

PLANNING PROPOSAL

Hornsby RSL Club
PP/1/2016

January 2018



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INTRODUCTION

This Planning Proposal explains the intent of, and justification for, the proposed amendment to *Hornsby Local Environmental Plan 2013* for the following sites:

- Hornsby RSL Club and Community Car Park ('Site 1') – Properties Nos. 1A – 7 William Street (Lot 1 DP 432351, Lot 1 DP 817649 and Lot 13 Sec 3 DP 1880) and Property No. 2 Ashley Lane, Hornsby (Lot 9 DP 655107);
- Hornsby RSL Club ('Site 2') – Property No. 4 High Street, Hornsby (Lot 2 DP 817649); and
- Vacant Parcel of Land including 19 Ashley Street, Hornsby ('Site 3') – Properties Nos. 7 - 17 Ashley Street and Properties Nos. 2-4 Webb Avenue, Hornsby (Lots 1, 2, 3, 4, 5, 6, 7 & 8 DP 222907).

The sites (see Figure 1 – Location Map in Part 4 of this planning proposal) are owned by the Hornsby RSL Club and are located on the western side of the Hornsby Railway Station. The Club is seeking an amendment of the *Hornsby Local Environmental Plan 2013 (HLEP)* and *Hornsby Development Control Plan 2013 (HDCP)* to facilitate the development of three land holdings for the following uses:

- Site 1: Permit a residential flat building up to 15 storeys to be constructed above the existing 4 storey community car park and activate the William Street frontage with ground floor commercial uses.
- Site 2: Increase the building height from 8 to 12 storeys to enable a hotel / serviced apartments and associated parking and permit a residential flat building above the existing Club.
- Site 3: Permit development up to 5 storeys for the purpose of seniors housing only and place a maximum limit on the number of car spaces to ensure the number provided only supports that required for seniors housing and is not beyond the capacity of the local road network.

This Planning Proposal has been prepared in accordance with the *Environmental Planning and Assessment Act 1979 (EP&A Act)* and the Department of Planning and Environment's 'A Guide to Preparing Planning Proposals' August 2016.

BACKGROUND

In December 2014, amendments to the *HLEP* were made to facilitate mixed use redevelopment of the Hornsby West Side Precinct for developments between 15 to 25 storeys. The amendments applied to the existing Town Centre on land zoned B4 Mixed Use which includes the Community Car Park (Site 1) and Hornsby RSL Club (Site 2).

During the exhibition period of the Hornsby West Side Proposal, a submission on behalf of Hornsby RSL requested that Council increase the height limit of the RSL Community Car Park to 15 storeys and include the vacant land (Site 3) in Ashley Street into the West Side Precinct. The submission was accompanied by a concept plan detailing the potential built form of a future Club redevelopment.

As detailed in Group Manager's Report PL/41/2014 (see Appendix C), the request was not progressed as it was outside the scope of the West Side Planning Proposal and would require amendment and re-exhibition. The proponent was invited to submit a separate planning proposal for the RSL Club land holdings.

On 13 May 2016, a Planning Proposal was submitted on behalf of the RSL Club to amend the *HLEP* and *HDCP*.

A non-statutory preliminary exhibition of the Planning Proposal was held between 2 June and 17 June 2016. Thirty three submissions were received expressing concerns regarding traffic impact, pedestrian safety, urban design, overshadowing, noise and heritage impact.

Analysis of the submissions and documentation lodged to Council was undertaken by staff and Council's Design Excellence Panel. In response to urban design and traffic comments, an updated concept plan and traffic assessment was submitted on 21 October 2016.

On 8 February 2017, Council considered Group Manager's Report PL7/17 regarding the Planning Proposal and resolved to forward the application to the Department of

Planning and Environment (DP&E) for Gateway Determination. Council also resolved that the associated draft *HDCEP* amendments be exhibited concurrently with the proposal. A copy of Council's resolution is attached (see Appendix C).

On 14 June 2017, a Gateway Determination was issued allowing the Planning Proposal to proceed subject to conditions, including that prior to community consultation it be updated to:

- Include a heritage assessment, which assesses the heritage significance of the War Memorial Hall heritage item, identifies development constraints and opportunities, and to what extent the proposed development would affect the heritage item;
- Identify the maximum number of car spaces needed to support the proposed senior housing site and identify a parking cap; and
- Include minor amendments to the text and maps in the planning proposal for clarity and consistency purposes.

The Gateway Determination identified a maximum LEP making timeframe of 12 months, community consultation for a minimum of 28 days and requirements for consultation with agencies. Authorisation for Council to exercise its delegation for plan making functions to amend *Hornsby Local Environmental Plan 2013* was issued concurrently with the Gateway Determination. A copy of the Gateway Determination is attached (see Appendix D).

In December 2017, a heritage assessment was submitted by the Club (copy attached at Appendix E), including an amended Site 2 massing diagram, and a request for reduction of the proposed height over part of Site 2 to respond to the findings of the heritage assessment. The High Street facing portion of the site (approximately one third of the site area) is now proposed to remain at the current maximum building height control of 26.5 metres for the extent that it adjoins the southern boundary of 2 High Street.

The objective of this revision, resulting in a transition in height across Site 2, is to reflect the intention of the Club that the existing RSL Club building on that portion of the site is not proposed for redevelopment and to provide an appropriate relationship (in terms of maximum height) to the Hornsby War Memorial Hall.

PART 1 - OBJECTIVES OR INTENDED OUTCOMES

The objectives or intended outcomes of the Planning Proposal are as follows:

- Site 1: Permit a residential flat building up to 15 storeys to be constructed above the existing 4 storey community car park and activate the William Street frontage with ground floor commercial uses.
- Site 2: Increase the building height from 8 to 12 storeys over the rear two thirds of the site to enable a hotel / serviced apartments and associated parking and permit a residential flat building above the existing Club.
- Site 3: Permit development up to 5 storeys for the purpose of seniors housing only and place a maximum limit on the number of car spaces to ensure the number provided only supports that required for seniors housing and is not beyond the capacity of the local road network.

PART 2 - EXPLANATION OF THE PROVISIONS

The objectives and intended outcomes, by site number, are proposed to be achieved by making the following amendments to the *HLEP 2013*:

- **Site 1:** Amend the existing maximum building height control (Height of Buildings Map) to increase the height permissible to be a maximum of 48 metres (15 storeys) and to include, as an additional land use permissible with consent (under Schedule 1 Additional permitted uses), the opportunity for a residential flat building above the existing car park only where associated with commercial floor space at street level.
- **Site 2:** Amend the existing maximum building height control (Height of Buildings Map) to increase the height permissible over the rear two-thirds of the site from 8 storeys (26.5 metres) to 12 storeys (38.5 metres) to facilitate a redevelopment comprising a hotel / serviced apartments and associated parking, and to include, as an additional land use permissible with consent (under Schedule 1 Additional permitted uses), the opportunity for a residential flat building above the existing Club.
- **Site 3:** Amend the existing maximum height of buildings clause (4.3 Height of buildings) and the Height of Buildings Map to identify a maximum height applicable of 17.5 metres (5 storeys) for seniors housing development only on this site (retaining the maximum building height for all other R3 permitted land uses at 10.5 metres). Add a local provision (under Part 6 Additional local provisions) which identifies a maximum limit on number of car spaces associated with redevelopment of the site for seniors housing to ensure the scale of seniors housing development at the greater height does not unreasonably increase local traffic.

Note: This page was updated 22 February 2018 to correct a minor anomaly regarding the maximum height of building as it relates to Site 1.

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

<p>Height of Building Map</p>	<p>Amend Map Sheet HOB_017 to show the maximum building heights for the following sites:</p> <p>(1) Property Nos. 1A – 7 William Street (Lot 1 DP 432351, Lot 1 DP 817649 and Lot 13 Sec 3 DP 1880) and Property No. 2 Ashley Lane, Hornsby (Lot 9 DP 655107): 48m or 15 storeys</p> <p>(2) Property No. 4 High Street, Hornsby (Lot 2 DP 817649): Part 26.5m or 8 storeys and part 38.5m or 12 storeys</p>
<p>Schedule 1 Additional Permitted Uses</p>	<p>Insert after 8:</p> <p>9 Use of certain land at William Street and Ashley Lane, Hornsby</p> <p>(3) This clause applies to land identified as “Area 9” on the Additional Permitted Uses Map being property Nos. 1A – 7 William Street (Lot 1 DP 432351, Lot 1 DP 817649 and Lot 13 Sec 3 DP 1880) and Property No. 2 Ashley Lane, Hornsby (Lot 9 DP 655107).</p> <p>(4) Development for the following purposes is permissible with development consent:</p> <p>(a) Residential flat building above existing 4 storey community car park, where the use of 400sq.m of gross floor area on the ground floor is for the purpose of commercial premises.</p> <p>10 Use of certain land at High Street, Hornsby</p> <p>(1) This clause applies to land identified as “Area 10” on the Additional Permitted Uses Map being property No. 4 High Street, Hornsby (Lot 2 DP</p>

	<p>817649).</p> <p>(2) Development for the following purposes is permissible with development consent:</p> <p>(a) Residential flat building above existing Club.</p>
Additional Permitted Uses Map	Amend map sheet APU_017 to identify Area 9 and Area 10 as referenced in Schedule 1.
Clause 4.3 Height of Building	<p>Insert after (2)</p> <p>(3) Despite subclause (2), the height of building 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 17.5m if development is for the purpose of seniors housing.</p>
Clause 6.10 Maximum	<p>Insert after Clause 6.9</p> <p>Clause 6.10 Maximum number of car parking spaces for seniors housing on certain land at Hornsby</p> <p>(1) The objectives of this clause are as follows:</p> <p>(a) to identify the maximum number of car parking spaces that may be provided to service the use of land for seniors housing,</p> <p>(b) to minimise the amount of traffic generated because of proposed seniors housing development.</p> <p>(2) If development for seniors housing that includes car parking spaces in connection with that use is on land identified as “Area 1” on the Height of Buildings Map, the development must provide no more than:</p> <p>(a) 119 spaces for residents,</p> <p>(b) 21 spaces for visitors.</p>

	<p>(3) The number of car parking spaces to be provided for seniors housing development on land identified as “Area 1” on the Height of Buildings Map, is to be calculated:</p> <p>(a) at a rate of:</p> <p>(i) 0.5 parking spaces to be provided for every bedroom,</p> <p>(ii) 1 parking space to be provided for every 5 dwellings for visitors,</p> <p>(b) by including any existing car parking spaces and car parking spaces approved in connection with that use on land identified as “Area 1” on the Height of Buildings Map.</p>
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Note: 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

Section A - Need for the planning proposal

1. *Is the planning proposal a result of any strategic study or report?*

No.

