with GML overlay)



Figure 17: Barker College Campus plan, 2022.

(Source: Barker College)

3.2.3 Physical description

The physical assessment of Barker College has been undertaken from the public domain only. The buildings and landscape within the main campus (north of Clarke Road) have not been assessed individually. The CMP provides an understanding of the physical context of the campus. Key physical attributes and buildings of Barker College include:

- a group of buildings constructed between 1896 and the 1950s, set within formal landscaped gardens and designed by prominent architects;
- the pre-1957 buildings are consistent in their low scale, traditional form and materials and retain the historic relationships between the buildings;
- the contemporary buildings have not significantly impacted the significant buildings on site, their form and settings remain readily discernible; and
- landscape features such as the formal gardens, early gates and War Memorial Oval within the campus contributes to the setting of Barker College.

The buildings along Clarke and Unwin Roads under Barker College's ownership include:

- 27–31 Clarke Road, Waitara: an intact heritage listed single storey Federation brick house set within formal gardens.
- 1–13 Clarke Road, Waitara: a row of modest dwellings dating from the Federation to postwar period. The original subdivision has been amalgamated within school ownership. The original characteristics and features of the dwellings are reasonably intact. Overall they are in good condition. Their scale, form, features and garden setting are typical of the style and period. They form a cohesive group of dwellings which represent residential growth between the Federation to early postwar period in Hornsby and Waitara.
- Some low scale two-three storey contemporary school buildings and a car park, connected to Unwin Road through a driveway.

3.2.4 Analysis

Heritage context of existing schools within Hornsby Local Government Area

Within Hornsby LGA 15 schools are identified as individual heritage items under Schedule 5 of the HLEP. Each item listing includes the school's name, type (building, grounds and name of heritage item), address, property lot and deposited plan numbers, and item numbers.

An overview of the historical and physical contexts of the 15 heritage listed schools suggests that they share a comparable levels of heritage significance and historical development with Barker College.

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Table 7: List of heritage listed schools in Hornsby LGA

Suburb	Item Name	Address	Property Description	Significance	Item No.
Arcadia	Arcadia Public School—original building (excluding other buildings and grounds)	140 Arcadia Road	Lot 1, DP 797478; Lot 1, DP 597328	Local	6
Beecroft	Beecroft Public School (excluding grounds)	90–96 Beecroft Road	Lots 1–5, Section 3, DP 758074; Lot 1, DP 323129; Lot 1, DP 384982; Lot 1, DP 104459; Lot 1, DP 122581; Lot A, DP 100859; Lots 2 and 3, DP 539122; Lot 1, DP 122580	Local	49
Brooklyn	Brooklyn Public School (excluding grounds)	106 Brooklyn Road	Lots 1, 2, 11 and 12, Section C, DP 758166; Lots 1–3, 5 and 6, Section 2, DP 758166	Local	213
Castle Hill	Oakhill College	423–521 Old Northern Road	423–521 Old Northern Road	Local	259
Cherrybrook	"Inala School" (original house)	160–168 Castle Hill Road	Lot 1, DP 511824	Local	303
Cherrybrook	"Gumnut Hall"—Cherrybrook Pre-School and Community Centre	144 New Line Road	Lot 1, DP 619447	Local	306
Galston	Galston Public School—original building, former teacher's residence and grounds (excluding other buildings)	39–45 Arcadia Road	Lot 10, DP 717345	Local	422
Galston	Galston High School—"Waddell Cottage" and water trough (excluding grounds)	403 Galston Road	Lot 1, DP 591136	Local	438
Hornsby	Hornsby Girls' High School—buildings and masonry fence (excluding other school structures and grounds)	12 Edgeworth David Avenue	Lots 1–12, Section 2, DP 2669; Lots 16–30, Section 2, DP 2669; Lots 1–15, Section 3, DP	Local	476

Suburb	Item Name	Address	Property Description	Significance	Item No.
			2669; Lot 1, DP 122994		
Hornsby	Barker College	91 Pacific Highway	Lot 1, DP 1146779	Local	501
Mount Colah	Mount Colah Public School—grounds (excluding buildings)	19–21 Telopea Street	Lots 1 and 2, DP 380552; Lot B, DP 369944; Lot 1, DP 391270; Lot 1, DP 205103; Lots 1 and 2, DP 7172	Local	582
Mount Kuring-gai	Mount Kuring-gai Public School—grounds	5–9 King Street	Lot 1, DP 410642; Lots A and B, DP 322811; Lot 13, Section 3, DP 1226; Lot 1, DP 387185; Lot 1, DP 438966; Lots A and B, DP 373625; Lots 10–12, DP 774997	Local	585
Normanhurst	Loreto Convent group—grounds, gates and cemetery	91-93 Pennant Hills and 16-22 Mount Pleasant Avenue	Lot 3, DP 1217496; Lot 5, DP 1218765; Lot 16, DP 6612	Local	607
Pennant Hills	St. Agatha's Primary School—grounds (excluding buildings)	18–26 Boundary Road	Lot 14, DP 1209764	Local	618
Pennant Hills	Pennant Hills High School—grounds (excluding buildings)	90 Boundary Road	Lot 21, DP 1071913; Lot 5, DP 508385; Lot 1, DP 210730; Lots 4–7, DP 220263	Local	621
Thornleigh	Thornleigh West Public School—grounds (excluding buildings)	18 Giblett Avenue	Lot 1, DP 122888; Lot 1, DP 122887	Local	708
Wahroonga	Waitara Public School—grounds (excluding buildings)	48–58 Myra Street	Lots 11–13, DP 17375; Lot A, DP 309739; Lot 1, DP 333142	Local	760

Several public and private schools in the Hornsby Shire originated in the same period of development, such as the Loreto Normanhurst convent at Hornsby in 1879. New schools were established in the Federation and interwar periods during successive waves of population growth and suburban development across the Shire. The evolution

of the schools in the LGA reflect demographic changes alongside the broader themes in Australia's religious and state-based educational history.

There is no additional historical or physical evidence to justify Barker College being listed as an HCA rather than as an individual heritage item.

Properties along Clarke Road

The properties along Clarke Road date from the Federation to post-war period and are complementary to the heritage setting of 27-31 Clarke Road, Waitara. However, they do not have a direct historical relationship with the development of Barker College. The 2016 CMP identifies the buildings at Nos. 1-7 Clarke Road to have a neutral grading of significance and No. 9 Clarke Road to have a medium grading of significance.

Their demolition, as approved in SSD-31822612, though would alter the historic streetscape along Clarke Road and the setting of 27-31 Clarke Road but would have minimal impact on the overall heritage significance of Barker College.

Recommendations in the CMP and previous heritage studies

CMP, Paul Davies 2015

The CMP prepared by Paul Davies Pty Ltd in 2015 provides the following recommendation regarding the heritage listing of Barker College:

> The best practice methodology of heritage listing large school sites in Local Environmental Plans is that adopted by the City of Sydney and Woollahra councils, where the entirety of the school site is covered by the heritage listing (in terms of the Lot and DP nos. affected by the listing), with specific elements within the school site known to be of heritage significance being named (and ideally mapped) in the heritage listing details for the school under "Item name" in the LEP heritage schedule.
>
> Additionally, it is considered that the SHI form for heritage listed school sites should include -under "Recommended Management" - the need for a Conservation Management Plan to be prepared and submitted with major development proposals, or a Heritage Impact Statement with minor proposals (the Council planning staff to be consulted regarding these requirements). This allows, as is the case with this CMP, the detailed identification of heritage elements and attributes to guide both the school and council in how to manage the heritage significance of the place.

GML concurred with the above recommendations of the CMP. Given the complexity of the place and its various significant historical layers including archaeology, cultural landscape features, roads, pathways, buildings and views, listing the school site as a single heritage item would allow for consistent and cohesive heritage management of the place.

CMP, NBRS 2021

The NBRS CMP does not provide any recommendations pertaining to the management of the heritage listing of Barker College. However, it consists of a curtilage diagram showing the proposed reduced curtilage.

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Figure 18: Curtilage diagram with the proposed Reduced Heritage Curtilage outlined in red.

(Source: NBRS 2022)

Existing State Significant Development

There is an approved State Significant Development application (SSD-31822612) for additions and alterations to Barker College. The aim of the approved works is to expand and improve existing classroom facilities as well as provide better access throughout the site to meet current code requirements in relation to access.

The following statement of heritage impact has been extracted from the NBRS Heritage Impact Statement dated September 2022 (NBRS HIS):

> Due to the form, massing, scale, proportions, bulk, massing and detailing of the new buildings and structures on the site, this will ensure that they do not overpower the reading of significant buildings on the site. No additions or extensions will be located along the front, primary facades of significant buildings, and new buildings have been located in nonsignificant areas of the site. Significant features associated with buildings of high significance, will be retained and remain legible. Additions will be positioned lower in height than the existing buildings on the site. New structures will be identifiably new through their contemporary materiality and detailing yet, will not overpower the reading of significant buildings. Demolition of significant fabric has been avoided where possible, and the overall form and significant features of all buildings identified as being of high significance will be retained.

Based on the review of the approved works and the NBRS HIS, it is our understanding that the heritage setting and significance of Barker College will not be largely impact by the SSD.

3.2.5 Recommendations

It is recommended that:

- Barker College should be retained as a heritage item and removed as an HCA from Schedule 5 of the HLEP to align with the statutory protection of heritage listed schools elsewhere in the LGA.

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3.3 Beecroft—Cheltenham HCA (C2)

The Beecroft—Cheltenham HCA is divided into five precincts based on topography, geographic location, and character. The five precincts are:

- Precinct 1: Beecroft/Cheltenham Plateau;
- Precinct 2: Beecroft North;
- Precinct 3: The Northern Triangle;
- Precinct 4: The Gullies; and
- Precinct 5: Beecroft Heritage Town Centre.

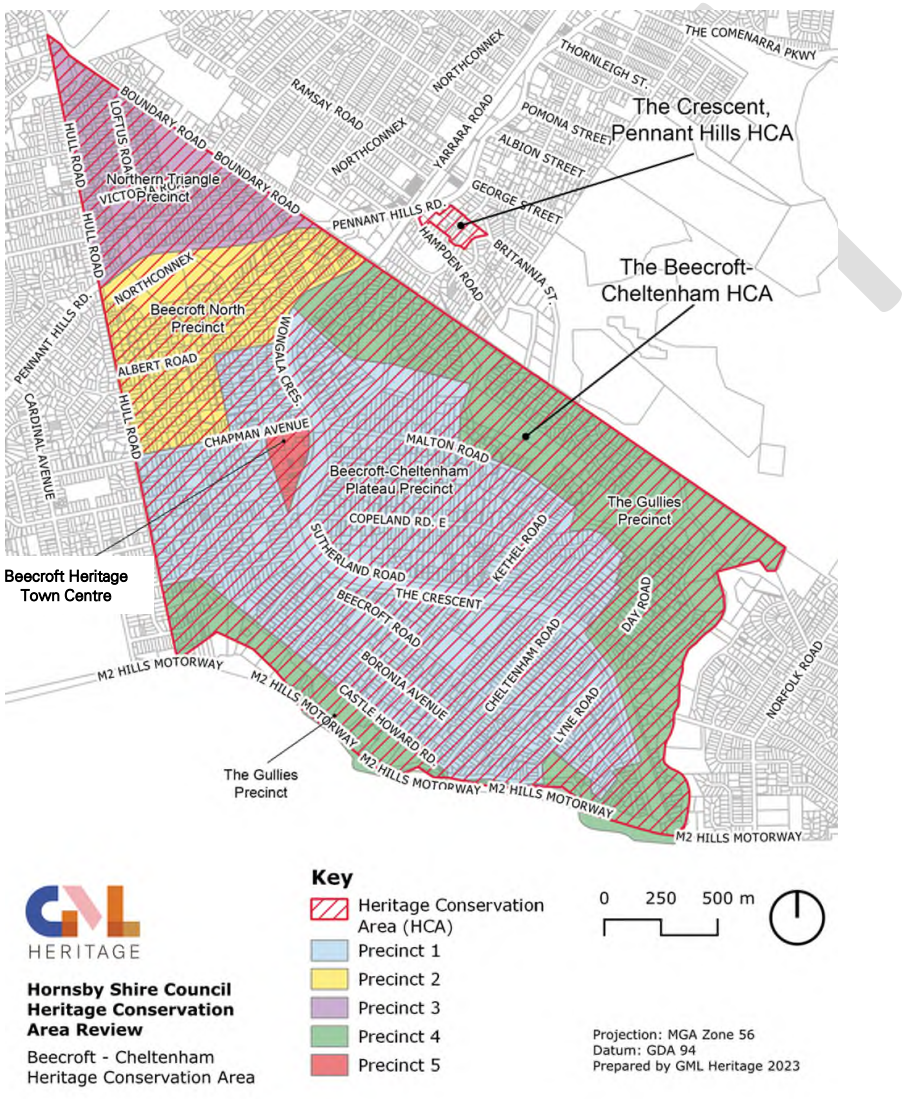

Figure 19: Existing Beecroft - Cheltenham HCA boundaries and 5 precincts

Source: Hornsby Shire Council

3.3.1 The Beecroft/Cheltenham Plateau Precinct

Summary History

This precinct lies within the boundaries of the Field of Mars Common. Subdivision of the area commenced in the 1880s with the first sale of allotments at 'Beecroft Platform' taking place on 9 July 1887. This subdivision comprised 20 allotments in Sections 1 to 8 bound by the railway line to the east, Kirkham Street in the south, Castle Howard Road and Hull Road to the west, and Malton Street to the north.

Approximately 70 percent of the land was taken up at the first sale of the Field of Mars Common and houses first appeared in the area from 1887. By 1891 there were at least 48 occupied houses in the area including Victorian villas, small cottages and orchard cottages.

Development of the area initially centred on the railway platform at Beecroft. Housing spread southwards from Beecroft from 1898 when Cheltenham Railway Station was established following community pressure led by local resident William Chorley. Home building and population on the flat area near the railway station area increased from the late 1890s and peaked in the Federation period before World War I.

The original large allotments and villa properties were progressively subdivided, and Federation cottages proliferated in the area. Some of the re-subdivisions in this period include Beecroft-Cheltenham in 1906, Ramona Estate (1911), Wandeen Estate (1913), Herring Estate (1914), Springfield Estate (1913) and Eaton Park (1915).

Building covenants informed the quality/value, maintained one house per lot and stipulated building in brick or stone with Marseilles tile roofs set in manicured garden settings.

There was a burst of interwar and postwar residential development on the plateau area mirroring development trends and architectural typologies across the Sydney region more broadly. The precinct features layers of suburban subdivision, re-subdivision, and development from the original Victorian period of Crown land subdivision of the Field of Mars Common to the 1960s and through to the present day.

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Figure 20: Field of Mars Common - Subdivision of 205 allotments at Beecroft Platform, 1887

(Source: State Library of NSW)

Physical Description

Beecroft/Cheltenham Plateau is the largest precinct and forms the core of the Beecroft/Cheltenham HCA. The precinct is located on both sides of the railway corridor and Beecroft Road, which runs through the centre of the Beecroft/Cheltenham HCA. The Beecroft–Cheltenham Plateau is elevated and flatter than the other precinct areas, but slopes at the north, east and south towards The Gullies Precinct.

The subdivision pattern and siting of the dwellings responds to the topography of the area. In areas of flat terrain, the houses are sited at street level, with the front façade parallel to the street and clear view lines from the street. In areas of undulating land, the houses are situated significantly above or below street level, with their form and siting responding to the topography. The areas of the precinct where the development is largely from the postwar period are marked by cul-de-sacs.

Given its proximity to the railway station and major road networks, the precinct comprises some of the earliest development in the area, including some surviving Victorian dwellings and early Federation houses. The housing stock also consists of interwar and postwar dwellings and infill development towards the fringes of the precinct.

Given the duration of development in the area, from the Victorian era to the 1960s, the streetscape is varied. There are variations in the dwelling design, based on their architectural style and period, but common built characteristic elements of dwellings in the precinct includes their detached form incorporating traditional forms, proportions, and materiality, low scale of single or two storeys, and their siting within the lot demonstrating a direct response to the topography.

The dwellings are set within garden settings with formal front lawns, young plantings and mature trees. The properties are typically fronted by low hedges or timber, brick or stone fences. In addition to private plantings and gardens, the streetscape is also characterised by tall mature trees.

Analysis

The Beecroft–Cheltenham Plateau forms the core of the HCA. Its historic character and heritage significance remain largely intact. The area retains a substantive collection of original houses and intact streetscapes. It has a high level of integrity that has not been significantly impacted by recent change or development. The character of significant gardens and street plantings within this precinct contributes to the heritage value of the HCA and should be retained to further enhance streetscape character.

Recommendations

Beecroft/Cheltenham Plateau Precinct should be retained in the Beecroft- Cheltenham HCA.

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3.3.2 Beecroft North Precinct

Summary History

The Beecroft North Precinct lies within the area of the previous Field of Mars Common. Subdivision in the precinct took place in the 1880s with the western portion comprising Crown allotments advertised for sale by auction in August 1887 and the northeastern sector in December 1893.

These two subdivisions of the Field of Mars Common comprised larger allotments than those created in the Beecroft Village subdivision. A total of 115 portions were advertised for sale on 27 August 1887 ranging in size from ½ an acre to over 4 acres. Similar sized allotments were offered for sale by auction in December 1893.

Large parts of this precinct remained undeveloped until the postwar period. A feature of the precinct until the 1960s was substantial pockets of remnant bushland.

Landholdings in the area were subdivided in the 1960s, conforming to the undulating topography and preserving some of the remanent bushland.

The most recent development continues the general pattern of resubdivision and architectural development of substantial late twentieth-century brick contemporary houses characteristic of Sydney's northwestern suburbs.

Physical Description

The topography of this precinct is steeper than that of the Beecroft/Cheltenham Plateau. It is characterised by detached low-scale housing on large blocks with formal gardens and mature trees and fronted by low fences. The predominant subdivision pattern and development is largely from the mid-twentieth century. The precinct has a mix of housing from the mid–late twentieth century and early twenty-first century with no distinct architectural typology or historic character. Some earlier Federation Bungalows are scattered throughout the precinct, and some properties have undergone subdivision.

Similarities with the Beecroft/Cheltenham Plateau include the retention of the key subdivision pattern which responds to the topography of the area, siting of dwellings parallel to the street along flatter sites, the bushland setting, significant street plantings, the location of dwellings within a garden setting, consistent setbacks and low front fences.

Analysis

While the precinct was historically a part of the Field of Mars subdivision, it has no defined or cohesive historic built form character, instead largely reflecting a mix of mid-century architectural styles and later contemporary development.

The topography of the place, relationship between the streets and landform, remnant native bushland and the siting, setbacks and form of the housing stock in response to the terrain all contribute to the aesthetic value of the wider HCA.

The subdivision pattern is demonstrated and appreciable in the street arrangements and lot layout including cul-de-sacs and crescents which are a key feature of the subdivision design.

Recommendations

The precinct should be retained in the HCA, reflecting the heritage significance of the topography, public domain interface, native bushland, setbacks and form of housing stock.

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3.3.3 The Northern Triangle

Historical Summary

The Northern Triangle Precinct lies within the Field of Mars Common. Crown land within this area was advertised for sale by auction in March 1888 and December 1893.

The area was sparsely developed following the subdivision of the Field of Mars Common and was largely occupied by farms, dairies and orchards. It remained substantially rural until the 1960s.

In 1923 and again in 1929, Killaloe Estate represents an initial attempt at residential subdivision, comprising land fronting Killaloe Avenue and Victoria, Loftus and Pennant Hills roads. This estate lay within the extensive landholdings of Donnelly Fisher.

Photographs from aerial surveys in 1951, 1961 and 1965 show the transition from farming to suburban allotments and the successive waves of development throughout the area, excepting a large triangular site fronting Boundary Road and Victoria Road, being the site of the former Lutanda Children's Home (the present site of a retirement village) built in 1949. Lutanda Children's Home closed in 1984 and the house was demolished to make way for the present retirement village.

The precinct has undergone a 'new wave' of housing development from the late twentieth century to the present. This wave has been characterized by the 'knockdown and rebuild' of houses on many blocks throughout the area and contemporary development in parts of the HCA such as Killaloe Avenue with townhouse developments on consolidated allotments or knock-down rebuilds and the occasional battleaxe blocks as in Star Crescent.

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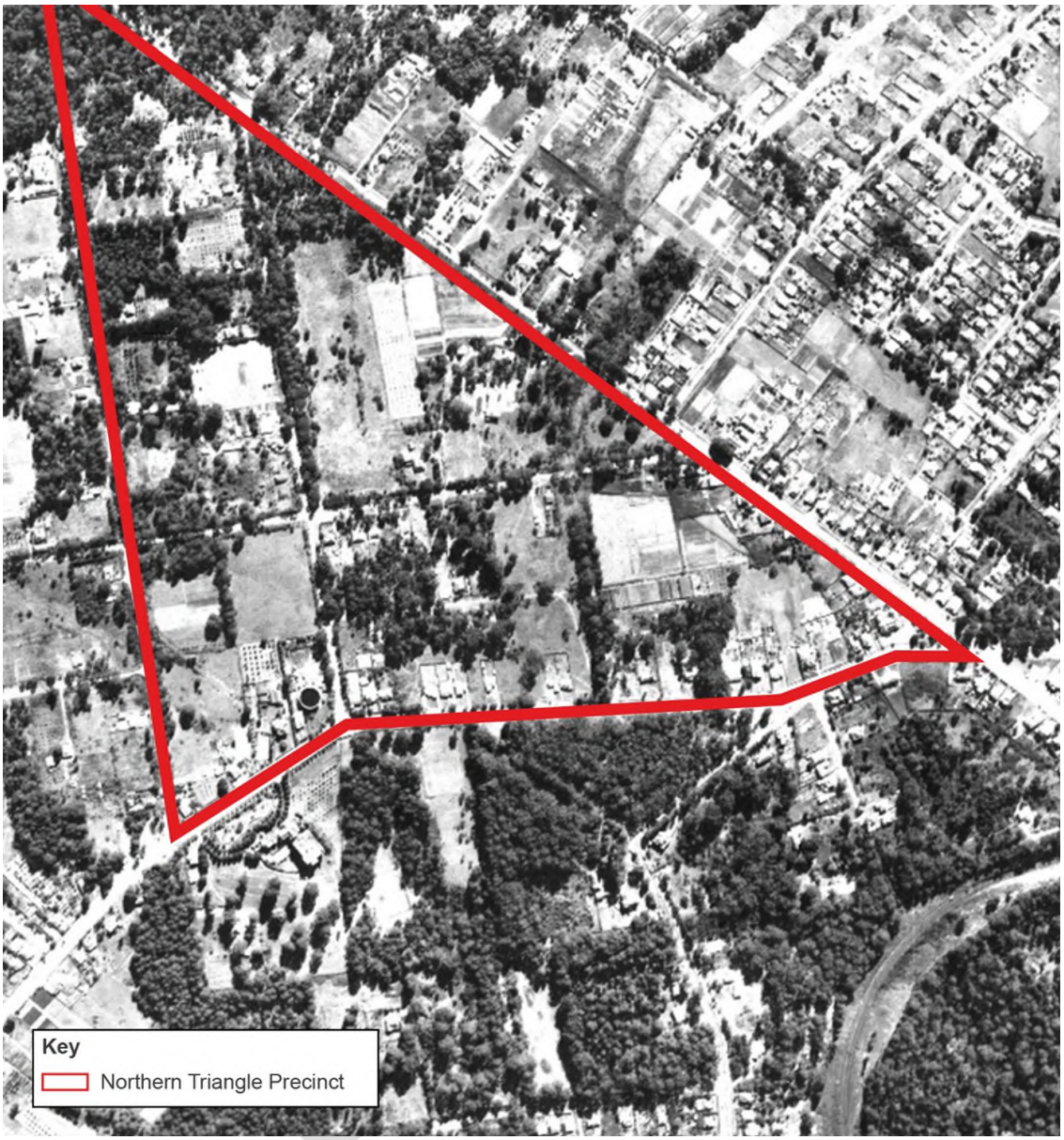

Figure 21: 1951 aerial survey of Sydney showing large farming/orcharding blocks

(Source: NSW Spatial Services)



Figure 22: 1961 aerial survey of Sydney showing subdivision of former farms/orchards

(Source: NSW Spatial Services)



Figure 23: 1965 aerial survey of Sydney showing subdivision of former farms/orchards

(Source: NSW Spatial Services)

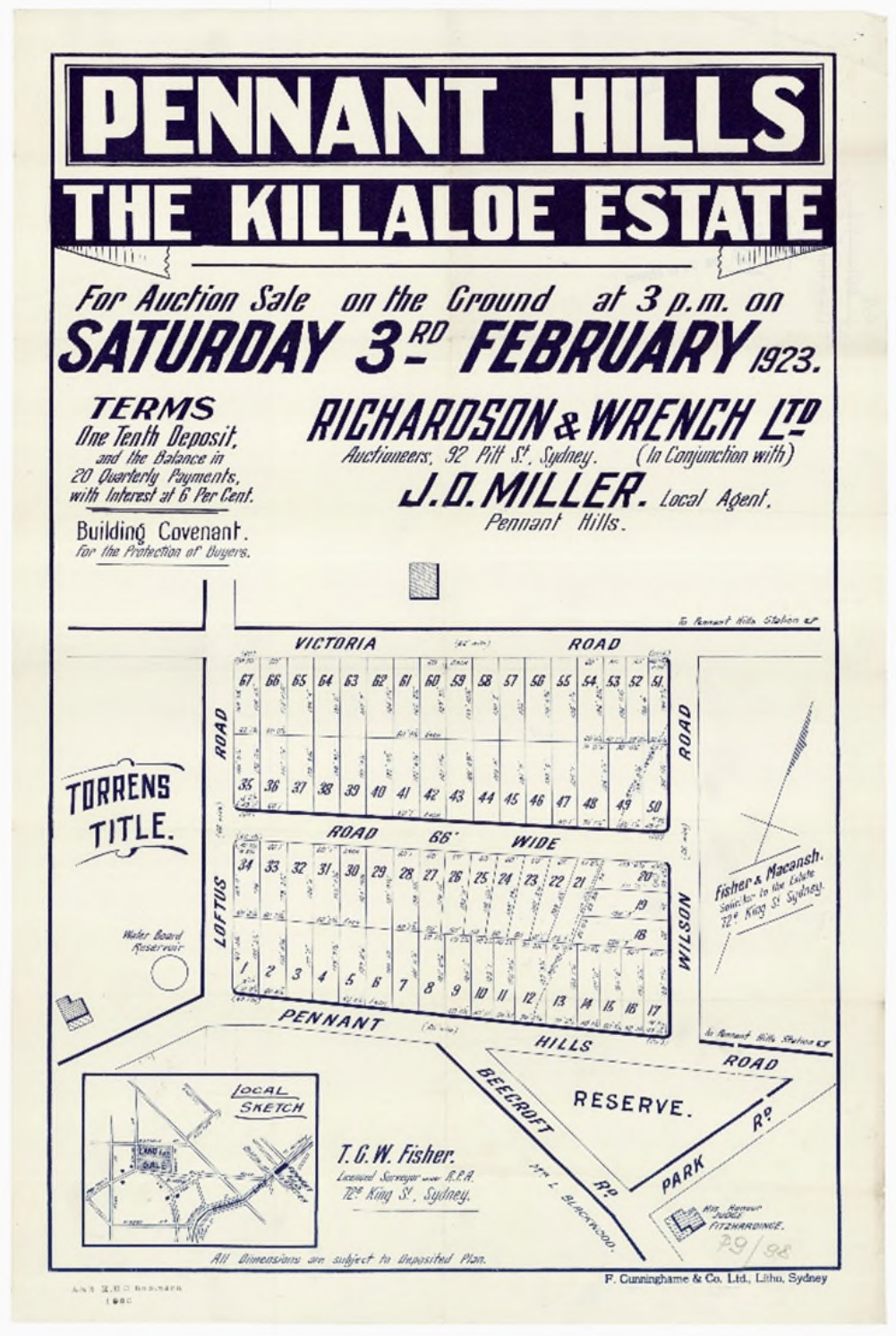

Figure 24: Killaloe Estate real estate poster, 3 Feb 1923

(Source: State Library of NSW)

Physical Description

The Northern Triangle Precinct is situated in Pennant Hills and is separated from the remaining HCA by the Cumberland Highway (Pennant Hills Road).

The undulating landform has resulted in an irregular subdivision pattern. However contemporary development has compromised the historic subdivision pattern in the area, resulting in consolidated allotments and battleaxe blocks with contemporary dwellings and townhouses.

The streetscape is marked by juvenile tree plantings and some remnant bushland. The precinct is characterised by mid–late twentieth century and contemporary infill development comprising detached houses set within formal gardens with well-established trees on private property and public domain. While sections of the precinct demonstrate consistency in the low scale, setbacks, building siting, orientation and materiality, there is little cohesive historical architectural character evidenced by the extant building stock within the precinct.

The precinct exhibits a local character and urban amenity defined by low-scale residential development, large lot sizes, garden setting, and native and cultural plantings.

Analysis

The Northern Triangle Precinct is located north of the Cumberland Highway, encompassing part of Pennant Hills west of Boundary Road to Hull Road. The precinct retains a core of intact, mid to late twentieth-century detached predominantly brick single and two storey houses of varying designs.

Recent development has compromised the contributory value of many streets in the Northern Triangle. This is similar to the Northern and Gullies precincts which are recommended for removal as HCAs, as they exhibit little, if any, heritage value or architectural cohesion that demonstrates harmonious aesthetic or sensory qualities.

The Northern Triangle was originally listed as part of the Beecroft/Cheltenham HCA because it formed a subdivision of the Field of Mars Common, yet since the late twentieth century the Cumberland Highway has been widened and it now forms a major physical boundary/barrier separating the Northern Triangle from the remainder of the HCA.

The Northern Triangle Precinct is located in the suburb of Pennant Hills and not in Beecroft/Cheltenham.

The integrity of the historic subdivision pattern has been adversely impacted by more recent lot amalgamation and contemporary residential development that has resulted in the loss of historic landscape and architectural character. Recent development has compromised the contributory vales of many streets in the Northern Triangle and exhibit little, if any, heritage values or architectural cohesion.

Recommendation

The Northern Triangle Precinct should be removed from the Beecroft-Cheltenham HCA within the HLEP due to its physical separation delineated by the Cumberland Highway and lack of identifiable built form and historical character.

Individual heritage items should be retained. Further investigation should assess whether any additional properties or cultural plantings meet the criteria for individual heritage listing.

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3.3.4 The Gullies Precinct

Summary History

This precinct lies within the Field of Mars Common. Lying on the steep slopes of Devlins Creek and Byles Creek catchment areas east and west of the main Beecroft–Cheltenham Plateau, these areas were subdivided into larger portions and advertised for sale by auction as part of several subdivisions, principally in August 1887, March 1888 and June 1891. The land in this area was not considered suitable for farming or orchards, nor was it attractive for residential development, given the difficult terrain.

Development in Beecroft and Cheltenham tended to conform to the ridge lines until as late as the 1960s. Consequently, land in the area remained largely undeveloped until that time.

New release allotments at Cheltenham in late 1958 boasted a 'beautiful bushland setting…5 minutes station' with '55ft frontages'. Ten years later, ¼ acre lots featuring a 'glorious bushland setting with 'magnificent views' were promoted for sale at Cheltenham Heights by Hooker-Rex Pty Ltd. The Cheltenham Gardens Estate offered eight large blocks in a 'peaceful bushland setting' off Day Road between Day Road and Cheltenham Road in 1969 with some level blocks and others 'sloping and offering interesting scope to the modern architect'.[2]

The Gullies Precinct area, previously unattractive to buyers, became a desirable location in which to build. The Late Twentieth Century Sydney Regional school of architecture favoured building on rugged, natural, steeply sloping sites and retaining natural bushland around houses. Master Builders such as Pettit + Sevitt, and Lynton Constructions Pty Ltd built exhibition homes in this area. There was also a Hooker Rex estate with a Master Builders Group 4 homes centre featuring nostalgic and contemporary designs by Haines, Maxwell, Maas and Hooker.

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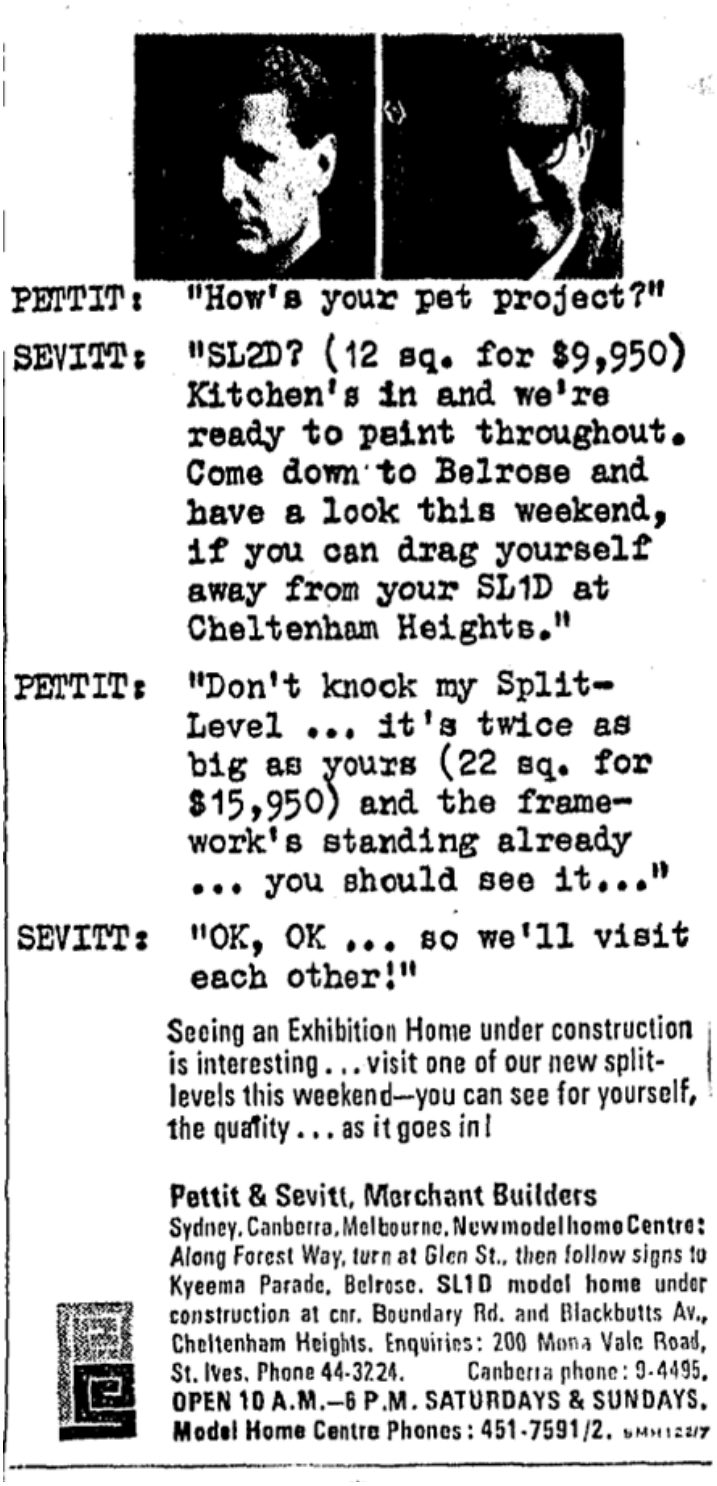
[2] 'Advertising', Sydney Morning Herald, 4 October 1969, p 45, State Library of NSW, Sydney Morning Herald 1955–1995.



