

PLANNING PROPOSAL

High Street and Ashley Street, Hornsby

November 2022



CONTENTS

INTRODUCTION

BACKGROUND

PART 1 - OBJECTIVES AND INTENDED OUTCOMES

PART 2 - EXPLANATION OF PROVISIONS

PART 3 - JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

Section A - Need for the planning proposal

Section B - Relationship to strategic planning framework

Section C - Environmental, social and economic impact

Section D - State and Commonwealth Interests

PART 4 - MAPS

PART 5 - COMMUNITY CONSULTATION

PART 6 - PROJECT TIMELINE

APPENDICES

Appendix A - State Planning Framework Checklist

Appendix B - State Environmental Planning Policy Checklist

Appendix C - Section 9.1 Ministerial Directions Checklist

Supporting documents

Attachment 1 - Council report 13 July 2022

Attachment 2 - Council minutes 13 July 2022

Attachment 3 - Gateway determination

Attachment 4 - Indicative Design Concept 2022

Attachment 5 - Heritage Impact Assessment 2022

Attachment 6 - Design Statement 2022

Attachment 7 - Shadow Diagrams and Apartment Design Guide Assessment

Attachment 8 - Draft Amendments to the *Hornsby Development Control Plan 2013*

INTRODUCTION

This planning proposal is the first to give effect to the *Draft Hornsby Town Centre Masterplan* (HTC Masterplan), a key deliverable of Hornsby's *Accelerated LEP Review Program* agreement and the *Hornsby Housing Strategy 2020*. It explains the intent of, and justification for, proposed amendments to *Hornsby Local Environmental Plan 2013* (HLEP) for the following sites:

The Hornsby War Memorial Hall site, and the Hornsby RSL Club Premises and Rear Carpark (Site 01)

Site 01 consists of Property No. 2 High Street (Lot 1 DP 585721) and Property No. 4 High Street, Hornsby (Lot 2 DP 817649), Hornsby.

- Amendments to increase the maximum building height to 38.5m (12 storeys). The land is currently zoned B4 - Mixed Use and no change is proposed to the zone.

Hornsby RSL Club Parcels in Ashley Street and Webb Avenue (Site 02)

Site 02 consists of Properties No. 7,9,11,15,17 and 19 Ashley Street, Hornsby (Lots 1,2,3,4,5,6 DP222907) and Properties No. 2 and 4 Webb Avenue, Hornsby (Lots 7 and 8 DP 222907).

- Amendments to increase the maximum building height to 20.5m (6 storeys) for the purpose of seniors housing only. The land is currently zoned R3 Medium Density, and no change is proposed to the zone, which permits residential flat buildings.

The Planning Proposal was initially considered by Council at its 13 July 2022 meeting. The report to Council is provided at **Attachment 1** with associated minutes at **Attachment 2**.

will be exhibited with associated amendments to the *Hornsby Development Control Plan 2013* (Hornsby DCP) and has been prepared in accordance with the *Environmental Planning and Assessment Act 1979 (EP&A Act)*, the *NSW Local Environmental Plan Making Guideline*, and the conditions of the Department of Planning and Environment's (DPE) Gateway determination of 22 August 2022 (**Attachment 3**). This planning proposal has been amended to meet the requirements of the Gateway determination.

Mapping associated with planning proposal is provided in and Part 4 Mapping.

BACKGROUND

2016 Hornsby RSL Club Planning Proposal

In May 2016, a planning proposal was submitted on behalf of the Hornsby RSL Club (RSL) to increase building heights and permit residential flat buildings as an additional permitted use at the existing RSL premises at No. 4 High Street, Hornsby and at the RSL Community Car Park at William Street, Hornsby.

The proposal also sought additional building height for a senior's living development on RSL owned land in Ashley Street and Webb Avenue, south of the club site.

Following a Gateway Determination in June 2017, the planning proposal was amended and exhibited in early 2018. Council's post-exhibition assessment identified that traffic related issues related to the proposal were unresolvable in isolation. The RSL requested withdrawal of the planning proposal in May 2019 and in August 2019 Council resolved not to proceed and to include the RSL concepts in the *Hornsby Town Centre Review*.

The current planning proposal is different from the 2016 planning proposal as it:

- no longer proposes the residential flat building additional permitted use, due to changes in the shop top housing land use definition associated with DPE's employment zone reform program;
- no longer includes the community car park site north of the club site; and
- now includes land at No. 2 High Street.

The North District Plan and the Hornsby Town Centre Review

The *North District Plan* (District Plan) was released in 2017. It identified Hornsby as a Strategic Centre and established the State government's housing supply and job creation targets for Hornsby to 2036.

In response to the District Plan, and to ensure growth would be consistent with Council policies to focus growth in established housing precincts and the Hornsby Town Centre, Council initiated the *Hornsby Town Centre East-Side Review* (HTC Review). It included a strategic analysis of planning controls and the demand for and feasibility of commercial/retail development on the east side of the Hornsby Town Centre.

In 2019, the scope of the HTC Review was expanded to include land in the Hornsby Town Centre on the west side of rail line, including the land subject to this planning proposal, and the Review became a component of Hornsby's *Accelerated LEP Review Program*. The aims of the broader *Hornsby Town Centre Review Study* were to develop a structure plan that would:

- provide for projected growth;
- strengthen the economic, employment and housing capacities of the Hornsby Town Centre; and
- improve public domain and activate Hornsby's commercial core.

Review studies included economic development feasibility and urban form analyses, transport, traffic, parking and circulation modelling, housing demand and supply analysis and infrastructure capacity.

The HTC Review has resulted in the delivery of the draft HTC Masterplan. This is a key deliverable of Hornsby's *Accelerated LEP Review Program* and a priority of the *Hornsby Local Strategic Planning Statement 2020* and the *Hornsby Housing Strategy 2020*.

The draft Hornsby Town Centre Masterplan

The draft HTC Masterplan is outlined and discussed in the *Hornsby Town Centre Review Recommendations* report, July 2022 (Recommendations report). The Recommendations report and supporting by technical studies are available on Council's website. The current link for the exhibited documents is below:

<https://yoursay.hornsby.nsw.gov.au/hornsby-town-centre-masterplan>

They were exhibited for public comment from 20 August 2022 to 30 September 2022. A submissions report is scheduled to be considered by Council in 2023.

The Recommendations report identifies a series of recommendations and interventions to facilitate the revitalisation of Hornsby as a growing strategic centre, to accommodate change and to deliver diversity and density.

The Recommendations report identifies that the land subject to this planning proposal is part of the "Western heritage" mixed-use development precinct (Figure 79). Site 01 of this planning proposal are identified as Site 13 in the Recommendations report, while Site 02 is identified as Site 14.

Other recommendations include:

- Promote entertainment and dining activities at Site 1 (Figure 17);
- Introduction of seniors housing land uses at Site 2 (Figure 9);
- Increasing the maximum building height for Site 1¹ to 12 stories (Figure 47); and
- Increasing the maximum building height at Site 2² to 6 stories (Figure 47).

This planning proposal is consistent with the recommended development standards and objectives of the draft Recommendations report. The consistency is discussed further in Parts 1, 2 and 3 of this planning proposal.

Gateway Determination

On 22 August 2022, DPE issued a Gateway determination for the planning proposal. The Gateway determination identified several matters to be addressed before the planning proposal could be finalised.

Condition 1 amendments to the planning proposal prior to exhibition. The requirements are identified below, with a description of how the planning proposal has been amended to respond.

¹ Shown as site 13 in Recommendations report

² Shown as site 14 in Recommendations report

Requirement	Response
A further objective to describe the intended redevelopment proposal for this site.	Objectives have been updated in Part 1
Clarification of the land use mix as this affects the job and dwelling yield of the proposal	Land use mix and job/dwelling yield have been updated in Section 3.10 and appendices.
Update plans to remove references to land at William Street, Hornsby.	Concept plans have been updated as Attachment 4.
Update 2016 supporting studies to consider only the current planning proposal.	Support studies have been replaced with new reporting directly relevant to the planning proposal
Address additional FSR under Part 5, Clause 87 of the Housing SEPP 2021 for the senior's housing site at 7 to 19 Ashley Street in the proposal.	SEPP compliance table and attachment 7 have been updated to clarify that the clause is not applicable to Site 02.
Provide shadow diagrams clearly labelling the existing shadow footprint and proposed potential shadow footprint.	Shadow diagrams have been updated at Attachment 7 and SEPP compliance table.
Address solar access and overshadowing and demonstrate that compliance with Apartment Design Guide standards can be achieved for proposed residential land uses.	Solar access and overshadowing have been addressed in Attachment 7 and SEPP compliance table.
Identify the maximum number of car spaces needed to support the proposed seniors-housing and amend the proposal to incorporate this cap.	The site specific merit discussion (Part 3 Question 9) and supporting HDCP amendment have been updated to reflect car parking requirements.
Provide an estimated timetable for the delivery of transport and infrastructure improvements relating to this proposal.	The site specific merit discussion (Part 3 Questions 9 and 11) has been updated to reflect infrastructure requirements.

Indicative Design Concept Altis Architecture 2022

In response to the Gateway Conditions, the indicative Design Concept for the subject land was amended. It is at **Attachment 4**. The updated Concept identifies No. 2 and No. 4 High Street as Site 01 and the Ashley Street and Webb Avenue lots as Site 02.

For Site 01 (High Street sites) the Design Concept provides for:

- Six-storeys of shop-top housing over the existing club auditorium yielding 12 one-bedroom and 18 two-bedroom apartments (five apartments each level - total 30);
- A six level above and below grade car park at the at-grade car parking area to the west of the existing club site (297 new spaces providing 362 spaces total);

- An extension to the proposed car parking, including an expansion to club space and a six-storey hotel above that with 18 rooms per level (total 126 rooms);
- Other club extensions and internal reconfigurations; and
- A possible built form to accommodate the above.

The additional height over the Hornsby War Memorial Hall will allow for its retention within an integrated and wholistic development across the whole of Site 01 and allow for the intensification of permitted land uses.

For Site 02 (Ashley Street and Webb Avenue) the Design Concept provides for:

- A mix of one, two, and three-bedroom Seniors Independent Living Units (106 units total with 237 bedrooms total)
- 137 car spaces
- A possible built form option of two buildings of four to six storeys when viewed from the street on Ashley Street, Forbes Street and Webb Avenue, with a transition in building height adjacent to surrounding residential areas.

PART 1 - OBJECTIVES AND INTENDED OUTCOMES

Objective

To progress a planning proposal to amend the Hornsby LEP to:

- Meet the approval requirements of the *Hornsby Housing Strategy 2020* and grant funding under the *NSW Public Spaces Legacy Program*.
- Give effect to the role and function of the Hornsby Town Centre in dwelling and jobs supply as identified in the *North District Plan*, the *Hornsby Local Strategic Planning Statement 2020*, the *Hornsby Local Housing Strategy 2020*, and the draft HTC Masterplan.
- Initiate the activation and revitalisation of the Hornsby Town Centre according to Council's vision for it as '*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.*'
- To facilitate extensions to the existing RSL, a hotel and serviced apartments, shop top housing and the intensification of other permitted land uses at Site 01, and to facilitate a seniors independent living complex of up to six storeys at Site 02.

Intended Outcomes

- Development that contributes to Hornsby's housing supply and job targets to 2036 by providing housing, jobs and services in mixed use developments close to transport and services and which provides dwelling choice by encouraging shop-top housing and seniors housing in an established and growing town centre.
- Development that reflects an appropriate balance of commercial, residential and community uses that will attract investment, contribute to the rejuvenation of the Hornsby Town Centre, and reinforce and strengthen its viability as a commercial core.
- High quality built-form, sustainability, and amenity outcomes consistent with the urban structure and built form for the Hornsby Town Centre identified in the draft HTC Masterplan.
- Developments that have a net community benefit, and which would not require major direct upgrades to existing public utilities and infrastructure.

PART 2 - EXPLANATION OF PROVISIONS

The subject land and intended outcomes of the proposed amendments to the Hornsby LEP are described below:

Site 01

Hornsby War Memorial Hall

Property No. 2 High Street (Lot 1 DP 585721), Hornsby is owned by the Hornsby War Memorial Hall Committee Incorporated. It contains the Hornsby War Memorial Hall which is included as Heritage Item No. 483 in Schedule 5 – Environmental Heritage of the *Hornsby Local Environmental Plan 2013*.

The site has an area of 987.5sqm, a frontage of 18m and depth of 48m, with its northern boundary along Ashley Lane and its southern and western boundaries adjoining the RSL Club premises at No. 4 High Street. The site is currently zoned B4 Mixed Use.

Hornsby RSL Club High Street Premises and Rear Carpark

Property No. 4 High Street, (Lot 2 DP 817649) Hornsby, is owned by Hornsby RSL Club Limited. It has an area of 6,698qm, a frontage of 40m and depth of 146m along its southern Ashley Street boundary. Its irregular northern boundary adjoins No. 2 High Street and Ashley Lane and its western boundary No. 14 -18 Ashley Street. The entrance to the rear carpark is at Ashley Street. The site is currently zoned B4 Mixed Use.

The planning proposal would:

- Amend the maximum building height control (Height of Buildings Map) for Site 01 from 26.5 metres (8 storeys) to 38.5 metres (12 storeys).

Site 02

Hornsby RSL Club Parcels in Ashley Street and Webb Avenue

Properties No. 7,9,11,15,17 and 19 Ashley Street, Hornsby (Lots 1,2,3,4,5,6 DP222907) and Properties No. 2 and 4 Webb Avenue, Hornsby (Lots 7 and 8 DP 222907) are owned by the Hornsby RSL Club Limited.

The lots are contiguous (there is no Property No. 13 Ashley Street). Consolidated, the lots are approximately 5,492sqm with three street frontages - Ashley Street (northern) at 90m, Forbes Street (eastern) at 60m and Webb Avenue (southern) at 90m. The western boundary adjoins No.21 Ashley Street which is occupied by a dwelling house. The sites are Zoned R3 Medium Density Residential.

The planning proposal would:

- Amend the maximum height of buildings clause (4.3 Height of buildings) and the Height of Buildings Map to allow a maximum building height of 20.5m (6 storeys) **for seniors housing development only** at all the sites, (retaining the maximum building height for all other R3 permitted land uses on the land at 10.5 metres).

More specifically, the *Hornsby Local Environmental Plan 2013* is proposed to be amended as follows:

Hornsby Local Environmental Plan 2013 Section	Proposed amendment
Height of Building Map	<p>Amend Map Sheet HOB_017 to show the maximum building height for the following sites:</p> <ol style="list-style-type: none"> 1) Property No. 2 High Street (Lot 1 DP 585721): 38.5 metres 2) Property No. 4 High Street, Hornsby (Lot 2 DP 817649): 38.5 metres <p>Amend Map Sheet HOB_017 to define and show 'Area 1' over following sites:</p> <ol style="list-style-type: none"> 3) Properties No. 7,9,11,15,17 and 19 Ashley Street, Hornsby (Lots 1,2,3,4,5,6 DP222907) and Properties No. 2 and 4 Webb Avenue, Hornsby (Lots 7 and 8 DP 222907)
Clause 4.3 Height of Building	<p>Insert after (2)</p> <ol style="list-style-type: none"> (1) Despite subclause (2), the height of buildings for development on land identified as 'Area 1' on the Height of Building Map may exceed the building height up to a maximum height of 20.5m if the development is for the purpose of seniors housing only.

Note 1: The draft clauses identified in this table are indicative only and will be subject to legal drafting. Accordingly, the draft clauses may alter in the process of preparing amendments to the Hornsby Local Environmental Plan 2013.

PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

Strategic Merit

Section A - Need for the planning proposal

- 1. Is the planning proposal a result of an endorsed LSPS, strategic study or report? 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)**

Yes.

The land subject to this planning proposal is in the Hornsby Town Centre. The following strategic documents identify that the Hornsby Town Centre will provide up to 3,500 new dwellings and the bulk of commercial floorspace to 2036 to meet the Shire's long-term housing and job targets:

- The North District Plan;
- Hornsby Local Strategic Planning Statement 2020 (endorsed by the Greater Sydney Commission in March 2020); and
- Hornsby Local Housing Strategy 2020 (approved by the Department of Planning Industry and Environment in May 2021).

The recently completed *Hornsby Town Centre Review Study* explores ways to provide for the Hornsby Town Centre's projected growth and strengthen its economic, employment and housing capacities. The draft HTC Masterplan, as detailed in the Recommendations report, gives effect to the objectives and actions of the State and local strategic planning framework by establishing sustainable transport focused development opportunities and an urban structure with the capacity and development feasibility to meet the State and local housing and jobs targets.

The draft HTC Masterplan applies to the subject sites and identifies them within the "Western heritage" mixed-use development precinct and recommends increased densities. The planning proposal is consistent as it proposes amendments that will increase density and enable development that would contribute to the mix of land uses.

The planning proposal includes a building height incentive for seniors housing. This is generally consistent with the outcomes of the *Hornsby Seniors Housing Demand and Supply Review* which was endorsed by Council in 2020. The Review recommends that planning for Hornsby Shire's growing 65+ population should include looking appropriate locations for independent seniors living units and aged care facilities, as well as other housing options outside age-segregated seniors living.

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

Yes.

Proceeding with a stand-alone planning proposal is the best means of achieving the objectives outlined in Part 1.

Amendment of building heights in the HLEP is required to enable development that could feasibly contribute to employment growth, residential supply and the reactivation of the Hornsby Town Centre as identified in State and local strategic land use plans and in the draft HTC Masterplan.

These outcomes would be advanced through amendments to the Hornsby Development Control Plan, giving certainty to both the broad built form outcomes associated with height and fine grain design controls related to integration with the surrounding environment.

Section B - Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Yes.

The *Greater Sydney Region Plan - 'A Metropolis of Three Cities'* (Region Plan) and the *North District Plan* (District Plan) establish the strategic planning framework for accommodating Sydney's future population growth and identify key State and local targets such as dwelling numbers, infrastructure planning, liability, sustainability, and productivity. The sites subject to this planning proposal are located within the Hornsby Town Centre which is identified as a strategic centre in the District Plan.

The planning proposal is consistent with all applicable objectives and priorities of NSW Strategic plans. The consistency of the planning proposal with the relevant objectives of the Region Plan and the Planning Priorities of the District Plan, are identified at **Appendix A**.

4. 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 Hornsby LSPS was endorsed by the Greater Sydney Commission in March 2020. It identifies that the Hornsby Town Centre, which includes the land in this planning proposal, is a major commercial centre that it will play a critical future role in providing employment, social and retail services for residents both within and surrounding Hornsby LGA. The planning proposal is consistent as it proposes HLEP amendments that will facilitate development that will reinforce role of the Hornsby Town Centre and contribute to it providing services and meeting local housing and jobs targets.

The *Hornsby Local Housing Strategy 2020* (Housing Strategy) outlines Hornsby's 20-year vision and priorities for housing an increase of 32,000 people requiring 14,879 new homes by 2036. It identifies that the majority of new homes will be provided in existing housing precincts, the Hornsby Town Centre and the Cherrybrook Station Precinct.

Local Action 2 (LA2) of the Housing Strategy is to focus future housing opportunities in the Hornsby Town Centre. The Hornsby Town Centre would supply 3,500+ new homes by 2036, mostly in the form of high-density apartments.

A condition of the then Department of Planning, Industry and Environment's approval of the *Hornsby Local Housing Strategy 2020* is that Council submit a planning proposal with any relevant controls required to support rezoning part or all of the HTC Masterplan areas for Gateway Determination by July 2022. This requirement was satisfied by the consideration of the planning proposal at Council's July 2022 meeting and subsequent submission to DPE later that month.

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

Applicable planning studies and strategies are discussed above.

6. Is the planning proposal consistent with applicable SEPPs?

Yes.

The planning proposal are consistent with the applicable. A detailed review of the consistency of the planning proposal with the relevant SEPPs is identified in **Appendix B**.

7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?

Yes.

The planning proposal is consistent with all applicable Section 9.1 Ministerial Directions. A detailed review of the consistency of the planning proposal with the relevant Section 9.1 Ministerial Directions is identified in **Appendix C**.

Matters for Consideration – Site Specific Merit

Section C – environmental, social and economic impact

8. 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

No.

The planning proposal applies to land in the urbanised Hornsby Town Centre. Critical habitat or threatened species, populations or ecological communities, or their habitats would not be impacted.

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

Yes.

The planning proposal includes an increase to the maximum building height at the transition area between the established Hornsby Town Centre and a medium-to-low-density residential area.

Depending on the future built form approved at development stage, impacts may be related to established urban form, amenity, overshadowing and the local traffic network. It may also have impacts related to heritage. The potential impacts are discussed below:

Urban Form

The new building heights proposed in the planning proposal are consistent with the development concepts in Design Concept 2022 (Design Concept), prepared by Altis at **Attachment 4** and reflect the heights and building envelopes identified for the sites in the draft HTC Masterplan 2022.

The Design Concept illustrates an indicative built form that could be achieved within the proposed new building heights. The Design Concept **does not** represent the final building form or design, which would be determined at development stage and would be required to comply with *SEPP No. 65 – Design Quality of Residential Apartment Development* (SEPP 65), the *Apartment Design Guide* (ADG) and *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

The Design Concept reflects the design principle of stepped-down massing on both Sites 01 and 02 with a transition in building heights that taper down to the edges of the Precinct to reduce bulk and scale impacts to surrounding lower density areas. This is consistent with the hierarchy of building heights and desired future character of the Western heritage mixed-use development precinct in the draft HTC Masterplan.

New parking, setback, heritage and height control amendments to the *Hornsby Development Control Plan 2013* (HDCCP) are proposed to support the planning proposal and ensure future development does not adversely impact local amenity and heritage values. They include requiring development on Site 01 to be compatible with No. 2 High Street in terms of form, style and character and establishing a car parking rate cap for Site 02 to minimise local traffic impacts. New prescriptive controls for podium heights, building height and setbacks will complement the existing controls for the Hornsby West Side.

The draft HDCCP amendments are at **Attachment 8**.

As noted above, future residential development would be required to comply with the SEPP 65. Seniors housing at Site 02 would be required to comply with the more prescriptive design controls and development standards for Seniors Independent Living in the Housing SEPP.

Overshadowing and Solar Access

The Architecture Shadow Diagram and Apartment Design Guide Assessment (Cox Architecture, November 2022) at **Attachment 7** identifies the overshadowing impacts of the indicative built form illustrated in the Design Concept. The assessment also tests the proposed RSL apartments and proposed Seniors Living against the solar access requirements of the ADG, SEPP 65 and the Housing SEPP.

Overshadowing

The shadow diagrams illustrate the overshadowing impacts of the proposed additional building heights considered against:

- The existing built form of the Hornsby Town Centre and surrounds; and

- The future Hornsby Town Centre built form, assuming full development of the draft Masterplan.

The modelling identifies that most overshadowing impacts occur in Forbes Street, Ashley Street and Webb Avenue and that they are attributable to the planning proposal. The report also notes other contributory impacts from the surrounding future built form.

A future development application would be required to demonstrate consistency with relevant guidelines related to overshadowing (ADG or otherwise), including and minimisation of overshadowing of neighbouring properties during mid-winter and requires compliance with solar access criteria.

The overshadowing impacts associated with the Design Concept are indicative and thus represent one potential built form outcome associated with the planning proposal. Given the initial results, it is likely that satisfactory outcomes could be met, subject to design refinement.

Solar Access

The Solar Assessment (Cox Architecture, November 2022) concludes that the proposed residential apartments at Site 01 can meet or exceed the solar access requirements for residential dwellings in the ADG. The assessment identifies that 25 of the proposed 30 units (approx. 83 per cent) would receive at least two hours of direct sunlight during the winter solstice. The assessment also identified that 19 of the proposed units (approx. 63 per cent) would receive at least 3 hours of direct sunlight during the winter solstice. The easternmost apartments of the lower levels 1-4 would receive some direct sunlight for a short duration of time around 9:08 AM and 1:41PM on the winter solstice.

The assessment further notes that all apartments could be designed and configured during the DA stage to receive some direct sunlight during the day to living areas as well as private open space. This suggests that the overall design of Site 01 could potentially meet ADG guidelines regarding solar access.

With regards to the Seniors Living at Site 02, the Solar Assessment shows that the indicative built form would result in approx. 60 per cent of the apartments receiving at least two hours of direct sunlight during the winter solstice. This does not comply with the Housing SEPP that requires for Seniors Living that at least 70 per cent of the dwellings receive at least two hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces.

This discrepancy is likely due to the transition from the previous State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Living SEPP) to the current Housing SEPP. The Seniors Living SEPP only established that councils could not refuse consent if at least 70 per cent of dwellings received three hours direct sunlight between 9am and 3pm in mid-winter. As the Design Concept has not been significantly modified within the last year, it does not reflect the more prescriptive solar access control of the Housing SEPP.

The Solar Assessment, notes that there are significant opportunities that could be explored at later design stages or through the development application process to further improve solar access. These could include, but are not limited to:

- Reducing the amount of cut and apartments that are below the ground level of Ashley Street;
- Reorienting some of the “wings” of the buildings;
- Relocating balconies and living areas;
- Redistributing the location of 1/2/3 bedroom apartments within the floorplate, and
- Reconfiguring the built form for the RSL site that casts shadows on to the Seniors Living.

With some, or all of those, considerations above achievable, the Solar Assessment suggests that a future development application for Seniors Living could result in at least 70 per cent of dwellings receive at least two hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces.

Heritage

The War Memorial Hall at No. 2 High Street is listed as Heritage Item No. 483 in Schedule 5 – Environmental Heritage of the HLEP. It is a prominent building within the Hornsby Town Centre and is of historical, aesthetic, and social heritage significance. Its heritage value is in its association with the Cenotaph on Peat’s Ferry Road and the adjacent to the RSL, its International Style architecture and glass façade, its ongoing use, memorial fixtures and layout of its rooms and its design by local architect Ross Innes Aynsley.

The draft HTC Masterplan and Design Concept illustrate building envelopes and a potential urban form outcome for Site 01 within a 12-storey new maximum height limit.

The Heritage Assessment at **Attachment 5** identifies that the envelopes allow for the retention of a two-storey built form in the location of the War Memorial Hall indicating that the proposed additional building height does not mean that the Memorial Hall would be demolished. It further concludes that its retention at the ground level alongside or as part of a new development above, is practicable.

Potential heritage impacts related to the proposed building height of 12 storeys at Site 01 will be managed through existing heritage provisions in the HLEP and existing and new heritage controls in the HDCP. The HDCP adopts a ‘whole of building’ approach, applies to building exteriors and interiors, and requires that the setting of an item is considered in any development nearby.

The draft HDCP amendments include proposed new site-specific amendments to Part 9.2 – Heritage Items of the HDCP. The amendments require new development at Site 01 to:

- retain the Hornsby War Memorial Hall,
- adopt a high quality and respectful contextual design approach that is sympathetic to and complements the Hall’s significant fabric, form, setback, detail and landscaping
- be designed to provide for an integrated and holistic development outcome

The sites are also in proximity to the Peats Ferry Road and Mount Errington Precincts of the Hornsby West Side Heritage Conservation Area (HCA) and heritage items along Peats Ferry Road. Existing and proposed new controls in the HDCP will ensure development on

the subject sites does not adversely impact the heritage values of the Precincts or heritage items in the vicinity.

Traffic and Local Road Network

Many of the previously unresolved traffic issues related to the 2016 RSL Planning Proposal concerned the proposed additional building height and land uses at the RSL and Community Car Park site at William Street, Hornsby.

The Community Car Park site is not included in this planning proposal.

The *Hornsby Town Centre Review* capacity study and traffic modelling allowed for the original RSL Planning Proposal's concepts. Modelling was based on gross floor area and potential overall development yield and not broken down to hotel, residential flat building, or seniors housing land uses. The land uses vary widely with regards to required parking rates, the number of vehicles they would add to the local road network, and their trip generation and distribution local traffic impacts.

Hotel uses require one parking space per room and have varying occupancy rates, often peaking at weekends and holiday periods. Seniors housing only requires 0.5 car space per bedroom and does not usually add substantially to AM or PM traffic volume peaks. It is likely that the development enabled through this planning proposal will generate less parking demand and less additional local traffic at completion than modelled.

The exhibited *Hornsby Town Centre Review Transport Plan 2022* (available on Council's website) identifies the land included in this planning proposal as Stage 1 (0-5 years) development sites within the Western Precinct. The plan also models intersection performance and carrying capacity for the whole Hornsby Town Centre at full draft Masterplan development in 2036. It identifies that the local road network will need to accommodate an increase in traffic of 15 per cent to 20 per cent in the AM peak and 40 per cent to 50 per cent in the PM peak.

A series of transport and infrastructure improvements to support the new urban structure and plan for the envisaged density and vehicle trip increases are recommended. Those with direct relevance to this planning proposal are intersection and road improvements along Peats Ferry Road, Edgeworth David Road, Bridge Road and Station Street, access improvements to an upgraded Hornsby railway station and a redesigned intersection at Peats Ferry Road and High Street that facilitates safe connections between residential areas to the south and the interchange and adjoining precincts.

The improvements are contributions costed and have been staged according to projected development uptake and yield to 2036. Direct contribution nexus would be determined during Council's evaluation of any future development application in the Hornsby Town Centre.

No direct transport and infrastructure or traffic management improvements are required for this planning proposal as:

- the intensified land uses on the sites identified in the Design Concept are likely to generate less parking demand and less additional local traffic at completion than modelled in the *Hornsby Town Centre Review*;

- amendments to the Hornsby Development Control Plan 2014 to cap the allowable car parking for Seniors Housing at Site 02 are proposed;
- traffic generated by hotel, registered club and seniors housing uses is spread throughout the day, rather than adding substantially to AM and PM peaks;
- development will occur in draft HTC Masterplan Stage 1 (0-5 years) and can be accommodated within existing service and infrastructure capacity; and
- The sites' proximity to the Hornsby Transport Interchange, the Hornsby Town Centre and existing services reduces car reliance and use.

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

Yes.

The planning proposal is supported by the technical studies and assessments prepared for the 2016 RSL Planning Proposal and during the development of the draft HTC Masterplan.

The exhibited *Economic Development and Employment Land Uses* study (available on Council's website), which informs the draft HTC Masterplan, makes observations about growth feasibility of the Hornsby Town Centre. It identifies the point at which financial viability is likely to be reached at a site to justify development. The tipping point is based on a selection of building typologies. While the study did not specifically test the sites subject to this planning proposal, it notes regarding the Western Heritage Precinct, within which the sites are located, that:

'Redevelopment in this precinct will in the short term be driven by major proposed redevelopments of Club owned land and 187-203 Peats Ferry Road. Our feasibility analysis showed thatthe precinct will likely be redeveloped over the medium to longer term'.

The additional building heights proposed would allow the expansion of the RSL facilities and sufficient floorspace for a hotel development, shop top housing and other permitted uses on Site 01. Their construction and operation would contribute to job and housing targets outlined in the draft North District Plan and in local strategic plans, would strengthen the social and community benefits that the RSL provides and promote greater interaction between people visiting, living and interacting in the overall development.

While the hotel will provide an economic benefit to the RSL, it would also provide new jobs in the hospitality, administration, marketing and construction/trades sectors to the local area. It may also have an attractor and multiplier benefit to the local economy as the Hornsby Town Centre is not currently serviced with high quality accommodation, function centre or conferencing facilities. An additional residential population would stimulate local goods and services demand.

The land uses proposed for Site 01 are identified in the Design Concept. They are RSL extensions, 126 hotel/serviced apartments, and 30 residential apartments in the form of

shop-top housing. The land uses proposed for Site 02 are Seniors Independent Living – 106 units. Long term job creation (excluding construction) is estimated at:

Element	Job creation (operational)
Hotel rooms/serviced apartments (126 units)	72
RSL extensions ground level	27
RSL extensions other levels	48
Seniors Living	8
Total	153

The building height incentive for seniors housing on Site 02 would address the growing demand for seniors housing within the broader community in locations readily accessible to support services, transport and entertainment, encourage and facilitate seniors housing supply overall and contribute to the provision of seniors housing dwelling type choice.

Section D – Infrastructure (Local, State and Commonwealth)

11. Is there adequate public infrastructure for the planning proposal?

Yes.

Services are available in the vicinity of the site. The planning proposal would not impose any unacceptable additional demands on local infrastructure, public or community services. The sites are near existing bus and train services (approximately 400m).

The Recommendations report identifies a range of public infrastructure improvements associated with the growth of the Hornsby Town Centre to 2036. They include enhanced access to public transport, permeability, and linkage recommendations, and upgrading community facilities and open spaces. The development enabled through the planning proposal would be serviced long-term by these improvements and will contribute to their provision through monetary contributions as established and required in infrastructure and development contributions planning that is being undertaken as part of the overall Hornsby Town Centre Review.

Section E – State and Commonwealth Interests

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

Consultation would occur with the public authorities identified in the Gateway Determination, including but not limited to, Transport for NSW, NSW Police, Sydney Water and the NSW Fire Service.

PART 4 - MAPS

1. Information Maps: Location, Land Use Zones and Building Heights.

Figures 1 and 2 – Location and Site Identification Maps

The subject sites are edged red. The Hornsby Town Centre is edged heavy blue.



Figure 1 – Subject Sites Detail

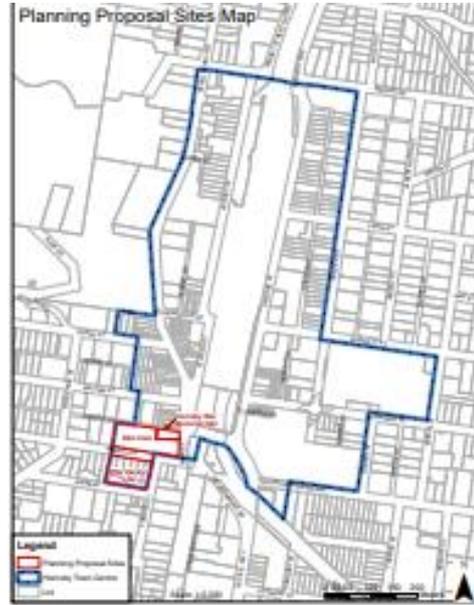
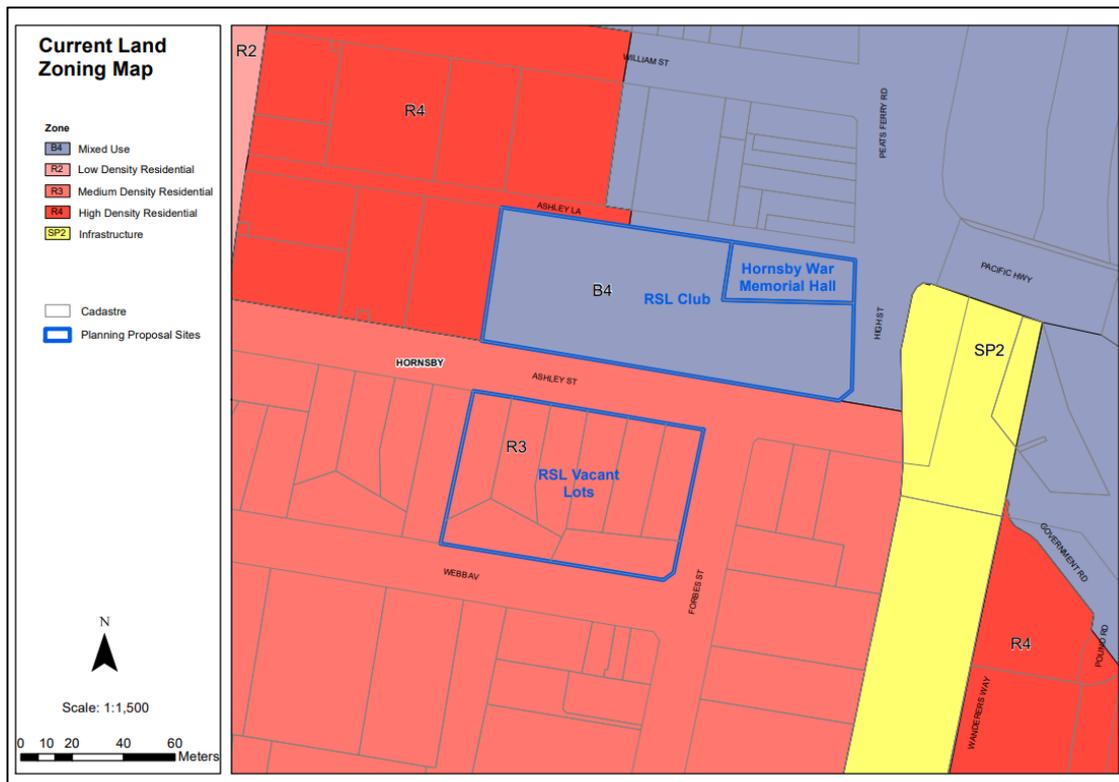


Figure 2 – Subject Sites in HTC context

Figure 3 – Existing Land Use Zones

The subject sites are identified edged blue.



2. Proposed Map Amendment: Height of Buildings Map

The Planning Proposal seeks to amend Sheet 17 Height of Buildings Map. The current maximum heights for the subject sites and their vicinity are identified in **Figure 5** and the proposed heights are illustrated in **Figure 6** below.

The subject sites are identified edged blue.

Figure 4 – Current Height of Building

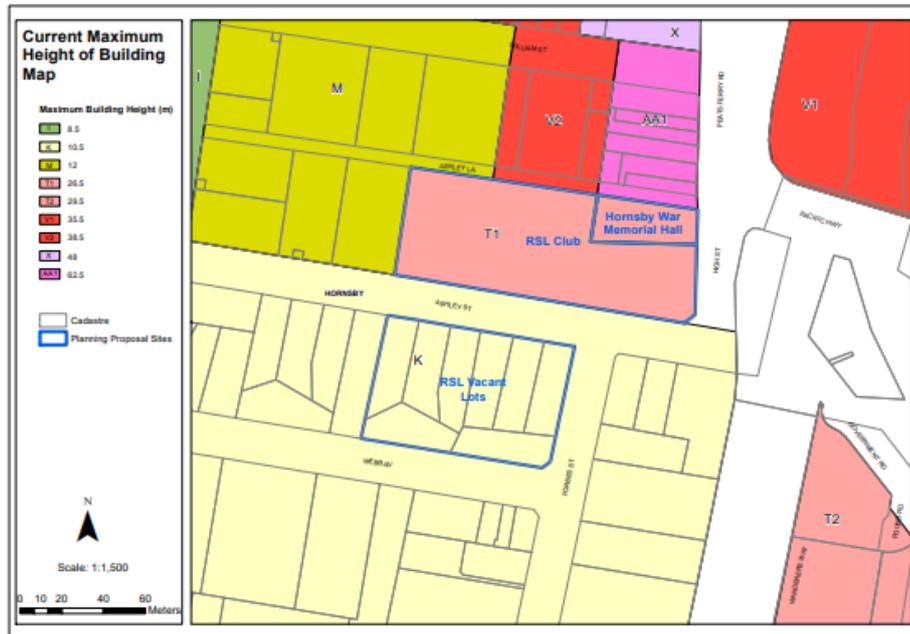
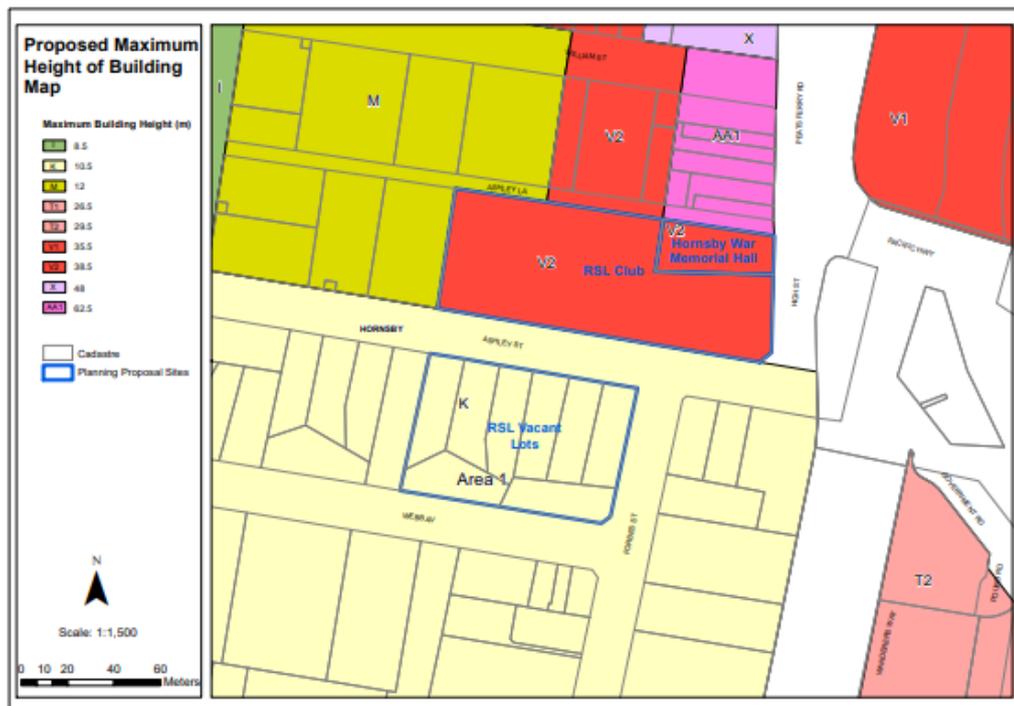


Figure 5 – Proposed Maximum Height of Building



PART 5 - COMMUNITY CONSULTATION

Consultation and outcomes undertaken with council, state agencies or authorities to date.

The development of the Hornsby Town Centre Masterplan, of which these sites form part, was informed by consultation with several state agencies and authorities. The consultation has been in the form of letters, emails, presentations at meetings and a Co-Design workshop. Agencies involved over time include:

- Department of Planning and Environment;
- Greater Cities Commission;
- Transport for NSW;
- Sydney Trains;
- NSW Health;
- NSW TAFE; and
- NSW Education.

Any community consultation undertaken, or consultation with other key stakeholders

Preliminary exhibition of the 2016 RSL Club Planning Proposal indicated that traffic was the main issue with the proposal. Council subsequently resolved not to progress with the RSL planning proposal until the traffic issues could be considered as part of the entire draft HTC Masterplan.

The draft HTC Masterplan, including supporting technical documents, was exhibited for public comment in August and September 2022. A submissions report on the draft HTC Masterplan is planned to be considered by Council in 2023.

Discussions with the community about the Hornsby Town Centre in its entirety since 2016 and during the HTC Review has included:

- Pop up sessions in Hornsby Mall;
- Exhibition of the Town Centre Vision and Principles as part of the LSPS exhibition;
- Land owner drop-in sessions; and
- A Co-Design workshop with agency stakeholders.

Consultation Strategy

The following consultation strategy is consistent with the *Hornsby Shire Community Engagement Plan 2021* and the Public Exhibition requirements of the *Local Environmental Plan Making Guidelines 2021*. It may be amended by the requirements of the Gateway Determination. It will include:

Advertisements in local Publications

An advertisement would be placed in the Hornsby Ku-ring-gai Post identifying the purpose of the planning proposal and providing a web-link to where the Planning Proposal can be viewed.

Advertisement on the Council website

The planning proposal would be exhibited on Council's 'Yoursay' public exhibition website.

ENews

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

Letters to affected owners

A letter would be sent to landowners who adjoin or are near the sites.

Displays at the Council Administration Buildings and local libraries

The Planning Proposal would be displayed at the Council Chambers, 296 Pacific Highway, Hornsby, and the Hornsby Library.

Consultation with Authorities

In accordance with Gateway Condition 3, consultation with the following public authorities will be undertaken via the Planning Portal during public exhibition of the Planning Proposal:

- Transport for NSW
- Sydney Trains
- NSW Police
- Sydney Water
- Endeavour Energy
- NSW Rural Fire Service.

Each public authority will be provided with a copy of the planning proposal and links to any relevant supporting material and given at least 25 days to comment on the proposal.