In 2014, a Planning Proposal for the Hornsby West Side was finalised by Council to enable shop top housing development up to 15 and 25 storeys. This amendment was informed by a master plan study prepared by JBA and supported by a detailed traffic assessment, economic study and heritage assessment.

The current proposal relates to land that is partly within and external to the West Side precinct. The proposed land uses would compliment and support the role and function of the Hornsby Town Centre and would also be consistent with the Sydney Metropolitan Strategy and draft North District Plan.

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 considered appropriate in this instance to enable the timely consideration of urban design, traffic and heritage related issues.

3. *Is there a net community benefit?*

The Planning Proposal would provide the following community benefits:

- Well located residential and hotel development in close proximity to transport, shops and services.
- Addresses the growing need for senior housing development and is well located with respect to support services.
- Would ensure that future development of the vacant land on Site 3 would only be developed up to five storeys for the purpose of senior housing.

Section B - Relationship to strategic planning framework

4. ***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 Planning Proposal is consistent with the relevant objectives and actions outlined in the Sydney Metropolitan Strategy 'A Plan for Growing Sydney'.

'A Plan for Growing Sydney' sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 689,000 new jobs and 664,000 new homes by 2031. The Plan identifies that the most suitable areas for new housing are in locations close to jobs, public transport, community facilities and services.

The Proposal is consistent with the strategy as it would allow for the delivery of hotel accommodation, residential flat buildings and employment generating floor space in close proximity to the Hornsby Town Centre and train station.

The draft North District Plan provides guidance in relation to job creation, housing supply and sustainability. Accordingly, the draft North District Plan identifies that the revitalisation of the commercial core and attracting further mixed-use development west of the railway line as a priority to allow for stronger integration with the centre and encourage the development of a lively restaurant strip.

5. ***Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?***

Yes.

The Planning Proposal is consistent with the applicable strategies outlined in the *Hornsby Shire Community Plan 2013-2023*. The relevant outcome indicators of the Plan which relate to the proposal are opportunities for seniors housing, increasing employment and use of sustainable transport.

The proposal is consistent with these outcomes with respect to the employment and economic benefits of the hotel, well located and integrated seniors housing and additional housing in proximity to high quality public transport.

6. ***Is the planning proposal consistent with applicable state environmental planning policies?***

Yes.

The Planning Proposal is consistent with applicable State Environmental Planning Policies (SEPPs) (see Appendix A).

The proposed Seniors Living component of the Proposal would be consistent with *SEPP (Housing for Seniors or People with a Disability) 2004*. The vacant land on the southern side of Ashley Street is currently zoned R3 Medium Density Residential. Seniors housing is a permissible land use that meets the locational requirements of the *Seniors Housing SEPP*.

7. *Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?*

Yes.

The Proposal is consistent with applicable Ministerial Directions (see Appendix B).

Direction 1.1 'Business and Industrial Zones' is applicable to the proposal. The objectives of the Direction indicate the importance of encouraging employment growth and protecting employment land in identified strategic centres. The proposal is consistent with this Direction as it would not reduce the amount of commercial floor space within the West Side precinct. Redevelopment of the Community Car Park (Site 1) would include provision for ground floor commercial uses and the hotel development would be complimentary to the remainder of the town centre.

Direction 3.1 'Residential Zones' relates to housing variety and choice to provide for existing and future needs. This Direction also outlines the importance of making efficient use of existing infrastructure whilst also minimising the impact of residential development on the environment and resource lands. The opportunity to provide a seniors housing development up to five storeys on Site 3 would be consistent with the Direction due to the relationship of the development to the adjoining RSL Club and other facilities within the Hornsby Town Centre.

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 as a result of the proposal?*

No.

Critical habitat or threatened species, populations or ecological communities, or their habitats would not be impacted as a result of this Planning Proposal.

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

Yes.

The Planning Proposal proposes to increase the maximum building height on three sites in close proximity to the commercial core of the West Side of Hornsby and the train station. The proposal would have impacts related to urban design, traffic management, solar access and heritage that require careful consideration.

The proposed development concept submitted with the Proposal has been evaluated by a member of Council's Design Excellence Panel. In response to issues raised, matters relevant to the LEP and DCP have been amended by the proponent to ensure the proposal would be capable of meeting the requirements of the Apartment Design Guideline. Other issues such as ground floor activation, location of entrances, materials and façade treatments would be more appropriately considered at the Development Application stage.

As outlined in Council's assessment report, the concept plan that supports the proposal is indicative only. Any future development application would be required to demonstrate compliance with the *HLEP*, *HDCP* and Apartment Design Guide.

Council's traffic model to support the 2014 rezoning of the West Side precinct identified limited free capacity to cater for additional trips based on the planned development of 1,000 additional dwellings. Traffic improvements for the local area were also identified as part of the 2014 rezoning and implemented via amendments to the Hornsby DCP and S94 Contributions Plan. Based on updated modelling provided by the applicant, no additional traffic facilities are required to support the proposal which would contribute approximately 61 trips in the AM peak and 150 trips in the PM peak.

The Proposal is supported by a shadow analysis that illustrates the impact of the Proposal. Adjoining development would maintain a minimum of 2 hours of solar access consistent with the requirements of Council's *HDCP* and the NSW Government's Apartment Design Guide.

The subject sites are located in the vicinity of the Peats Ferry Road Precinct of the Hornsby West Side Heritage Conservation Area. The Community Car Park is located adjacent to the Hornsby War Memorial Hall which is a local heritage listed item. The Hall is significant as a place of assembly and represents Australia's role in foreign conflict.

Group Manager's Report (PL7/17) discusses the potential impact of the proposal on the heritage values of the Hall and recommends that a Heritage Impact Assessment should be prepared as a condition of the Gateway Determination. Condition 1(c) of the Gateway Determination required the preparation of a heritage assessment.

In accordance with Condition (c) of the Gateway Determination, a heritage assessment has been submitted for the heritage item at 2 High Street, Hornsby, being *Statement of Heritage Impact (amended) Hornsby War*

Memorial Hall for Hornsby RSL Club – dated November 2017 (copy attached – see Appendix E). As a result of the heritage assessment, the proponent is also proposing a reduction in the maximum height of building for that part of the Hornsby RSL Club property at 4 High Street, Hornsby (Lot 2 DP 817649, referred to as Site 2 under the Planning Proposal) located immediately adjacent to the Hornsby War Memorial Site. The High Street facing portion of the site (approximately one third of the site area) is now proposed to remain at the current maximum building height control of 26.5 metres for the extent that it adjoins the southern boundary of 2 High Street. The objective of this revision, resulting in a transition in height across Site 2, is to reflect the intention of the Club that the existing RSL Club building on that portion of the site is not proposed for redevelopment and to provide an appropriate relationship (in terms of maximum height) to the Hornsby War Memorial Hall.

10. *How has the planning proposal adequately addressed any social and economic effects?*

The planning proposal is not supported by a social or economic assessment. However, a market demand report for a hotel development submitted with the application indicates demand for this land use within the Hornsby Town Centre.

The proposal to expand the Club facilities and provide a hotel development would assist with meeting future job targets outlined in the draft North District Plan and benefit other land uses within the Hornsby Town Centre who rely on close, high quality accommodation and conferencing facilities. The proposal may also have a multiplier benefit to the local economy.

Section D - State and Commonwealth interests

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

Yes.

Services are available in the vicinity of the site. The Proposal would not impose any additional demands on local infrastructure, public or community services. The sites are located in close proximity to existing bus and train services (approximately 400m).

12. *What are the views of State and Commonwealth public authorities consulted in accordance within this gateway determination?*

Consultation would occur with the public authorities identified in the Gateway Determination, including Transport for NSW, NSW Police, Office of Environment and Heritage and NSW Fire Service.

PART 4 - MAPS

1. Information Maps: Location, Land Use Zones, Hornsby West Side

The three sites affected by the Planning Proposal are identified on the maps below.



Figure 1: Location Map: The subject sites are identified edged heavy blue.



Figure 2: Current Land Use Zones and Extent of Hornsby West Side Precinct

2. Proposed Map Amendments: Height of Buildings Map

The Planning Proposal seeks to amend Sheet 17 Height of Buildings Map (HOB Map Identification number: 4000_COM_HOB_017_020_20141114). The current maximum heights for the subject sites and their vicinity are identified in **Figure 3** and the proposed heights are illustrated in **Figure 4** below