Figure 25: Cheltenham Heights Home Centre

(Source: Sydney Morning Herald, 21 October 1967, p 45)



PETTIT: "How's your pet project?"

SEVITT: "SL2D? (12 sq. for $9,950) Kitchen's in and we're ready to paint throughout. Come down to Belrose and have a look this weekend, if you can drag yourself away from your SL1D at Cheltenham Heights."

PETTIT: "Don't knock my Split-Level ... it's twice as big as yours (22 sq. for $15,950) and the frame-work's standing already ... you should see it..."

SEVITT: "OK, OK ... so we'll visit each other!"

Seeing an Exhibition Home under construction is interesting ... visit one of our new split-levels this weekend—you can see for yourself, the quality ... as it goes in!

Pettit & Sevitt, Merchant Builders

Sydney, Canberra, Melbourne. New model home Centre: Along Forest Way, turn at Glen St., then follow signs to Kyeema Parade, Belrose. SL1D model home under construction at cnr. Boundary Rd. and Blackbutts Av., Cheltenham Heights. Enquiries: 200 Mona Vale Road, St. Ives. Phone 44-3224. Canberra phone: 9-4495.

OPEN 10 A.M.—6 P.M. SATURDAYS & SUNDAYS.

Model Home Centre Phones: 451-7591/2.

Figure 26: Cheltenham Heights Model Home Centre, Pettit + Sevitt homes

(Source: Sydney Morning Herald, 16 December 1967)



CHELTENHAM

8 CHOICE HOME SITES RIGHT AT STATION

"CHELTENHAM GARDENS ESTATE."—LOTS 1 TO 8.
(Off Day Road, between DAY ROAD and CHELTENHAM ROAD).

EACH LOT TO BE OFFERED SEPARATELY.

This is an attractive new subdivision of large blocks in a peaceful bushland setting, and most conveniently located to all facilities. Handy to schools, churches and shopping and only minutes from CHELTENHAM RAILWAY STATION with a good service to Sydney. The land is cleared and ready for immediate building. Most lots are level—some are sloping and offer interesting scope to the modern architect. SEWER, WATER, ELECTRICITY available. Tar-sealed road, kerbed, guttered. Brochure from Co-Agent:

BRUCE LYON PTY. LTD., 86-7266
Inquiries: PARRAMATTA OFFICE, 635-8311.
Solicitor: R. A. McKERN.

SAT., 18th OCTOBER, 10.30 a.m.
ON THE SITE — WET OR FINE

Figure 27: Auction sale advertisement

(Source: Sydney Morning Herald, 20 September 1969)

Physical Description

This area is defined by steep topography and remnant native bushland and is characterised by significant mature trees and dense tree canopy. The road network and subdivision pattern are a result of the locality's steep topography, with roads following prominent ridgelines.

Development is largely from the mid-twentieth century onwards. The houses are generally sited back from the road due to the steep topography. Some more recent subdivisions have occurred. There is limited visibility of housing stock from the street due to the topography and extensive tree canopy. The housing is a mix of mid to late twentieth century and early twenty-first century, with some prominent architect-designed Sydney School style project home dwellings present in the area.

The orientation and siting of the dwellings within their allotment is not consistent across the precinct and generally responds to the lot's aspect and topography. The dwellings are set amid formal gardens and established plantings.

Analysis

Although the precinct was historically a part of the Field of Mars subdivision, it remains distinct, in terms of its topography, landscape and built character, from the central part of the Beecroft/Cheltenham HCA. The area is characterised by late twentieth century, early twenty-first century and contemporary dwellings. Although the area demonstrates the continued suburban development of Beecroft with large houses on generous allotments, it does not retain a cohesive historic character that is a key attribute of an HCA. However, the distinct topography, bushland, plantings and natural features of the area should be retained through appropriate planning and development controls.

The area has retained subdivision patterns from the postwar period which are indicative of a key period of development of the local area.

The Gullies Precinct contains dwellings designed by prominent Sydney School architects and master built project homes by Sydney's leading companies which increased the desirability of The Gullies for residential purposes in the postwar period and today contribute to defining the character of the area.

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The topography of the place, spatial relationships between the streets and landforms, remnant native bushland and the siting, setbacks, form and design of the dwellings within the terrain all contribute to the overall aesthetic value and sensory appeal of the HCA. Some sites on high ground in the precinct enjoy views and vistas to the surrounding bushland

Recommendations

The Gullies Precinct should be retained as a precinct in the Beecroft-Cheltenham HCA in the HLEP.

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3.3.5 Beecroft Heritage Town Centre

Summary History

The Beecroft Heritage Town Centre Precinct lies wholly within Sections 5 and 6 of the 'Beecroft Platform' subdivision sale which took place on 9 July 1887 (Figure 27).

The original allotments were resubdivided progressively to form a shopping village for the surrounding locality.

Shops appeared in this precinct to service the growing residential population in Beecroft and Cheltenham. Conveniently located at the Beecroft Station, in about 1900 there was a butcher, grocer, estate agent, haberdasher, bakehouse, shoe repairer and chemist. The retail area adjoining Beecroft Station continued to develop in the prewar period to include two greengrocers, a dentist and two motor garages.

In 1904 Section 6 of the Beecroft Platform subdivision was substantially resubdivided and 14 allotments were advertised for sale in Hannah Street, Railway Crescent and Beecroft Road, forming retail and residential sites.

The local shopping centre continued to flourish in the interwar and postwar periods. New subdivisions in The Gullies Precinct in the 1960s increased the residential population and impacted retail development at Beecroft Village. Additional shops and retail services were built throughout the precinct including, in 1961, the Beecroft Village Arcade, with its own carpark, along the northern side of Hannah Street. Clothing stores, antiques shop, arts and music stores, grocery and food stores, and retailers such as banks, chemists, a drycleaner, hairdressers and health services proliferated reflecting the burgeoning community.

A new shopping centre, the Module complex, was built in 1972 complete with its own carpark. The Beecroft Village Arcade was expanded at about the same time.

The most recent wave of development was in 2017 and comprised the construction of Beecroft Place, a medium-density mixed use development on the corner of Hannah Street and Beecroft Road. It included 27 retailers (including Woolworths) with 130 apartments above.

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Figure 28: Then and now comparison of Beecroft Road

looking south in 1936 and 2018 showing the present Beecroft Place shopping centre.

(Source: Hornsby Shire Recollects)

Physical Description

Beecroft Heritage Town Centre is situated between Beecroft Station in the east and Beecroft Road in the west. Historically, it was the commercial heart of Beecroft, developed as a result of its proximity to the railway station in the late 1890s and early 1900s to serve the growing local population.

Currently, the precinct consists of late twentieth-century and contemporary commercial and mixed use multistorey development. Newer development has introduced bulkier contemporary built forms and materials. This has compromised the predominately low scale historic character and former architectural quality of the streetscape, including original lot sizes and building orientations.

Some remnant historic residences and shops from the Federation to interwar period have been retained and are protected as heritage items. These include a Victorian dwelling along Beecroft Road, the historic Post Office building at the intersection of Hannah Street and Beecroft Road, and Federation shops along Wongala Crescent. Some Federation shops are extant along Hannah Street and Wongala Crescent but their integrity has largely been compromised by unsympathetic additions and removal of characteristic features. The heritage context of the precinct is demonstrated in Figure 29 below.

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Beecroft Heritage Town Centre

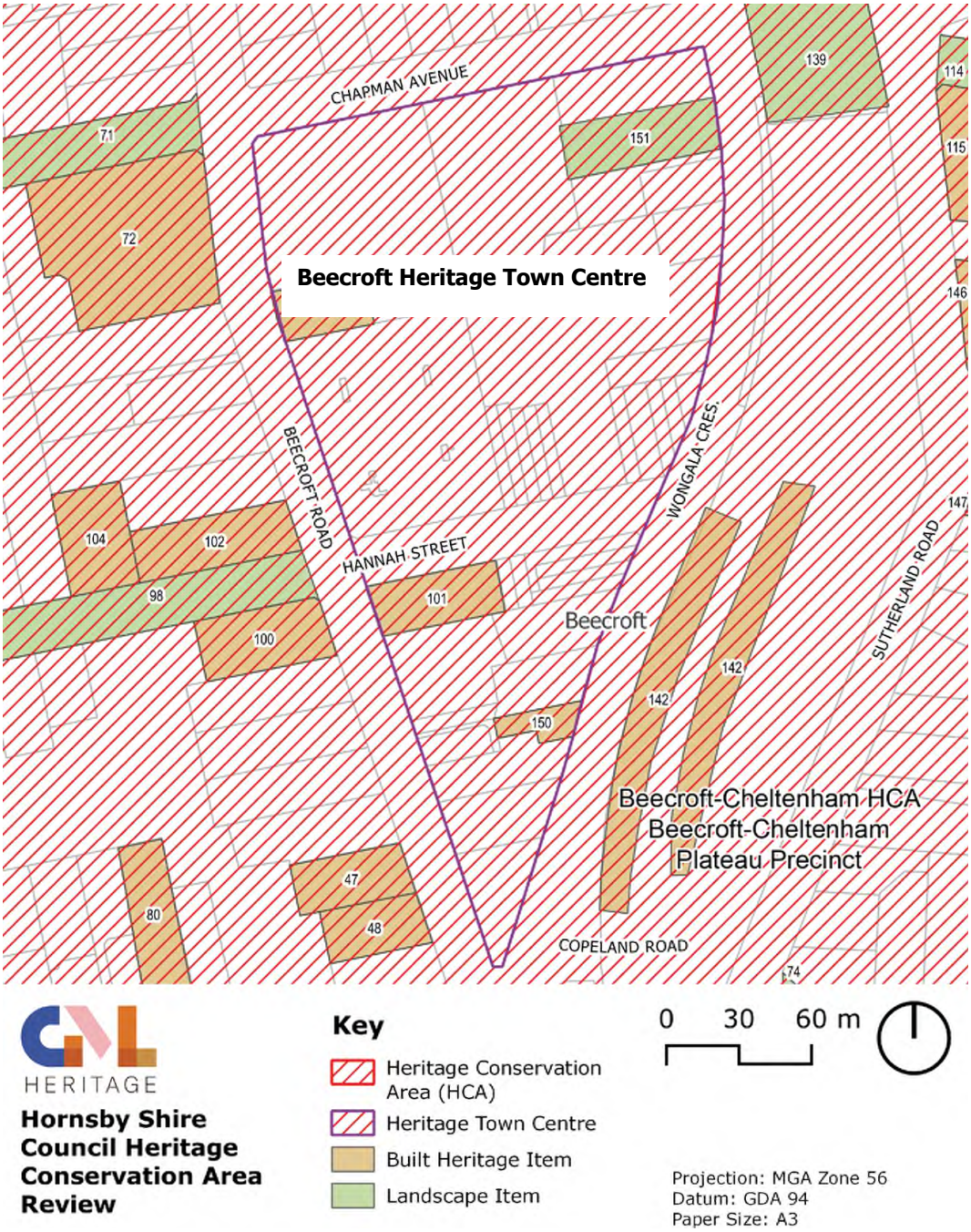

Figure 29: Existing heritage context of Beecroft Heritage Town Centre

(Source: GML Heritage)

Analysis

Recent development within the precinct has resulted in the demolition of original shops and houses and construction of large, four-storey mixed use development and residential flat buildings on consolidated lots. This recent development responds to the landuse zoning and maximum building height of 16.5m for the entire precinct.

The northern portion of the precinct is zoned R4 High Density Development, while the southern portion is zoned B2 Local Centre. The southern portion has a floor space ratio of 2:1, which allows for double the uplift. Some original shops have been retained on Wongala Crescent and Hannah Street, and these streets retain some sense of the former 'village'. Generally, however, much of the precinct has not retained sufficient physical evidence, integrity or historic character to be appropriately managed as part of the Beecroft/Cheltenham HCA.

Recommendations

An interpretation plan for the precinct should be developed and implemented to enable residents and visitors to understand and appreciate the historical development of Beecroft Town Centre, including its First Nations history.

3.3.6 Revised Statement of Significance

The Statement of Significance for the Beecroft-Cheltenham HCA should be the following:

- The Beecroft-Cheltenham Heritage Conservation Area is significant as an example of a government subdivision that was used to fund the development of a railway line. The area developed from 1893 as a township due to its proximity to Beecroft Station.
- The Heritage Conservation Area demonstrates a multi-layered history of suburban subdivision, re-subdivision and development from the initial boom period of the Victorian Crown land subdivision of 1887 to the 1960s, and less noticeably to the present day.
- The Beecroft-Cheltenham Heritage Conservation Area contains a varied collection of buildings from the Victorian, Federation, interwar, and postwar periods, with some in the Arts and Craft style. There have been comparatively few demolitions to interrupt the 'development diary'. Constant re-subdivision of large original allotments has resulted in increasing residential densities without much loss to the original built form along the major street frontages.
- The Beecroft Heritage Town Centre has historic value as the main connection between Beecroft Station and the suburbs to the west. It borders an important public reserve (Beecroft Village Green) and community buildings including the Beecroft School of Arts and the Beecroft War Memorial that collectively represent the civic aspirations for the growing suburb. The continuing focus in the Beecroft village for day-to-day activities, together with the community buildings, clubs and activities, show an enduring sense of community attachment to the locality.
- Notwithstanding that late twentieth-century and contemporary infill development has compromised the overall historic streetscape character in Beecroft North and the Gullies, the undulating topography, road network, subdivision pattern, building siting, orientation and setbacks that respond to the landforms, with dwellings set within gardens and remnant bushland demonstrate a distinctive Australian suburban aesthetic which is of heritage significance.

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3.4 Hornsby West Side HCA

The Hornsby West Side Heritage Conservation Area comprises a group of three discrete and individually listed. Precincts. They are not contiguous and are labelled as separate Conservation Areas in Schedule 5 Environmental Heritage of the HLEP. The precincts are the Mount Errington Precinct (C3), the Pretoria Parade Precinct (C4) and the Peats Ferry Road Precinct (C5).

3.4.1 Mount Errington Precinct (C3)

Summary History

Part of the Mount Errington Precinct was subdivided in 1886 by Burns, Withers & Smith at Hornsby Junction. This included land in Dural Street, William Street, Ashley Street and Frederick Street. A decade later, on 12 December 1896, 0.5 to 0.75-acre allotments were offered for sale by auction at Mount Errington, Hornsby Junction, west of the 1886 subdivision. Allotments fronted Lisgar Road, Rosemead Road, William Street, Dural Road and Ashley Street.

The following year (1897) Anne Roberts, wife of Oscar Garibaldi Roberts, purchased 1.5 acres of land at the corner of Rosemead Road and Dural Street and erected a large house called 'Mount Errington'. Roberts was the co-owner of Fairfax and Roberts Jewellers of Sydney. Roberts subdivided the property

in October 1913. By this date there were several houses dotted throughout the area and following the 1913 subdivision, Federation and interwar homes were erected on these new 23 lots.

Physical Description

The topography of the area is steep, and properties along Dural Street and Lisgar Road are located on precipitous slopes. Characteristic housing in the precinct dates from the Federation and interwar periods. Dwellings generally retain their cultural plantings and garden setting. The mature street plantings and landform contribute to the setting. Several contemporary residential developments have compromised the cohesion of the historic streetscape character of the HCA. Nonetheless, the newer dwellings have retained the prevalent historic subdivision pattern and spatial arrangement of the precinct, and the relationships between built form and the garden settings.

Analysis

Characteristic housing in the Mount Errington Precinct dates from Federation to the interwar period. The dwellings retain their early subdivision pattern, established garden setting and cultural plantings and landform contribute to the setting. However, the historic character of some streets within the HCA, such as Ashley Street and William Street, has been compromised by late 20th century and contemporary infill development of a scale and style that detracts from the historic character of the HCA.

Recommendations

The Mount Errington Precinct should be retained as an HCA under the HLEP.

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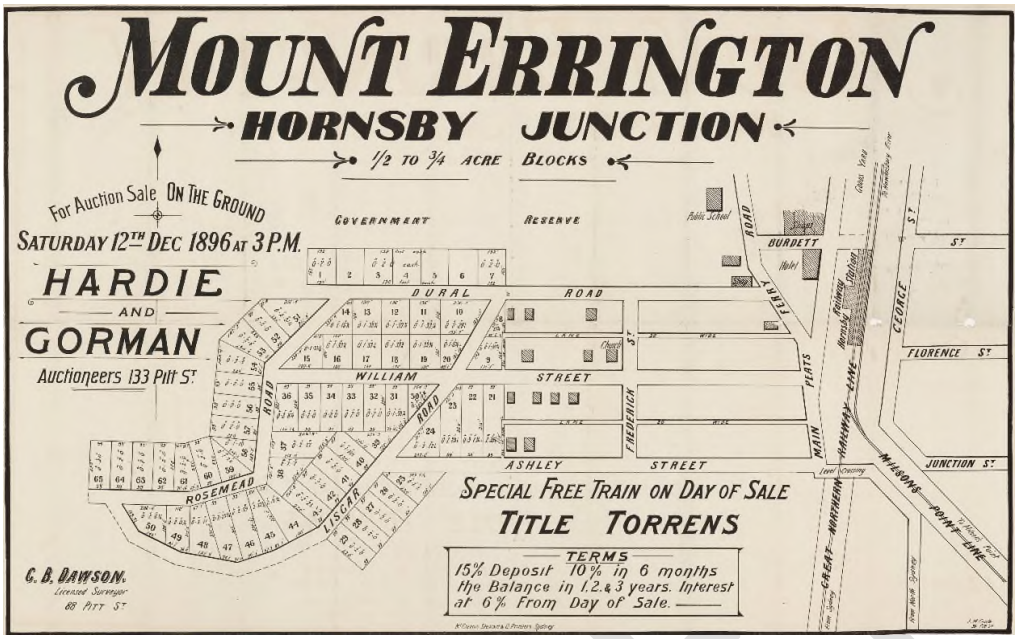

Figure 30: Estate poster for Mount Errington, Hornsby Junction, December 1896.

(Source: State Library of NSW)

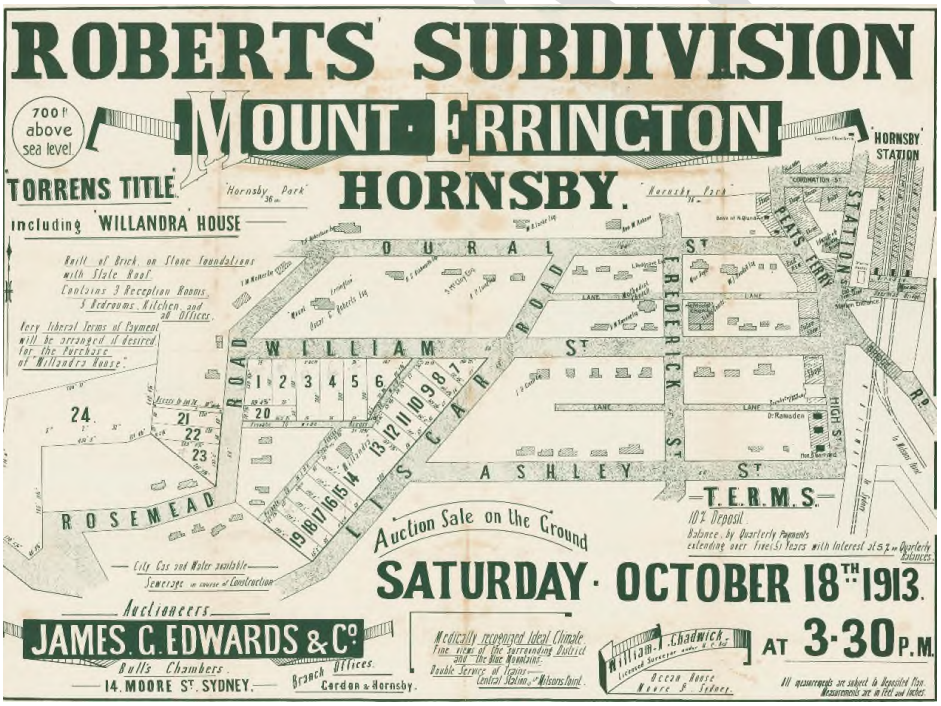

Figure 31: Subdivision poster for Mount Errington Hornsby, October 1913.

(Source: State Library of NSW)

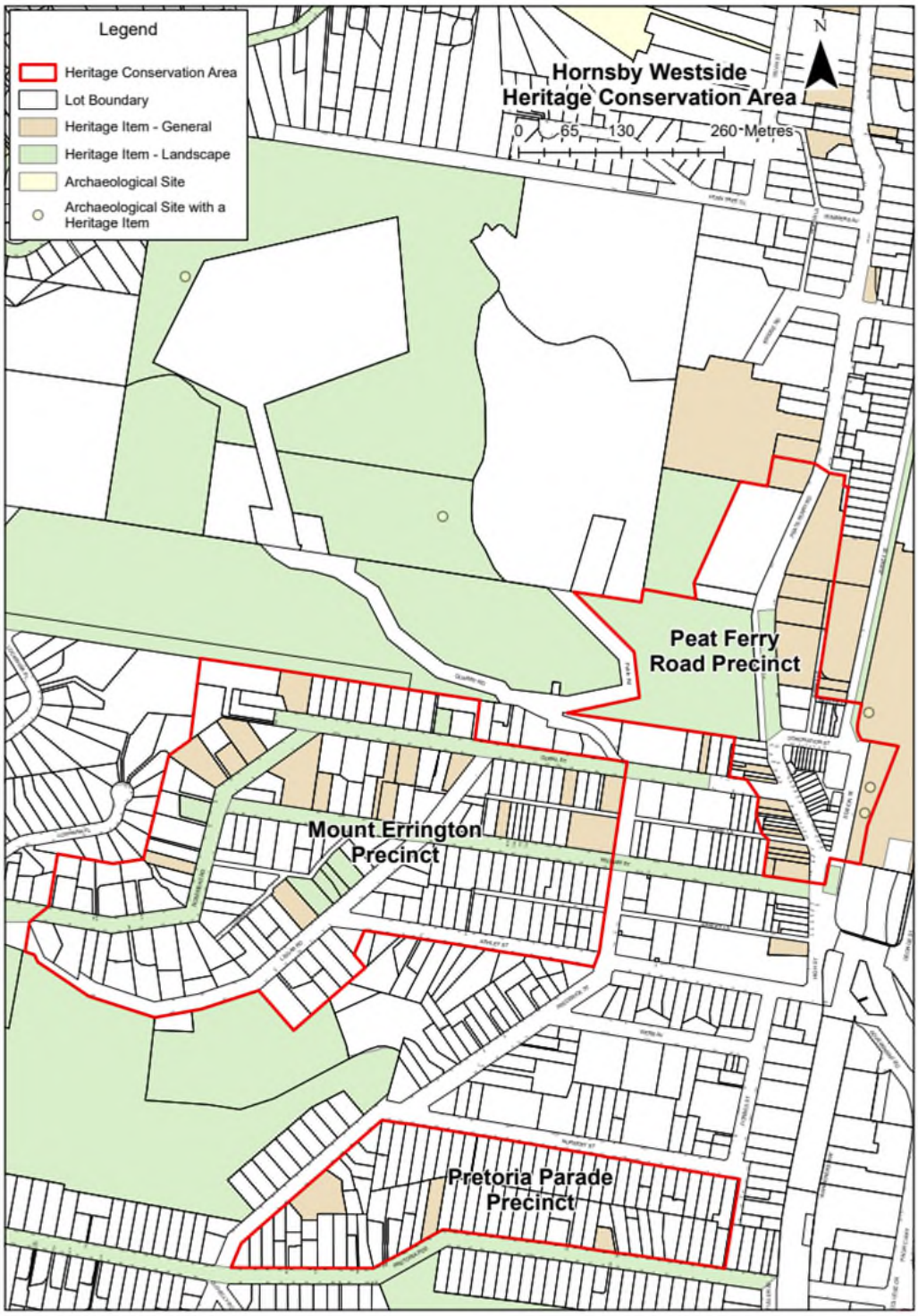

Figure 32: A map of the Mount Errington Precinct.

(Source: Hornsby Shire Council)

3.4.2 Pretoria Parade Precinct (C4)

Summary History

Following the construction of the North Shore and Northern railway lines to Hornsby Junction, developers/speculators Burns, Smith and Withers subdivided land west of the Northern Line in 1903 into blocks of 1 acre and upwards. Pretoria Parade was described in the sales advertisement as a 'direct road (formed and metalled) from the station—only a few minutes' walk'[3] The auction attracted about 500 people but only about half a dozen blocks were sold and 'lots on the good level ground did not reach the desired reserve price.'[4]

Further sales took place in the Mount Pretoria Estate over the following years. Portions of the estate were advertised for sale as late as August 1924. In the intervening period, owners commenced resubdivision of their land, such as the Reddy Estate in April 1910 comprising 31 allotments along the north side of Pretoria Parade and south side of Nursery Street. WJ Black was responsible for at least two separate subdivisions of parts of the Mount Pretoria Estate fronting the south side of Pretoria Road.

Some of the larger blocks have been resubdivided into battle-axe blocks in the last half-century. There has also been some contemporary infill development.

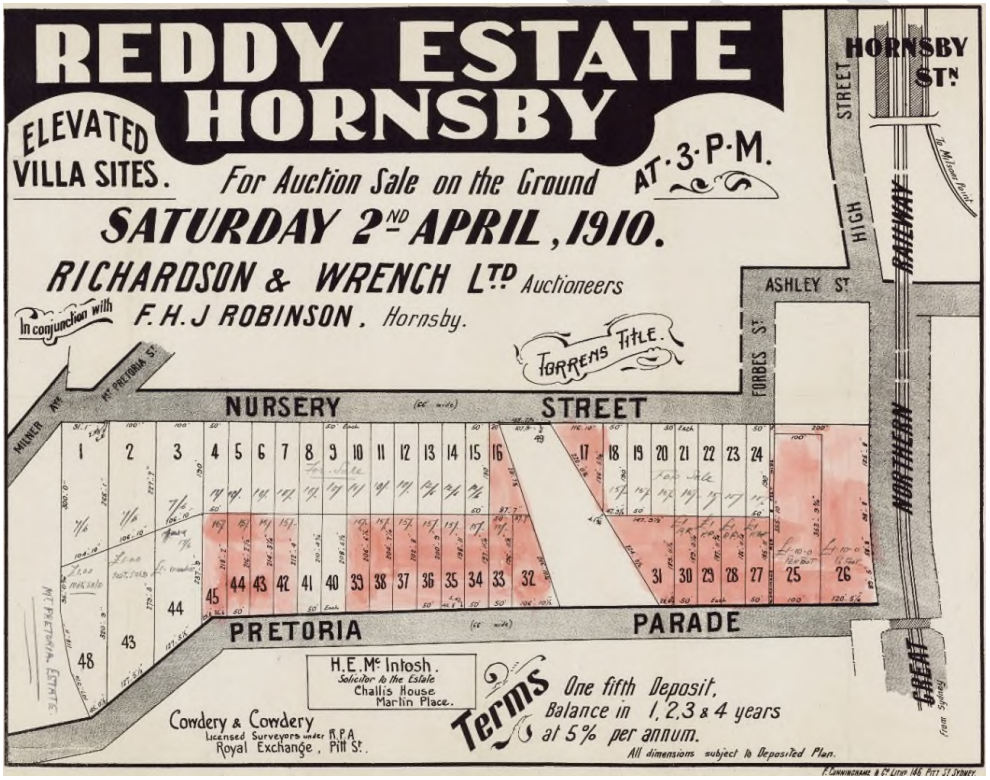

Figure 33: Real estate poster promoting the Reddy Estate, Hornsby, April 1910.

(Source: State Library of NSW)

[3] 'Advertising', *Daily Telegraph*, 7 November 1903, p 7, Trove, National Library of Australia, viewed 7 Jul 2022 <http://nla.gov.au/nla.news-article237584102>.

[4] 'Hornsby', Cumberland Argus and Fruitgrowers Advocate, 12 December 1903, p 10, Trove, National Library of Australia, viewed 8 Jul 2022 <http://nla.gov.au/nla.news-article85685232>.

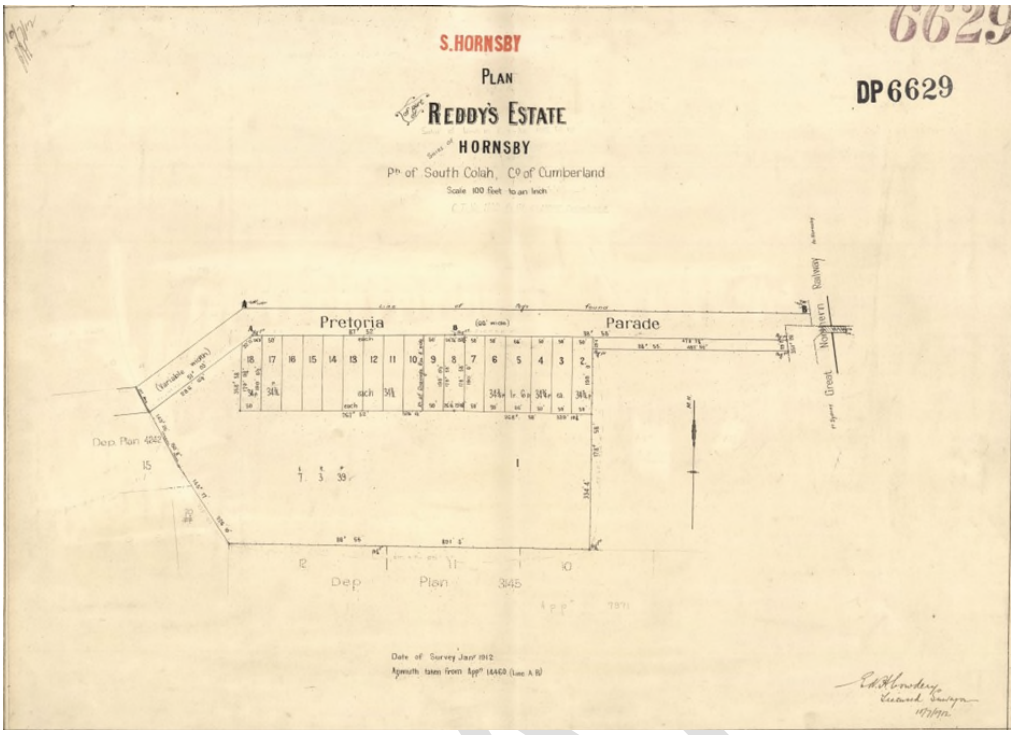

Figure 34: DP 6629 comprising a plan of Reddy's Estate Hornsby, surveyed July 1912

(Source: NSW Land Registry Services)

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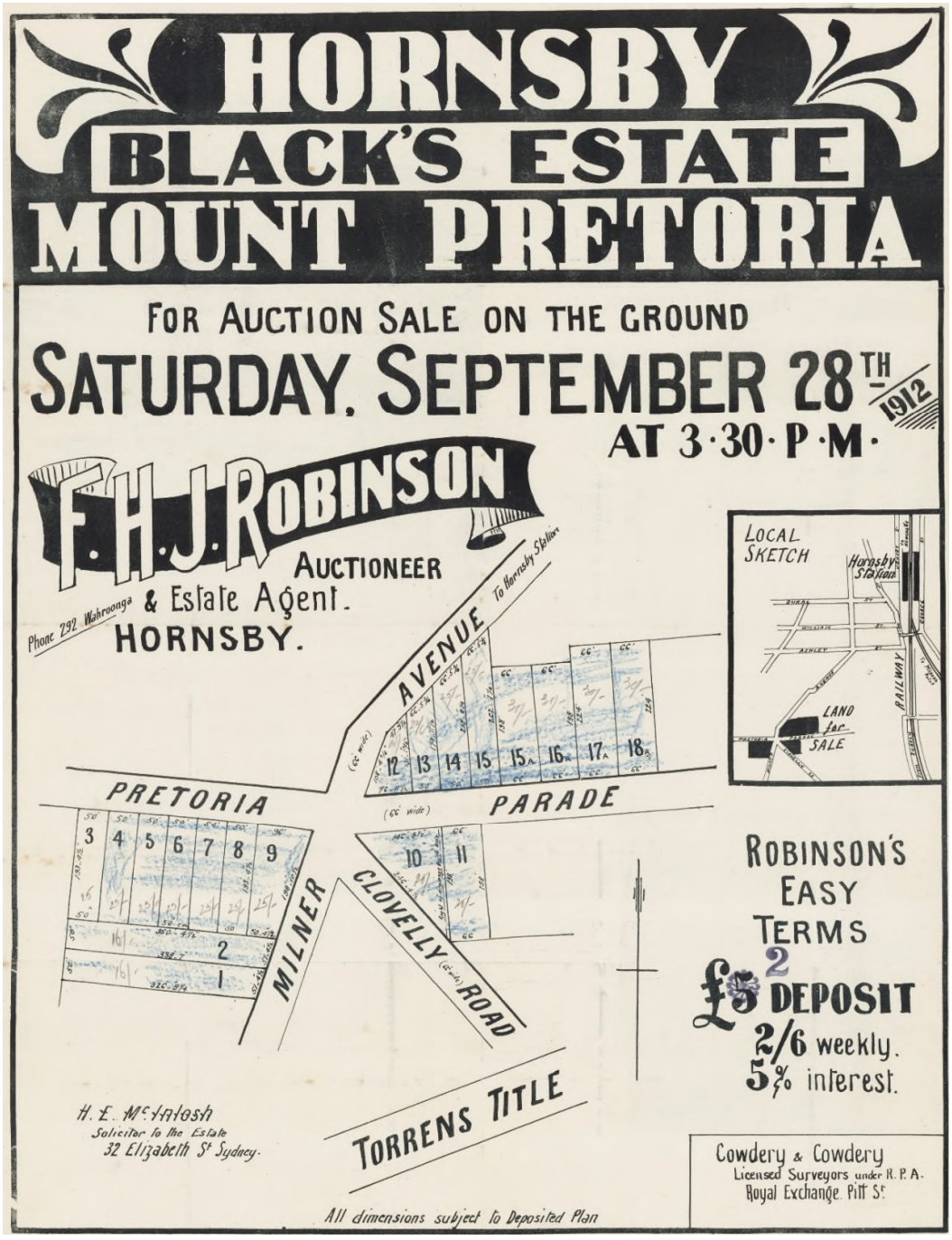

Figure 35: Real estate poster for Black's Estate, Mount Pretoria, Hornsby, Sep 1912

(Source: State Library of NSW)



Figure 36: Real estate poster for the Cameo Estate, Hornsby, October 1913

(Source: State Library of NSW)

Physical Description

The Pretoria Parade Precinct covers the northern side of Pretoria Parade, part of Frederick Street and the southern side of Nursery Street.