PART 6 – PROJECT TIMELINE

Indicative Project Outline - Standard Planning Proposal

Stage	Timeframe
Consultation with DPE	April 2022
Develop planning proposal	May to July 2022
Council decision	July 2022
Gateway determination	July to August 2022
Pre exhibition	August to December 2022
Public exhibition	December 2022 to January 2023
Consideration of submissions	February 2023
Council decision	April 2023
Finalisation of LEP amendment	April to July 2023

Appendix A – State Planning Framework Checklist

Relevant GSRP Objective and NDP Priority	Consistency Comment
<p>GSRP: A city supported by infrastructure</p> <p>NDP: Planning Priority N1</p> <p>Planning for a city supported by infrastructure</p>	<p>Consistent.</p> <p>The proposal would not add to public infrastructure requirements. The sites are within walking distance of public transport (trains and buses), and a range of services are nearby including a library, parks, hospital and aquatic centre. Any specific local infrastructure requirements arising from the future development of the sites would be determined and assessed at development phase.</p> <p>The HTC Review recommendations include a range of public infrastructure improvements to 2036.</p>
<p>GSRP: A city for people</p> <p>NDP: Planning Priority N3</p> <p>Providing services and social infrastructure to meet people's changing needs</p> <p>NDP: Planning Priority N4</p> <p>Fostering healthy, creative, culturally rich and socially connected communities</p>	<p>Consistent</p> <p>The proposal would provide floorspace for developments that would strengthen the social and community benefits that the RSL Club provides.</p> <p>The senior's housing development associated with the RSL Club would provide access for future residents to community and support groups hosted by the Club and promote greater interaction between people visiting, living and interacting in the development.</p>
<p>GSRP: Housing the city</p> <p>NDP: Planning Priority N5</p> <p>Providing housing supply, choice and affordability, with access to jobs, services and public transport</p>	<p>Consistent</p> <p>The proposal aims to deliver dwelling supply and choice by encouraging shop-top housing and seniors housing in an established town centre close to services, shops and recreation opportunities.</p> <p>The proposal will contribute to the renewal and revitalisation of the HTC and is estimated to provide 106 seniors living units and 30 residential apartments in the form of shop-top housing.</p>
<p>GSRP: A City of great places</p> <p>NDP: Planning Priority N6:</p> <p>Creating and renewing great places and local centres, and respecting the District's heritage</p>	<p>Consistent</p> <p>The proposal aims to provide for development that reflects an appropriate balance of commercial, residential and community uses that will contribute to the rejuvenation of the Hornsby Town Centre and reinforce and strengthen its viability as a commercial core. Its built form is consistent with the urban structure and concepts identified in the draft HTC Masterplan.</p> <p>Potential heritage impacts related to the proposed building height of 12 storeys at Site 01 are to be managed through amendments to the building setback and height controls in Part 4.5 – Hornsby Town Centre in the <i>Hornsby Development Control Plan 2013</i> (HDCP), existing heritage provisions of the HLEP and existing and new controls Part 9 – Heritage of the HDCP including the requirement for new development at Site 01 to retain the War Memorial Hall, adopt a high quality and respectful</p>

Relevant GSRP Objective and NDP Priority	Consistency Comment
	contextual design that is sympathetic to and complements the Hall's significant fabric, form, setback, detail and landscaping, and be designed to provide for an integrated and holistic development across Site 01.
<p>GSRP: A well connected City</p> <p>NDP: Planning Priority N12</p> <p>Delivering integrated land use and transport planning and a 30-minute city</p>	<p>Consistent</p> <p>The proposal provides for increased densities to facilitate high quality residential, registered club and visitor accommodation uses near Hornsby Railway Station and bus interchange (approximately 400m).</p>
<p>GSRP: Jobs and skills for the city</p> <p>NDP: Planning Priority N10</p> <p>Growing investment, business opportunities and jobs in strategic centres</p>	<p>Consistent</p> <p>The additional building heights to allow expanded Club facilities, a hotel development and housing would assist with meeting the short term (construction) and long term (operation) job targets outlined in the draft North District Plan and in local strategic plans.</p> <p>The proposal may also have an attractor and multiplier benefit to the local economy as the Hornsby Town Centre is not currently serviced with high quality accommodation, function centre and conferencing facilities. Based on the land use footprints identified in the Altis Design Concept 2022, the long-term job creation is estimated at:</p> <p>114 hotel rooms/serviced apartments = 70</p> <p>Club extension ground level = 27</p> <p>2,610sqm club extension levels 1-3 = 48.</p> <p>Seniors Living = 08</p> <p>Total = 153</p>
<p>GSRP: Valuing green spaces and landscape</p> <p>NDP: Planning Priority N16</p> <p>Protecting and enhancing bushland and biodiversity</p> <p>NDP: Planning Priority N17</p> <p>Protecting and enhancing scenic and cultural landscapes</p> <p>NDP: Planning Priority N19</p> <p>Increasing urban tree canopy cover and delivering Green Grid connections</p>	<p>Consistent</p> <p>The proposal is limited to redevelopment within the commercial core of an established urban centre. In that, it is consistent with Council policies to retain and protect bushland and landscapes of value.</p> <p>The draft HTC Masterplan landscape and public domain recommendations include open and green infrastructure network including an interconnected tree canopy. Any development application would be required to be consistent with these and existing applicable tree planting requirements controls for the HTC West Precinct in the HDCP 2013.</p>

Relevant GSRP Objective and NDP Priority	Consistency Comment
<p>GSRP: An efficient city</p> <p>NDP: Planning Priority N21</p> <p>Reducing carbon emissions and managing energy, water and waste efficiently</p>	<p>Consistent</p> <p>The proposal applies to land near Hornsby Railway Station and bus interchange (approximately 150m), reducing the need for private vehicle usage.</p> <p>Any development application would be required to be consistent with the building sustainability, energy, water supply and waste requirements of Part 1 of the HDCP 2013 and be consistent with any applicable sustainability provisions of the ADG, SEPP 65 and the Housing SEPP.</p>
<p>GSRP: A resilient city</p> <p>NDP: Planning Priority N22</p> <p>Adapting to the impacts of urban and natural hazards and climate change</p>	<p>Consistent</p> <p>Any development application would be required to be consistent with the building sustainability, energy, water supply and waste requirements of Part 1 of the HDCP 2013 and be consistent with any applicable sustainability provisions of the Housing SEPP.</p>

Appendix B – State Environmental Planning Policies Checklist

SEPP	Consistency Comment
<p>Housing SEPP 2021</p> <p>Chapter 1 – Preliminary</p> <p>3 Principals of Policy</p> <p>(b) encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,</p> <p>(d) promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services</p>	<p>Consistent</p> <p>The proposal provides additional building heights for seniors housing and shop-top housing, providing a supply incentive to satisfy growing demand in a location near services, transport, retail and entertainment opportunities.</p>
<p>Housing SEPP 2021</p> <p>Part 5 – Housing for Seniors and People with a Disability</p> <p>84 – Development Standards - general</p> <p>(c) for development on land in a residential zone where residential flat buildings are not permitted—</p> <p>(i) the development will not result in a building with a height of more than 9.5m, excluding servicing equipment on the roof of the building, and</p> <p>(iii) if the development results in a building with more than 2 storeys—the additional storeys are set back within planes that project at an angle of 45 degrees inwards from all side and rear boundaries of the site.</p> <p>87 – Additional Floor Space Ratios</p> <p>(2)(b)(i) for development involving independent living units—an additional 15% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of independent living units</p>	<p>Consistent</p> <p>The proposal provides a maximum height of buildings to 20.5m (6 storeys) for seniors housing development only on R3 Medium Density land in Site 02.</p> <p>Residential flat buildings are permissible with consent on R3 Medium Density land. FSR does not apply to Site 02. Consequently, neither the building height restriction of 9.5m nor the Seniors housing FSR bonus in the SEPP apply.</p> <p>Development controls applicable to a senior's development on Site 02 will be exhibited with the planning proposal. They are consistent with the controls of the SEPP and provide for setback and height transitions to surrounding residential development.</p>

SEPP	Consistency Comment
<p>Housing SEPP 2021 93 – Site related requirements</p>	<p>Consistent</p> <p>The proposal would address the growing demand for seniors housing within the broader community in a location readily accessible to support services, retail rail and bus transport within 400m and entertainment.</p>
<p>Housing SEPP 2021 108 – Non-discretionary development standards for independent living units</p>	<p>Consistent – see 84 above.</p> <p>With regards to Solar access, the Solar Assessment shows that the indicative built form would result in 60% of the seniors living apartments on Site 02 receiving at least 2 hours of direct sunlight during the winter solstice. This does not comply with the Housing SEPP that requires at least 70% of the dwellings receive at least 2 hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces.</p> <p>This discrepancy is likely due to the transition to prescriptive controls in the Housing SEPP from the previous Seniors Housing SEPP which only identified where meeting certain solar outcomes could not be used to refuse consent. As the Design Concept has not been significantly updated since the introduction of the Housing SEPP, it does not fully consider the new prescriptive requirements.</p> <p>The Solar Assessment, notes that there are significant opportunities that could be explored at later design stages or through a Development Application process to further improve solar access. These could include, but are not limited to:</p> <ul style="list-style-type: none"> • Reducing the amount of cut and apartments that are below the ground level of Ashley Street • Reorienting some of the “wings” of the buildings • Relocating balconies and living areas • Redistributing the location of 1/2/3 bedroom apartments within the floorplate, and • Reconfiguring the built form for the RSL site that casts shadows on to the Seniors Living. <p>With some, or all of those, considerations above achievable, the Solar Assessment indicates that a future Seniors Living proposal could comply with at least 70% of the dwellings receive at least 2 hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces.</p>
<p>Housing SEPP 2021 Schedule 4 – Standards concerning accessibility and usability for hostels and independent living units</p>	<p>Consistent</p> <p>All applicable accessibility and usability standards for seniors housing will apply to a seniors development on Site 02.</p>
<p>SEPP (Resources and Energy) 2021</p>	<p>Not Applicable</p>

SEPP	Consistency Comment
SEPP (Industry and Employment) 2021	Not Applicable
SEPP (Resources and Energy) 2021	Not Applicable
SEPP (Transport and Infrastructure) 2021	Not Applicable
SEPP (Resilience and Hazards) 2021	Not Applicable
SEPP (Exempt and Complying Development Codes) 2008	Not Applicable
SEPP (Planning Systems) 2021	Not Applicable
SEPP (Precincts – Eastern Harbour City) 2021	Not Applicable
SEPP (Biodiversity and Conservation) 2021	Not Applicable
SEPP (Primary Production) 2021	Not Applicable
SEPP (Sustainable Buildings) 2022	Commences October 2023
SEPP No. 65 – Design Quality of Residential Apartment Development	<p>Consistent.</p> <p>Subject to the lodgement of a future development application to Council, design requirements of the residential flat buildings and serviced apartments would be assessed against the SEPP and the Apartment Design Guide.</p> <p>The Solar Assessment concludes that the proposed residential apartments at Site 01 can meet or exceed the solar access requirements for residential dwellings in the ADG. The assessment further notes that all apartments could be designed and configured during the DA stage to receive some direct sunlight during the day to living areas as well as private open space.</p> <p>The proposal would also be referred to Council's Design Excellence Panel for comment pursuant to the Design Excellence provisions of the <i>HLEP 2013</i>.</p>

Appendix C – Section 9.1 Local Planning Directions Checklist

Focus Area	Consistency Comment
<p>Focus Area 1: Planning Systems</p> <p>1.3 Approval and Referral Requirements</p>	<p>Consistent</p> <p>The planning proposal does not include any concurrence, consultation or referral provisions to a Minister or a Public Authority.</p>
<p>Focus Area 1: Place Based</p>	<p>Not Applicable</p>
<p>Focus Area 2: Draft Design and Place</p>	<p>Not Made</p>
<p>Focus Area 3: Biodiversity and Conservation</p> <p>3.2 Heritage Conservation Objective</p> <p>The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance</p>	<p>Consistent</p> <p>Potential heritage impacts related to the proposed building height of 12 storeys at Site 01, will be managed through the existing heritage provisions of the Hornsby LEP and existing and proposed new Desired Outcomes and Prescriptive Measures of Part 9.2 – Heritage Items of the <i>Hornsby Development Control Plan 2013</i> (HDCP).</p> <p>The HDCP provisions adopt a 'whole of building' approach, apply to building exteriors and interiors, and require that the setting of an item is considered in any development nearby. Proposed new controls include the requirement for new development at Site 01 to retain the War Memorial Hall, adopt a high quality and respectful contextual design that is sympathetic to and complements the Hall's significant fabric, form, setback, detail and landscaping and be designed to provide for an integrated and holistic development outcome across both sites.</p>
<p>Focus Area 4: Resilience and Hazards</p>	<p>Not Applicable</p>
<p>Focus Area 5 - Transport and Infrastructure</p> <p>5.1 Integrating Land Use and Transport</p>	<p>Consistent</p> <p>The proposal provides increased density and high quality residential, registered club and visitor accommodation uses near Hornsby Railway Station and bus interchange (approximately 400m). No direct transport and infrastructure improvements are required for this planning proposal as:</p> <ul style="list-style-type: none"> • the intensified land uses on the sites identified in the Concept Plan are likely to generate less parking demand and less additional local traffic at completion than modelled in the Hornsby Town Centre Review • traffic generated by hotel, club and seniors housing uses is spread throughout the day, rather than adding substantially to AM and PM peaks • development will occur in Stage 1 (0-5 years) and can be accommodated within existing service and infrastructure capacity • The sites' proximity to the Hornsby Transport Interchange, the HTC and existing services reduces car reliance and use.
<p>Focus Area 6 - Housing</p>	<p>Consistent</p>

Focus Area	Consistency Comment
<p>6.1 Residential Zones</p> <p>Direction 6.1 (1) A planning proposal must include provisions that encourage the provision of housing that will:</p> <p>(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</p> <p>(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and</p> <p>(d) be of good design.</p>	<p>The proposal provides additional building heights for seniors housing and shop-top housing, providing a supply incentive to satisfy growing demand in a location near services, transport, retail and entertainment opportunities.</p> <p>The proposal will contribute to the renewal and revitalisation of the HTC. The proposal has been informed by indicative building envelopes that have taken surrounding land use and built form into consideration with regards to potential amenity and privacy impacts.</p>
<p>Focus Area 7 - Industry and Employment</p> <p>7.1 Business and Industrial Zones</p> <p>The objectives of this direction are to:</p> <p>(a) encourage employment growth in suitable locations,</p> <p>(b) protect employment land in business and industrial zones, and</p> <p>(c) support the viability of identified centres.</p>	<p>Consistent</p> <p>The proposal aims to deliver development that reflects an appropriate balance of commercial, residential and community uses that will contribute to the rejuvenation of the Hornsby Town Centre, and reinforce and strengthen its viability as a commercial core.</p> <p>The additional building heights to allow expanded Club facilities and a hotel development and shop top housing would assist with meeting the short term (construction) and long term (operation) job targets outlined in the draft North District Plan and in local strategic plans.</p> <p>The proposal may also have an attractor and multiplier benefit to the local economy as the HTC is not currently serviced with high quality accommodation, function centre and conferencing facilities.</p> <p>The land uses proposed for Site 01 are RSL Club extensions, hotel/serviced apartments, and shop-top housing in the form of 30 residential apartments. The land uses proposed for Site 02 are Seniors Independent Living – 110 units.</p> <p>Based on the land use footprints identified in the Altis Concept Plan 2022, 153 long-term jobs are estimated.</p>
<p>Focus Area 8: Resources and Energy</p>	<p>Not Applicable</p>
<p>Focus Area 9: Primary Production</p>	<p>Not Applicable</p>

Supporting attachments

Attachment 1 – Council report 13 July 2022

Attachment 2 – Council minutes 13 July 2022

Attachment 3 – Gateway determination

Attachment 4 – Indicative Design Concept 2022

Attachment 5 – Heritage Impact Assessment 2022

Attachment 6 – Design Statement 2022

Attachment 7 – Shadow Diagrams and Apartment Design Guide Assessment

Attachment 8 – Draft Amendments to the *Hornsby Development Control Plan 2013*

ATTACHMENT 1 – Council Report 13 July 2022



BUSINESS PAPER

GENERAL MEETING

**Wednesday 13 July 2022
at 6:30PM**



TABLE OF CONTENTS

AGENDA AND SUMMARY OF RECOMMENDATIONS

RESCISSION MOTIONS

MAYORAL MINUTES

ITEMS PASSED BY EXCEPTION / CALL FOR SPEAKERS ON AGENDA ITEMS

GENERAL BUSINESS

Office of the General Manager

Item 1	GM24/22 Car Parking Management - Brooklyn	1
--------	---	---

Corporate Support Division

Item 2	CS45/22 Adoption of Council's 2022/23 - 2031/32 Long Term Financial Plan	10
Item 3	CS49/22 Investments and Borrowings for 2021/2022 - Status for the Period Ending 31 May 2022.....	15

Community and Environment Division

Item 4	CE11/22 Draft Disability Inclusion Action Plan	18
--------	--	----

Planning and Compliance Division

Item 5	PC11/22 Exhibition of State Government Employment Zone Reform	22
Item 6	PC13/22 Planning Proposal - 679 - 685 Old Northern Road, Dural	30
Item 7	PC14/22 Planning Proposal - 7 City View Road, Pennant Hills	57
Item 8	PC15/22 Hornsby Town Centre Masterplan.....	77
Item 9	PC16/22 Sydney North Planning Panel and Hornsby Local Planning Panel - Local and Community Panel Members.....	85
Item 10	PC17/22 Planning Proposal - High Street and Ashley Street, Hornsby	90

Infrastructure and Major Projects Division

Item 11	IM5/22 Approval to attend International Conference for Lesley Tipping	106
---------	---	-----

PUBLIC FORUM – NON AGENDA ITEMS

QUESTIONS WITH NOTICE

MAYOR'S NOTES

Item 12	MN6/22 Mayor's Notes 01 June 2022 to 30 June 2022	109
---------	---	-----

NOTICES OF MOTION

Item 13 NOM2/22 Johnston Road, Galston - Re-Purpose of Council Depot and
Adjacent Site..... 110

SUPPLEMENTARY AGENDA

MATTERS OF URGENCY

AGENDA AND SUMMARY OF RECOMMENDATIONS

PRESENT

NATIONAL ANTHEM

OPENING PRAYER/S

Pastor David Nathan of The Hive Church, Hornsby opened the meeting in prayer.

ACKNOWLEDGEMENT OF RELIGIOUS DIVERSITY

Statement by the Chairperson:

"We recognise our Shire's rich cultural and religious diversity and we acknowledge and pay respect to the beliefs of all members of our community, regardless of creed or faith."

ACKNOWLEDGEMENT OF COUNTRY

Statement by the Chairperson:

"Council recognises the Traditional Owners of the lands of Hornsby Shire, the Darug and GuriNgai peoples, and pays respect to their Ancestors and Elders past and present and to their Heritage. We acknowledge and uphold their intrinsic connections and continuing relationships to Country."

VIDEO AND AUDIO RECORDING OF COUNCIL MEETING

Statement by the Chairperson:

"I advise all present that tonight's meeting is being video streamed live via Council's website and also audio recorded for the purposes of providing a record of public comment at the meeting, supporting the democratic process, broadening knowledge and participation in community affairs, and demonstrating Council's commitment to openness and accountability. The audio and video recordings of the non-confidential parts of the meeting will be made available on Council's website once the Minutes have been finalised. All speakers are requested to ensure their comments are relevant to the issue at hand and to refrain from making personal comments or criticisms. No other persons are permitted to record the Meeting, unless specifically authorised by Council to do so."

APOLOGIES / LEAVE OF ABSENCE

POLITICAL DONATIONS DISCLOSURE

Statement by the Chairperson:

"In accordance with Section 10.4 of the Environmental Planning and Assessment Act 1979, any person or organisation who has made a relevant planning application or a submission in respect of a relevant planning application which is on tonight's agenda, and who has made a reportable political

donation or gift to a Councillor or employee of the Council, must make a Political Donations Disclosure Statement.

If a Councillor or employee has received a reportable political donation or gift from a person or organisation who has made a relevant planning application or a submission in respect of a relevant planning application which is on tonight's agenda, they must declare a non-pecuniary conflict of interests to the meeting, disclose the nature of the interest and manage the conflict of interests in accordance with Council's Code of Conduct."

DECLARATIONS OF INTEREST

Councillors are reminded of their Oath or Affirmation of Office made under section 233A of the Act and their obligations under the Council's Code of Conduct to disclose and appropriately manage conflicts of interest.

Clause 4.16 and 4.17 of Council's Code of Conduct for Councillors requires that a councillor or a member of a Council committee who has a pecuniary interest in a matter which is before the Council or committee and who is present at a meeting of the Council or committee at which the matter is being considered must disclose the nature of the interest to the meeting as soon as practicable. The disclosure is also to be submitted in writing (on the form titled "Declaration of Interest").

4.16 A councillor who has a pecuniary interest in any matter with which the council is concerned, and who is present at a meeting of the council or committee at which the matter is being considered, must disclose the nature of the interest to the meeting as soon as practicable.

4.17 The councillor must not be present at, or in sight of, the meeting of the council or committee:

- at any time during which the matter is being considered or discussed by the council or committee, or*
- at any time during which the council or committee is voting on any question in relation to the matter.*

Clause 5.10 and 5.11 of Council's Code of Conduct for Councillors requires that a councillor or a member of a Council committee who has a non pecuniary interest in a matter which is before the Council or committee and who is present at a meeting of the Council or committee at which the matter is being considered must disclose the nature of the interest to the meeting as soon as practicable. The disclosure is also to be submitted in writing (on the form titled "Declaration of Interest").

5.10 Significant non-pecuniary conflict of interests must be managed in one of two ways:

- by not participating in consideration of, or decision making in relation to, the matter in which you have the significant non-pecuniary conflict of interest and the matter being allocated to another person for consideration or determination, or*
- if the significant non-pecuniary conflict of interest arises in relation to a matter under consideration at a council or committee meeting, by managing the conflict of interest as if you had a pecuniary interest in the matter by complying with clauses 4.16 and 4.17.*

5.11 If you determine that you have a non-pecuniary conflict of interest in a matter that is not significant and does not require further action, when disclosing the interest you must also

explain in writing why you consider that the non-pecuniary conflict of interest is not significant and does not require further action in the circumstances.

CONFIRMATION OF MINUTES

THAT the Minutes of the General Meeting held on 8 June, 2022 be confirmed; a copy having been distributed to all Councillors.

THAT the Minutes of the Workshop Meeting held on 29 June, 2022 be confirmed; a copy having been distributed to all Councillors.

PETITIONS

PRESENTATIONS

RESCISSION MOTIONS

MAYORAL MINUTES

ITEMS PASSED BY EXCEPTION / CALL FOR SPEAKERS ON AGENDA ITEMS

Note:

Persons wishing to address Council on matters which are on the Agenda are permitted to speak, prior to the item being discussed, and their names will be recorded in the Minutes in respect of that particular item.

*Persons wishing to address Council on **non agenda matters**, are permitted to speak after all items on the agenda in respect of which there is a speaker from the public have been finalised by Council. Their names will be recorded in the Minutes under the heading "Public Forum for Non Agenda Items".*

GENERAL BUSINESS

- *Items for which there is a Public Forum Speaker*
- *Public Forum for non agenda items*
- *Balance of General Business items*

OFFICE OF THE GENERAL MANAGER

Page Number 1

Item 1 GM24/22 CAR PARKING MANAGEMENT - BROOKLYN

RECOMMENDATION

THAT:

10 PLANNING PROPOSAL - HIGH STREET AND ASHLEY STREET, HORNSBY

EXECUTIVE SUMMARY

- This Council initiated Planning Proposal seeks to amend the *Hornsby Local Environmental Plan 2013* to increase the maximum building height for Properties No. 2 and No. 4 High Street Hornsby to 12 storeys (38.5 metres), and to increase the maximum building height for Properties Nos. 7, 9,11,15,17 and 19 Ashley Street Hornsby and Nos. 2 and 4 Webb Avenue, Hornsby to 20.5m (6 storeys) for seniors housing development only.
- The Planning Proposal is consistent with the urban density recommendations of the draft *Hornsby Town Centre Masterplan* (HTC Masterplan) and would facilitate the club, hotel and residential concepts of a previous Planning Proposal submitted by the RSL in 2016.
- The Planning Proposal is being progressed to meet a condition of the approval of the *Hornsby Local Housing Strategy 2020* (LHS) and to comply with Council's grant funding agreement under the *NSW Public Spaces Legacy Program* (PSLP).
- On 25 May 2022, the Local Planning Panel reviewed and provided advice on the Planning Proposal in accordance with the Local Planning Panels Direction. The Panel supported progression to Gateway subject to appropriate building height transition controls to surrounding residential development for the Ashley Street and Webb Avenue sites.
- The Planning Proposal is attached to this report and is supported draft building height transition and setback amendments to the *Hornsby Development Control Plan 2013*.
- The Planning Proposal would satisfy the Department's Housing Strategy condition and is consistent with all applicable objectives and priorities of NSW State Strategic plans, Section 9.1 Ministerial Directions and Council Strategic land use plans.

RECOMMENDATION

THAT:

1. Council endorse the progression of the High Street and Ashley Street Planning Proposal attached to Director's Report No. PC17/22 for submission to the Department and Planning and Environment for a Gateway Determination.
2. Subject to receipt of a Gateway Determination, the Planning Proposal be publicly exhibited in accordance with the consultation strategy identified in this report.
3. Council endorse the amendments to the Hornsby Development Control Plan attached to Director's Report No. PC17/22 for exhibition concurrently with the Planning Proposal.
4. Following exhibition, a report on submissions be presented to Council for its consideration.

PURPOSE

The purpose of this Report is to present a Council initiated Planning Proposal consistent with the draft Hornsby Town Centre Masterplan and conditions of the Department of Planning and Environment's approval of the Hornsby *LHS* and grant funding under the PSLP.

BACKGROUND

2016 RSL Club Planning Proposal

In May 2016, a Planning Proposal was submitted on behalf of the Hornsby RSL Club to increase building heights and permit additional land uses on its landholdings in Hornsby, including the club premises at No. 4 High Street, and its land at Ashley Street and Webb Avenue. At that time, the Planning Proposal did not include Property No. 2 High Street (the Hornsby War Memorial Hall).

Following preliminary exhibition and a Gateway Determination in June 2017, the proposal was amended and formally exhibited in early 2018. Council's assessment concluded the Proposal raised traffic related issues unresolvable through the Planning Proposal in isolation and the Club requested withdrawal of the proposal in May 2019. At its meeting on 14 August 2019, considered Director's Report No. PL22/19 and resolved (in part) that:

- *Council not proceed with the Hornsby RSL Club Planning Proposal and associated draft DCP amendments and write to the Minister to advise of this decision made under delegation.*
- *The Hornsby Town Centre Review Study Area be extended to include the Hornsby RSL Club land holdings at property Nos. 7-19 Ashley Street and 2-4 Webb Avenue, Hornsby.*

Hornsby Town Centre Review

In 2018, Council initiated the *Hornsby Town Centre Review* (HTC Review) in response to the release of the draft *North District Plan* (NDP) and the initial outcomes of an earlier review of the planning controls and development feasibility of the Hornsby east side. In accordance with Council's resolution in August 2019, the HTC Review study area includes the sites subject to this planning proposal.

The aims of the *Hornsby Town Centre Review* are to develop a structure plan that would provide for projected growth, strengthen the economic, employment and housing capacities of the HTC, improve the public domain and activate the commercial core. The principal outcome of the HTC Review is the *draft Hornsby Town Centre Masterplan* (HTC Masterplan).

The HTC Masterplan identifies that the land subject to this Planning Proposal is part of the "Western heritage" mixed-use development precinct and establishes No. 4 High Street for 'Entertainment and dining' activities. The Masterplan recommends increasing the maximum building height for Site 13 (Nos. 2 and 4 High Street) to 38.5m (12 storeys) and Site 14 (Hornsby RSL owned land at Ashley Street and Webb Avenue) to 20.5m (6 storeys). The HTC Masterplan is the subject of a separate report for consideration by Council at its July meeting.

DISCUSSION

This report presents the High Street and Ashley Street Planning Proposal for endorsement to seek a Gateway Determination to enable formal community consultation. It also presents associated amendments to the HDCCP, to be exhibited concurrently with the Planning Proposal, after a Gateway Determination is received.

The objectives of the Planning Proposal are to:

- Initiate the activation and revitalisation of the HTC according to the mixed land uses and development densities identified in the draft HTC Masterplan.
- Facilitate development of RSL Club landholdings at High Street, Ashley Street, and Webb Avenue, Hornsby as identified in the 2016 RSL Planning Proposal.
- Meet the approval requirements of the Hornsby LHS and grant funding under the NSW PSLP.

1. THE SITES

No. 2 and No. 4 High Street, Hornsby

Property No. 2 High Street, Hornsby contains the existing heritage listed Hornsby War Memorial Hall (Heritage Item No. 483) which is owned by the Hornsby War Memorial Hall Committee Incorporated. It has an area of 987.5sqm, a frontage of 18m and depth of 48m. Its northern boundary is along Ashley Lane and its southern and western boundaries adjoin the RSL club premises at No. 4 High Street.

Property No. 4 High Street, Hornsby is the existing Hornsby RSL Club premises and a rear at-grade car park. The Lot has an area of 6,698qm, a frontage of 40m and depth of 146m along Ashley Street. Its irregular northern boundary adjoins No. 2 High Street and Ashley Lane and its western boundary adjoins Nos. 14-18 Ashley Street. A secondary frontage to the Club premises and the main entrance to the rear carpark are along Ashley Street.

Both sites are Zoned B4 – Mixed Use and no change is proposed to the Zone or permissible land uses.

RSL land at Ashley Street and Webb Avenue, Hornsby

Properties Nos. 7,9,11,15,17 and 19 Ashley Street Hornsby and Properties No. 2 and 4 Webb Avenue Hornsby are all owned by the Hornsby RSL Club and are vacant except for No.19 Ashley Street, which is occupied by a dwelling house.

The Ashley Street and Webb Avenue lots are contiguous (there is no Property No. 13 Ashley Street) and have combined area of approximately 5,492sqm. As a consolidated development site, they would have three street frontages - Ashley Street (northern) at 90m, Forbes Street (eastern) at 60m and Webb Avenue (southern) at 90m. The western boundary would adjoin No.21 Ashley Street which has a secondary rear frontage to Webb Avenue and is occupied by a dwelling house.

The lots are Zoned R3 - Medium Density Residential and no change is proposed to the Zone or permissible land uses.

2. THE PLANNING PROPOSAL

The Planning Proposal would facilitate an extension to the existing club, a hotel and residential apartments at No. 4 High Street and a 6 storey seniors housing development on the Ashley Street/Webb Avenue sites.

Seniors housing is already permitted on the site, as the land is zoned R3 Medium Density Residential which allows seniors housing under the *Hornsby Local Environmental Plan 2013* (HLEP). The Housing SEPP also allows seniors housing in the R3 zone.

Accordingly, there would be no change to the current zoning or permissible uses, but an increase in height limits under the HELP would be required as follows:

Clause 4.3 Height of Buildings

Amending the maximum height of buildings clause (4.3 Height of buildings) to allow a maximum building height of 20.5m (6 storeys) for seniors housing development only in 'Area 1' shown on the

Height of building Map (retaining the existing maximum 10.5m building height for all other R3 permitted land uses).

Height of Building Map

Amending the maximum building height control for Property No. 2 High Street, Hornsby (Lot 1 DP 585721) and No. 4 High Street Hornsby (Lot 2 DP 817649) to increase the maximum building height from 26.5m (8 storeys) to 38.5 metres (12 storeys)

Amending the Height of building map to define and show Properties Nos. 7,9,11,15,17 and 19 Ashley Street Hornsby (Lots 1,2,3,4,5,6 DP222907) and Properties Nos. 2 and 4 Webb Avenue (Lots 7 and 8 DP 222907), Hornsby as 'Area 1'.

3. DEVELOPMENT CONTROL PLAN AMENDMENTS

Draft development control plan amendments have been prepared to support the planning proposal. The relevant Parts of the Hornsby Development Control Plan (HDCP) that would be applicable to the Planning Proposal are Part 3 – Residential for the land at Ashley Street and Webb Avenue and Part 4 – Business for the land in High Street, Hornsby.

Draft HDCP amendments to minimise the potential amenity impacts of a 12 storey development at No. 2 and 4 High Street and a 6-storey seniors housing development on the RSL sites in Ashley Street and Webb Avenue, would be exhibited with the Planning Proposal. They include building height transition controls, additional setbacks for upper levels and location restrictions for main entrances and parking away from residential land uses to minimise the potential impact of Club development and seniors housing on surrounding lower density residential land uses. The draft HDCP amendments are attached to this report.

Should the proposal receive a Gateway Determination, the proposed HDCP amendments to reflect the new height standards and building height transition and setback provisions would be exhibited concurrently with the Planning Proposal.

4. STRATEGIC AND STATUTORY CONTEXT

Relevant policies and legislation are discussed below.

Greater Sydney Region Plan - A Metropolis of Three Cities and North District Plan

The *Greater Sydney Region Plan - 'A Metropolis of Three Cities'* and the *North District Plan* establish the strategic planning framework for accommodating Sydney's future population growth and identify key State and local targets such as dwelling numbers, infrastructure planning, liveability, sustainability, and productivity.

The sites subject to this planning proposal are located within the Hornsby Town Centre which is identified as a Strategic Centre in the *North District Plan* (NDP). The Planning Proposal gives effect to the objectives and actions of the State and local strategic planning framework by enabling sustainable transport focused development opportunities that would contribute to State and local housing and jobs targets. The key State Government planning priorities Council is required to consider with regards the Planning Proposal are:

- *NDP: Planning Priority N5: Providing housing supply, choice and affordability, with access to jobs, services and public transport.*
- *Action 19 c. - providing fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centre.*

The proposal aims to deliver dwelling supply and choice by encouraging shop-top housing and seniors housing in an established and growing town centre that has existing services, shops and recreation facilities and provides a range of job opportunities.

The sites are located in close proximity to existing bus and train services (approximately 150m) and other services and infrastructure, such as Hornsby Hospital and Council's library and cultural centre as well as primary and secondary schools.

The Planning Proposal includes a building height incentive for seniors housing on land at Ashley Street and Webb Avenue in the HTC to encourage and facilitate seniors housing supply overall and to provide seniors housing location and dwelling type choice in the Shire.

- *NDP: Planning Priority N6: Creating and renewing great places and local centres, and respecting the District's heritage.*
- *Action 21c.- managing and monitoring the cumulative impact of development on the heritage values and character of places.*

The proposal aims to provide for development that reflects an appropriate balance of commercial, residential and community uses that will contribute to the rejuvenation of the Hornsby Town Centre and reinforce and strengthen its viability as a commercial core. The proposed building heights are consistent with the urban structure and concepts identified in the draft HTC Masterplan.

The War Memorial Hall at No. 2 High Street, Hornsby, is a prominent building within the Hornsby Town Centre and is of historical, aesthetic, and social heritage significance. Its heritage value is in its history and function, association with the Cenotaph on Peat's Ferry Road and the adjacent to the RSL Club, its International Style architecture and glass façade, its ongoing use, internal memorial fixtures and layout of its rooms.

The sites subject to the Planning Proposal are also in proximity to the Peats Ferry Road and Mount Errington Precincts of the *Hornsby West Side Heritage Conservation Area (HCA)*.

Potential heritage impacts related to the proposed building height of 12 storeys at No. 2 High Street and at the adjacent No. 4 High Street, would be managed through the existing heritage provisions of the Hornsby LEP and the Desired Outcomes and Prescriptive Measures of *Part 9.2 – Heritage Items* of the *Hornsby Development Control Plan 2013 (HDCP)*. The HDCP provisions adopt a 'whole of building' approach, apply to building exteriors and interiors, and require that the setting of an item is considered in any development nearby.

- *NDP: Planning Priority N10: Growing investment, business opportunities and jobs in strategic centres.*

The additional building heights to allow expanded Club facilities, a hotel development and housing would assist with meeting the short term (construction) and long term (operation) job targets outlined in the *North District Plan* and in the Hornsby LSPS.

The proposal may also have an attractor and multiplier benefit to the local economy as the HTC is not currently serviced with high quality accommodation, function centre or conferencing facilities and an additional residential population would stimulate local goods and services demand.

Section 9.1 Local Planning Directions

Section 9.1 of the EP&A Act allows the Minister for Planning and Public Spaces (the Minister) to provide direction to Council in relation to the preparation of draft local environmental plans.

The Local Planning Directions relevant to this Planning Proposal that Council must follow include:

Direction 1.1 – Implementation of Regional Plans

The objective of the 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 for Planning.

The Planning Proposal would result in increased commercial and residential density in proximity to the Hornsby Town Centre, which is a major transport node. The consistency of the Planning Proposal with the Regional Plan and North District Plan is discussed above.

Direction 3.2 – Heritage Conservation

The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.

The War Memorial Hall at No. 2 High Street is listed as Heritage Item No. 483 in Schedule 5 – Environmental Heritage of the *Hornsby Local Environmental Plan 2013*.

The Planning Proposal does not propose heritage amendments to the HLEP. Potential heritage impacts related to the proposed building height of 12 storeys at No. 2 High Street and at the adjacent No. 4 High Street, would be managed through the existing heritage provisions of the Hornsby LEP and the Desired Outcomes and Prescriptive Measures of *Part 9.2 – Heritage Items* of the *Hornsby Development Control Plan 2013* (HDCP). The HDCP provisions adopt a 'whole of building' approach, apply to building exteriors and interiors, and require that the setting of an item is considered in any development nearby.

The sites are also in proximity to the Peats Ferry Road and Mount Errington Precincts of the *Hornsby West Side Heritage Conservation Area* (HCA). Existing controls within the Hornsby LEP and the HDCP would ensure development on the subject sites does not adversely impact the heritage values of the Precincts.

Direction 5. 1- Integrating Land Use and Transport

The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts improve access to housing jobs and services by active transport, reduces travel demand by car and supports public transport.

The proposal provides increased density to enable and encourage residential, registered club and visitor accommodation uses in close proximity to Hornsby Railway Station and bus interchange (approximately 150m).

The *Hornsby Town Centre Review Recommendations*, March 2022 and Transport Plan identify a range of public infrastructure improvements associated with the growth of the HTC to 2036. They include enhanced access to public transport, permeability, and linkage recommendations, and upgrading community facilities and open spaces. The development enabled through this Planning Proposal would be serviced long-term by these improvements and will contribute to their provision through monetary contributions as established and required in infrastructure and development contributions planning that is being undertaken as part of the overall Town Centre Review.

Traffic issues are further discussed below under the heading Traffic and Local Road Network.

Direction 6.1 – Residential Zones

The objectives of the direction are to encourage a variety of housing types for existing and future housing needs, make efficient use of accessible infrastructure and services and minimise the impact of residential development on the environment and resource lands. The direction requires that planning proposals broaden the choice of the housing market, make more efficient use of infrastructure and services, reduce land consumption for housing and be of good design. Planning proposals are to be for land that is or can be adequately serviced and not reduce residential density.

The proposal provides additional building heights for seniors housing only on vacant land zoned R3 – Medium Density and for a large site zoned B4 - Mixed Use, providing a supply incentive to satisfy growing housing diversity demand in a location in close proximity to services, transport, retail and entertainment opportunities. The proposal has been informed by the HTC Masterplan indicative building envelopes which respond to the surrounding context and building hierarchy.

Existing and proposed additional provisions in the *Hornsby Development Control Plan* (HDCCP) with regards to urban form would ensure that the design of new development on the subject sites is consistent with the urban form identified in the HTC Masterplan, responds to design excellence requirements, and minimises amenity impacts. The draft HDCCP amendments include building height transition controls, additional setbacks for upper levels and location restrictions for main entrances and parking away from residential land uses. Certain provisions of the Housing SEPP would also apply to the seniors housing development on the RSL land at Ashley Street and Webb Avenue in relation to accessibility and living standards.

Direction 7.1 Business and Industrial Zones

The objectives of the direction are to encourage employment growth in suitable locations and to protect employment land in business and industrial zones and support the viability of identified centres.

Planning proposals are required to retain the areas and locations of existing business and industrial zones, not reduce the potential floorspace for employment uses, and align with employment areas in accordance with employment strategies.

The proposal aims to deliver development that reflects an appropriate balance of commercial, residential and community uses that will contribute to the rejuvenation of the Hornsby Town Centre and reinforce and strengthen its viability as a commercial core.

The additional building heights to allow expanded Club facilities, a hotel development and shop top housing as well as other permissible land uses, would assist with meeting the short term (construction) and long term (operation) job targets outlined in the draft North District Plan and in local strategic plans.

The proposal may also have an attractor and multiplier benefit to the local economy as the HTC is not currently serviced with high quality accommodation, function centre and conferencing facilities.

Hornsby Local Strategic Planning Statement

The *Hornsby Local Strategic Planning Statement 2020* (LSPS) sets out a 20-year vision for land use in Hornsby Shire, identifying the special character and community values that are to be preserved as well as how Council will manage growth and change.

The LSPS identifies the HTC as a major commercial centre that it will play a critical future role in providing employment, social and retail services for residents both within and surrounding the Hornsby LGA. The HTC will provide up to 3,500 new dwellings and the bulk of commercial floorspace to meet the Shire's long-term housing and job targets.

Relevant actions and priorities in the LSPS include:

Liveable Priorities

- Action LA2. Focus future housing opportunities in the Hornsby Town Centre.
- Action LA15. Finalise the Hornsby Town Centre Review and incorporate relevant findings and recommendations into a future update to the Hornsby Local Housing Strategy

Productive Priorities

- Priority PP3. Focusing economic development in and around existing centres and employment precincts in the Shire, with a key focus on the strategic centre.
- Priority PP5. Prioritising local employment opportunities, and improvements to services, amenities, and infrastructure to support the future population.

The Planning Proposal is consistent with the LSPS and its planning priorities and actions. It would provide development densities that would encourage an appropriate balance of commercial, residential and community uses that would give effect to and reinforce the economic and commercial centre role and function of the HTC. It would also provide housing, jobs and services in mixed use developments and facilitate seniors housing supply and choice close to transport and services and initiate the activation and revitalisation the HTC according to Council's vision for it as '*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.*'

Hornsby Local Housing Strategy 2020

The *Hornsby Local Housing Strategy 2020* (LHS) outlines Hornsby's 20-year vision and priorities for housing an increase of 32,000 people requiring 14,879 new homes by 2036. It identifies that the majority of new homes will be provided in existing housing precincts, the Hornsby Town Centre (HTC) and the Cherrybrook Station Precinct.

The following HLHS local planning priorities are most relevant to the 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.

The proposal aims to deliver dwelling supply and choice by encouraging shop-top housing and seniors housing in an established and growing town centre that has existing services, shops and recreation facilities and provides a range of job opportunities. The Planning Proposal will provide the opportunity for realisation of 164 dwellings (including 110 seniors dwellings) and 1440sqm of commercial floor space plus a hotel.

The sites are located in close proximity to existing bus and train services (approximately 150m) and other services and infrastructure, such as Hornsby Hospital and Council's library and cultural centre as well as primary and secondary schools.

The Planning Proposal includes a building height incentive for seniors housing. This is generally consistent with the outcomes of the *Hornsby Seniors Housing Demand and Supply Review* which was endorsed by Council in 2020. The Review recommends that planning for Hornsby Shire's growing 65+ population should include looking at appropriate locations for independent seniors living units and aged care facilities, as well as other housing options outside age-segregated seniors living.

Local Action 2 (LA2) of the Strategy is to focus future housing opportunities in the Hornsby Town Centre which would supply 3,500+ new homes by 2036, mostly in the form of high-density apartments.

A condition of the Department's approval of the *Hornsby Housing Strategy 2020* is that Council submit a planning proposal with any relevant controls required to support rezoning part or all of the HTC Masterplan area to the Department for Gateway determination by or before December 2022.

The Planning Proposal is being progressed at the same time as the HTC Masterplan report going to Council so that the exhibition of the HTC Masterplan can proceed while the Planning Proposal also progresses to formal exhibition.

Employment Lands Study

Council's *Employment Lands Study* (ELS) provides a strategic framework to facilitate and accommodate future employment growth within Hornsby Shire in the context of the North District Plan. The ELS was endorsed by Council in May 2021.

The ELS identifies that Hornsby Town Centre lacks a clear economic identity, that Council should progress a masterplan for the centre and that development within the centre should contribute to the civic, cultural, retail and economic requirements of the district.

Hornsby Town Centre Review

The *Draft North District Plan* (NDP) was released in 2017. It identified Hornsby as a Strategic Centre and established the State government's housing supply and job creation targets for Hornsby to 2036.

In response to the NDP, and to ensure growth would be consistent with Council policies to focus growth in established housing precincts and the HTC, Council initiated the *Hornsby Town Centre East-Side Review*. It included a strategic analysis of planning controls and the demand and feasibility of commercial/retail development on the east side of the HTC.

The scope of the HTC Review was expanded in 2019 to include land in the Town Centre on the west side of rail line including the land subject to this planning proposal, and the Review became a deliverable of Hornsby's Accelerated LEP Review Program. The aims of the broader *Hornsby Town Centre Review Study* are to develop a structure plan that would provide for projected growth, strengthen the economic, employment and housing capacities of the HTC, improve public domain and activate Hornsby's commercial core. Review studies include economic development feasibility and urban form analyses, transport, traffic, parking and circulation modelling, housing demand and supply analysis and infrastructure capacity.

The principal outcome of the HTC Review is the *Draft Hornsby Town Centre Masterplan* (HTC Masterplan) which is outlined and discussed in the *Hornsby Town Centre Review Recommendations March 2022* report. The Masterplan is supported by technical studies and includes a series of recommendations and interventions to facilitate the revitalisation of Hornsby as a growing strategic centre, to accommodate change and to deliver diversity and density.

Properties No. 2 High Street and No. 4 High Street are identified as Site 13 in the Masterplan, and Properties Nos. 7,9,11,15,17 and 19 Ashley Street together with Nos. 2 and 4 Webb Avenue, as Site 14. The HTC Masterplan recommends retaining the existing zoning and land uses for all the sites subject to this Planning Proposal and identifies No. 4 High Street for 'Entertainment and dining' activities (Figure 19). Recommendations include revising the planning controls to increase mixed land use density for all the sites in the Planning Proposal (Figure 51) and increasing the maximum building height for Site 13 to 38.5m (12 storeys) and Site 14 to 20.5m (6 storeys) (Figure 50).

Hornsby Local Environmental Plan 2013

The proposal does not involve a change to the zoning of the sites or to provide for any additional permitted land uses. The proposed amendments to the LEP relate to the height of buildings only.

The current zoning of the High Street properties is B4 – Mixed Use. The objectives of the zone are as follows:

- *To provide a mixture of compatible land uses.*
- *To integrate sustainable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*

The zone permits a range of uses, including registered clubs, hotel or motel accommodation and shop top housing. The increased height proposed would allow the economic and orderly development of the site to its potential.

The current zoning of the Ashley Street and Webb Avenue sites is R3 – Medium Density Residential. The objectives of the zone are as follows:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The zone permits a range of residential uses, including seniors housing. The increased height proposed would only apply to development for the purposes of seniors housing.

Hornsby Development Control Plan 2013

The *Hornsby Development Control Plan 2013* (HDCP) applies to all land within Hornsby Shire and is a comprehensive framework for the development of land. The HDCP aims to outline procedures, responsibilities, and processes consistent with Council's vision of maintaining an environment which is sustainable and liveable.

The relevant Parts of the HDCP that would be applicable to the Planning Proposal are Part 3 – Residential for the land at Ashley Street and Webb Avenue and Part 4 – Business for the land in High Street, Hornsby.

As discussed above, draft HDCP amendments to minimise the potential amenity impacts of a 12 storey development at Nos. 2 and 4 High Street and a 6-storey senior's development on the RSL sites in Ashley Street and Webb Avenue, have been prepared and are attached to this report. They include building height transition controls, additional setbacks for upper levels and location restrictions for main entrances and parking away from residential land uses to minimise the potential impact of Club development and seniors housing in on surrounding lower density residential land uses.

Should the proposal receive a Gateway Determination, the DCP controls would be exhibited concurrently with the Planning Proposal.

5. IMPACTS OF THE PROPOSAL

The potential site-specific impacts of the Planning Proposal are discussed below.

Built Form and Solar Access

The proposed new building heights for the land in this Planning Proposal are based the heights identified for Nos. 2 and 4 High Street (Site 13) and the RSL vacant land in Ashley Street and Webb Avenue (Site 14) in the HTC Masterplan 2022 which was, in turn, informed in part by the concepts in the 2016 RSL Planning Proposal.

The RSL Planning Proposal Indicative Design Concept at Attachment 2(a) includes a preferred design scheme and built form, supported by planning principles, shadow diagrams and proposed HDCP controls. The preliminary shadow analysis shows that properties in the area surrounding the proposed RSL Club's development would not receive an unreasonable amount of additional overshadowing and would maintain a minimum of 2 hours of solar access per day. The residential towers above the RSL Club, and the seniors housing development depicted in the Concept Plan complied with the minimum requirements of the Apartment Design Guide.

A planning proposal cannot tie a future development to a concept design. Along with the application of the Apartment Design Guide to any future Development application, draft HDCP amendments to minimise the amenity impacts of 12 storey development at Nos. 2 and 4 High Street on Nos.14 -18 Ashley Street, a 3-storey residential flat building to the west of No. 4 High Street and No. 11 William Street, Hornsby a 3-storey residential flat building to its north, would be exhibited with the Planning Proposal. The amendments include prescriptive controls for podium heights, building height and setbacks and will complement the existing controls for the Hornsby West Side.

Draft HDCP amendments applicable to a seniors housing development on the RSL sites in Ashley Street and Webb Avenue Hornsby would also be exhibited with the Planning Proposal. The amendments require a building height transition to lower density surrounding existing development, provide additional setback controls and would complement the existing controls for 6 Storey residential flat buildings in the HDCP.

The increases in building heights for the High Street and Ashley Street properties remain consistent with the transition in heights across the Hornsby West Side. Heights in the centre of the precinct range from 25 storeys, down to 20 storeys fronting Peats Ferry Road, transitioning to 12 storeys on the north side of Ashley Lane. The proposed building height of 12 storeys at Nos. 2 and 4 High Street and 6 storeys at Ashley Street and Webb Avenue continue the transition to the interface with residential zones.

Heritage

The War Memorial Hall at No. 2 High Street is listed as Heritage Item No. 483 in Schedule 5 – Environmental Heritage of the *Hornsby Local Environmental Plan 2013*. It is a prominent building within the Hornsby Town Centre and is of historical, aesthetic, and social heritage significance. Its heritage value is in its association with the Cenotaph on Peats Ferry Road and the adjacent to the RSL Club, its International Style architecture and glass façade, its ongoing use, memorial fixtures and layout of its rooms and its design by local architect Ross Innes Aynsley.