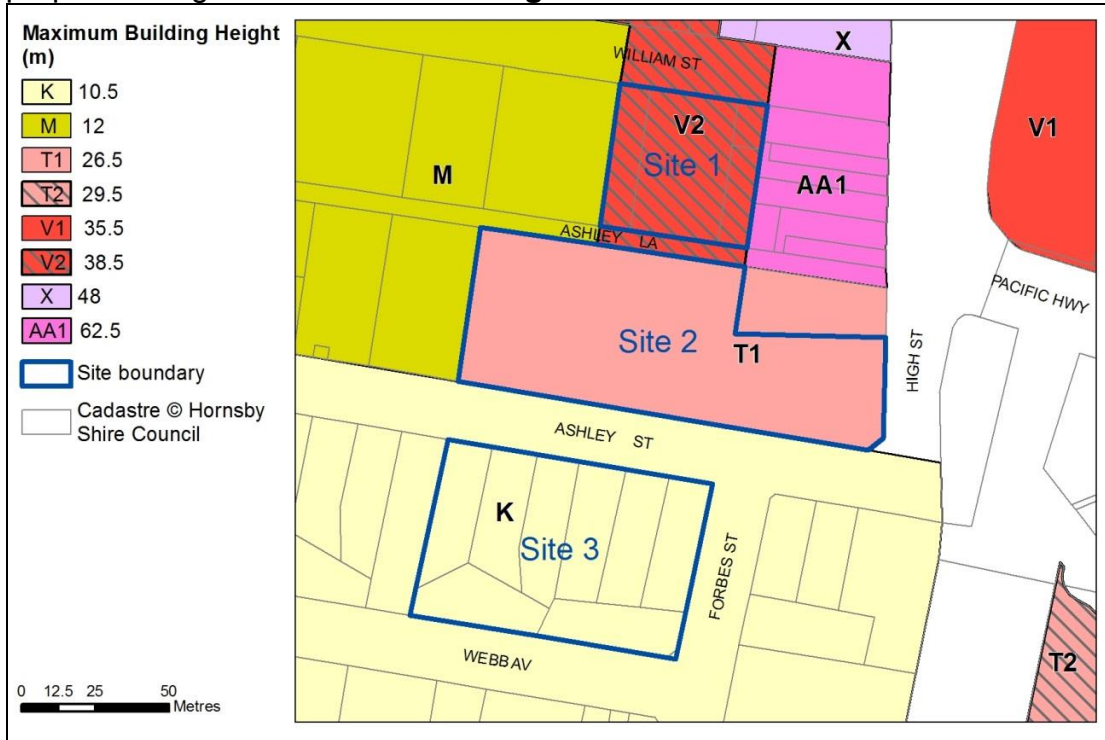


Figure 3: Current HLEP 2013 Height of Buildings Map

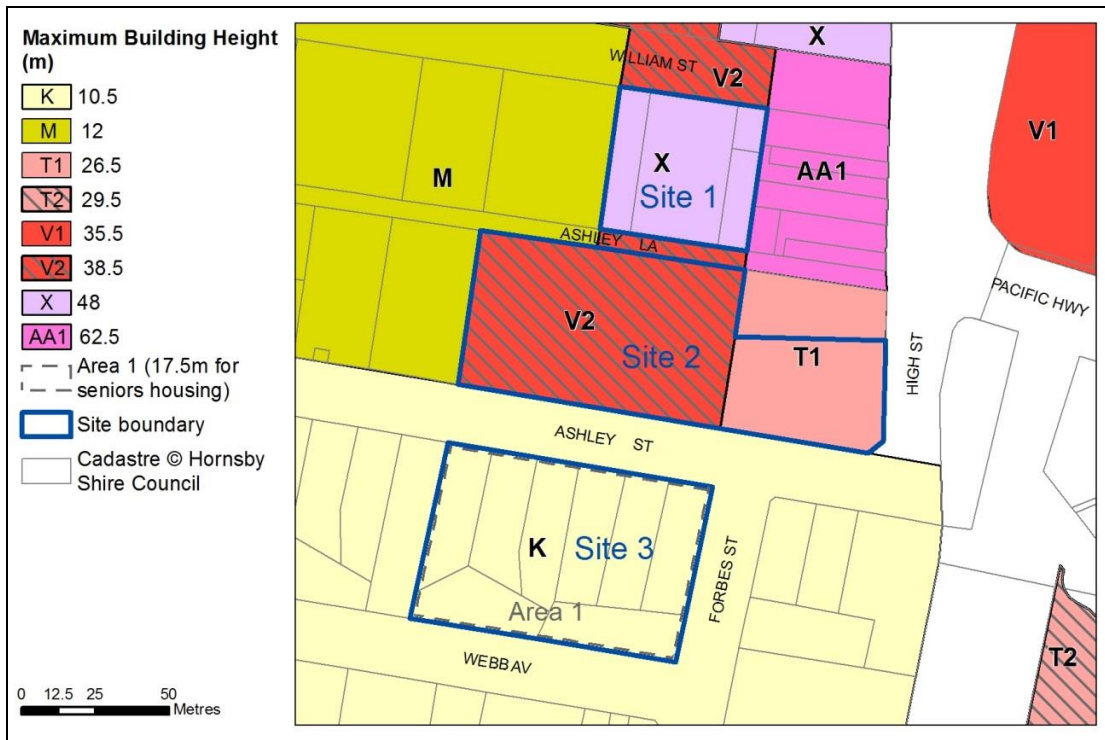


Figure 4: Proposed amendments to HLEP 2013 Height of Buildings Map

3. Proposed Map Amendment: Additional Permitted Uses Map

The Planning Proposal seeks to amend Sheet 17 of the *Hornsby Local Environmental Plan 2013 Additional Permitted Uses Map* (Map identification number: 4000_COM_APU_017_020_20130805) to add new areas “Area 9” and “Area 10”. The purpose of this amendment is to identify the properties associated with the additional above ground floor uses proposed for Sites 1 and 2 under Schedule 1 Additional Permitted Uses (see also Part 2 – Explanation of Provisions under this Planning Proposal).

The proposed amendments are included in the map shown in **Figure 5** below.

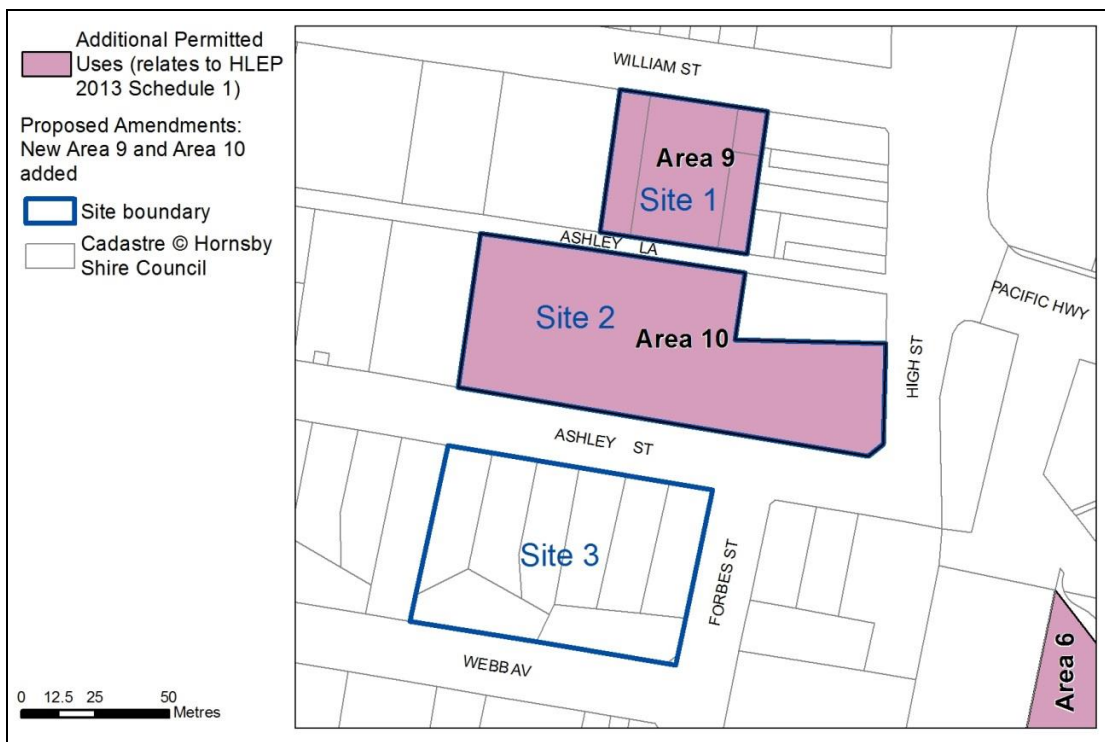


Figure 5: Proposed additions to the HLEP 2013 Additional Permitted Uses Map

PART 5 - COMMUNITY CONSULTATION

In accordance with “*A guide to preparing local environmental plans*” prepared by the Department of Planning and Environment (2016), and the Gateway Determination issued 14 June 2017, the consultation strategy will include:

Advertisement in the local newspaper

An advertisement placed in the Hornsby Advocate identifying the purpose of the Planning Proposal and where the Planning Proposal can be viewed.

Advertisement on the Council website

The Planning Proposal would be exhibited on Council’s website (www.hornsby.nsw.gov.au/) under ‘On Exhibition’. Council’s libraries have access to the website.

Letters to affected owners

A letter would be sent to landowners who adjoin or are in close proximity to the site, and those who made submissions in response to the preliminary non-statutory exhibition of the Planning Proposal and supporting documents, advising them of the exhibition of the Proposal and inviting submissions.

Displays at the Council Administration Buildings and local libraries

The Planning Proposal would be displayed at the Council Administration Centre, 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, Office of Environment and Heritage, and NSW Fire Service.

PART 6 – PROJECT TIMELINE

Weeks after Gateway Determination	Item
0	Gateway Determination
31	Exhibition Start
36	Exhibition end
37	Consideration of submissions from exhibition
42	Report to Council on submissions
43	Request draft instrument be prepared

Appendix A – State Environmental Planning Policy Checklist

SEPP Title	Comment
SEPP 1. Development Standards	Consistent The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
SEPP 2. Minimum Standards for Residential Flat Development	Repealed
SEPP 3. Castlereagh Liquid Waste Disposal Depot	Repealed
SEPP 4. Development Without Consent and Miscellaneous Complying Development	Repealed
SEPP 5. Housing for Older People or People with a Disability	Repealed
SEPP 6. Number of Storeys in a Building	Repealed
SEPP 7. Port Kembla Coal Loader	Repealed
SEPP 8. Surplus Public Land	Repealed
SEPP 9. Group Homes	Repealed
SEPP 10. Retention of Low-Cost Rental Accommodation	Repealed
SEPP 11. Traffic Generating Developments	Repealed
SEPP 12. Public Housing (Dwelling Houses)	Repealed
SEPP 13. Sydney Heliport	Repealed
SEPP 14. Coastal Wetlands	Not applicable
SEPP 15. Rural Land Sharing Communities	Repealed
SEPP 16. Tertiary Institutions	Repealed
SEPP 17. Design of Building in Certain Business Centres	Not Made
SEPP 18. Public Housing	Not Made
SEPP 19. Bushland in Urban Areas	Not applicable
SEPP 20. Minimum Standards for Residential Flat Development	Repealed
SEPP 21. Caravan Parks	Not applicable
SEPP 22. Shops and Commercial Premises	Repealed
SEPP 24. State Roads	Not Made
SEPP 25. Residential Allotment Sizes	Repealed
SEPP 26. Littoral Rainforests	Not applicable
SEPP 27. Prison Sites	Repealed
SEPP 28. Town Houses and Villa Houses	Repealed
SEPP 29. Western Sydney Recreation Area	Repealed
SEPP 30. Intensive Agriculture	Not applicable
SEPP 31. Sydney (Kingsford Smith) Airport	Repealed
SEPP 32. Urban Consolidation (Redevelopment of Urban Land)	Repealed
SEPP 33. Hazardous and Offensive Development	Not applicable
SEPP 34. Major Employment-Generating Industrial Development	Repealed
SEPP 35. Maintenance Dredging of Tidal Waterways	Repealed
SEPP 36. Manufactured Home Estates	Not applicable
SEPP 37. Continued Mines and Extractive Industries	Repealed
SEPP 38. Olympic Games and Related Projects	Repealed
SEPP 39. Spit Island Bird Habitat	Repealed
SEPP 40. Sewerage Works	Not Made