The topography of the area is undulating. Pretoria Parade is relatively flat while dwellings along Nursery Street are elevated and the land slopes downwards to the north and in an east–west direction.

Characteristic housing in the precinct dates from the Federation and early interwar periods.

Most houses in the precinct have front fences which are of a consistent height constructed in timber, stone, wire and masonry with side driveways. Garages are generally to the rear of the property. The houses have a consistent setback with small, landscaped front gardens. Some properties have low hedges defining the boundary to the street. Dwellings generally retain their cultural plantings and garden setting.

Southern Side of Pretoria Parade

Both sides of Pretoria Parade consist of low-scale single-storey detached Federation or Interwar Californian Bungalows located on narrow lots in a regular subdivision pattern. They are set within small gardens and have a consistent building alignment parallel to the street and front and side setbacks. The Federation and Interwar Californian Bungalows comprise forms and features typical of the period including tiled pitched roofs with chimneys, projecting gables to the primary façade with timber bargeboards, front verandahs with timber joinery and timber-framed windows. Similarly Fuller Avenue, located to the east of Pretoria Parade, consists of a row of similar characteristic dwellings.

Overall, the streetscape along Pretoria Parade and some dwellings along Fuller Avenue display a generally good degree of cohesiveness due to their uniform subdivision pattern, setbacks and building alignment, low scale, architectural form and features, and their garden setting. While some characteristic dwellings have undergone modifications, and there are some unsympathetic late twentieth-century and contemporary dwellings, the overall streetscape shows good levels of consistency, integrity and intactness with the characteristic bungalow roof forms being read against the sky and landscape in a rhythmic pattern along Fuller Avenue and Pretoria Parade.

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Streetscape along Fuller Avenue looking east at 2 and 4 Fuller Avenue.



Streetscape along the southern side of Pretoria Parade looking south at the Californian Bungalow at 5 Pretoria Parade.



Streetscape along the southern side of Pretoria Parade looking south at the Californian Bungalows at 25 and 27 Pretoria Parade.



Streetscape along the southern side of Pretoria Parade looking south at the Californian Bungalows at 27 and 29 Pretoria Parade.



Streetscape along the southern side of Pretoria Parade looking south at the Californian Bungalow at 31 Pretoria Parade.



Streetscape along the southern side of Pretoria Parade looking south at the postwar dwellings at 37 and 39 Pretoria Parade which are considered neutral due to their low scale and consistent setting.

Nursery Street and Frederick Street

The landform of Nursery Street varies from Pretoria Parade, which is relatively flat. The topography of Nursery Street is undulating and the land slopes downwards to the north and towards the east. The dwellings along Nursery Street, particularly to the western side, are located significantly above the street level.

The historic streetscape along Nursery Street has been compromised due to uncharacteristic modifications to the historical dwellings such as enclosure of the front verandahs, removal of traditional detailing, addition of garage doors to the primary façade and carports within the front setback. The integrity of the dwellings and the streetscape character has been impacted by these unsympathetic additions. The streetscape also consists of contemporary infill development at several properties.

Similarly, the subdivision pattern and dwelling typology along Frederick Street is also inconsistent with Pretoria Parade.



Streetscape along the southern side of Nursery Street looking south at 51, 55 and 55 Nursery Street.



Streetscape along the southern side of Nursery Street looking south at 45 Nursery Street.



Streetscape along the southern side of Nursery Street looking south at 35 and 33 Nursery Street.



Streetscape along the southern side of Nursery Street looking south at 27 Nursery Street.



Streetscape along the southern side of Nursery Street looking south at 21 Nursery Street.



Streetscape along the southern side of Nursery Street looking south at 17A Nursery Street.

Analysis

The Pretoria Parade Precinct consists of modest single storey dwellings including Federation brick and weatherboard cottages, Inter-War Californian Bungalows and postwar brick cottages. Their setting within narrow lots with front gardens and low-lying street planting contributes to the streetscape character.

The historic streetscape along Nursery Street has been compromised due to uncharacteristic modifications to the historical dwellings such as enclosure of the front verandahs, removal of traditional detailing, addition of garage doors to the primary façade and carports within the front setback. The integrity of the dwellings and the streetscape character has been impacted by these unsympathetic additions.

The southern side of Pretoria Parade comprises Federation, interwar and postwar dwellings similar in character to the dwellings to the northern side. Further investigation would be required to ascertain whether they meet the criteria for inclusion within the existing Pretoria Parade Precinct.

Recommendations

The Pretoria Parade Precinct should be retained as an HCA under the HLEP

The HCA should be expanded to include properties along the eastern side and southern side of Pretoria Parade, and a portion of Fuller Avenue, due to streetscape cohesiveness and the general integrity of the historical character.

The HCA should exclude Nursery Street and Frederick Street due to their overall loss of historical streetscape character, lack of cohesiveness and inconsistency with the character of Pretoria Parade.

The proposed revised precinct boundaries have been shown in Figure 37.

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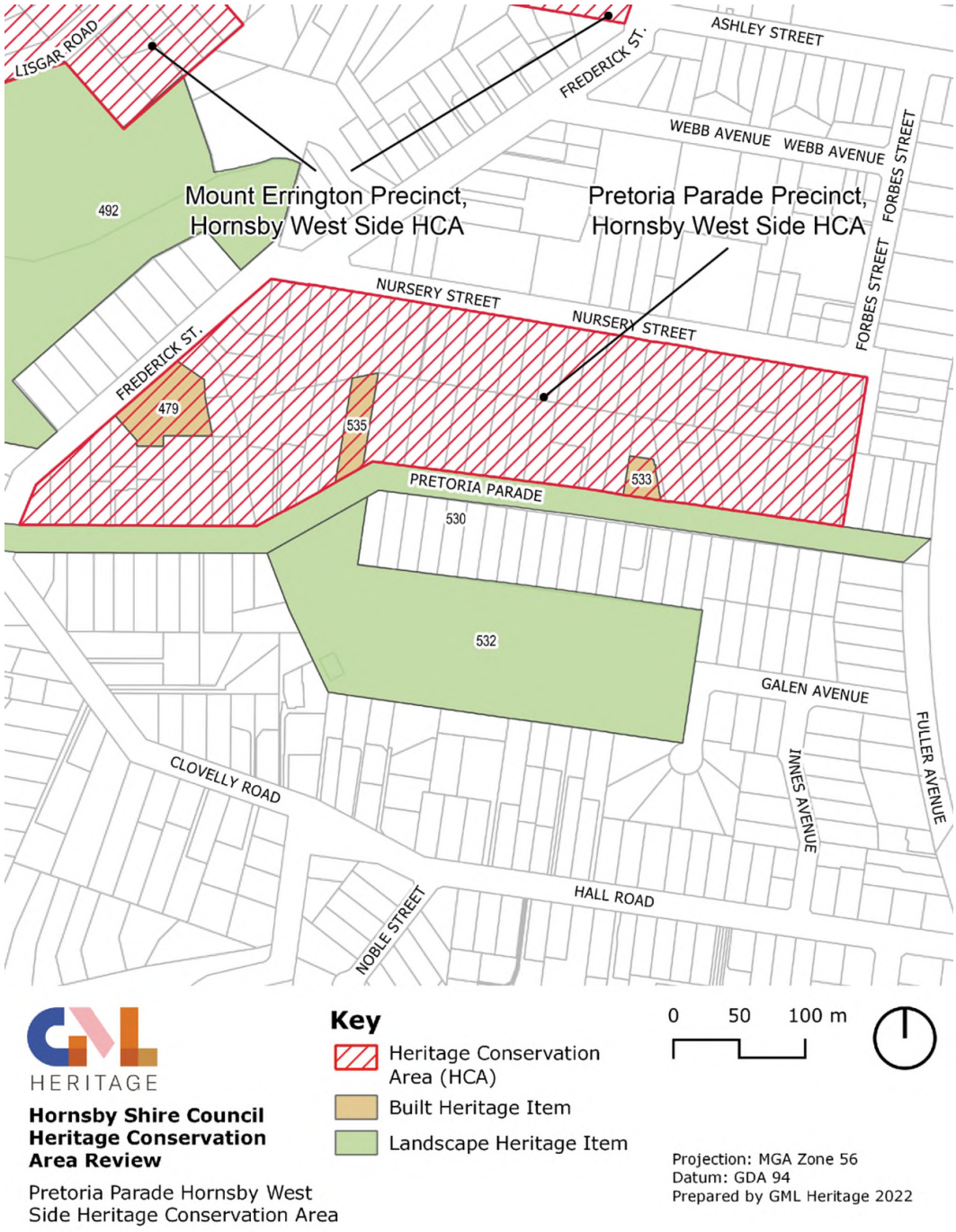

Figure 37: A map showing the existing boundary of the Pretoria Parade Precinct

(Source: GML Heritage)

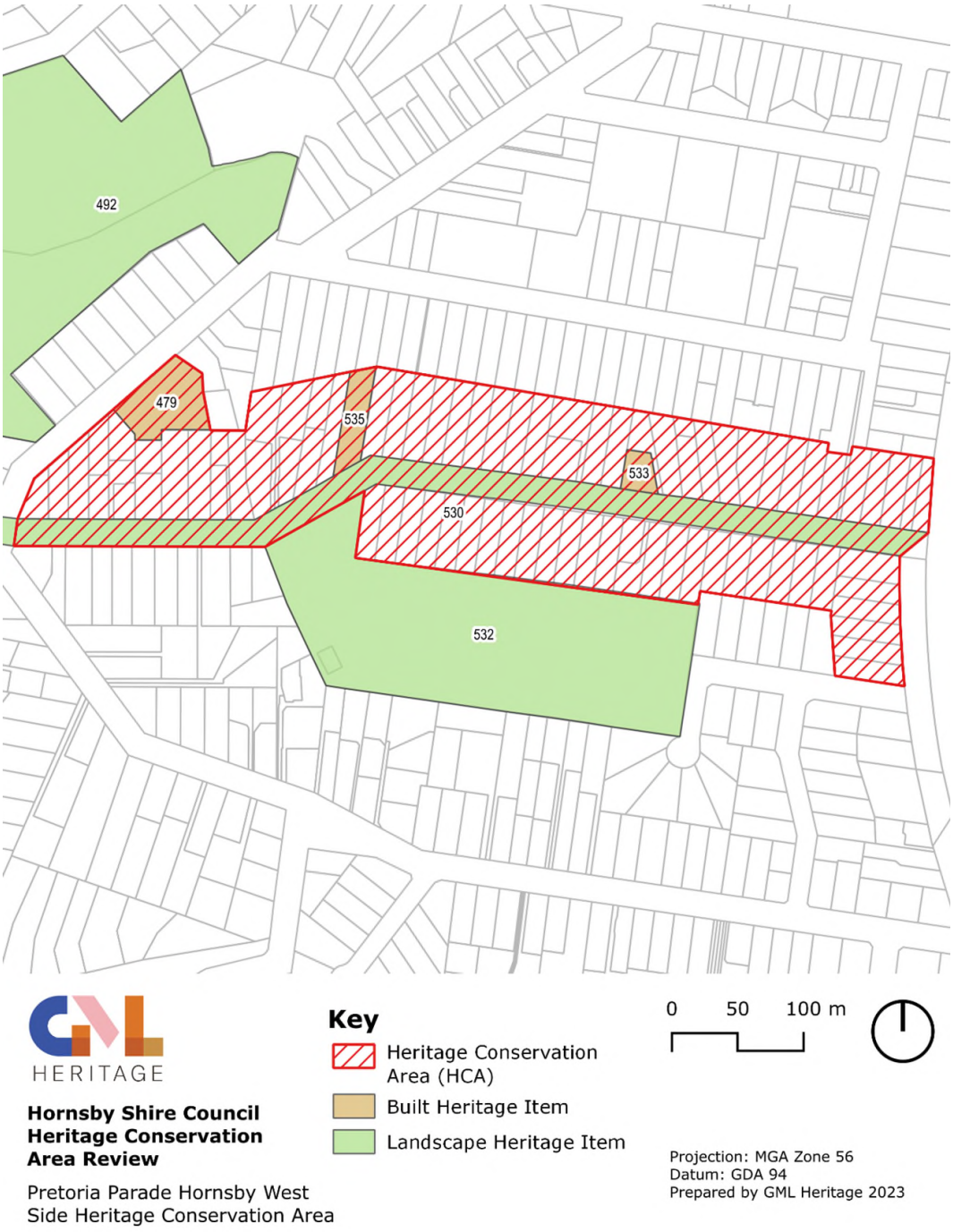

Figure 38: A map showing the adjusted boundary of the Pretoria Parade Precinct

(Source: GML Heritage)

3.4.3 Peats Ferry Road Precinct (C5)

Summary History

In about 1840 George Peat, a ship chandler, commenced a ferry crossing between his land either side of the Hawkesbury River. Peats Ferry Road was constructed between 1847 and 1852.

The government adopted this track as an official route and improved it for traffic in 1848 when it supplanted the Great North Road as the direct road link from Sydney to the north. Between 1925 and 1930 the Main Roads Board constructed Peats Ferry Road as a new sealed road from Hookhams Corner at Hornsby to Peats Ferry.

The western side of the railway station had developed by this time as a business centre at Hornsby Railway Junction. Shops and businesses provided a large range of services for the township and the surrounding rural district west of Hornsby across the Galston Gorge as this was the principal transport hub for farmers and orchardists in that district.

In the 1890s Hornsby became a busy goods yard and transport centre servicing the orchardists transporting fruit from farms in the Dural district, a trip shortened by the construction of the Galston Gorge road and bridge.

The western side of Hornsby Station became a busy service centre for the farming community as well as the gradually increasing residential population in the Mount Errington and Mount Pretoria estates west of Peats Ferry Road.

Subdivisions anticipated this growing need for shops and services, and owners/developers advertised allotments for business sites and premises to serve the community in and around Peats Ferry Road. For instance, in June 1926 nine lots were offered for sale 'right in the heart of the town and close to the railway station'[5]

Land to the west of the railway line along Peats Ferry Road north of Coronation Street assumed a civic character from the Federation period when the Police Station (1909), Post Office (1911), Council Chambers (1915) and Court House (1926), were built, all on Peats Ferry Road.

Peats Ferry Road Precinct forms a part of the Hornby Transport Oriented Development (TOD) Accelerated Precinct and is subject to state level planning controls. The desired built form for the precinct comprises mid to high-rise (6 to 28 storeys) mixed-use buildings integrating heritage façades and streetscape while residential uses at the upper levels.

In addition to the State Planning Controls, Hornsby TOD Urban Design Guide and HDCP controls will be applicable for the developments within this precinct.

Physical Description

The precinct is characterised by Federation shop tops and Federation civic buildings such as the police station and the Council Chambers. While some unsympathetic contemporary infill developments have adversely impacted the historic streetscape character, some historic features of the old town centre remain legible.

[5] 'Advertising', Construction and Local Government Journal, 2 June 1926, p 9, Trove, National Library of Australia, viewed 8 July 2022 <http://nla.gov.au/nla.news-article109640277>.

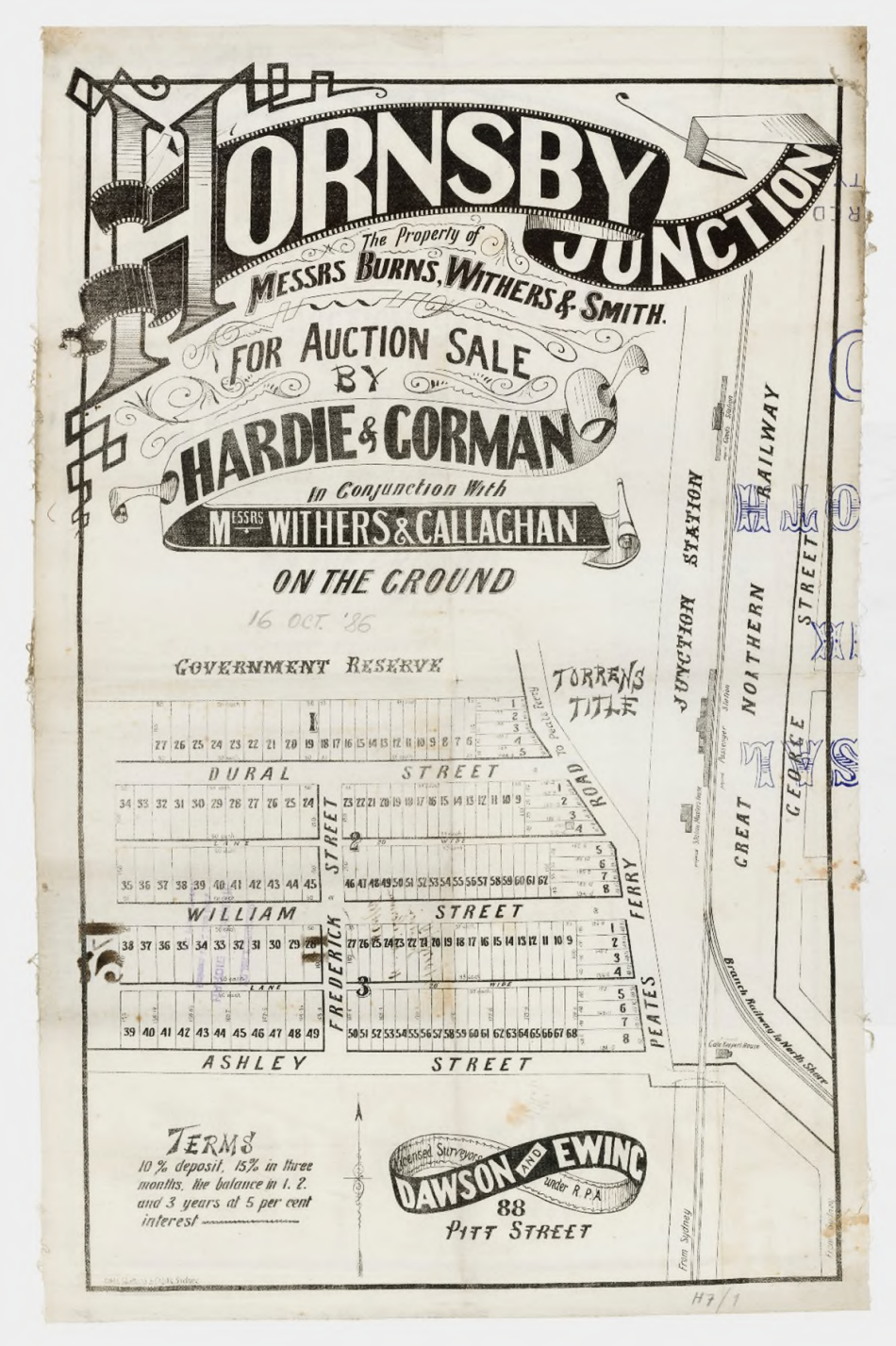

Figure 39: Estate poster for Hornsby Junction Estate, 1886

(Source: State Library of NSW)

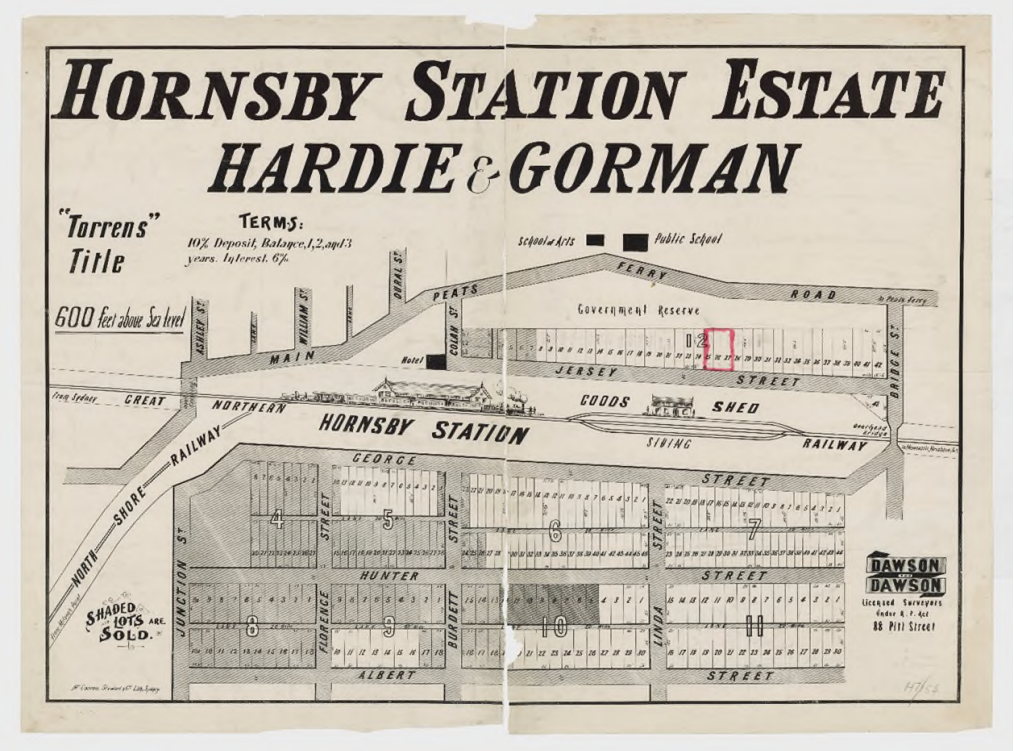

Figure 40: Hornsby Station Estate, 1893

(Source: State Library of NSW)

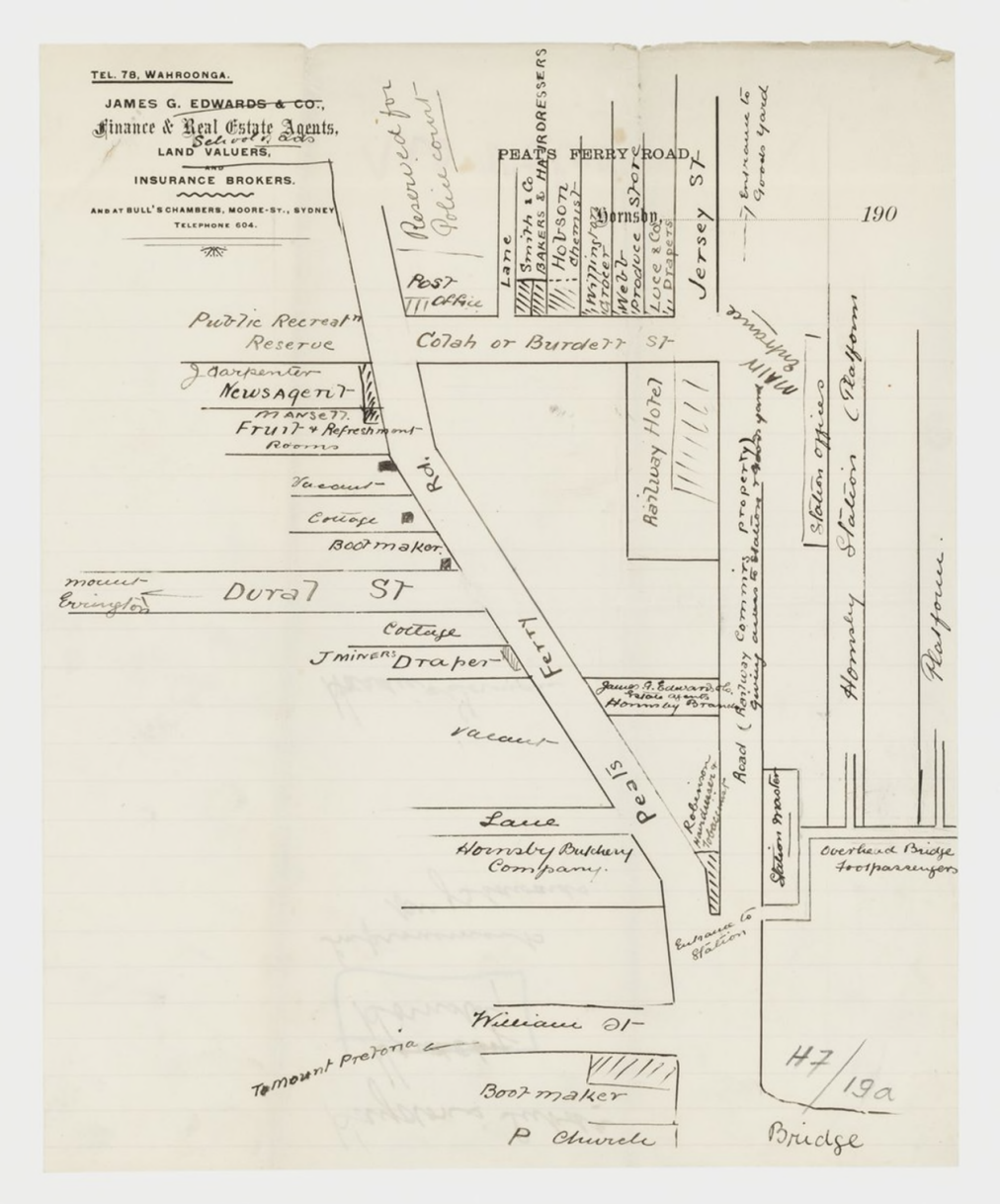

Figure 41: Hand-drawn plan of Hornsby business centre west of the railway station, 1904

(Source: Hornsby Shire Recollects)

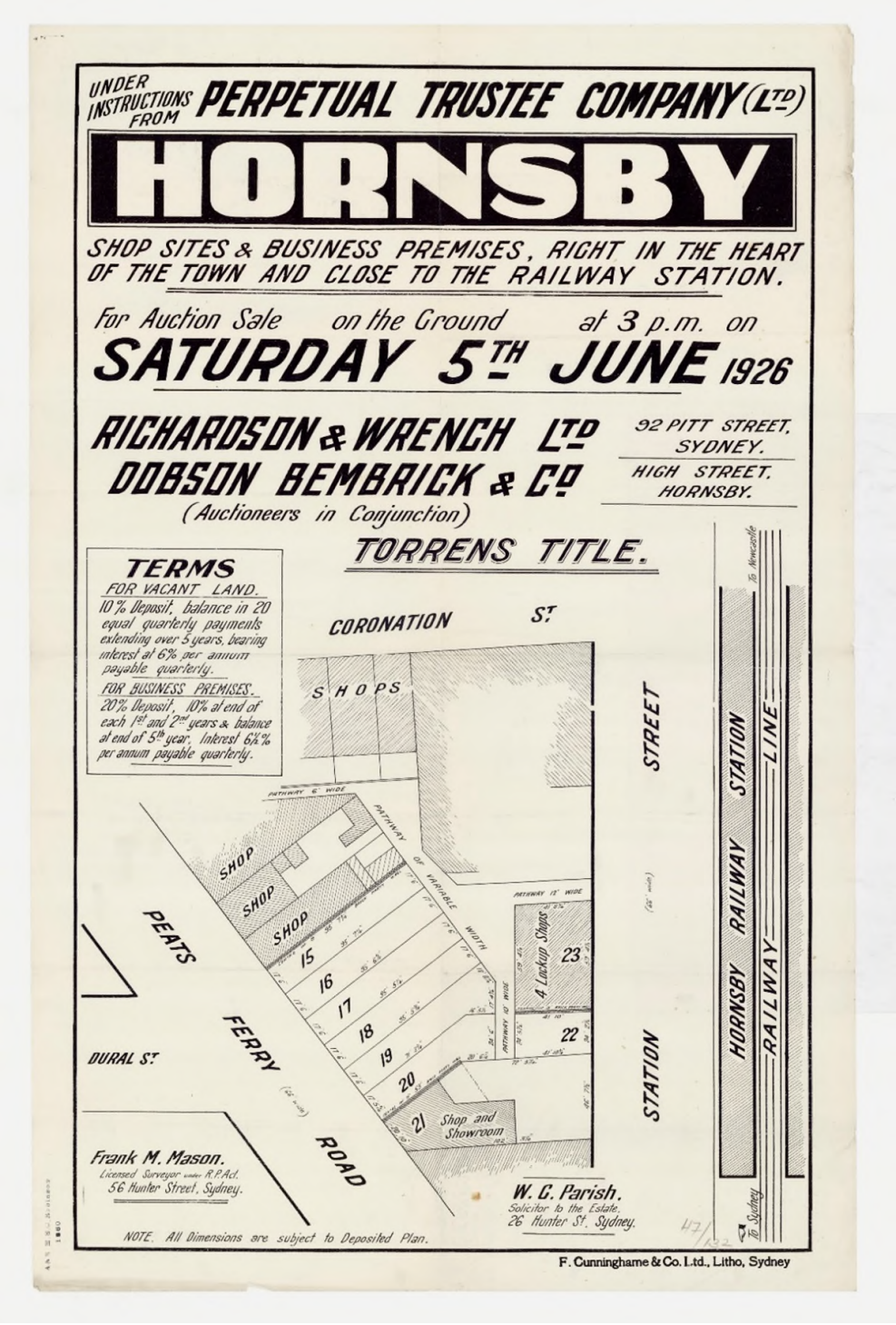

Figure 42: Auction, commercial sites, Peats Ferry Road and Station Street, 5 June 1926

(Source: State Library of NSW)



Figure 43: Coronation Street at Peats Ferry Road, 1905, by William Henry Broadhurst

(Source: Hornsby Shire Recollects)



Figure 44: Southwest view from Bridge Road across to Jersey Street and Peats Ferry Road

shopping centre in left background, 1910.

(Source: Hornsby Shire Recollects)



Figure 45: Shops at the corner of Coronation and Jersey streets

decorated for Gala Week, October 1921.

(Source: Hornsby Shire Recollects)



Figure 46: Old Hornsby Post Office, Peats Ferry Road and Coronation Street, 1910–20

(Source: Hornsby Shire Recollects)



Figure 47: Looking south along Peats Ferry Road near Coronation Street, 1924

(Source: Hornsby Shire Recollects)



Figure 48: Looking south along Peats Ferry Road towards the business area, 1940s

(Source: Hornsby Shire Recollects)

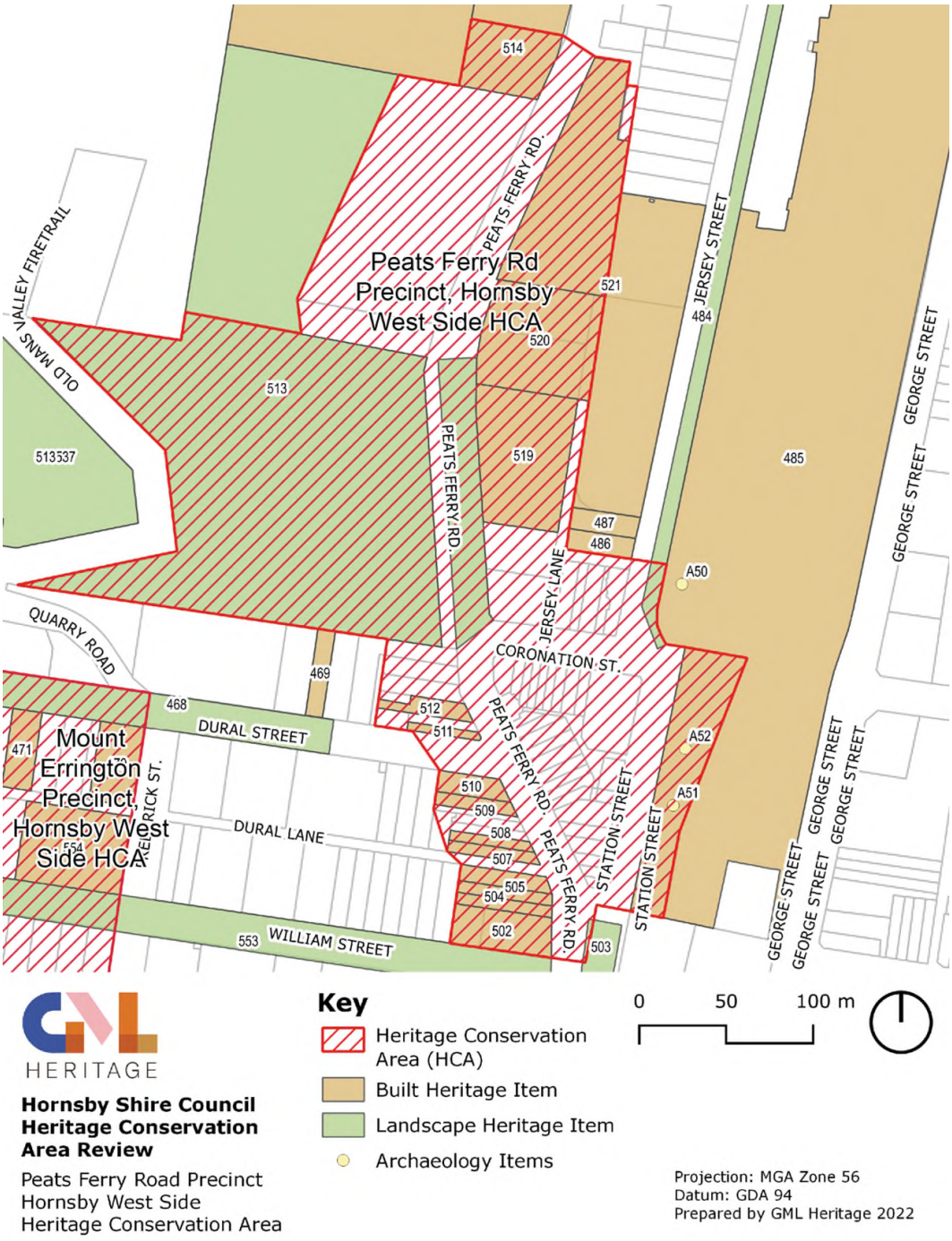

Figure 49: Map showing existing boundary of Peats Ferry Road Precinct

(Source: GML Heritage)

Analysis

The original town centre developed around the railway station and along the historic Peats Ferry Road. Characteristic development in the precinct includes Federation shop tops and civic buildings. While some unsympathetic contemporary commercial infill developments compromise the historic setting due to their differing scale, form and materiality, the historic town centre remains discernible. These properties should be replaced with new sympathetic infill developments that are consistent with the character of HCA and fulfill the level of growth designated for this area.

Heritage items 487 (Shops) and 486 (The Browsery Cottage) are currently located outside, but directly adjacent to the HCA boundary facing Jersey Street. Both items, being a pair of Federation period shops and a Federation period cottage linked to the first civic meetings of Hornsby Shire Council, reflect the shop-top housing development, historic subdivision of the HCA and the history and formation of the town centre precinct.

The properties in this HCA are zoned MU1 Mixed Use, E3 Productivity Support and R4 High Density Residential, have allowable building heights ranging from 8.5m to 144m. Several of these properties are listed as individual heritage items, including nine items between William Street and Dural Lane with a permissible building height of 61.5m.

Planning controls within the HCA indicated anticipated significant change. This level of development will impact these heritage items and further compromise the character of the HCA. The HCA has not yet experienced this anticipated development and Hornsby TOD and Hornsby DCP controls should be consulted to protect the heritage values of the HCA and its individual heritage items.

Recommendations

The precinct should be renamed as the Hornsby Heritage Town Centre HCA.

The HCA should be expanded to include Heritage items 486 and 487 located on Jersey Street to cohesively capture the historical buildings encapsulated within the early development of Hornsby's commercial and civic town centre.

Heritage items and contributory buildings are to be retained.

The scale of the historic town centre should be retained at street level, with towers set back from the podiums.