Issues with regards to the impact of the 2016 RSL Planning Proposal on the significance of the Hall were raised during its preliminary exhibition and Council's pre-Gateway assessment. A condition of the Gateway Determination of 14 June 2017 required that a heritage assessment be prepared to identify to what extent the proposed development would affect the heritage item and in November 2017 an amended Statement of Heritage impact by Archnex Designs was prepared. It concluded that the heritage impacts of the proposal related to its setting and that the Planning Proposal did not have

impacts in terms of the fabric of the item. The assessment is at Attachment 1(b) to the Planning Proposal.

As a result of the heritage assessment, the RSL Club indicated that they would amend the Planning Proposal to retain the current maximum building height control of 26.5 metres for the extent that No. 4 High Street adjoined the southern boundary of 2 High Street, to provide an appropriate relationship (in terms of maximum height) to the Hornsby War Memorial Hall.

The RSL Planning Proposal was withdrawn before the amended Planning Proposal was finalised.

The HTC Masterplan illustrates a range of possible urban form outcomes for Site 13 (No. 2 and No. 4 High Street) within the 12-storey recommended new maximum height limit across both sites. They all include a two-storey built form in the location of the War Memorial Hall indicating that the proposed additional building height does not mean that the Memorial Hall would be demolished and developed and that its retention at the ground level alongside or as part of a new development is practicable.

Potential heritage impacts related to the proposed building height of 12 storeys at No. 2 High Street and at the adjacent No. 4 High Street, would be managed through the existing heritage provisions of the Hornsby LEP and the Desired Outcomes and Prescriptive Measures of Part 9.2 – Heritage Items of the *Hornsby Development Control Plan 2013* (HDCP). The HDCP provisions adopt a 'whole of building' approach, apply to building exteriors and interiors, and require that the setting of an item is considered in any development nearby and that a height transition is provided to sensitive interface areas.

The sites are also in proximity to the Peats Ferry Road and Mount Errington Precincts of the *Hornsby West Side Heritage Conservation Area* (HCA). Existing controls within the Hornsby LEP and the HDCP would ensure development on the subject sites does not adversely impact the heritage values of the Precincts.

Traffic and Local Road Network

Many of the previously unresolved traffic issues related to the 2016 RSL Planning Proposal concerned the proposed additional building height and land uses. There were also concerns with how redevelopment would occur at the RSL and Community Car Park site at William Street, Hornsby. That site is not included in this Planning Proposal.

The *Hornsby Town Centre Review* capacity study and traffic modelling includes the 2016 RSL Planning Proposal's concepts. Modelling was based on gross floor area and potential overall development yield and not broken down to hotel, residential flat building, or seniors housing land uses. The land uses vary with regards to required parking rates, the number of vehicles they would add to the local road network, and their trip generation and distribution local traffic impacts.

Hotel uses in the HLEP require 1 parking space per room and have varying occupancy rates, often peaking at weekends and holiday periods. Seniors housing only requires 0.5 car space per bedroom and does not usually add substantially to AM or PM traffic volume peaks. It is likely, therefore that the development enabled through the Planning Proposal would generate less parking demand and less additional local traffic at completion than modelled.

The *Hornsby Town Centre Review Transport Plan 2022* identifies the land included in the Planning Proposal as Stage 1 (0-5 years) development sites within the Western Precinct. The plan models intersection performance and carrying capacity for the whole HTC at full 2036 Masterplan development and identifies that the local road network would need to accommodate an increase in traffic of 15 per cent to 20 per cent in the AM peak and 40 per cent to 50 per cent in the PM peak.

A series of transport and infrastructure improvements to support the new urban structure and plan for the envisaged density and vehicle trip increases are recommended as part of the HTC Review. Looking holistically at traffic generation and management across the whole Town Centre, rather than for the site in isolation, means the following is able to be achieved to overcome issues with the network:

- Increased mode share for active transport.
- Removing buses from Station Street with a split and relocated bus interchange.
- Reinforcing George Street (rather than Peats Ferry Road) as the major traffic route with intersection upgrades and road widening to improve traffic flow.
- Implementation of approximately 40 intersection, road network, public transport or active transport improvements across the Town Centre.
- Improved pedestrian connections between the Station and commercial and residential areas on the west side.

The improvements are contributions costed against development of the entire Town Centre (including the subject sites) and have been staged according to projected development uptake and yield to 2036.

CONSULTATION

Consultation and outcomes undertaken with council, state agencies or authorities to date.

The development of the HTC Masterplan, which includes the sites in this Planning Proposal, was informed by consultation with a number of state agencies and authorities. The consultation has been in the form of letters, emails, presentations at meetings and a Co-Design workshop. Agencies involved over time included:

- Department of Planning and Environment.
- Greater Cities Commission.
- Transport for NSW.
- Sydney Trains.
- NSW Health.
- NSW TAFE.
- NSW Education.

Most recently, the Planning Proposal was discussed with representatives from the Department of Planning and Environment as part of the initial scoping/pre-lodgement stage.

Previous exhibition

Preliminary exhibition of the 2016 RSL Club Planning Proposal indicated that traffic was the main issue with the proposal. Council subsequently resolved not to progress with the RSL planning proposal until the traffic issues could be considered as part of the entire Hornsby Town Centre Masterplan, which has now been drafted for exhibition.

Since preliminary exhibition of the RSL proposal, further discussions with the community about the Hornsby Town Centre in its entirety has included:

- Pop up sessions in Hornsby Mall.
- Exhibition of the Town Centre Vision and Principles as part of the LSPS exhibition.
- Land owner drop-in sessions.
- A Co-Design workshop with agency stakeholders.

Consultation Strategy

The following consultation strategy is consistent with The *Hornsby Shire Community Engagement Plan 2021* and the Public Exhibition requirements of the Local Environmental Plan Making Guidelines 2021. It may be amended by the requirements of the Gateway Determination.

Consultation for the Planning Proposal will include:

- Advertisements in local Publications: An advertisement would be placed in the Hornsby Kuringai Post identifying the purpose of the Planning Proposal and providing a web-link to where the Planning Proposal can be viewed.
- Advertisement on the Council website: The Planning Proposal would be exhibited on Council's website (<https://www.hornsby.nsw.gov.au/council/noticeboard/your-say/have-your-saycontent/current-exhibitions>).
- ENews An advertisement would be placed in Council's electronic newsletter.
- Letters to affected owners: A letter would be sent to landowners who adjoin or are in close proximity to the sites.
- Displays at the Council Administration Buildings and local libraries: The Planning Proposal would be displayed at the Council Chambers, 296 Pacific Highway, Hornsby, and the Hornsby Library.
- Consultation with Authorities: A copy of the Planning Proposal and relevant supporting material will be provided to the public authorities identified in the Gateway Determination, including Transport for NSW – Roads and Maritime Services; Transport for NSW – Sydney Trains; relevant authorities for the supply of water, electricity and the disposal and management of sewage; as well as NSW Police, and NSW Fire Service.

STATUTORY CONSIDERATIONS

As part of the Gateway Authorisation process, Section 2.4 of the EP&A Act allows the Minister and the Director General to delegate functions to a Council and/or an officer or employee of a Council. When submitting a Planning Proposal, Council is required to identify whether it wishes to Exercise Delegation (the Authorisation).

Authorisation delegates the following plan making powers to Council: *Hornsby Shire Council Advice No. 01/20 Local Planning Panel Briefing Date 27/5/2020*:

- To make and determine not to make an LEP.
- To defer inclusion of certain matters.
- To identify which matters must be considered and which stages of the plan making process must be carried out again.

Should Council resolve to progress the planning proposal, it is recommended that Council identifies that it intends to delegate the plan making functions to the General Manager.

BUDGET

This Planning Proposal is being progressed to meet the conditions associated with the Hornsby Housing Strategy and also the conditions of grant funding awarded to Council under the *NSW Public Spaces Legacy Program*. A total of \$4 million has been allocated under the program towards the construction and delivery of a new elevated walkway in Pyes Creek Bushland, learn to Ride Playspace in Ruddock Park and improvements to the Brooklyn Foreshore. Part of the funding agreement is that Council must exhibit a Planning Proposal that contributes to additional housing supply by 31 December 2022.

The matter has no direct financial impact upon Council's adopted budget or Long Term Financial Plan.

POLICY

The Local Planning Panels Direction – Planning Proposals requires that the Local Planning Panel give its advice on the Planning Proposal before Council considers whether to forward it to the Minister or Greater Sydney Commission.

Local Planning Panel Advice

A briefing was provided to Hornsby's Local Planning Panel on 25 May 2022. The Panel considered that the proposal had strategic merit and site specific merit, subject to the proposed design principles to be included in DCP controls, as discussed in the officer's report.

The Panel advised that it supports the progression of the planning proposal for a gateway determination, with appropriate controls for height transitions for the Ashley Street site.

CONCLUSION

The report presents a Planning Proposal for Properties Nos. 2 and 4 High Street, Hornsby, Properties Nos. 7,9,11,15, 17 and 19 Ashley Street Hornsby and Properties Nos. 2 and 4 Webb Avenue, Hornsby.

The Planning Proposal seeks to amend the HLEP maximum building height control (Height of Buildings Map) from 26.5 metres (8 storeys) to 38.5 metres (12 storeys) for Nos. 2 and 4 High Street, Hornsby, and amend the maximum height of buildings clause (4.3 Height of buildings) and the Height of Buildings Map to allow a maximum building height of 20.5m (6 storeys) for seniors housing development only (retaining the maximum building height for all other R3 permitted land uses on the land at 10.5 metres) for Properties Nos. 7,9,11,15,17 and 19 Ashley Street and Properties Nos. 2 and 4 Webb Avenue, Hornsby.

The proposal has strategic merit due to its consistency with the *Greater Sydney Regional Plan, North District Plan, Section 9.1 Ministerial Directions* and the Hornsby LSPS and *Hornsby Housing Strategy* and should be progressed. Clear community benefit has been identified to justify changes to planning controls in terms of job creation, housing supply and revitalisation of Hornsby's commercial core.

The proposal is being progressed to meet the conditions associated with the approval of the *Hornsby Housing Strategy 2020* and grant funding awarded to Council under the *NSW Public Spaces Legacy Program*. Part of the funding agreement is that council must exhibit a Planning Proposal that contributes to additional housing supply by 31 December 2022.

Accordingly, it is recommended that Council support the progression of the Planning Proposal for submission to the Department of Environment and Planning for Gateway Determination.

RESPONSIBLE OFFICER

The officer responsible for the preparation of this Report is Katherine Vickery, Manager Strategic Land Use Planning, who can be contacted on 9847 6744.

KATHERINE VICKERY
Manager - Strategic Landuse Planning
Planning and Compliance Division

JAMES FARRINGTON
Director - Planning and Compliance
Planning and Compliance Division

ITEM 10**Attachments:**

1.  Planning Proposal - High Street and Ashley Street Hornsby
2.  Draft Hornsby Development Control Plan Amendments

File Reference: F2018/00321-002

Document Number: D08430462

ATTACHMENT 2 – Council Minutes 13 July 2022



MINUTES OF GENERAL MEETING

Held at COUNCIL CHAMBERS, HORNSBY
on Wednesday 13 July 2022
at 6:30PM



Hornsby Shire Council – Minutes of General Meeting of 13 July 2022

PRESENT

Councillors Ruddock (Chairman), Ball, Greenwood, Heyde, McClelland, McIntosh, Pillamarri, Salitra, Tilbury and Waddell.

NATIONAL ANTHEM

OPENING PRAYER

Pastor David Nathan of The Hive Church, Hornsby opened the meeting in prayer.

ACKNOWLEDGEMENT OF RELIGIOUS DIVERSITY

Statement by the Chairman:

"We recognise our Shire's rich cultural and religious diversity and we acknowledge and pay respect to the beliefs of all members of our community, regardless of creed or faith."

WELCOME TO COUNTRY

A Welcome to Country was given by the Darug and GuriNgai Traditional Owner representative, Uncle Laurie Bimson.

VIDEO AND AUDIO RECORDING OF COUNCIL MEETING

Statement by the Chairman:

"I advise all present that tonight's meeting is being video streamed live via Council's website and also audio recorded for the purposes of providing a record of public comment at the meeting, supporting the democratic process, broadening knowledge and participation in community affairs, and demonstrating Council's commitment to openness and accountability. The audio and video recordings of the non-confidential parts of the meeting will be made available on Council's website once the Minutes have been finalised. All speakers are requested to ensure their comments are relevant to the issue at hand and to refrain from making personal comments or criticisms. No other persons are permitted to record the Meeting, unless specifically authorised by Council to do so."

APOLOGIES / LEAVE OF ABSENCE

Nil

POLITICAL DONATIONS DISCLOSURE

Statement by the Chairman:

"In accordance with Section 10.4 of the Environmental Planning and Assessment Act 1979, any person or organisation who has made a relevant planning application or a submission in respect of a relevant planning application which is on tonight's agenda, and who has made a reportable political donation or gift to a Councillor or employee of the Council, must make a Political Donations Disclosure Statement."

If a Councillor or employee has received a reportable political donation or gift from a person or organisation who has made a relevant planning application or a submission in respect of a relevant planning application which is on tonight's agenda, they must declare a non-pecuniary conflict of interests to the meeting, disclose the nature of the interest and manage the conflict of interests in accordance with Council's Code of Conduct."

DECLARATIONS OF INTEREST

COUNCILLOR GREENWOOD declared a Pecuniary Interest in relation to Item 7 – PC14/22 Planning Proposal - 7 City View Road, Pennant Hills Refer to that Item for details.

COUNCILLOR HEYDE declared a Less Than Significant Non-Pecuniary Interest in relation to Item 9 – PC16/22 - Sydney North Planning Panel and Hornsby Local Planning Panel - Local and Community Panel Members. Refer to that Item for details.

COUNCILLOR BALL declared a Less Than Significant Non-Pecuniary Interest in relation to Item 9 – PC16/22 - Sydney North Planning Panel and Hornsby Local Planning Panel - Local and Community Panel Members. Refer to that Item for details.

COUNCILLOR TILBURY declared a Less Than Significant Non-Pecuniary Interest in relation to Item 9 – PC16/22 - Sydney North Planning Panel and Hornsby Local Planning Panel - Local and Community Panel Members. Refer to that Item for details.

COUNCILLOR WADDELL declared a Less Than Significant Non-Pecuniary Interest in relation to Item 9 – PC16/22 - Sydney North Planning Panel and Hornsby Local Planning Panel - Local and Community Panel Members. Refer to that Item for details.

COUNCILLOR SALITRA declared a Less Than Significant Non-Pecuniary Interest in relation to Item 9 – PC16/22 - Sydney North Planning Panel and Hornsby Local Planning Panel - Local and Community Panel Members. Refer to that Item for details.

COUNCILLOR PILLAMARRI declared a Less Than Significant Non-Pecuniary Interest in relation to Item 9 – PC16/22 - Sydney North Planning Panel and Hornsby Local Planning Panel - Local and Community Panel Members. Refer to that Item for details.

COUNCILLOR MCELLAND declared a Less Than Significant Non-Pecuniary Interest in relation to Item 9 – PC16/22 - Sydney North Planning Panel and Hornsby Local Planning Panel - Local and Community Panel Members. Refer to that Item for details.

COUNCILLOR MCINTOSH declared a Less Than Significant Non-Pecuniary Interest in relation to Item 9 – PC16/22 - Sydney North Planning Panel and Hornsby Local Planning Panel - Local and Community Panel Members. Refer to that Item for details.

CONFIRMATION OF MINUTES

RESOLVED ON THE MOTION OF COUNCILLOR MCINTOSH, seconded by COUNCILLOR PILLAMARRI,

THAT the Minutes of the General Meeting held on Wednesday 8 June 2022 and the Workshop Meeting held on Wednesday 29 June 2022 be confirmed, a copy having been distributed to all Councillors.

FOR: COUNCILLORS BALL, GREENWOOD, HEYDE, MCCLELLAND, MCINTOSH, PILLAMARRI, RUDDOCK, SALITRA, TILBURY AND WADDELL

AGAINST: NIL

PETITIONS

Nil

PRESENTATIONS

Nil

Note: At this point in the meeting the Mayor made the following statement on behalf of Council:

“This month’s extraordinary weather event has once again been a challenging time for many of us resulting in flooding and damage across the Shire. The community of Wisemans Ferry was in disbelief as the Hawkesbury River rose to heights beyond even those of March 2022, flooding homes, the Men’s Shed and the Bowling Club. Our heart goes out to all those affected. Once again those people are in for a long and exhausting clean-up process. We all owe a great debt of thanks all the volunteers, State Emergency Services, Rural Fire Service, Police and other emergency teams and Council staff for their incredible efforts during this terrible flood event.

This severe event and recovery from it lasts for months but as we are all acutely aware it’s been non-stop for two years for these volunteers and we are incredibly grateful for all that they do for us. While Resilience NSW is leading the recovery process, we are the supporting body of the community with the clean-up particularly in Singleton Road and Wiseman’s Ferry.

Council’s recovery issues or efforts are already underway with a focus on the rural areas notably roads works, pavement areas, cleaning drains and clearing debris and fallen branches along Singleton Road. Importantly Council is also ensuring our foreshore assets including pontoons and boat ramps remain open to the community and we have already cleared extensive amount of debris that has been washed down the Hawkesbury River to Dangar Island and Parsley Bay.

Our crews have been out and about across the Shire, repairing landslides and potholes and will continue to do so in the coming weeks. We thank the community for their patience as we make our roads safe. Similarly, our Parks, Trees and Recreation Team has attended to fallen trees and cleared up our parks and sportsgrounds to ensure the community can continue to play and enjoy them.

I am also pleased to note and want to thank the Australian and NSW State Governments for the announcement of the \$1 million grant to each of the affected local government areas to assist councils to get on with the job of clean up and recover. I have asked the General Manager to write on behalf of Hornsby and to express our appreciation for these funds”.

RESCISSION MOTIONS

Nil

MAYORAL MINUTES

planning process in Hornsby Shire.

AN AMENDMENT WAS MOVED BY COUNCILLOR TILBURY, seconded by COUNCILLOR WADDELL,

THAT:

1. Council appoint Amanda Anderson (A Ward), Martin Dargan (B Ward), David White (C Ward) as community representatives on the Hornsby Local Planning Panel for a period of three years.
2. Where the community representative for a Ward is unable to attend a meeting, a community representative from another Ward participate as the alternate.
3. Council appoint Sue Weatherly (Technical Representative), Mark McCrindle (Community Representative) and Christine Newman (Alternative) as local members on the Sydney North Planning Panel for a period of three years.
4. The Planning Panels' Secretariat at the Department of Planning and Environment be advised of Council's resolution.
5. Council write to outgoing Panel members acknowledging their positive contribution to the planning process in the Hornsby Shire.

THE AMENDMENT MOVED BY COUNCILLOR TILBURY, seconded by COUNCILLOR WADDELL WAS PUT AND CARRIED.

FOR: COUNCILLORS GREENWOOD, MCCLELLAND, PILLAMARRI, RUDDOCK, TILBURY AND WADDELL

AGAINST: COUNCILLORS BALL, HEYDE, MCINTOSH AND SALITRA

THE AMENDMENT THEREBY BECAME THE MOTION WHICH WAS PUT AND CARRIED

FOR: COUNCILLORS GREENWOOD, MCCLELLAND, MCINTOSH, PILLAMARRI, RUDDOCK, TILBURY AND WADDELL

AGAINST: COUNCILLORS BALL, HEYDE AND SALITRA

10 PC17/22 Planning Proposal - High Street and Ashley Street, Hornsby

(F2018/00321-002)

Mr Mario Machado, on behalf of Hornsby RSL addressed Council regarding this item.

Ms Laura Fletcher, on behalf of Hornsby Chamber of Commerce addressed Council regarding this

item.

Mr Brian O’Keeffe, of Galston addressed Council regarding this item.

RESOLVED ON THE MOTION OF COUNCILLOR TILBURY, seconded by COUNCILLOR MCINTOSH,

THAT:

1. Council endorse the progression of the High Street and Ashley Street Planning Proposal attached to Director’s Report No. PC17/22 for submission to the Department and Planning and Environment for a Gateway Determination.
2. Subject to receipt of a Gateway Determination, the Planning Proposal be publicly exhibited in accordance with the consultation strategy identified in this Report.
3. Council endorse the amendments to the Hornsby Development Control Plan attached to Director’s Report No. PC17/22 for exhibition concurrently with the Planning Proposal.
4. Following exhibition, a report on submissions be presented to Council for its consideration.

FOR: COUNCILLORS BALL, GREENWOOD, MCCLELLAND, MCINTOSH, PILLAMARRI, RUDDOCK, TILBURY AND WADDELL

AGAINST: COUNCILLORS HEYDE AND SALITRA

INFRASTRUCTURE AND MAJOR PROJECTS DIVISION

11 IM5/22 Approval to Attend International Conference for Lesley Tipping

(F2007/01020)

RESOLVED ON THE MOTION OF COUNCILLOR MCINTOSH, seconded by COUNCILLOR MCCLELLAND,

THAT:

1. Council endorse the attendance of Ms Lesley Tipping at the 2022 Australasian Road Safety Conference to present a paper on developing cross-sectoral partnerships between Local and State Governments in relation to the Motorcycle CRASH Card.
2. A policy be established that papers, presentations and learnings from staff attending overseas conferences be made available to the public and that, where possible and appropriate, staff present the outcomes to a public forum such as a Library talk.

FOR: COUNCILLORS BALL, GREENWOOD, HEYDE, MCCLELLAND, MCINTOSH, PILLAMARRI, RUDDOCK, SALITRA, TILBURY AND WADDELL

ATTACHMENT 3 – Gateway Determination



Mr Steven Head
General Manager
Hornsby Shire Council
PO Box 37
HORNSBY NSW 1630

Dear Mr Head

Planning proposal PP-2022-2602 to amend Hornsby Local Environmental Plan 2013

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 12 August 2022 in respect of the planning proposal to increase the maximum building height for properties 2 and 4 High Street, Hornsby to 38.5 metres, and increase the maximum building height for properties 7 to 19 Ashley Street, Hornsby and 2 and 4 Webb Avenue, Hornsby to 20.5 metres for seniors housing only.

As delegate of the Minister for Planning and Homes, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination. No further approval is required in relation to the Directions.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised at or before 9 months from the date of the Gateway determination. As this is a minor amendment, Council is to request Parliamentary Counsel's Office commence drafting as soon as practicable. A copy of the request should be forwarded to the Department of Planning and Environment.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Ms Ashley Richards to assist you. Ms Richards can be contacted on 02 8289 6776.

Yours sincerely



23 August 2022
Brendan Metcalfe
Director North District
Metro Central North

Encl:

Gateway determination
Authorised plan-making reporting template

Gateway Determination

Planning proposal (Department Ref: PP-2022-2602): The proposal involves an extension to the existing Hornsby RSL club, a hotel and serviced apartments, residential shop top housing, and will facilitate a 6 storey seniors housing development.

I, the Director North District, Metro Central North at the Department of Planning and Environment, as delegate of the Minister for Planning and Homes, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Hornsby Local Environmental Plan 2013 to increase the maximum building height for properties 2 and 4 High Street, Hornsby to 38.5 metres, and increase the maximum building height for properties 7 to 19 Ashley Street, Hornsby and 2 and 4 Webb Avenue, Hornsby ('Area 1') to 20.5 metres for seniors housing only should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to:
 - A further objective is required to describe the intended redevelopment proposal for this site. For example: *To facilitate an extension to the existing RSL club, a hotel and serviced apartments, and residential shop top housing at 2 to 4 High Street and a 6 storey seniors housing development for properties at 7 to 19 Ashley Street and 2 to 4 Webb Avenue.*
 - Clarify the land use mix as this affects the job and dwelling yield of the proposal.
 - Update plans to remove references in the Design Concept to land at William Street, Hornsby.
 - Update 2016 supporting studies to consider only the current planning proposal. This includes:
 - i. 2016 Atlas Architecture Design Concepts
 - ii. 2016 Atlas Architecture Urban Design Statement
 - iii. 2017 Archnex Designs Statement of Heritage Impact
 - Address additional FSR under Part 5, Clause 87 of the Housing SEPP 2021 for the senior's housing site at 7 to 19 Ashley Street in the proposal.
 - Provide shadow diagrams clearly labelling the existing shadow footprint and proposed potential shadow footprint. It is recommended that the shadow analysis is modelled including consideration of the adjacent Hornsby Town Centre site controls to accurately reflect solar access.
 - Address solar access and overshadowing and demonstrate that compliance with Apartment Design Guide standards can be achieved for proposed residential land uses.

- Identify the maximum number of car spaces needed to support the proposed seniors-housing and amend the proposal to incorporate this cap.
 - Provide an estimated timetable for the delivery of transport and infrastructure improvements relating to this proposal.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
- (a) the planning proposal is categorised as basic, as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021), and must be made publicly available for a minimum of 25 days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).
3. Consultation is required with the following public authorities:
- Transport for NSW
 - Sydney Trains
 - NSW Police
 - Sydney Water
 - Endeavour Energy
 - NSW Rural Fire Service
- Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 25 days to comment on the proposal.
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the EP&A Act subject to the following:
- (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
 - (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the EP&A Act or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
6. The planning proposal must be exhibited 3 months from the date of the Gateway determination.

7. The planning proposal must be reported to council for a final recommendation 6 months from the date of the Gateway determination.
8. The timeframe for completing the LEP is to be 9 months from the date of the Gateway determination.

Dated 22nd day of August 2022.

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

Delegate of the Minister for Planning and Homes

ATTACHMENT 4 – Indicative Design Concept 2022

PLANNING PROPOSAL HIGH AND ASHLEY STREETS, HORNSBY

PROJECT 815E.14
06 October 2022





Aquatic Centre

Railway Station

Westfield Shopping Centre

01

02

Site 01. Existing RSL Club
 Site 02. Existing Undeveloped Site

■ ■ ■ ■ Peats Ferry Road Highway

■ ■ ■ ■ Study Area

PLANNING PROPOSAL - HIGH AND ASHLEY STREETS, HORNSBY

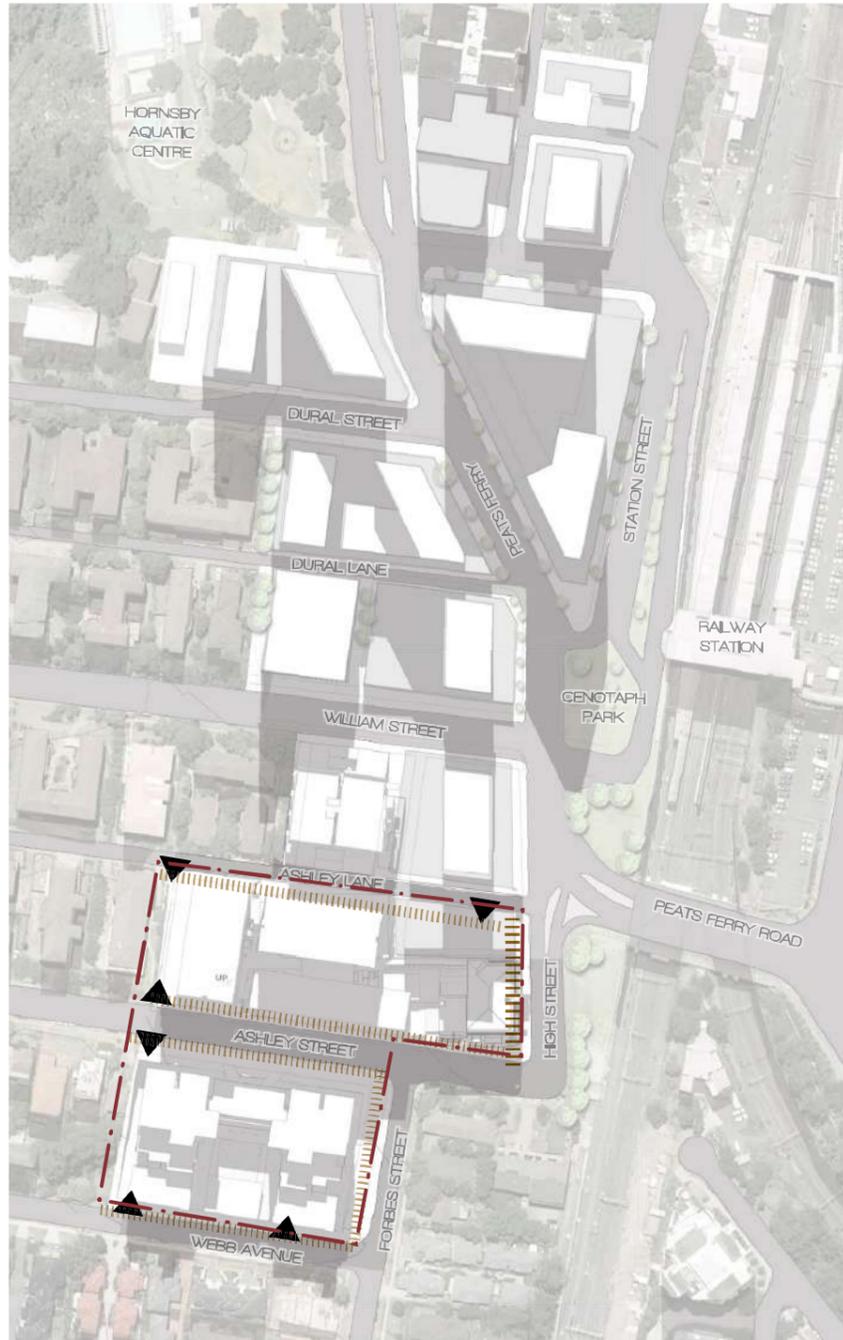
PROJECT 815E.14

ALTIS architecture pty ltd
 lower deck jones bay wharf
 suite 123 / 26-32 pirrama rd pyrmont 2009 nsw
 p 61 2 9364 9000 f 61 2 9571 7930
 w www.altisarchitecture.com

LOCATION PLAN
 PROJECT 815E.14

1:500 @ A1





Planning Proposal - High and Ashley Streets, Hornsby
Active Frontages and Awnings

-  HORNSBY RSL CLUB
-  ACTIVE FRONTAGE
-  SEMI ACTIVE FRONTAGE
-  PREFERRED VEHICULAR ACCESS POINT

PLANNING PROPOSAL
- HIGH AND ASHLEY
STREETS, HORNSBY

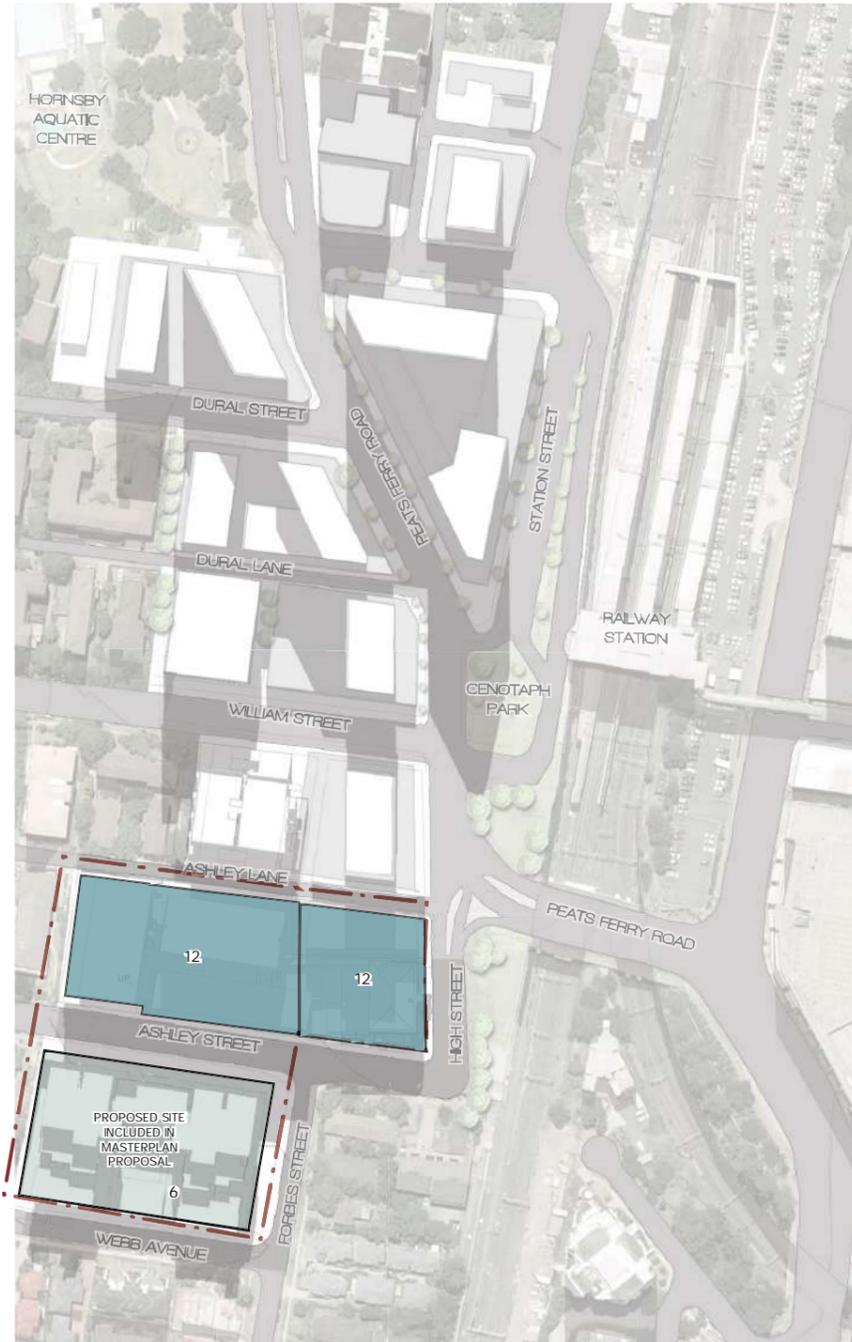
PROJECT 815E.14

ALTIS architecture pty ltd
lower deck jones bay wharf
suite 123 / 26-32 pirrama rd pyrmont 2009 nsw
p 61 2 9364 9000 f 61 2 9571 7930
w www.altisarchitecture.com

PLANNING PRINCIPLES
PROJECT 815E.14

1:500 @ A1





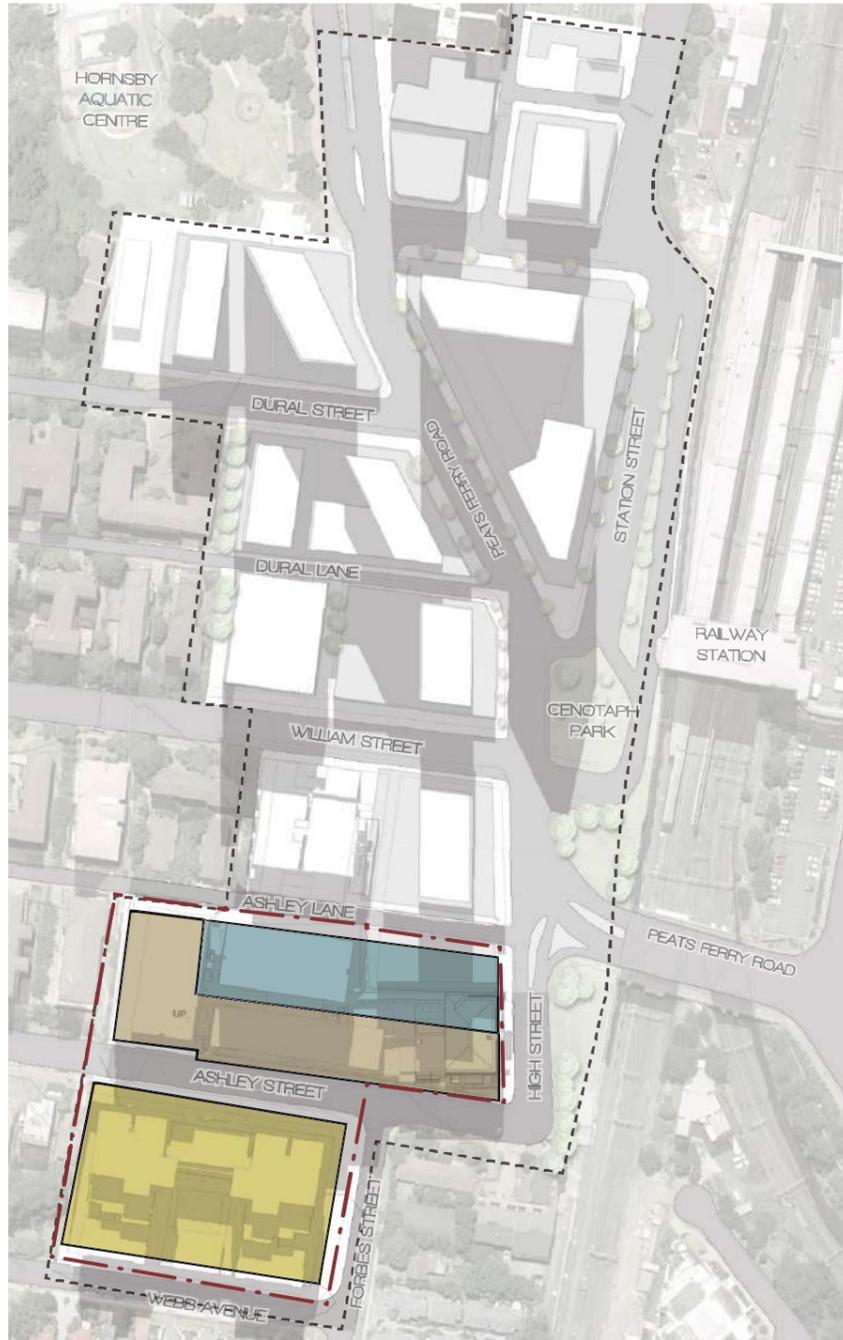
Planning Proposal - High and Ashley Streets, Hornsby - Built Form

- HORNSBY RSL SITE
- 12 STOREYS
38.5m approx.
- 6 STOREYS
20.5m approx.

PLANNING PROPOSAL - HIGH AND ASHLEY STREETS, HORNSBY

PROJECT 815E.14

ALTIS architecture pty ltd
 lower deck jones bay wharf
 suite 123 / 26-32 pirrama rd pyrmont 2009 nsw
 p 61 2 9364 9000 f 61 2 9571 7930
 w www.altisarchitecture.com



Planning Proposal - High and Ashley Street, Hornsby
Land Use

- MIXED USE (HIGH RISE)
- MIXED USE (MEDIUM RISE)
- SENIORS HOUSING

PLANNING PROPOSAL
- HIGH AND ASHLEY
STREETS, HORNSBY

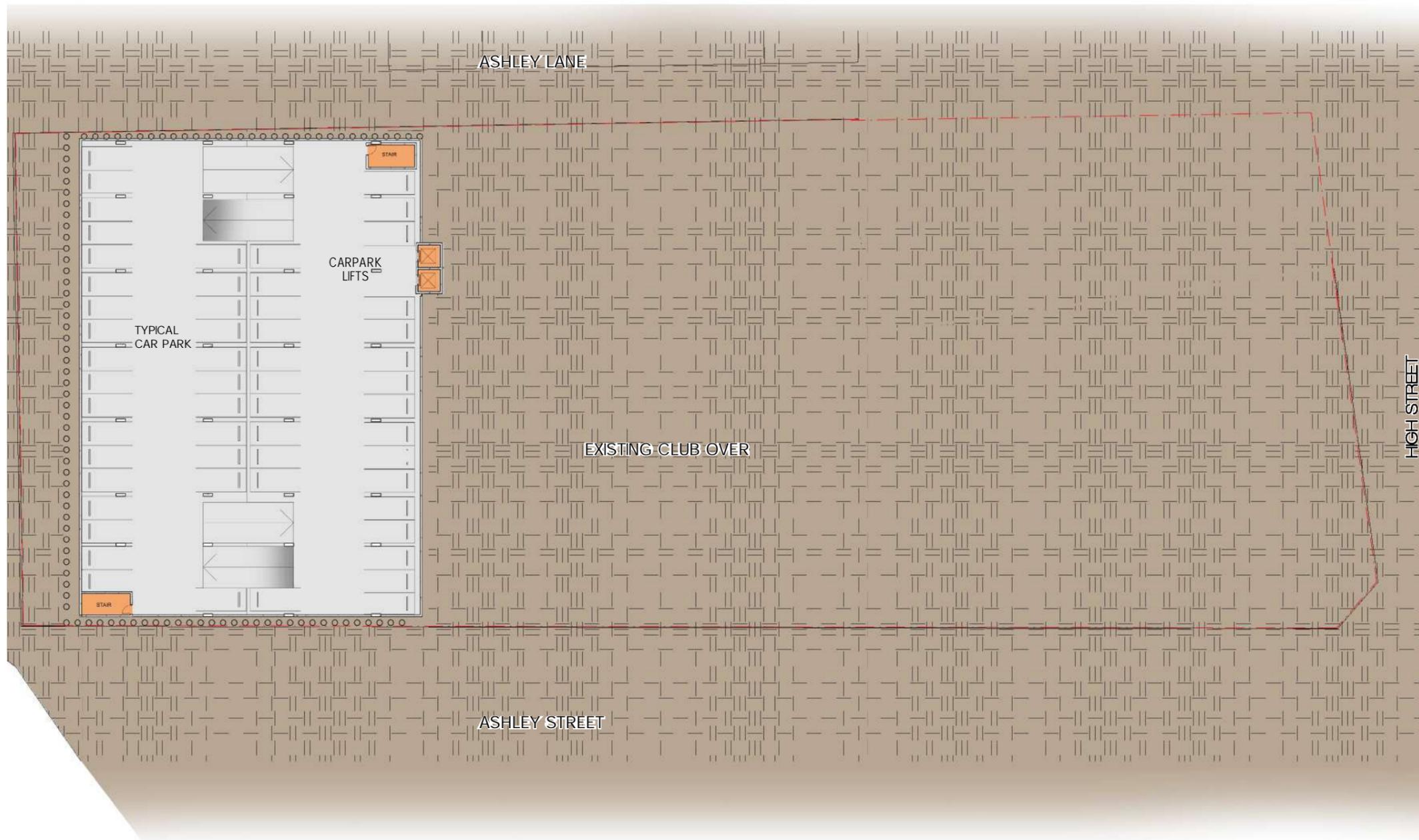
PROJECT 815E.14

ALTIS architecture pty ltd
lower deck jones bay wharf
suite 123 / 26-32 pirrama rd pyrmont 2009 nsw
p 61 2 9364 9000 f 61 2 9571 7930
w www.altisarchitecture.com

PLANNING PRINCIPLES
PROJECT 815E.14

1:500 @ A1





CAR PARK

LEVEL	SPACES
LEVEL -4	29
LEVEL -3	56
LEVEL -2	56
LEVEL -1	56
LEVEL G	50
LEVEL 1	56
LEVEL 2	59
TOTAL	362



TYPICAL PARKING LAYOUT
LEVELS -1 TO -3

PLANNING PROPOSAL - HIGH AND ASHLEY STREETS, HORNSBY

PROJECT 815E.14

ALTIS architecture pty ltd
lower deck jones bay wharf
suite 123 / 26-32 pirrama rd pyrmont 2009 nsw
p 61 2 9364 9000 f 61 2 9571 7930
w www.altisarchitecture.com

BASEMENT PLAN
SITE 1

CAR PARK

LEVEL
LEVEL G

SPACES
50



CAR PARK ENTRY LEVEL

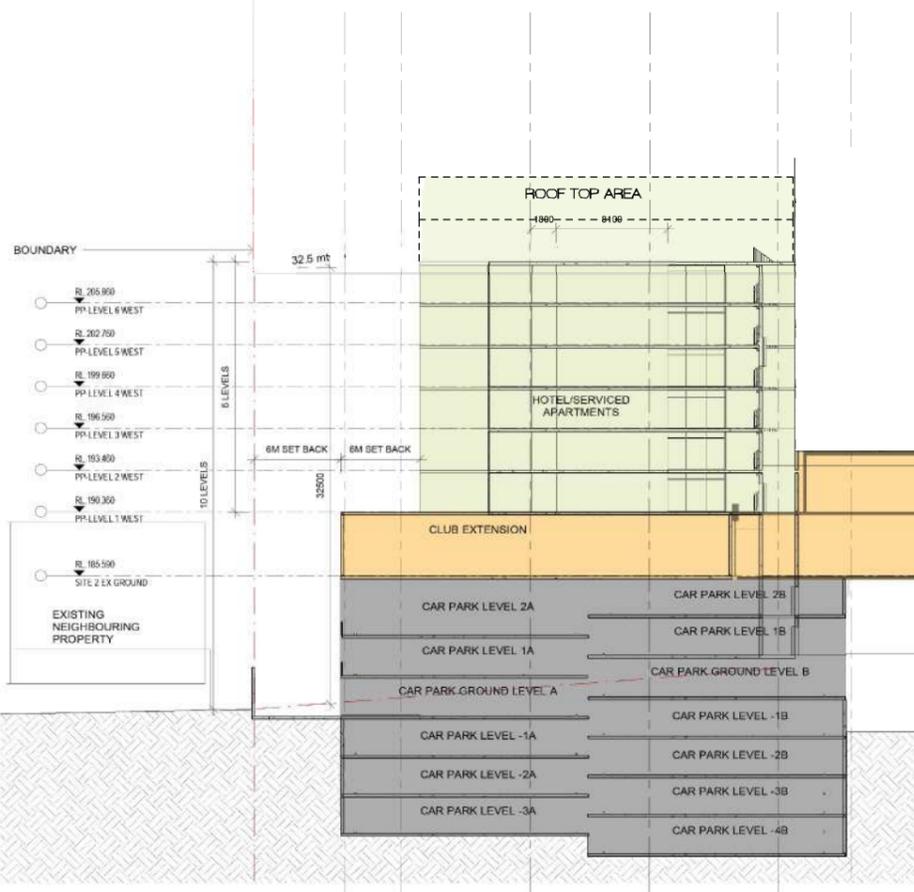


PLANNING PROPOSAL - HIGH AND ASHLEY STREETS, HORNSBY

PROJECT 815E.14

ALTIS architecture pty ltd
lower deck jones bay wharf
suite 123 / 26-32 pirrama rd pyrmont 2009 nsw
p 61 2 9364 9000 f 61 2 9571 7930
w www.altisarchitecture.com