SEPP 41. Casino/Entertainment Complex	Repealed
SEPP 42. Multiple Occupancy and Rural Land	Repealed
SEPP 43. New Southern Railway	Repealed
SEPP 44. Koala Habitat Protection	Not applicable
SEPP 45. Permissibility of Mining	Repealed
SEPP 46. Protection and Management of Native Vegetation	Repealed
SEPP 47. Moore Park Showground	Not applicable
SEPP 48. Major Putrescible Landfill sites	Repealed
SEPP 50. Canal Estates	Not applicable
SEPP 51. Eastern Distributor	Repealed
SEPP 52. Farm Dams and Other Works in Land and Water Management Plan Areas	Not applicable
SEPP 53. Metropolitan Residential Development	Repealed
SEPP 54. Northside Storage Tunnel	Repealed
SEPP 55. Remediation of Land	Consistent. The Planning Proposal is consistent with SEPP 55. Analyses of Council records indicate that no known contamination risks are affiliated with the sites.
SEPP 56. Sydney Harbour Foreshores and Tributaries	Repealed
SEPP 58. Protecting Sydney's Water Supply	Repealed
SEPP 59. Central Western Sydney Regional Open Space and Residential	Repealed
SEPP 60. Exempt and Complying Development	Repealed
SEPP 61. Exempt and Complying Development for White Bay and Glebe Island Ports	Repealed
SEPP 62. Sustainable Aquaculture	Not applicable
SEPP 63. Major Transport Projects	Repealed
SEPP 64. Advertising and Signage	Not applicable
SEPP 65. Design Quality of Residential Flat Development	Consistent. The proposal would not impact on the existing character of the West Side precinct, particularly Sites 1 and 2 which would complement the existing commercial character of the area. 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 Apartment Design Guide. 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> .
SEPP 67. Macquarie Generation Industrial Development Strategy	Repealed
SEPP 69. Major Electricity Supply Projects	Repealed
SEPP 70. Affordable Housing (Revised Schemes)	Not applicable
SEPP 71. Coastal Protection	Not applicable
SEPP 72. Linear Telecommunications Development – Broadband	Repealed
SEPP 73. Kosciusko Ski Resorts	Repealed

SEPP 74. Newcastle Port and Employment Lands	Repealed
SEPP 1989. Penrith Lakes Scheme	Not applicable
SEPP 1989. Kurnell Peninsula	Not applicable
SEPP 2004. Housing for Seniors or People with a Disability	Consistent. The proposed Seniors Living component of the Proposal would be consistent with SEPP (Housing for Seniors or People with a Disability) 2004. The vacant land on the southern side of Ashley Street is currently zoned R3 Medium Density Residential and seniors housing is a permissible land use that meets the locational requirements of the Seniors Housing SEPP.
SEPP 2004. Building Sustainability Index: BASIX	Not applicable
SEPP 2004. ARTC Rail Infrastructure	Repealed
SEPP 2004. Sydney Metropolitan Water Supply	Repealed
SEPP 2005. State Significant Precincts	Not applicable
SEPP 2006. Sydney Region Growth Centres	Not applicable
SEPP 2007. Mining, Petroleum Production and Extractive Industries	Not applicable
SEPP 2007. Miscellaneous Consent Provisions	Not applicable
SEPP 2007. Infrastructure	Not applicable
SEPP 2007. Kosciuszko National Park – Alpine Resorts	Not applicable
SEPP 2008. Rural Lands	Not applicable
SEPP 2008. Exempt and Complying Development Codes	Not applicable
SEPP 2009. Western Sydney Parklands	Not applicable
SEPP 2009. Western Sydney Employment Area	Not applicable
SEPP 2009. Affordable Rental Housing	Not applicable
SEPP 2010. Urban Renewal	Not applicable
SEPP 2011. Sydney Drinking Water Catchment	Not applicable
SEPP 2011. State and Regional Development	Not applicable
SEPP 2013 (Three Ports)	Not applicable
SEPP 2016 (Integration and Repeals)	Not applicable
SEPP 2017 (Vegetation in Non-Rural Areas)	Not applicable (The sites contain minimal existing trees located largely on boundaries and consideration will be given to their management subject to the lodgement of a future development application to Council.)
SEPP 2017 (Educational Establishments and Child Care facilities)	Not applicable

Sydney Regional Plans (deemed SEPPs)	Comment
SREP 1. Dual Occupancy	Repealed
SREP 2. Dual Occupancy	Repealed
SREP 3. Kurnell Peninsula	Repealed
SREP 4. Homebush Bay	Repealed
SREP 5. Chatswood Town Centre	Repealed
SREP 6. Gosford Coastal Areas	Repealed
SREP 7. Multi-Unit Housing: Surplus Government Sites	Repealed
SREP 8. Central Coast Plateau Areas	Not applicable
SREP 9. Extractive Industry (No. 2 - 1995)	Not applicable
SREP 10. Blue Mountains Regional Open Space	Repealed

SREP 11. Penrith Lakes Scheme	Not applicable
SREP 12. Dual Occupancy	Repealed
SREP 13. Mulgoa Valley	Repealed
SREP 14. Eastern Beaches	Repealed
SREP 15. Terrey Hills	Repealed
SREP 16. Walsh Bay	Not applicable
SREP 17. Kurnell Peninsula	Not applicable
SREP 18. Public Transport Corridor	Repealed
SREP 19. Rouse Hill Development Area	Repealed
SREP 20. Hawkesbury Nepean River (No. 2 – 1997)	Consistent. The Planning Proposal does not impact on environmentally sensitive areas within the Hawkesbury-Nepean catchment (including the river, riparian land, escarpments and other scenic areas, national parks, wetlands, and significant flora and fauna habitats).
SREP 21. Warringah Urban Release Area	Repealed
SREP 22. Parramatta River	Repealed
SREP 23. Sydney and Middle Harbours	Repealed
SREP 24. Homebush Bay Area	Not applicable
SREP 25. Orchard Hills	Repealed
SREP 26. City West	Not applicable
SREP 27. Wollondilly Regional Open Space	Repealed
SREP 28. Parramatta	Repealed
SREP 29. Rhodes Peninsula	Repealed
SREP 30. St Marys	Not applicable
SREP 31. Regional Parklands	Repealed
SREP 33. Cooks Cove	Not applicable
SREP 2005. Sydney Harbour Catchment	Not applicable

Appendix B – Section 117 Directions Checklist

No.	Section 117 Direction	Comment
1. Employment and Resources		
1.1	Business and Industrial Zones	Consistent. The proposal is consistent with this Direction as the rezoning would not reduce the amount of commercial floor space within the West Side Precinct. Redevelopment of the community car park (Site 1) would provide provision for ground floor commercial uses and the hotel development would be complimentary to uses within the remainder of the town centre.
1.2	Rural Zones	Not applicable
1.3	Mining, Petroleum Production and Extractive Industries	Not applicable
1.4	Oyster Aquaculture	Not applicable
1.5	Rural Lands	Not applicable
2. Environment and Heritage		
2.1	Environmental Protection Zones	Not applicable.
2.2	Coastal Protection	Not applicable
2.3	Heritage Conservation	The sites have not been identified as being of heritage significance.
2.4	Recreation Vehicle Areas	Not applicable
2.5	Application of E2 and E3 zones and Environmental Overlays in Far North Coast LEPs	Not applicable
3. Housing, Infrastructure and Urban Development		
3.1	Residential Zones	Consistent. The vacant parcel of land is currently zoned R3 Medium Density Residential. The proposal is consistent with this Direction as Seniors Housing is a permissible land use that meets the locational requirements of the Seniors Housing SEPP. The draft North District Plan identifies that the growth in persons over the age of 65 to 2036 represents the largest future change in population profile of the Hornsby LGA. The Proposal would allow for the increase in housing for seniors with access to cultural facilities and transport hubs such as Hornsby Train Station.
3.2	Caravan Parks and Manufactured Home Estates	Not applicable
3.3	Home Occupations	Not applicable
3.4	Integrated Land Use and Transport	Not applicable

3.5	Development near licensed Aerodromes	Not applicable
3.6	Shooting Ranges	Not applicable
4. Hazard and Risk		
4.1	Acid Sulphate Soils	The site does not contain Acid Sulphate Soils.
4.2	Mine Subsidence and Unstable Land	Not applicable
4.3	Flood Prone Land	Not applicable
4.4	Planning for Bushfire Protection	Not applicable
5. Regional Planning		
5.1	Implementation of Regional Strategies	Not applicable
5.2	Sydney Drinking Water Catchments	Not applicable
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Not applicable
5.6	Sydney to Canberra Corridor	Not applicable
5.7	Central Coast	Not applicable
5.8	Sydney Second Airport: Badgerys Creek	Not applicable
5.9	North West Rail Link Corridor Strategy	Not applicable
5.10	Implementation of Regional Plans	Not applicable
6. Local Plan Making		
6.1	Approval and Referral Requirements	Not applicable
6.2	Reserving Land for Public Purposes	Not applicable
6.3	Site Specific Provisions	Not applicable
7. Metropolitan Planning		
7.1	Implementation of A Plan for Growing Sydney	Consistent.
7.2	Implementation of Greater Macarthur Land Release Investigation	Not applicable
7.3	Parramatta Road Corridor Urban Transformation Strategy	Not applicable

Appendix C - Council Report and Minutes PL7/17

AGAINST: NIL

7 PL7/17 Planning Proposal - Hornsby RSL Club

(PP/1/2016)

Note: COUNCILLOR AZIZI declared a Less Than Significant Non-Pecuniary Interest in this Item under Clause 51A of Council's Code of Meeting Practice (see Declarations of Interest in these Minutes). The nature of the interest was stated by COUNCILLOR AZIZI on the Declaration of Interest form as "The company I currently work with 'Vision Training Institute', has in the past had dealings with Hornsby RSL Club, in training their staff" and the explanation of why the interest does not require further action in the circumstances was "To date I have had no direct meetings or business transaction with Hornsby RSL Club through Vision".

Ms Jacqueline Slee of Hornsby, addressed Council regarding this item.

Mr Julian Elliott of Hornsby, addressed Council regarding this item.

Mr Bill Chen of Hornsby, addressed Council regarding this item.

Mr David Lousick on behalf of the applicant, addressed Council regarding this item.

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

THAT:

1. Council forward the Hornsby RSL Planning Proposal attached to Group Manager's Report No. PL52/16 (Document No. D07100508) to the Department of Planning and Environment for a Gateway Determination with amendments to permit development up to five storeys on property Nos. 7-19 Ashley Street and 2-4 Webb Avenue, Hornsby, only if the development is for the purpose of a seniors housing development.
2. The General Manager be authorised to endorse the re-drafting of the Planning Proposal into the required format under Council's cover for Gateway Determination.
3. In accordance with the plan making powers delegated to Council, Council exercise Authorisation to prepare and make the Planning Proposal following the receipt of the Gateway Authorisation.
4. Council endorse the attached amendments to the Hornsby Development Control Plan (Document No. D07137316) to be exhibited concurrently with the Planning Proposal.
5. Following the exhibition, a report on submissions received be presented to Council.
6. The proponent and submitters be advised of Council's resolution.