Tower elements are elegant with slim proportions, setback from the podium to respect heritage and allow view and light corridors.

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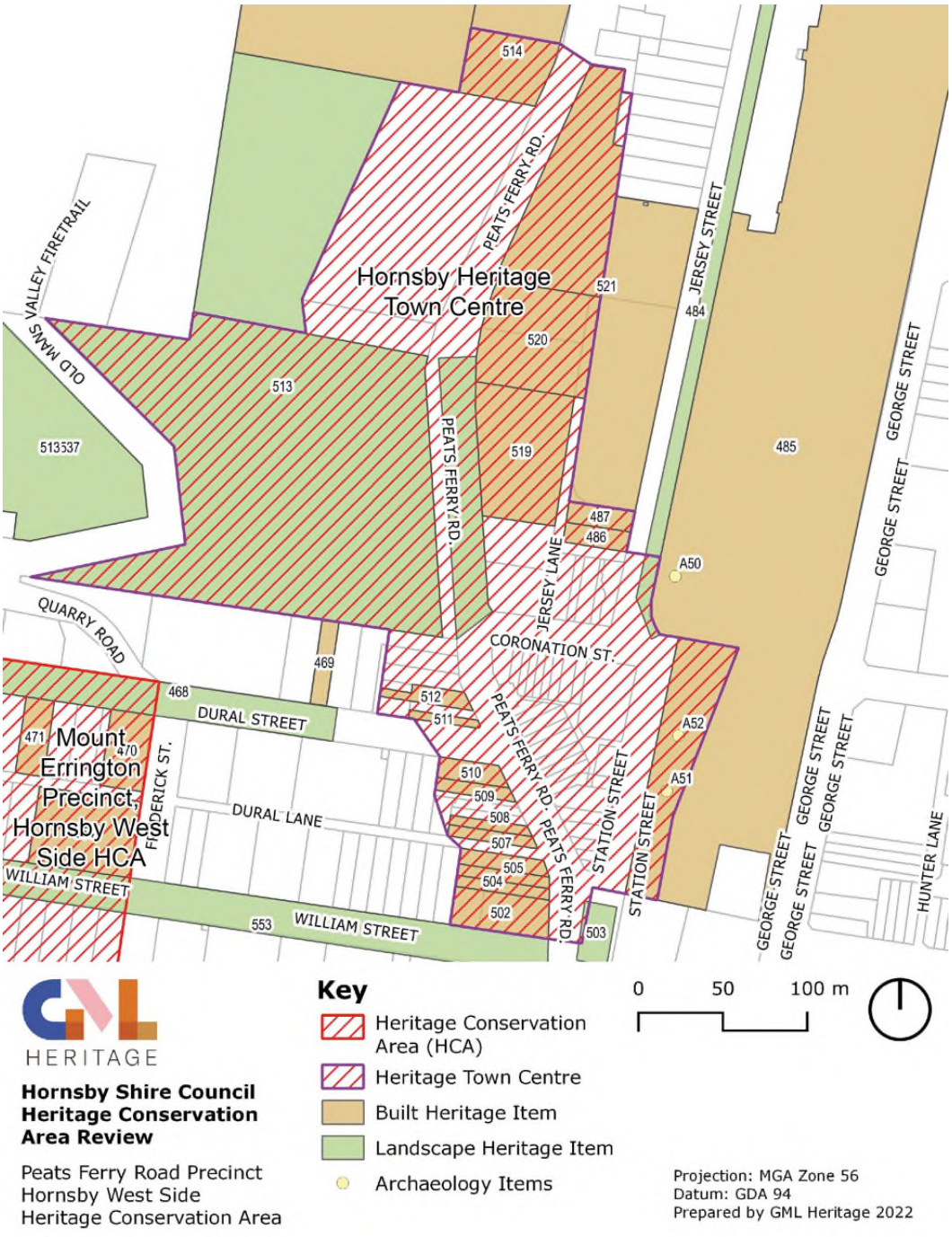

Figure 50: Map showing proposed new boundary for the Hornsby Heritage Town Centre

(Source: GML Heritage)

3.4.4 Summary of recommendations for Hornsby West Side Heritage Conservation Area

Based on the assessments of the individual precincts, the following recommendations for the heritage management of Hornsby West Side HCAs have been provided:

- The three HCAs should be managed separately, rather than precincts, as each has a distinct historic and physical character and current grouping is confusing.
- Mount Errington should be retained as an HCA.
- The boundaries of Pretoria Parade HCA should be revised to include the southern side of Pretoria Parade, and the northwestern part of Fuller Avenue.
- The boundaries of Pretoria Parade HCA should be revised to remove part of Frederick Street and the southern side of Nursery Street.
- Peats Ferry Road Precinct should be renamed Hornsby Heritage Town Centre, and its planning controls should be updated to complement the Hornsby TOD Design Guide and other relevant sections of the HDCP.
- The boundary of the Peats Ferry Road Precinct should be revised to include heritage items 487 and 486.

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3.5 The Crescent (Pennant Hills) HCA (C6)

3.5.1 Summary history

The study area is located on part of 640 acres (258 hectares) granted to George Henry Thorn on 15 April 1840. Part of the land grant was later acquired by Hannah and William Aiken and converted to an orchard known as 'Hillside'.

In August 1890 Hannah Aiken, the wife of William Aiken of Pennant Hills, orchardist, conveyed 41 acres 3 roods of land at Pennant Hills to John Taylor Linger of the City of Sydney, Barrister-at-Law, for the sum of £2353/7/4.[6]

Linger promptly converted the land to Torrens title which was subject to the right of Hannah Aiken and her family to occupy the dwelling and other buildings on the land for six months from 11 August 1890, to remove the buildings from land in that time, and to use the orchard located on the land and harvest the fruit from its trees for a period of five years.

On 14 October 1905 the Blackacre Estate, comprising large allotments fronting The Crescent, Hampden Road, Britannia Street and Railway Street and opposite the railway station, was advertised for auction sale by the Intercolonial Investment Land & Building Company. The *Cumberland Argus and Fruitgrowers Advocate* reported on 21 October 1905 that 'there was a large and satisfactory attendance at the sale…[and] pretty well all the frontage lots were disposed of, and the prices realised generally were very satisfactory, ranging from £1 to £3 15s per foot.'[7]

Pennant Hills was not listed in the *Sands Directory* until after 1910, however there was very little development in the estate at this time. By 1915 there were eight houses listed in The Crescent, two in Britannia Street and four in Hampden Road. The level of development on the Blackacre Estate is shown in the 1930 and 1943 aerial photographs. Sales promotion for the estate boasted a 'mountain climate', 'magnificent views', 'splendid soils', and a 'suburban radius'. More intensive development across the subdivision took place in the postwar era, particularly in Hampden Road, outside the curtilage of the present HCA. Some of the large allotments were progressively subdivided and battle-axe allotments formed along the eastern end of Britannia Street, and Hampden Road and Cladden Close were formed in the 1970s.

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6 NSW Land Registry Services, OST Deed Bk 443 No 309.

7 'Pennant Hills', Cumberland Argus and Fruitgrowers Advocate, 21 October 1905, p 11, Trove, National Library of Australia, viewed 12 Jul 2022 <http://nla.gov.au/nla.news-article86175970>.

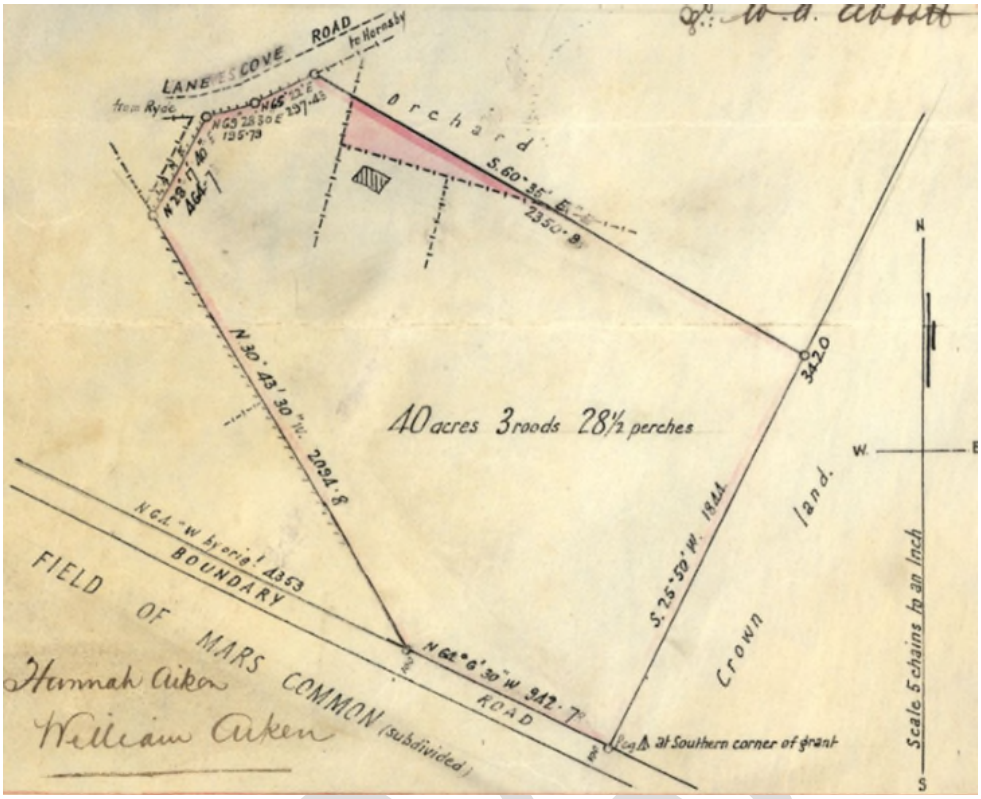

Figure 51: Linger land transfer,1905

That company subdivided the land as Deposited Plan 4592. (Source: NSW Land Registry Services, CT Vol 992 Fol 181)



Figure 52: Blackacre Estate, Pennant Hills, 14 October 1905

(Source: State Library of NSW, c052770066.jpg)



Figure 53: Detail from 1930 aerial survey of Pennant Hills

with the boundaries of The Crescent HCA outlined in red. (Source: NSW Spatial Services)

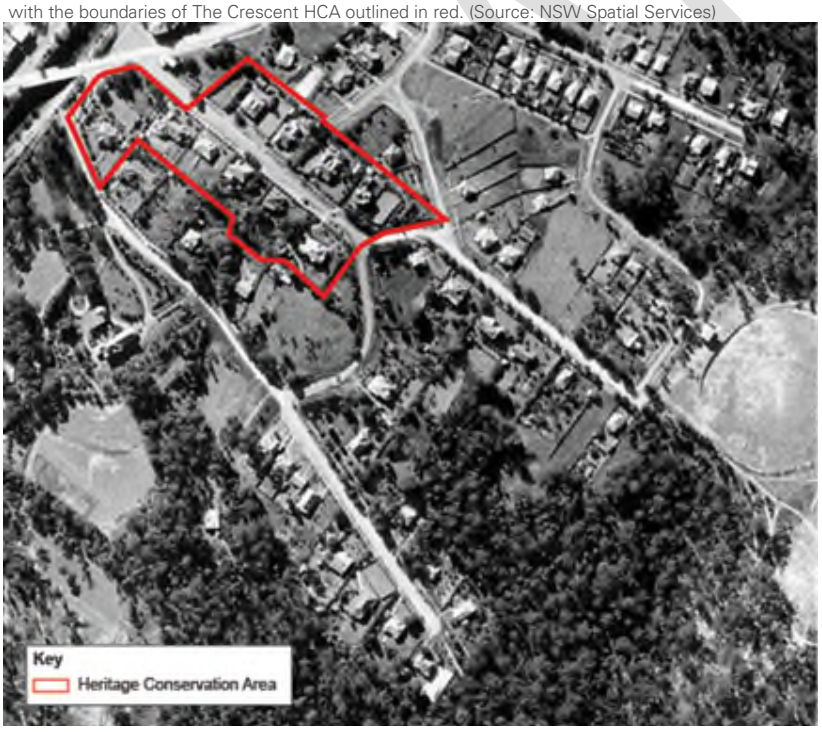

Figure 54: 1943 aerial survey of Sydney showing development in The Crescent

Existing HCA boundary outlined in red. (Source: NSW Land Registry Services, SIX Maps)

3.5.2 Physical description

The landform of the Crescent HCA rises gently from Pennant Hills Road before falling away sharply to the southeast and west at Britannia Street. The Crescent follows the slope of the terrain with development on each side of the street characterised by a high and low side. While there is some uniformity, the lot pattern is irregular. Lots are of varying shapes and sizes. Street frontages also vary in width. Further amalgamation or subdivision of existing lots would potentially further erode the character and heritage significance of the area.

The streetscape features wide kerbed road with grass verges and concrete footpaths. Street plantings are a combination of lower shrubs and taller specimens that blend to mature, well planted gardens. On the high side of The Crescent there is also stone outcroppings, concrete ramp and retaining wall.

Buildings date from the Federation period, and include a number of individually listed heritage items. The area also includes modern infill buildings, some of which are substantial in size. Characteristic buildings are single and two storey brick, rendered masonry, timber weatherboard, fibro houses with hipped and gabled slate and terracotta tile roofs. Articulated facades with verandahs and bay windows are also characteristic elements. Front and side setbacks are irregular.

Recent changes include an infill building on the northern side of The Crescent, and the more recent medium density complex at the north western corner of the area. Fences are typically low and constructed in stone, brick and timber. There are no historical garages to the street.

The Crescent HCA remains highly intact. Its substantial Federation houses form an intact and high-quality streetscape.

3.5.3 Proposed extension area

GML conducted a site visit to investigate a proposed extension to the adjacent areas of Hampden Road, Britannia Street, Charlotte Road, George Street and Cecil Avenue finding:

- The topography of the area is undulating and the land slopes downwards to the south and east.
- The streetscape is marked by well-established mature trees and juvenile plantings of mixed species.
- The area comprises an irregular subdivision pattern resulting from a succession of re-subdivision and formations of cul-de-sac developments.
- Hampden Road, Britannia Street, Charlotte Road, George Street and Cecil Avenue comprise a mix of building typologies dating from the Federation, interwar, postwar and contemporary period.
- The dwellings are set within formal gardens but there is little consistency in terms of building alignments, setbacks, front fencing, or architectural form and materiality.

Additionally, GML undertook historical research and a physical investigation to assess the contribution of 1 Hampden Road to the HCA.

- Lots 7 and 16 of the Blackacre Estate were consolidated in 1914 in the ownership of Alfred Fletcher Twine, Deputy Federal Commissioner of Taxation. A house was built on this land called 'Doonba' (present 1B Hampden Road). He lived here until his death in 1939. Clyde Davis owned the property from 1947 and it is he who subdivided the allotment to form and build the present 1 Hampden Road in 1955.
- No. 1 Hampden Road consists of a two-storey rendered brick masonry dwelling. The dwelling features a low-pitch tiled roof, timber-framed double-hung windows with retractable awnings, a front balcony to the first floor with contemporary glass balustrade and a low timber front fence. The dwelling is fronted by a small garden.
- The architectural quality of 1 Hampden Road is not compatible with the HCA which consists of highly intact Federation dwellings.

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3.5.4 Analysis

The Crescent HCA remains highly intact. Its substantial Federation houses evidences a high-quality streetscape.

The physical context of the proposed extended area varies from the existing The Crescent HCA. While some common characteristics include the landform, landscaping and setting of the dwellings within formal gardens, the overall integrity is vastly different. The areas to the east of the HCA comprise some good examples of Federation and interwar dwellings; however, the overall historic streetscape character has been compromised by postwar, late twentieth century and contemporary dwellings of varying styles and forms, and a diverse range of fence treatments that are uncharacteristic and dominate the streetscape.

The architectural quality of 1 Hampden Road is not compatible with the historic subdivision or distinct Federation building character of HCA, and should be removed from the HCA.

3.5.5 Recommendations

The HCA boundary should be revised to remove 1 Hampden Road as the dwelling is not compatible with the historical and physical context of the HCA and its Statement of Significance.

The streets to the east of the HCA do not warrant inclusion in the HCA as their historic streetscape character is largely compromised by uncharacteristic postwar, late twentieth century and contemporary development. The overall integrity of the proposed extended area and the existing HCA vastly differ. The proposed extended area does not demonstrate a consistent historic character or quality sufficient to meet the threshold for inclusion in the HCA.

Dwellings 8 and 29 Hampden Road and 15 George Street have potential to meet the criterion for listing as heritage items and should be assessed for heritage significance under the NSW Heritage Office (now Heritage NSW) guidelines 'Assessing Heritage Significance.'

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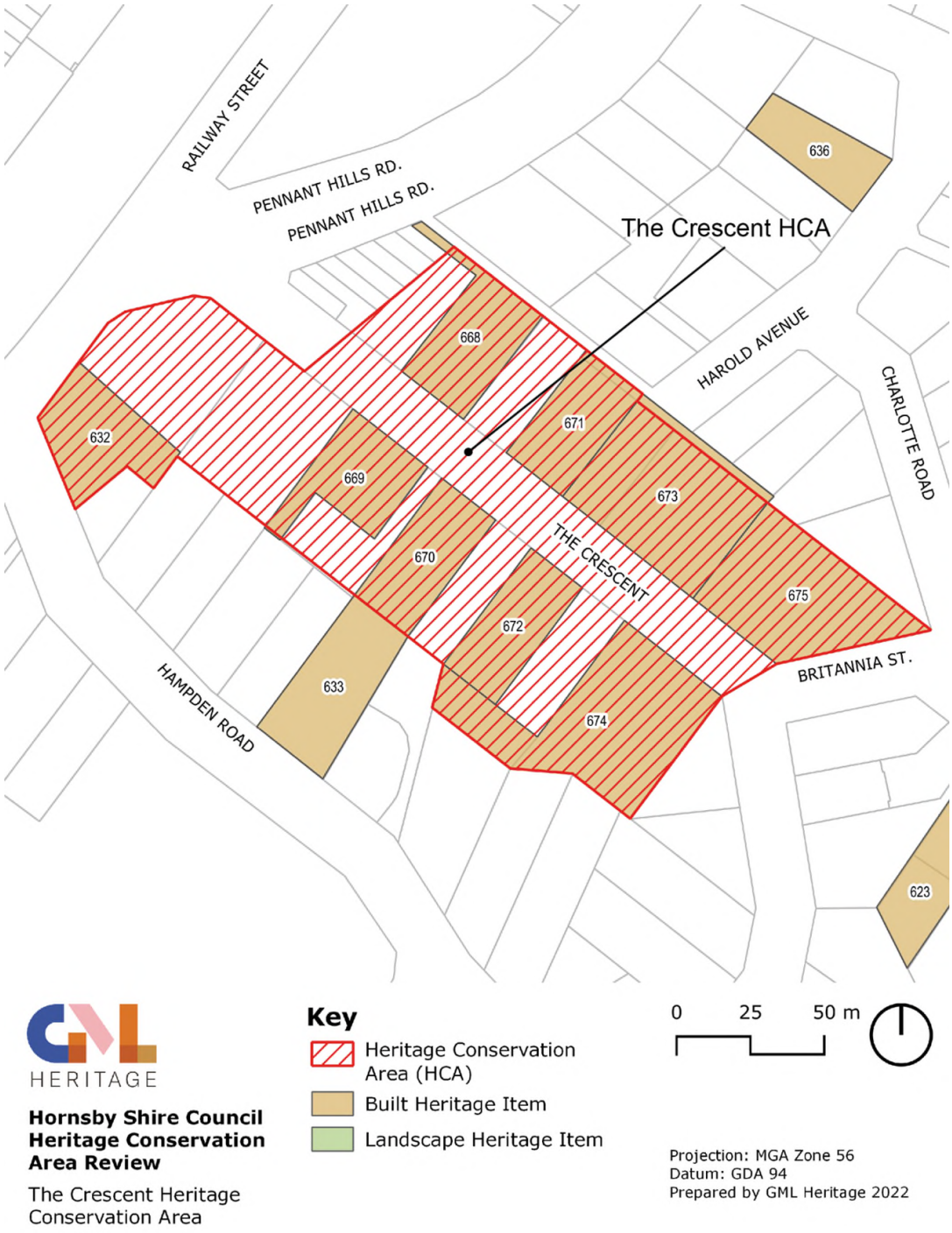

Figure 55: Proposed site boundaries and heritage context of The Crescent HCA

(Source: GML Heritage)

3.6 Wahroonga HCA (C7)

3.6.1 Summary history

The Wahroonga HCA occupies part of the land granted to John Terry Hughes in 1842. Subdivision, known as the Pearce's Corner Township Estate, occurred in the late nineteenth century following the opening of the North Shore railway line. The land within the HCA was developed during the Federation and postwar periods.

Pearce's Corner Township Estate was advertised for auction sale on 15 October 1887 comprising 97 allotments in three sections fronting Lane Cove Road (present Pacific Highway), Isis Street and Government Road (now Ingram Road). The sale was promoted by the National Building Land & Investment Co Limited. The Daily Telegraph reported that 'a number of lots in the Pearce's Corner Township [were sold] at prices ranging from 22s to £2 1s per foot.[8]

Sales of unsold lots took place periodically over the next two decades, including in May 1893 and October 1900.

The remaining unsold allotments in Pearce's Corner Township Estate were advertised for auction sale on 29 October 1910, with 50 choice residential and villa sites fronting Lane Cove Road, Peats Ferry Road, Ingram Street and Isis Street between the railway line and Lane Cove Road. On this occasion various allotments were sold at prices ranging from £1 10s to 12/6 per foot frontage.[9]

By 1915 there were 15 houses on the south side and 17 on the north side of Isis Street. It is likely there was a similar number of houses in Ingram Street, as well as development in Lane Cove Road and Peats Ferry Road, as recorded in the Sands Directory. The 1930 aerial survey shows residential development on most allotments in the Pearce's Corner Township Estate.

The southeastern portion of the subdivision was resumed for construction of the Pacific Motorway.

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[8] 'Advertising', *Daily Telegraph*, 17 October 1887, p 7, Trove, National Library of Australia, viewed 8 July 2022 <http://nla.gov.au/nla.news-article236767906>

[9] 'Advertising', *Sydney Morning Herald*, 31 October 1910, p 9, Trove, National Library of Australia, viewed 8 July 2022 <http://nla.gov.au/nla.news-article15176467>



Figure 56: Pearce's Corner Township, 1887

(Source: State Library of NSW)



Figure 57: Pearce's Corner Township, 1910

(Source: State Library of NSW)



Figure 58: 1930 aerial survey of Wahroonga with existing HCA boundary outlined in red

(Source: NSW Land Registry Services, SIX Maps)

3.6.2 Physical description

The Wahroonga HCA has a relatively level landform with slight falls to the east. The Pacific Highway and Ingram road create strong boundaries to the west and south edges. The cutting to the railway line and F3 freeway are physical barriers to the north and southeast. It has a regular subdivision pattern that features similar sized lots with consistent front setbacks. Some larger lots occur along the Pacific Highway. Changes and lot amalgamations have occurred to the underlying lot pattern associated with infill development. Grass swales/verges along Isis Street and mature street planting of varying heights are prominent streetscape elements.

Buildings in the area are typically single storey with hipped and gabled roofs, and verandahs to the street. There are some two storey Federation Arts and Crafts and Inter War apartment buildings. Timber weatherboard houses are contained within the area, especially along Isis Street, and strongly define the built character of the precinct.

The front gardens are well planted and often have no fencing. Where fences occur, they are typically low and constructed of timber (some pickets), brick, timber post and wire, brick and metal rail, and stone. It is important for the area's character to retain the pattern of low fences, and to continue to ensure that fence design matches, or is compatible with, the period of the house. Weatherboard, fibro, brick and roughcast render are common and characteristic building materials while the roofs are typically corrugated metal or terracotta tiles.



View of Isis Street from the northernmost point Showing setbacks, grass verges and mature trees.



29 Isis Street - A Federation weatherboard cottage with a tiled, gable roof, timber details and stained glass window panes.



35 Isis Street - A Victorian dwelling featuring a bullnose verandah with a corrugated metal roof, brick chimney, brick foundations and decorative timber elements.



3 Isis Street - An altered postwar building with a terracotta tiled hipped roof, exposed brick chimney and weatherboard cladding.



10 Ingram Street, a two-storey postwar building with painted brick walls, timber double-hung sash windows and unsympathetic porch additions.



1707 Pacific Highway, an interwar apartment building with a hipped roof, typical brick detailing and timber-framed windows. It is an uncommon typology in the immediate area.

3.6.3 Potential extension area

The John Hughes Place and nearby cul-de-sacs were considered for their potential as an extension to the Wahroonga HCA or to determine whether they exhibit similar characteristics to the existing HCA and warrant inclusion within the existing boundary, or have merit as their own HCAs. GML visited the site on 23 June 2022 to further investigate John Hughes Place and the two cul-de-sacs, Brentford Road and Roberts Avenue. Descriptions of each area provided below.

John Hughes Place

- The landform slopes to the west towards the existing HCA. It is accessed via Isis St and Cam Street and there is pedestrian access from the north.
- The streetscape is characterised by varying setbacks and vegetation, including mature trees, hedges and scrubs.
- The properties on John Hughes Place do not display consistent architectural character. They are generally built around the twentieth century, yet the architectural styles range from single-storey contemporary brick villas, late Victorian cottages, two-storey postwar dwellings to Inter-War Spanish Mission cottages on large estates.
- The properties feature a variety of construction materials including weatherboard, red and blonde brick, Marseille tiles, timber joinery, corrugated sheet metal, and render. Generally, the properties have decorative elements without ornamentation.
- John Hughes Place originates in Lot 7 of Section 2 of the Bundarra Estate subdivision of 1893. John Hughes Place was formed following the construction of the Pacific Motorway.
- The area includes two individually listed heritage items of local significance:
    - John Hughes Place, "House", an Inter-War Spanish Mission cottage (Item No. 755); and
    - 12 John Hughes Place, "Roselands", a Victorian dwelling on a substantial lot (Item No. 756).

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9 John Hughes Place.



10 John Hughes Place



2A and 2B John Hughes Place



1 John Hughes Place

Brentford Road

- This symmetrical teardrop shaped cul-de-sac is adjacent to the northeast corner of the existing Wahroonga HCA and borders the Pacific Highway, although it is separated from the road by a high acoustic barrier fence.
- Brentford Road comprises a concrete road with kerb and gutters.
- The streetscape is characterised by an abundance of vegetation including a round, concrete tree planter at the centre of the cul-de-sac. Garden walling framing the circular end of the cul-de-sac reinforces the geometry of the roadway.
- It comprises substantial single and double-storey interwar dwellings on large allotments of rectangular and trapezoid shape, radiating from the planter in the centre. The properties have large setbacks with front lawns, gardens and masonry fences.
- The cul-de-sac was formed in 1930 by Bundarra Investment Company on a re-subdivision of Lot 8 and part Lot 9 in Section 2 of DP 2870 (Bundarra Estate). The original Bundarra Estate was advertised for auction sale for the first time on 28 October 1892 adjoining Pearce's Corner Township.
- Builder RC Symonds advertised 'a group of Tudor Homes designed by leading architect' for sale in Brentford Road in March 1938[10]

[10] 'Advertising', *Sydney Morning Herald,* 5 March 1938, p 31, Trove, National Library of Australia, viewed 12 Jul 2022 <http://nla.gov.au/nla.news-article17446131>.

- The properties within the cul-de-sac include:
  - No. 1/1A Brentford Road, a restrained two-storey interwar building with rendered brick walls, vertically proportioned double-hung windows and a prominent rendered chimney with a painted brick detailing. A minor garage and carport addition features on the primary elevation.
  - No. 3 Brentford Road, a two-storey interwar Old English Tudor style building featuring a tiled roof with protruding gables, facebrick walls, and imitation half-timbering used in upper storeys and gables. The property is undergoing a significant extension to the east.
  - No. 5 Brentford Road, a two-storey interwar Old English property constructed for polychromatic brick with decorative brick elements and an arch at the front entry. The building features a high-pitched gable roof of Marseille tiles and exposed rafters. It displays typical details such as timber-framed casement windows with diamond pattern glazing and herringbone brickwork.
  - No. 7 Brentford Road, a single-storey Inter-war dwelling with facebrick external walls, high-pitched tiled roof with timber bargeboards and herringbone brickwork to the gables. The front elevation features a bay window with French doors. The property has a deep setback and is partially obscured from the street by mature trees, a front garden and stone fence.
  - No. 9 Brentford Road, a single-storey cottage largely obscured by dense vegetation in the front garden. It appears to be constructed of brick with a combination of painted and rendered walls. Alterations have been made to partially enclose the front verandah with timber lattice.
  - No. 11 Brentford Road, a two-storey interwar building constructed of facebrick, with a tiled catslide roof with timber board to the gable. Notable details include a four-centred arch entry, brick lintel to windows and steep roof form.



Brentford Road streetscape and central landscape feature.



1/1A Brentford Rd, a two-storey interwar building





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3 Brentford Road, an interwar Old English dwelling undergoing extension.



7 Brentford Road, an interwar dwelling with significant low stone fence.



11 Brentford Road - A two-storey interwar building with significant low stone fence.

5 Brentford Road, an interwar dwelling with significant low stone fence



9 Brentford Road

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Roberts Avenue

- This is a small cul-de-sac adjacent to the eastern boundary of the existing Wahroonga HCA.
- The streetscape is characterised by an abundance of soft landscaping which extends to the kerb edge. There is no formalised footpath. Within the road reserve at the centre of the cul-de-sac is a circular concrete planter filled with mixed planting and a timber light and power pole. The properties have generous setbacks and are generally obscured from the street by a front garden, hedges and masonry fences.
- The streetscape comprises modest single-storey postwar dwellings constructed of facebrick with a hipped roof of Marseille tiles and timber-framed windows. No. 2 Roberts Avenue is a contemporary building that retains the scale of the street yet is unsympathetic in terms of materiality and style.
- There is no architectural cohesion within the cul-de-sac and many properties feature additions and alterations.
- Roberts Avenue is located on a re-subdivision of Lot 7 Section 2 of the Bundarra Estate. The Bundarra Estate was advertised for auction sale for the first time in October 1892.



Roberts Avenue streetscap



1 Roberts Avenue



2 Roberts Avenue



4 Roberts Avenue

3.6.4 Analysis

The existing Wahroonga HCA is intact and presents a distinct late-Victorian and Federation streetscape. Landscape elements such as mature street trees, grass verges and either low or no front fences contribute to the area's historic character and aesthetic appeal.

Assessment of Roberts Avenue and John Hughes Place found that these streets were not suitable for inclusion within the Wahroonga HCA as they represent a different, later phase of historical subdivision and residential development, post-dating World War II. Both streets are located on the residue of land originally subdivided in 1892 as the Bundarra Estate, being located on Lot 7 of Section 2 of the Estate. To facilitate construction of the M1 (Pacific Motorway) Bundarra Avenue was cut in half and houses along both frontages were demolished. Houses in Roberts Avenue and John Hughes Place post-date this construction work. The subdivision pattern, building typologies and architectural character of the two streets are inconsistent with the existing HCA. Many of the buildings feature unsympathetic additions and alterations.

Brentford Road is also assessed as unsuitable for inclusion within the Wahroonga HCA as it too represents a different phase of historical subdivision and residential development. Brentford Road was subdivided in 1930 from Lots 8 and part Lot 9 of Section 2 of the Bundarra Estate (originally subdivided in 1892). This has been assessed as a potential new HCA.

3.6.5 Recommendations

Retain the existing Wahroonga HCA boundaries;

Do not extend the HCA to include John Hughes Place, Robert Avenue or Brentford Road; and

List Brentford Road as a separate HCA (Refer to Section 5.2 below).

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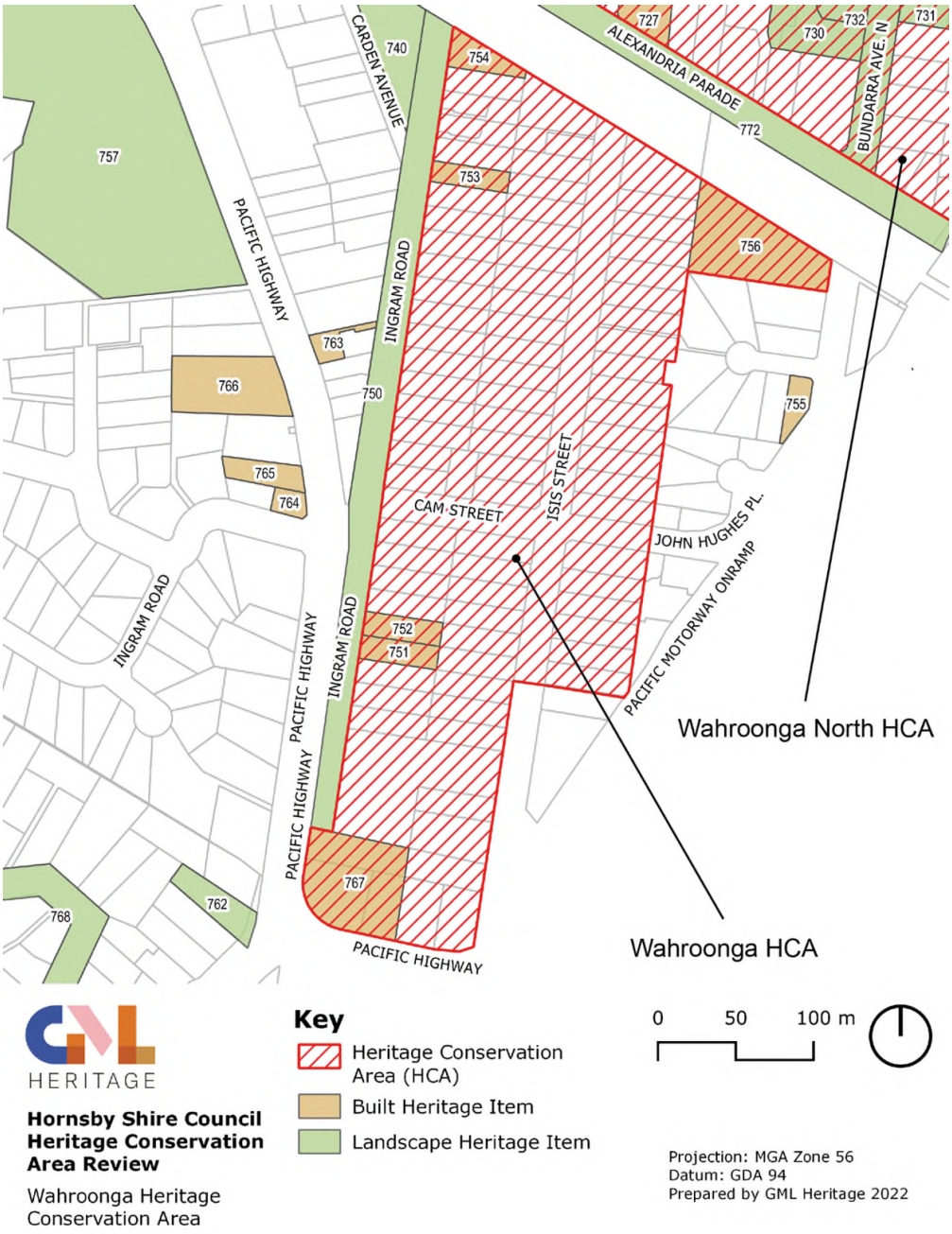

Figure 59: Existing heritage context of Wahroonga HCA to be retained

(Source: GML Heritage)

3.7 Wahroonga North HCA (C8)

3.7.1 Summary History

The Wahroonga North HCA is associated with the subdivisions of the following estates:

- Bundarra Estate, 1892, 1893 and 1895;
- Bundarra Estate (Ingalara portion), 1913;
- Wahroonga Heights Estate, 1926;
- Highlands Estate, 1933;
- Hordern Estate, 1938; and
- Neringla Estate, 1950.