CAR PARK ENTRY LEVEL SITE 1





CAR PARK

LEVEL	SPACES
2 LEVEL	59

NEW RESIDENTIAL LOBBY	95sqm
NEW CLUB LOBBY	45sqm
NEW HOTEL/CAR PARK LOBBY	330sqm

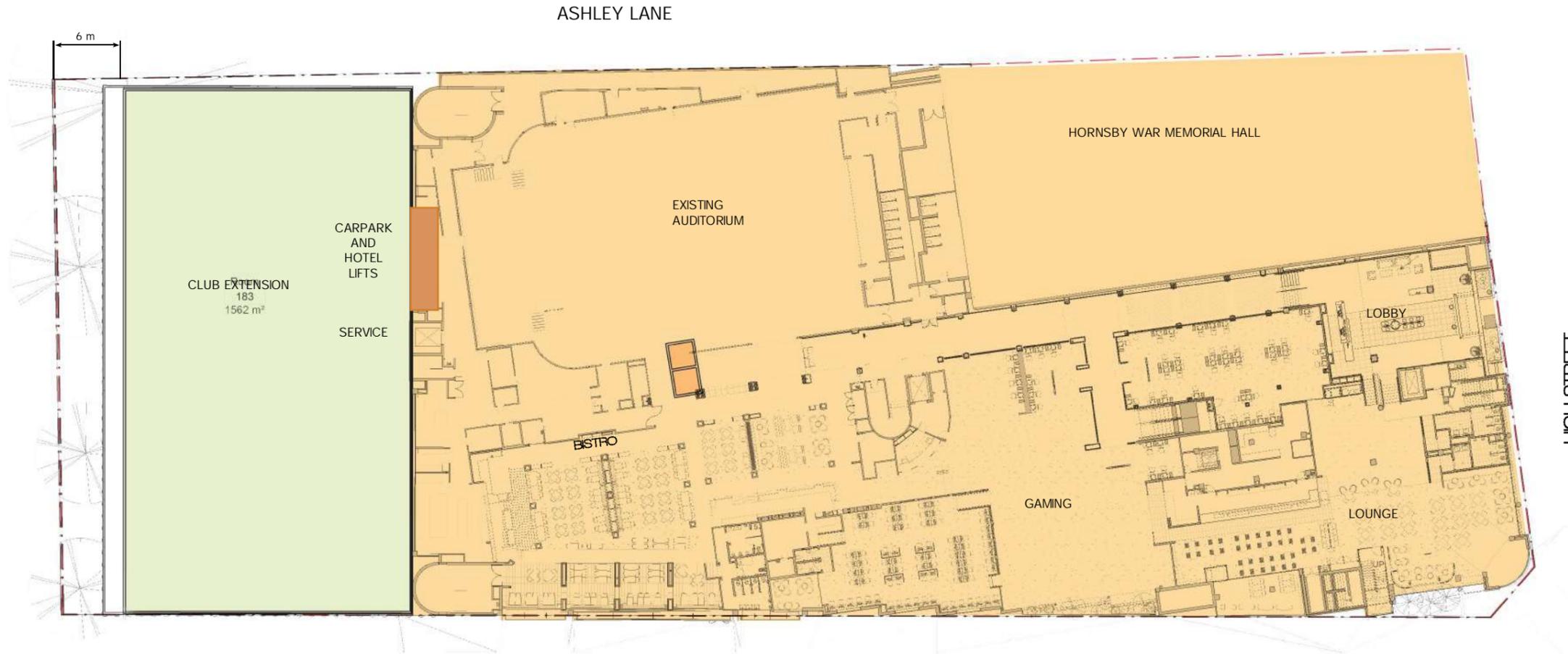


**PLANNING PROPOSAL
- HIGH AND ASHLEY
STREETS, HORNSBY**

PROJECT 815E.14

ALTIS architecture pty ltd
 lower deck jones bay wharf
 suite 123 / 26-32 pirrama rd pyrmont 2009 nsw
 p 61 2 9364 9000 f 61 2 9571 7930
 w www.altisarchitecture.com

**LOWER GROUND
SITE 1**



- CLUB EXTENSION
- EXISTING CLUB

HIGH STREET

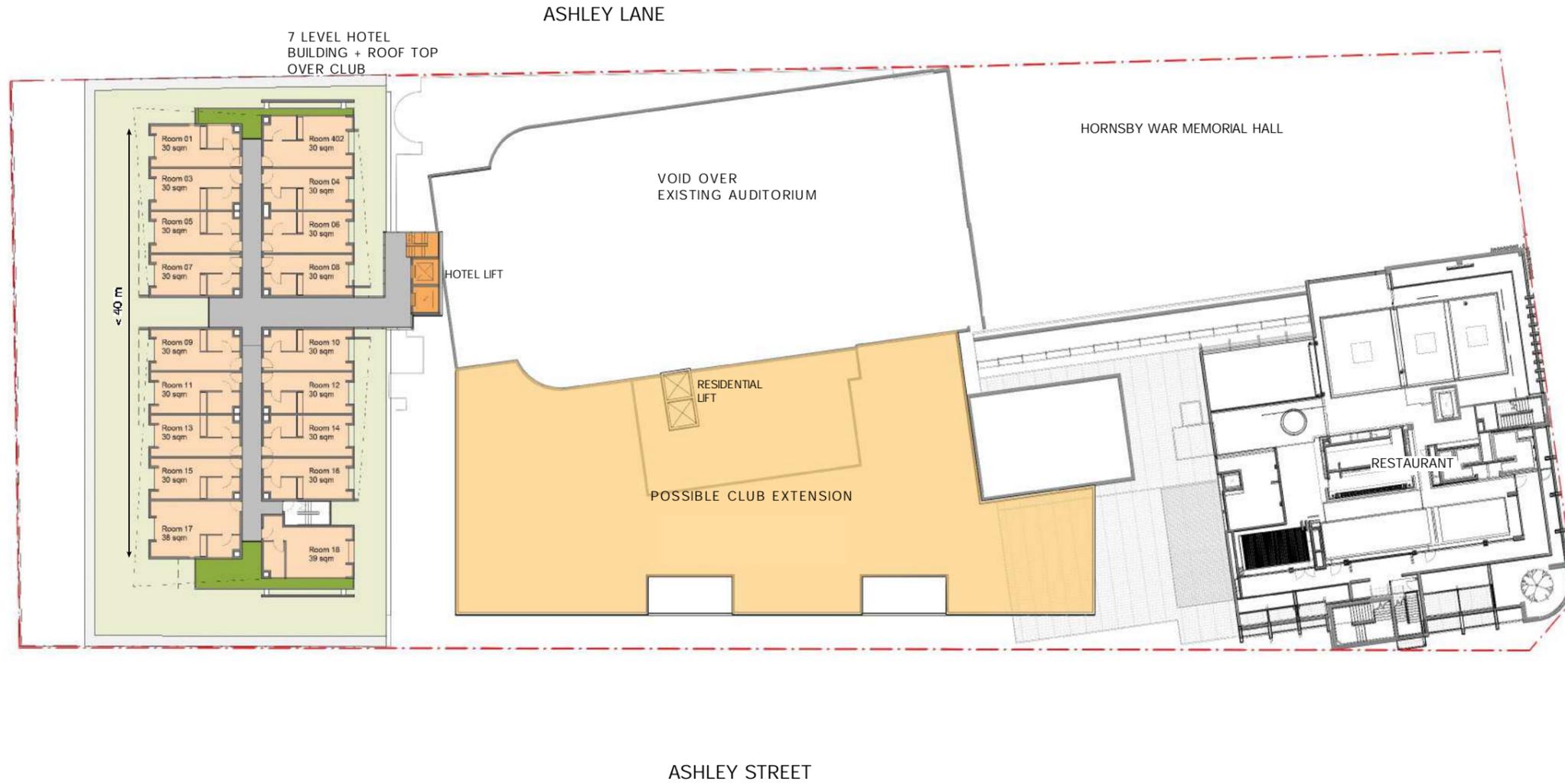
ASHLEY STREET



PLANNING PROPOSAL
- HIGH AND ASHLEY
STREETS, HORNSBY

PROJECT 815E.14
ALTIS architecture pty ltd
lower deck jones bay wharf
suite 123 / 26-32 pirrama rd pyrmont 2009 nsw
p 61 2 9364 9000 f 61 2 9571 7930
w www.altisarchitecture.com

GROUND LEVEL
SITE 1

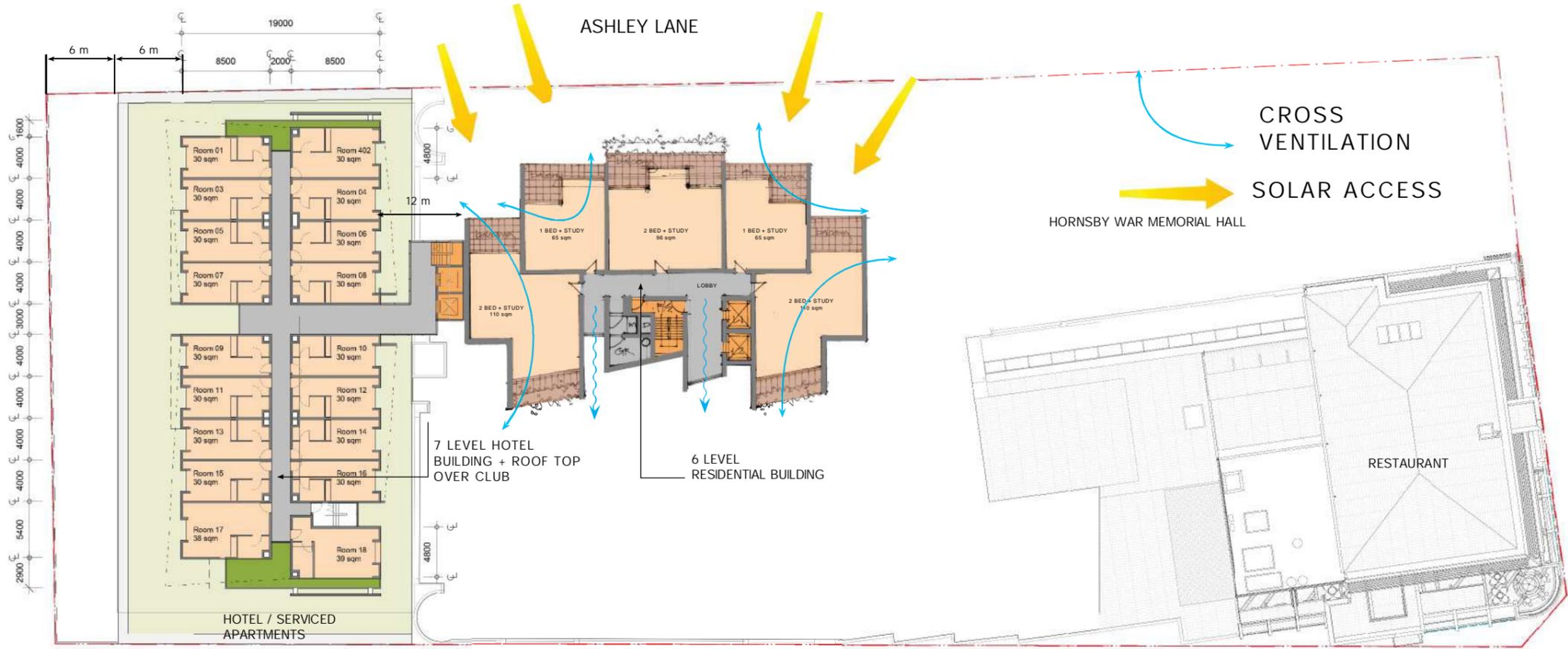


PLANNING PROPOSAL
- HIGH AND ASHLEY
STREETS, HORNSBY

PROJECT 815E.14

ALTIS architecture pty ltd
lower deck jones bay wharf
suite 123 / 26-32 pirrama rd pyrmont 2009 nsw
p 61 2 9364 9000 f 61 2 9571 7930
w www.altisarchitecture.com

GROUND LEVEL
SITE 1



RESIDENTIAL LEVEL 1-6

UNIT PER LEVEL	#	TOTAL
2 BED + STUDY	3	18
1 BED	2	12
TOTAL		30

NEW HOTEL / SERVICED APARTMENTS

UNIT PER LEVEL	#
28m ² ROOM	16
31m ² ROOM	1
36m ² ROOM/SUITE	1
TOTAL	18
TOTAL ROOMS	126

HIGH STREET



PLANNING PROPOSAL - HIGH AND ASHLEY STREETS, HORNSBY

PROJECT 815E.14
 ALTIS architecture pty ltd
 lower deck jones bay wharf
 suite 123 / 26-32 pirrama rd pyrmont 2009 nsw
 p 61 2 9364 9000 f 61 2 9571 7930
 w www.altisarchitecture.com
TYPICAL HOTEL
 SITE 1

PP-LEVEL 5 WEST

EXISTING CAR PARK

ON GRADE 65

NEW CLUB CAR PARK

LEVEL	SPACES
LEVEL -4	29
LEVEL -3	56
LEVEL -2	56
LEVEL -1	56
LEVEL G	50
LEVEL 1	56
LEVEL 2	59

TOTAL 362
TOTAL ADDITIONAL SPACES 297

LOWER GROUND

NEW CLUB LOBBY
NEW HOTEL LOBBY
NEW FUNCTION ROOMS/ STAFF ROOMS

GROUND LEVEL

NEW CLUB EXTENSION 1440sqm

LEVEL 1

NEW CLUB EXTENSION 1220sqm

NEW WESTERN HOTEL

LEVELS 7 + ROOF TOP
ROOMS PER LEVEL 18

TOTAL ROOMS 126

NORTHERN RESIDENTIAL

LEVELS 6
1 BED 12
2 BED + STUDY 18
TOTAL ROOMS 30

ALLOWABLE FSR 3:1 + RESIDENTIAL
SHOP TOP

SITE AREA 6,697m²
ALLOWABLE GFA 20,094m²

EXISTING FSR 1.76:1
EXISTING GFA 11,787m²

PROPOSED FSR 3:1 + RESIDENTIAL
SHOP TOP

PROPOSED GFA 11,787m²
EXISTING CLUB

PROPOSED CLUB 1,442m²
EXTENSION GROUND LEVEL

PROPOSED CLUB 1,220m²
EXTENSION LEVEL 1

PROPOSED HOTEL 6,000m²
LEVEL 1 TO LEVEL 7

TOTAL PROPOSED GFA 19,699m²



PLANNING PROPOSAL - HIGH AND ASHLEY STREETS, HORNSBY

PROJECT 815E.14

ALTIS architecture pty ltd
lower deck jones bay wharf
suite 123 / 26-32 pirrama rd pyrmont 2009 nsw
p 61 2 9364 9000 f 61 2 9571 7930
w www.altisarchitecture.com

SITE 1



--- ASHLEY STREET

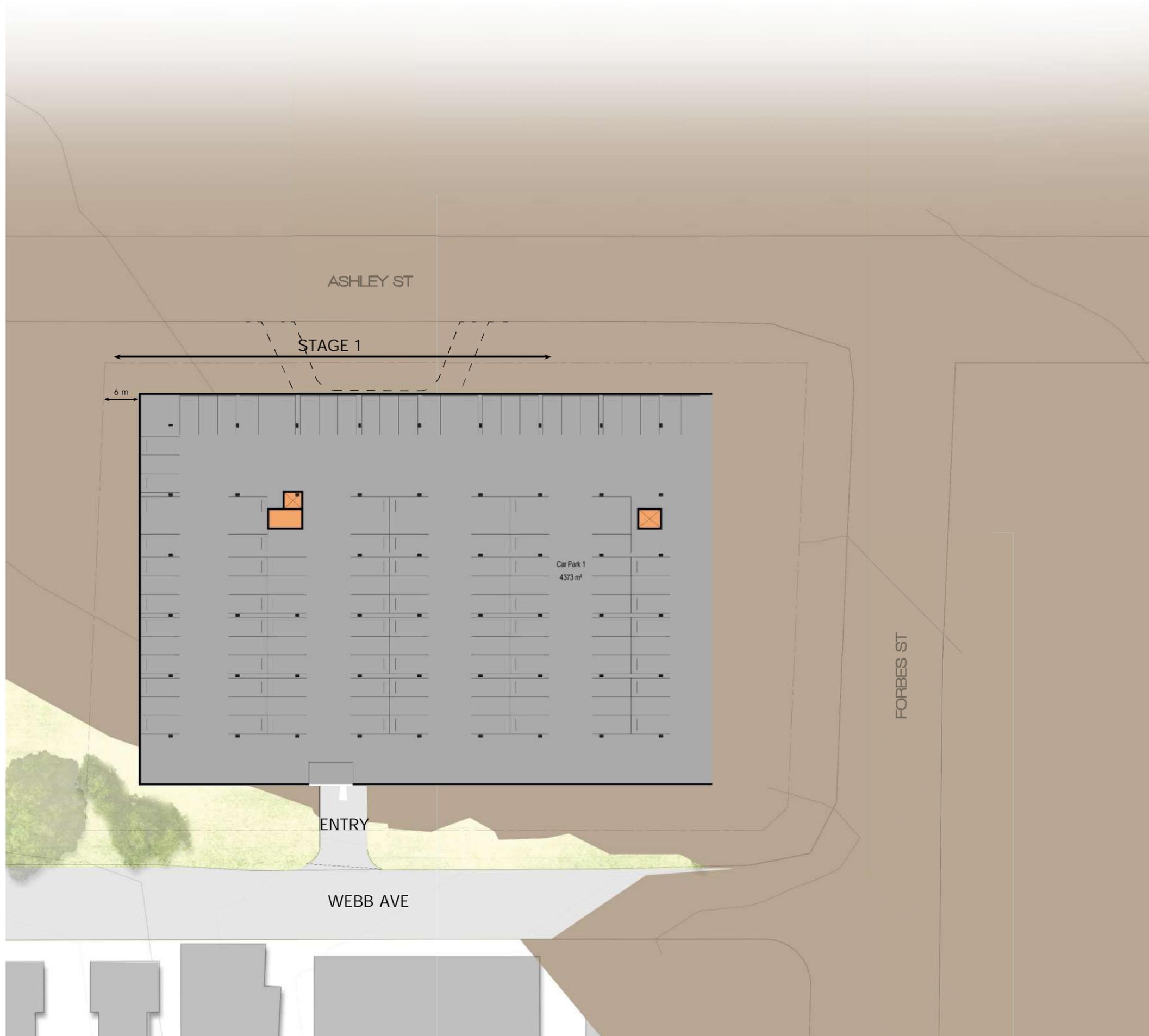


PLANNING PROPOSAL - HIGH AND ASHLEY STREETS, HORNSBY

PROJECT 815E.14

ALTIS architecture pty ltd
lower deck jones bay wharf
suite 123 / 26-32 pirrama rd pyrmont 2009 nsw
p 61 2 9364 9000 f 61 2 9571 7930
w www.altisarchitecture.com

3D VIEW ASHLEY STREET
SITE 2



**PLANNING PROPOSAL
- HIGH AND ASHLEY
STREETS, HORNSBY**

PROJECT 815E.14

ALTIS architecture pty ltd
lower deck jones bay wharf
suite 123 / 26-32 pirrama rd pyrmont 2009 nsw
p 61 2 9364 9000 f 61 2 9571 7930
w www.altisarchitecture.com

**WEBB AVENUE LEVEL 1
SITE 2**

1:250 @ A1





RESIDENTIAL LEVEL 2

STAGE 1

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	3	9
2 BED	3	6
TOTAL	6	15

CAR PARK

STAGE 1 SPACES	21
STAGE 2 SPACES	29
TOTAL	49



PLANNING PROPOSAL - HIGH AND ASHLEY STREETS, HORNSBY

PROJECT 815E.14

ALTIS architecture pty ltd
lower deck jones bay wharf
suite 123 / 26-32 pirrama rd pyrmont 2009 nsw
p 61 2 9364 9000 f 61 2 9571 7930
w www.altisarchitecture.com

WEBB AVENUE LEVEL 2
SITE 2

1:250 @ A1





RESIDENTIAL LEVEL 3

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	6	18
2 BED	12	24
1 BED	2	4
TOTAL	20	46

STAGE 1

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	3	9
2 BED	6	12
1 BED	1	2

STAGE 2

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	3	9
2 BED	6	12
1 BED	1	2



PLANNING PROPOSAL - HIGH AND ASHLEY STREETS, HORNSBY

PROJECT 815E.14

ALTIS architecture pty ltd
lower deck jones bay wharf
suite 123 / 26-32 pirrama rd pyrmont 2009 nsw
p 61 2 9364 9000 f 61 2 9571 7930
w www.altisarchitecture.com

WEBB AVENUE LEVEL 3 + COURTYARD

SITE 2
1:250 @ A1





RESIDENTIAL LEVEL 4

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	6	18
2 BED	10	20
TOTAL	16	38

STAGE 1

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	3	9
2 BED	5	10

STAGE 2

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	3	9
2 BED	5	10



PLANNING PROPOSAL - HIGH AND ASHLEY STREETS, HORNSBY

PROJECT 815E.14

ALTIS architecture pty ltd
lower deck jones bay wharf
suite 123 / 26-32 pirrama rd pyrmont 2009 nsw
p 61 2 9364 9000 f 61 2 9571 7930
w www.altisarchitecture.com

ASHLEY STREET LEVEL 1
WEBB AVENUE LEVEL 4

SITE 2
1:250 @ A1





RESIDENTIAL LEVEL 5

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	6	18
2 BED	10	20
TOTAL	16	38

STAGE 1

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	3	9
2 BED	5	10

STAGE 2

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	3	9
2 BED	5	10



PLANNING PROPOSAL - HIGH AND ASHLEY STREETS, HORNSBY

PROJECT 815E.14

ALTIS architecture pty ltd
lower deck jones bay wharf
suite 123 / 26-32 pirrama rd pyrmont 2009 nsw
p 61 2 9364 9000 f 61 2 9571 7930
w www.altisarchitecture.com

ASHLEY STREET LEVEL 2 WEBB AVENUE LEVEL 5

SITE 2
1:250 @ A1





RESIDENTIAL LEVEL 6

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	4	12
2 BED	12	24
TOTAL	16	36

STAGE 1

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	1	3
2 BED	6	12

STAGE 2

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	3	9
2 BED	6	12



PLANNING PROPOSAL - HIGH AND ASHLEY STREETS, HORNSBY

PROJECT 815E.14

ALTIS architecture pty ltd
lower deck jones bay wharf
suite 123 / 26-32 pirrama rd pyrmont 2009 nsw
p 61 2 9364 9000 f 61 2 9571 7930
w www.altisarchitecture.com

ASHLEY STREET LEVEL 3 WEBB AVENUE LEVEL 6

SITE 2
1:250 @ A1





RESIDENTIAL LEVEL 7

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	2	6
2 BED	12	24
TOTAL	14	30

STAGE 1

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	1	3
2 BED	6	12

STAGE 2

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	1	3
2 BED	6	12



PLANNING PROPOSAL - HIGH AND ASHLEY STREETS, HORNSBY

PROJECT 815E.14

ALTIS architecture pty ltd
lower deck jones bay wharf
suite 123 / 26-32 pirrama rd pyrmont 2009 nsw
p 61 2 9364 9000 f 61 2 9571 7930
w www.altisarchitecture.com

ASHLEY STREET LEVEL 4
SITE 2

1:250 @ A1



RESIDENTIAL LEVEL 8

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	2	6
2 BED	6	12
1 BED	2	2
TOTAL	10	20

STAGE 1

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	1	3
2 BED	1	2
1 BED	2	2

STAGE 2

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	1	3
2 BED	5	10



PLANNING PROPOSAL - HIGH AND ASHLEY STREETS, HORNSBY

PROJECT 815E.14

ALTIS architecture pty ltd
lower deck jones bay wharf
suite 123 / 26-32 pirrama rd pyrmont 2009 nsw
p 61 2 9364 9000 f 61 2 9571 7930
w www.altisarchitecture.com

ASHLEY STREET LEVEL 5 SITE 2

1:250 @ A1



RESIDENTIAL LEVEL 9

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	2	6
2 BED	4	8
1 BED	2	2
TOTAL	8	16

STAGE 1

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	1	3
2 BED	1	2
1 BED	2	2

STAGE 2

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	1	3
2 BED	3	6



PLANNING PROPOSAL - HIGH AND ASHLEY STREETS, HORNSBY

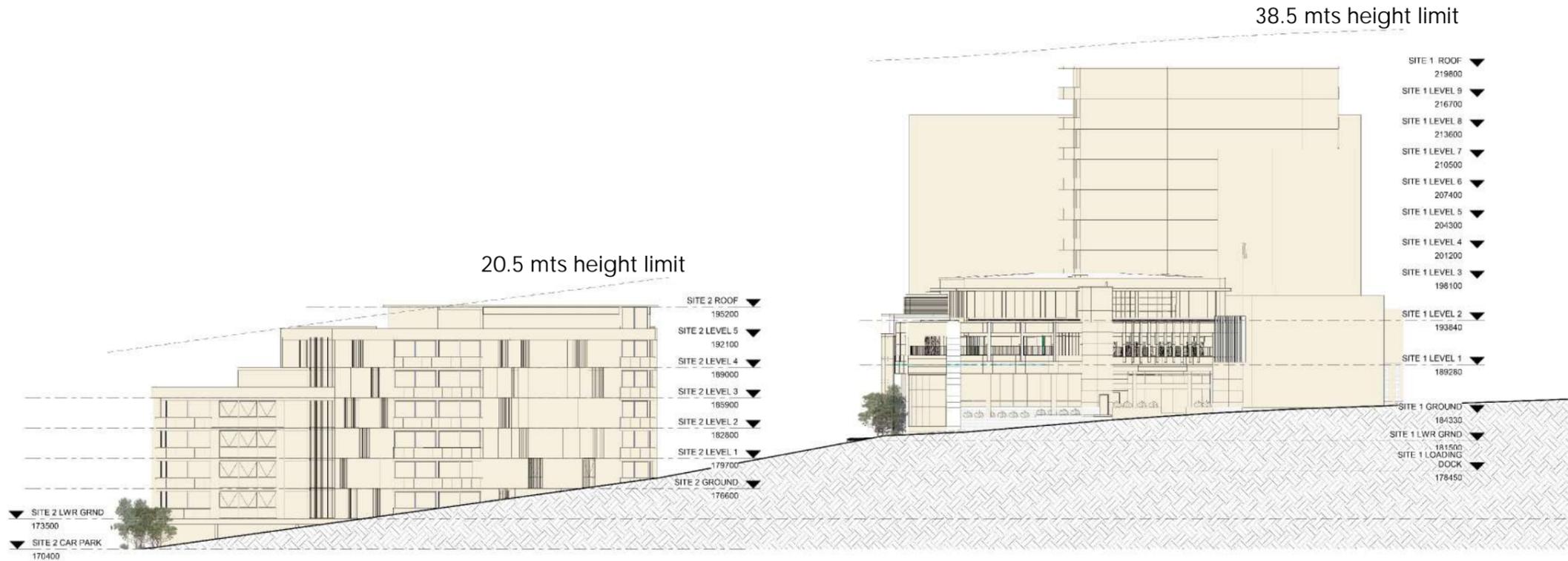
PROJECT 815E.14

ALTIS architecture pty ltd
lower deck jones bay wharf
suite 123 / 26-32 pirrama rd pyrmont 2009 nsw
p 61 2 9364 9000 f 61 2 9571 7930
w www.altisarchitecture.com

ASHLY STREET LEVEL 6
SITE 2

1:250 @ A1





FORBES STREET ELEVATION



PLANNING PROPOSAL - HIGH AND ASHLEY STREETS, HORNSBY

PROJECT 815E.14

ALTIS architecture pty ltd
lower deck jones bay wharf
suite 123 / 26-32 pirrama rd pyrmont 2009 nsw
p 61 2 9364 9000 f 61 2 9571 7930
w www.altisarchitecture.com

FORBES STREET ELEVATION + MASS DIAGRAM

SITE 2
1:250 @ A1



ASHLEY STREET ELEVATION



WEBB AVENUE ELEVATION



PLANNING PROPOSAL
- HIGH AND ASHLEY
STREETS, HORNSBY

PROJECT 815E.14

ALTIS architecture pty ltd
lower deck jones bay wharf
suite 123 / 26-32 pirrama rd pyrmont 2009 nsw
p 61 2 9364 9000 f 61 2 9571 7930
w www.altisarchitecture.com

ASHLEY STREET AND
WEBB AVENUE ELEVATIONS

SITE 2
1:250 @ A1

CAR PARK

STAGE 1 SPACES	88
STAGE 2 SPACES	49
TOTAL	137

RESIDENTIAL

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	31	93
2 BED	69	138
1 BED	6	6
TOTAL	106	237

STAGE 1

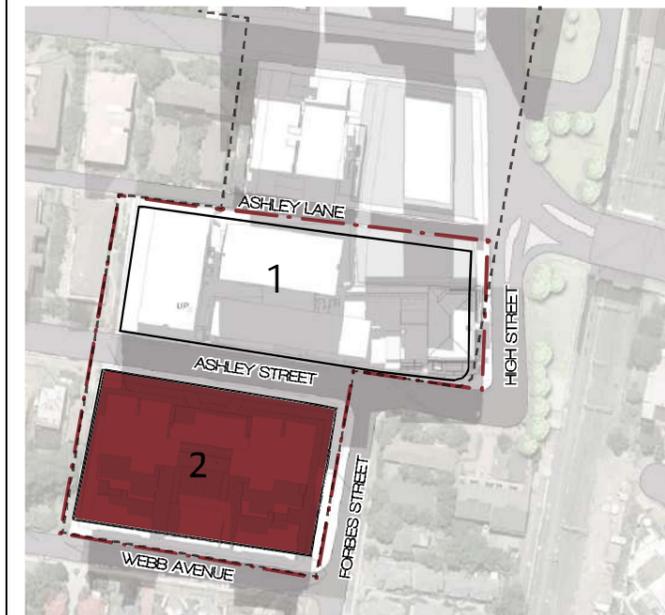
UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	16	48
2 BED	33	66
1 BED	5	5
TOTAL	54	119

STAGE 2

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	15	45
2 BED	36	72
1 BED	1	1
TOTAL	52	118

ALLOWABLE FSR	3:1
SITE AREA	5,565m ²
ALLOWABLE GFA	16,695m ²

PROPOSED FSR	2.6:1
PROPOSED GFA	14,338m ²

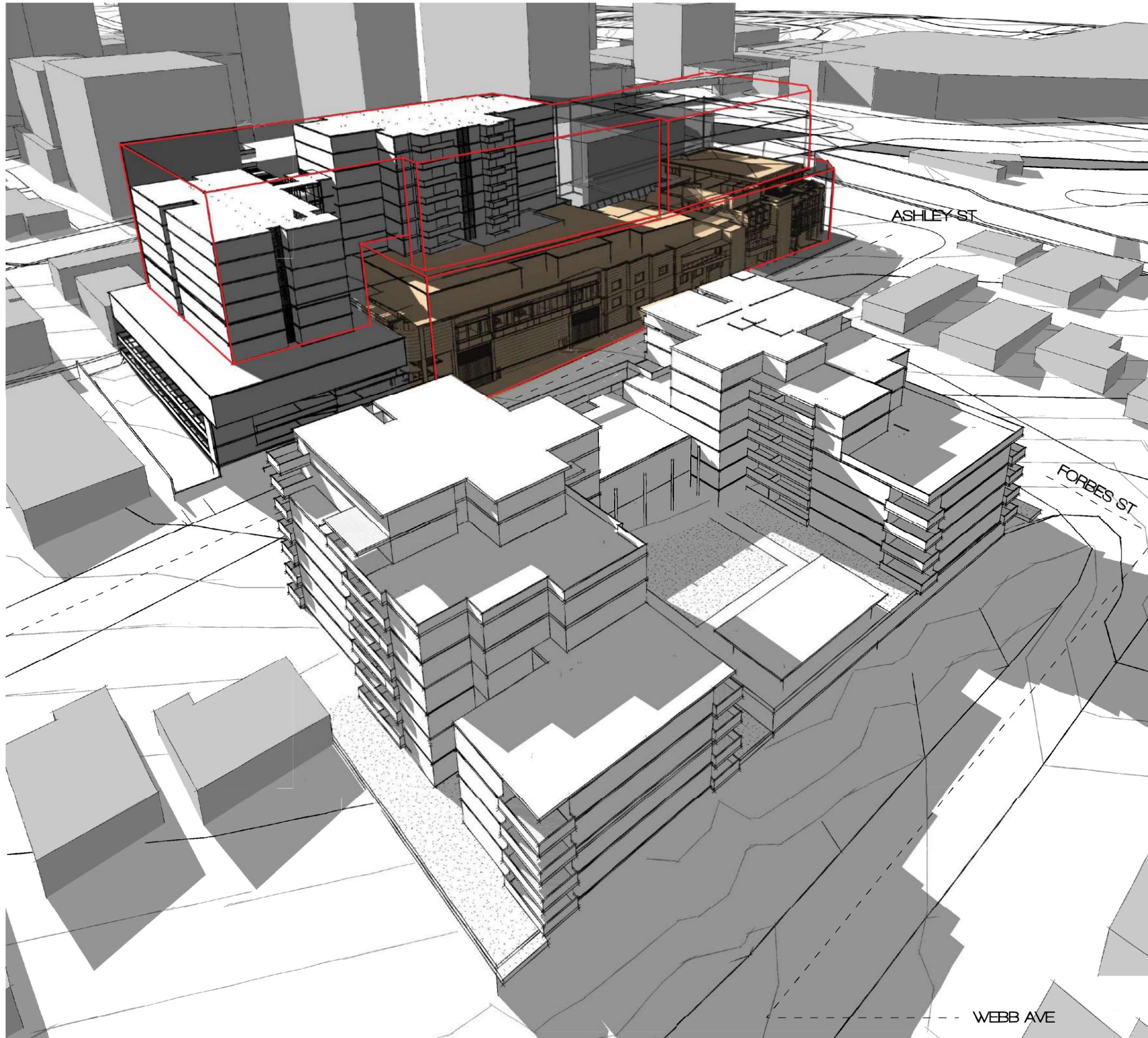


PLANNING PROPOSAL - HIGH AND ASHLEY STREETS, HORNSBY

PROJECT 815E.14

ALTIS architecture pty ltd
lower deck jones bay wharf
suite 123 / 26-32 pirrama rd pyrmont 2009 nsw
p 61 2 9364 9000 f 61 2 9571 7930
w www.altisarchitecture.com

SITE 2



PLANNING PROPOSAL - HIGH AND ASHLEY STREETS, HORNSBY

PROJECT 815E.14

ALTIS architecture pty ltd
lower deck jones bay wharf
suite 123 / 26-32 pirrama rd pyrmont 2009 nsw
p 61 2 9364 9000 f 61 2 9571 7930
w www.altisarchitecture.com

MASS DIAGRAM SITE 2

1:250 @ A1

ATTACHMENT 5 – Heritage Impact Assessment 2022

Heritage Assessment

High Street and Ashley Street, Hornsby Planning Proposal

November 2022



Introduction

The High Street and Ashley Street, Hornsby Planning Proposal seeks to amend the *Hornsby Local Environmental Plan 2013* (HLEP) to increase the maximum height of building at Nos. 2 and 4 High Street, Hornsby (Site 01) to 12 storeys and land in Ashley Street, and Webb Avenue, Hornsby (Site 02) to 6 storeys. The Planning Proposal is based the Hornsby RSL Club's vision for the sites, the concepts and building heights identified in the draft *Hornsby Town Centre Masterplan* (HTC Masterplan) and the Altis Architecture *High Street and Ashley Street Hornsby Design Concept 2022* (Design Concept).

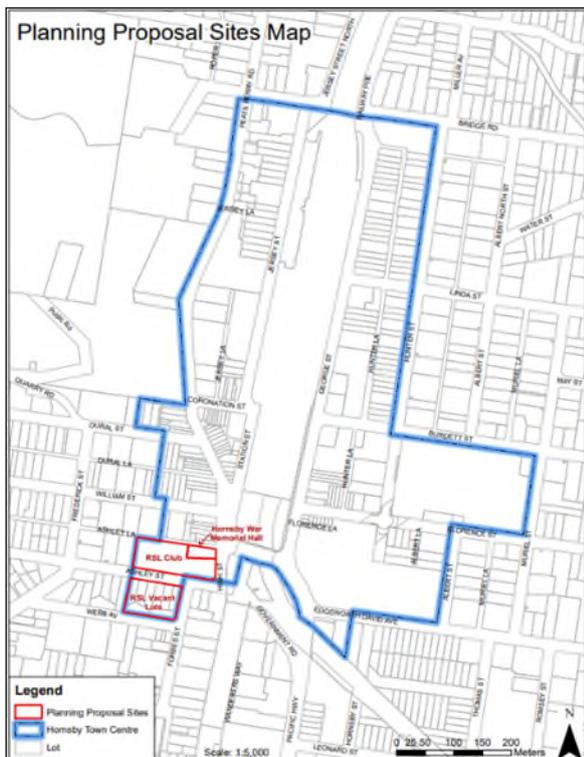
This Heritage Impact Statement (HIS) outlines the planning proposal and identifies any potential heritage impacts on the significance of the heritage listed Hornsby War Memorial Hall at No. 2 High Street, Hornsby, nearby heritage items and the Hornsby Westside Heritage Conservation Area. It draws on the Archnex Designs *Statement of Heritage Impact (amended) Hornsby War Memorial Hall*, November 2017 attached as an **Appendix**. It should be referred to for history and heritage significance assessment detail.

Location and Subject Sites

The Planning Proposal applies to land in south-west periphery of the Hornsby Town Centre (HTC). Site 01 comprises Property No. 2 High Street – the Hornsby War Memorial Hall and Property No. 4 High Street, Hornsby - the Hornsby RSL club premises and its rear at-grade open carpark.

The three-level club premise has a primary frontage to High street to the East and a secondary frontage onto Ashley Lane to the North. The Ashley street boundary to the south provides access to the rear carpark and the club's western boundary is shared with a residential flat building.

The Hornsby War Memorial Hall is a 2-storey building with a set-back eastern façade to High Street. It is bounded by the RSL Club premises on its southern and western sides and Ashley lane to its north. It is owned by the Hornsby War Memorial Hall Committee Incorporated.



Location of the subject sites in the Hornsby Town Centre

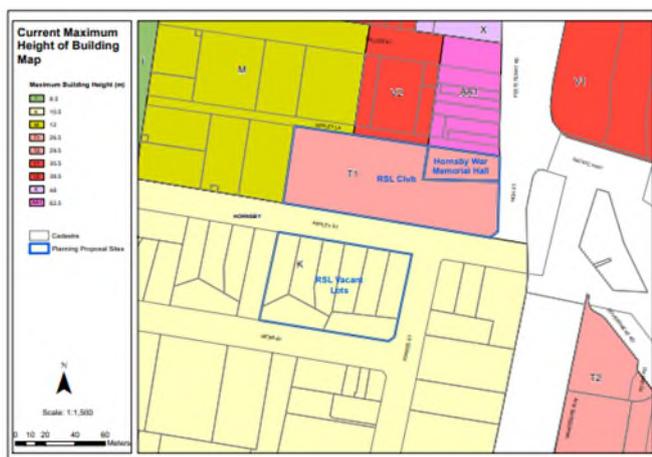
Site 02 is south of Site 01 and is made up of Nos. 7,9,11,15,17and19 Ashley Street, and Properties No. 2 and 4 Webb Avenue, Hornsby. The land is owned by the Hornsby RSL Club and all the lots are vacant except No.19 Ashley Street which retains a single dwelling. The combined lot has frontages onto Ashley Street to the north, Forbes Street to the east and Webb Avenue to the south. The western lots boundary of Site 02 is shared

with existing low-density dwellings and the area around Site 02 contains a mix of low density and medium density dwellings and some health-related professional suites.

Planning and Heritage Context

Zones, Building Heights and Heritage Listings

Site 01 is Zoned B4 Mixed Use in the HLEP and has a maximum building height of 26.5 metres (8 storeys). Site 02 is zoned R3 Medium Density Residential and has a maximum building height of 10.5 metres (3 storeys).



Subject sites and existing Height of Buildings

Subject sites and heritage listings

The Hornsby War Memorial Hall at No. 2 High Street is included as local Heritage Item No. 483 in Schedule 5 – Environmental Heritage in the HLEP. The sites are in proximity to the Peat’s Ferry Road and Mount Errington Precincts of the Hornsby West Side Heritage Conservation Area (HCA)

Heritage Conservation

Clause 5.10 of the HLEP includes standard provisions for considering heritage items and places in HCAs when development is proposed. Of particular relevance to the Planning Proposal are requirements that provide the consent authority with the opportunity to pro-actively manage development outcomes so that adverse heritage impacts are avoided. The clauses require that a consent authority:

- must, before granting consent consider the effect of the proposed development on the heritage significance of the item or area concerned
- may require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area
- may require before consent is granted, the submission of a heritage management document (usually a Conservation Management Plan)

The heritage provisions of the HLEP are reinforced by General Design Requirements and Prescriptive Measures in Part 9 - Heritage of the *Hornsby Development Control Plan 2014* (HDCP)

Hornsby West Precinct

The HDCP identifies that Site 01 is in the Hornsby West Precinct of the Hornsby Town Centre. Part 4.5.1 of the HDCP identifies that development should contribute to the desired future character of the area and that:

‘The West Side precinct is the traditional heart of Hornsby..... New buildings should reinforce the traditional shopping centre character of the precinct though well scaled podium forms, a consistent street wall height, active frontages and continuous awnings to primary streets that together contribute to the pedestrian experience.

The West Side Precinct Structure Plan (Figure 4.5(f) in the HDCP) defines public domain upgrades and an active High Street frontage for Site 01 and public domain upgrades along its Ashley Street boundary.

Draft Hornsby Town Centre Masterplan

The HTC is projected to provide up to 3,500 new dwellings and the bulk of commercial floorspace to 2036 to meet the Shire's long-term housing and job targets. The draft HTC Masterplan identifies a series of recommendations and interventions to accommodate change and to deliver housing diversity and density and identifies that the land subject to the Planning Proposal is part of the "Western heritage" mixed-use development precinct. It recommends 'Entertainment and Dining' land uses for Site 01 (identified as Site 13 in the Masterplan) and increasing the maximum building height to 38.5m (12 storeys). For Site 02 (identified as Site 14 in the Masterplan), it recommends retaining residential land uses and increasing its maximum building height to 20.5m (6 storeys) for Seniors Housing only.

Heritage Significance

Hornsby War Memorial Hall

The Archnex SoHI identifies that the Hall was built in 1962 and that it is a prominent building within the Hornsby Town Centre of historical, aesthetic, and social heritage significance. Its heritage value is in its association with the Cenotaph on Peat's Ferry Road and the adjacent to the RSL Club, its International Style architecture and glass façade, its ongoing memorial and community use, memorial fixtures, layout and its design by local architect Ross Innes Aynsley.



Site 02 – the Hornsby War Memorial Hall - High Street Façade and Interior (images from HWMH Website)

The Archnex SoHI further identifies that the Hall demonstrates a class of building that is part of the social/civic fabric of the suburb of Hornsby and the wider Shire because it is where the Eternal Flame commemorates the fallen, ANZAC Day and Remembrance Day services are held and because a wide range community groups meet in and use the premises.

Hornsby West Side Heritage Conservation Area and Nearby Heritage Items

The land included in the Planning Proposal is approximately 100m south of the Peat's Ferry Road Precinct and 120m east of the Mount Errington Precinct of the Hornsby West Side Heritage Conservation Area (HCA).

Part 9.3.7 of the HDCP identifies that the Peat Ferry Road (formerly Pacific Highway) Precinct includes the old Hornsby town centre, contains one of the few surviving streetscapes of Federation and Inter War period commercial buildings in Hornsby and includes a number of individually listed heritage items, mostly shops and civic buildings. The HDCP identifies that the built form of the Mount Errington Precinct is diverse and predominantly residential, characterised by detached single storey houses on separate lots. Houses from the Federation and Inter-War periods establish the characteristic qualities of the precinct.

The Planning Proposal

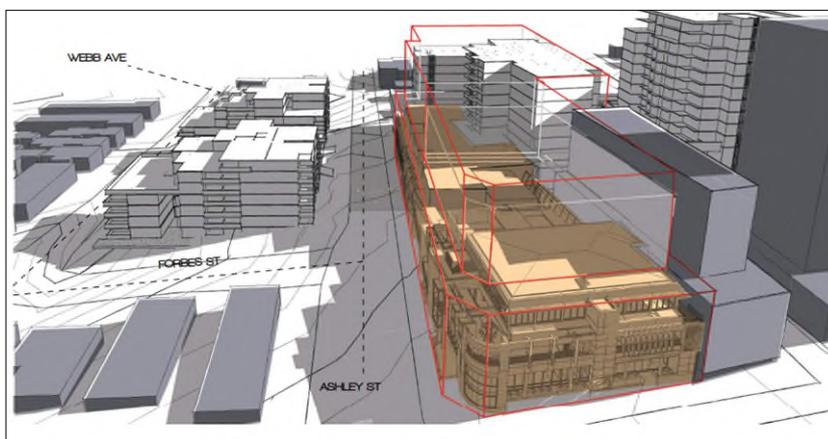
The Planning Proposal seeks to amend the HLEP to facilitate the Hornsby RSL Club's vision for extended and expanded club facilities, a hotel, shop-top housing and seniors housing as illustrated in the Design Concept. Specifically, it proposes:

- Increasing the maximum building height for Properties No. 2 and No. 4 High Street Hornsby (Site 01) from 26.5 metres (8 storeys) to 12 storeys (38.5 metres), and
- Increasing the maximum building height for Properties Nos. 7, 9, 11, 15, 17 and 19 Ashley Street and Nos. 2 and 4 Webb Avenue, Hornsby (Site 02) from 10.5m (3 storeys) to 20.5m (6 storeys) for seniors housing development only.

The Design Concept illustrate an indicative built form within the proposed new building heights. The final design and built form at both sites would be determined at development stage and subject to relevant legislation and policies of the day. For Site 01 the Design Concept includes:

- Six-storeys of shop-top housing over the existing club auditorium
- A six level, above and below grade car park at the at-grade car parking area to the west of the Club
- An extension to the club space above the car parking levels, with a six-storey hotel above that
- Other club extensions and internal reconfigurations
- A possible built form to accommodate the above
- A set-back tower building at No. 2 High Street, with a 2-3 storey form to the High Street boundary

For Site 02 the Design Concept illustrates the possibility of two buildings of four-six storeys when viewed from the street on Ashley Street, Forbes Street and Webb Avenue, with a transition in building height provided at sensitive interface areas adjacent to surrounding residential areas.



Sites 01 and 02 – Indicative Building Envelopes – Altis Architecture 2022

Heritage Impact Assessment

Hornsby War Memorial Hall

The existing 26.5 metre (8 storeys) building height across Site 01 allows for the retention of the War Memorial Hall while providing air-space development opportunities above. The Design Concept illustrates indicative building envelopes and a potential urban form for Site 01 within a new 12-storey new maximum building height that also provides air-space development opportunities above the Hall, but at a larger scale.

Neither the existing nor the proposed new building heights would have any direct adverse impact on retention of the Hall and its fabric or establish an urban form that indicates the Memorial Hall would need to be demolished, or its fabric, form or use compromised. The proposed additional building height at Site 01,

however, has potential to introduce scale and bulk impacts which in turn could impact the Hall's setting and its spatial and visual relationship with the Cenotaph and the RSL Club.

To mitigate potential additional height adverse impacts, amendments to Part 9.2 – Heritage Items – of the HDCP are proposed. They include requirements for development at Site 01 to:

- retain the Hornsby War Memorial Hall
- adopt a high quality and respectful contextual design approach that is sympathetic to and complements the Hall's significant fabric, form, setback, detail and landscaping
- be designed to provide for an integrated and holistic development outcome across Site 01.

New General Design Requirements for cantilevers are also proposed in Part 9.2 of the HDCP to ensure that any cantilever over a heritage item complements the form, style and character of the heritage item and allows it to be viewed and interpreted as a discrete entity.

It is considered that provided the proposed HDCP heritage control amendments progress, the heritage impact of the additional building height at Site 01 on the Hornsby War Memorial Hall would be no greater than that of the existing building height. It could be argued that the additional development opportunity provided by the proposed building height increase may, conversely, act to further secure the conservation of the Hall as its retention within a 12-storey development envelope would have less proportional impact on overall floorspace yield than its retention within an 8-storey development.

Hornsby West Side Heritage Conservation Area and Nearby Heritage Items

Site 01 is approximately 80m south of the Peat's Ferry Road Precinct of the Hornsby West Side Heritage Conservation Area (HCA) and a group of heritage listed shops and the cinema on the western side of Peats Ferry Road between William and Dural Streets. Site 01 and Site 02 are approximately 120m to the east of the Mount Errington Precinct.