FOR: COUNCILLORS AZIZI, ANISSE, BROWNE, COX, GALLAGHER, HUTCHENCE, RUSSELL, SINGH AND TILBURY

AGAINST: NIL

7 PLANNING PROPOSAL - HORNSBY RSL CLUB

EXECUTIVE SUMMARY

- On 13 June 2016, a Planning Proposal was submitted on behalf of the Hornsby Returned Services League (RSL) Club to facilitate a hotel development, residential apartments and a seniors housing development for property Nos. 4 High Street, 7-19 Ashley Street, 2-4 Webb Avenue and 3-7 William Street, Hornsby.
- Preliminary exhibition of the proposal from 2 June to 17 June 2016 resulted in 33 submissions of which 70% object to the proposal. Concerns relate to traffic impact, pedestrian safety, urban design, overshadowing, noise and heritage impact. A majority of issues raised have been addressed by an updated concept plan in response to an urban design review of the proposal and an updated traffic assessment.
- It is recommended that the Planning Proposal be supported for submission for a Gateway Determination, with amendments to reduce the building height of the proposed senior housing development to 5 storeys. It is also recommended that supporting Hornsby Development Control Plan amendments be endorsed for exhibition concurrent with the Planning Proposal.

RECOMMENDATION

THAT:

1. Council forward the Hornsby RSL Planning Proposal attached to Group Manager's Report No. PL52/16 (Document No. D07100508) to the Department of Planning and Environment for a Gateway Determination with amendments to permit development up to 5 storeys on property Nos. 7-19 Ashley Street and 2-4 Webb Avenue, Hornsby, only if the development is for the purpose of a seniors housing development.
2. The General Manager be authorised to endorse the re-drafting of the Planning Proposal into the required format under Council's cover for Gateway Determination.
3. In accordance with the plan making powers delegated to Council, Council exercise Authorisation to prepare and make the Planning Proposal following the receipt of the Gateway Authorisation.
4. Council endorse the attached amendments to the Hornsby Development Control Plan (Document No. D07137316) to be exhibited concurrently with the Planning Proposal.
5. Following the exhibition, a report on submissions be presented to Council.
6. The proponent and submitters be advised of Council's resolution.

PURPOSE

The purpose of this Report is to consider a Planning Proposal submitted on behalf of the Hornsby Returned Services League (RSL) Club, which seeks to amend the Hornsby Local Environmental Plan (HLEP) 2013 to facilitate a hotel, club expansion, additional parking and residential apartments including a seniors housing development for property Nos. 4 High Street, 7-19 Ashley Street, 2-4 Webb Avenue and 3-7 William Street, Hornsby (the site).

A copy of the Planning Proposal is available for viewing on Council's website www.hornsby.nsw.gov.au/property/development-applications/planning-proposals (Document No. D07100508).

BACKGROUND

In December 2014, amendments to the Hornsby Local Environmental Plan (HLEP) 2013 were notified on the NSW Legislation website to facilitate mixed use redevelopment of the Hornsby West Side Precinct for developments between 15 to 25 storeys. The amendments applied to the existing Town Centre on land zoned B4 Mixed Use which includes the Hornsby RSL Club and Community Car Park.

During the exhibition period of the West Side Proposal, a submission on behalf of Hornsby RSL requested that Council increase the height limit of the RSL community car park to 15 storeys and include the vacant land at property Nos. 7 - 19 Ashley Street and Nos. 2 - 4 Webb Avenue, Hornsby in the West Side Precinct. The submission was supported by a concept plan detailing the potential built form of a future Club redevelopment.

JBA Planning Consultants, who were responsible for the preparation of Hornsby West Side Study, were engaged by Council to prepare the submissions report for the West Side Planning Proposal. In relation to the RSL submission, JBA provided the following comments:

- Residential buildings of a lower scale to interface with residential development to the west and south should be considered; and
- An increase in building height from 8 to 12 storeys for the RSL Club would be acceptable if the 5 storey edge to Ashley Street is retained.

JBA concluded that the amendments requested in the RSL submission were outside the scope of the West Side proposal and would require re-exhibition. Therefore, it was recommended that the RSL be invited to pursue a separate amendment to the HLEP for its land holdings.

On 13 May 2016, a Planning Proposal was submitted on behalf of the RSL Club to amend the HLEP and HDCP. Councillors received an informal briefing on the proposal on 20 July 2016 where it was noted a report would be presented to a future meeting of Council for consideration.

Following preliminary notification and feedback to the proponent on the urban design and traffic elements of the proposal, an updated concept plan and traffic assessment were submitted on 21 October 2016.

SITES

The proposal relates to the following sites:

SITE	1	2	3
DESCRIPTION	RSL Club and Community Car Park	RSL Club – William Street car park	Vacant Land
ADDRESS	1A and 3-7 William Street and 2 Ashley Lane,	4 High Street, Hornsby	7 – 19 Ashley Street and 2 - 4 Webb Avenue,

	Hornsby		Hornsby
AREA	2,449m ²	6,698m ²	5,463m ²
ZONE	B4 – Mixed Use	B4 – Mixed Use	R3 – Medium Density Residential

Sites 1 and 2 are located within the boundary of the Hornsby West Side Precinct and adjoin the War Memorial Hall to the east, commercial development to the north and 3 storey residential flat buildings to the west.

The vacant land on Ashley Street is bound by low rise medium density housing on the western, southern and eastern boundaries and is subject to a change in grade between Ashley Street and Webb Avenue of 10 metres.

PROPOSAL

The proposal seeks to amend the HLEP and HDCP as summarised below:

- Amend the Height of Building Map to increase the maximum permissible height as follows:
 - Site 1: from 26.5m (8 storeys) to 48m (15 storeys)
 - Site 2: from 26.5m (8 storeys) to 38.5m (12 storeys)
 - Site 3: from 10.5m (2 storeys plus attic) to 21.5m (6 storeys)
- Amend Clause 4.4(2D) of the HLEP to include public car parks as a ground floor use if the development is for the purpose of shop top housing.
- Amend the relevant figures in the HDCP to include Site 3 within the West Side Precinct (Part 4 Business of the HDCP) and amendments to reflect the desired built form, including building height, ground floor minimum setbacks, wall height and podium setbacks.

The supporting development concept seeks to provide a total of 108 hotel rooms / serviced apartments, 374 dwellings and 2,660m² of additional Club floorspace on the following sites:

- Retain the existing car park on Site 1 with the addition of a residential lobby, lift at the ground floor level, one additional level of parking and 10 additional residential levels containing 81 units.

The 240 existing car parking spaces would be retained and treatment would be made to the exterior facades of the parking levels, such as green walls, to mitigate the visual impacts of the proposal.

- Site 2 would be redeveloped with 327 car parking spaces (an increase of 253 spaces), of which 3 levels would be basement and 3 levels would be above ground.

Above the parking levels, 1,440m² of additional Club space is proposed with an additional six storey hotel / serviced apartment development containing approximately 108 rooms.

Above the existing Club auditorium, approximately 7 additional residential levels containing 56 units are proposed. Above the existing gaming area, 1 level is proposed to provide 1,220m² of floorspace for uses such as administration, gymnasium and meeting rooms for community groups.

- Site 3 would be developed for approximately 237 senior housing units in buildings ranging from 2 to 6 storeys over two stages.

The proponent provides the following justification for the proposal:

- The proposed seniors development would provide an alternative revenue stream to sustain the financial performance of the Club to maintain its ongoing services to the community.
- The proposed hotel facility would provide visitor accommodation within the Hornsby West Side precinct to service both visitors to the Club and commercial core of the Hornsby Town Centre.
- The Proposal is consistent with the *Metropolitan Strategy* by providing additional housing in close proximity to transport, business centres and employment opportunities.
- The target market for the senior housing development would be Club members of which 45% are aged over 65 years.

Should the rezoning proceed, future development applications would be determined by the Sydney North Planning Panel. It should also be noted that the concept plan is indicative only. Any future development application would not be limited to the submitted design concept and would be assessed against the relevant planning controls.

The proposal is supported by a traffic impact assessment and hotel feasibility study. The feasibility study concludes that the local market has the capacity to support an up-scale hotel type offering that would offer synergies with the conferencing and function venues of the Club.

DISCUSSION

This report considers the merit of the Planning Proposal in relation to State and local planning policies and the potential impacts of the proposal. Details of preliminary consultation with adjoining land owners and submissions received are also summarised.

1. Strategic Context

The following State and local planning policies are relevant to the Proposal as discussed below.

1.1 A Plan for Growing Sydney

A 'Plan for Growing Sydney' has been prepared by the NSW State Government to guide land use planning decisions over the next 20 years. The Plan sets a strategy for accommodating Sydney's future population growth and identifies the need to deliver 689,000 new jobs and 664,000 new homes by 2031. The Plan identifies that the most suitable areas for new housing are in locations close to jobs, public transport, community facilities and services.

The sites are located within and adjoining the West Side Precinct of the Hornsby Town Centre which was rezoned in December 2014. The proposal is generally consistent with Council's strategy for the West Side as it would locate new, mixed use dwellings and employment generating floor space in close proximity to the Hornsby Town Centre and train station.

1.2 Draft North District Plan

The Greater Sydney Commission has been established as a dedicated new body which will drive the implementation of Regional Plans across Sydney's six districts. On 21 November 2016, the Commission released the draft North District Plan for comment. The draft Plan provides guidance in relation to job creation, housing supply and sustainability.

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

- Encourage revitalisation of the commercial core;
- Attract mixed-use development west of the railway line, encourage stronger integration within the centre, and encourage the development of a lively 'eat-street' or restaurant strip;

- improve walking and cycling connections between Hornsby Station and the Hospital;
- reduce negative traffic impacts on pedestrians;
- promote walking, cycling and public transport to the centre and within it; and
- prioritise public domain upgrades, place making initiatives and a new civic space.

Implementation of the District Plan would be via Council initiated actions such as a review of the Hornsby Housing Strategy, Employment Lands Strategy and Local Environmental Plan. Given that Council recently revised its planning controls for the West Side and invited the RSL to submit a separate Planning Proposal, it is appropriate that Council consider progressing this amendment separately to a future review.