While sales had been advertised in the area from the 1890s (Bundarra Estate), the focus of subdivisions and development was to the south and west of the area between the railway line and the Lane Cove Road (now Pacific Highway), around the developing Wahroonga Village.

Highlands at 9 Highlands Avenue is one of the earliest remaining houses in the area. It was built in 1892–93 for Alfred Hordern and his wife. A portion of the Highlands Estate was resumed in 1923 for the Waitara Public School, but the main subdivision of this estate took place in 1933. The 1938 subdivision of the Hordern Estate resulted in land for sale in Myra Street between Oleander Road and Alexandria Parade, plus lots fronting the new Highlands Avenue.

The last major subdivision in this precinct was the Neringla Estate in 1950. In total 17 allotments fronting Woonona, Fern and Bundarra avenues (including the brick residence Neringla on lots 1 and 2) were offered for auction sale on 30 June in 'exclusive residential area'[11]

There was some overlap in the area as part of the Bundarra Estate did not sell, so the area was subsequently resubdivided. The area to the east of Woonona Avenue was part of a larger land holding and was not part of the subdivision pattern of the other areas.

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[11] 'Advertising', *Daily Telegraph*, 14 June 1950, p 29, Trove, National Library of Australia, viewed 8 July 2022 <http://nla.gov.au/nla.news-article248082434>.



Figure 60: Subdivision poster for Bundarra Estate, December 1893

(Source: State Library of NSW)

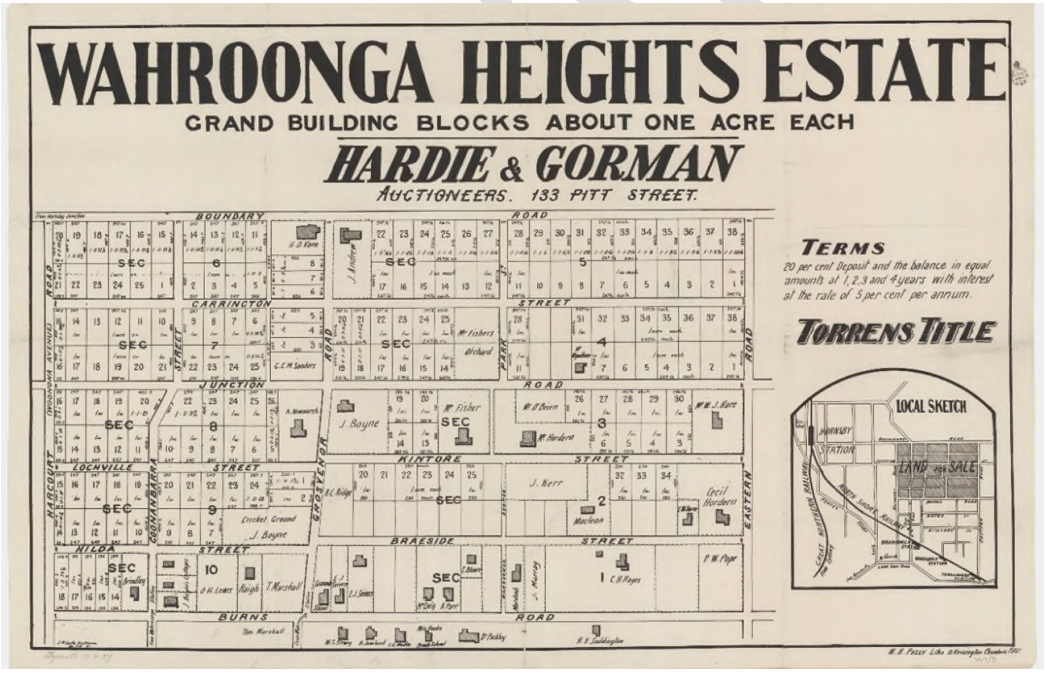

Figure 61: Real estate poster promoting Wahroonga Heights Estate, undated

(Source: State Library of NSW)



Figure 62: Real estate poster for Highlands Estate, November 1933

(Source: State Library of NSW)



Figure 63: Real estate poster for Highlands Estate, June 1938

(Source: State Library of NSW)



Figure 64: Aerial photograph in 1943 showing the boundaries of CA 8 in red

(Source: SIX Maps with GML overlay)



Figure 65: Real estate poster for Neringla Estate, June 1950

(Source: State Library of NSW)

3.7.2 Physical Description

The Wahroonga North HCA is divided into two precincts:

- the Northern Precinct; and
- the Southern Precinct.

The Northern Precinct of the Wahroonga North HCA is bounded by Edgeworth David Avenue, the F3 Freeway, Fern Avenue, Myra Street and Oleander Road. The area north of Fern Avenue includes land that was subdivided in 1913 (Ingalara Estate) and 1926 (Wahroonga Heights Estate). The lots are typical suburban subdivisions of the period with regular frontages. Further subdivisions of the underlying lot pattern are not evident. The area east of Woonona Avenue and properties on Oleander Road and Fern Avenue, have lost their large estate character.

The landform slopes down from the central plateau area around Highlands Avenue and Fern Avenue. Street trees are a strong and unifying feature of the Precinct's landscape character. This is complemented by mature trees and plantings within gardens.

The predominant building period (1913 to 1950) is represented by Inter War and Post War dwellings. This reflects the delay between subdivision and take up of land in the area. Dwellings are typically small, single storey buildings in garden settings with some modern infill buildings.

The Southern Precinct is bounded by Oleander Road (south side), Fern Avenue, the F3 Freeway, Alexandria Parade and Myra Street. The earliest phase of development occurred in the Southern Precinct where land was subdivided

from the 1890s (Bundarra Estate and Highlands Estate). Highlands, one of the earliest remaining houses in the area, was built in 1892/93. The Highlands Estate was progressively sold from subdivisions in 1933 (Highlands Estate) and 1938 (Hordern Estate). Federation and Inter War houses are characteristic of the Precinct and represent the predominant building period from 1892 to 1939. Some dwellings are two storey on substantial landscaped lots.



46 Woonona Avenue



64 Bundarra Avenue

Area East of Woonona Avenue

The area east of Woonona Avenue, comprising the east side of Woonona Avenue, Douglas Avenue and Lochville Street, does not share the main characteristics of the HCA.

- Situated along the western edge of the M1 Pacific Motorway, the area east of Woonona Avenue is disrupted and does not share the estate character of Wahroonga North HCA. The area has recent houses (see table below), all built after 1943. The aerial map of 1943 shows only two to three houses in this area.
- Despite being made up of large suburban lands, the land subdivision pattern of this area is different than the area west of Woonona Avenue.
- The tree canopies are not significant and are less dominant in the streetscape.
- All buildings are postwar, ranging from the 1960s to more recent infills in the 2000s. The buildings are uncharacteristic of a certain period and include several detracting items.
- All dwellings in this area enjoy smaller setbacks compared to the setbacks dominating Wahroonga North HCA.

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General view of Lochville Street.



General view of Lochville Street



General view of Oleander Road



General view of Douglas Avenue



8 Lochville Street



6 Lochville Street



4 Lochville Street.



5 Lochville Street



2 Douglas Avenue



4 Douglas Avenue



29 Woonona Avenue



58 Woonona Avenue.



66 Woonona Avenue



27 Woonona Avenue

Fern Avenue

As is evidenced throughout the rest of the HCA, the tree canopies in Fern Avenue are significant and are dominant in the streetscape. However, the properties on Fern Avenue do not share the main characteristics of the Wahroonga North HCA.

- Lots on both sides of Fern Avenue were formed from a later subdivision which divided the land into smaller lots.
- The properties on Fern Avenue are primarily comprised of unsympathetic contemporary developments.
- All dwellings on Fern Avenue have smaller setbacks compared to the setbacks dominating Wahroonga North HCA.
- The properties on Fern Avenue are inconsistent in design, materiality, and form and do not demonstrate or retain a distinct historic character or evidence the heritage significance of the Wahroonga North HCA.



General view of Fern Avenue



4 Fern Avenue



12 Fern Avenue



10 Fern Avenue



8 Fern Avenue



9A Fern Avenue

Oleander Road

The properties on Oleander Road do not share the main characteristics of the Wahroonga North HCA.

- The tree canopies are not significant and are less dominant in the streetscape.
- Lots on both sides of Oleander Road were formed from a later subdivision which divided the original land holding into smaller lots.
- The properties on Oleander Road are unsympathetic developments.
- All dwellings on Oleander Road enjoy much smaller setbacks compared to the setbacks dominating Wahroonga North HCA.
- Properties on Oleander Road do not share the distinct historic character or the heritage significance of the Wahroonga North HCA.



General view of Oleander Road



1 Oleander Road



3 Oleander Road



10 Oleander Road

3.7.3 Analysis

The Northern Precinct

- The precinct is reasonably intact. Its single-storey interwar and postwar houses on narrow lots constructed in the early suburban subdivisions contribute to the streetscape quality.
- The housing stock around the southern boundaries of the precinct has been compromised by unsympathetic additions and alterations.
- Despite the detracting development along Woonona Road, Fern Avenue and Oleander Road, they are intrinsic to early development of the area and the tree canopies and streetscape contribute to the bushland character of Wahroonga North HCA.

The Southern Precinct

- Characteristic housing in the precinct consists of one and two-storey Victorian and Federation dwellings on larger lots and one-storey Inter-War and Post-War dwellings on smaller lots
- The housing stock around the north boundaries of the precinct has been compromised by unsympathetic additions and alterations.

3.7.4 Recommendations

Retain the existing Wahroonga North HCA in the HLEP.

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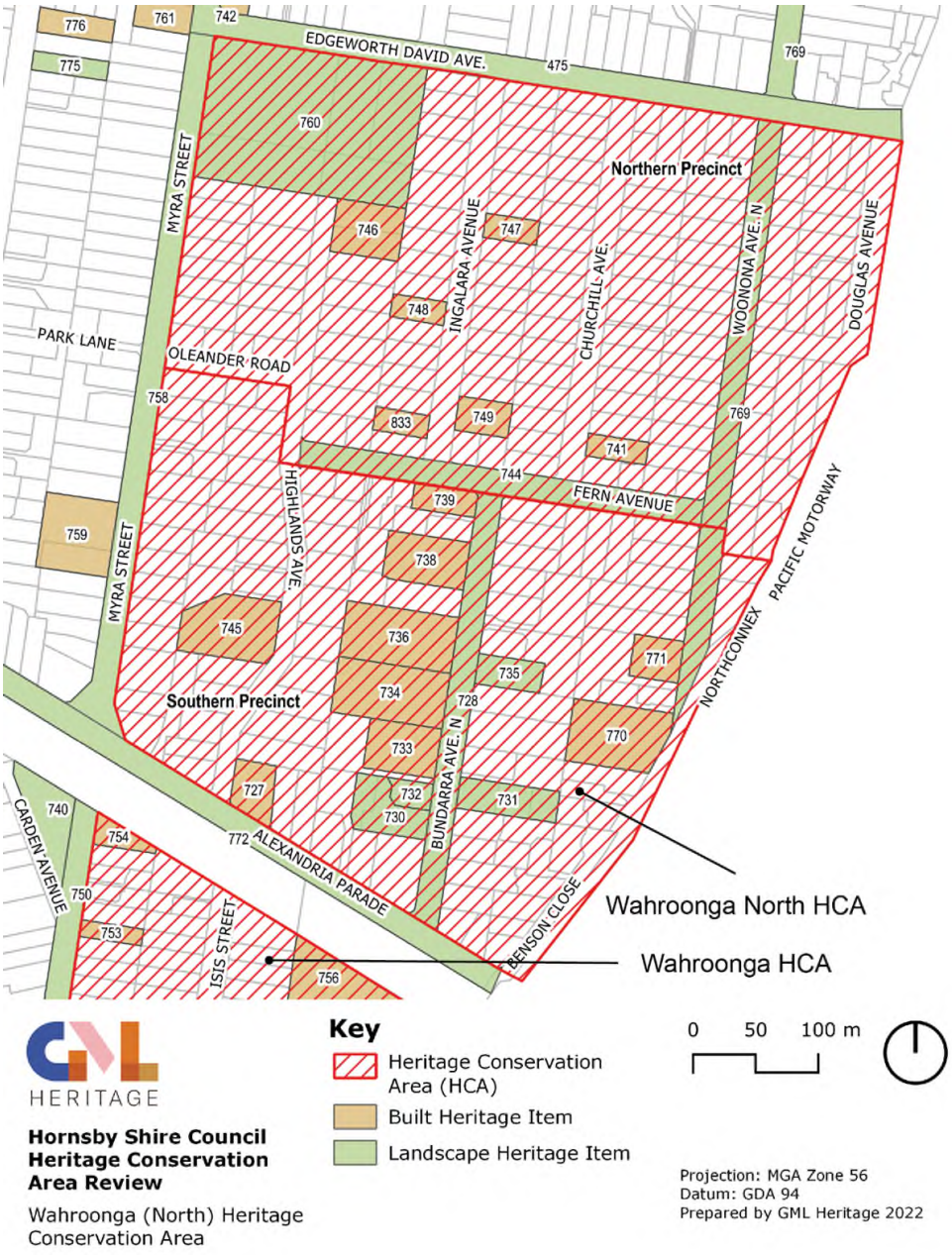

Figure 66: Existing heritage context of Wahroonga North HCA to be retained

(Source: GML Heritage)

4 Recommended Development Controls

This chapter provides updated character statements and development controls for each heritage conservation area where recommended changes have been proposed to the heritage conservation areas. The updates have been based on historical research, review of the existing HCAs, heritage precincts and the current controls contained within the HDCP.

4.1 Specific Development Controls for Each Existing Heritage Conservation Area

4.1.1 Beecroft-Cheltenham Heritage Conservation Area

Names and references

Remove references to the Northern Triangle Precinct in HDCP Section 9.7 and elsewhere throughout the HDCP. The Northern Triangle Precinct is proposed to be removed from the Beecroft-Cheltenham HCA.

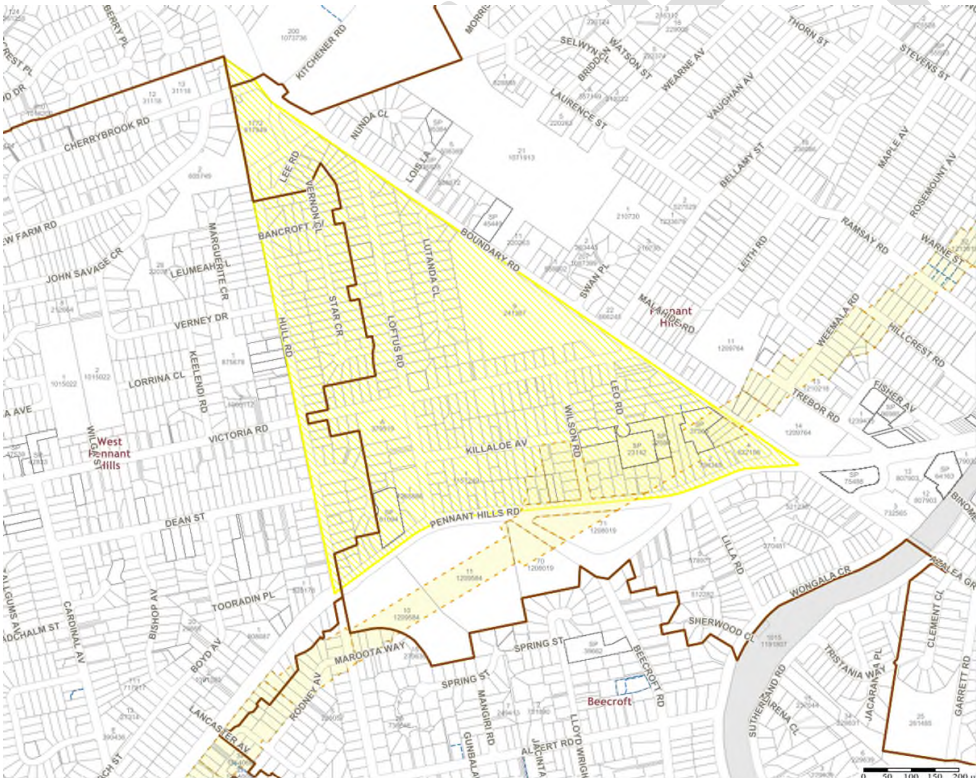

Figure 67: Northern Triangle Precinct of Beecroft Cheltenham HCA

(Source: Hornsby Shire Council)

Heritage Conservation Area Map

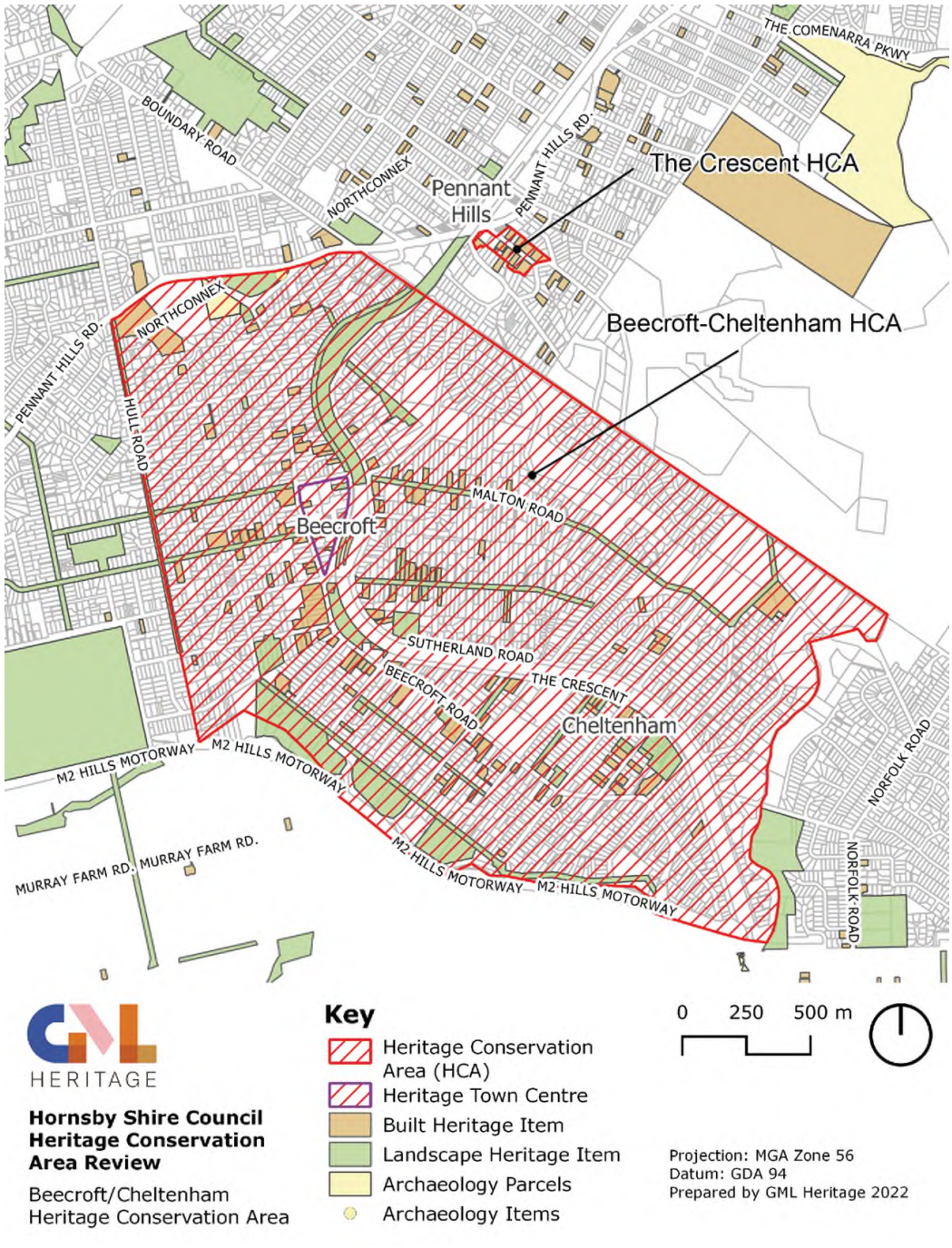

Figure 68: Map of Beecroft-Cheltenham Heritage Conservation Area

(Source: GML Heritage)

Precinct Map

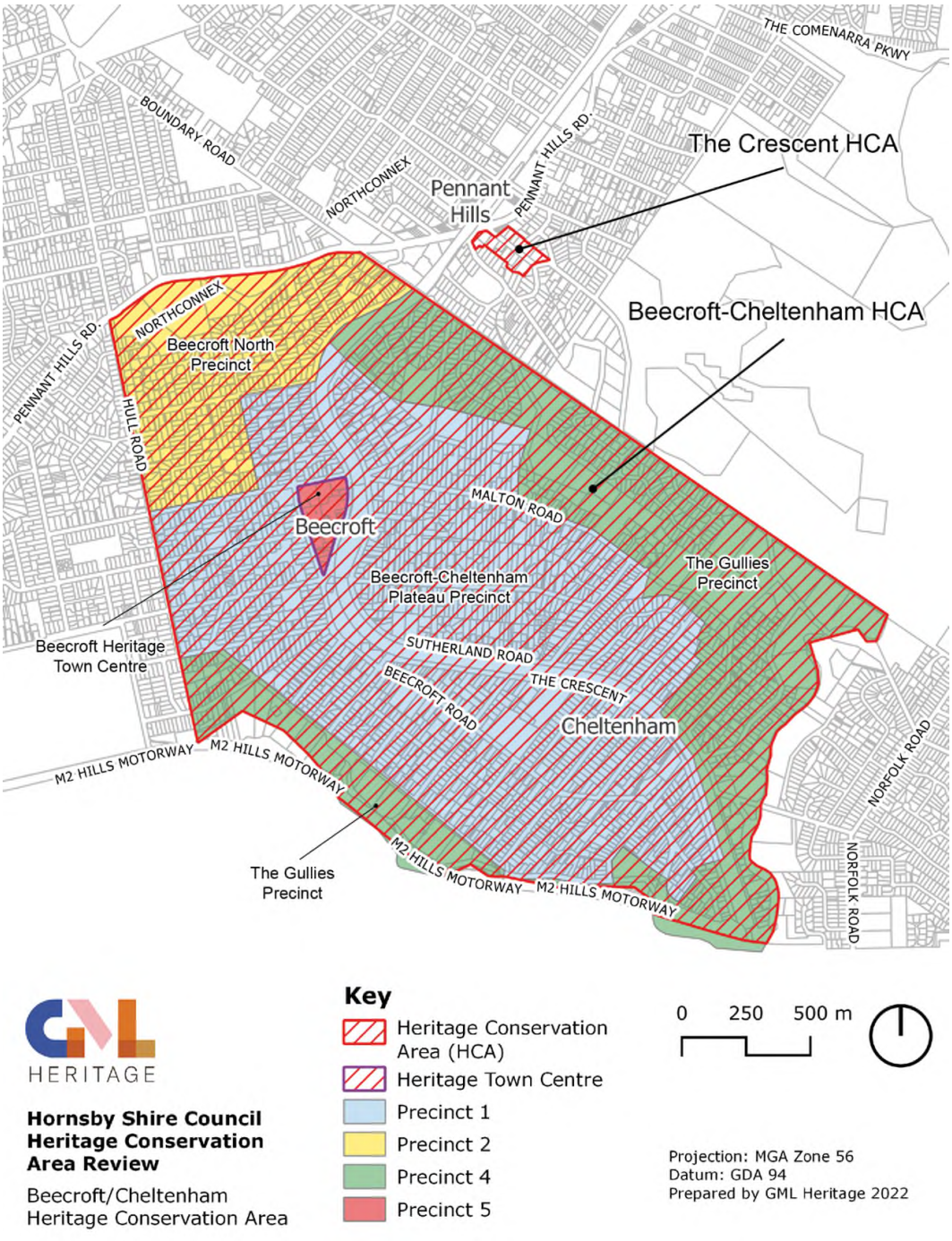

Figure 69: Map of heritage precincts within Beecroft-Cheltenham HCA

(Source: GML Heritage)

Beecroft Heritage Town Centre

Specific prescriptive measures relating to the Beecroft Heritage Town Centre Precinct

Demolition

- Heritage items and characteristic buildings that are contributory to the heritage town centre should not be demolished.

Subdivision

- Important characteristics of the subdivision pattern and allotment layout, streetscape character, laneways and site-through links, and other notable features of the significant period of development should be preserved.
- Site consolidation within heritage town centre should allow for the ongoing interpretation of the original subdivision through siting, modulation and articulation of built form and landscape design.

Materials and Finishes

- Rendering and painting of face brickwork, sandstone or tiling is not permitted.
- New buildings should use materials that complement the traditional materials including light and medium coloured brick, timber windows, and tiled roofing.
- External colour schemes should be complementary to the heritage town centre, based on research, and have regard for the setting.
- Light and neutral colours should be used. Deeper colours may be used as trims.
- Glazing should be designed to align with local heritage characteristics.

Scale and Form

- A transition in building height should be provided at sensitive interface areas to heritage items and characteristic buildings.
- New development and additions should not cantilever over heritage items or characteristic buildings.
- Balconies and other open space areas should not be located within a podium setback. Juliette balconies may be considered.

Fencing and Gates

- Fencing and gates should be avoided along Hannah Street, Beecroft Road and Wongala Crescent south of Hannah Street.

General recommendations for the public domain

The following recommendations are to guide management of the Heritage Town Centre, development within the public domain and provision of civic infrastructure.

Excessive and poorly designed civic infrastructure within heritage settings (such as wayfinding signage, inappropriate interpretation signage, road signs, bollards, public seating, and street lighting) causes visual pollution that may have an adverse impact on the significance, character and setting of the historic area. Similar to private development, civic infrastructure should be designed to complement the character of the historic streetscape and positioned appropriately to avoid adverse heritage impacts.

Civic Infrastructure

- All new civic infrastructure should be designed to complement the historic character of the heritage conservation area. The design of new elements should be guided by heritage advice.
- When existing civic infrastructure is replaced, the replacement element should have an improved outcome in terms of its 'fit' within the historic context.

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- All new civic infrastructure, including signage, should be designed and located so that it does not obstruct views of heritage items and characteristic buildings, or important views.
- Interpretation of the historic connection between the Beecroft Railway Station, Beecroft Railway Station Gardens and Hannah Street should be provided through paving treatments, signage and plantings.

Opportunity Sites

- Nos. 5-11 Wongala Crescent, Nos. 6 and 4 Hannah Street and Nos. 15-19 Wongala Crescent have been identified as opportunity sites. These sites could be amalgamated to provide landmark buildings on either side of Hannah Street, to create a gateway to Hannah Street and interpret the historic link between the railway and commercial area.

Beecroft/Cheltenham Plateau Precinct

Specific prescriptive measures relating to the Beecroft/Cheltenham Plateau Precinct

Prescriptive Measures

Streetscape Character

- The character of contributory dwellings should be retained.

Gardens and Landscaping

- Retain mature plantings and existing significant gardens. New works, alterations and additions should incorporate plantings and existing significant gardens into new designs.

Beecroft North Precinct

Specific Prescriptive Measures relating to the Beecroft North Precinct

Prescriptive Measures

Scale and Form

- Retain the dominant single-storey scale and character of the precinct.

Streetscape Character

- New development should be consistent with the height, bulk and scale of the existing development within the precinct. New development should not replicate traditional building styles.

Gardens and Landscaping

- New development should not adversely affect the visual appreciation of the natural topography.

4.1.2 Hornsby Heritage Town Centre

Names and references

- Rename Peats Ferry Road Precinct to Hornsby Heritage Town Centre. Any references to the Peats Ferry Road Precinct in the HDCP should be updated accordingly.

Demolition

- Heritage items and characteristic buildings that are contributory to the heritage town centre should not be demolished.

Subdivision

- Where it is supported, ensure that subdivision and amalgamation of land within a heritage town centre conserves the important characteristics of the subdivision pattern and allotment layout, streetscape

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character, laneways and site-through links, and other notable features of the significant period of development.

- Site consolidation within the heritage town centre must allow for the ongoing interpretation of the original subdivision through siting, modulation and articulation of built form and landscape design.
- Retain and revitalise historic laneways that interpret the historic subdivision pattern.

Scale and form

- New development and additions should not cantilever over heritage items or characteristic buildings.
- Balconies and other open space areas should not be located within a podium setback above a heritage item or characteristic building. Juliette balconies may be considered.

Materials and finishes

- Rendering and painting of face brickwork, sandstone or tiling is not permitted.
- New buildings should use materials that complement the traditional materials including, light and medium coloured brick, timber windows, and tiled roofing.
- External colour schemes should be complementary to the heritage town centre, based on research, and have regard for the setting.
- Light and neutral colours should be used. Deeper colours may be used as trims.
- Glazing should be designed to align with local heritage characteristics.

General recommendations for the public domain

The following recommendations are to guide management of the Hornsby Heritage Town Centre, development within the public domain and provision of civic infrastructure.

Civic Infrastructure

- New civic infrastructure should complement the historic character of the heritage conservation area, with design of new elements be informed by heritage advice.
- When existing civic infrastructure is replaced, the replacement element should have an improved outcome in terms of its 'fit' within the historic context.
- All new civic infrastructure, including signage, should be designed and located so that it does not obstruct views of heritage items and characteristic buildings, or important views.

Opportunity Sites

- Sites north of Coronation Street should respect the scale of the historic buildings, Hornsby Court House and Hornsby Council Chambers.
- Development above No. 20 Coronation Street may provide a recessed void between the ridgeline of the roof and the underside of the new development (refer to Figure 70).
- Balconies at Nos. 6A, 10 and 10A Coronation Street should be reinstated as part of any proposed redevelopment.

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Figure 70: Example of corner treatment at 320 George Street, Brisbane

(Source: Brisbane Development)

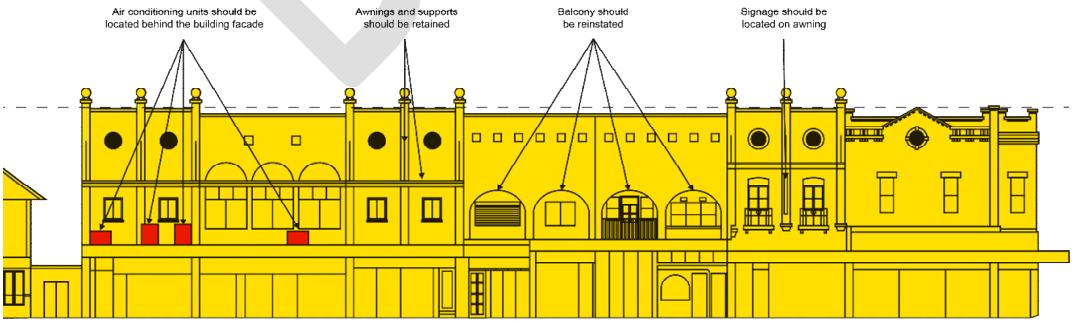

Figure 71: Example of significant and intrusive elements on contributory buildings

(Source: GML Heritage)

4.1.3 The Crescent Heritage Conservation Area

Updated Character Statement

- The physical context includes the landform, landscaping and setting of the dwellings within formal gardens.
- The landform rises gently from Pennant Hills Road before falling away sharply to the southeast and west at Britannia Street. The Crescent follows the slope with a high and low side.
- The Crescent Heritage Conservation Area remains highly intact. Its substantial Federation houses form an intact and high-quality streetscape.
- The lot pattern is irregular, with lots of varying sizes and frontage widths. Further amalgamation or subdivision of existing lots would potentially further erode the character and heritage significance of the heritage conservation area.
- Fences are typically low and constructed in stone, brick and timber.
- Garages on infill sites have been built to the street boundary.

4.1.4 Beecroft Heritage Town Centre

Updated Character Statement

- The Beecroft Heritage Town Centre is Beecroft's historic commercial center.
- The precinct is within the land of the first Crown subdivision, the Field of Mars Common
- The precinct was the commercial heart of Beecroft, developed as a result of its proximity to the railway station in the late 1890s and early 1900s to serve the growing local population.
- The Beecroft School of Arts, Fire Station and Village Green create a strong gateway to the precinct.
- Some remnant historic residences and shops from the Federation to interwar period have been retained.
- Late twentieth-century and contemporary commercial and mixed-use multistorey development have introduced some contemporary forms and materials.
- The northern portion of the precinct is the 'residential area', while the southern portion including sites on both sides of Hannah Street is the 'commercial area' of the precinct.

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5 Assessment of proposed Heritage Conservation Areas

GML carried out a preliminary assessment of two potential HCAs. Based on historical research, the proposed names of the proposed HCA are as follows:

- HCAS01- Cannanwood, Cherrybrook; and
- HCAS02 - Brentford Road, Wahroonga.

This chapter provides a detailed assessment of the heritage significance of the two proposed HCAs which included the completion of State Heritage Inventory sheets for each area.

The assessments have been undertaken in accordance with the principles contained in the Burra Charter and adhere to the methodology provided within the NSW Heritage Office publication Assessing Heritage Significance, 2001.

The Heritage Inventory Sheets are included as an Appendix of this report.

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5.1 Cannanwood, Cherrybrook – HCAS01

5.1.1 Summary History

Cannanwood is located on part of a 30 acre (12.14 hectare) grant to James Shepherd in September 1819. In 1853, John Taylor acquired Shepherd's grant. His son Henry Edward Taylor was an orchardist and is presumed to have cleared the land and established it as an orchard which was the primary land use in the West Pennant Hills district in the late 19th and early 20th centuries. Taylor sold the land in 1936. In 1972 this land was acquired, along with adjoining parcels by Headland Developments Pty Ltd, a company associated with Hooker-Rex Estates.

Hooker Rex subsequently subdivided their extensive land holdings at West Pennant Hill as the Greenway Estate commencing in 1978. Within ten years 2,400 houses had been erected on the estate. The estate was named after the colonial architect Francis Greenway. Hooker Land Development submitted the development application for Section 101 of the Greenway Estate to Hornsby Shire Council in December 1988 consisting of 43 building blocks across four consolidated land parcels; it was approved in May 1989. Cannan Close was the subject of a development application lodged in February 1989 (DA 74/89).

Cannan Close, an exclusive housing development known as Cannanwood, was resubdivided in 1991 from Hooker-Rex's Greenway Estate at West Pennant Hills (suburb named Cherrybrook). Binet Homes purchased 21 blocks of land in Hooker's Greenway Estate. The company resubdivided the allotments to suit Binet Home's purposes. The first advertisements promoting the development appeared from March 1991. The final two houses in Cannan Close were completed in 1994 and advertised for sale at between $570,000 and $598,000 (Sydney Morning Herald, 8 October 1994, p 69).