Sites 01 and 02 reflect a post-war and late twentieth century-built form that is distinct from the character of the remainder of the West-Side and the sites are not part the retained Federation/ Inter War period streetscape of the old Hornsby Town Centre. Due to this, the distance separating them from heritage items and precincts, and intervening existing development, it is considered unlikely that the proposed 12 storey building height at Site 01 and 6 storey building height at Site 02 would directly impact the heritage significance of nearby HCA precincts or heritage items or alter their immediate setting or context.

Potential impacts will be managed through the HLEP and existing and proposed heritage provisions of the HDCP, which adopt a 'whole of building' approach, apply to building exteriors and interiors, and require that the setting of an item is considered in any development nearby. Part 9.4 of the HDCP - *Development in the Vicinity of Heritage* - requires new work that is sympathetic to the heritage significance of nearby heritage items, or adjoining heritage conservation area, and their settings.

Summary

The Planning Proposal includes the War Memorial Hall at No. 2 High Street which is listed as Heritage Item No. 483 in the HLEP. It is a prominent building within the Hornsby Town Centre and is significant for its association with the Cenotaph on Peat's Ferry Road and the adjacent to the RSL Club at No. 4 High Street, its International Style architecture and glass façade, its ongoing use, memorial fixtures and layout of its rooms. It was designed by local architect Ross Innes Aynsley.

The proposal affects land in the vicinity of several commercial and residential heritage items and the Mount Errington and Peats Ferry Road Precincts of the Hornsby Westside Heritage Conservation Area.

The new building heights proposed in the Planning Proposal are consistent with the building envelopes identified for the sites in the HTC Masterplan and Design Concept. The Masterplan and Design Concept emphasise the retention of the Hornsby War Memorial Hall within a 12-storey integrated and holistic built form across Site 01.

This heritage impact assessment concludes that the Planning Proposal will not have direct implications in terms of the fabric of the War Memorial Hall, but that the potential context, height and scale impacts of a 12-storey development at Site 01 need to be carefully managed through existing and the proposed new development controls. The proposal would have no direct or indirect impact on nearby heritage items or HCA Precincts. New heritage, setback and height control amendments to the *Hornsby Development Control Plan 2014* (HDCP) are proposed to ensure development does not adversely impact heritage values.

Appendix A

Statement of Heritage Impact (amended) Hornsby War Memorial Hall

Archnex Designs November 2017

Statement of Heritage Impact

(amended)

Hornsby War Memorial Hall

for

Hornsby RSL Club



Hornsby RSL War Memorial Hall

Prepared by:

Archnex Designs

Wentech Pty Ltd (ABN 310 735 41803) trading as Archnex Designs

November 2017

Hornsby RSL War Memorial Hall
(Planning Proposal)

Statement of Heritage Impact
Table of Contents

Statement:

A.	Purpose of Statement	Page 1.
B.	Grounds of Statement	Page 1.
C.	Limits of Statement	Page 1.
D.	Location	Page 1.
E.	Heritage Listing	Page 2.
F.	Historical Context and Fabric	Page 3.
G.	Assessment of Significance	Page 9.
H.	Current Planning Context	Page 14.
I.	Constraints and Opportunities	Page 13.
J.	Impact of the Planning Proposal	Page 15.
K.	Questions to be Answered	Page 20.
L.	Conclusion and Recommendations	Page 20.

Appendix A:	Inventory Sheet: Hornsby War Memorial Hall (Source: Perumal Murphy Wu)
Appendix B:	Inventory Sheet: Hornsby War Memorial (State Heritage Inventory [SHI])
Appendix C:	Inventory Sheet: Hornsby War Memorial (SHI)
Appendix D:	Letter: Terry James AICM JP, President, Hornsby RSL Sub-Branch
Appendix E:	Letter: John D Hunter, President, Hornsby War Memorial Hall Committee Inc.
Appendix F:	Obituary: Ross Innes Aynsley
Appendix G:	Land Titles- Historical Search.

- (i) DP 1880
- (ii) DP 85721
- (iii) CT 1238-43
- (iv) CT 3929-129
- (v) CT 12761-110
- (vi) CTRH 1/585721

Archnex Designs

Nominated Architect: Greg Patch (Reg. No. 4820)
Wentech Pty Ltd (ABN 310 735 41803) trading as Archnex Designs.
Architects, Heritage Building Consultants, Interior Designers

STATEMENT OF HERITAGE IMPACT [SoHI]:

Date: 28 August 2017 (amended 28 October 2017)
Premises: Hornsby RSL War Memorial Hall (2 High Street Hornsby)
Property Description: Folio Identifier 1/585721
Prepared By: Greg Patch
B Sc Arch, B ARCH (Hons), M Herit Cons (Hons), AIA
14 Winchcombe Ave,
Haberfield NSW 2045
For: Hornsby RSL

A. PURPOSE OF STATEMENT

This statement has been prepared as required additional information in the Gateway Determination relating to Planning Proposal PP/1/2016 (see letter attached).

B. GROUNDS OF STATEMENT

The Hornsby War Memorial Hall is listed as a heritage item. This has been established through a search of Schedule 5 of Hornsby LEP 2013.

C. LIMITS OF STATEMENT

This statement is based on a Planning Proposal prepared by Urbis dated May 2016, the Hornsby Local Environmental Plan 2013, the Hornsby Development Control Plan 2013, the material at Part F1, and an inspection of the site in July 2017. The assessment is restricted to cultural heritage significance only.

D. LOCATION



1. Location of the Hornsby War Memorial Hall, War Memorial and sites 1, 2 & 3 (SIX Maps © NSW Lands 2017).

E. HERITAGE LISTINGS

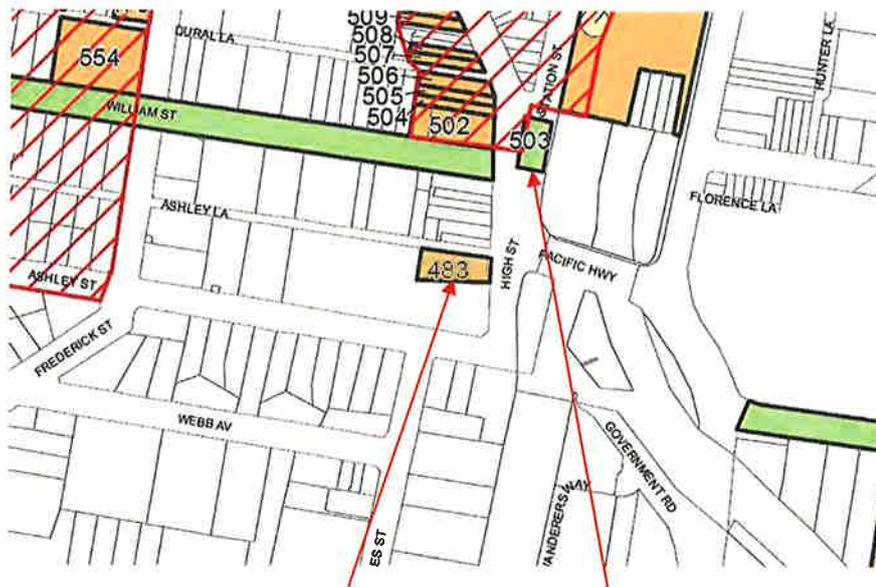
The Hornsby RSL War Memorial Hall is listed as a heritage item at:

Hornsby Local Environmental Plan 2013

Schedule 5 Environmental heritage Part 1 Heritage items

<i>Suburb</i>	<i>Item name</i>	<i>Address</i>	<i>Property description</i>	<i>Significance</i>	<i>Item no</i>
Hornsby	Hornsby War Memorial Hall	2 High Street	Lot 1, DP 585721	Local	483
Hornsby	War Memorial and Palms	155X Pacific Highway Road reserve		Local	503

The are mapped as:



2. Extract Map HER_017B. Subject property. War Memorial and Palms.

Inventory Sheets

A Perumal Murphy Wu Hornsby Heritage Study Review sheet (item inspected 21/7/98), describes the item as:

Description

Construction period: Post World War II. Commenced 1955.
Style: Post Modern [sic]

Materials/ workmanship/ innovative design:

Roof: Mild steel flat roofing?
Walls: Face brick
Windows: Aluminium frame
Doors: Aluminium frame glazed
Chimney: -
Details: Front Symbolic Feature
Modifications:

The significance of the item is stated as:

Memorial Hall valued by community as symbolic of endeavours and place of assembly for [...]

There is a State Heritage Inventory Data Sheet (1781042) for the item, "Hornsby War Memorial" at 2 High Street Hornsby but contains no detail or commentary.

F. HISTORICAL CONTEXT & FABRIC

F1 Historical Background

Land Titles

The land is part of a 2,000-acre Crown Grant to John Terry Hughes dated 18 August 1842. Part of the Grant was subdivided under Deposited Plan [DP]1880, with the subject property being Lots 5 & part 6, Section 3 of that DP.

These lots were purchased by Elizabeth Henrietta Ogden, wife of Wharton Ogden of Neutral Bay, storekeeper from the Bank of New South Wales exercising power of mortgagee, in 1897, and Certificate of Title Volume 1238 Folio 43 [CT 1238-43] issued to her on 22 December 1897. This deed was cancelled in 1926, and CT 3929-129 issued to Marguerite Stretton Robinson, wife of James Robinson of Manly, gentleman, on 29th October, 1926.

In September 1946, Robinson transferred the property to: Albert Edward French, Publisher; Sydney Albert Dawson Storey, Hospital Secretary; Roland Southam, Postal Employee; Frank Alfred Naveu, Hospital Secretary; and Percival Frederick McKellar, Shopkeeper; all of Hornsby (as joint tenants) for £3,100 [Dealing 959759].

The property was mortgaged to the Commonwealth Bank of Australia on 4th December 1946, and the mortgage discharged in January 1955. There are a series of mortgages and changes to the joint tenancy up until April 1975, when CT 3929-129 was cancelled and CT 12761-110 was issued to Neville Richmond Cawthorn, clerk, Gordon Spowart Curby, accountant, George Oliver, Frank Edward Gill, builders, all of Hornsby, and Douglas Albert Heinrich, accountant, of Pennant Hills, as joint tenants.

DP 585721 was registered on 24/9/1976, and included the former Lots 7 & 8, Section 3, DP 1808, as two lots. The subject property became Lot 1, DP585721.

The title was converted to Computer Folio in August 1988, and there have been 3 applications since (presumably to register new proprietors/trustees).

Historical Aerial Photograph



3. 1943 Aerial Photograph (Source: SIX Maps © NSW Lands 2017). Subject property.

Sands Directory

The John Sands Sydney, Suburban and Country Commercial Directory was published from 1857-8 until 1932-3 as a precursor to telephone directories.

The subject property was the site of the *Camira Flats* as of 1932-3 (Mrs A Robinson, manageress- see Land Titles), and back to 1926. Prior to that, Robert K Rae, medical practitioner occupied "Camira" (presumably a house). There is evidence the site was most probably occupied back until the 1910s, but there appear to be too many occupants, and the positions are unclear.

The Hornsby RSL Sub-Branch

In 2005, a publication titled: "Our Club and Its Community (Celebrating 50 Years of Hornsby RSL Club Ltd)" was published (text and photographs unless otherwise acknowledged by Margo Marchbank 2005). It gives an account of the formation of the Hornsby RSL Sub-Branch, Women's Auxiliary and War Memorial Committee at pp 86-7:

The Hornsby branch of the Returned Sailors and Soldiers Imperial League of Australia (RS & SILA) held its first meeting in June 1919, three years after the conference of the Returned Soldiers' Association recommended formation of the League. On 16 June 1919, 29 veterans gathered at the old Hornsby Literary Institute, now the site of the TAFE College, and established the Hornsby Sub-Branch of the RS & SILA. Not long after, the War Memorial Committee was formed with the aim of building a memorial hall for the Sub-Branch, and that same year, 1919, the Hornsby Women's Auxiliary was formed. However, the Ladies' Welfare Committee, as it was then known, did not survive the difficult years of the twenties, and the present day Women's Auxiliary dates from August 1937.

Together, these three groups: the Hornsby RSL Sub-Branch; the War Memorial Committee and the Women's Auxiliary were the driving force fighting for the welfare of those who returned from two world wars, and the establishment of the Hornsby RSL Club itself. The early members of the Hornsby RSL Sub-Branch included founding President, W. Prentice, Secretary, A Law; Jim Horden, the founding Treasurer; his companion in arms, Joe Higgins, also on the Committee: Vice President C Grimson; and committeemen, H. Clark, C. Davis, E. Hudson and R. King.

Ross Innes Aynsley, Architect (1924-1999)

Lisa Newell of Archaeological and Heritage Management Solutions attributes the design of the War Memorial Hall to architect Ross Innes Aynsley in a Statement of Heritage Impact relating to access provisions, dated 8th February 2011.

Aynsley was a member of the Hornsby RSL according to a report in the May 25, 1953 edition of "Building, Lighting, Engineering" and had prepared a proposal for the club:

Following a recent survey of building costs, the Hornsby War Memorial Committee has resolved to implement a scheme to provide a memorial building for Hornsby Sub-branch, R.S.S. and A.I.L.A.

The Committee was instituted in 1943 and later purchased a property, "Camira," in High Street, Hornsby. An adjoining property was purchased some time later, and the two properties are now assessed as being worth £8280.

Three Blocks

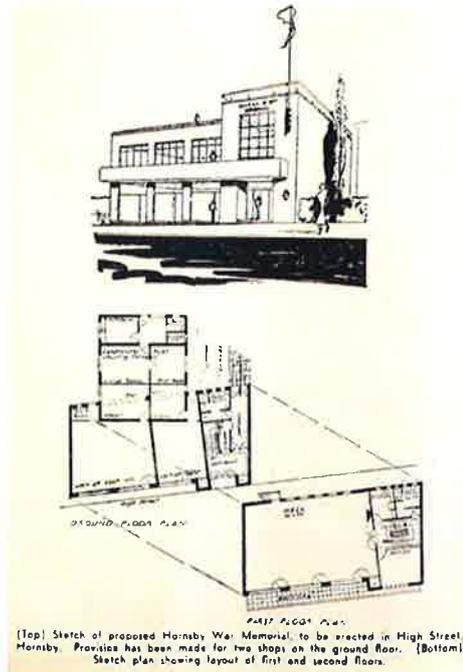
Mr Ross Aynsley, a member of the Sub-branch, was commissioned to draw up the plans, providing for the subdivision of the properties into three blocks.

On "A" block is situated "Camira"; on "B" block will be erected the Memorial with a frontage of about 80 ft. to High Street. Block "C" is at present occupied by a Diggers' Hut [see plaque at image 10, p6].

The Memorial building (see illustration) provides for two shops and a caretaker's residence on the ground floor, with vestibule and office. On the first floor will be a hall 46ft. by 30ft., together with necessary

offices, with a balcony 63 feet long across the frontage of the building. A flat roof will provide for a roof garden, offering a magnificent vista for miles around. A condition pertaining to the erection of the hall is that the hall cannot be used for licensed premises. If the R.S.L so decide, a licensed clubroom can be erected on Block 'C'.

The approximate cost of the Memorial shown in the plans is £16,000 and the Committee anticipates that financing for building projects will soon be made available, when advances from 60 to 80% will be possible.



4. Illustration to article.

This scheme was not realised.



5. Ross I Aynsley in flying gear.



6. Ross Aynsley (right).

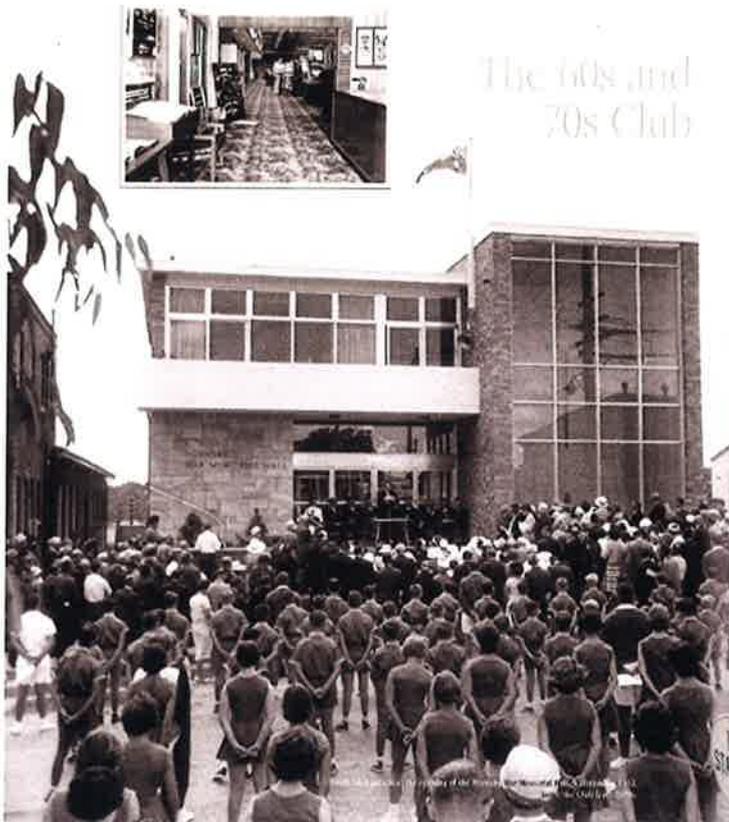
The above photographs are from an obituary of Ross I Aynsley at:

www.heavenaddress.com/assets/.../iPRr43Q0KcVsfH2auy0z6YtSIaYyzM0w.pdf

A copy of the obituary is included at Appendix F. It explains that he served in the RAAF during WWII as a pilot, enlisting in 1943 and undertaking his training in the United Kingdom. He was discharged as a Warrant Officer- Airman Pilot in early 1946. He studied architecture part-time at the Sydney Technical College while working as a draftsman for the Public Works Department and Water Conservation & Irrigation Commission [WC&IC], graduating in June 1953. During this time he was apparently living with his parents at 18 Bridge Road Hornsby, and in 1955, left the WC&IC and set up practice in Hornsby.

Ross's Architectural practice grew throughout the 1960's and 1970's and he opened offices in Sydney and Wollongong as well as Hornsby. He was involved in many projects throughout his 40 year career as an architect – everything from houses to office buildings to indoor swimming pools and the Australian Museum extension.

The Australian Institute of Architects (NSW Chapter) Register of Significant Architecture in NSW lists the Hornsby Womens Rest Centre (CWA) at Princes [sic] Highway Hornsby as his work of 1957-8.



7. Opening of the Hall in December 1962 (Source: p 110 "Our Club...").

F2 Fabric

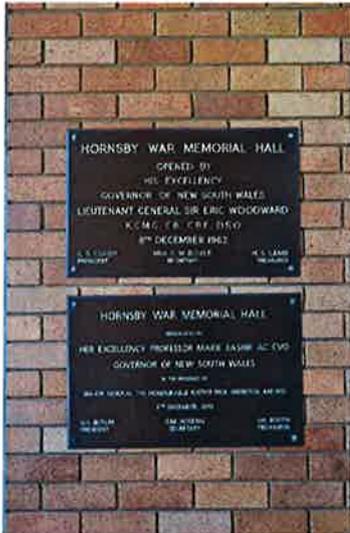
The place was inspected in mid-July 2017, when the following photographs were taken:



8. Hornsby RSL Club- 2 High St Hornsby.



9. Hornsby War Memorial Hall- 4 High St Hornsby.



10. Commemorative plaques.



11. Commemorative plaque- "The Hut". Note "Blonde" bricks.



12. War Memorial



13. Entry doors.



14. Memorabilia



15. Memorabilia to lobby.



16. Honour Rolls to stairwell.

The building has many of the characteristics of the *International Style* in its use of a concrete frame, feature sawn sandstone, clear anodised aluminium fenestration (with a "curtain wall" element), and rectilinear façade

composition elements. Internally it features terrazzo flooring and skirtings, wrought metal railings and vermiculite ceilings, with the hall floor in blonde timber parquet flooring.



16. Hall looking towards stage proscenium.



17. Hall from stage.



18. Lower Hall- wall adjoining Ashley Lane.



19. Lower Hall- wall adjoining Hornsby RSL Club.

F3. Function and Use of the Hornsby War Memorial Hall

The following was advised by Terry James AICM JP, President, Hornsby RSL Sub-Branch (Appendix E):

The Hornsby War Memorial Hall is the location of the Eternal Flame. The Eternal Flame commemorates all those men and women who served Australia in past conflicts and honours those who paid the supreme sacrifice. It serves as a permanent visual reminder to the local community of the rich military heritage of the nation and must be maintained at all cost.

The Eternal Flame room incorporates the Australian and New South Wales Flags as well as the Flags for each arm of the Australian Defence Force and Merchant Marine. It is a place which is used by Hornsby RSL Sub-Branch in conjunction with the Hornsby Cenotaph and memorabilia display cabinets in Hornsby RSL Club to help educate youth groups, various scout organisations, and community clubs.

The War Memorial Hall also serves as a location to hold ANZAC and Remembrance Day Services in the event of inclement weather. Other Sub-Branch functions are often held in the Hall when there is a requirement for specific space, e.g. ARTEX 2016 and future planned art exhibitions.

The Hornsby RSL Sub-Branch office is located on the first floor of the Hall and is the administration centre for Hornsby RSL Sub-Branch. The office premises have been provided to the Sub-Branch in perpetuity (remembering that the Hornsby RSL Sub-Branch was instrumental in building the War Memorial Hall more than 50 years ago), and that fact is enshrined the War Memorial Hall Constitution. The Sub-Branch also uses the on-site Board Room for Committee Meetings and other working meetings on a regular basis.

The Hornsby RSL Sub-Branch Youth Club is a subsidiary organisation of Hornsby RSL Sub-Branch. The Youth Club occupies the lower level of the War Memorial Hall with its gymnasium facilities and often uses the Hall for training and gymnastic events. No doubt John Hunter is better able to answer your questions as to what other social, community, and sporting organisations use the Hall facilities.

The Hornsby & Northern Districts TPI Association also uses the Hall for its monthly meetings, though these rarely exceed an hour in length.

F4. Significance to the Community

The following advice on the significance of the Hall to the Hornsby community was provided by John D Hunter, President, Hornsby War Memorial Hall Committee Inc.:

- 1. The local community's understanding of the Hornsby War Memorial Hall as an [sic] heritage item and Community Hall is the significance it has in regards to it being a War Memorial Hall, where both ANZAC Day and Remembrance Day services are held (during inclement weather when the service at the Cenotaph is not possible) and also the significance of the Eternal Flame and Sword areas of the Hall remembering those who have served Australia in past conflicts.*
- 2. The Hornsby War Memorial Hall Committee Inc. has the duty to maintain and administer the operations of the Hornsby War Memorial Hall whilst providing a home for the Hornsby RSL Sub-Branch and the Hornsby RSL Youth Club.*
- 3. Special consideration is given to local community and service organizations for the use of the hall. The Hornsby War Memorial Hall can also be used during local emergencies such as bush fires or major rail/road closures.*
- 4. Organisations who gain from the supply of lettable space within the Hornsby War Memorial Hall include:-
Australian Air League, Hornsby RSL Chapter
Hornsby RSL Pipe Band
Hornsby RSL Sub-Branch
Hornsby RSL Youth Club
Hornsby & District TPI Social & Welfare Club
Hornsby RSL Sub-Branch Women's Auxiliary*
- 5. Other organisations who hire space within the Hornsby War Memorial Hall include
Hornsby RSL Club Adult Dance Club Inc. (Sub Club of Hornsby RSL Club)
Australian Porcelain Art Teachers
Lifeline
Hornsby Kuring-gai Community College Tai Chi and Line Dancing classes.
Bollywood Dance Classes
Australian Music Examination Board
Federal and State Electoral Commissions for Federal, State and Local Government elections.
Barker College Student Fencing Tuition
Golden Kangaroos Public Performances
Nepalese Community Cultural Events
Muslim Prayer Groups
Church groups
Apprenticeship Expo's for supply of work information for job seekers.
State Rail and Sydney Trains have used lettable space within the Hornsby War Memorial Hall for their driver and crew training.*
- 6. We do have many other groups and organisations using space within the Hornsby War Memorial Hall for various events and activities.*

We do not wish to provide a current constitution of the Hornsby War Memorial Hall Committee Inc. as this time. We feel it would be of no interest for any Heritage report.

I hope that these answers assists the Heritage Consultants preparation of the Heritage Report for the Gateway Determination.

Please see letter from which the above was extracted at Appendix F.

G. ASSESSMENT OF SIGNIFICANCE

NATURE, DEGREE AND LEVEL OF SIGNIFICANCE

The following analysis is based on "Assessing Heritage Significance" (Inclusion-left column- and Exclusion-right column-Guidelines) by the NSW Heritage Office, July 2001 (considered "met" criteria in bold):

G1 Cultural or Natural Historical Significance -Criterion (a)

State Theme: Social Institutions
Local Theme: RSL

State: An item is important in the course, or pattern, of NSW's cultural or natural history

Local: An item is important in the course, or pattern, of the area's cultural or natural history

Inclusion		Exclusion
<ul style="list-style-type: none"> ▪ Shows evidence of a significant human activity ▪ Is associated with a significant activity or historical phase ▪ Maintains or shows the continuity of a historical process or activity 	<ul style="list-style-type: none"> ▪ Has incidental or unsubstantiated connections with historically important activities or processes ▪ Provides evidence of activities or processes that are of dubious historical importance ▪ Has been so altered that it can no longer provide evidence of a particular association. 	
<i>Nature of Significance</i>	<i>Degree of Significance (Rare, Representative)</i>	<i>Level of Significance (Local, State)</i>
Historic	Representative	Local

The Hornsby War Memorial Hall demonstrates the use of the site by the Hornsby RSL Sub-Branch since the early post WWII period.

G2 Associational Significance – Criterion (b).
(with the life or works of a person, or group of persons)

State Theme: Social Institutions
Local Theme: RSL

State: 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.

Local: An item has a strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area.

Inclusion		Exclusion
<ul style="list-style-type: none"> ▪ Shows evidence of a significant human occupation ▪ Is associated with a significant event, person or group of persons 	<ul style="list-style-type: none"> ▪ Has incidental or unsubstantiated connections with historically important people or events ▪ Provides evidence of people or events that are of dubious historical importance ▪ Has been so altered that it can no longer provide evidence of a particular association. 	
<i>Nature of Significance</i>	<i>Degree of Significance (Rare, Representative)</i>	<i>Level of Significance (Local, State)</i>
Associational	Representative	Local

The Hornsby War Memorial Hall demonstrates the occupation of the site by the Hornsby RSL Sub-Branch and is a venue for commemorative services and memorabilia.

G3 Aesthetic characteristics/creative or technical achievement – Criterion (c).

State Theme: Social Institutions
Local Theme: International Style

State: An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW

Local: An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.

Inclusion		Exclusion
<ul style="list-style-type: none"> ▪ Shows or is associated with, creative or technical innovation or achievement. ▪ Is the inspiration for a creative or technical innovation or achievement. 	<ul style="list-style-type: none"> ▪ Is not a major work by an important designer or artist. ▪ Has lost its design or technical integrity. 	

- Is aesthetically distinctive
- Has landmark qualities
- **Exemplifies a particular taste, style or technology process or activity**
- Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded
- Has only a loose association with a creative or technical achievement

<i>Nature of Significance</i>	<i>Degree of Significance (Rare, Representative)</i>	<i>Level of Significance (Local, State)</i>
<i>Aesthetic</i>	Representative	Local

The Hall is an example of the post WWII International Style of architecture attributed to local architect Ross Innes Aynsley.

G4 Social Significance – Criterion (d)

(Association with a particular community or cultural group in NSW or the area)

State Theme: Social Institutions

Local Theme: Hornsby RSL

State: An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons

Local: An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons.

- **Is important for its associations with an identifiable group**
- Is important to a community's sense of place
- Is only important to the community for amenity reasons
- Is retained only in preference to a proposed alternative

<i>Nature of Significance</i>	<i>Degree of Significance (Rare, Representative)</i>	<i>Level of Significance (Local, State)</i>
<i>Social</i>	Representative	Local

The War Memorial Hall demonstrates a building type that has strong associations with the Hornsby RSL Sub-Branch and the many sub- clubs associated with that organisation.

G5 Scientific/Archaeological Significance – Criterion (e)

(evidence or information)

State Theme: Social Institutions

Local Theme: Hornsby RSL

State: An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history.

Local: An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history.

- Has the potential to yield new or further substantial scientific and/or archaeological information
- **Has little archaeological or research potential**
- Is an important benchmark or reference site or type
- Only contains information that is readily available from other resources or archaeological sites
- Provides evidence of past human cultures that is unavailable elsewhere
- The knowledge gained would be irrelevant to research on science, human history or culture

<i>Nature of Significance</i>	<i>Degree of Significance (Rare, Representative)</i>	<i>Level of Significance (Local, State)</i>

The place does not meet this criterion.

G6 History: Uncommon, Rare or Endangered Aspects– Criterion (f)

State Theme: Social Institutions

Local Theme: Memorial Halls

State: An item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history.

Local: An item possesses uncommon, rare or endangered aspects of the area’s cultural or natural history.

<ul style="list-style-type: none"> ▪ Provides evidence of a defunct custom, way of life or process ▪ Demonstrates a process, custom or other human activity that is in danger of being lost ▪ Shows unusually accurate evidence of a significant human activity ▪ Is the only example of its type ▪ demonstrates designs or techniques of exceptional interest ▪ shows rare evidence of a significant human activity important to a community 	<ul style="list-style-type: none"> ▪ Is not rare ▪ Is numerous but under threat 	
<i>Nature of Significance</i>	<i>Degree of Significance (Rare, Representative)</i>	<i>Level of Significance (Local, State)</i>
<i>History</i>	-	-

The place does not meet this criterion.

G7 Characteristics of Class– Criterion (g)
(Cultural or natural places/ cultural or natural environments)

State Theme: Social Institutions

Local Theme: War Memorial Hall

State: An item is important in demonstrating the principal characteristics of a class of NSW’s
-cultural or natural places; or
-cultural or natural environments.

Local: An item is important in demonstrating the principal characteristics of a class of the area’s
-cultural or natural places; or
-cultural or natural environments.

<ul style="list-style-type: none"> ▪ is a fine example of its type ▪ has the potential characteristics of an important class or group of items ▪ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity. ▪ is a significant variation to a class of items ▪ is part of a group which collectively illustrates a representative type ▪ is outstanding because of its setting, condition or size 	<ul style="list-style-type: none"> ▪ is a poor example of its type ▪ does not include or has lost the range of characteristics of a type ▪ does not represent well the characteristics that make up a significant variation of a type
---	--

- is outstanding because of its integrity or the esteem in which it is held

<i>Nature of Significance</i>	<i>Degree of Significance (Rare, Representative)</i>	<i>Level of Significance (Local, State)</i>
Class	Representative	Local

The Hornsby RSL War Memorial Hall demonstrates a class of building that is part of the social/ civic fabric of the suburb of Hornsby and the wider Shire. There are some 71 War Memorial Halls or similar structures listed in the State Heritage Inventory [SHI]. The subject place is listed simply as “War Memorial” at 2 High Street Hornsby in the SHI.

G8 Summary Statement of Significance

Social Institutions/ RSL/ War Memorial Halls		
<i>Nature of Significance</i>	<i>Degree of Significance (Rare, Representative)</i>	<i>Level of Significance (Local, State)</i>
<i>a) Historic</i>	Representative	Local
<i>b) Association</i>	Representative	Local
<i>c) Aesthetic</i>	Representative	Local
<i>d) Social</i>	Representative	Local
<i>e) Technical/Research</i>	-	-
<i>f) History- Evidence</i>	Representative	Local
<i>g) Class</i>	Representative	Local

The Hornsby War Memorial Hall demonstrates the association and history of a social institution, the Hornsby RSL Sub-Branch, and its sub-groups and activities.

It is of International School design influences which attests to its post-WWII design by local architect, Ross Innes Aynsley. This style is comparatively unusual, as most War Memorial Halls were established in the Interwar period.

G9 Curtilage and Views

The curtilage of the item as defined in the NSW Heritage Office guideline document “Heritage Curtilages” is of a “lot-boundary” type i.e. Lot 1, DP585721.

Significant views of the item include those to be had from the cenotaph/ war memorial and from opposite on High St.

The historic and functional connexion between the War Memorial Hall and the cenotaph includes views of the cenotaph from the item.

H. CURRENT PLANNING CONTEXT

Land owned by the Hornsby RSL Club (Sites 1,2 and 3) is currently the subject of a Planning Proposal (PP/1/2016), prepared by Urbis Pty Ltd and dated May 2016.

The Planning Proposal seeks to

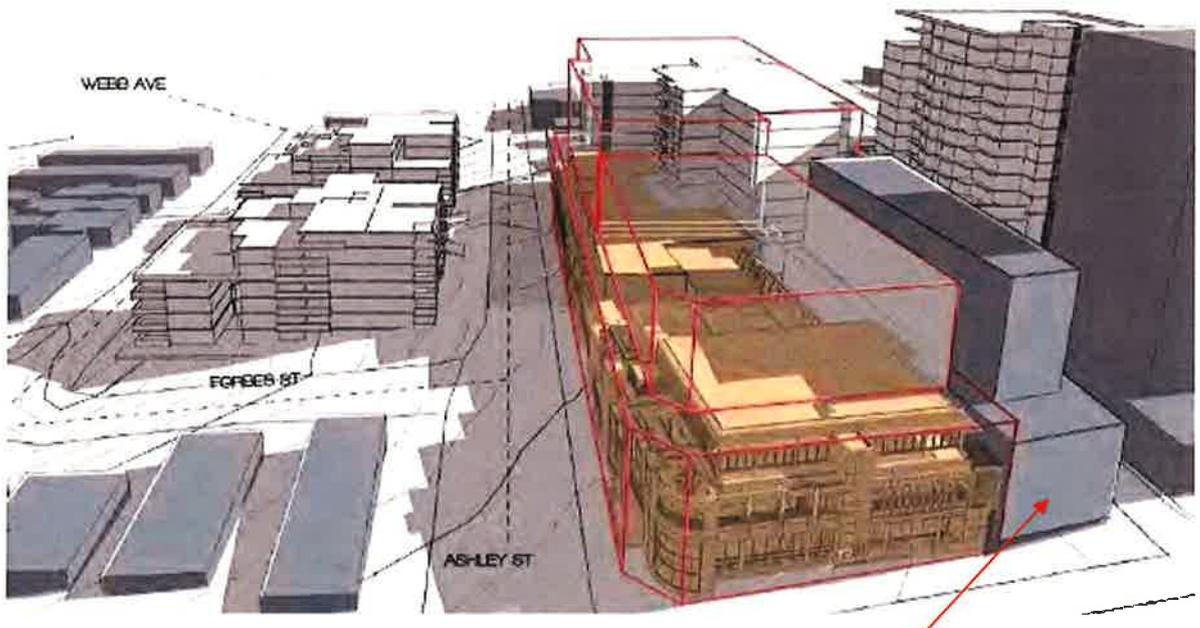
...amend the height development standard and to amend the applicable controls within Hornsby Development Control Plan 2013 for of [sic] 4 High Street, 7-19 Ashley Street, 2-4 Webb Avenue and 3-7 William Street, Hornsby (the site).

The sites that are the subject of the Planning Proposal are identified as:



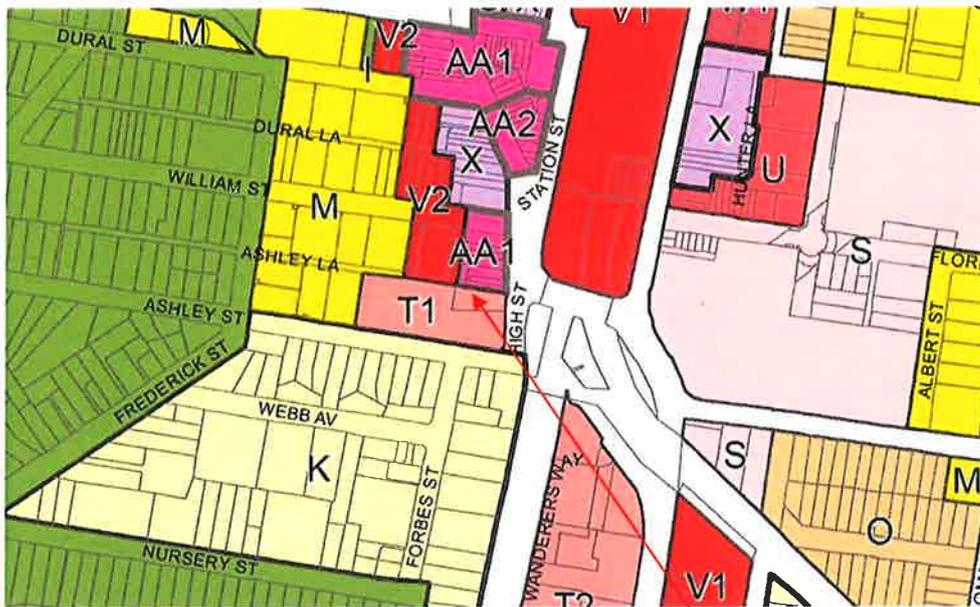
20. Urbis Figure 1 – Aerial Image of Subject Site. Location of the War Memorial Hall.

A three-dimensional representation of the buildings that may result from the proposed amended controls is included in the Altis Architects Hornsby RSL Masterplan:



21. Altis block modelling diagram (p36 of Hornsby RSL Master Plan) – Representation of the War Memorial Hall.

The War Memorial Hall is represented in block form, as is the site to the north across Ashley Lane, seemingly based on the Height of Buildings map of the Hornsby LEP 2013:



22. Extract: Hornsby LEP 2013 Height of Buildings Map-017. War Memorial Hall site.

The "T1" building height is 26.5 metres.

I. CONSTRAINTS AND OPPORTUNITIES

The heritage item was purpose-built as a hall to provide a venue for the activities of the Hornsby RSL Sub-Branch, associated organisations and the community at large and includes votive and memorial paraphernalia, offices, meeting rooms and catering facilities.

Constraints

The Lot Boundary Curtilage includes a small service access to the rear, but is otherwise virtually fully taken-up by boundary to boundary building.

Opportunities

The block modelling indicates a podium-like approach to the massing which appears to approximate the current volume of the entry, memorial and offices portion of the hall building (though the height appears to be less).

It may be plausible to develop the site to the height proposed, provided the hall function is maintained.

J. IMPACT OF THE PLANNING PROPOSAL

J1. Relevant Hornsby LEP 2013 provisions are:

5.10 Heritage conservation

Note. Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the [Heritage Map](#) as well as being described in Schedule 5.

Clause	Comment
(1) Objectives	
The objectives of this clause are as follows: (a) to conserve the environmental heritage of Hornsby, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites,	

<p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</p>	
<p>(2) Requirement for consent</p>	
<p>Development consent is required for any of the following:</p> <p>(a) 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):</p> <ul style="list-style-type: none"> (i) a heritage item, (ii) an Aboriginal object, (iii) a building, work, relic or tree within a heritage conservation area, <p>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</p> <p>(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,</p> <p>(d) disturbing or excavating an Aboriginal place of heritage significance,</p> <p>(e) erecting a building on land:</p> <ul style="list-style-type: none"> (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance, <p>(f) subdividing land:</p> <ul style="list-style-type: none"> (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance. 	
<p>(3) When consent not required</p>	
<p>However, development consent under this clause is not required if:</p> <p>(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:</p> <ul style="list-style-type: none"> (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological 	<p>Consent is required.</p>

<p><i>site or a building, work, relic, tree or place within the heritage conservation area, and</i></p> <p><i>(ii) would not adversely affect the 'heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or</i></p> <p><i>(b) the development is in a cemetery or burial ground and the proposed development:</i></p> <p><i>(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and</i></p> <p><i>(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or</i></p> <p><i>(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or</i></p> <p><i>(d) the development is exempt development.</i></p>	
<p>(4) Effect of proposed development on heritage significance</p>	
<p><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	<p>The significance of the item is stated as:</p> <p><i>The Hornsby War Memorial Hall demonstrates the facility of a social institution, the Hornsby RSL Sub-Branch, and the associated sub-groups and activities.</i></p> <p><i>It is of International School design influences which attests to its post-WWII design by local architect, Ross Innes Aynsley. This style is comparatively unusual, as most War Memorial Halls were established in the Interwar period.</i></p>
<p>(5) Heritage assessment</p>	
<p><i>The consent authority may, before granting consent to any development:</i></p> <p><i>(a) on land on which a heritage item is located, or</i></p> <p><i>(b) on land that is within a heritage conservation area, or</i></p> <p><i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i></p> <p><i>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p>	<p>The proposed development is to land that is within the vicinity of a heritage item.</p> <p>This document has been prepared having general regard to the guideline document "Statements of Heritage Impact" as published by the Heritage Branch of the NSW Office of Environment & Heritage.</p>
<p>(6) Heritage conservation management plans</p>	
<p><i>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage</i></p>	<p>The preparation of a Conservation Management Plan is not warranted by the</p>

<p><i>conservation management plan before granting consent under this clause.</i></p>	<p>nature of the existing building and the proposed development.</p>
<p>(7) Archaeological sites</p> <p><i>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the <u>Heritage Act 1977</u> applies):</i></p> <p>(a) <i>notify the Heritage Council of its intention to grant consent, and</i></p> <p>(b) <i>take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</i></p>	<p>The subject place is not identified as being of archaeological significance.</p>
<p>(8) Aboriginal places of heritage significance</p> <p><i>The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:</i></p> <p>(a) <i>consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</i></p> <p>(b) <i>notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</i></p>	<p>The subject place is not identified as being of Aboriginal significance.</p>
<p>(9) Demolition of nominated State heritage items</p> <p><i>The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:</i></p> <p>(a) <i>notify the Heritage Council about the application, and</i></p> <p>(b) <i>take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</i></p>	<p>The subject place is not identified as being of State significance.</p>
<p>(10) Conservation incentives</p> <p><i>The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:</i></p> <p>(a) <i>the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and</i></p> <p>(b) <i>the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and</i></p>	<p>Conservation incentives are not sought.</p>

<p>(c) <i>the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and</i></p> <p>(d) <i>the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and</i></p> <p>(e) <i>the proposed development would not have any significant adverse effect on the amenity of the surrounding area.</i></p>	
--	--

J2. Hornsby Development Control Plan 2013 [HDCP]

The relevant guidelines of the HDCP are:

9.4.1 Development in the Vicinity of Heritage Items and Heritage Conservation Areas

Desired Outcomes

- a. *New work that is sympathetic to the heritage significance of nearby heritage items, or adjoining heritage conservation area, and their settings.*

Prescriptive Measures

Heritage Items

- a. *Design and siting of new work should complement the form, orientation, scale and style of the heritage item.*

Comment: the schematic diagrams (see image 21, p.14, above) indicate the massing and bulk of the potential building envelopes under Planning Proposal, but do not detail architectural expression, external materials, finishes and colours. It is premature to attempt to assess impacts on the setting of the heritage item at this juncture.

The Height of Buildings and Floor Space Ratio maps indicate that there is an intent to increase the scale and height of the buildings within the vicinity substantially. It is a matter of ensuring that the legibility of the War Memorial Hall is maintained as a “figure-ground” relationship with structures that will be seen in its background.

- b. *Adequate space should be provided around the heritage item to allow for its interpretation.*

Comment: it is clear the heritage item was not designed to be seen “in-the-round”, but to address High Street and more importantly to establish a connexion with the cenotaph, located to the nor-nor-east (Item 503 on extract map HER_17B at p2 above), through the use of the double-height curtain walled element in the façade composition that houses the eternal flame and sword/ cross.

- c. *Development should maintain significant or historic public domain views to and from the heritage item.*

Comment: the significant public domain views are to and from the nor-nor-east (relating with the cenotaph) and from opposite on High Street- the building has been designed with an expressed façade and office/ function spaces component, with the halls set behind it.

- d. *Original or significant landscape features that are associated with the heritage item and which contribute to its setting should be retained.*

Comment: there are no landscape features of note, nor has there been historically.

- e. *For rural heritage items, the scale of new work is not to overwhelm the heritage item taking into consideration the matters within the Rural Heritage Items element.*

Comment: not applicable- the place is a suburban item.

Heritage Conservation Areas [HCA]

Comment: not applicable – the nearest HCA is *C5 Peats Ferry Road Precinct, Hornsby West Side Heritage Conservation Area* which is to the north, commencing one block away.

K. QUESTIONS TO BE ANSWERED

The guideline document, “Statements of Heritage Impact” by the NSW Heritage Office 1996, poses a series of questions in relation to:

New Development Adjacent

- *How is the impact of the new development on the significance of the item or area to be minimised?*

Comment: through the use of architectural expression and external materials, finishes and colours that will provide an appropriate backdrop to the item and maintain its legibility.

- *Why is the new development required to be adjacent to a heritage item?*

Comment: as a matter of the desired future character of the area, as indicated in the planning controls and the Planning Proposal.

- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*

Comment: the curtilage of the item is of a “Lot Boundary” type as the War Memorial Hall was built more or less on the lot associated with the former Camira Flats. This lot was formerly Lots 5 & part 6, Section 3 of DP 1880.

- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*

Comment: impacts on views to the item are a matter of the detail of the design of the proposed new buildings, as discussed above. Views from the item will be little affected as they are primarily to the High Street frontage to the east and to a lesser extent, Ashley Lane.

- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*

Comment: the site has no known archaeological deposits. Should relics be discovered, they are necessarily subject to the provisions of the Heritage Act 1977.

- *Is the new development sympathetic to the heritage item? In what way? (e.g. form, siting, proportions, design)?*

Comment: the “block modelling in the Planning Proposal is of insufficient detail to assess this.

- *Will the additions visually dominate the heritage item? How has this been minimised?*

Comment: the proposed development is not “additions”, but buildings to separate parcels of land.

- *Will the public, and users of the item, still be able to view and appreciate its significance?*

Comment: yes, as discussed above, the primary views of the item are from High Street and to the north-east, and will not be affected by the proposed development.

L. CONCLUSION AND RECOMMENDATIONS

Historical research has shown that the Hornsby RSL Sub-Branch purchased the site of what is now more or less that of the Hornsby RSL War Memorial Hall in September 1946, at which time it was largely occupied by the *Camira Flats*. A “hut” was built using WWII army surplus buildings behind the flats, and was used up until the current Hall was erected in 1955-62. The current Hall has, then, occupied the site for some 55 years, and is a vital part of the Hornsby community, as attested to by the many groups that use the Hall.

Its primary function, though, is as a memorial to those who served in past conflicts and has a vital relationship with the Hornsby Cenotaph.

The Planning Proposal seeks to ...*amend the height development standard and to amend the applicable controls within Hornsby Development Control Plan 2013*, essentially to achieve a greater level of development on the relevant properties:

- *Amend the Height of Buildings map under the HLEP to increase the maximum permissible heights across the site[s] to 23.5 to 48 metres.*
- *Amend Clause 4.4(2D) of the HLEP to include providing public car parks, with an area equivalent to 1:1 of the site area, as a use to allow additional floor area.*
- *Amend the relevant figures in the HDCP to reflect the desired built form, including:*
 - *Building Height Plan*
 - *Ground Floor Minimum Setbacks*
 - *Wall Heights*

The implications of these measures in terms of heritage impacts relate to the significance and setting of the Hornsby War Memorial Hall.

The significance of the Hall is largely a function of its association with the social institution, the Hornsby RSL Sub-Branch, with its physical manifestation being the International Style of the architecture and massing of the Hall and appurtenant rooms.