The proposal would be consistent with the draft North District Plan's priorities for the Hornsby Town Centre in relation to attracting mixed use development west of the railway line and would also be consistent with Action L3 *Councils to increase housing capacity across the district* and Action L4 *Encourage housing diversity* in relation to well-located senior housing.

1.3 Section 117 Local Planning Directions

Section 117 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* allows the Minister for Planning to provide direction to Council in relation to the preparation of draft local environmental plans.

The Directions that are most relevant to this Proposal are listed below.

Direction 1.1 Business and Industrial Zones: The Objectives of this Direction are:

- *To encourage employment growth in suitable locations;*
- *To protect employment land in business and industrial zones; and*
- *To support the viability of identified strategic centres.*

The Proposal is consistent with this Direction as the rezoning would not reduce the amount of commercial floorspace within the West Side Precinct. Redevelopment of the community car park would include provision for ground floor commercial uses as discussed in the report and the hotel development would be complimentary to uses within the remainder of the town centre.

Direction 3.1 Residential Zones: The Objectives of this Direction are:

- *To encourage a variety and choice of housing types to provide for existing and future housing needs;*
- *To make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services; and*
- *To minimise the impact of residential development on the environment and resource lands.*

The vacant land on the southern side of Ashley Street is currently zoned R3 Medium Density Residential and seniors housing is a permissible land use that meets the locational requirements of the Seniors Housing SEPP.

Whilst the proposal is absent of detailed analysis regarding the need for the development and its nexus to the Club, the draft North District Plan identifies that the growth in persons over the age of 65 to 2036 represents the largest future change in the population profile of the Hornsby LGA. Therefore, it is appropriate that Council consider opportunities to increase the density of land use for seniors housing in locations that enable access to cultural facilities and promote social inclusion and access to services.

However, managing speculation that other sites in Ashley Street zoned R3 Medium Density Residential may also be suitable for increased density requires consideration. Therefore, to address future planning arguments of precedent for increased residential density, Section 1.8 of this report sets out proposed amendments to the HLEP that ensure that only a senior housing development that is greater than two storeys may occur.

1.4 Hornsby Community Plan 2013-2023

The Hornsby Shire Community Plan is a 10 year vision that identifies the main priorities and aspirations for the future of Hornsby Shire and is Council's long term plan to deliver the best possible services for the Shire.

The relevant outcome indicators of the Plan which relate to the proposal are opportunities for seniors housing, increasing employment and use of sustainable transport. The proposal is consistent with these outcomes with respect to the employment and economic benefits of the hotel, well located and integrated seniors housing and additional housing in proximity to high quality public transport.

1.5 Housing Strategy

The 2009, draft North Subregional Strategy set a target for the Hornsby LGA to achieve an additional 11,000 dwellings by 2031. This plan will be replaced by the draft North District Plan which includes a five year housing target of 4,350 (2016-2021) and further action to work with councils to establish a 20 year target to 2036.

Achievement of the five year target would be largely met by Council's existing 2011 Housing Strategy, Hornsby West Side Precinct and Epping Town Centre which was recently amalgamated with Parramatta City Council in accordance with the *Local Government (City of Parramatta and Cumberland) Proclamation 2016*.

The proposal would assist to achieve the long term target under the draft District Plan and would be consistent with Council's Housing Strategy which seeks to locate higher density residential development near centres which have convenient access to services and transport. This approach is essential to preserving the low density character of surrounding residential areas and also has benefits in relation to minimising environmental impacts and cost of infrastructure provision.

1.6 Employment Lands Strategy

Since 1994, Council's planning strategies for employment lands have been based on comprehensive studies. The most recent study undertaken was the Ku-ring-gai and Hornsby Subregional Employment Study (the 'Employment Study') in 2008. It aims to ensure local employment lands strategies facilitate opportunities for the provision of an additional 13,500 jobs within the Subregion by 2031 (as required by the Metropolitan Strategy at the time).

The draft North District Plan proposes to increase this target to 18,000 jobs by 2036. The Hornsby Town Centre has approximately 419,696m² of employment generating floorspace generating approximately 14,300 jobs. Therefore, an additional 110,000m² of floorspace is required by 2036 to meet the new target.

The proposed mixed use redevelopment of the Club holdings would be consistent with the future job targets for the Hornsby Town Centre and would have a multiplier benefit in relation to the remainder of the centre.

1.7 Hornsby West Side

In December 2014, amendments to the HLEP were finalised to increase the opportunity for mixed use residential development. The plan was supported by amendments to the HDCP to provide local

planning controls and identify traffic improvements to be funded by the Shire Wide Section 94 Contributions Plan.

With the exception of the senior housing development on Site 3, the planning proposal is generally consistent with the existing strategy for the West Side. Assessment of the senior housing proposal would be more appropriately considered in relation to the context of the adjoining low / medium rise residential setting as discussed in Part 3 of this report.

1.8 Hornsby Local Environmental Plan 2013

The following elements of the proposal are relevant to the HLEP.

1.8.1 Height of Building Map

The proposal to develop the vacant land on Ashley Street (Site 3) for a senior housing development up to 21.5m or 6 storeys would be out of character with the adjoining development and would not provide an appropriate transition of scale. The objective of the R3 Medium Density Residential zone is (in part) to provide a variety of housing types within a medium density residential environment.

A more appropriate approach would involve retaining the existing building height of 10.5m and amending Clause 4.3 Height of Building to enable an additional 3 storeys (17.5m) only if the development is for the purpose of a seniors housing development. This approach would ensure that development of greater intensity and traffic impact does not occur and would have the benefit of retaining the residential planning controls that apply to the site.

This approach would also ensure that a seniors housing development is of a similar scale to existing 5 storey developments within Council's Housing Strategy precincts. This would require revision of the concept plan to comply with Part 3.4 (Controls for 5 storey RFBs) of Council's HDCCP with additional amendments as discussed in Section 3 of this report.

1.8.2 Additional Permitted Use

The proposal seeks to enable development above the existing Community Car Park (Site 1) by amending Clause 4.4(2D)(b) to insert public parking as the ground floor use of a shop top housing development. This approach would be inconsistent with the Standard Instrument definition of Shop Top Housing as "*one or more dwellings located above ground floor retail premises or business premises*". Similarly, development of residential units above the Club auditorium (Site 2) would also be inconsistent with the definition of shop top housing.

Council recently completed an amendment to the HLEP to enable ground floor community facilities as part of a mixed use residential flat building development at No. 10 Pembroke Street, Epping. A similar approach to permit a mixed use residential flat building above the existing Community Car Park structure and RSL Club would require an amendment to Schedule 1 – Additional Permitted Uses. The amendment would also require the provision of 400m² of commercial floorspace at the ground level of the Community Car Park to activate William Street and the laneway as per the concept plan.

This approach would not require any change to the existing FSR control of 3:1 which would apply to the redevelopment of Sites 1 and 2. Concept plans submitted with the proposal confirm this control would be appropriate.

2. Environmental Evaluation

The environmental impacts related to the Proposal are discussed below.

2.1 Urban Design

The Development Concept has been reviewed by a member of Council's Design Excellence Panel who advises that:

- Ground floor activation of the William Street car park and the eastern laneway adjoining the Sydney Water Pump Station with commercial floorspace is required to justify the proposal.
- The façade treatment of the William Street car park structure is critical to the quality of the public domain and should provide a visual transition from 2 to 5 storeys consistent with the DCP requirement.
- Development of the car park on Ashley Street should provide a 6m setback for deep soil planting along the boundary with Nos. 14 – 18 Ashley Street. The Ashley Street Club façade should be amended to provide Club or Hotel lobbies or other active uses.
- The proposed development of the vacant land on the southern side of Ashley Street should not refer to the RSL Club building for setback requirements and be no more than 5 storeys with a street wall no greater than 4 storeys along Ashley Street and 3 storeys along Webb Avenue to maintain a sensitive scale and transition to adjoining development.

A concept drawing of a development envelope that would be appropriate has been prepared by Council's Design Excellence Panel member and is attached to the Planning Proposal available for viewing on Council's website www.hornsby.nsw.gov.au/property/development-applications/planning-proposals (Document No. D07100508).

The development concept drawings detailed in the Planning Proposal demonstrate an appropriate outcome may be achieved. A future Development Application would not be restricted to the concept submitted, and would be required to demonstrate compliance with the HLEP, HDCP and Apartment Design Guide. Clause 6.8 of the HLEP requires that development consent not be granted unless the development exhibits design excellence. Assessment of this requirement would be informed by an independent assessment by a member of Council's Design Excellence Panel.

In principle, the development concept would be capable of meeting relevant floorspace and building separation requirements of the DCP and SEPP 65 Apartment Design Guideline subject to amendments as discussed in Part 3 of this report.

2.2 Traffic Assessment

Council's traffic model to support the 2014 rezoning of the West Side Precinct identified limited free capacity to cater for additional trips based on the planned development of 1,000 additional dwellings. The original model did not assume re-development of the Club lands and also assumed full take up of development opportunity.

To model the impact of the proposed development, the original Hornsby West Side Study Traffic Study has been updated by the proponent using the same traffic consultant previously engaged by Council. The following key assumptions were updated in relation to trip generation for all development sites, including the proposed development:

- Reduction of residential apartment trips from 0.29 trips per unit to 0.19 trips per unit in accordance with the *Roads and Maritime Services Guide to Traffic Generating Developments – Technical Direction 2013*.
- Compares vehicle trips and intersection performance based on 50% completion of all development within the West Side by 2021.
- Traffic distribution modified to assume 25% of traffic from the RSL precinct to use Frederick Street and Pretoria Parade.

- 20% reduction to Motel traffic rates due to assumed average occupancy of 80%.
- 50% reduction to Club traffic rates due to proximity to public transport, residential precincts and the findings of the RSL parking Study 2014.
- 20% reduction to Senior Living traffic rates due to proximity to amenities.
- Exclusion of AM peak traffic for senior housing which does not coincide with the commuter morning peak.

The modified assumptions above would result in total traffic volumes for the entire West Side Precinct that would slightly reduce the level of service for key intersections and translate into a small travel time increase through the precinct (south and north bound along Peats Ferry Road) of 3 – 5 seconds. Trips generated from the proposed RSL Club developments would contribute approximately 61 trips in the AM peak and 150 trips in the PM peak.

The traffic assessment considers all local traffic improvements identified in the HDCP and does not require any additional works to accommodate the proposal. In summary, the proposal is considered satisfactory on traffic grounds given the minor increase in delay that would be experienced at key intersections on Peats Ferry Road. This may be further mitigated over the longer term as full development of all land in the West Side Precinct may not occur.