The firm built the first houses on the three tennis court blocks to demonstrate to potential buyers the quality and style of homes to be built in the development. Russell Scott designed the individual houses for Cannanwood which were progressively built between 1991 and 1994.

The development was advertised as a 'superb controlled estate' and 'a prime example of Australian Federation architecture recreated with a sense of community.' (Cannanwood brochure by Binet Homes). It featured '21 prestigious Binet homesites ranging from 700-1400 square metres and buyers could choose from homes with paved courtyards,

Most importantly, Cannanwood's street presence is transformed from the ordinary by unifying the Binet developments with the use of fully landscaped gardens, sandstone highlights and period features, paved driveways and English estate lanterns. swimming pool or tennis court. Each house was completed and sold immediately.

In the 1990s Binet Homes developed a formula for success. The company had built a reputation for building high quality homes for a more executive class of buyer, providing excellent service to its clients and employing designers and builders to maintain design standards of the highest order. The brothers undertook a further series of major developments in Cherrybrook named Cannanwood Estate, Arundel and Louise Way and also the Aiken Grove Estate in West Pennant Hills.

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5.1.2 Assessment against criteria

Criterion	Assessment
Historical significance SHR criterion (a)	There is no physical evidence of early development of the area dating back to the original land grants nor is there any evidence of agricultural occupation of the land prior to its acquisition by Headland Developments Pty Ltd in 1972. The Cannanwood HCA postdates the major historical phase of development of Cherrybrook as Hooker-Rex Estates acquired a vast landholding at West Pennant Hills as early as 1972 and established the Greenway Estate subdivision from 1978. The Cannanwood HCA does not meet the threshold for listing under this criterion at a local level.
Historical Association significance SHR criterion (b)	Headland Developments Pty Ltd acquired the subject land in 1972. Headland Developments was associated with Hooker-Rex Estates (a division of LJ Hooker), one of the country's major land development companies. Hooker-Rex estates was established in 1956 and within three years had developed 10 metropolitan and seaside estates in New South Wales and Queensland. By the 1970s and 1980s Hooker-Rex was one of the largest land developers in the country with numerous estates across New South Wales and Queensland. The subject land formed part of the parent company's extensive landholdings at West Pennant Hills. The first release in the Greenway Estate took place in 1978. Headland Developments and Hooker-Rex have incidental association with the site as the owners and developers of the Greenway Estate and the applicants of the development application for Section 101 of the Greenway Estate. The HCA has an historical association with Binet Homes, the developers and builders of Cannanwood Estate. Binet Homes was a local building company established about 1960 by brothers Peter and John Binet. The firm primarily worked in the north west area of Sydney. In 1983 they developed and built their first 'full-street' estate at Glenhaven, Sandhurst Manor Estate. The success of this village-style development with its thematically similar but individual house designs, were designed in-house and built by the company and became the model for subsequent estates in the Hornsby and Hills Shire district. The subject land was acquired from one of LJ Hooker's subsidiaries in 1991 and comprised 21 lots. Binet re-subdivided the land, formed the street, laid out the subdivision and commenced construction of 'spec built' luxury homes in Cannan Close. Between 1991 and 1994 they had completed and sold all houses in the cul-de-sac. Each individual house was identifiably a Binet Home with typical Federation style details. The principal designer was Russel Scott who worked with the company from 1983-1991. Binet Homes was one of the principal developers and builders in the Hornsby and Hills Shire Council areas. Their estates are scattered throughout West Pennant Hills, Cherrybrook, Castle Hill and Glenhaven in several 'full-street' estates such as Cannanwood, Sandhurst Manor, Bellbird, Ripley Downs and Richmond Court. Cannanwood has cultural values at a local level under this criterion.
Aesthetic significance SHR criterion (c)	Cannanwood HCA retains its original subdivision pattern, landscaping and original building stock. The group of houses are recognisably similar in terms of scale, form, materials and detail. They are also more substantial in size and have greater articulation

Criterion	Assessment
	than houses in the surrounding streets. They are also of a higher architectural quality and construction than similar developments nearby. All of the houses (except 17A) were built by one master builder, Binet Homes, and are undeniably from the same stable of designs as their work of this period, taking inspiration from architecture of the Victorian, Federation and Inter-War periods. What sets the building apart from neighbouring streets is the size and cohesiveness of the applied style and architectural features to a prestige product aimed at the affluential second or third home buyer. Cannanwood HCA has cultural values at a local level under this criterion.
Social significance SHR criterion (d)	A detailed social values assessment has not been undertaken. Cannan Close and Friends Residents Association lobbying in respect of a development of a tennis court at 17A Cannan Close is indicative of likely social value or community esteem. Cannanwood HCA has cultural values at a local level under this criterion.
Technical/research significance SHR criterion (e)	The historical archaeological potential of the HCA has not been assessed in this report. The proposed Cannanwood HCA has not been assessed under this criterion.
Rarity SHR criterion (f)	The individual houses in Cannanwood HCA do not meet the threshold for rarity value. Late Twentieth-Century Australian Nostalgic architectural style houses typified by Cannan Close were a common domestic building form in this era promoted by project home builders and real estate agencies. Single and two-storey Federation-style houses similar to those located in the Cannanwood HCA can be found throughout the State. These homes use the same design features such as brick construction, terracotta or concrete tiles, variety of roof forms, timber joinery in bargeboards and finials, gables and multi-pane glass panels in windows. Cannanwood is not a rare example of the Binet Homes model of development, nor is it rare in the district as the company developed other estates in West Pennant Hills, Cherrybrook, Glenhaven and Castle Hill including Sandhurst Manor, Bellbird Estate, Ripley Downs and Richmond Court. Cannanwood HCA does not have cultural values at a local level under this criterion.
Representativeness SHR criterion (g)	Cannanwood is representative of a Late Twentieth-Century Australian Nostalgic development built for affluent, middle class and upper-middle class residents in the late twentieth century. The former orchard and farming lands of the northwest suburbs of Sydney were subdivided following the release of the 'Green Belt' in the late 1960s. Entire new suburbs such as Cherrybrook appeared from the 1960s, but more particularly in the 1980s and 1990s. Suburban development was also spreading west and southwest to accommodate and foster the rapidly growing population of the Greater Sydney region. Subdivisions and large housing estate were typical of the development of this period. Whereas the Northern Suburbs generally attracted second or third home buyers looking to upsize, first home buyers purchased more modest houses in the large western and south-western estates further distant from public transport and the CBD. Cannanwood

Criterion	Assessment
	is representative of the style of housing development built in the northwest suburbs, featuring large, two-storey, prestige houses with luxury inclusions and high-design, some with pools or tennis courts, garaging for two or three cars and set in landscaped gardens and surrounded by bushland or a more rural atmosphere. Cannanwood HCA has cultural values at a local level under this criterion.
Integrity	The Cannanwood HCA retains a high integrity and intactness, and all bar one substantial brick residence, was erected by Binet Homes between 1991 and 1994. The subdivision pattern, streetscape elements and residential character retains the design vision of the developer Binet Homes.

5.1.3 Statement of significance

Cannanwood HCA has significance at a local level for associative, aesthetic, social and representative values.

Cannanwood is associated with Hooker- Rex and the Greenway Estate Cherrybrook. Cannanwood is located on part of the Greenway Estate, a large housing estate subdivided progressively at West Pennant Hills from 1978 on former orchard and farming land. Hooker Rex was one of the main real estate and land development companies in the post war period with housing estates located across the east coast of Australia.

Cannanwood is associated with Binet Homes, the builder/promoter of Cannanwood. 21 allotments in the Greenway Estate were sold in 1991 to Binet Homes, a local project home and master builder which specialised in building large, high quality, luxury houses in landscaped garden settings as 'full-street developments' in the north west suburbs of Sydney. Binet Homes was established in the early 1960s and is still operating today.

Cannanwood follows a speculative building model comprising a controlled estate with a predominantly Federation architectural aesthetic with all houses in the street individually designed by Russell Scott of Binet Homes. The houses are all substantial two storey homes from the Late Twentieth-Century Australian Nostalgic architectural style. The Cannanwood houses draw inspiration from Federation Queen Anne with touches of Victorian and inter War motifs including a variety of roof forms, asymmetry, half-timbered effects in gables, shaped bargeboards, wall-hung shingles, verandahs with decorative timber posts and brackets, small panes in upper sash of windows, bay windows and timber gable finials.

Cannanwood has social significance for the local community which values the high quality and architectural distinction of this cul-de-sac development. The Cannan Close and Friends Residents Association was formed in 2012 to support the possible listing of Cannan Close as a heritage conservation area and review development applications in the street.

Cannanwood is highly intact and retains its original subdivision pattern, landscaping and original houses designed and built by Binet Homes.

5.1.4 Recommendation

List the Cannanwood HCA in the HLEP as it meets 4 of the 7 criteria used for assessing heritage significance in NSW and maintains a high degree of integrity and intactness in the subdivision pattern, streetscape elements and residential character to the design vision of the developer Binet Homes.

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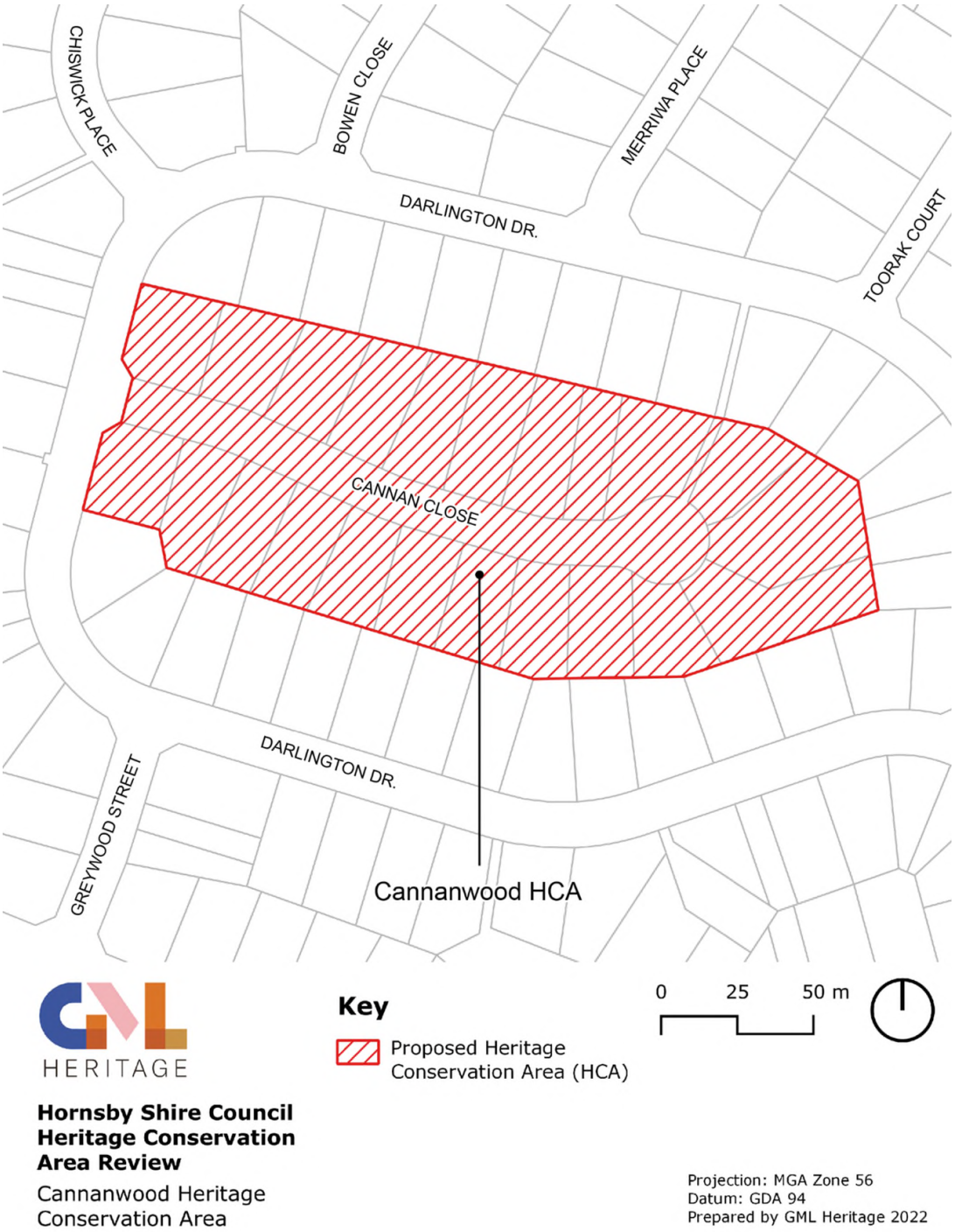

Figure 72: Proposed Cannanwood HCA

(Source: GML Heritage)

5.2 Brentford Road, Wahroonga – HCAS02

5.2.1 Summary History

Brentford Road is located on part of the 2000 acres (809.37 hectares) granted to John Terry Hughes in August 1842 (portion 112 of the Parish of South Colah). Margaret Edwards acquired 108 acres 3 roods (44.01 hectares) of Portion 112 in 1889 and subdivided this land in 1892 as the Bundarra Estate (Deposited Plan 2870). The subdivision comprised 44 allotments across three sections to the north of Lane Cove Road (present Pacific Highway) with allotments along both sides of Bundarra Avenue and the west side of Woonona Avenue with the North Shore Railway bisecting the two halves of the estate. Allotments ranged from one to four acres.

Lots 8 and 9 of Section 2 of the Bundarra Estate are comprised in the HCA study area.

Lot 8 of Section 2 of the Bundarra Estate 2 was sold to James O'Donnell in 1908. It is unclear if O'Donnell built upon this land which he owned to November 1928 when he sold to Bundarra Investment Company Ltd.

Lot 9 of Section 2 of the estate was conveyed in January 1894 to Sarah Elizabeth Roberts. She owned it to 1900 when it was sold to James Buckingham. James O'Donnell purchased Lot 9 Section in 1903. It appears he erected two Federation cottages on this parcel of land after 1903. He is listed in Bundarra Avenue in the Sands Directory by 1905. He owned this allotment until late 1928 when it changed hands to Bundarra Investment Company Ltd.

Bundarra Investment Company Limited was registered in November 1928 to 'carry on businesses as real estate agents, land salesman, landowners, financiers, contractors, etc'. The company subdivided Lots 8 and 9 of Section 2 of the Bundarra Estate in 1930 into nine allotments in a cul-de-sac off then named Bundarra Avenue (No John Hughes Place) as Deposited Plan 16804.

The Federation cottage, presently located on Lot 10 in DP 16804, comprising O'Donnell's c1900s house, was sold to John Ward Harrison and Ellen Harrison.

The other Federation cottage, located at the apex of the cul-de-sac (9 Brentford Road) on Lot 6 in DP 16804, was sold along with Lots 2 and 7 of the subdivision to Alfred Haines in 1934.

With the advent of the Great Depression no other allotments were sold in the subdivision and cul-de-sac. Economic hardships of this period adversely impacted the company so in 1933 the mortgagees exercised power of sale of the residue of allotments to various purchasers as follows:

- Lot 1—Doris May Swift;
- Lot 2, 6 and 7—Agnes Haines;
- Lots 3, 4 and 5 – Charles Augusts Battle and Ada Caroline Battle; and
- Lot 9—Francis Rohan.

Haines subsequently sold Lots 6 and 7 to builder Alfred Rudolph Zowe in 1935, including the Federation cottage now known as 9 Brentford Road. Zowe is presumed to have built 11 Brentford Road on Lot 7 and sold both Lots 6 and 7 the following year to Henry William Smith.

Charles and Ada Battle sold Lots 3, 4 and 5 to builder Rupert Clarence Symons in three separate transactions between October 1937 and December 1938. He erected substantial two-storey brick houses on these lots as in March 1938 he advertised 'Tudor Homes designed by leading architect, Brentford Road, Wahroonga' for sale in March 1938. How many homes were included in this sale is not known, however the house on Lot 3 sold to John Cavanough in June 1939, Lot 4 in December 1938 to Leslie Herbert McCallum and Lot 5 in September 1939 to Dorothy Johnston.

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5.2.2 Assessment against criteria

Criterion	Assessment
Historical significance SHR criterion (a)	The Brentford Road HCA provides evidence of a significant period of historic subdivision and development involving the re-subdivision of the original expansive allotments formed during a previous period of development in Wahroonga. The HCA demonstrates the course and pattern of historic land ownership, development and subdivision in Wahroonga following the construction of the railway along the North Shore to Hornsby in the early 1890s. This spans from the original land grants in the 1800s, to subdivision and development of large allotments promoted to wealthy Sydneysiders seeking a retreat from the populated and polluted inner city and close to mass transport in large, architect-designed dwellings reflecting the design conventions and materials of the interwar period has historic significance as it provides evidence of a key phase of development of Wahroonga which reinforced the a middle class suburban development originating in the successive subdivision by owners and investors of portions of the extensive 2000 acre land grant of John Terry Hughes. The principal phase of development of the HCA coincided with the arrival of the North Shore Railway Line in the 1890s and continuing in the Federation and Interwar periods. Brentford Road was formed in 1930 from the consolidation of two large allotments originally laid out in the 1890 Bundarra Estate, one of a series of major subdivisions on the Upper North Shore undertaken by investors anticipating financial returns from the residential boom in the area following the construction of the North Shore Railway Line in the early 1890s. Brentford Road HCA evidences an early bulb cul-de-sac development in the area. Cul-de-sacs were pioneered in urban design in Australia in planned garden suburbs from the mid-1910; Colonel Braund Crescent, Daceyville is believed to be the first such type of road formed in Australia in the mid-1910s. Brentford Road is an early example of its type in this area. It is an important early example of this form of subdivision and corresponds to a period of intense residential development in the Hornsby Shire during the Inter-war period. Brentford Road HCA has cultural significance at a local level under this criterion.
Historical association significance SHR criterion (b)	The HCA has some historical value as a subdivision promoted by the Bundarra Investment Company Pty Ltd. The company was solely established to promote this small subdivision at Wahroonga and there is little evidence that the company was a major player in the real estate and building industry after 1930. Brentford Road HCA does not meet the threshold of cultural significance under this criterion.
Aesthetic significance SHR criterion (c)	The Brentford Road HCA has cultural significance for its aesthetic values, demonstrating key interwar housing typologies. At least three of the houses in the HCA were erected by master builders, for instance 3, 5 and 7 Brentford Road built by Rupert Clarence Symons in 1938 and apparently 'designed by leading architect'. It is likely that 11 Brentford Road was built by Warrawee builder, Alfred R Zowe in 1936.

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Criterion	Assessment
	The 'group of Tudor Home' advertised for sale by Symons in March 1937 consist of three houses varying between one and two storeys which are non-identical and display a common materials palette and decorative elements consistent with the Inter-War Old English style. Symons is noted in Construction and Local Government Journal as the builder of a house and garage in Rose Bay in December 1925, and in the same magazine in October 1927 for 'five residential flats and three garages, New South Head Road, Woollahra'. There are also references to building projects in the Sydney Morning Herald in 1929 and in the 1930s. Symons is thus a known builder of the period as is Alfred R Zowe, who is also noted in several references in newspapers and the construction magazines in the 1930s for a variety of residential projects including in the Wahroonga/Warrawee area. Overall, the dwellings retain consistent architectural character, form and material and contribute positively to the character of the surrounding area. The HCA also has cultural significance for its highly intact subdivision pattern, original kerb and guttering, central circular plantation and concrete roadway. The HCA also retains the original low stone fences erected to the houses facing the bulb cul-de-sac in about 1938. The Brentford Road HCA reaches the threshold for cultural significance at a local level under this criterion.
Social significance SHR criterion (d)	A detailed social values assessment has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area. The Brentford Road HCA has not been assessed under this criterion.
Technical/research significance SHR criterion (e)	The historical archaeological potential of the HCA has not been assessed in this report. It should be assessed in order to determine if the Brentford Road HCA has research potential to contribute to a better understanding of the history of the Hornsby Shire and the cul-de-sac. The proposed Brentford Road HCA has not been assessed under this criterion.
Rarity SHR criterion (f)	The Brentford Road HCA contains a largely intact collection of Inter-war houses, and also two Federation bungalows dating back to early development of the Bundarra Estate (1890). The properties display a good degree of integrity and consistency, providing good examples of the typology. Brentford Road is one of the earliest cul-de-sac developments in the Hornsby Shire and it retains a high degree of integrity demonstrating Depression era construction and architectural design for a middle-class clientele in the Inter-war period. The Brentford Road HCA reaches the threshold for cultural significance at a local level.
Representativeness SHR criterion (g)	The Brentford Road HCA represents Federation and interwar housing typologies within the railway corridor of the Hornsby Shire. Brentford Road provides evidence of the consolidation and subdivision of the oversized Victorian era allotments to provide more modest lots in the Inter-war period providing residents with handy access to public transport and convenient shopping precincts in the leafy neighbourhoods of the Upper North Shore.

Criterion	Assessment
	The cul-de-sac form is also representative of the wave of small residential neighbourhood developments known as places, courts and dead-end streets which appeared in the Shire in the interwar period and which became the norm in post war developments as larger allotments and estates were progressively subdivided by individual owners and investors. The Brentford Road HCA has cultural significance at a local level under this criterion.
Integrity	Brentford Road HCA displays a high level of integrity as it retains its original 1930 subdivision pattern, consistent scale, form and materiality, and streetscape elements including the kerb and guttering, concrete roadway, central circular plantation and low stone fences within the cul-de-sac. The housing stock has retained the original street presentation and are generally intact.

5.2.3 Statement of significance

Located on GuriNgai Country, the Brentford Road Heritage Conservation Area (HCA) has cultural significance at a local level for historic, aesthetic, rarity and representative values.

The HCA demonstrates the course and pattern of historic land ownership, development and subdivision in Wahroonga following the construction of the railway along the North Shore to Hornsby in the early 1890s. The principal phase of development of the HCA coincided with the arrival of the North Shore Railway Line in the 1890s and continuing in the Federation and Interwar periods, catering to a middle-class population seeking a healthy lifestyle close to public transport.

The HCA has representative values for its highly intact cul-de-sac form. Similar small residential neighbourhood developments known as places, courts and dead-end streets appeared in the Shire in the interwar period following resubdivision of large Victorian era properties. Brentford Road is an early example of a street and subdivision form which has prevailed in the Shire's post war landscape during late phases of residential development.

The HCA comprises a collection of highly intact interwar residential typologies including Inter-war Old English, Inter-war Georgian Revival and Inter-war Spanish Mission in one and two storey forms. Brentford Road HCA is notable for its highly intact fabric (houses, gardens, street layout) dating from the Federation and Inter war periods. The area also has aesthetic significance for Brentford Road, a rare early cul-de-sac design in this area, retaining its original subdivision pattern, road layout and construction and housing from the Interwar period.

5.2.4 Recommendation

List the Brendford Road HCA in the HLEP as it meets 4 of the 7 criteria used for assessing heritage significance in NSW and maintains a high level of integrity of its original 1930 subdivision pattern, consistent built scale, form and materiality, and streetscape elements within a cul-de-sac.

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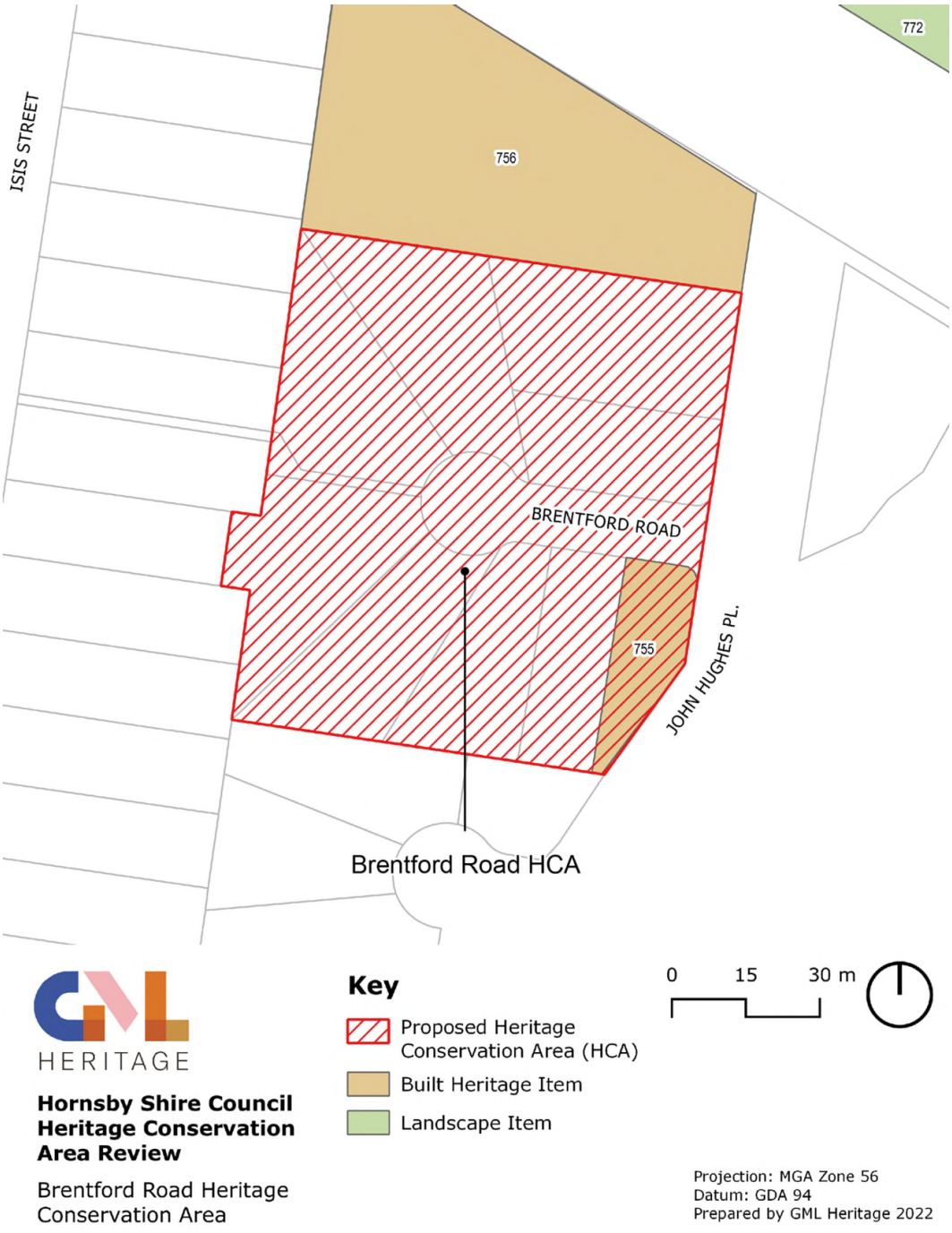

Figure 73: Proposed Brentford Road, Wahroonga HCA

(Source: GML Heritage)

5.3 Summary of recommendations

It is recommended that a planning proposal be prepared to amend the listings of the following heritage conservation areas on Schedule 5 of the HLEP.

Table 8: Schedule 5 Environmental Heritage Part 2 Heritage Conservation Areas

No	Description	Identification on Heritage Map	Significance
HCAS01	Cannanwood, Cherrybrook	Indicate by red hatching and label C	Local
HCAS02	Brentford Road, Wahroonga	Indicate by red hatching and label C	Local

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6 Summary of findings

6.1 Review of existing Heritage Conservation Areas

The current integrity and management of the eight existing HCAs listed in HLEP have been reviewed and the following are recommended:

- Barker College should be removed as an HCA from the HLEP and be listed as an individual heritage item that includes all significant buildings
- The Beecroft-Cheltenham HCA's precincts should be managed as follows:
  - Beecroft-Cheltenham Plateau Precinct should be retained.
  - The Becroft North Precinct should be retained.
  - The Gullies Precinct should be retained.
  - The Northern Triangle Precinct should be removed from the Beecroft/Cheltenham HCA.
- The three Hornsby West Side HCAs should be managed as follows:
  - Mount Errington Precinct should be retained as separate HCA in the HLEP.
  - The Pretoria Parade Precinct should be retained as a separate HCA in the HLEP and the boundaries revised with the inclusion of the southern portion of Pretoria Parade and the removal of the south side of Nursery Street.
  - Peats Ferry Road should be renamed Hornsby Heritage Town Centre and retained as an HCA in the HLEP with amended boundaries.
- The Crescent HCA is highly intact and should be retained as an HCA with amended boundaries.
- The Wahroonga HCA is highly intact and should be retained as an HCA.
- The Wahroonga North HCA's precincts (Northern Precinct and the Southern Precinct) should be retained as a single HCA.

6.2 Potential new Heritage Conservation Areas

Two new HCAs are recommended based on historical research and physical evidence, with the proposed names of the draft HCAs are as follows:

- HCAS01: Cannanwood, Cherrybrook; and
- HCAS02: Brentford Road, Wahroonga.

Additional details regarding their location and characteristics are available in Appendix 1.

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Appendix 1: Inventory sheets

The detailed appendix document supporting this report is available at the following link:

https://www.hornsby.nsw.gov.au/files/assets/public/v/1/external-site-files/miscellaneous/draft-hca-appendix.pdf

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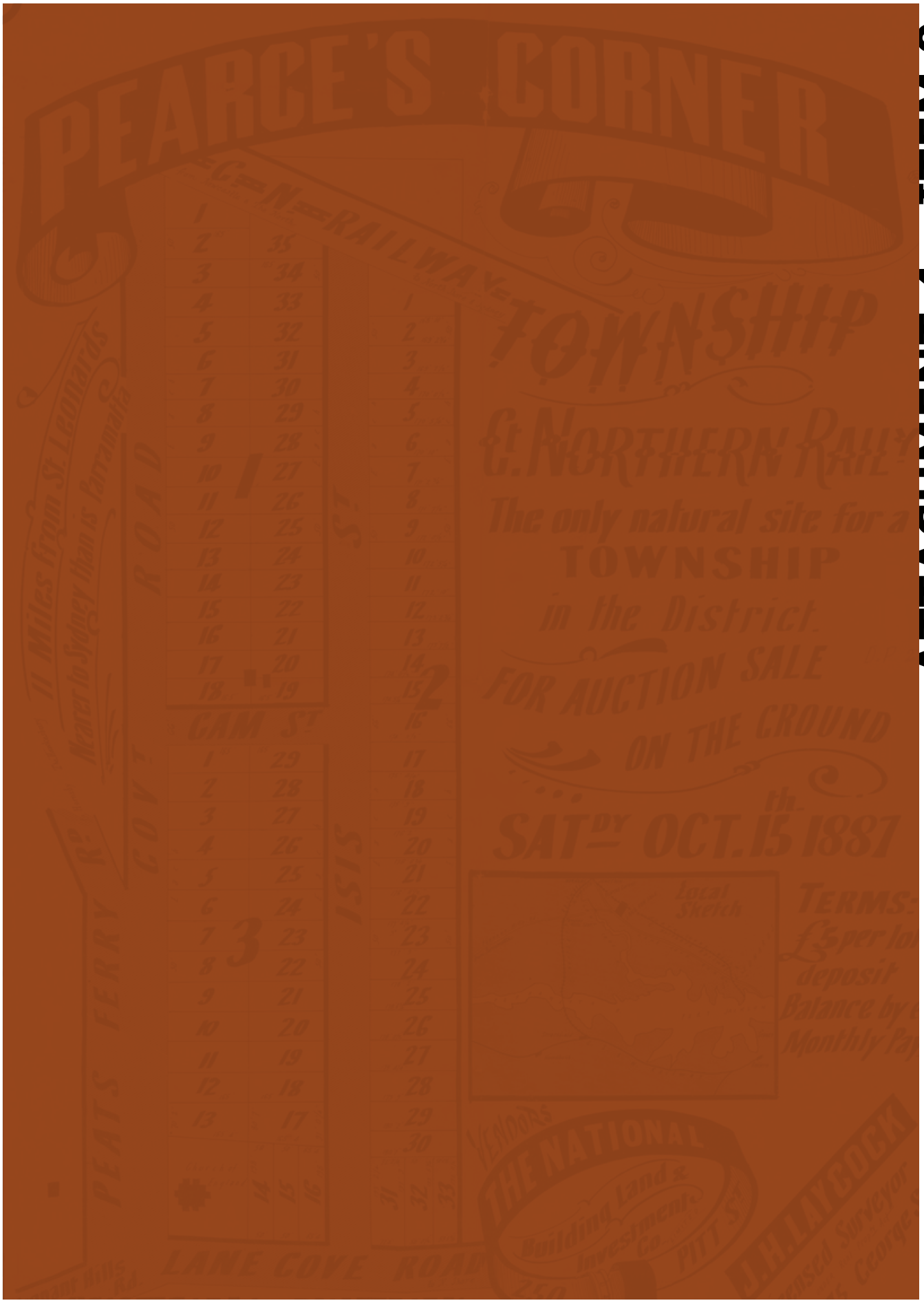

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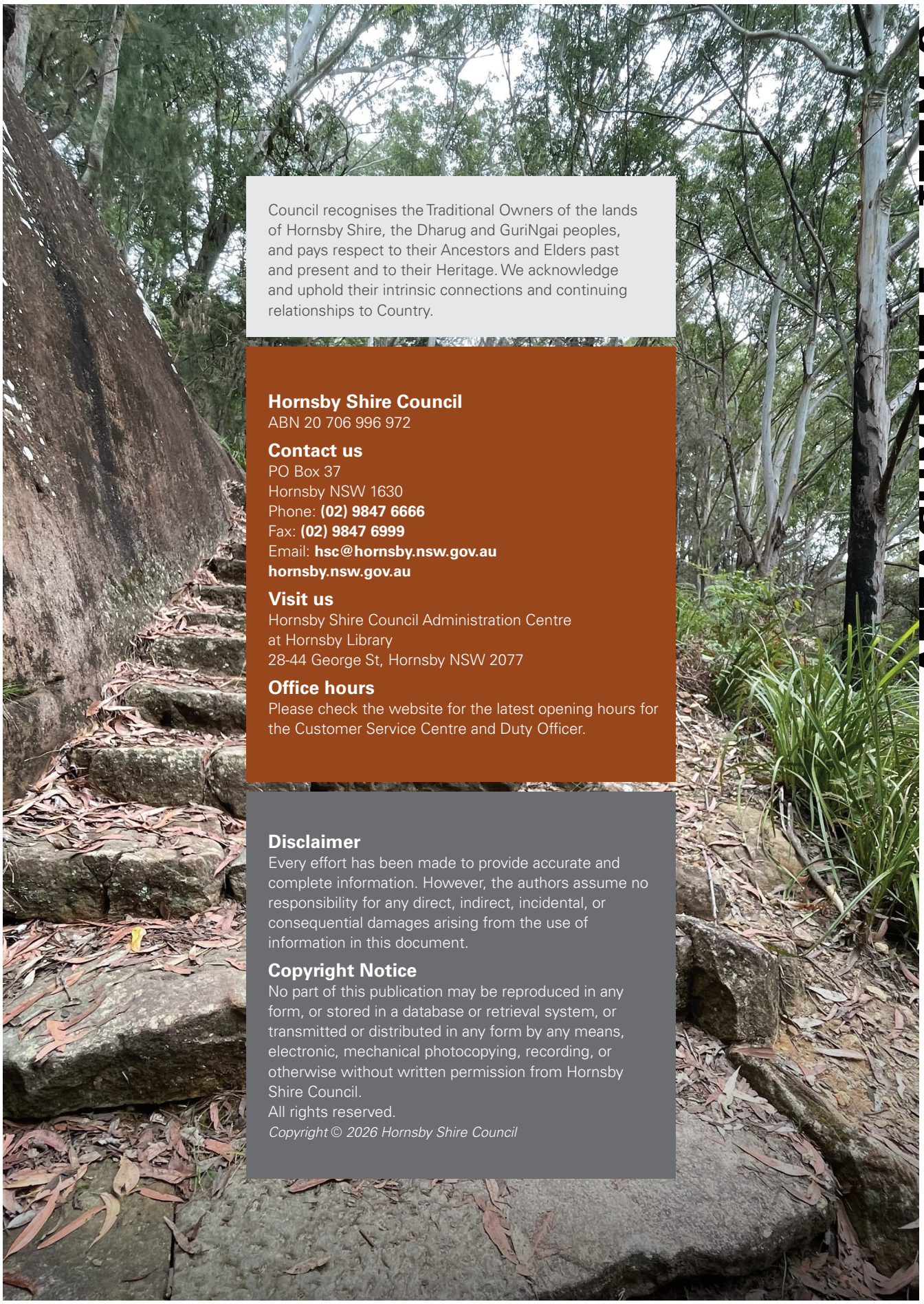
ATTACHMENT 5 - ITEM 9





ATTACHMENT 5 - ITEM 9

Council recognises the Traditional Owners of the lands of Hornsby Shire, the Dharug 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.