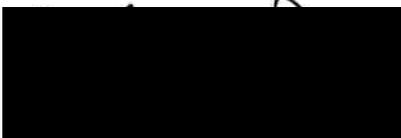
I would recommend that a full fabric assessment of the War Memorial Hall be undertaken to assess the relative significance of the elements of the building, and that this analysis be used to inform any works to the item.

As it stands, the Planning Proposal does not, however, have implications in terms of the fabric of the item, but rather its setting.

Impacts of increased scale and bulk of buildings within its setting are a matter of the architectural expression of the buildings. Given its siting at the corner of High Street and Ashley Lane, the connexion between the Hall and the Cenotaph will be maintained. It is a matter of whether development beyond the Hall to the west will reduce its legibility and presence within the streetscape. This will similarly apply to the impact of potential development on the site immediately opposite on Ashley Lane to the north which currently has a building height of AA1 (62.5 metres).

In my opinion, the implications of the Planning Proposal in terms of heritage impacts are not necessarily adverse. It is a relatively common phenomenon in areas where there is increasing urbanisation and sometimes quite radical changes in scale and character for older development to have its setting substantially altered. It is a matter of maintaining the legibility of heritage items in this circumstance and this should be a primary concern in the detailed architectural design of the built form that flows from such a Planning Proposal.

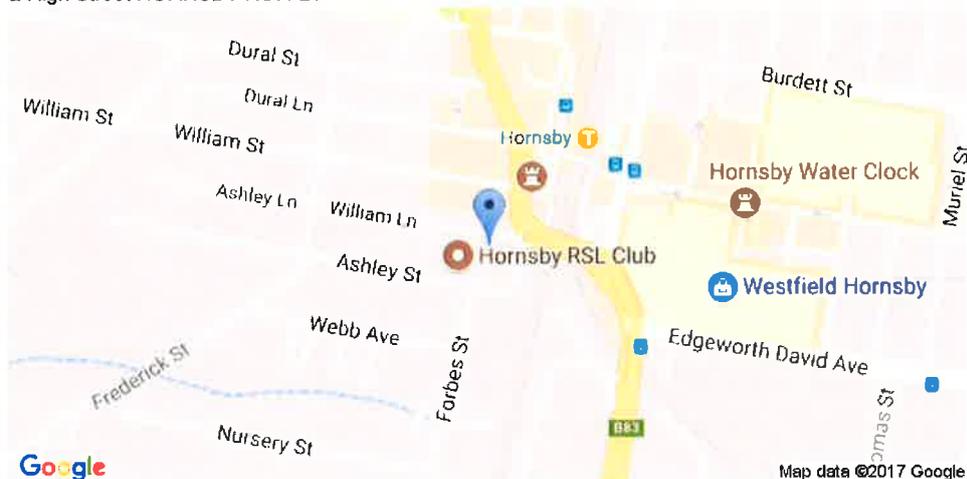
Prepared by



Greg Patch
Architect/Heritage Consultant

Appendix A: Inventory Sheet- Hornsby War Memorial Hall

Item No.: I 483
Location: 2 High Street HORNSBY NSW 2077



[Link to property details](#)

Status: Listed Item

Item Name: Hornsby War Memorial Hall

Item Type: Built

Circa Date: 1955

Style: Post Modern

Statement of Significance: Memorial Hall valued by Community as symbolic of endeavours and place of assembly

Physical Description: Roof - mild steel flat roofing; Walls - face brick; Windows - Aluminium frame glazed; Details - Front Symbolic Feature

Historical Notes: Foundation stone laid ANZAC DAY 1955. Opened by Lt. Gen. Sir Eric Woodward 8 December 1962. Youth Club in Lower Hall opened in 1959.

Integrity/Intactness: Substantially intact.

Recommended Management: Manage a Community and landmark resource and item.

Endorsed Significance: Local

Criteria a) Historic: An important building to the Hornsby Community

Criteria c) Aesthetic: It has landmark qualities

Criteria d) Social: An important building valued by the Community.

Heritage Listings: Hornsby Local Environmental Plan 2013 - Schedule 5

Study: Heritage Review 2 (1999)

Study by: Perumal Murphy Wu Pty Ltd

Comments: Heritage listed in Heritage Review 2 (1999) - HSLEP 1994 (Amendment No. 59), Gazetted 22 June 2001.

Date Inspected: 21-Jul-1998

Images:

2 High Street (June 2015)



Appendix B: Inventory Sheet- Hornsby War Memorial

Hornsby War Memorial

Item details

Name of item: Hornsby War Memorial
Type of item: Built
Group/Collection: Monuments and Memorials
Category: War Memorial
Primary address: 155X Pacific Highway (opp Railway Ped Bridge), Hornsby, NSW 2077
Local govt. area: Hornsby

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
155X Pacific Highway (opp Railway Ped Bridge)	Hornsby	Hornsby			Primary Address

Statement of significance:

Notable monument lighting and planting from 1920's period. Of local significance.

Date significance updated: 05 Jul 01

Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Physical description: Monument to commemorate those who served in World War One. Built of Buff Granite with central polished inscribed panels. Square monument of solid form about 4m high. Set on grassed plot retained by granite edging 500mm above road surface. (See below for inscriptions.) Also notable bronze light standard (double carriage-light design) matching lights opposite Police station some 200m north of highway. (see inventory item L2). Also two mature palms (possibly Butia Palms) possibly from same period. These palms are fairly unusual as the commonly planted species is the Canary Island Date Palm. Monument to World War I inscribed #Pro Patria# with list of the names local servicemen: #New Guinea Egypt Gallipoli Palestine Mesopotamia Salonika France BelgiumTo the immortal honour of the men of the Hornsby district who served their King and Empire in the Great War 1914-1919.# #For Humanity#s cause this memorial was erected by the citizens of the Hornsby District. Unveiled on 27 April 1923 by His Excellency Lord Foster PCKCMC Governor General.#

History

Historical notes:

Recommended management:

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
------------------	---------------	----------------	--------------	----------------	--------------

Local Environmental Plan			22 Jul 94		
Heritage study					

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Hornsby Shire Heritage Study	1993		Perumal Murphy Wu Pty Ltd	WA	No

References, internet links & images

None

Note: internet links may be to web pages, documents or images.

Data source

The information for this entry comes from the following source:

Name: Local Government

Database number: 1780639

Appendix C: Inventory Sheet- Hornsby War Memorial [SHI]

Hornsby War Memorial

Item details

Name of item: Hornsby War Memorial
Type of item: Built
Group/Collection: Monuments and Memorials
Category: War Memorial
Primary address: 2 High Street, Hornsby, NSW 2077
Local govt. area: Hornsby

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
2 High Street	Hornsby	Hornsby			Primary Address

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Amendment No. 59		22 Jun 01	100	4376
Heritage study					

References, internet links & images

None

Note: internet links may be to web pages, documents or images.

Data source

The information for this entry comes from the following source:

Name: Local Government

Database number: 1781042

Appendix D: Letter: Terry James AICM JP

Hornsby RSL Sub-Branch-Response to Questions:

- *Local community's understanding of the heritage item;*
- *Associations with individuals or groups, and it's meaning to those people;*

The Hornsby War Memorial Hall is the location of the Eternal Flame. The Eternal Flame commemorates all those men and women who served Australia in past conflicts and honours those who paid the supreme sacrifice. It serves as a permanent visual reminder to the local community of the rich military heritage of the nation and must be maintained at all cost.

The Eternal Flame room incorporates the Australian and New South Wales Flags as well as the Flags for each arm of the Australian Defence Force and Merchant Marine. It is a place which is used by Hornsby RSL Sub-Branch in conjunction with the Hornsby Cenotaph and memorabilia display cabinets in Hornsby RSL Club to help educate youth groups, various scout organisations, and community clubs.

The War Memorial Hall also serves as a location to hold ANZAC and Remembrance Day Services in the event of inclement weather. Other Sub-Branch functions are often held in the Hall when there is a requirement for specific space, e.g. ARTEX 2016 and future planned art exhibitions.

The Hornsby RSL Sub-Branch office is located on the first floor of the Hall and is the administration centre for Hornsby RSL Sub-Branch. The office premises have been provided to the Sub-Branch in perpetuity (remembering that the Hornsby RSL Sub-Branch was instrumental in building the War Memorial Hall more than 50 years ago), and that fact is enshrined in the War Memorial Hall Constitution. The Sub-Branch also uses the on-site Board Room for Committee Meetings and other working meetings on a regular basis.

The Hornsby RSL Sub-Branch Youth Club is a subsidiary organisation of Hornsby RSL Sub-Branch. The Youth Club occupies the lower level of the War Memorial Hall with its gymnasium facilities and often uses the Hall for training and gymnastic events. No doubt John Hunter is better able to answer your questions as to what other social, community, and sporting organisations use the Hall facilities.

The Hornsby & Northern Districts TPI Association also uses the Hall for its monthly meetings, though these rarely exceed an hour in length.

I trust this information suits your purpose.

Kind Regards,

Terry James AICM JP
President, Hornsby RSL Sub-Branch
(email to Mario Machado: 10 Aug 2017)

Appendix E: Letter, John D Hunter

Hornsby War Memorial Hall Committee Inc

ABN 28 019 832 671



President: John Hunter

PO Box 662 Hornsby NSW 1630

Ph: 02 9476 4455

2 High Street Hornsby NSW 2077

e-Mail: hornsbywarmemorialhall@live.com.au

Website: www.hwmh.com.au

Hornsby RSL Club Ltd.
4 High St.
Hornsby NSW 2077

To Mario Machado
CEO
Hi Mario

In answer to your questions re the Heritage Consultants questions relating to the Heritage report.

1. The local community's understanding of the Hornsby War Memorial Hall as an heritage item and Community Hall is the significance it has in regards to it being a War Memorial Hall, where both ANZAC Day and Remembrance Day services are held (during inclement weather when the service at the Cenotaph is not possible) and also the significance of the Eternal Flame and Sword areas of the Hall remembering those who have served Australia in past conflicts.
2. The Hornsby War Memorial Hall Committee Inc. has the duty to maintain and administer the operations of the Hornsby War Memorial Hall whilst providing a home for the Hornsby RSL Sub-Branch and the Hornsby RSL Youth Club.
3. Special consideration is given to local community and service organizations for the use of the hall. The Hornsby War Memorial Hall can also be used during local emergencies such as bush fires or major rail/road closures.
4. Organisations who gain from the supply of lettable space within the Hornsby War Memorial Hall include:-
 - Australian Air League, Hornsby RSL Chapter
 - Hornsby RSL Pipe Band
 - Hornsby RSL Sub-Branch
 - Hornsby RSL Youth Club
 - Hornsby & District TPI Social & Welfare Club
 - Hornsby RSL Sub-Branch Women's Auxiliary
5. Other organisations who hire space within the Hornsby War Memorial Hall include
 - Hornsby RSL Club Adult Dance Club Inc. (Sub Club of Hornsby RSL Club)
 - Australian Porcelain Art Teachers
 - Lifeline
 - Hornsby Kuring-gai Community College Tai Chi and Line Dancing classes.
 - Bollywood Dance Classes
 - Australian Music Examination Board
 - Federal and State Electoral Commissions for Federal, State and Local Government elections.
 - Barker College Student Fencing Tuition
 - Golden Kangaroos Public Performances
 - Nepalese Community Cultural Events
 - Muslim Prayer Groups
 - Church groups
 - Apprenticeship Expo's for supply of work information for job seekers.

Hornsby War Memorial Hall Committee Inc

ABN 28 019 832 671



President: John Hunter

PO Box 662 Hornsby NSW 1630

Ph: 02 9476 4455

2 High Street Hornsby NSW 2077

e-Mail: hornsbwymemorialhall@live.com.au

Website: www.hwmh.com.au

State Rail and Sydney Trains have used lettable space within the Hornsby War Memorial Hall for their driver and crew training.

6. We do have many other groups and organisations using space within the Hornsby War Memorial Hall for various events and activities.

We do not wish to provide a current constitution of the Hornsby War Memorial Hall Committee Inc. as this time. We feel it would be of no interest for any Heritage report.

I hope that these answers assists the Heritage Consultants preparation of the Heritage Report for the Gateway Determination.

Regards

John D Hunter

President

Hornsby War Memorial Hall Committee Inc.

02 9457 9770



Appendix F: Obituary- Ross Innes Aynsley

Ross Innes AYNSLEY

12th December 2024 [sic] to 10th September 1999

Early Life

December 1924 to January 1943

Ross Innes AYNSLEY was born at Glen Innes, New South Wales, Australia on the 12th of December 1924. His father, Royal Victor AYNSLEY was a Bank Manager and his mother was Minnie Mary AYNSLEY nee Bell was a home maker.

Religious Denomination: Methodist (Wesleyan)

Ross had 2 older twin brothers and 1 younger sister – John Charles, Robert William and Doris.

Ross' mother Minnie couldn't decide on a middle name for him and ultimately decided to use the name "Innes" from the town's name where he was born. Ross' father Roy was working for the Commonwealth Bank of Australia at the time and was posted to Glen Innes which is in northern New South Wales.

The family moved on from Glen Innes to Condoblin and when Ross was around 8 or 9 he moved for a time to Katoomba to live with his Grandmother (Bell) who ran a boarding house there. He attended Katoomba Primary School for about 3 years. Ross used to speak fondly of his childhood years in Katoomba.

The entire family eventually moved to Hornsby in the first half of 1937 which is where Ross spent the remainder of his childhood and a good part of the rest of his life.

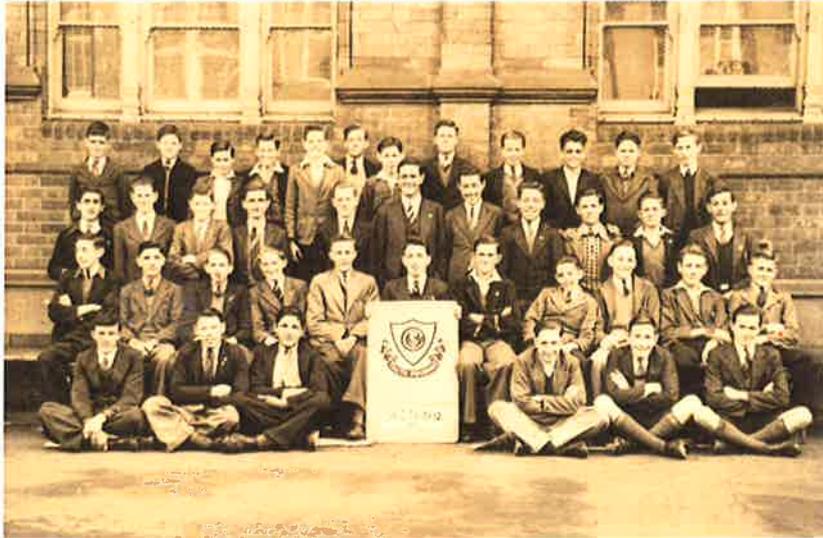
He attended the Hornsby Junior Technical School until he was 15 years old in 1939. He was a Safety Patrol Leader and a Class School Prefect in his final year at the school. His end of year report gives a summary of his character as perceived by the Headmaster:

"I have found Ross thoroughly honest and dependable. He carries out verbal instructions efficiently and should become a citizen of the most desirable type.

This lad carries responsibility well and is what is commonly called 'a good sport'.

In 1940 Ross attended the Ultimo Central Technical School to study for his Intermediate Certificate. He was a School Prefect and his reports tell that he was a good and diligent student. Ross sat for the certificate at the end of 1940. He did not pass the exam as a whole; however he did do well in Technical Drawing, Woodwork, Metalwork and History.

Ross Innes AYNSLEY
12th December 2024 [sic] to 10th September 1999



Ross' School Photo from 1940 - At centre holding the plaquard



Ross' School Soccer Team photo from 1940 - 1st on left in back row standing

In 1941 Ross applied for a Junior Draftsman job with Thompson Gould Architectural Consultants. Where he worked until the firm closed in 1942 due to the wartime building downturn.

Ross Innes AYNSLEY

12th December 2024 [sic] to 10th September 1999

On 30th January 1943 Ross enlisted in the Armed Forces – the Royal Australian Air Force.



He was sent to the United Kingdom and in 1944 gained his Pilots Badge. He was promoted to Sergeant – Airman Pilot, then Flight Sergeant – Airman Pilot in late 1944 and finally Warrant Officer – Airman Pilot in late 1945. He was discharged in early 1946 on demobilisation of the Australian Defense Forces and received The Defense Medal, The War Medal and The Australian Service Medal as well as the Returned from Active Service Badge.

In 1946 following discharge, Ross enrolled in the Department of Education private study program to complete the Leaving Certificate subjects he had failed in 1940. He passed all subjects at the end of 1947 and then applied to the Sydney Technical College, where he was accepted to study for his Architectural Diploma.

For the next 5 years Ross studied part-time while working for the Department of Public Works as an Architectural Draftsman, then for the Water Conservation & Irrigation Commission as a Draftsman and as an Architect when he was awarded his Diploma in June 1953 at the age of 28.

Marriage and Family – 1954 to 1999

In February 1954 Ross married Francine Elizabeth STRATFORD, who he had known for a number of years. Francine recalls that she and Ross used to walk to their homes together from the station and talk. It was around 1952 that they first started going out together as a couple. Francine used to tell a story recalling a time when the Queen was visiting Sydney for the first time and everyone was going into the city to see her. Ross used to sleep in a verandah room at his parent's house at 18 Bridge Road Hornsby. He had a reputation for finding it difficult to wake up so slept next to a tin can with an alarm in it. Apparently it didn't help and Francine had to get Ross's father to wake him up.

Ross and Francine married on the 25th of February 1954 at St Peters Anglican Church on the Pacific Highway at Hornsby. The best man was Alf Williams, a long time and subsequently life-long friend of Ross and the Bridesmaid was Elaine Philipson a maternal first cousin of Francine.

Ross Innes AYSNLEY

12th December 2024 [sic] to 10th September 1999



They had their Honeymoon at the Palais Royal at Katoomba and moved into a small house in Romsey Street in Hornsby that Ross had designed.

At the end of that year the first of Ross' and Francine's children was born, Peter Ross AYSNLEY, on October 28th.

During 1955 Ross decided that he wanted to work for himself and resigned from the Water Conservation and Irrigation Commission. He set up premises in Hornsby as Ross I Aynsley Architects, and had offices there for many years. It was during the early years of his practice that Ross' and Francine's daughter was born, Toni Bell AYSNLEY on 5th April 1956 and Arthur Michael Royal AYSNLEY (known as Michael) on 24th March 1958.

It was sometime around the mid 1950's that Ross joined the Hornsby Rotary Club, of which his father was a member. It was an association he continued until the 1970's when the family moved out of the Hornsby district. He and Francine joined the Rotary Tour of Asia in 1966 and in the mid 1970's sponsored a Rotary exchange student from Japan for part of the year.

Ross was a member of the Hornsby Methodist Church for most of his life and church was very important to him. A significant part of his professional career revolved church and the lodge, and he became increasingly involved in projects for both. He served on many committees and voluntary organisations with a focus on care for the aged.

Ross in fact became very proactive in developing opportunities to care for the aged, identifying potential sites and pulling together all necessary elements, including government funding. He would often do most of the negotiation and financial planning as well as provide his architectural services. For more than a decade he was instrumental in developing literally thousands of self-care units, hostel units and nursing care beds, mostly in integrated care projects throughout NSW.

For the Uniting Church, Ross initiated or played a key role in a number of projects such as the conversion of the Turramurra Motor Inn into Northaven Turramurra, a nursing care facility that is now expanded further; and Wesley Heights at Manly, an ambitious project with both accommodation and nursing care. For the Frank Widdon Masonic Homes, Ross carried out many aged care projects across New South Wales, ranging from the multi-storey hostel tower and nursing home that he conceived on the corner of the Hornsby Hospital

Ross Innes AYNSLEY

12th December 2024 [sic] to 10th September 1999

site, to integrated care projects in locations such as Temora, Condoblin, Kyogle and Wingham, to extensive development on the main site of the Homes at Glenfield.

In addition to care for the aged, Ross was involved in other community projects and was recognised by the Scouting organisation for his help with their building in Hornsby.

Ross's Architectural practice grew throughout the 1960's and 1970's and he opened offices in Sydney and Wollongong as well as Hornsby. He was involved in many projects throughout his 40 year career as an architect – everything from houses to office buildings to indoor swimming pools and the Australian Museum extension.

In 1968, Ross suffered his first heart attack – ironically at Glen Innes, the place of his birth, while driving back from one of his country aged care projects.

Rather than sit back, this seemed to galvanise Ross into even more activity, and the 1970's saw the most active period of his business career. He also decided he would like to fly again, and went back to flight training in the mid 1970's, together with his son Peter, at Bankstown Airport.

During this period Ross and the family moved out of Hornsby, and lived at Longueville, Warrawee, Beecroft and Pymble before settling in the St Ives area in the mid 1980's. This was the beginning of his association with Pymble Chapel, The Reverend Thorogood who officiated at Ross's funeral said:

"The Chapel members were delighted to have in their number an architect who could take responsibility for these fine old buildings. This was planned years ago, but churches tend to take their time, and it was only last year that the resources came together and the courtyard outside could be rebuilt. We are all very grateful, but none of us could be happier than Ross who saw his scheme fulfilled. He was a representative of the church on the Presbytery and the Parish Council, taking a full part in the life of the church. Since I have been here Ross was always the first person in church on Sunday morning, and always with a cheerful smile, unassuming, faithful."

Ross suffered his second heart attack in 1987, which prompted his virtual retirement by the end of the 1980's. He never really retired though and was always looking for opportunities to help others. He continued to serve on committees, and continued to do architectural work from his home. He helped his son Michael with home renovations in 1991 and in 1999, shortly before his passing, Ross designed and supervised construction of extensions to his mother-in-law's house. He also spent time on one of his pet projects – a new type of aeroplane. He was always looking to improve things.

Early in 1999, Ross and Francine moved out of Sydney to Blackheath in the Blue Mountains – this was always something Ross had wanted to do as he had always loved the mountains since his childhood. It was also where their daughter Toni lived.

Although not well, the last few months of Ross' life were particularly happy. He loved spending time with his family and particularly looked forward to when Tanya, Rob, Chris, Tom and Emma – his 5 grandchildren would come to visit. He loved living at Blackheath and

Ross Innes AYNSLEY

12th December 2024 [sic] to 10th September 1999

would go walking everyday as say how much he enjoyed the fresh air and peaceful nature of the mountains. He loved to see the Wattyl coming out in the spring-time.

Summing up at his funeral, the Reverend Thorogood said:

Throughout the sixty years following their predictions, Ross' teachers at Hornsby Junior Technical School were proven right:

- "thoroughly honest and dependable"
- "a citizen of the most desirable type"; and
- "this lad carries responsibility well"

As the result of a heart attack, Ross Innes AYNSLEY passed away on the morning of 10th September 1999 at the Blue Mountains District ANZAC Memorial Hospital, Katoomba.

Appendix G: Land Titles Documents

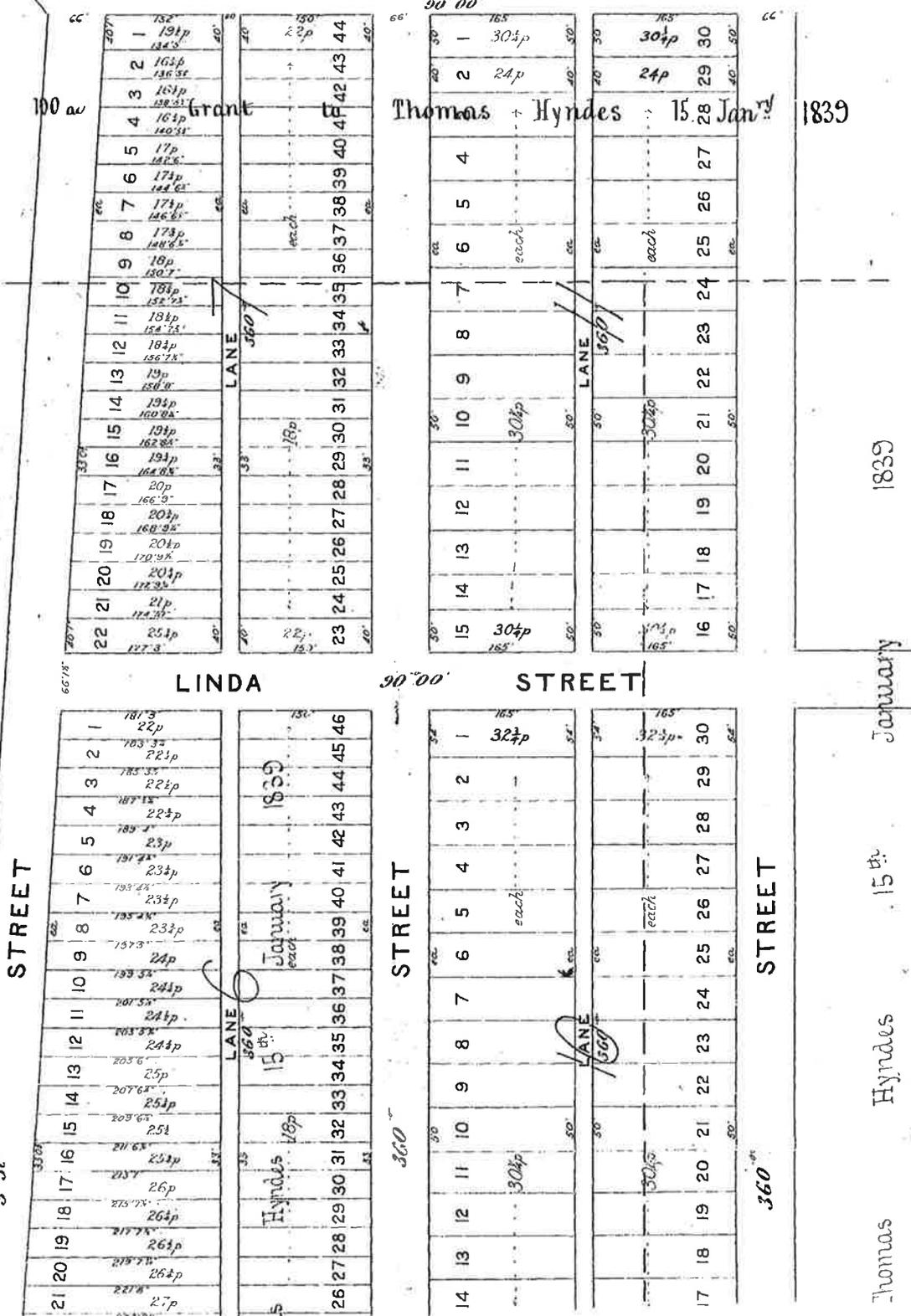
①

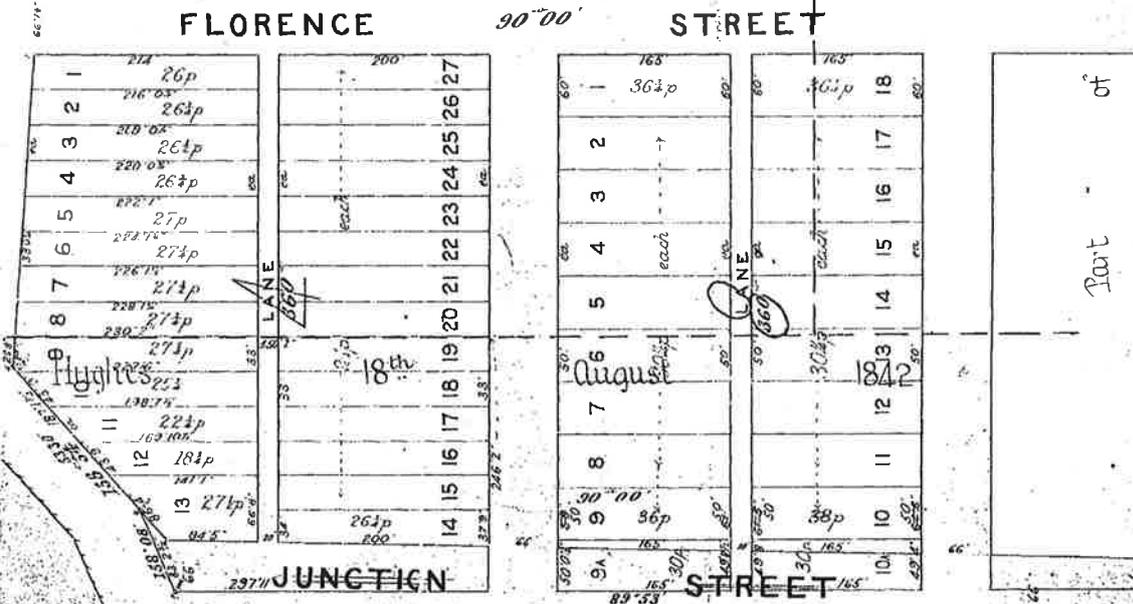
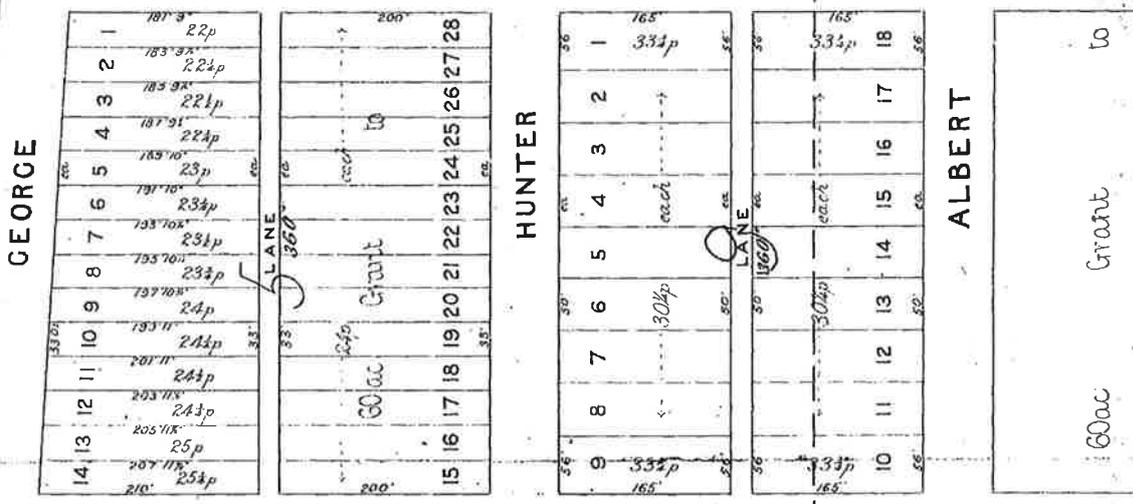
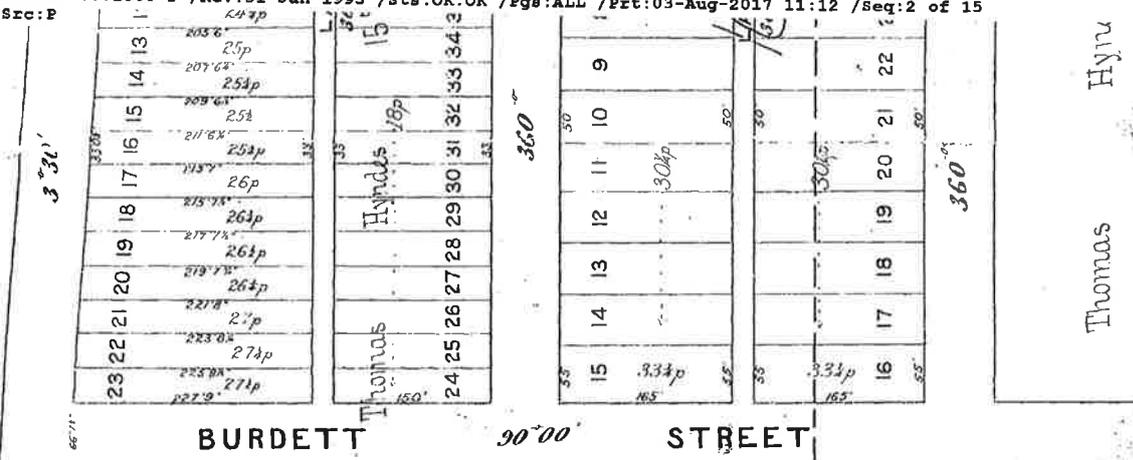
DP1880 (E)
 1880

to Maralah

RAILWAY

ILLIN





Dep

Plan

2669

DP1880 (E)

Handwritten signature and notes:
 J. D. ...
 ...
 ...

wn

Land

DP.1880@

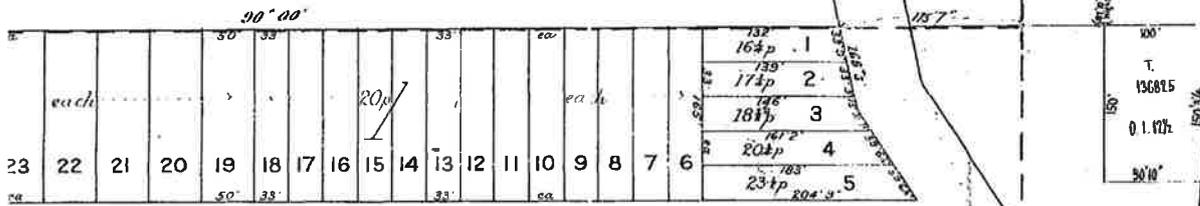
L. Peat's Ferry

Plan
 Dep.

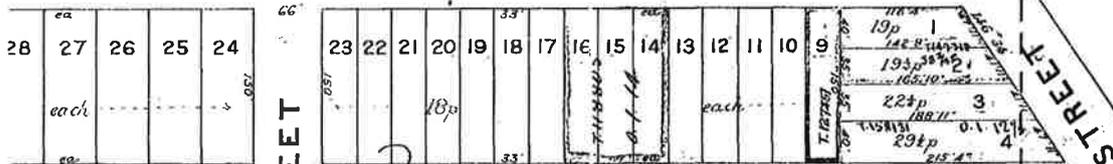
JERSEY

NORT

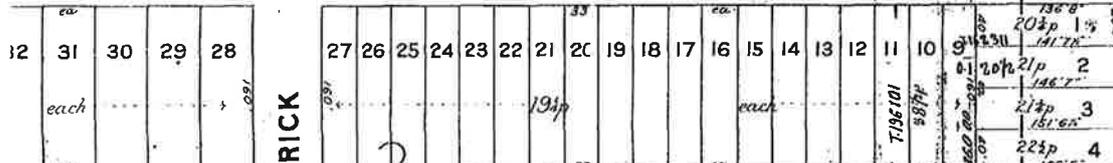
BURDETT ST



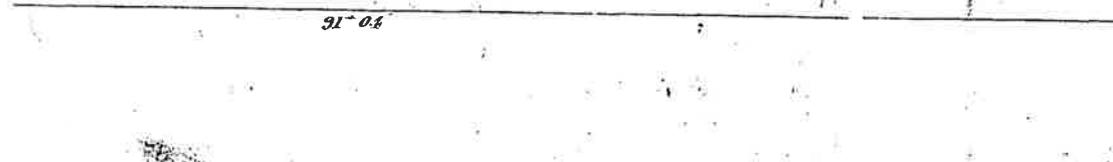
DURAL STREET



WILLIAM STREET



ASHLEY STREET



STREET

HIGH

GREAT

Terry

from Sydney

DP 1880 (E)

B DIVISION

Messrs Burns Withers & Smiths property

I OF SOUTH COLAH

Scale 100 feet to an Inch

Vol: 788 fol: 129 to 131

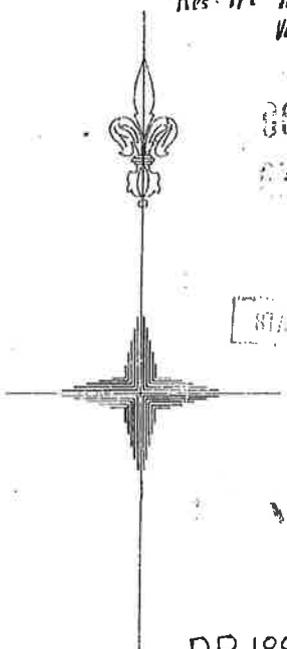
Res^d Proc^d for Vol: 130 N^o 4011 11-7-93

Vol: fol:

COPY MADE 16.4.93

STAMPED S.A. 14.7.93

STAMPED



DP 1880 (E)

3 Party

2947

Plan

rep.

JERSEY

S:

NORTHERN

RAILWAY

To Marafin

DP 1880

DP 1880[©]

SUBDIVISION

of part of Messrs Burns Withers & Smiths

PARISH OF SOUTH CO

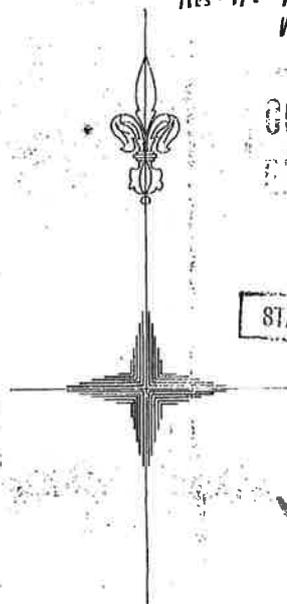
Scale 100 feet to an Inch

Vol: 788 fol: 129 to 131

Res^d Pre^d for fol: 130 N^o 4011 11-7-93
Vol: fol:

COPY MADE 16.4.93
EXAMINED S.A. 14.7.93

STAMPED



D.P. 1880 Sheet 2/2



1	19 1/2 P 132° 124° 5'	40	40	44	150° 18 P 22 P	1	30 1/4 P 165° 30 1/4 P 24 P 30 1/4 P	50	50	30	165° 30 1/4 P
2	16 1/4 P 136° 57 1/2"	33	33	43		2	24 P	40	40	29	
3	16 1/2 P 138° 57 1/2"			42		3	30 1/4 P	50	50	28	
4	16 3/4 P 140° 57 1/2"			41		4				27	
5	17 P 142° 6"			40		5				26	
6	17 1/4 P 144° 6 1/4"			39		6				25	
7	17 1/2 P 146° 6 1/2"			38		7				24	
8	17 3/4 P 148° 6 3/4"			37		8				23	
9	18 P 150° 7"			36		9				22	
10	18 1/4 P 152° 7 1/4"			35		10				21	
11	18 1/2 P 154° 7 1/2"			34		11				20	
12	18 3/4 P 156° 7 3/4"			33		12				19	
13	19 P 158° 8"			32		13				18	
14	19 1/4 P 160° 8 1/4"			31		14				17	
15	19 1/2 P 162° 8 1/2"			30		15	30 1/4 P	50	50	16	165° 30 1/4 P
16	19 3/4 P 164° 8 3/4"			29							
17	20 P 166° 9"			28							
18	20 1/4 P 168° 9 1/4"			27							
19	20 1/2 P 170° 9 1/2"			26							
20	20 3/4 P 172° 9 3/4"			25							
21	21 P 174° 10"			24							
22	21 1/4 P 176° 10 1/4"			23							

LINDA

22 P 181° 3'	33	33	46	150° 18 P	1	30 1/4 P 165° 30 1/4 P 32 3/4 P	54	54	30	165° 30 1/4 P
22 1/4 P 183° 3 1/4"			45		2	32 3/4 P	50	50	29	
22 1/2 P 185° 3 1/2"			44		3				28	
22 3/4 P 187° 3 3/4"			43		4				27	
23 P 189° 4"			42		5				26	
23 1/4 P 191° 4 1/4"			41		6				25	
23 1/2 P 193° 4 1/2"			40		7				24	
23 3/4 P 195° 4 3/4"			39		8				23	
24 P 197° 5"			38		9				22	
24 1/4 P 199° 5 1/4"			37		10				21	
24 1/2 P 201° 5 1/2"			36		11				20	
24 3/4 P 203° 5 3/4"			35		12				19	
25 P 205° 6"			34		13				18	
25 1/4 P 207° 6 1/4"			33							
25 1/2 P 209° 6 1/2"			32							
25 3/4 P 211° 6 3/4"			31							
26 P 213° 7"			30							
26 1/4 P 215° 7 1/4"			29							
26 1/2 P 217° 7 1/2"			28							
26 3/4 P 219° 7 3/4"			27							
27 P 221° 8"			26							

207' 6 1/8"	34
25 1/4 P	33
209' 6 1/2"	32
25 1/2 P	31
211' 6" 6 1/8"	30
25 3/4 P	29
213' 7"	28
26 P	27
215' 7 1/4"	26
26 1/4 P	25
217' 7 1/2"	24
26 1/2 P	
219' 7 3/4"	
26 3/4 P	
221' 8"	
27 P	
223' 8 1/4"	
27 1/4 P	
225' 8 1/2"	
27 1/2 P	
227' 9"	

9	22
10	21
11	20
12	19
13	18
14	17
15	16

URDETT

22 P	28
22 1/4 P	27
172"	26
2 1/2 P	25
1/4"	24
2 3/4 P	23
0"	22
3 P	21
0"	20
3 1/4 P	19
0 7/8"	18
3 1/2 P	17
0 7/2"	16
3 3/4 P	15
2 3/4"	
4 P	
1 1/4 P	
1 1/2 P	
7 1/4"	
2 1/4 P	
7 1/2"	
5 P	
1/4"	

1	18
2	17
3	16
4	15
5	14
6	13
7	12
8	11
9	10

RENCE

P	27
1/4 P	26
1/2 P	25
1/4 P	24
P	23
1/4 P	22
1/2 P	21
1/4 P	20
4 P	19
1/4 P	18
1/4 P	17
13 3/4 P	16
1 1/2"	15
27 1/2 P	14

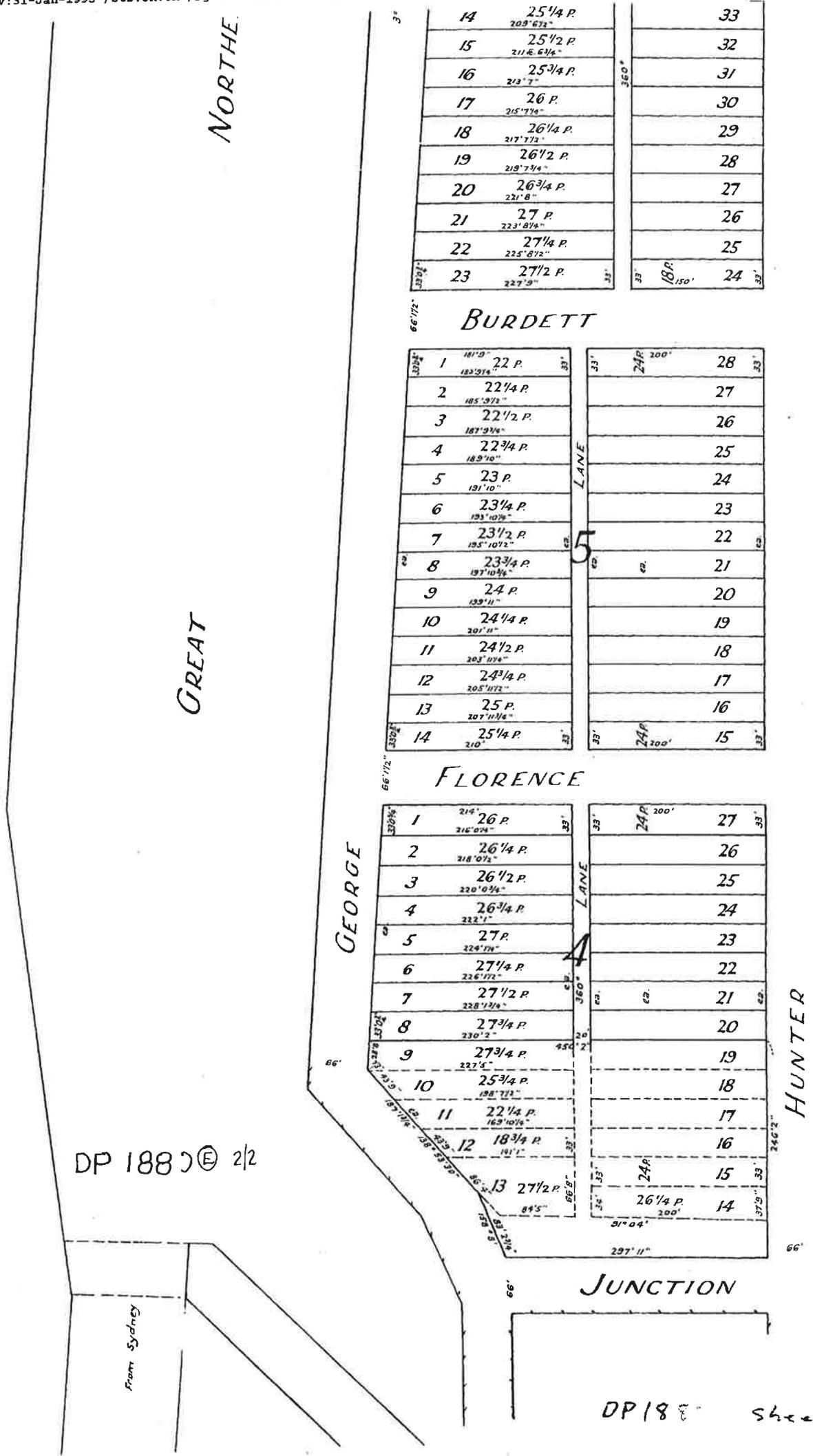
1	18
2	17
3	16
4	15
5	14
6	13
7	12
8	11
9	10
9A	10A

JUNCTION



(Sgd.) C. B. Dawson
 L.S.
 13-12-86.