2.3 Solar Access

The proposal is supported by a shadow analysis that illustrates the impact of the proposal at 9am, 11am, 12pm, 1pm and 3pm on 21 June (winter solstice). Adjoining developments would maintain a minimum 2 hours of solar access consistent with the requirements of Council's HDCP and the NSW Government's Apartment Design Guide. Future impact would be similar to existing residential units that adjoin the William Street and Dural Street car parks where development up to 12 storeys is currently permitted.

2.4 Heritage Assessment

The subject sites are located in the vicinity of the Peats Ferry Road Precinct of the Hornsby West Side Heritage Conservation Precinct. The Community Car Park is located adjacent the Hornsby War Memorial Hall which is a local heritage item (No.483), significant as a place of assembly and representative of Australia's role in foreign conflicts.

A Heritage Impact Assessment was not submitted to support the proposal and assessment of its impact has been made against the requirements of Part 9 Heritage of the HDCP. An increase of the permissible built form on the Hornsby RSL site would potentially impact the landscape values and visual backdrop of the War Memorial Hall.

Therefore, it is recommended as condition of the Gateway Determination that a heritage assessment be prepared by a suitably qualified heritage consultant to assess the heritage significance of the War Memorial Hall, future development constraints and opportunities of the site and the extent to which the carrying out of the Planning Proposal and proposed development would affect the heritage item. In this regard, improved 3 dimensional view and massing diagrams of the High Street and Ashley Lane elevations would be required.

3. HORNSBY DEVELOPMENT CONTROL PLAN

The proposal seeks to amend the HDCP to include the vacant land on Ashley Street (Site 3) into the commercial core also known as the West Side Precinct and to amend the West Side Precinct controls as summarised in Table 1 below.

Table 1: Proposed Setback Controls

Site	Existing	Proposed	Comment
1. Community Car Park			
No change	0	0	No change.
2. Hornsby RSL Site			
Ashley Street:	0-3m	0m	The proponent advises that car park component of the hotel development development would match the setback of the existing RSL Club which is considered appropriate.
Western Boundary:	6m	0m	A 6m minimum setback to the western boundary would be required to achieve an appropriate building setback and provision for deep soil landscaping.
3. Seniors Housing Site			
Ashley Street	7.6m	4m	<p>The setback controls should be consistent with the prevailing setbacks in the adjoining residential area. Therefore, setbacks in accordance with Section 3.4 of the HDCP should apply. This would require front boundary setbacks of 10m, which can be reduced to 8m for 1/3 of the building width.</p> <p>The side boundary setback should be increased, consistent with the ADG to 9m to reflect the change in scale with development on the western boundary.</p> <p>Secondary setbacks above the street wall should also be provided as follows:</p> <p>Ashley Street: Streetwall up to 4 storeys with secondary setback of 3m.</p> <p>Webb Avenue: Streetwall up to 3 storeys with secondary setback of 6m.</p> <p>The above setback controls would ensure that a senior housing development provides an appropriate landscape setting. A re-design of the proponents concept plan would be required consistent the drawings detailed in the peer review report.</p>
Forbes Street	7.6m	4m	
Webb Avenue	7.6m	6m	
Western Boundary	6m	6m	

The proposal also seeks to amend the wall heights for street edge development upon which podium levels would be set back as detailed in Part 4 Business, Clause 4.5.5 Setbacks, Figure 4.5(o) of the HDCP. Table 2 outlines the proposed amendments:

Table 2: Proposed Wall Heights and Podium Setbacks

Site	Existing	Proposed	Comment
1. Hornsby RSL and Community Car Park			
William Street	2 storey	5 storey	<p>The Hornsby West Side <i>Podium Heights and Upper Floor Setback</i> requirements were recently amended to remove the 5 storey podium level on Station Street.</p> <p>Whilst the proposal is based on retaining the existing car park, should this not be feasible then it would appropriate to retain a 2 storey podium as per the northern side of William Street.</p> <p>Should a future report confirm that the existing car park structure is suitable to accommodate additional levels, a variation to the DCP control may be considered.</p>
Podium setbacks	3m	6m	The proposal to increase the setback line for the tower element from 3m to 6m to all property boundaries is supported and is consistent with the requirements of the ADG to provide an appropriate building separation as per the concept plan.
2. Hornsby RSL Site			
Ashley Street	NA	3 storeys	<p>The HDCP does not indicate the desired wall height for the section of Ashley Street related to the proposal.</p> <p>The proponent advises that the car park structure would match the height of the existing RSL Club which is considered appropriate.</p>
Ashley Lane	NA	3 storeys	Similar to Dural Lane, the podium height and setback would be extended along that part of the lane zoned B4 to coincide with the precinct boundary.
Podium Setback			For Ashley Street and Lane, a podium setback of 3m consistent with the approach in the remainder of the precinct is appropriate.
Ashley Street:	NA	3m	
Western boundary:	NA	6m	On the western boundary, a podium setback of 6 metres is proposed and would provide the required ADG separation of 12m.

Should the proposal receive a Gateway Determination, it would be necessary to exhibit the draft HDCP amendments which may be viewed on Council's website:

www.hornsby.nsw.gov.au/property/development-applications/planning-proposals (Document No. D07137316). Exhibition would occur concurrently with the Planning Proposal.

4. CONSULTATION

The outcomes of the preliminary notification undertaken by Council and further statutory requirements for the proposal, should it proceed to Gateway Determination, are detailed below.

4.2 Preliminary Notification

The Planning Proposal was exhibited for non-statutory preliminary comment between 2 June 2016 and 17 June 2016. A notice was placed on Council's website and in the Hornsby Advocate. Letters were sent to adjoining property owners and copies of the Planning Proposal were made available for inspection at Council's Administration Building and Hornsby Library.

During the notification period, a total of 33 submissions were received, including:

- 6 form letters supporting the Planning Proposal;
- 4 form letters opposing the Planning Proposal;
- 8 individual letters supporting the Planning Proposal; and
- 15 individual letters opposing the Planning Proposal.

Supporting letters referred to the benefits of seniors living housing and housing choice and noted that the proposal would be consistent with the approach of increasing building height in the West Side Precinct. Improvements to car parking and the location of housing in close proximity to public transport were also raised.

Submissions opposing the Proposal raised concerns in relation to the following issues:

- Overshadowing of adjoining residential development;
- Traffic congestion and on street car parking;
- Pedestrian safety in Ashley Lane;
- Building design, vehicle entrance locations and ramps;
- Noise impact from additional parking levels on William Street;
- Context and scale of the proposed Senior Living development; and
- Heritage impact the War Memorial Hall and solar access to the War Memorial and Tree Palms adjacent to the Hornsby Railway Station.

The above concerns have been addressed in part by amendments to the concept plan and traffic assessment as resubmitted. Furthermore, the recommendation by Council's Design Excellence Panel to reduce the maximum building height of the proposed Senior Housing development to 5 storeys and to require additional secondary setbacks would ensure an appropriate scale relationship with existing two storey dwellings.

According to Council's records, no significant safety issues or events have occurred in relation to access via Ashley Lane. Redevelopment of the Club lands would provide further opportunity to improve visibility, casual surveillance and embellishment of the lane with improved street lighting and line marking. Further assessment of this issue would be appropriate at the Development Application stage.

Concern regarding solar impact on the War Memorial Park adjacent to the Hornsby Railway Station is noted. This area would be impacted by all future adjoining developments with permitted building

heights between 20 and 25 storeys. Recent amendments to the Hornsby HDCP to require slim line towers would ensure that shadow impact is limited.

4.3 Formal Consultation

"A guide to preparing local environmental plans" has been prepared by the DP&E to assist councils in preparing planning proposals and LEPs. Should Council resolve to proceed with the Planning Proposal, and Gateway Authorisation is issued by the DP&E, consultation would be undertaken in accordance with the Gateway Determination requirements.

5. STATUTORY CONSIDERATIONS

The preparation of a Planning Proposal is the first step in the process of requesting changes to a planning instrument. Should Council resolve to proceed with the Proposal to Gateway Determination, the DP&E would confirm the technical studies required and relevant parts of the Planning Proposal to be updated or amended prior to public exhibition.

As part of the Gateway Authorisation process, Section 23 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:

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

At its meeting on 12 December 2012, Council resolved to formally accept the plan making delegations and delegate the plan making functions to the General Manager. Acknowledgement of Council's resolution was received from the Department of Planning and Environment on 3 March 2013.

On the grounds that the planning proposal is consistent with the types of draft LEPs to be routinely delegated by the DP&E, it is recommended that Council exercise the Authorisation in this instance.

BUDGET

The evaluation and advertising of the Planning Proposal is covered by the fee paid to Council for lodgement of the Proposal in accordance with Council's adopted fees and charges.

POLICY

There are no policy implications associated with this Report.

CONCLUSION

The proposed Club development seeks amendments to the HLEP and HDCP to support opportunity for increased car parking, club space, residential units and a seniors housing development. As the proposal is partly located within the West Side Precinct of the Hornsby Town Centre, it is appropriate to consider the increase in building height consistent with the remainder of the precinct.

With respect to the vacant land on Ashley Street, the proposed senior housing development would be supported subject to a reduced building height of 5 storeys and increased side setbacks consistent with development in Council's Housing Strategy Precincts. This would require the re-design of the concept plan that may be undertaken as a condition of Gateway Determination.

The Proposal would have acceptable environmental impacts with traffic movements to be accommodated by planned improvements to key intersections on Peats Ferry Road. Accordingly, it is

recommended that Council forward to the Proposal to the DP&E for Gateway Determination and endorse exhibition of the proposed amendments to the Hornsby Development Control Plan available for viewing on Council's website www.hornsby.nsw.gov.au/property/development-applications/planning-proposals (Document No. D07100508).

RESPONSIBLE OFFICER

The officer responsible for the preparation of this Report is the Manager Strategic Planning – Fletcher Rayner - who can be contacted on 9847 6744.

FLETCHER RAYNER
Manager - Strategic Planning
Planning Division

JAMES FARRINGTON
Group Manager
Planning Division

Attachments:

There are no attachments for this report.

File Reference: PP/1/2016
Document Number: D07131992

Appendix D – Gateway Determination

Gateway Determination

Planning Proposal (Department Ref: PP_2017_HORNS_001_00): to permit residential flat buildings and increase the height of buildings for the Hornsby RSL Club, car park, and seniors housing site at William Street and Ashley Lane, High Street, Ashley Street and Webb Avenue, Hornsby.