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28-44 George St, Hornsby NSW 2077

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Chinese Simplified

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Nepali

यस कागजातमा महत्त्वपूर्ण जानकारी छ।

यदि तपाईंले यसलाई बुझ्नुभएको छैन भने, कृपया अनुवाद र दोभाषे सेवालाई 131 450 मा फोन गर्नुहोस्। तपाईंको तर्फबाट हर्नस्बी शायर काउन्सिललाई 9847 6666 नम्बरमा फोन गरिदिन आग्रह गर्नुहोस्। काउन्सिलको कामकाजी समय सोमबारदेखि शुक्रबार बिहान 8:30 बजे देखि बेलुका 5 बजेसम्म हो।



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 शुक्रवार, 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.



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Farsi

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این سند حاوی اطلاعات مهم می باشد. چنانچه آن را درک نمی کنید، لطفاً با خدمات ترجمه کتبی و شفاهی به شماره 131 450 تماس بگیرید. از آنها بخواهید از جانب شما با شماره 9847 6666 با شورای شهر هورنزبی شایر تماس بگیرند. ساعات کاری شورای شهر دوشنبه تا جمعه، از 8:30 صبح تا 5 بعدازظهر است.

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ATTACHMENT 5 - ITEM 9

1 Introduction

Hornsby Shire Council is undertaking a Comprehensive Heritage Study (CHS) to review and update heritage listings in the Shire. The CHS is informed by Council's 2019 Hornsby Heritage Action Plan (Action Plan), which identifies a range of projects related to the identification, management, retention and promotion of heritage in the Shire.

In response to the Action Plan, Council engaged heritage consultants to prepare reporting relating to archaeological, landscape and built heritage, as well as heritage conservation areas (HCA).

Draft heritage reports were completed in 2022 and have informed Council's Heritage and Housekeeping Planning Proposal and a revised Heritage chapter in the Hornsby Development Control Plan 2024. Those projects prioritised the timely progression of lower impact findings of the draft reporting. With the completion of the Heritage and Housekeeping Planning Proposal and Hornsby DCP 2024 updates, the draft heritage reports have been revisited and updated. Those updates provide a consistent structure, validate findings and remove actioned recommendations.

This report summarises the recommendations of the following updated reports:

- Archaeological Heritage Study;
- Landscape Heritage Study;
- Hornsby Built Heritage Study; and
- Heritage Conservation Areas Study.

In summary, the four reports recommend the following:

- 120 new heritage items
  - 22 Archaeological sites
  - 98 Built items
- 14 existing archaeological sites to also be listed as built or landscape items (dual listing)
- 4 Heritage Items to be consolidated into 2 items
  - 2 Archaeological sites into 1 item
  - 2 Landscape items into 1 item
- 21 existing heritage items to be amended
  - 13 Landscape items
  - 8 Archaeological sites
- 1 existing archaeological site to be recategorised as a built heritage item
- 11 existing heritage items to be delisted
  - 6 Landscape items
  - 5 Archaeological sites
- 2 new HCAs to be listed
- 4 HCA boundaries to be amended
- 1 HCA (Barker College HCA) to be delisted, as it is a single heritage item.

The following sections provide more detail on the recommendations of each study, by recommendation type. Information from heritage inventory sheets and recommendations from Council's heritage consultants is summarised, with more information available in the full reports.

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2 Summary of heritage listing recommendations

2.1 Recommended new heritage items

The following items are recommended to be listed in Hornsby Local Environmental Plan 2013 (HLEP) Schedule 5 as new items.

Each proposed item is accompanied by an inventory sheet in the relevant study which provides further information regarding their heritage significance.

Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
Archaeological	AHS01	Mary Wall well and orchard	971 Pacific Highway, Berowra NSW 2081 (Lot 15 Section 2 DP 6107)	Berowra	Archaeological Heritage Study	Recommended to add as a new Archaeological site. Item found to have high archaeological potential, assessed to be of local significance.
Archaeological	AHS02	Flat Rock/Brooklyn Hotel	214 and 214A Brooklyn Road, Brooklyn NSW 2083 (Lots 18 & 19 Section A DP 2746)	Brooklyn	Archaeological Heritage Study	Recommended to add as a new Archaeological site. Item found to have moderate archaeological potential, assessed to be of local significance.
Archaeological	AHS03	The Sanitorium Hotel, St. Cartharge's College and St. Catherine's Orphanage	55A and 55C Brooklyn Road, Brooklyn NSW 2083 (Lot 8 Section 1 DP 2002; SP68618)	Brooklyn	Archaeological Heritage Study	Recommended to add as a new Archaeological site. Item found to have moderate archaeological potential, assessed to be of local significance.

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Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
Archaeological	AHS05	Peter Hibbs Wharf and Complex	1 Gentlemans Halt, Canoelands NSW 2157 (Lot 1 DP 797208)	Canoelands	Archaeological Heritage Study	Recommended to add as a new Archaeological site. Item found to have moderate archaeological potential, assessed to be of local significance.
Archaeological	AHS06	Dangar House and surrounds, Dangar Island	3-9 Neotsfield Avenue, 2, 5-11 Yallaroi Parade and 5 -15 Baroona Street, Dangar Island NSW 2083 (Lots 3-4 and 7-10, DP 21725; Lots 121-122, DP 1114615; Lots 13-14, DP 210724; Lots 1-2, DP 521484; Lots 1-2, DP 597242; Lot 62, DP 872117)	Dangar Island	Archaeological Heritage Study	Recommended to add as a new Archaeological site. Item found to have moderate archaeological potential, assessed to be of local significance. The new item would include two existing items associated with Dangar House are presently listed in Schedule 5 of the HLEP as archaeological items, A35 and A37.
Archaeological	AHS07	Thomas Williams' c.1828 Residence	661-665 Old Northern Road, Dural NSW 2158 (Lots 1 & 2 DP 550819; Lot B DP 158479; Lot 3 DP550819)	Dural	Archaeological Heritage Study	Recommended to add as a new Archaeological site. Item found to have moderate archaeological potential, assessed to be of local significance.
Archaeological	AHS08	Thomas Wilkinson's c.1835 Hut	212 New Line Road, Dural NSW 2158 (Lot 12 DP 812510)	Dural	Archaeological Heritage Study	Recommended to add as a new Archaeological site. Item found to have moderate archaeological potential, assessed to be of local significance.

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Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
Archaeological	AHS09	Burton Crossland House	100 Crosslands Road, Galston NSW 2159 (Lot 1 DP1111681; Lots 1-7, DP 250012; Lot 2, DP 983689)	Galston	Archaeological Heritage Study	Recommended to add as a new Archaeological site. Item found to have moderate archaeological potential, assessed to be of local significance.
Archaeological	AHS10	Hornsby Junction Station Master's House	Hornsby Station Stand D, Hornsby NSW 2077 (Part Lot 164, DP 1043781)	Hornsby	Archaeological Heritage Study	Recommended to add as a new Archaeological site. Item found to have moderate archaeological potential, assessed to be of local significance.
Archaeological	AHS11	Hornsby Junction Gatekeeper's House	4 Government Road, Hornsby NSW 2077 (Lots 1 and 2 DP 544812)	Hornsby	Archaeological Heritage Study	Recommended to add as a new Archaeological site. Item found to have high archaeological potential, assessed to be of local significance.
Archaeological	AHS13	Hornsby Public School and School of Arts	205 Peats Ferry Road, Hornsby NSW 2077 (Part Lot 2 DP 1252972; Lot 2 DP 855847)	Hornsby	Archaeological Heritage Study Targeted Item Review	Recommended to add as a new Archaeological site. Item found to have moderate archaeological potential, assessed to be of local significance.
Archaeological	AHS14	Old Hornsby Post Office	35-37 Pennant Hills Road Normanhurst NSW 2076 (Lots 10 & 11 DP 827249	Normanhurst	Archaeological Heritage Study	Recommended to add as a new Archaeological site. Item found to have moderate archaeological potential, assessed to be of local significance.

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Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
Archaeological	AHS15	Old Government Sawing Establishment	449C and 449D Pennant Hills Road, Pennant Hills NSW 2125 (Lots 10 & 11 DP 1209584	Pennant Hills	Archaeological Heritage Study	Recommended to add as a new Archaeological site. Item found to have moderate archaeological potential, assessed to be of state significance.
Archaeological	AHS16	Purchase's Nursery	46-60 Purchase Road, 69-85x Shepherds Drive and 10 Beechworth Parade, Cherrybrook NSW 2126 Lot 12 DP 773674, Lot 24 DP1123287 and Lot 1 DP263752	Cherrybrook	Archaeological Heritage Study	Recommended to add as a new Archaeological site. Item found to have moderate archaeological potential, assessed to be of local significance.
Archaeological	AHS17	Hornsby Hotel	55-57 Pacific Highway, Waitara NSW 2077 (Lot 1 DP 655016)	Waitara	Archaeological Heritage Study	Recommended to add as a new Archaeological site. Item found to have moderate archaeological potential, assessed to be of local significance.
Archaeological	AHS19	West Pennant Hills Public School	30 Castle Hill Road, West Pennant Hills NSW 2125 (Lots 1, 2, 3 & 4 DP 1059158; Lots 4 – 11 Section 3 DP 1879; Lot 1 DP 858789; Lot 1 DP 193952)	West Pennant Hills	Archaeological Heritage Study	Recommended to add as a new Archaeological site. Item found to have moderate archaeological potential, assessed to be of local significance.

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Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
Archaeological	AHS21	John Laughton's farm, shipbuilding establishment	625-714 Singleton Road, Laughtondale NSW 2775 (Lot 3 DP261431, Lot 4 DP261431, Lot 5 DP261431, Lot 10 DP827261 and Lot 11 DP827261)	Laughtondale	Archaeological Heritage Study	Recommended to add as a new Archaeological site. Item found to have moderate archaeological potential, assessed to be of local significance.
Archaeological	AHS22	Adam Clink's cottage (site)	591 Singleton Road, Laughtondale NSW 2775 (Lot 6 DP 752029)	Laughtondale	Archaeological Heritage Study	Recommended to add as a new Archaeological site. Item found to have high archaeological potential, assessed to be of local significance.
Archaeological	AHS23	Richard Cobcroft's Farm	554 Singleton Road, Laughtondale NSW 2775 (Lots 1 and 2 DP803544)	Laughtondale	Archaeological Heritage Study	Recommended to add as a new Archaeological site. Item found to have moderate archaeological potential, assessed to be of local significance.
Archaeological	AHS24	Site of Hornsby Woolwash	Foot of Bridge Road, where it intersects with Sherbrook Road, Hornsby NSW 2077 (road reserve and part of SP 61878)	Hornsby	Archaeological Heritage Study	Recommended to add as a new Archaeological site. Item found to have moderate archaeological potential, assessed to be of local significance.
Archaeological	AHS25	Milson Island Historic Site	Milson Island, Milsons Passage NSW 2083	Milson Island	Archaeological Heritage Study	Recommended to add as a new Archaeological site. Item found to have high archaeological potential,

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Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
			Lot 13 DP 752026 and undesignated area			assessed to be of local significance.
Archaeological	AHS26	Old Northern Road, small bridge	Old Northern Road, Wisemans Ferry NSW 2775	Wisemans Ferry	Archaeological Heritage Study	Recommended to add as a new Archaeological site. Item found to have high archaeological potential, assessed to be of local significance.
Built	BHS01	House	45 Albert Road (Lot 2 DP 410257)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Post-War timber bungalow
Built	BHS02	House	34 Austral Avenue (SP 48948)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, Inter-War Californian Bungalow with Georgian Revival expressions
Built	BHS03	'Monreith' House	52 Beecroft Road (Lot G DP 416527)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of two storey Inter-War Mediterranean house
Built	BHS04	'Ardath'	4 Burns Road South	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item.

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Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
		House and Garden	(Lot 25 DP 10626)			Historic and aesthetic significance – evidence of subdivision, representative example of mid-century residential development
Built	BHS05	House	6 Burns Road South (Lot 26 DP 10626)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of post-war house, high integrity
Built	BHS06	'Lucitonia' House	58 Chapman Avenue (Lot 1 DP 53862)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of post-war masonry bungalow
Built	BHS07	House	68 Chapman Avenue (Lot 4 DP 577307)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of post-war American Colonial house
Built	BHS08	House	80 Copeland Road (Lot 1 DP 500732)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative

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Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
						example of Stripped Inter-War Tudor Revival bungalow
Built	BHS09	House	87 Copeland Road (Lot 10 DP 4867)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian Bungalow, high integrity
Built	BHS10	House	149 Copeland Road (Lot 1 DP 12464)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance evidence of subdivision, unusual Federation Queen Anne with Spanish Mission decoration
Built	BHS11	House	27 Fiona Road (Lot A DP 332631)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance - evidence of subdivision, fine example of Inter-War bungalow with Gothic Revival influences
Built	BHS12	House	54 Hannah Street (Lot 2 DP 9041)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Stripped Inter-War Tudor Revival/Old English

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Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
Built	BHS13	'Ranleigh' House	57 Hannah Street (Lot 2 DP 529521)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Federation Bungalow
Built	BHS14	House	61 Hannah Street (Lot 1 DP 946780)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Federation Bungalow, high integrity
Built	BHS15	House	63 Hannah Street (Lot B DP 363535)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Federation Bungalow, Queen Anne features
Built	BHS16	'Dulce Domum' House	70 Hannah Street (Lot 1 DP 844935)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Georgian Revival house
Built	BHS17	House	73 Hannah Street (Lot 20 DP 4867)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item.

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Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
						Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War bungalow, Queen Anne features
Built	BHS18	'Gunnislake' House	74 Hannah Street (Lot 31 DP 876520)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of late Federation bungalow
Built	BHS19	House	79 Hannah Street (Lot A DP 413384)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Federation Queen Anne
Built	BHS20	'Illoura' House	5 Hull Road (Lot 13 DP 7931)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Stripped Tudor Revival
Built	BHS21	House	37 Hull Road (Lot 12 DP 12095)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative

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Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
						example of post-war bungalow
Built	BHS22	House	49 Hull Road (Lot 2 DP 1250705)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War fibro cottage
Built	BHS23	House	5 Kedron Avenue (Lot 6 DP 10626)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item. Potential historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian Bungalow
Built	BHS24	House	6 Kedron Avenue (Lot 16 DP 10626)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Mediterranean Revival/Immigrant's Nostalgia
Built	BHS25	House	9 Kedron Avenue (Lot 1 DP 860937)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, post-war bungalow with sympathetic upper storey extension
Built	BHS26	House	12 Kirkham Street	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item.

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Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
			(Lot 26 Section 1 DP 758074)			Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War bungalow with Art Deco features
Built	BHS27	House	3 Malton Road (Lot 2 DP 340956)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of inter-war bungalow with Art Deco features
Built	BHS28	House	2 Park Avenue (Lot Y DP 421497)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War masonry bungalow
Built	BHS29	House	41 Boronia Avenue (Lot D DP 339629)	Cheltenham	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Spanish Mission house
Built	BHS30	House	7 Cheltenham Road (Lot 10 DP 1045089)	Cheltenham	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative

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Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
						example of Inter-War Georgian Revival
Built	BHS31	House	20 Cheltenham Road (Lots 101-102 DP 12364)	Cheltenham	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of 1930s Moderne Style house
Built	BHS32	House	7 Chorley Avenue (Lot 131 DP 12364)	Cheltenham	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Stripped Inter-War Tudor Revival house
Built	BHS33	House	8 Chorley Avenue (Lot 1 DP 1152899)	Cheltenham	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Georgian Revival house
Built	BHS34	House	9 Mason Avenue (Lot A DP 339629)	Cheltenham	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Old English house
Built	BHS35	House	16 Sutherland Road	Cheltenham	Built Heritage Study	Recommended to add as a new Heritage item.

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Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
			(Lot 4 DP 17378)			Historic and aesthetic significance – evidence of subdivision, representative example of Moderne Style with Inter-War functionalist
Built	BHS36	House	46 The Crescent (Lot 2 DP 18542)	Cheltenham	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Tudor Revival/Old English Style
Built	BHS37	House	38 Grantham Crescent (Lot 81 DP 11921)	Dangar Island	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, rare early fibro cottage, high integrity
Built	BHS38	House	2 Albion Street (Lot 10 DP 1170176)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Federation Queen Anne house
Built	BHS39	House	44 Albion Street (Lot 1 DP 543564)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian Bungalow

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Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
Built	BHS40	House	48 Albion Street (Lot 1 DP 598401)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of weatherboard Federation bungalow
Built	BHS41	'Munzil' House	52 Albion Street (Lot 1 DP 860185)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Stripped Federation Queen Anne bungalow
Built	BHS42	House	4 Britannia Street (Lot 1 DP 200853)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian bungalow
Built	BHS43	House	18 Fisher Avenue (Lot 12 DP 11134)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian bungalow
Built	BHS44	House	22 Fisher Avenue (Lot 1 DP 860546)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item.

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Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
						Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian bungalow
Built	BHS45	House	24 Fisher Avenue (Lot 1 DP 1030632)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian bungalow
Built	BHS46	House	4 George Street (Lot 7 DP 13079)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, Inter-War Moderne style house, aesthetically atypical
Built	BHS47	House	12 George Street (Lot 53 DP 13079)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian bungalow
Built	BHS48	House	14 George Street (Lot 54 DP 13079)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative

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Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
						example of Inter-War Californian bungalow
Built	BHS49	'Bundarra' House	15 George Street (Lot 3 DP 214201)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, weatherboard Federation bungalow with Queen Anne features
Built	BHS50	'Amblestone' House	18 George Street (Lot 1 DP 500439)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Potential historic and aesthetic significance – evidence of subdivision, representative example of Inter-War bungalow
Built	BHS51	House	37 George Street (Lot B DP 369696)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Potential historic and aesthetic significance – evidence of subdivision, representative example of weatherboard Federation bungalow
Built	BHS52	House	22 Hampden Road (Lot 71 DP 804291)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Stripped Inter-War Tudor Revival
Built	BHS53	House	29 Hampden Road	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item.

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Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
			(Lot C DP 364807)			Historic and aesthetic significance – evidence of subdivision, representative example of Federation Arts and Crafts bungalow
Built	BHS54	'Flixton' House	30 Hampden Road (Lot 1 DP 1184145)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of late Federation/Georgian Revival bungalow
Built	BHS55	House	32-34 Hampden Road (Lot 24 DP 4592)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, Federation bungalow with Stripped Queen Anne stylistic features
Built	BHS56	House	35 Hampden Road (Lot 1 DP 208761)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian bungalow
Built	BHS57	House	39 Hampden Road (Lot 1 DP 229250)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative

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Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
						example of Post-War masonry bungalow
Built	BHS58	House	1 Harold Avenue (Lot 18 DP 13079)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian bungalow
Built	BHS59	'Fairview' House	10 Harold Avenue (Lot 2 DP 1147632)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, Stripped Inter-War exterior, elaborate Tudor Revival interior
Built	BHS60	House	15 Hillcrest Road (Lot 9 Section 3 DP 6740)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Federation bungalow
Built	BHS61	House	19 Hillcrest Road (Lot 11 Section 3 DP 6740)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Federation bungalow
Built	BHS62	House	22 Hillcrest Road	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item.

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Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
			(Lot 28 Section 2 DP 6740)			Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian bungalow
Built	BHS63	Church Hall	33-35 Hillcrest Road (Lots 20-21 DP 1210218)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, Inter-War church, associations with Danish community
Built	BHS64	House	23 Ramsay Road (Lot 27 Section 2 DP 6740)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Georgian Revival
Built	BHS65	House	25 Ramsay Road (Lot 22 DP 1211765)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Federation arts and Craft bungalow
Built	BHS66	House	11-13 Rosemount Avenue (Lots 63-64 DP 11939)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, masonry inter-war

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Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
						bungalow with Art Deco features
Built	BHS67	House	19 Rosemount Avenue (Lot 60 DP 11939)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian bungalow
Built	BHS68	House	25 Rosemount Avenue (Lot 57 DP 11939)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian bungalow
Built	BHS69	'St Marks Church' Church Hall	27 Rosemount Avenue (Lots 55-56 DP 11939)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, Inter-War Gothic church building, associated with St Mark's
Built	BHS70	'Longcroft' House	2 Shields Lane (Lot 1 DP 545675)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of weatherboard Federation bungalow
Built	BHS71	House	15 Trebor Road	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item.

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Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
			(Lot 6 DP 1210218)			Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Californian bungalow
Built	BHS72	House	6 Warne Street (Lot 203 DP 873129)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Federation Arts and Crafts cottage
Built	BHS73	House	22 Warne Street (Lot 36 DP 1213819)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Federation Arts and Craft, group of three
Built	BHS74	House	26 Warne Street (Lot 33 DP 1213819)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Federation Arts and Craft, group of three
Built	BHS75	Shops	72-78 Yarrara Road (SP 14332; Lot 15 DP 12419; Lots A & B DP 357205)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative

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Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
						example of Inter-War Art Deco commercial row building
Built	BHS76	Shops	116 Yarrara Road (Lot 1 DP 659215)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Georgian Revival commercial row building
Built	BHS77	Shops	118 Yarrara Road (Lot H DP 26874)	Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – evidence of subdivision, representative example of Inter-War Georgian Revival commercial row building
Built	BHS78	House	1551 Singleton Road (Lot 1 DP 731636)	Singletons Mill	Built Heritage Study	Recommended to add as a new Heritage item. Historic and aesthetic significance – part of original land grant to Peter Hibbs of First Fleet, evidences subdivision of Singleton Mill in early 20th Century and is an example of mid-20th century vernacular timber dwellings
Built	BHS79	Wrigley Factory – Administration building and front entrance	48 Michigan Avenue (Lot 1 DP 730453)	Asquith	Built Heritage Study	Recommended to add as a new Heritage item.

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Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
						Fine example of Late Twentieth-Century International style
Built	BHS80	'Pearson House' House	68 Sutherland Road (Lot 1 DP 1184566)	Beecroft	Built Heritage Study	Recommended to add as a new Heritage item. Fine example of Late Twentieth-Century Organic / John James
Built	BHS81	House	1031 Pacific Highway (Lot 3 DP 136131)	Berowra	Built Heritage Study	Recommended to add as a new Heritage item. Fine example of (Post-War) Old English
Built	BHS82	'Connoly House' House	41 Cobran Road (Lot 1 DP 230254)	Cheltenham	Built Heritage Study	Recommended to add as a new Heritage item. Fine example of Late Twentieth-Century Organic / Bruce Rickard
Built	BHS83	'Matthews House' House	32 Dural Street (Lot 2 DP 414827)	Hornsby	Built Heritage Study	Recommended to add as a new Heritage item. Significant forerunner of influence, Late Twentieth-Century Sydney Regional / Arthur Baldwinson
Built	BHS84	Hornsby Technical and Further Education (TAFE)– Buildings C and F	205 Peats Ferry Road (Lot 2 DP 855847)	Hornsby	Built Heritage Study	Recommended to add as a new Heritage item. Fine example of Late Twentieth-Century Brutalist style
Built	BHS85	House	58 Denman Parade (Lot 2 DP 9413)	Normanhurst	Built Heritage Study	Recommended to add as a new Heritage item.

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Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
						A fine work by influential architect and (Post-War) Old English style
Built	BHS86	House	1 Anulla Place (Lot 35 DP 217584)	Wahroonga	Built Heritage Study	Recommended to add as a new Heritage item. A fine work by owner architect Laurie Glendenning and Late Twentieth-Century Sydney Regional style
Built	BHS87	House	149 Duffy Avenue (Lot 276 DP 237775)	Westleigh	Built Heritage Study	Recommended to add as a new Heritage item. A fine work by influential architect and Late Twentieth-Century International style
Built	BHS88	House	52 Duneba Drive (Lot 298 DP 237775)	Westleigh	Built Heritage Study	Recommended to add as a new Heritage item. A fine work by very influential architect Harry Seidler and Late Twentieth-Century International style
Built	BHS89	House (former West Pennant Hills Baby Health Centre)	30A Castle Hill Road (Lot 3 DP 508668)	West Pennant Hills	Built Heritage Study	Recommended to add as a new Heritage item. A fine work by influential architect Gazzard and Late Twentieth-Century Sydney Regional (Sydney School) style
Built	BHS90	House	176 Arcadia Road (Lot 3 DP 235117)	Arcadia	Built Heritage Study	Recommended to add as a new Heritage item. Connected to a significant writer

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Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
Built	BHS91	Former Cordial Factory	116 Arcadia Road (Lot C DP 163026)	Arcadia	Built Heritage Study	Recommended to add as a new Heritage item. A rare factory locally
Built	BHS92	Bradley's Sheds	1 Bay Road (Lot 1 DP 121287)	Arcadia	Built Heritage Study	Recommended to add as a new Heritage item. Demonstrates agriculture
Built	BHS93	House and duck shed in a rural setting	14 Calabash Road (Lot 2 DP 791820)	Arcadia	Built Heritage Study	Recommended to add as a new Heritage item. Demonstrates agriculture
Built	BHS94	Silo and poultry sheds	18 Calabash Road (Lot 3 DP 548689)	Arcadia	Built Heritage Study	Recommended to add as a new Heritage item. Demonstrates agriculture
Built	BHS95	Slab hut and timber shed	12 Geelans Road (Lot 1 DP 578227)	Arcadia	Built Heritage Study	Recommended to add as a new Heritage item. Possibly only early timber slab hut
Built	BHS96	House	254 Chilcott Road Alt. Address 1-15 McCallums Road (Lot 11 DP 736942)	Berrilee	Built Heritage Study	Recommended to add as a new Heritage item. Demonstrates agriculture
Built	BHS97	House, garden and rear shed	4 Bevans Road (Lot 1 DP 567884)	Galston	Built Heritage Study	Recommended to add as a new Heritage item. Connected to a significant judge
Built	BHS98	Marramarra Lodge	4 Fishermans Point	Berowra Waters	Built Heritage Study	Recommended to add as a new Heritage item. Early recreation facility

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Item Type	Item No	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
			(Lot 1 DP 946058; Lot 7003 DP 1060692)			

2.2 Recommended existing archaeological sites for dual listing

The following sites are currently listed in the HLEP as archaeological sites (Schedule 5 Part 3 Archaeological sites). It has been recommended that they also be listed as new heritage item (Schedule 5 Part 1 Heritage items) reflecting their built or landscape heritage items of the site. This is known as 'dual listing'.

Each proposed item is accompanied by an inventory sheet in the relevant study which provides further information regarding their heritage significance.

Item Type	Item No	Item name	Address and property Description	Suburb	Relevant study(s)	Proposed Change and Justification
Archaeological	A8/ BHS99	Vehicular Cable Ferry	Berowra Waters Road and Bay Road (Waterway)	Berowra Waters	Built Heritage Study	Maintain existing archaeological site listing. Recommended to add as a new Heritage item reflecting built heritage significance and facilitate holistic management
Archaeological	A9/ BHS100	Berowra Waters Boat Sheds	Berowra Waters Road (Lot 466, DP 727082)	Berowra Waters	Built Heritage Study	Maintain existing archaeological site listing. Recommended to add as a new Heritage item reflecting built heritage significance and facilitate holistic management Update item name to 'Boatshed' to remove reference to the second Boatshed, now demolished.
Archaeological	A11/ BHS101	Toilet block	Berowra Waters Road (Crown Land) Lot 1 DP 90715	Berowra Waters	Built Heritage Study	Maintain existing archaeological site listing. Recommended to add as a new Heritage item reflecting built heritage significance and facilitate holistic management

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Item Type	Item No	Item name	Address and property Description	Suburb	Relevant study(s)	Proposed Change and Justification
						Built item name to 'Berowra Waters Toilet Block (West)'
Archaeological	A17/ BHS102	Brown's boat Shed	16 James Road (Lot L, DP 19744)	Brooklyn	Built Heritage Study	Maintain existing archaeological site listing. Recommended to add as a new Heritage item reflecting built heritage significance and facilitate holistic management
Archaeological	A22/ BHS103	Peats Ferry Road Bridge	Pacific Highway (Crown Land)	Brooklyn	Built Heritage Study	Maintain existing archaeological site listing. Recommended to add as a new Heritage item reflecting built heritage significance and facilitate holistic management Built item name to 'Peats Ferry Road Bridge over Hawkesbury River' to align with existing TfNSW s.170 listing
Archaeological	A28/ BHS104	Cowan Railway Station group	Pacific Highway Lot 10, DP 1112249	Cowan	Built Heritage Study	Maintain existing archaeological site listing. Recommended to add as a new Heritage item reflecting built heritage significance and facilitate holistic management
Archaeological	A37/ BHS105	The Pavillion	9 Yallaroi Parade (Lot 2, DP 521484)	Dangar Island	Built Heritage Study	Consolidation of existing Archaeological site with A35 under new Item AHS06 "Dangar House and surrounds, Dangar Island". The extent of the proposed new item is discussed in Section 2.1. Recommended to add as a new Heritage item reflecting built heritage significance and facilitate holistic management
Archaeological	A43/ BHS106	Galston Gorge	Galston Road (Road reserve)	Galston	Built Heritage Study	Maintain existing archaeological site listing.

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Item Type	Item No	Item name	Address and property Description	Suburb	Relevant study(s)	Proposed Change and Justification
		Sandstone Buttressing				Recommended to add as a new Heritage item reflecting built heritage significance and facilitate holistic management
Archaeological	A45/ BHS107	Galston Gorge water troughs	Galston Road (Road reserve)	Galston	Built Heritage Study	Maintain existing archaeological site listing. Recommended to add as a new Heritage item reflecting built heritage significance and facilitate holistic management.
Archaeological	A46/ BHS108	Galston Timber Bridge	Galston Road (Road reserve)	Galston	Built Heritage Study	Maintain existing archaeological site listing. Recommended to add as a new Heritage item reflecting built heritage significance and facilitate holistic management
Archaeological	A49/ BHS109	House and stone sheds	1355 Old Northern Road (Lot 1, DP 615183)	Glenorie	Built Heritage Study	Maintain existing archaeological site listing. Recommended to add as a new Heritage item reflecting built heritage significance and facilitate holistic management Update suburb to Middle Dural. Update item name to 'Former Orchard, Market Garden and Stone Buildings'.
Archaeological	A58/LHS01	Great North Road Relics	Old Telegraph Road, Maroota (Road reserve)	Maroota	Landscape Heritage Study	Recommended to add as a new Heritage item reflecting landscape heritage significance and facilitate holistic management. Archaeological study recommends to update the area of the archaeological site mapped in the Hornsby LEP.

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Item Type	Item No	Item name	Address and property Description	Suburb	Relevant study(s)	Proposed Change and Justification
Archaeological	A66/ BHS110	Remains of Malt Works	1 Pioneer Avenue (Lot 12, DP 235680; Lot 1, DP 542202)	Thornleigh	Built Heritage Study	Maintain existing archaeological site listing. Recommended to add as a new Heritage item reflecting built heritage significance and facilitate holistic management Update item name to 'Former Maltworks'
Archaeological	A72/ BHS111	The Lodge	292 Singleton Road (Lot 301, DP 629539)	Wisemans Ferry	Built Heritage Study	Maintain existing archaeological site listing. Recommended to add as a new Heritage item reflecting built heritage significance and facilitate holistic management

2.3 Recommended existing items and sites for consolidation

Item Type	Item No.	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
Archaeological	A51	Railway Station;	Jersey Street Lot 164, DP 1043781	Hornsby	Archaeological Heritage Study	Recommended to consolidate items A51 Railway Station and A52 Railway Cloak Room Building and an rename 'Hornsby Railway Station Group and Barracks'. The Railway Cloak Room Building (A52) is located with footprint of the Railway Station (A51). A consolidated item would allow for more comprehensive management of the site.
	A52	Railway Cloak Room Building	Lot 164, DP 1043781			
Landscape	69	Street trees	Castle Howard Road (Road reserve)	Beecroft	Landscape Heritage Study	Consolidate street trees contained within item no 69 with the nearby item 70 'Bushland reserve - Beecroft and

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Item Type	Item No.	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
	70	Bushland Reserve - Beecroft and Cheltenham Parks.	23X Castle Howard Road (Lots 537–539, DP 752028; Part Lot 540, DP 752028; Lots 541–544, DP 752028; Lot 931, DP 752028; Lot 13, DP 842090)			Cheltenham Parks' and managed as a single heritage item in the LEP Update item name to 'Bushland Reserve - Beecroft and Cheltenham Parks, and street trees" Update address to 23X Castle Howard Road and Castle Howard Road Update property description to 'Lots 537–539 DP752028; Part Lot 540 DP752028; Lots 541–544 DP 752028; Lot 931 DP752028; Lot 13 DP842090, and Road Reserve'

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2.4 Recommended existing items for amendment

The following items are recommended to be amended in HLEP Schedule 5, including changes and corrections to item names, addresses and property descriptions. These corrections are intended to improve accuracy and interpretation

Each item proposed to be amended is accompanied by an inventory sheet in the relevant study to support the proposed amendment.