DP 1880 © 2/2



14	25 1/4 P. 209' 6 1/2"	33
15	25 1/2 P. 211' 6 3/4"	32
16	25 3/4 P. 213' 7"	31
17	26 P. 215' 7 1/2"	30
18	26 1/4 P. 217' 7 1/2"	29
19	26 1/2 P. 219' 7 3/4"	28
20	26 3/4 P. 221' 8"	27
21	27 P. 223' 8 1/4"	26
22	27 1/4 P. 225' 8 1/2"	25
23	27 1/2 P. 227' 9"	24

BURDETT

1	181' 0" 183' 0 1/4"	22 P.	33'	24P 200'	28	33'
2	22 1/4 P.				27	
3	22 1/2 P.				26	
4	22 3/4 P.				25	
5	23 P.				24	
6	23 1/4 P.				23	
7	23 1/2 P.				22	
8	23 3/4 P.				21	
9	24 P.				20	
10	24 1/4 P.				19	
11	24 1/2 P.				18	
12	24 3/4 P.				17	
13	25 P.				16	
14	25 1/4 P.			24P 200'	15	33'

FLORENCE

1	214' 216' 0 1/4"	26 P.	33'	24P 200'	27	33'
2	26 1/4 P.				26	
3	26 1/2 P.				25	
4	26 3/4 P.				24	
5	27 P.				23	
6	27 1/4 P.				22	
7	27 1/2 P.				21	
8	27 3/4 P.				20	
9	27 3/4 P.				19	
10	25 3/4 P.				18	
11	22 1/4 P.				17	
12	18 3/4 P.				16	
13	27 1/2 P.			24P 200'	15	33'
				26 1/4 P. 200'	14	37.5'

DP 1880 © 2/2

DP 188 Shee

DP 1880 (E) 2/2

To Warsaw

RAILWAY

NORTHERN

66'	1	19 1/2 P 132' 134' 5"	40'	44	40'
132'	2	16 1/4 P 136' 5 3/4"	33'	43	33'
	3	16 1/2 P 138' 5 3/4"		42	
	4	16 3/4 P 140' 5 3/4"		41	
	5	17 P 142' 6"		40	
	6	17 1/4 P 144' 6 1/4"		39	
	7	17 1/2 P 146' 6 1/2"		38	
	8	17 3/4 P 148' 6 3/4"		37	
	9	18 P 150' 7"		36	
	10	18 1/4 P 152' 7 1/4"		35	
	11	18 1/2 P 154' 7 1/2"		34	
62'	12	18 3/4 P 156' 7 3/4"	62'	33	62'
	13	19 P 158' 8"		32	
	14	19 1/4 P 160' 8 1/4"		31	
	15	19 1/2 P 162' 8 1/2"		30	
	16	19 3/4 P 164' 8 3/4"		29	
	17	20 P 166' 9"		28	
	18	20 1/4 P 168' 9 1/4"		27	
	19	20 1/2 P 170' 9 1/2"		26	
	20	20 3/4 P 172' 9 3/4"		25	
40' 1/2	21	21 P 174' 10"	33'	24	33'
	22	25 3/4 P 177' 9"	40'	23	40'

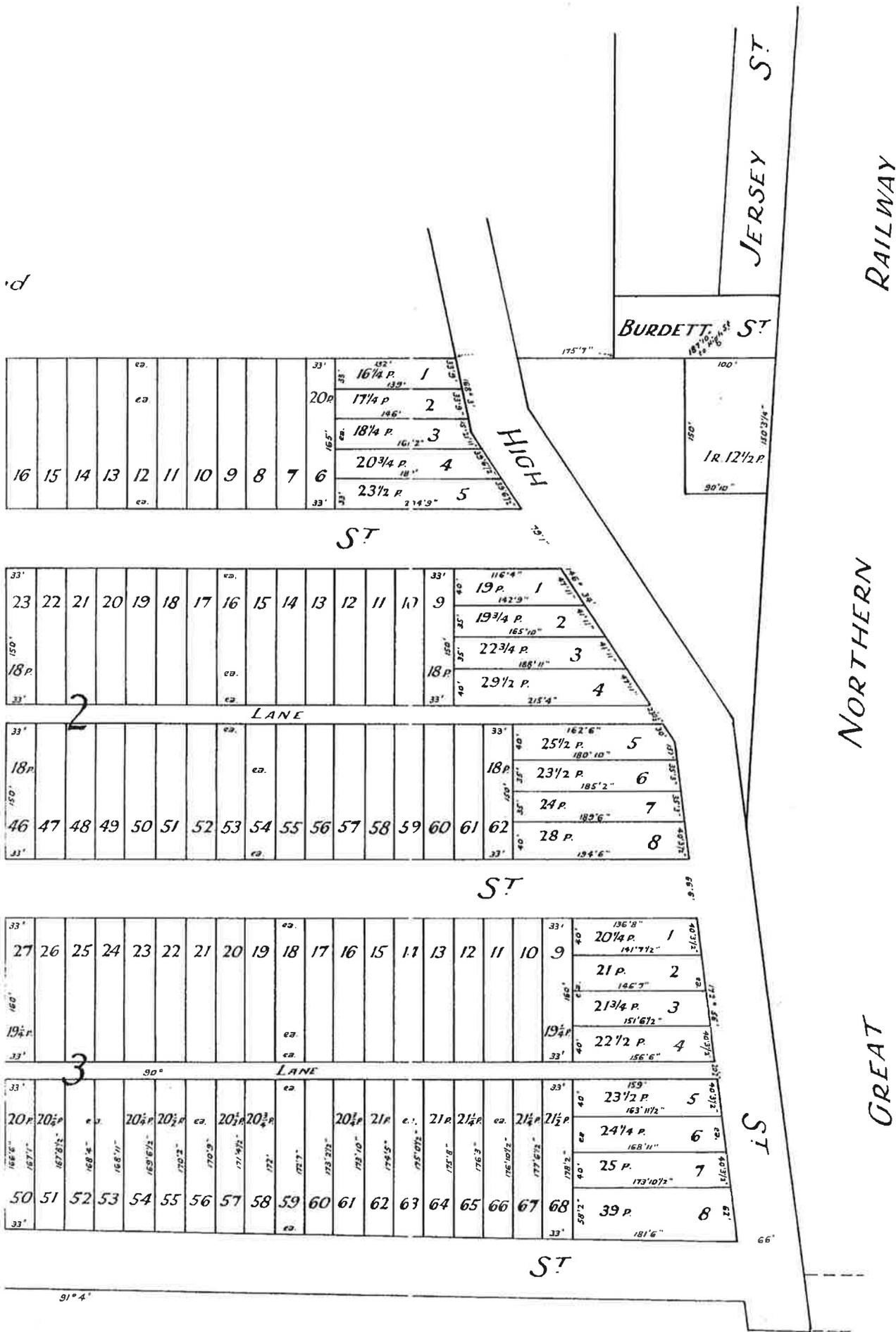
LINDA

66' 1/2	1	22 P 181' 3"	33'	46	33'
181'	2	22 1/4 P 183' 3 1/4"	33'	45	33'
	3	22 1/2 P 185' 3 1/2"		44	
	4	22 3/4 P 187' 3 3/4"		43	
	5	23 P 189' 4"		42	
	6	23 1/4 P 191' 4 1/4"		41	
	7	23 1/2 P 193' 4 1/2"		40	
	8	23 3/4 P 195' 4 3/4"		39	
	9	24 P 197' 5"		38	
	10	24 1/4 P 199' 5 1/4"		37	
	11	24 1/2 P 201' 5 1/2"		36	
62'	12	24 3/4 P 203' 5 3/4"	62'	35	62'
	13	25 P 205' 5 1/2"		34	
	14	25 1/4 P 207' 5 1/4"		33	
	15	25 1/2 P 209' 5 1/2"		32	
	16	25 3/4 P 211' 5 3/4"		31	
	17	26 P 213' 5"		30	
	18	26 1/4 P 215' 5 1/4"		29	
	19	26 1/2 P 217' 5 1/2"		28	
	20	26 3/4 P 219' 5 3/4"		27	
	21	27 P 221' 5"		26	
	22	27 1/4 P 223' 5 1/4"		25	

Subdivision at Hornsby

Pt of South Colah Co of Cumberland

Scale: 100ft. to one inch.



CERTIFICATE OF TITLE.

(C.)

New South Wales.

[Reference to last Certificate]

Vol. 1101 Folio 215
" 1110 Folio 6 and 7



REGISTER BOOK,

Vol. 1238 Folio 43

Elizabeth Henrietta Ogden wife of *Wharton Ogden* of *Neutral Bay, New South Wales*

TRANSFEREE under Instrument of Transfer from numbered 72524 from *The Bank of New South Wales Mortgagee* exercising *Power of Sale* numbered _____ is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon in *That* piece of land situated at *Kornby* in the Parish of *South Colah*, and County of *Cumberland* containing *One rood eight perches*, or thereabouts, as shown on the Plan hereon, and therein edged red, being Lots 5 and 6

of Section 3 on a Plan deposited in the Land Titles Office, Sydney, numbered 1550 and part of *Two thousand acres delineated in the Public Map of the said Parish deposited in the Office of the Surveyor General, originally granted to John Terry Hughes by Crown Grant dated the Eighteenth day of August One thousand eight hundred and forty two A.D.*

In witness whereof, I have hereunto signed my name and affixed my Seal, this *Twenty second* day of *December* one thousand eight hundred and ninety *seven*

Signed the *22nd* day of *December* 189*7*
in the presence of *J. H. Spink*

C. A. Keel

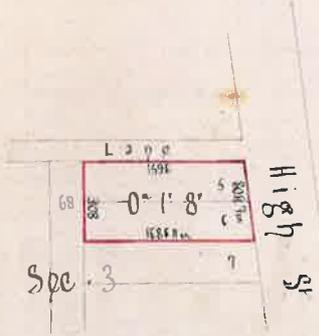
Deputy Registrar General



NOTIFICATION REFERRED TO

Amongst the reservations and conditions contained in the Grant above referred to are the following namely: Reservations of all Mines of Gold and of Silver

C. A. Keel
Deputy Registrar General



REGISTERED DATED *24* 189*7*
FROM *1-5*
PRODUCED IN THE *17* 189*7*
AT *6* P.M. IN THE *17* 189*7*
REGISTRAR GENERAL

NO. 323622 MORTGAGE DATED 18th May 1901
FROM THE SAID Elizabeth Henrietta Ogden To
Miss Marianne Summers wife of Charles
Ogden Summers of North Sydney
Produced & entered
1901 AT 7 o'clock in the afternoon
18th May 1901
Deputy Registrar General

within 15th July 278 901
25th July 311 pt 12
Ogden
Deputy Registrar General

above 323622
15th July
25th July
after 311 pt 12
Ogden
Deputy Registrar General

226364 MORTGAGE DATED 15th July 1901
To Alice & Elizabeth Rosalia King of Sydney
London
25th July
311 pt 12
Ogden
Deputy Registrar General

DISCHARGE OF above MORTGAGE No. 326364
DATED 16 October 1903 PRODUCED & ENTERED
10th October 1903 AT 2 o'clock in the afternoon
Ogden
Deputy Registrar General

NO. 507921 TRANSFER DATED 1st October 1908
FROM THE SAID Elizabeth Henrietta Ogden
to William Rudolph Ogden
North Sydney, Medical Practitioner
OF THE LAND within described
PRODUCED & ENTERED 16th October 1908
AT 2 o'clock in the afternoon
Ogden
Deputy Registrar General

No. 613257 Lease dated 30th June 1911
FROM THE SAID William Rudolph Ogden
to Edward Maxwell Humphrey
of North Sydney, Medical Practitioner
PRODUCED & ENTERED 3rd July 1911
AT 4 o'clock in the afternoon
Ogden
Deputy Registrar General

No. A 212908 SURRENDER of the within Lease
No. 613257 Dated 21st October 1915
Produced 16th November 1915 and entered
16th November 1915
at 5 o'clock in the afternoon
Ogden
Deputy Registrar General

No. A 212908 Lease Dated 21st October 1915
from the said William Rudolph Ogden
to Edward Maxwell Humphrey of North Sydney
Medical Practitioner
Produced and entered 16th November 1915
at 5 o'clock in the afternoon
Ogden
Deputy Registrar General

No. A 175965
by Union Trusts Company of Australia
limited
Proprietors of the land
Application made 13th January 1912 and
entered 2nd February 1912
at 12 o'clock in the afternoon
Ogden
Deputy Registrar General

No. A 175969 DEED dated 13th January 1912
by the Real Estate General 15th January 1912
2nd February 1912
at 12 o'clock in the afternoon
Ogden
Deputy Registrar General

The above mentioned Lease No A 212909
has expired by effluxion of time
Dated 6th October 1923 vide B 464
Ogden
Deputy Registrar General

The within Lease No A 175969
is hereby withdrawn.
Dated 7th December 1923
Ogden
Deputy Registrar General

No. B 15629 TRANSFER dated 9th October 1923
from the said Union Trusts Company of
Australia limited to Marguerite Arcton
Robinson wife of James Robinson of
North Sydney
Produced and entered 2nd December 1923
at 11 o'clock in the afternoon
Ogden
Deputy Registrar General

No. B 15629 MORTGAGE dated 9th October 1923
from the said Marguerite Arcton Robinson to
Union Trusts Company of Australia
limited
Produced and entered 2nd December 1923
at 11 o'clock in the afternoon
Ogden
Deputy Registrar General

This Deed is Cancelled and Certificate of this issued
Vol. 3229 Fol. 127
Ogden
Deputy Registrar General

Appn. No. 6438

7143 726

Reference to Last Certificate

New South Wales.

(CERTIFICATE OF TITLE.)

Vol. 1238 Fol. 43

ORDER NO. B 421611

REGISTER BOOK.

Vol. 3929 Fol. 129



CANCELLED

MARGUERITE STRETTON ROBINSON wife of James Robinson of Manly, Gentleman, by virtue of Certificate of Title Volume 1238 Folio 43, now surrendered, is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens and interests, as are notified hereon, in That piece of land situated at Hornsby in the Shire of Hornsby Parish of South Colah, and County of Cumberland containing One rood eight perches as shown in the Plan hereon and therein edged red, being Lots 5 and 6 of Section 3 in a Plan deposited in the Land Titles Office, Sydney, No. 1860 and being part of 2000 acres (Portion 400th of Parish) delineated in the Public Map of the said parish in the Department of Lands originally granted to John Terry Hughes by Crown Grant dated the eighteenth day of August one thousand eight hundred and forty two.

In witness whereof, I have hereunto signed my name and affixed my Seal, this twenty ninth day of October 1926

Signed in the presence of

J. Murray

J. H. Hills

Registrar General



No. 209879 TRANSFER dated 20th October 1926 from the wife Marguerite Stretton Robinson to Robert Hugh Stretton Robinson by way of dower. Produced and entered 16th December 1926 at 11 o'clock in the forenoon.

No. 209760 MORTGAGE dated 2nd December 1926 from the said Robert Hugh Stretton Robinson to the Bank of New South Wales. Produced and entered 16th December 1926 at 11 o'clock in the forenoon.

No. 923319 DISCHARGE of within mortgage D595760 dated 26th January 1927. Produced 27th January 1927 and entered 3rd February 1927 at 10 o'clock in the forenoon.

NOTIFICATION REFERRED TO
Amongst the reservations and conditions contained in the Grant above referred to are reservations of all mines of gold and of silver.

No. 2 13030 Mortgage dated the 9th day of October 1923 from Marguerite Stretton Robinson to Union Trustee Company of Australia Limited. Produced the 7th day of November 1923 and entered the 7th day of December 1923 at 45 minutes past 10 o'clock in the forenoon.

No. B 413635 DISCHARGE of within Mortgage from the said Union Trustee Company of Australia Limited dated 29th September 1926. Produced 1st November 1926 and entered at 10 o'clock in the forenoon.

Robert Hugh Stretton Robinson, the surviving joint tenant, is now sole proprietor of the land within described. See Notice of Death (Section 101) No. 645111. Entered 12th November 1926.

014916711111
CT 22/10/26
CT 11/11/26

Frank Alfred Harrison, Neville Richmond Southam, and
John Edward Gage, the surviving joint tenants in
now registered sole proprietors of the land within described.
See Notice of Death (Section 101) No. K212604
Entered 11th December 1967

Frank Alfred Harrison, Neville Richmond Southam, and
John Edward Gage, the surviving joint tenants in
now registered sole proprietors of the land within described.
See Notice of Death (Section 101) No. K212604
Entered 11th December 1967
Jawatson
REGISTRAR GENERAL

M/D
J T
K 715604

J. H. Pells
REGISTRAR GENERAL

Frank Alfred Harrison, Neville Richmond Southam, and
John Edward Gage, the surviving joint tenants in
now registered sole proprietors of the land within described.
See TRANSFER No. L249719 dated 7th January 1967.
Entered 3rd January 1969
Jawatson
REGISTRAR GENERAL

To
L249719

Max
L249719

Frank Alfred Harrison, Neville Richmond Southam, and
John Edward Gage, the surviving joint tenants in
now registered sole proprietors of the land within described.
See TRANSFER No. L249719 dated 7th January 1967.
Entered 3rd January 1969
Jawatson
REGISTRAR GENERAL

Frank Alfred Harrison, Neville Richmond Southam, and
John Edward Gage, the surviving joint tenants in
now registered sole proprietors of the land within described.
See TRANSFER No. L249719 dated 7th January 1967.
Entered 3rd January 1969
Jawatson
REGISTRAR GENERAL

M/D
L249719

Frank Alfred Harrison, Neville Richmond Southam, and
John Edward Gage, the surviving joint tenants in
now registered sole proprietors of the land within described.
See Notice of Death (Section 101) No. K267034
Entered 22nd April 1966
Jawatson
REGISTRAR GENERAL

CAVEAT No. L 249719 has been withdrawn.
See L 249720 Entered 3rd January 1967.
Jawatson
REGISTRAR GENERAL

M
L249719

Frank Alfred Harrison, Neville Richmond Southam, and
John Edward Gage, the surviving joint tenants in
now registered sole proprietors of the land within described.
See TRANSFER No. K262251 dated 11th May 1966
Entered 20th April 1966
Jawatson
REGISTRAR GENERAL

No. L249721 MORTGAGE dated 3rd April 1967
to Commonwealth Savings Bank of
Australia
Entered 3rd January 1969
Jawatson
REGISTRAR GENERAL

Frank Alfred Harrison, Neville Richmond Southam, and
John Edward Gage, the surviving joint tenants in
now registered sole proprietors of the land within described.
See Notice of Death (Section 101) No. P72876
Entered 11th December 1967
Jawatson
REGISTRAR GENERAL

Frank Alfred Harrison, Neville Richmond Southam, and
John Edward Gage, the surviving joint tenants in
now registered sole proprietor of the land within described.
See Notice of Death (Section 101) No. P72876
Entered 11th December 1967
Jawatson
REGISTRAR GENERAL

M/D
L24976

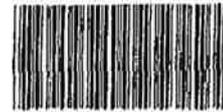
CAVEAT No. K356280 has been withdrawn
See K916 X227097 Entered 23rd July 1962
Jawatson
REGISTRAR GENERAL

M 59872 mortgage dated 16th July 1958
to Commonwealth Savings Bank of Australia
Entered 16th January 1975
Jawatson
REGISTRAR GENERAL

Handwritten notes and stamps at the bottom right, including 'M/D L24976', 'K 715604', and various dates and signatures.

CERTIFICATE OF TITLE

PROPERTY ACT, 1900



1276110

NEW SOUTH WALES

Appln. No. 6438

Vol. 12761 Fol. 110

Prior Title Vol. 3929 Fol. 129

Edition issued 28-4-1975



CANCELLED

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Jawatson
Registrar General.



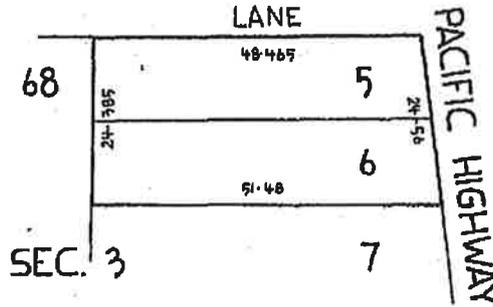
12761 Fol. 110

(Page 1) Vol.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



P92476

P92476

P.R. 8

AREA: 1214 m²

REDUCTION RATIO 1:800

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lots 5 and 6 of Section 3 in Deposited Plan 1880 in the Shire of Hornsby Parish of South Colah and County of Cumberland being part of Portion 400A granted to John Terry Hughes on 18-8-1842.

FIRST SCHEDULE

~~NEVILLE RICHMOND GAWTHORNE, Clerk, GORDON SPOWART CURRY, Accountant, GEORGE OLIVER, Builder, FRANK EDWARD GILL, Builder, all of Hornsby and DOUGLAS ALBERT HENRICH, Taxation Officer, of Pennant Hills, as Joint Tenants.~~

REG. GEN.
28-5-1975

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Mortgage No. H59892 to Commonwealth Trading Bank of Australia. Entered 16-1-1959. DISCHARGED P875729
3. Mortgage No. H249721 to Commonwealth Savings Bank of Australia. Entered 3-1-1969. Discharged P337201

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

13/7/2017 5:28PM

FOLIO: 1/585721

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 13163 FOL 162

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
19/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
8/12/1993		AMENDMENT: LOCAL GOVT AREA	
30/8/1999	6142853	DEPARTMENTAL DEALING	
7/3/2000	6603148	APPLICATION	EDITION 1
3/4/2000	6685580	REQUEST	EDITION 2
2/8/2005	AB648191	APPLICATION	EDITION 3
14/8/2014	AI767379	APPLICATION TO RECORD A NEW REGISTERED PROPRIETOR	EDITION 4

*** END OF SEARCH ***

archnex

PRINTED ON 13/7/2017

GlobalX Information Services Pty Ltd (ABN 99 073 436 414) an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act 1900.
* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE
WARNING: THE INFORMATION APPEARING UNDER **NOTATIONS** HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

ATTACHMENT 6 – Design Statement 2022

Design Statement

High Street and Ashley Street, Hornsby
Planning Proposal

November 2022



Introduction

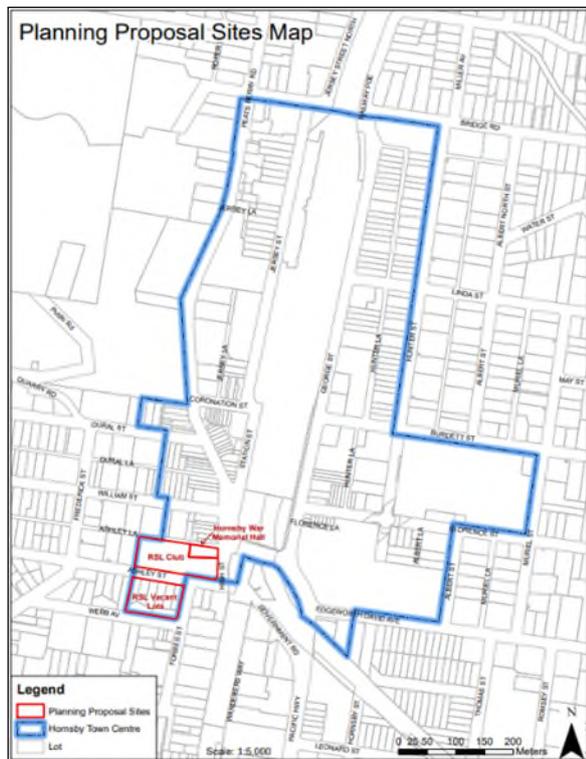
The High Street and Ashley Street, Hornsby Planning Proposal is the first to give effect to the Draft *Hornsby Town Centre Masterplan* (HTC Masterplan). It applies to No. 2 High Street, Hornsby - the Hornsby War Memorial Hall and the Hornsby RSL Club at No. 4 High Street (Site 01), and land owned by the RSL Club at Ashley Street, and Webb Avenue, Hornsby (Site 02).

The Proposal seeks to amend the *Hornsby Local Environmental Plan 2013* to:

- increase the maximum building height for Properties No. 2 and No. 4 High Street Hornsby (Site 01) to 12 storeys (38.5 metres), and
- increase the maximum building height for Properties Nos. 7, 9,11,15,17 and 19 Ashley Street and Nos. 2 and 4 Webb Avenue, Hornsby (Site 02) to 20.5m (6 storeys) for seniors housing development only.

The Planning Proposal is supported by proposed building height transition, building setback, car parking and heritage conservation amendments to the *Hornsby Development Control Plan 2013*.

This Design Statement outlines vision, approach and design intent of the planning proposal as illustrated in the 2022 Altis Architecture Design Concept (Design Concept).



Location and Context

The sites are in the Hornsby Town Centre which is projected to provide up to 3,500 new dwellings and the bulk of commercial floorspace to 2036 to meet the Shire's long-term housing and job targets.

Site 01 includes the Hornsby RSL club premises and its rear at-grade open carpark and the Hornsby War Memorial Hall at the north-east corner. The three level club premises have a primary frontage to High street to the East and a secondary frontage onto Ashley Lane to the North. The Ashley street boundary to the south provides access to the rear carpark and the club's western boundary is shared with a residential flat building.

The War Memorial Hall is a heritage listed two storey building with a strong set back façade to High Street. It is bounded by the RSL Club premises on its southern and western boundaries and Ashley Lane on its north. It is owned by the Hornsby War Memorial Hall Committee Incorporated.

Site 02 is south of Site 01 and is made up of eight lots, seven of which are vacant land. The combined lot has frontages onto Ashley Street to the north, Forbes Street to the east and Webb Avenue to the south. The western boundary of site 02 is shared with existing low-density dwellings. The land is owned by the Hornsby RSL Club.

Vision

Council's vision for the Hornsby Town Centre is

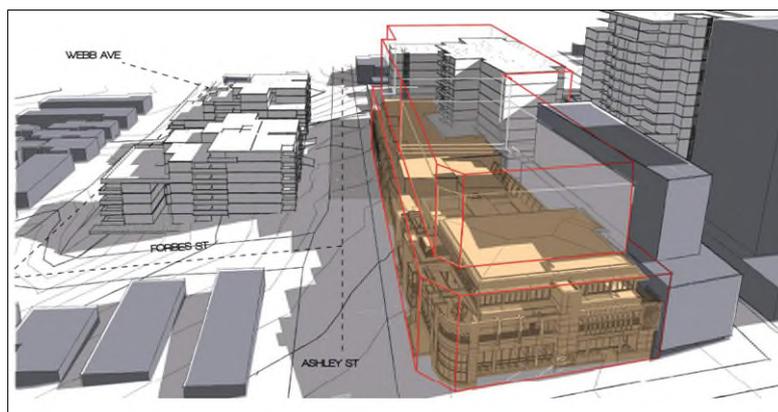
'A place for people that reflects the uniqueness of the bushland setting, integrated around key public spaces, where the city meets the bush. An active, thriving centre that exhibits economic diversity, design excellence, liveability and sustainability.'

The draft HTC Masterplan is based on Council's vision and identifies that Sites 01 and 02 are in the 'Western heritage' mixed-use development precinct, the recommendations for which are to:

- increase mixed use densities;
- preserve the distinct social, environmental and physical character;
- celebrate and re-purpose heritage; and
- enhance permeability and activate frontages.

The vision for Site 01 is development that will:

- facilitate entertainment and dining uses;
- complement and support the main street shopping and dining at Peat's Ferry Road;
- retain the Hornsby War Memorial Hall; and
- enable the Hornsby RSL Club's vision for expanded club facilities, a hotel, and shop-top housing in a quality consolidated development with an active destination frontage to High Street.



HTC Masterplan - Land Uses

Altis Design Concept – Indicative Built Form

The Vision for Site 02 is development that will:

- feasibly enable medium density/seniors housing supply;
- provide seniors housing in a location that is readily accessible to support services, transport, retail and entertainment; and
- be sensitive to lower density surrounding areas, provide high resident amenity and be located in a landscape setting.



Altis Design Concept – Seniors Housing Indicative Built Form

Design Intent

The design intent of the proposal is to facilitate development that:

- activates and contributes to the revitalisation of the distinct social, environmental, and physical character of the Hornsby Western Town Centre;
- brings residential, hotel and recreational elements together in a cohesive development;
- promotes and exhibits design excellence and a built form that has a fine grain and human scale;
- provides for a range of housing forms of high amenity at a variety of densities and scale;
- manages scale transitions to reflect a transition in building height and development density towards the periphery of the Hornsby Town Centre;
- maximises visual and pedestrian permeability and connections to commercial areas to the north, to Cenotaph Park and Hornsby Railway Station;
- respects the prominence of the Hornsby War Memorial Hall at No. 2 High Street, its heritage significance, its association with the Cenotaph on Peat’s Ferry Road and the adjacent to the RSL Club.

Design Concept

The Design Concept illustrates an indicative built form of varying heights, tower setbacks and stepped down massing that could be achieved within the proposed new building heights. The final built form would be determined at development stage.

For Site 01 the Design Concept provides for:

- Six-storeys of shop-top housing over the existing club auditorium yielding 12 one-bedroom and 18 two-bedroom apartments (5 apartments each level - total 30)
- A six level, above and below grade car park at the at-grade car parking area to the west of the Club (297 new spaces providing 362 spaces total)
- An extension to the club space above the car parking levels, with a six-storey hotel above that with 18 rooms per level (total 126 rooms)
- Other club extensions and internal reconfigurations
- Additional height over the Hornsby War Memorial Hall that will allow for its retention within an integrated and wholistic development across the whole of Site 01 and the intensification of permitted land uses.

For Site 02 the Design Concept provides for:

- A mix of one, two, and three-bedroom Seniors Independent Living Units (106 units total with 237 bedrooms total)
- 137 car spaces

- A possible built form option of two buildings of four-six storeys when viewed from the street on Ashley Street, Forbes Street and Webb Avenue, with a transition in building height adjacent to surrounding residential areas.

The principle of stepped-down massing on both Sites 01 and 02 is consistent with the desired future character of the Western heritage mixed-use development Precinct. The massing responds to the sites' settings and topography and maintains a clear hierarchy of building heights that taper down to the edges of the Precinct to reduce bulk and scale impacts to surrounding lower density areas.

New heritage, parking, setback and height control amendments to the *Hornsby Development Control Plan 2014* (HDCP) are proposed to support the planning proposal and ensure development does not adversely impact amenity and heritage values. They include requiring development on Site 01 to be compatible with No. 2 High Street in terms of form, style and character and establishing a car parking rate cap for Site 02 to minimise local traffic impacts. Future residential development would also be required to comply with the *Apartment Design Guide*, *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development* (SEPP 65) and the Seniors Independent Living provisions of *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Summary

The Planning Proposal reflects the HTC Masterplan's concept for the activation and revitalisation of the distinct social, environmental, and physical character of the Western Town Centre by providing for increased density in new mixed-use development that will strengthen attraction and identity west of the railway line. The planning proposal will implement the intent and vision of the Design Concept to provide for residential and mixed-use developments that establish a new and redefining architectural language and a built form that retains heritage and amenity values and transitions to surrounding residential areas.

ATTACHMENT 7 – Shadow Diagrams and Apartment Design Guide Assessment



Hornsby Town Centre Masterplan and High and Ashley Streets (formerly RSL) Planning Proposal

Shadow Analysis and Apartment Design Guide Assessment

November 2022

COX Architecture Pty Ltd
ACN 002 535 891
Nominated Architects:
Joe Agius No. 6491
Russell Lee No. 6367

Sydney studio
Level 6, 155 Clarence Street
Sydney NSW 2000 Australia

T +61 2 9267 9599
F +61 2 9264 5844
coxarchitecture.com.au

Purpose of the Report

To assist Council in assessing the compliance of the Planning Proposal High and Ashley Streets (formerly RSL) Planning Proposal, Co Architecture were engaged by Council to undertake two distinct, yet interrelated tasks;

1. Provide shadow diagrams clearly labelling the existing shadow footprint and proposed potential shadow footprint. The shadow analysis will be modelled including consideration of the adjacent Hornsby Town Centre site controls to accurately reflect future solar access.
2. Assess solar access and overshadowing and demonstrate that compliance with Apartment Design Guide for residential dwellings can be achieved for proposed residential land uses.

The methodology, assumptions and assessment are contained within the following pages of this report.

Task 1 – Shadow Analysis

The methodology for the shadow analysis was to;

- Model the contextual building envelopes around the High and Ashley Street site. This includes both the existing built form and the potential future built form under the Draft Hornsby Town Centre Masterplan that was exhibited from 20th July to 30th September 2022.
- Geolocate and appropriate the architectural model supplied by Altis Architecture on the 14th October 2022
- Model the Planning Proposal architectural drawings supplied by Altis Architecture on the 6th October 2022
- Prepare shadow analysis diagrams based on the proposed built form within the Planning Proposal at the required standards of;
 - December 22nd – 9am, 12pm and 3pm
 - March 20th – 9am, 12pm and 3pm
 - June 21st – 9am, 12pm and 3pm
 - September 23rd – 9am, 12pm and 3pm

The assumptions associated with the shadow analysis are;

- Existing built form is sourced from a third party
- Future built form of the surrounding sites represents just one just one of many permutations of what may be developed under the existing planning controls and those proposed under the Draft Hornsby Town Centre Masterplan.

Findings

The findings of the Shadow Analysis are that the overshadowing impacts of the proposed built form within the High and Ashley Streets (formerly RSL) Planning Proposal considered against the existing built form on the Town Centre and surrounds are;

- 3 Ashley Street; minor overshadowing of the northwestern façade in the morning during the summer solstice, autumn equinox, winter solstice and spring equinox
- 1 Forbes Street; minor overshadowing of the western façade in the afternoon during the winter solstice;
- 3-5 Forbes Street; significant overshadowing of the northwestern dwelling's western façade and private open space in the afternoon during the winter solstice;
- 1B, 1C, 6 Forbes Street; minor overshadowing of the private open space during in the middle of the day during winter solstice
- 1-4, 1A Webb Ave; moderate overshadowing on the northern façade, balconies, driveways and entries in the morning during the winter solstice
- 1 Webb Ave; significant overshadowing of the eastern façade, common property and driveway in the morning during the winter solstice
- 3-5 Webb Ave; moderate overshadowing of the northern dwellings, common property, driveway and private open space of the northwestern dwelling in the morning during the winter solstice
- 6 Webb Ave; significant overshadowing of the dwelling and private open space in the morning during the winter solstice
- 7-11 Webb Ave; moderate overshadowing of the northern dwellings, common property, driveway and private open space in the morning during the winter solstice
- 14-18 Ashley Street; moderate overshadowing of the common property, driveway and lawn in the morning during the winter solstice
- 21 Ashley Street; moderate overshadowing of the dwelling and private open space in the morning during the autumn equinox, winter solstice and spring equinox
- 23 Ashley Street; moderate overshadowing of the dwelling and private open space in the morning during the autumn equinox, winter solstice and spring equinox
- 25 Ashley Street; moderate overshadowing of the dwelling and private open space in the morning during the autumn equinox and winter solstice

The modelling has identified that the majority of the overshadowing impacts are attributable to the High and Ashley Streets (formerly RSL) Planning Proposal, however there are some contributory impacts from future built form on the western side of Hornsby Town Centre based on the permissible building heights.

The following pages identify which shadows are attributed to which proposal.

Summer Solstice (22/12)

Current built form and RSL Proposal



09:00



12:00



15:00

Future built form and RSL Proposal



09:00



12:00



15:00

Autumn Equinox (20/03)

Current built form and RSL Proposal



09:00



12:00



15:00

Future built form and RSL Proposal



09:00



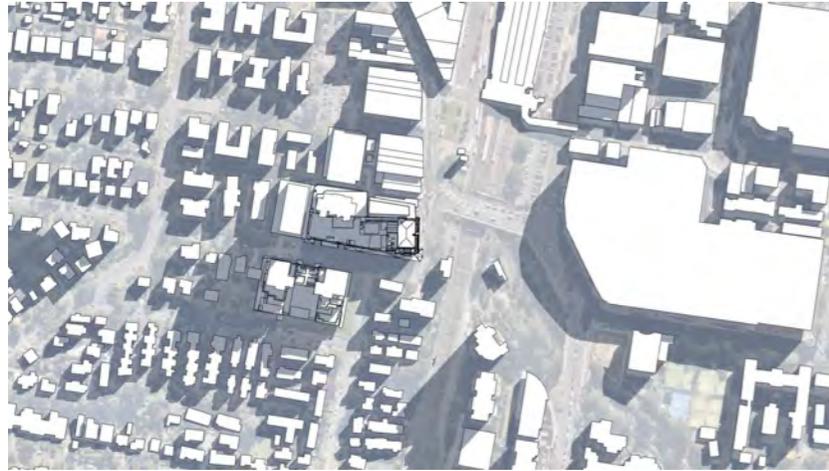
12:00



15:00

Winter Solstice (21/06)

Current built form and RSL Proposal



09:00



12:00



15:00

Future built form and RSL Proposal



09:00



12:00



15:00

Spring Equinox (23/09)

Current built form and RSL Proposal



09:00



12:00



15:00

Future built form and RSL Proposal



09:00



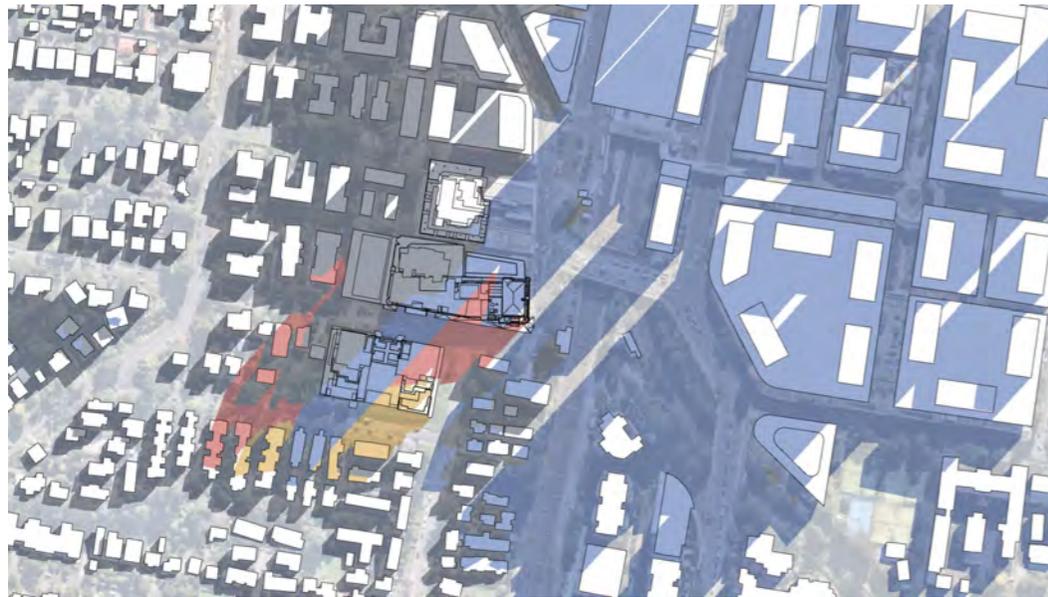
12:00



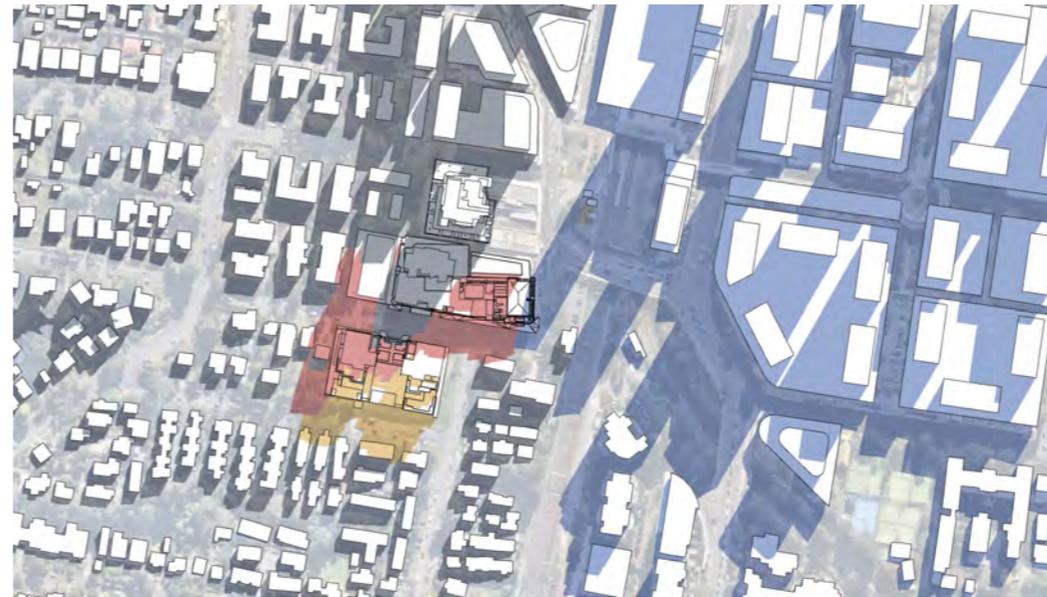
15:00

Winter Solstice (21/06)

09:00



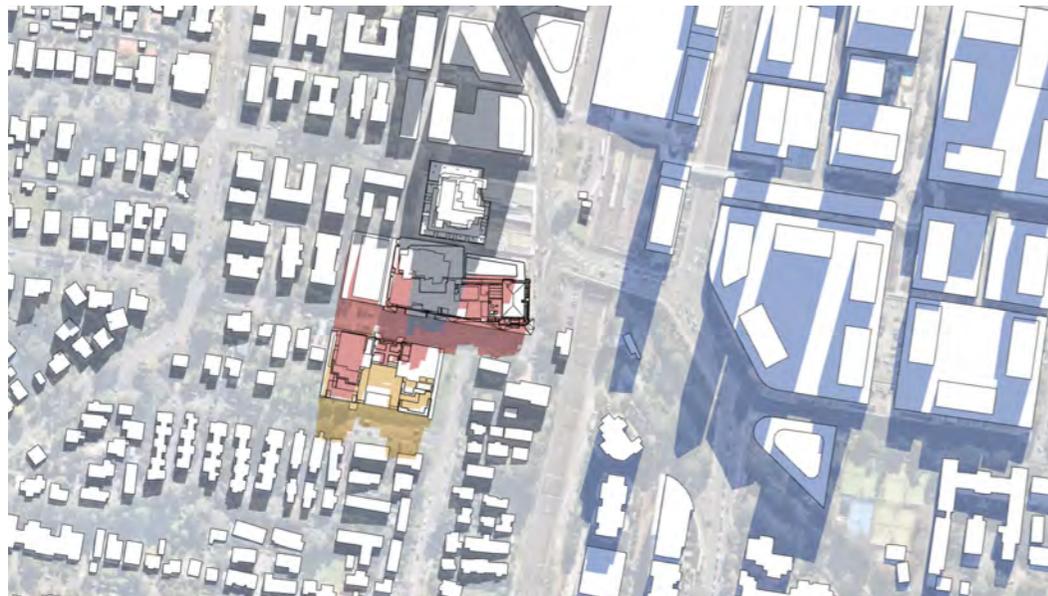
10:00



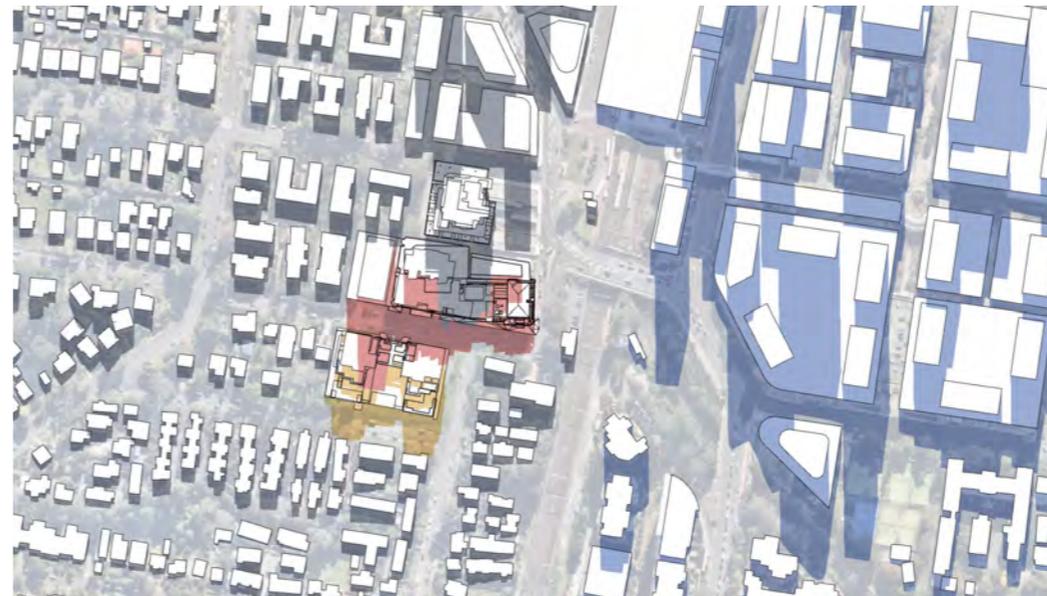
Shadows in order of layering

- Permissible building heights West of Hornsby station
- Proposed building heights for Hornsby Town Centre - East of Hornsby Station
- Site 1: Proposed Hornsby RSL
- Site 2: Proposed Seniors Living

11:00



12:00



13:00



14:00



Shadows in order of layering

-  Permissible building heights West of Hornsby station
-  Proposed building heights for Hornsby Town Centre - East of Hornsby Station
-  Proposed Hornsby RSL
-  Site 2: Proposed Seniors Living

15:00



Task 2 – Apartment Design Guide Solar Access Assessment

The methodology for the Apartment Design Guide (ADG) and Housing SEPP solar access assessment was to;

- Model the contextual building envelopes around the High and Ashley Street site. This includes both the existing built form and the potential future built form under the Draft Hornsby Town Centre Masterplan that was exhibited from 20th July to 30th September 2022.
- Geolocate and appropriate the architectural model supplied by Altis Architecture on the 14th October 2022
- Model the Planning Proposal architectural drawings supplied by Altis Architecture on the 6th October 2022
- Testing the proposed layout against the solar access requirements that;
 - Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter
 - A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

The assumptions associated with the shadow analysis are;

- Existing built form is sourced from a third party
- Future built form of the surrounding sites represents just one of many permutations of what may be developed under the existing planning controls and those proposed under the Draft Hornsby Town Centre Masterplan.

Findings

The findings of the Solar Access Assessment are that the solar access impacts of the proposed built form within the High and Ashley Streets (formerly RSL) Planning Proposal considered against the future built form on the Town Centre can meet or exceed the solar access requirements for private dwellings within the ADG.

The analysis shows that for the Hornsby RSL residential apartments:

83% - 25/30 apartments receive at least 2 hours of direct sunlight during the winter solstice

63% - 19/30 apartments receive at least 3 hours of direct sunlight during the winter solstice

All apartments could be designed and configured during the DA stage to receive some direct sunlight during the day to living areas as well as private open space. The easternmost apartments of the lower levels 1-4 receive some direct sunlight for a short duration of time around 9:08 AM and 1:41PM on the winter solstice

The analysis shows that for the Seniors Living apartments:

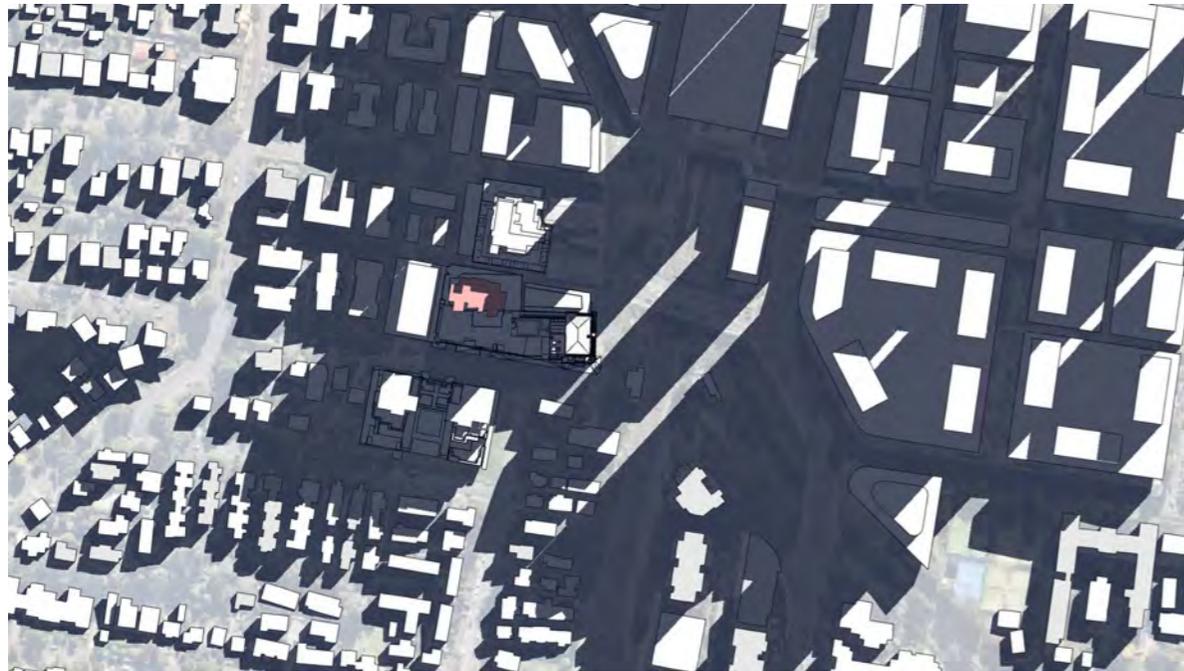
60% - 64/106 apartments receive at least 2 hours of direct sunlight during the winter solstice

However, there are significant opportunities that could be explored at later design stages or through a Development Application process to further improve solar access. This includes, but is not limited to;

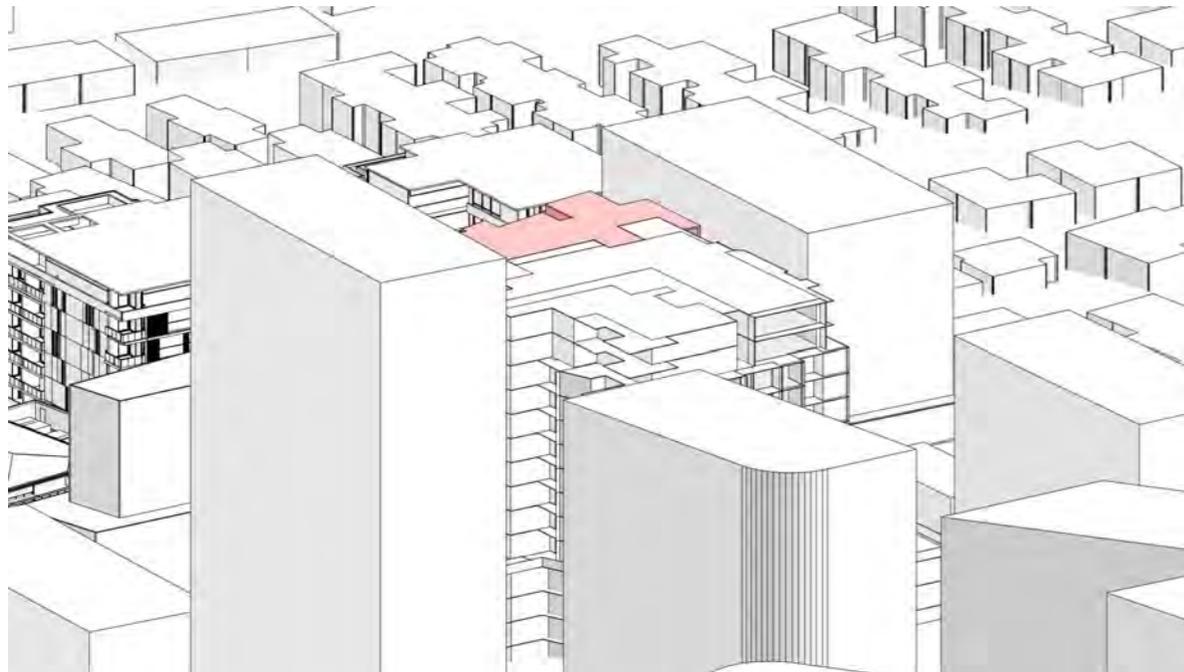
- Reducing the amount of cut and apartments that are below the ground level of Ashley Street
- Reorienting some of the "wings" of the buildings
- Relocating balconies and living areas
- Redistributing the location of 1/2/3 bedroom apartments within the floorplate
- Reconfiguring the built form for the RSL site that casts shadows on to the Seniors Living

With some, or all of those, considerations above achievable, we are confident that the Seniors Living proposal could comply with at least 70% of the dwellings receive at least 2 hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces.

09:00



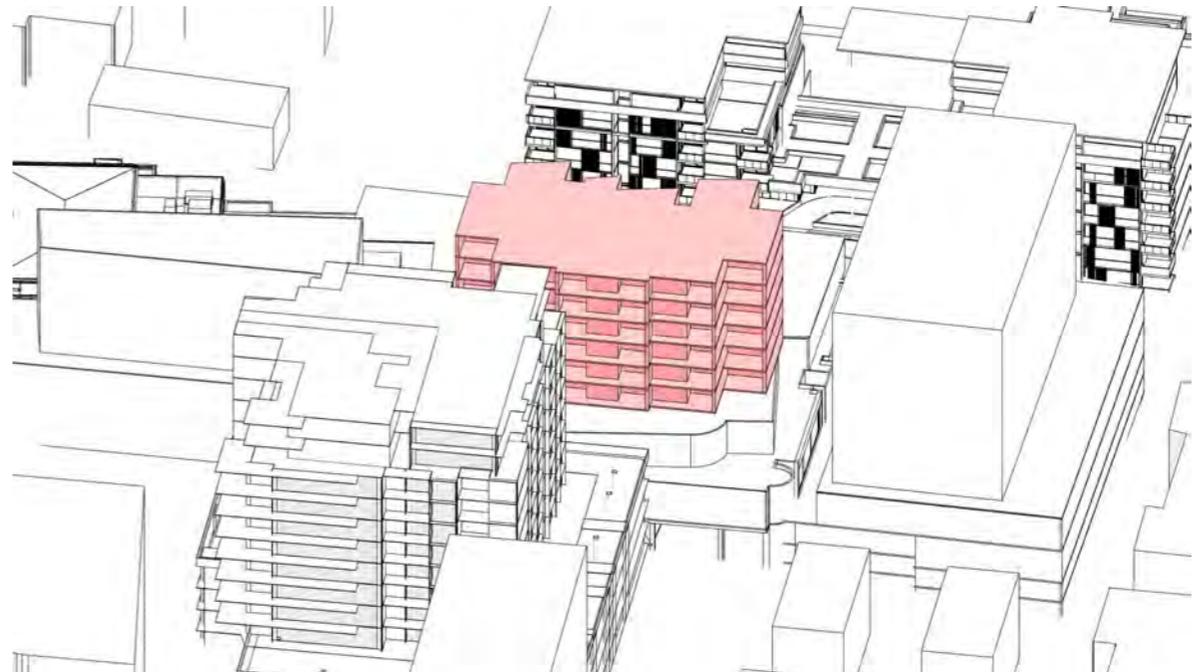
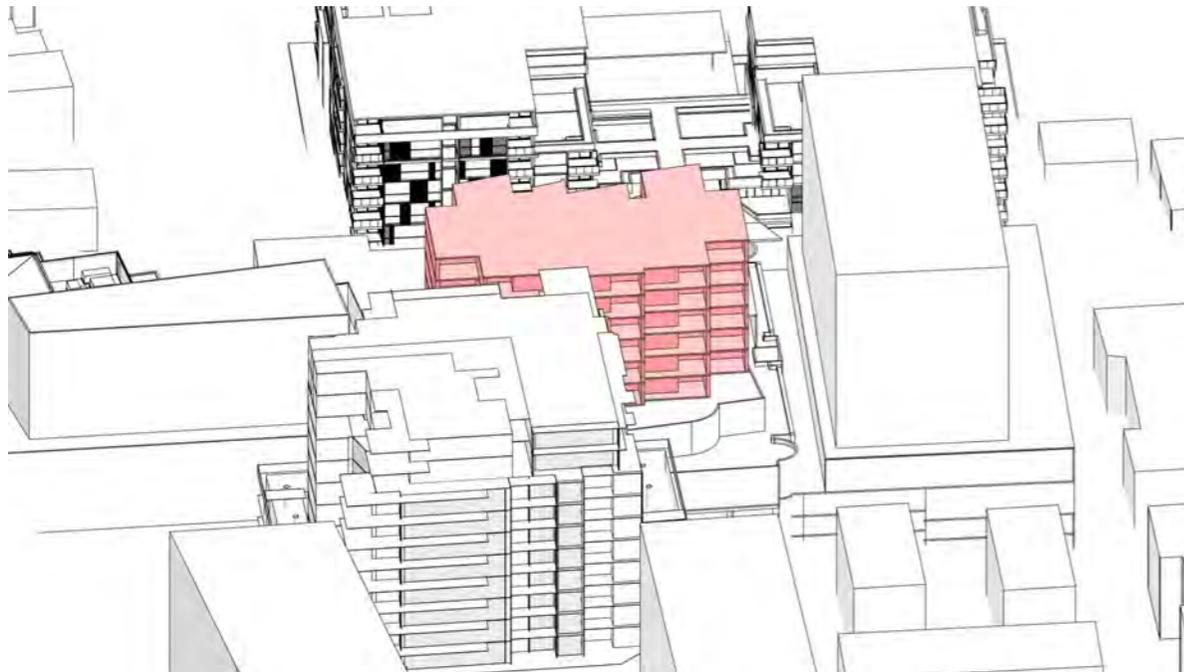
10:00



11:00



12:00



13:00



14:00



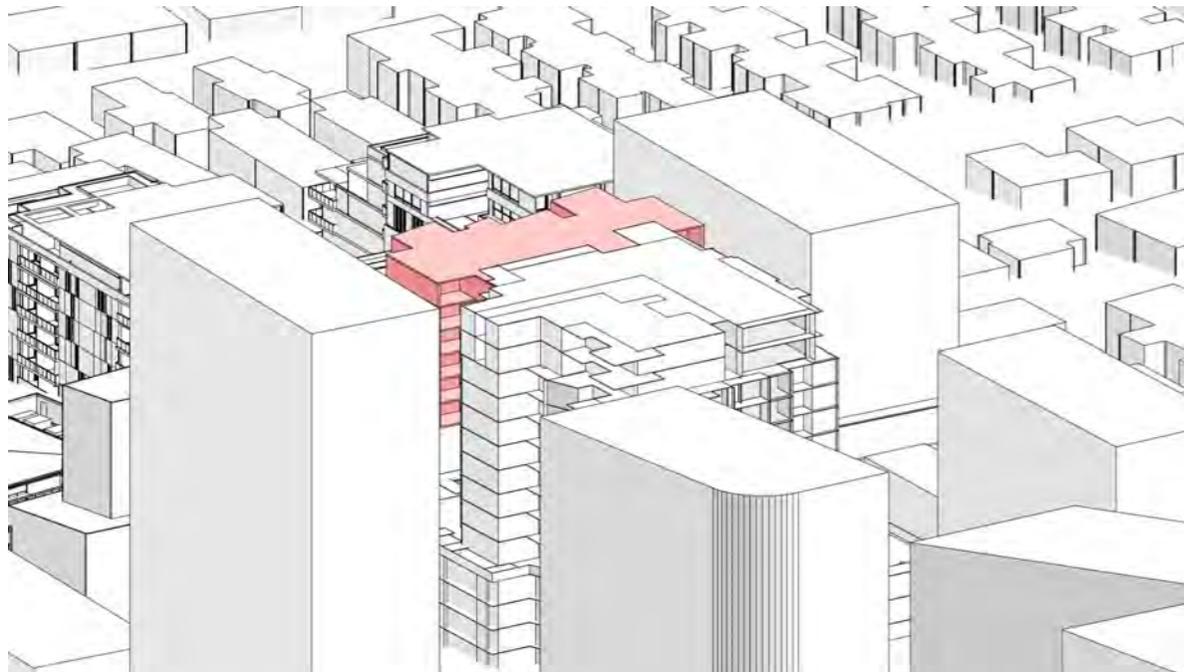
15:00



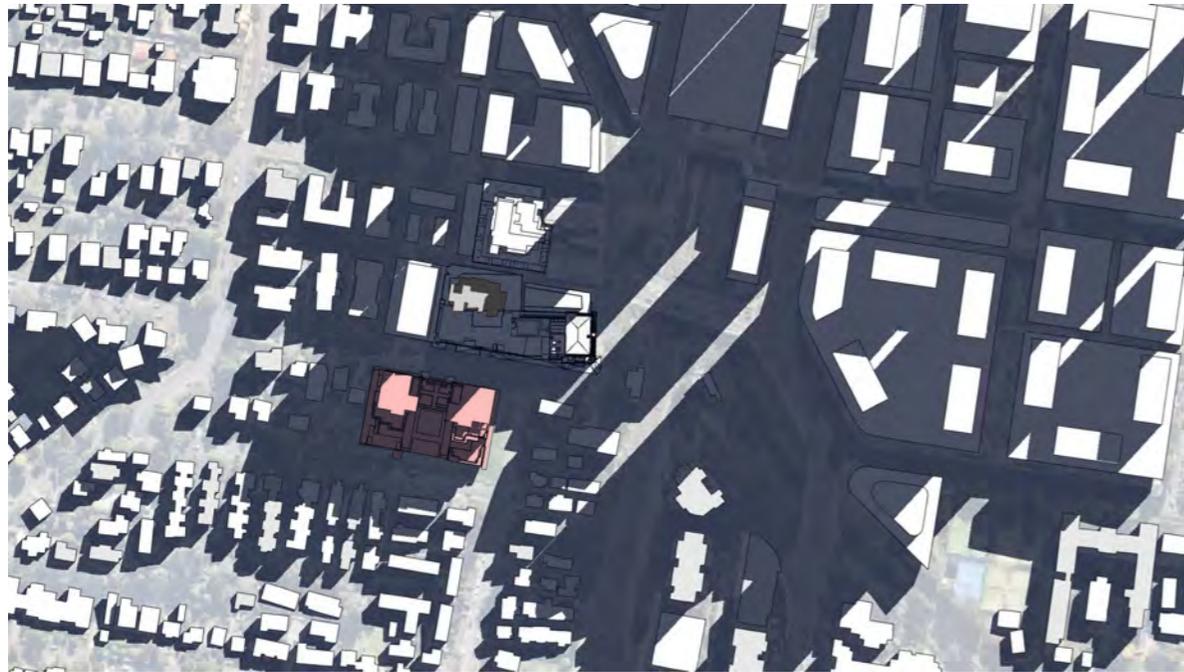
09:08



13:41



09:00



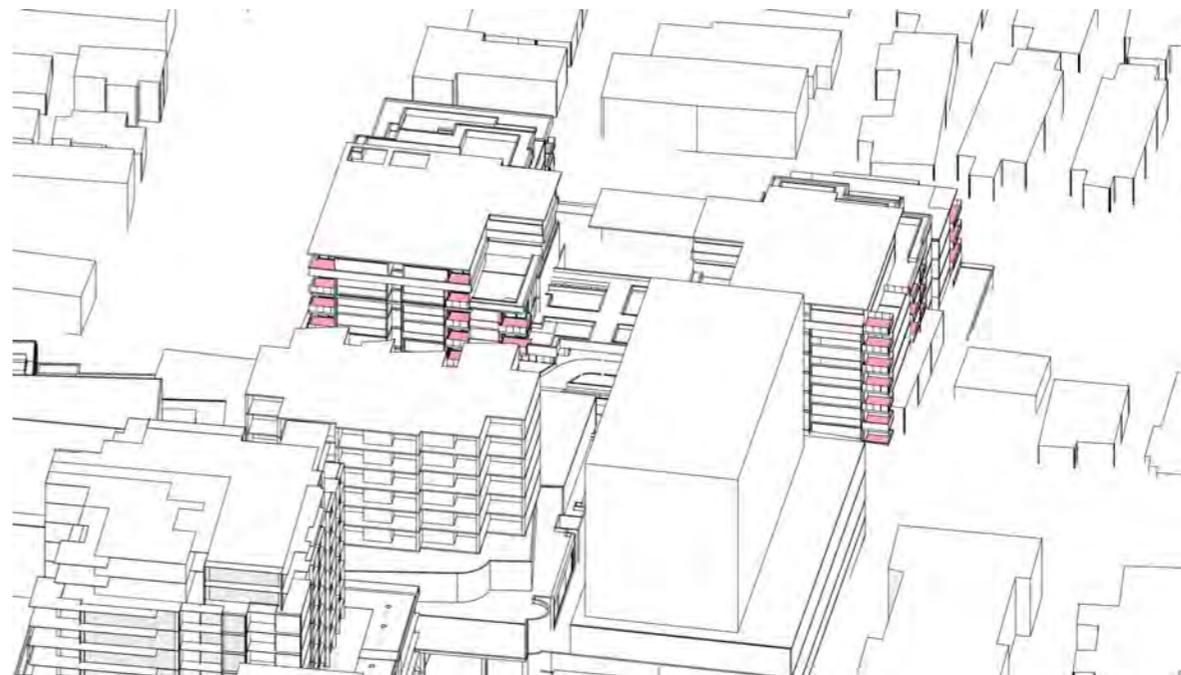
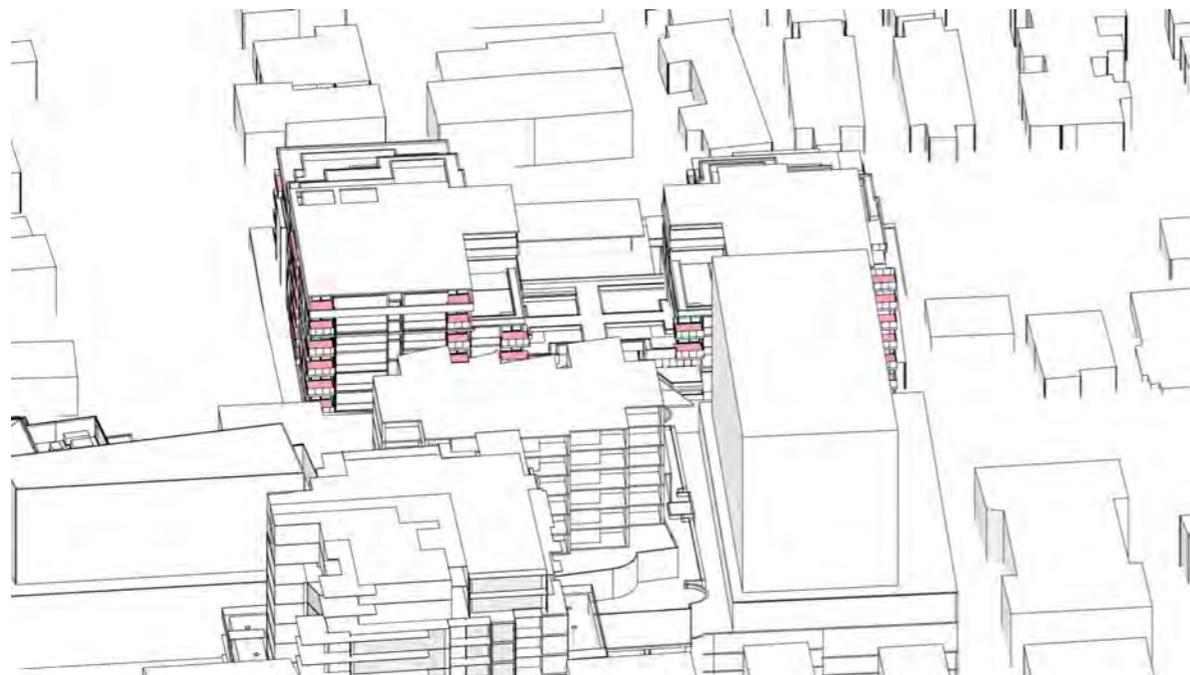
10:00



11:00



12:00



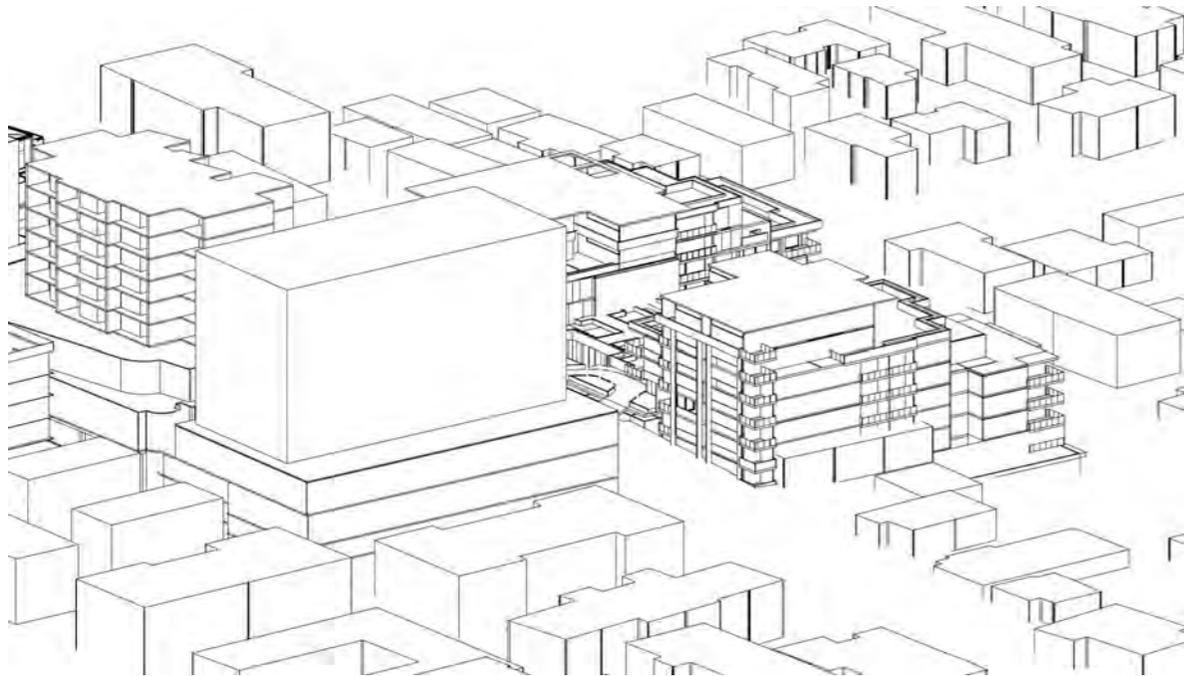
13:00



14:00



15:00



**ATTACHMENT 8 – Draft Amendments to the Hornsby
Development Control Plan 2013**

Table: 1C.2.1(c) On Site Car Parking Rates

Type of Development	Car Parking Requirement	
	Sites < 800m from Railway Station Sites	Sites > 800m from Railway Station
Residential Accommodation		
Dwelling Houses 0-2 Bedrooms 3 or more Bedrooms	1 space/ dwelling 2 spaces/ dwelling	
Secondary Dwellings (see Note*) 0-2 Bedrooms 3 or more Bedrooms	1 space/ dwelling 2 spaces/ dwelling	1 space/ dwelling 2 spaces/ dwelling
Attached Dual Occupancy 0-2 Bedrooms 3 or more Bedrooms		1 space/ dwelling 2 spaces/ dwelling
Medium and High Density Dwellings in Hornsby LGA (including Universal Design Housing**) 0-1 Bedroom 0-2 Bedrooms 3 or more Bedrooms Visitors (see Note***)	0.75 space/ dwelling 1 space/ dwelling 1.5 spaces/ dwelling 1 space per 7 dwellings	1 space/ dwelling 1.25 spaces/ dwelling 2 spaces/ dwelling 1 space per 5 dwellings
Seniors Housing at all locations other than the combined land described below	per SEPP (Housing for Seniors or People with a Disability) 2004 per State Environmental Planning Policy (Housing) 2021	
Seniors Independent Housing at combined site comprising Nos. 9,11,15,17 and 19 Ashley Street, Hornsby and Nos. 2 and 4 Webb Avenue, Hornsby	A maximum of 108 resident spaces Visitors and staff – 1 space per 7 dwellings to a maximum of 15 spaces 1 dedicated space for an emergency vehicle	
Tourist and Visitor Accommodation (see Note**)		
Bed & Breakfast Accommodation, Farmstay Accommodation	1 space/guest bedroom + 2 spaces for the permanent residents	
Short Term Rental Accommodation (Holiday lets)	Apply residential accommodation rates above	
Hotel or Motel accommodation	1 space/room + 1 space per 2 employees	
Caravan Parks	1 space/van, cabin or tent site	
Commercial Premises		
Business or Office Premises	1/48m2 GFA	1/40m2 GFA
Shops	1/29m2 GLFA	1/20m2 GLFA
Bulky Goods Premises	1/75m2 GLFA, including space for cars with trailers	1/50m2 GLFA, including space for cars with trailers
Restaurants or Cafes (ex drive-through take-away restaurants)	1/29m2 GLFA	15/100m2 GFA + 15/100 m2 of outdoor seating area
Vehicle Sales or Hire Premises	1/150m2 site area + 6 spaces/work bay	
Markets	2 spaces per stall (customers only)	
Marina	0.6 spaces/ berth	

Table: 1C.2.1(c) On Site Car Parking Rates

Type of Development	Car Parking Requirement	
	Sites < 800m from Railway Station	Sites > 800m from Railway Station
Industrial Uses and Areas		
Industry and Warehouse or Distribution Centres (<i>max 20% ancillary office floor area, Note****</i>)	1/150m ² GLFA	1/100m ² GLFA
Vehicle Repair Station and Vehicle Body Repair Workshops	1/150m ² GFA + 6 spaces/work bay	
Sex Services Premises	1 space/ workroom + 1 space per 2 employees	
Agriculture		
Intensive Plant Agriculture	1 space/ employee	
Plant Nursery	0.5 spaces per 100m ² of that part of the site used in conjunction with the nursery + parking for any ancillary uses per rates in this table	
Education		
Child Care Centre	1 space per 4 children	
Educational Establishments	1 space per full time teacher + 1 space per 2 students of driving age	
Health Care		
Health Consulting Rooms	3 per surgery	
Medical Centres	4 per surgery	
Halls, meeting places		
Community Halls	1 space per 5 seats min (subject to parking study)	
Places of Public Worship	1 space per 5 seats min (subject to parking study)	
Entertainment Facility	1 space per 5 seats min (subject to parking study)	
Temporary Community Events	Markets to provide 2 spaces per stall (customers only) available on site or in the immediate locality. Other events subject to a parking study	
Other Uses	as per RTA Guide to Traffic Generating Development or a Parking Study	

3.5 Residential Flat Buildings (6 or more Storeys)

This section provides controls for erecting, and undertaking alterations and additions to, a residential flat building in the R4 High Density Residential Zone, within the area designated as S to AA (except W1) (6 storeys to 22 storeys) on the HLEP Height of Building map.

The controls also apply to Seniors Housing only on land identified as Area 1 on the HLEP Height of Building Map.

3.5.1 Desired Future Character

Desired Outcome

- a. Development that contributes to the desired future character of the area. Prescriptive Measures a. Development applications should demonstrate compatibility with the following statements of desired character

Prescriptive Measures

- a. Development applications should demonstrate compatibility with the following statements of desired character:

Desired Future Character Statement (excluding Pound Road, Hornsby Precinct)

The locality is characterised by residential flat buildings of 6 or more storeys in height in landscaped settings with underground car parking.

Development footprints maintain landscape corridors around and through development sites. The established tree canopy is complemented by new trees and shrubs throughout all gardens. Facade widths are limited, avoiding the appearance of a continuous wall of development. Buildings are integrated into a campus like setting with large areas of consolidated public and communal open space.

Balconies provide outdoor living areas which wrap around the corners of the buildings, providing usable open space as well as articulation in built form.

Developments embody active living principles including bicycle parking and storage, prioritised pedestrian and cyclist entrances to buildings, and connectivity to the public domain.



Figure 3.5(a): Example of Desired Character - 8 storey residential flat building (excluding Pound Road, Hornsby precinct).(l)

3.5.4 Height

Desired Outcome

a. A built form in accordance with the Height of Building Map in the HLEP and comprising residential flat buildings.

Prescriptive Measures

Storeys

a. Sites with the following maximum building heights under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 3.5.4(a).

Table 3.5.4(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Maximum Storeys (excluding basement carparking)
Area 1	20.5m Seniors Housing only	6 storeys Seniors Housing only
S	23.5m	7 storeys
T1	26.5m	8 storeys
T2	29.5m	9 storeys
U	32.5m	10 storeys
V1	35.5m	11 storeys
V2	38.5m	12 storeys
W2	41.5m	13 storeys
X	48m	15 storeys
AA	72m	22 storeys

- b. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.
- c. A transition in building height should be provided at sensitive interface areas adjacent to heritage items, conservation areas, **and adjacent residential areas**, areas outside the precinct **and sites adjacent to Area 1 on the Height of Building Map**.
- d. To protect the amenity of future residents the finished floor level of ground floor apartments should be at or above the natural ground level.
- e. Top most storeys, including those with mezzanine levels, should be visually recessive with a setback from the storeys below and lightweight in design.

Podiums

f. Within the Pound Road Precinct, a broad podium should be provided adjacent to the public domain with a height of 3 storeys and consistent with the existing built form in the precinct

g. Within the Oxford Street, Epping Precinct, a broad podium should be provided with a height of 2-3 storeys and consistent with the existing built form in the precinct.

Roof Design

- h. Flat or very gentle pitched roofs without parapets to minimise the height of exterior walls, incorporating eaves immediately above and beneath the penthouse storeys to cast shadows across the top-storey walls.
- i. Roof fixtures and lift overruns or service plants should be incorporated into the design of the roof to minimise visual intrusiveness and support an integrated building design.

Notes:

Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Storey means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

- (a) a space that contains only a lift shaft, stairway or meter room, or
- (b) a mezzanine, or
- (c) an attic.

Basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

A transition in building height should be provided at sensitive interface areas adjacent to heritage items and Heritage Conservation Areas. Refer to Part 9 Heritage of this DCP for additional heritage controls.

Height controls (ex Pound Road and Oxford Street, Epping Precinct) are based on a typical residential floor to floor height of 3 metres, with a 1.5 metre allowance for roof articulation and a 1 metre basement projection.

Height controls (Pound Road and Oxford Street, Epping Precinct) are based on a ground floor height of 4 metres, a typical residential floor to floor height of 3 metres, with a 1.5 metre allowance for roof articulation and no basement projection

4.5 Hornsby Town Centre

North Precinct

The north precinct will provide an extension of the existing commercial centre and accommodate a wide range of living, employment and recreational activities.

Building bulk and scale will step up from the adjacent residential area (to the east of Hunter Street) to the development along George Street. The ground floor of buildings fronting Hunter Street should incorporate non-residential uses that activate the street frontage. The lower levels of buildings fronting George Street should incorporate active uses such as cafes, outdoor dining and other retail activities. Buildings will incorporate awnings to provide a pedestrian scale and to provide shelter. High density residential development located above the commercial podium should contribute to the function of the Centre and maintain after hours vitality.

Development will facilitate the provision of wide tree lined footpaths, a uniform building edge, awnings and local convenience outlets to create a distinct character and vibrant living and working environment.



Figure 4.5(d): North Precinct Boundary.(C)

West Side Precinct

The West Side precinct is the traditional heart of Hornsby. The precinct will be a mixed use, street based centre that provides a range of housing, retail and commercial offices, food outlets, entertainment and employment opportunities to support the larger centre and service the working and residential populations in the area.

New buildings should reinforce the traditional shopping centre character of the precinct through well scaled podium forms, a consistent street wall height, active frontages and continuous awnings to primary streets that together contribute to the pedestrian experience. Lower levels of new buildings should respond to the existing fine grain character of the Conservation Area, using modulation to reduce the overall massing of a development. Tower elements above the street wall height should be elegant with slim and slender proportions and setback from the podium to allow view and light corridors.

Improvements in the public domain including reconnecting Cenotaph Park to the precinct through a new public plaza that will be a gateway to Hornsby by creating a formal entry from the Rail Station through to the Pacific Highway, pedestrianising parts of Dural Lane, development of new lanes for vehicular access, footpath paving and widening, installation of bollards, provision of seating, installation of street furniture and traffic calming measures.

Development along the Peats Ferry Road and Coronation Street should strengthen the 'main street' shopping and dining character of the precinct and should preserve high value heritage buildings, contributory streetscape elements and facades that enhance the streetscape and contribute to the overall sense of place of the precinct.

The Hornsby RSL Club and Hornsby War Memorial Hall sites present an opportunity for high-quality, mixed-use dining, recreation, hotel and residential development. New development should retain the heritage listed War Memorial Hall, include an active destination frontage to High Street and minimise visual, sound and light, and traffic impacts at the interface with surrounding residential areas.

Development and commercial uses should complement and support main street shopping and dining at Peat's Ferry Road and be designed to maximise visual and pedestrian connections to commercial areas to the north, and to Cenotaph Park and Hornsby Railway Station.

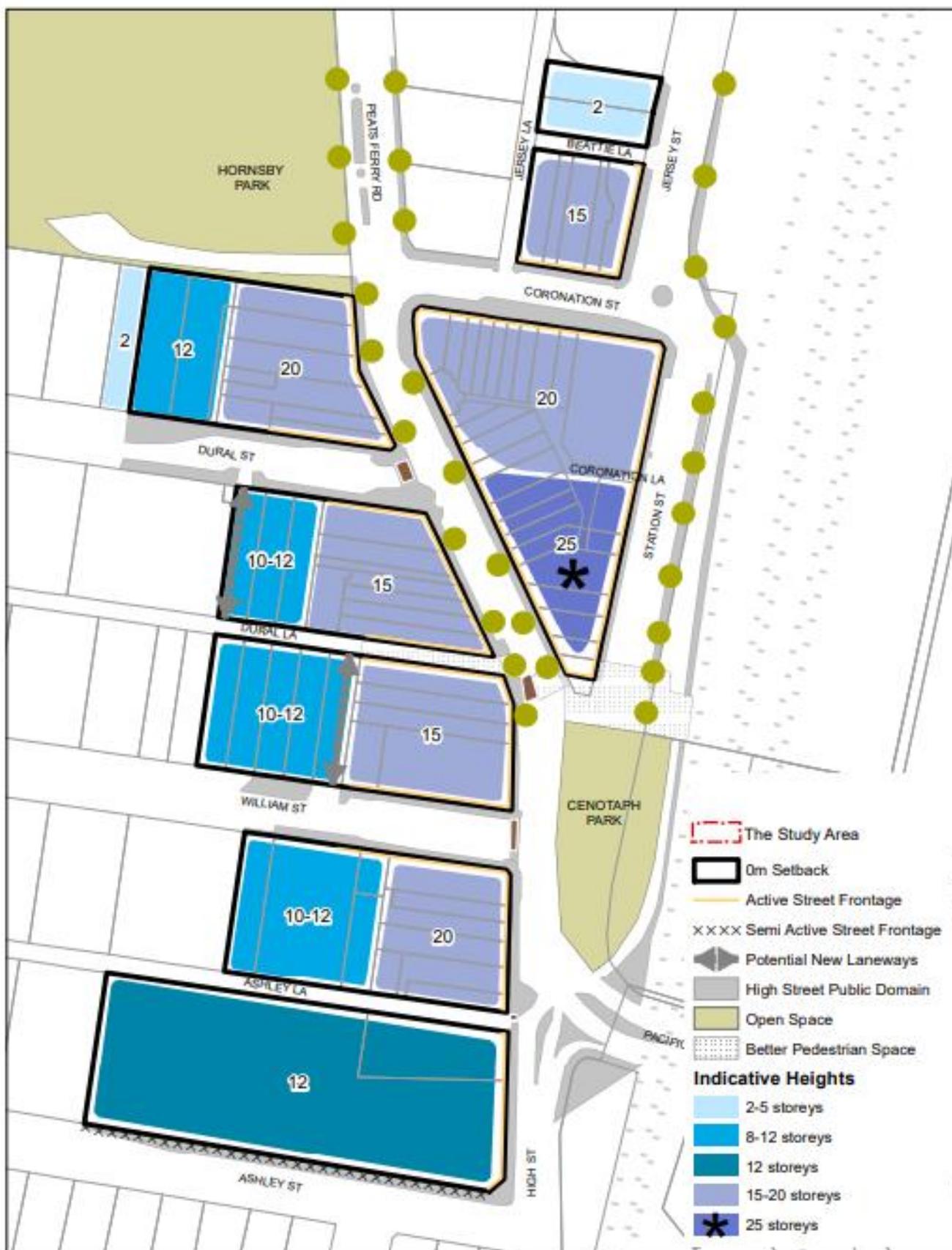


Figure 4.5(f): West Side Precinct - Structure Plan.

4.5.4 Scale within Hornsby LGA

Desired Outcome

- a. Development with a height, scale and intensity compatible with the role and function of the centre under the commercial centres hierarchy.

Prescriptive Measures

Floor Space Ratio

- a. The maximum floor space ratio for business lands shall be in accordance with the HLEP Floor Space Ratio Map as follows

Table 4.5.3(a): Summary of HLEP FSR Provisions

HLEP Area	Maximum FSR (total)	Maximum FSR (Residential use)
T	2:1	
V	3:1 (+FSR variations for Area 8)	Area 2 - 2:1
Z	5:1	Area 1 - 2:1 Area 3 - 1:1

- b. As detailed in Table 4.5.3(a) above, the proportion of any building in Areas 1, 2, and 3 (as identified on the HLEP Floor Space Ratio Map) able to be used for residential accommodation is limited pursuant to the provisions of Clause 4.4(2A) of the HLEP.
- c. Within the West Side Precinct, Council may consent to development that results in a variation to the floor space ratio shown on the Floor Space Ratio Map. The requirements regarding the floor space variation are provided in Clause 4.4 (2D) of the HLEP.

Notes:

Refer to Section 1C.2.12 of the DCP for detailed provisions on Isolated Sites.

As detailed in Clause 4.5 of the HLEP, the Floor Space Ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area. See the HLEP for the definition of Gross Floor Area.

Floorplates - West Precinct

- d. Residential floorplates above the podium should have a maximum GFA of 700 sqm. Balconies and terraces may project from this maximum.
- e. Commercial floorplates above the podium should have a maximum GFA of 1,200sqm.

Note: The maximum floorplate requirements for the West Precinct (d. and e.) do not apply to No. 2 and No. 4 High Street, Hornsby

Floorplates - North Precinct

- f. Residential floorplates should have a maximum dimension of 18 metres. Balconies and terraces may project beyond this maximum.
- g. Commercial floorplates should have a maximum dimension of 35 metres, measured perpendicular to the primary retail frontage and between opposing exterior walls at any point.

Height

- h. Sites with the following maximum building height under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 4.5.3(b) (excluding basement carparking).

Table 4.5.3(b): Translation of Height to Storeys

HLEP Area	Maximum building height (m)	Maximum Storeys - Commercial building	Maximum Storeys Mixed Use building
I	8.5m	2 storeys	2 storeys
O1	16m	4 storeys	4 storeys
S	23.5m	6 storeys	7 storeys
T1	26.5m		8 storeys
U	32.5m	8 storeys	10 storeys
V1	35.5m	9 storeys	11 storeys
V2	38.5m		12 storeys
W1	40m	10 storeys	13 storeys
X	48m	12 storeys	15 storeys
AA1	62.5		20 storeys
AA2	77.5		25 storeys

- i. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.

- j. Buildings within the West Precinct are to incorporate a commercial podium with a height of 2 to 5 storeys (8.5-16.5 metres), in accordance with Figure 4.5(i).
- k. Mixed use buildings within the North Precinct are to incorporate a commercial podium with a height of 3 storeys (12 metres), in accordance with Figure 4.5(j).
- l. Buildings within the East Precinct are to incorporate a commercial podium with a height of 2 to 3 storeys (8-12metres), in accordance with Figure 4.5(l).
- m. A transition in building height should be provided at sensitive interface areas adjacent to heritage items and adjacent residential areas outside the precinct boundaries.

Notes:

Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Storey means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

- (a) a space that contains only a lift shaft, stairway or meter room, or
- (b) a mezzanine, or
- (c) an attic.

A mixed use building described above comprises a building with a commercial podium and residential floors above.



Figure 4.5(i): West Side Precinct - Building Height Plan.

West Precinct

l. The setbacks of all buildings and structures to the boundaries of the site are prescribed in Table 4.5(c) for the West Precinct:

Table 4.5.4(c): Ground Floor Minimum Setbacks - West Precinct

Location	Building Setback
Peats Ferry Road	0m
Coronation Street	0m
Station Street	0m
Jersey Street	0m
Jersey Lane	0m
Beattie Land	0m
Dural Street (active frontages)	0m
(other frontages)	3m
William Street (active frontages)	0
(other frontages)	3
High Street	0
Ashley Lane (active frontages)	0
(other frontages)	3
Ashley Street (active frontages)	0
(semi active frontages to RSL Club and carpark)	0m
(other frontages)	3m
(RSL carpark frontages)	3m
Hornsby Park Edge Interface	
(active frontages)	0m
(other frontages)	3m
Interface with Residential Zoning	6m

Upper Floor Minimum Setbacks (Figure 4.5(m))

Location	Upper Floor Setback
Peats Ferry Road	6m
Coronation Street	6m
Station Street	3m
Jersey Street	3m
Dural Street	3m
Dural Lane	3m
William Street	3m
High Street	6m
Ashley Lane	0m
Ashley Street	3m
Hornsby Park Edge Interface	3m
Western boundary of No. 4 High Street	9m

m. Despite the above table, car parking stations may be built to the front boundary where a facade is provided that presents a built form consistent with the character of commercial/retail buildings within the precinct.

n. Ground Floor Minimum setbacks are illustrated in Figure 4.5(n).

o. The upper levels above the podium should be setback in accordance with Figure 4.5(o).



Figure 4.5(n): West Side Precinct - Ground Floor Minimum Setbacks.



Figure 4.5(o): West Side Precinct - Podium Heights and Upper Floor Setbacks (C)

7.2 Community Housing

The following section provides guidelines for the development of land for seniors housing, boarding houses, group homes and hostels throughout Hornsby Shire.

7.2.1 Seniors Housing

Desired Outcomes

- a. Development with a bulk, scale and intensity that is compatible with the character of the area.

Prescriptive Measures

- a. Development for Seniors Housing should comply with the planning controls in the Housing SEPP
- b. Development for Seniors Housing on land identified as Area 1 in the HLEP Height of Building Map should also comply with the site-specific and other controls for residential flat buildings identified in Part 3.5 – Residential Flat Buildings (6 or more storeys) and the site-specific parking rates and other general controls identified in Part 1 – General of the HDCP.

7.2.2 Boarding Houses

Desired Outcomes

- a. Development with a bulk, scale and intensity that is compatible with the character of the area.

Prescriptive Measures

- a. Development for Boarding Houses should comply with the planning controls in the Housing SEPP

7.2.3 Group Homes

Desired Outcomes

- a. Development with a bulk, scale and intensity that is compatible with the character of the area.

Prescriptive Measures

- a. Development for Group Homes should comply with the planning controls should comply with the planning controls in the Housing SEPP

Note:

The complying development provisions within Schedule 2 of the SEPP will be used as a guideline in assessing development applications for group homes

9.2 Heritage Items

This section applies to Heritage Items listed in Part 1 of Schedule 5 Environmental Heritage of the HLEP. Heritage Items include buildings, works, gardens and trees.

9.2.1 General Design Requirement

Desired Outcomes

- Development that allows reasonable change to occur to heritage items, particularly to meet contemporary amenity or safety standards without unreasonably impacting heritage significance.
- Alterations and additions that are sympathetic to significant features, and do not dominate the heritage item in terms of bulk, scale, form, setbacks and materials.
- Development that encourages new uses that facilitate the ongoing viability of heritage items without adversely affecting heritage significance.
- New uses that allow for interpretation of the heritage item and do not result in substantial or irreversible changes to significant features
- Development that cantilevers over or retains a heritage item within its envelope complements the form, style and character of the heritage item and allows it to be viewed and interpreted as a discrete entity.

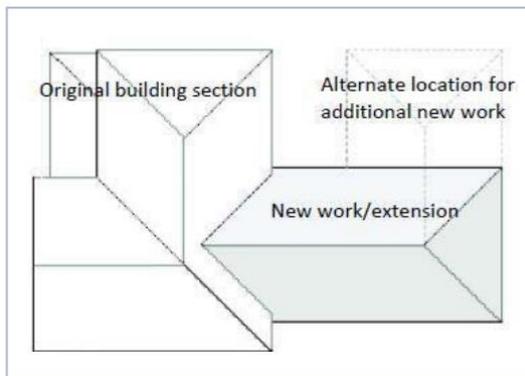


Figure 9.2(a) - Locate new work away from the significant area of the item. (i)

Prescriptive Measures

General

- Features or elements that contribute to the heritage significance of the item should be retained.
- Council does not generally support demolition of heritage items. Poor structural condition or costs associated with renovating are not sufficient justifications.
- New work and changes should be located away from main areas that are intact or highly significant. **Cantilevers are to be stepped back from primary elevations and street facades**
- New buildings, structures, landscaping or other works should be located to minimise adverse impacts on the setting of the heritage item.
- Introducing decorative elements that could reduce the integrity and confuse the period of the building should be avoided, unless documentary or physical evidence exists to show it has been removed.
- For large projects a staging plan may be required to indicate when secondary or non-heritage works are to be undertaken.
- Servicing, fire safety or BCA compliance upgrades for a new use should not impact on the heritage e significance of the item.

Removing unsympathetic changes

- Unsympathetic elements should be removed, especially where substantial changes are proposed to a heritage item and the reversal will assist an improved heritage outcome.

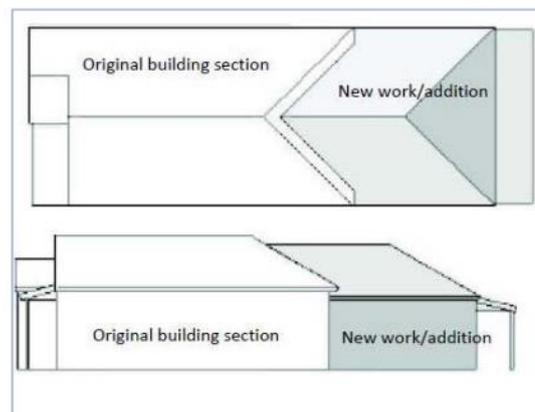


Figure 9.2(b) - Alterations and additions to be smaller in scale and length than the existing building. (i)

<p>Form, massing and scale</p> <ul style="list-style-type: none">i. New work should be designed to complement the heritage item in terms of scale, proportion, bulk, massing and detail.j. Additions and extensions at the front of heritage items should be avoided. Additions should be located away from the principal elevation and significant features of the heritage item, and behind and below the main roof ridge.k. Alterations and additions should be smaller in scale and length than the existing building.l. Large second storey additions should be avoided. Additions should be located to the rear or side. Depending on the form and style of the building it may be possible to design new levels within the existing roof space or below the gutter line of the main building.m. Extensive blank or unarticulated walls are discouraged. Articulation should be achieved through the use of materials or design elements such as soldier/string courses, windows, fibro/timber inserts or the like. Internal changesn. Changes to the original layout of the building should be minimal so that the evolution of the building remains recognisable. Development should retain significant interior elements. For example, wall nibs, decorative ceilings, picture rails, architraves, feature tiling or features such as fire places should be retained <p>Materials, colours, finishes</p> <ul style="list-style-type: none">o. Rendering or painting original face brick is not supported.p. Materials should be selected to complement the period and style of the building. Compatible, but not necessarily matching materials i.e. modern materials, may be used where appropriate. <p>Note:</p> <p>The controls for heritage items adopt a “whole of building” approach because heritage significance applies to the whole property, not just the front façade of a building or particular element of a site. The controls are based on the principles of minimising impact on heritage significance, and ensuring that where change occurs, the decision is based on an understanding of heritage significance</p>	<p>No. 4 and No. 2 High Street, Hornsby</p> <p>New development:</p> <ul style="list-style-type: none">a. Must be designed to provide for an integrated and holistic development outcome across Nos 2 and 4 High Street, Hornsbyb. Must retain the heritage listed Hornsby War Memorial Hall including significant external and internal features, existing setbacks, fabric, spaces and layoutc. Adopt a high quality and respectful contextual design that is sympathetic to and complements the Hall’s significant fabric, form, setback, detail and landscapingd. Should not dominate the Hall or obscure views to it from public domain and not visually dominate or visually disrupt the public appreciation of the Hall
---	--