Item Type	Item No.	Item name	Existing Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
Landscape	25	Garden Tree	21 Queens Road (Lot 9 DP8494)	Asquith	Landscape Heritage Study	Update item address to '1A Salmon Close' and property description to 'Lot 2 DP 1275588' 21 Queens Road was approved for a two lot subdivision under DA/237/2021 and the listed item is now located on lot 2
Landscape	40	House and garden	45 Beecroft Road (Lot A, DP 377005)	Beecroft	Landscape Heritage Study	Remove 'and garden' from name on Schedule 5 to only recognise built form.
Landscape	58	Garden Fence and Hedge	116 Beecroft Road (Lot 5, DP 214705)	Beecroft	Landscape Heritage Study	Update item name to 'Garden and fence' as the hedge no longer exists on the site
Landscape	102	House, garden and outbuilding	28 Hannah Street (Lot 1, DP 959298)	Beecroft	Landscape Heritage Study	Update item name to 'House, tree and outbuilding'. The garden is modified and no longer reflects landscape significance.
Landscape	258	Glenowen Farm	2,3 and 9 Glenowen Way (Lots 2, 3 and 9, DP 286138)	Castle Hill	Landscape Heritage Study	Update property description to 'Lot 2 DP286138' and address to '3 Glenowen Way' to include only the former Glenowen Farm Homestead.
Landscape	472	Garden, fence and paths	32 Dural Street (Lot 2 DP 414827)	Hornsby	Landscape heritage Study	Update address to '33 Dural Street Hornsby' and property description to 'Lot 1 DP 971152' to reflect the correct location of the item.

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Item Type	Item No.	Item name	Existing Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
Landscape	521	TAFE College—Buildings 'K' and 'M' and grounds (excluding other buildings)	298–300 Pacific Highway (Part Lot 1, DP 855847)	Hornsby	Landscape Heritage Study	Update address to '205 Peats Ferry Road' and property description to 'Part Lot 2 DP 1252972' to reflect the correct location of the item. Update Item name to 'Hornsby TAFE College – grounds'
Landscape	523	House and Garden	352 Pacific Highway (Lot 101, DP 629769)	Hornsby	Landscape Heritage Study	Update address to '352 Peats Ferry Road' to reflect the current name of the road.
Landscape	538	Diatreme Hornsby Quarry surrounding vegetation	1X Quarry Road Lots A, B, C, D and E DP 318676 Lot 1 DP 114323 Lots 1 and 2 DP 169188 Lot 1 DP 926103	Hornsby	Landscape Heritage Study	Update property description on Schedule 5 of the HLEP to 'Lot 1, DP 926103; Lots A, B, C, D, and E DP 318676' to include curtilage of Quarry site.
Landscape	639	Lillian Frazer Gardens	1 Laurence Street (Lots 1–2, DP 527529)	Pennant Hills	Landscape Heritage Study	Update item name on Schedule 5 of the HLEP to 'Lilian Frazer Gardens' (Spelling correction)
Landscape	733	'Landskrona'	48 Bundarra Avenue (Lot 1, DP 538770)	Wahroonga	Landscape Heritage Study	Update item name to 'Landskrona and garden' to expand the existing heritage listing
Landscape	740	Trees in playground	1X Carden Avenue (Lot 1, DP 212506)	Wahroonga	Landscape Heritage Study	Update item name to 'Jaycee Park' to reflect the location of heritage items and better represent the associated historical information

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Item Type	Item No.	Item name	Existing Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
Landscape	821	Fence	28 The Promenade (Lot 4, DP 18542)	Cheltenham	Landscape Heritage Study	Update and property description to include 'Lot 97 DP 9085' and change address to '26-28 The Promenade' to reflect the location of the item. The Fence is continuous across both properties
Archaeological	A1	Waddell Ridge Group - Waddell Ridge group— dwelling remains, cistern, benchmark, rock inscription, field terracing, road terracing, fence line and footings	Lots 146, 160 and 178 DP 752048 Calabash Road	Arcadia	Archaeological Heritage Study	Update item name to 'Waddell Ridge Group' to succinctly encapsulate the features identified at the site
Archaeological	A14	McKell Park	Dangar Road Lot 1 DP 62933, Lot 1 DP 1005081, and Lots 7015 and 7016 DP 1058527	Brooklyn	Archaeological Heritage Study	Update address to '12X Dangar Road Brooklyn' in Hornsby LEP to reflect the curtilage change
Archaeological	A19	Hawkesbury River Rail Bridge and Long Island Group	Main Northern Railway – Long Island, Brooklyn NSW 2083 (Lots 1 & 2, DP 1002941)	Brooklyn	Archaeological Heritage Study	Update property description to include part of Lot 873 DP1194440 to reflect curtilage and cadastral location change.

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Item Type	Item No.	Item name	Existing Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
Archaeological	A21	Kangaroo Point	1420 and Kangaroo Point Pacific Highway, Brooklyn NSW 2083 (Lot 1, DP 740853; Public Reserve; Crown land)	Brooklyn	Archaeological Heritage Study	Update address to '1420 Pacific Highway Brooklyn' and property description to Lot 1 DP 740853, Lot 73217 DP 1165601 to reflect the location of the heritage items.
Archaeological	A55	Old Man's Valley Cemetery including Higgins family cemetery and site of Higgins Homestead	1X Quarry Road, Hornsby NSW 2077 (Lot D, DP 318676; Lots 1 and 2, DP 169188)	Hornsby	Archaeological Heritage Study	Update item name to 'Old Mans Valley Cemetery and Farm' to reflect the site's history and archaeological significance Update property description to be Lot 1 DP 114323, Lot 2 DP 169188, Lot A, B and D DP 318676, Lot 1 DP926103 to reflect the correct cadastral location and curtilage
Archaeological	A58	Great North Road Relics	Old Telegraph Road, Maroota NSW 2756 (road reserve)	Maroota	Archaeological Heritage Study	Update the area of the archaeological site mapped in the Hornsby LEP to cover the location of the two extent culverts located on Old Telegraph Road.
Archaeological	A60	Loretto Convent Group - grounds, gates and cemetery	91-93 Pennant Hills Road and 16-22 Mount Pleasant Avenue, Normanhurst NSW 2076 (Lot 1, DP 734965; Lots 15 and 16, DP 6612)	Normanhurst	Archaeological Heritage Study	Update name to 'Loreto Convent Group and site of 'Old' Hornsby Public School' to reflect that the footprint of present-day Loreto Normanhurst also contains the former site of the 'Old' Hornsby Public School. Update the address to 91–93 Pennant Hills Road and 16–62 Mount Pleasant Avenue and property description to Lot and DP to include Lot 3, DP 1217496; Lot B, DP 327538; Lots 1-5, DP 1218765; Lot 1, DP 809066; Lots 20-23, DP 6612; Lot 1, DP 34834; Lots 25-36, DP 6612 to reflect its location

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Item Type	Item No.	Item name	Existing Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
Archaeological	A65	Brickworks wall and bushland	142-178 Pennant Hills Road, Thornleigh NSW 2120 (Lot 1, DP 633292)	Thornleigh	Archaeological Heritage Study	Update item name to 'Site of National Brickworks, Thornleigh' to succinctly encapsulate the features identified at the site. Update property address to1A-1C Dartford Road, Thornleigh and property description to include Lot 3 DP 604958, Lot 100-101, DP 116337

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2.5 Recommended items for recategorisation

The following site is currently listed in the HLEP as an archaeological site (Schedule 5 Part 3 Archaeological sites). It has been recommended the site is not archaeologically significant should be delisted under Part 3 and relisted under Part 1 as a built heritage item. This is known as 'recategorisation'.

The proposed item is accompanied by an inventory sheet in the relevant study which provides further information regarding their heritage significance.

Item Type	Item No.	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
Archaeological	A32	Tyneside Housel	8 Baroona Street (Lot 47 DP10192)	Dangar Island	Archaeological Heritage Study	Delist from Part 3 (Archaeological sites) of Schedule 5 and maps of HLEP Recommended to add as a new Heritage item reflecting built heritage significance

2.6 Recommended items for delisting

Following items are proposed to be removed from HLEP Schedule 5.

Each item is accompanied by an inventory sheet in the relevant study which provides detailed context and justification to support the delisting.

Item Type	Item No.	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
Archaeological	A6	Fire Trail	McCallums Avenue, Berowra Waters (Lot 2 DP 882783; Lot 163 DP 1113746; Lots 78, 168, 185 & 194 DP 752048)	Berowra Creek	Archaeological Heritage Study	Delist from Part 3 (Archaeological sites) of Schedule 5 and maps of HLEP This is the track that leads to HLEP Item A7 – Fretus Hotel Ruins. However, the track itself does not have archaeological values. Note: No change is being proposed to A7- Fretus Hotel Ruins

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Item Type	Item No.	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
Archaeological	A47	Banksia Cottage Quarry	885–887 Old Northern Road (Lot 4, DP 583876; Lot 261, DP 859029; road reserve)	Dural	Archaeological Heritage Study Landscape Heritage Study	Potential archaeological remains of this site are considered to have little or no archaeological value. Landscape Heritage Study does not identify landscape significance to be listed as an item.
Archaeological	A50	SRA Electricity Plant and Signal Box	Jersey Street (Lot 164 DP1043781)	Hornsby	Archaeological Heritage Study	Delist from Part 3 of Schedule 5 and maps of HLEP This item was moved from its original location, there is nil-low potential for archaeological remains associated with the development of the structure to survive, either in the vicinity of current location or its original location which has been further developed as a warehouse The Built listing (485) should be maintained.
Archaeological	A54	Diatreme, Hornsby Quarry and surrounding vegetation	1X Quarry Road (Lot A DP 318676 Lot D DP 318676 Lot 1 DP 926103)	Hornsby	Archaeological Heritage Study	The study area has low potential for archaeological evidence associated with the development of the site as a quarry and with depression era beautification works. Delist from Part 3 of Schedule 5 and maps of HLEP The Landscape listing (538) should be maintained.
Archaeological	A67	1830s Road Remains	The Comenarra Parkway (road reserve)	Thornleigh	Archaeological Heritage Study	The study area has nil-low potential for archaeological remains associated with the development of the Great North Road or New Line Road in the 1830s

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Item Type	Item No.	Item name	Address and property description	Suburb	Relevant Study(s)	Proposed Change and Justification
						Delist from Part 3 of Schedule 5 and maps of HLEP.
Landscape	83	Garden	149 Copeland Road (Lot 1, DP 12464)	Beecroft	Landscape Heritage Study	Delist as all significant elements have been removed or altered, and front garden has been replaced with a contemporary layout and planting.
Landscape	494	Street Trees	Manor Road (Road reserve)	Hornsby	Landscape Heritage Study	Delist as the trees are predominantly located in private properties and the item has low integrity.
Landscape	530	Street Trees	Pretoria Parade (road reserve)	Hornsby	Landscape Heritage Study	Delist as the trees are not historically significant and the existing trees are better represented in other street tree listings.
Landscape	731	Garden	45 Bundarra Avenue (Lots 1–3, DP 1201935)	Wahroonga	Landscape Heritage Study	Delist as the landscape quality of this item has been substantially altered. The single specimen of Liquidamber was removed in December 2021 following advise that the tree has had two significant failures causing damage to the property.
Landscape	757	Mercy Family Life Centre – garden and trees	28–32 McAuley Place (Lots 1–3, DP 1122662)	Wahroonga	Landscape Heritage Study	Delist as the landscape features do not meet the threshold for listing as a local heritage item under the NSW heritage criteria.
Landscape	775	Garden Trees	52 Balmoral Street (Lot A, DP 311111)	Waitara	Landscape Heritage Study	Delist as the removal of the garden trees (Camphor Laurel) has diminished the heritage values of the site. As such the item is no longer of heritage significance

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2.7 Recommended new Heritage Conservation Areas

Ref No.	Item name	Address and property description	Suburb	Relevant Study	Study Recommendation
HCAS01	Cannanwood	Cannan Close Extract of map below	Cherrybrook	Review of Heritage Conservation Areas	Add to Part 2 Schedule 5 and maps of HLEP
HCAS02	Brentford Road	Extract of map below	Wahroonga	Review of Heritage Conservation Areas	Add to Part 2 Schedule 5 and maps of HLEP

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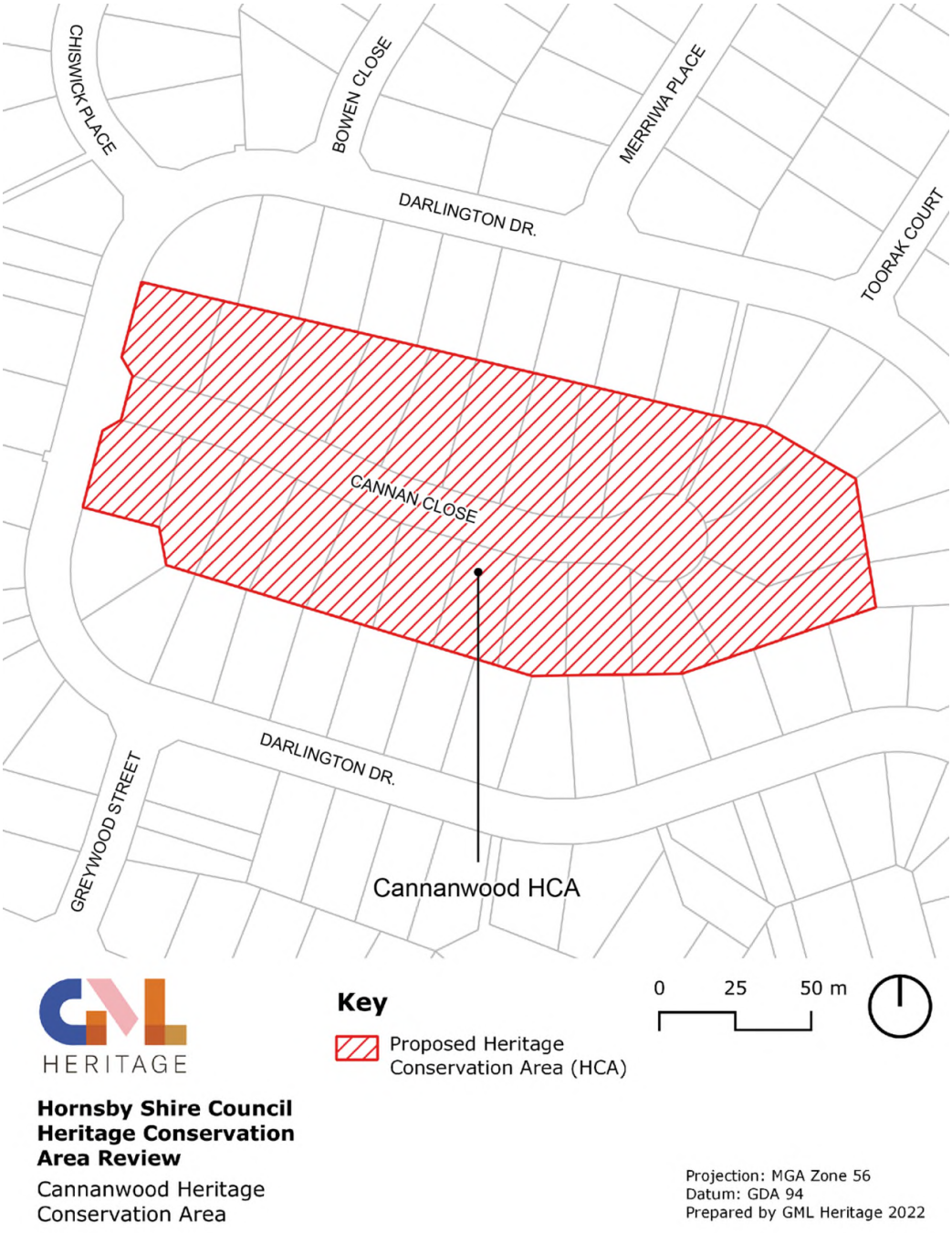


Figure 1: Proposed Cannanwood HCA

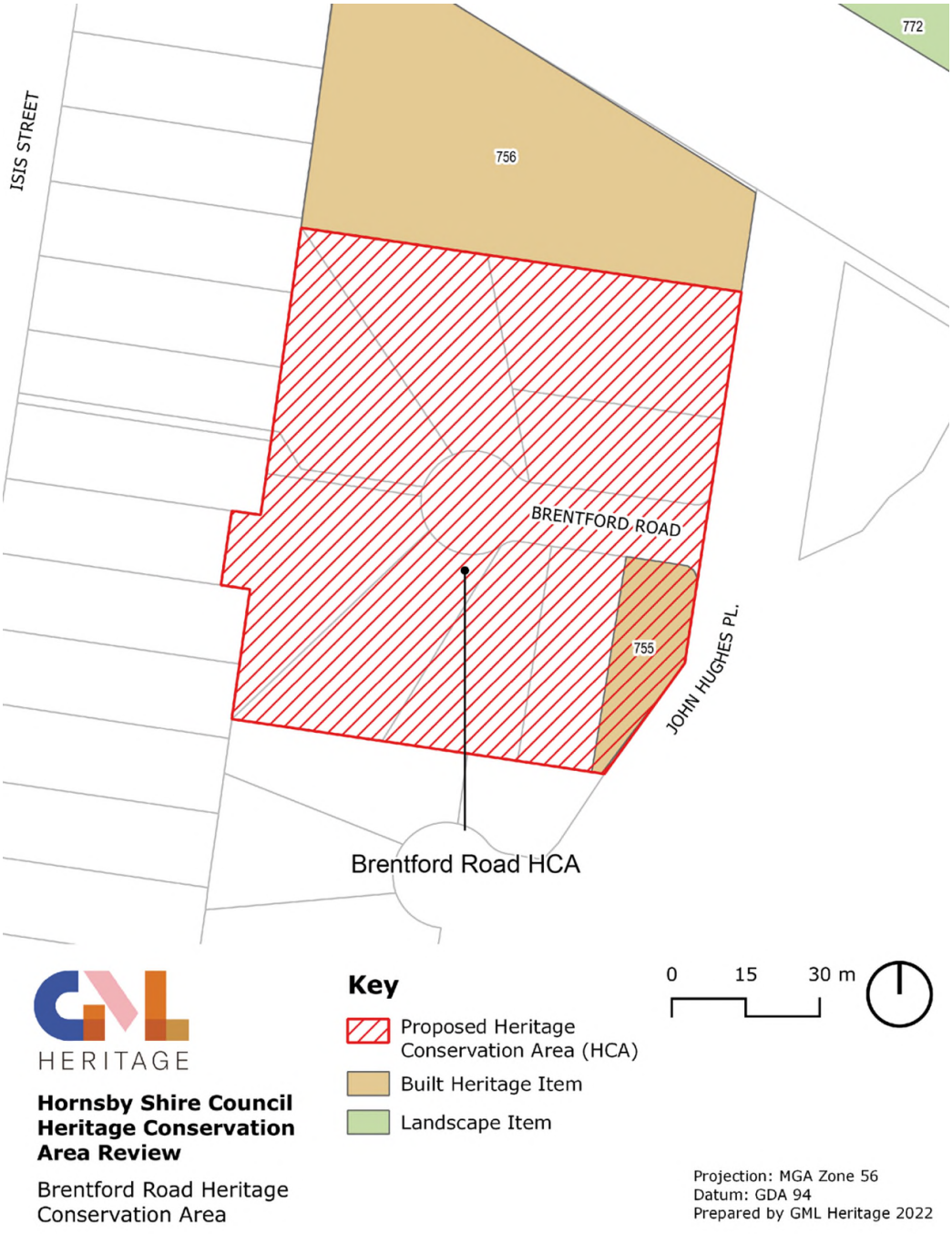


Figure 2: Proposed Brentford Road HCA

2.8 Recommended existing HCAs for amendment

The following amendments were identified in the Review of Heritage Conservation Areas study:

Beecroft-Cheltenham HCA (C2)

Remove Northern Triangle precinct due to its physical separation from the remaining HCA.

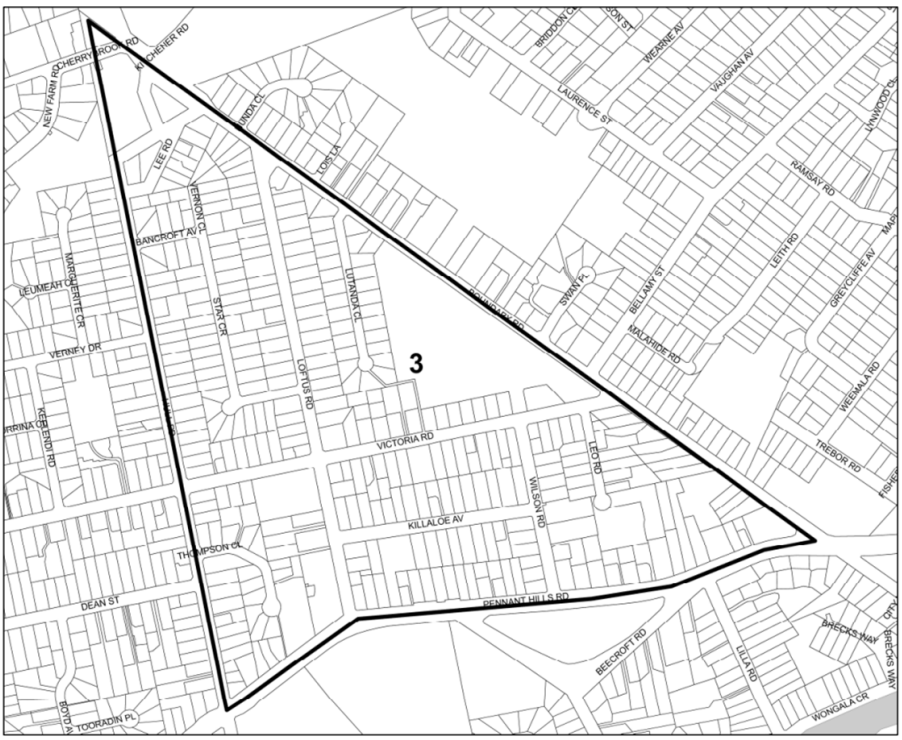


Figure 3: Northern Triangle Precinct, Beecroft Cheltenham HCA

The Crescent HCA (C6)

Remove property at 1 Hampden Road, Pennant Hills as it is not compatible with the historical and physical context of the Heritage Conservation Area.

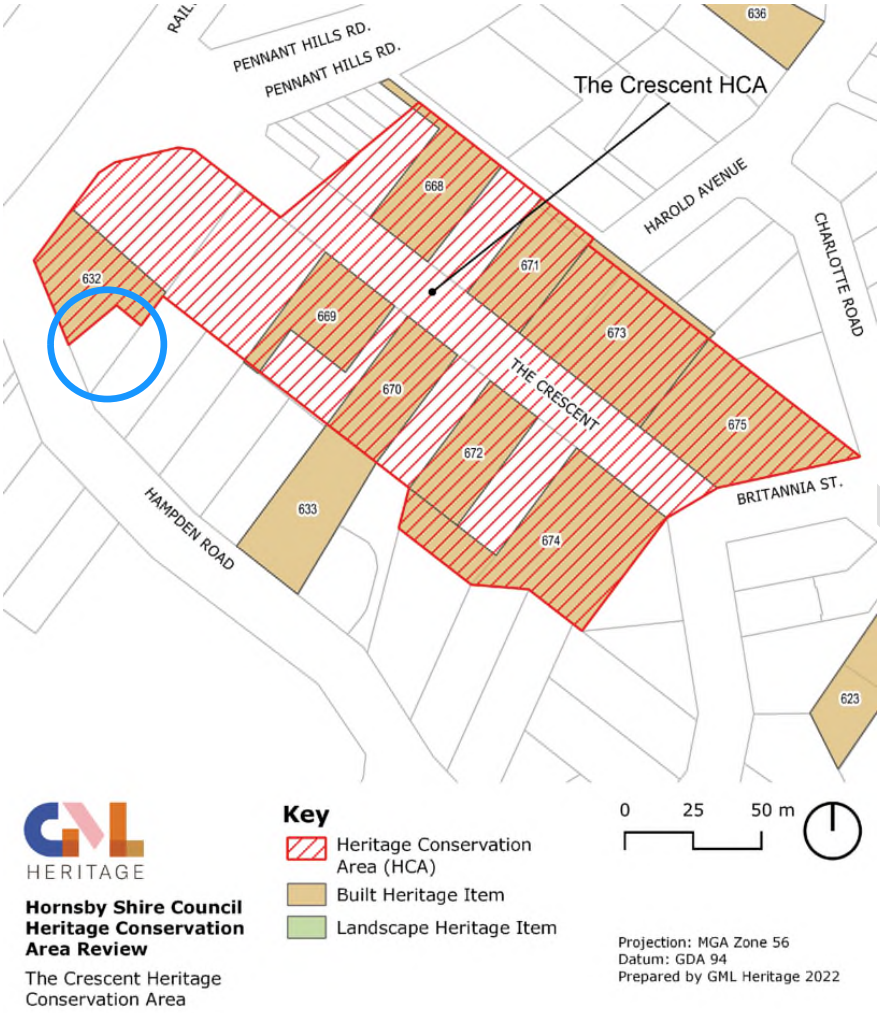


Figure 4: The Crescent HCA proposed boundary (circled property for removal)

Pretoria Parade Precinct, Hornsby West Side Heritage Conservation Area (C4)

Amend HCA to remove properties on Nursery Street and Frederick Street due to overall loss of historical streetscape character, lack of cohesiveness and inconsistency with the character of Pretoria Parde.

Amend HCA to add southern side of Pretoria Parade and a portion of Fuller Avenue due to streetscape cohesiveness and general integrity.



Figure 5: Pretoria Parade Precinct HCA current (top) and proposed (bottom)

Peats Ferry Road Heritage Conservation Area (C5)

Rename as Hornsby Heritage Town Centre.

Amend HCA to include Heritage items 486 and 487 on Jersey Street to cohesively capture the historical buildings encapsulated within the early development of Hornsby's commercial and civic town centre.

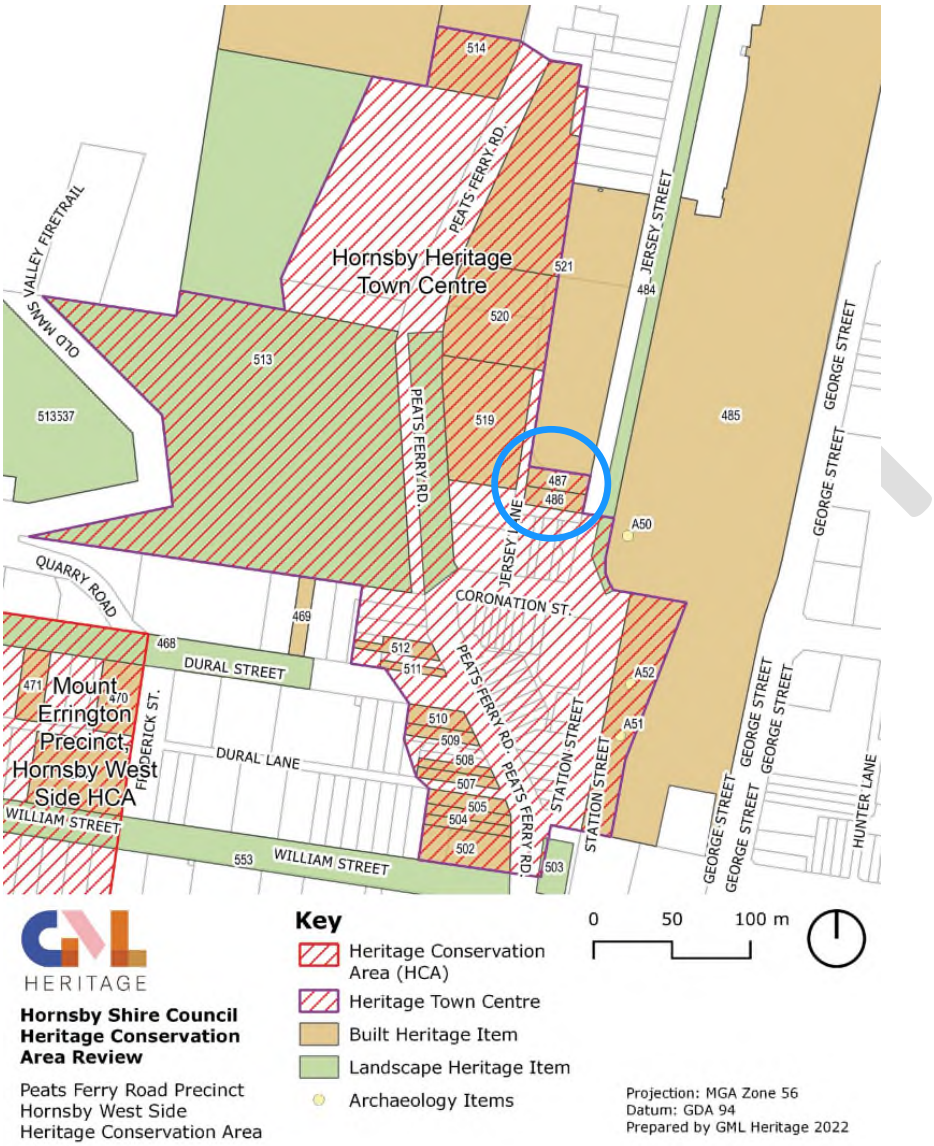


Figure 6: Peats Ferry Road HCA proposed boundary (circled properties for addition)

2.9 Recommended existing HCA for delisting

Ref No.	Item name	Address and property description	Suburb	Relevant Study(s)	Study Recommendation
501/ 465/ 782	Barker College including buildings, landscape and grounds	Pacific Highway, College Crescent, Unwin Road, The Avenue (Lot 100, DP 1262386; Lot 100, DP 1232343 and Lot 1, DP 857-49)	Hornsby Waitara	Review of Heritage Conservation Areas	Remove from HLEP Schedule 5 Note: 2024 Heritage and Housekeeping Planning Proposal actioned recommendation to consolidate multiple heritage items on the site into a single item and map of HLEP 2013 and consolidate into a single listing in Part 1 of Schedule 5 and map of HLEP 2013 [2024 Heritage and Housekeeping Planning Proposal consolidates into 501]

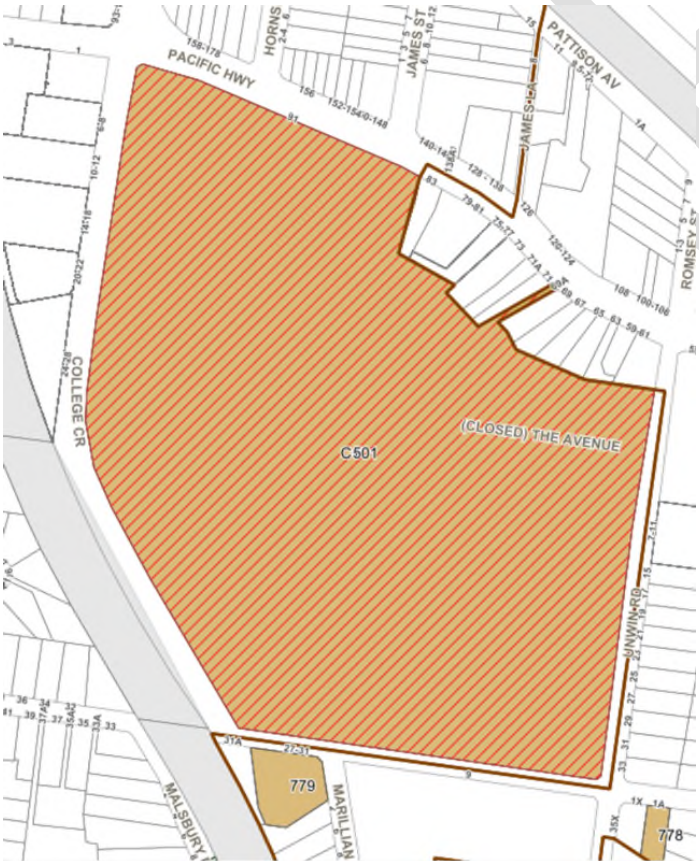
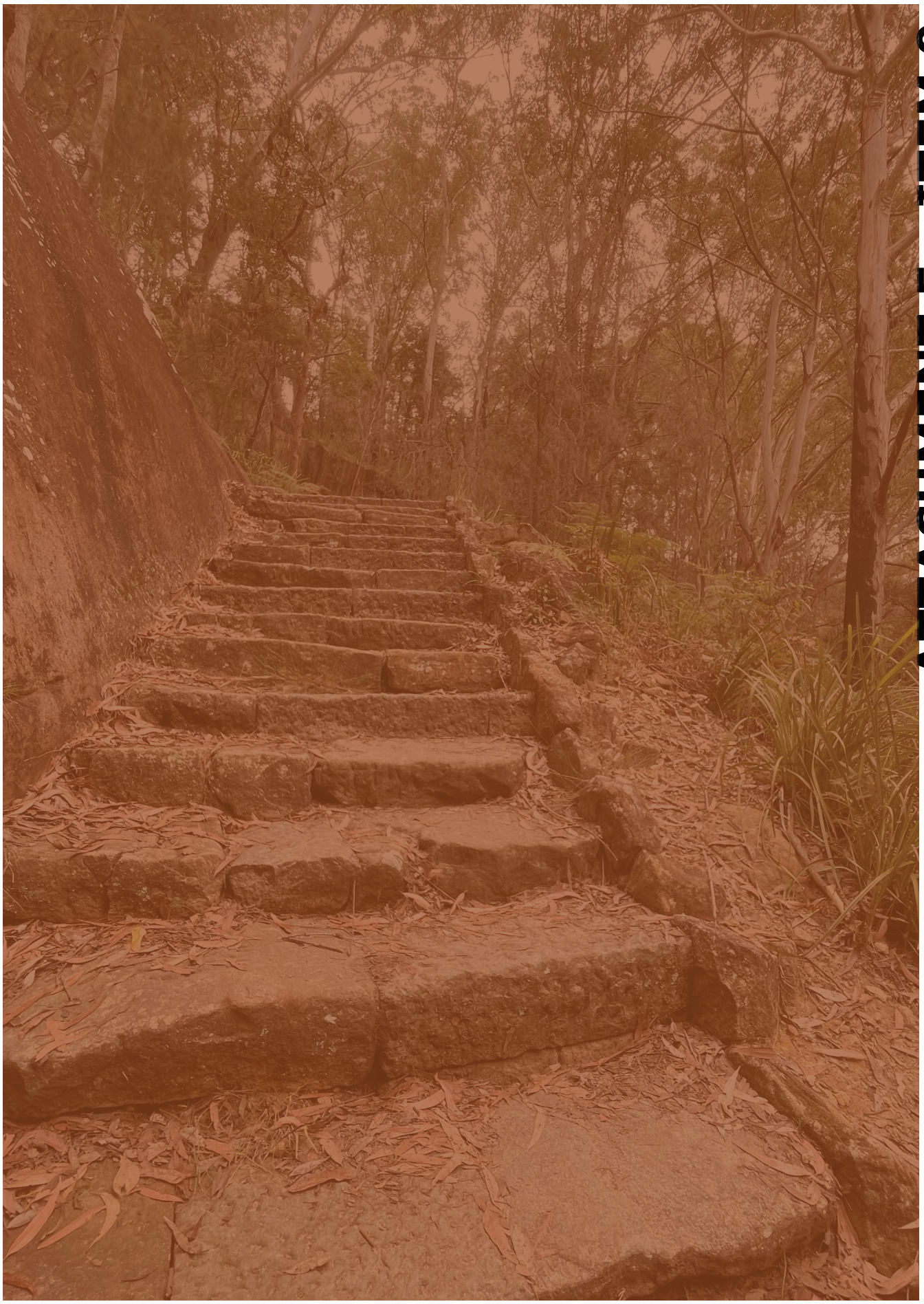


Figure 7: Barker College HCA



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