I, the Executive Director, Regions at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to Hornsby Local Environmental Plan 2013 to permit residential flat buildings and increase the height of buildings for the Hornsby RSL Club, car park, and seniors housing site at William Street and Ashley Lane, High Street, Ashley Street and Webb Avenue, Hornsby should proceed subject to the following conditions:

1. Prior to undertaking community consultation, the Planning Proposal is to be updated to.
 - (a) include a plain English explanation of the intended effect of the proposed provisions.

Note: while no objection is held to the retention of the draft clauses within the proposal, a note is to be appended indicating that the clauses will be subject to legal drafting and may alter in the process.
 - (b) ensure that the building height standard specified as 38m in the Explanation of Provisions is correct and amend the proposal if necessary.
 - (c) include a heritage assessment prepared by a suitably qualified heritage consultant, which assesses the heritage significance of the War Memorial Hall heritage item, identifies development constraints and opportunities and to what extent the proposed development would affect the heritage item.
 - (d) identify the maximum number of car spaces needed to support the proposed senior-housing use on the site and is to amend the Planning Proposal to incorporate this cap, prior to exhibition.
 - (e) include amended supporting maps that:
 - relocate figure 4 to the commencement of Part 4 – Maps;
 - remove the text box where it appears on page 15 and provide a suitable introductory/explanatory note at this location;
 - adjust Figure 1 so that it appears to be in scale with Figure 2;
 - identify the subject sites on Figures 1 and 2 to show sites 1, 2 and 3 (cross reference to Figure 4);
 - provide a key on Figures 1 and 2 identifying applicable heights; and
 - rename the numbers for each figure so that following the relocation of Figure 4 in the proposal, the figure numbers appear in numerical order.

Note: Prior to finalisation of the proposal, Council will be required to prepare the proposed maps in a form that is consistent with the Department's 'Standard technical requirements for LEP maps'.

A copy of the amended Planning Proposal is to be forwarded to the Department for information prior to the commencement of community consultation.



Planning & Environment

2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the Planning Proposal must be made publicly available for a minimum of 28 days; and
 - (b) the relevant planning 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 section 5.5.2 of 'A Guide to Preparing Local Environmental Plans' (Department of Planning and Environment 2016).

 3. Consultation is required with the following public authorities under section 56(2)(d) of the Act and to comply with the requirements of any relevant S117 Directions:
 - Transport for NSW – Roads and Maritime Services;
 - Transport for NSW – Sydney Trains; and
 - relevant authorities for the supply of water, electricity and the disposal and management of sewage.
- Each public authority is to be provided with a copy of the Planning Proposal and any relevant supporting material, and given at least 21 days to comment.
4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the 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).

 5. The timeframe for completing the amending Local Environmental Plan is to be 12 months from the week following the date of the Gateway Determination.

Dated 14th day of JUNE 2017


Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and
Environment

**Delegate of the Greater Sydney
Commission**

Appendix E – Heritage Assessment

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
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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

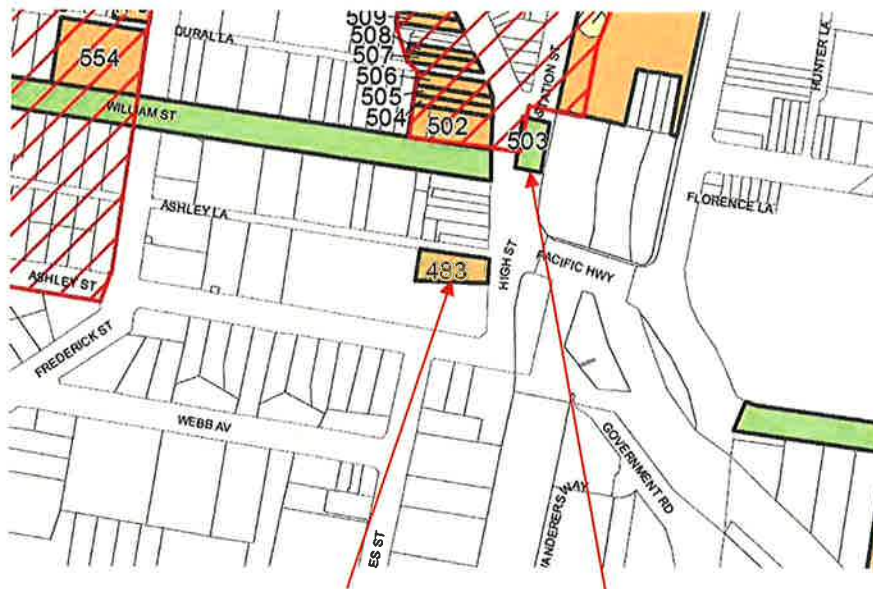
The Hornsby RSL War Memorial Hall is listed as a heritage item at:

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

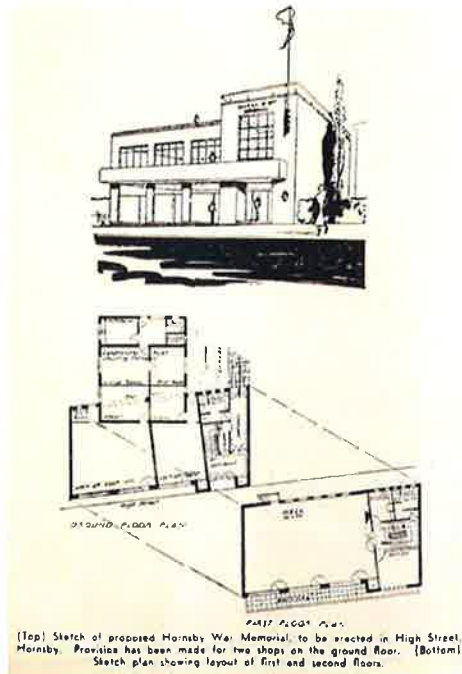
Mr Ross Aynsley, a member of the Sub-branch, was commissioned to draw up the plans, providing for the subdivision of the properties into three blocks.

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).

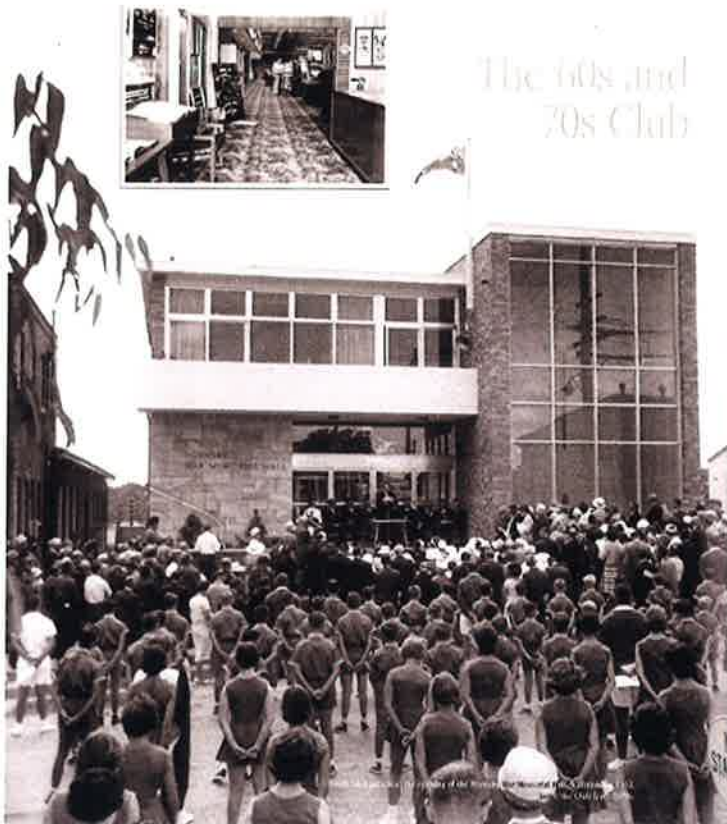
The above photographs are from an obituary of Ross I Aynsley at:

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.

Hornsby War Memorial Hall- SoH12



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

Issue: (30/10/17)

Page: 6



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>
<i>Class</i>	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

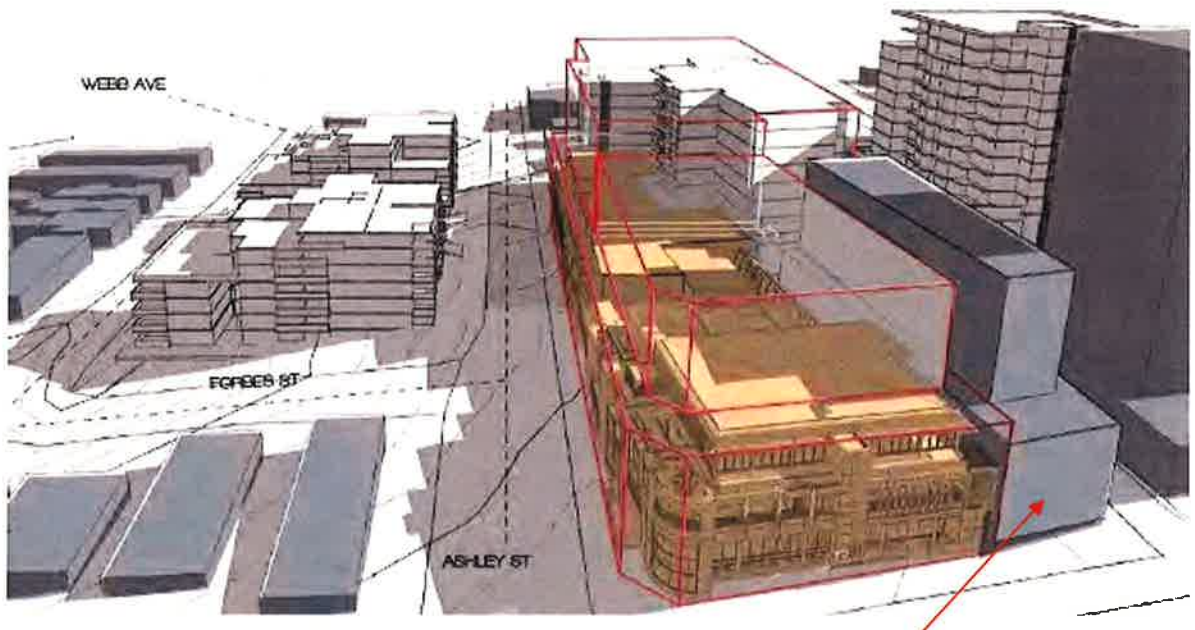
...amend the height development standard and to amend the applicable controls within Hornsby Development Control Plan 2013 for of [sic] 4 High Street, 7-19 Ashley Street, 2-4 Webb Avenue and 3-7 William Street, Hornsby (the site).

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



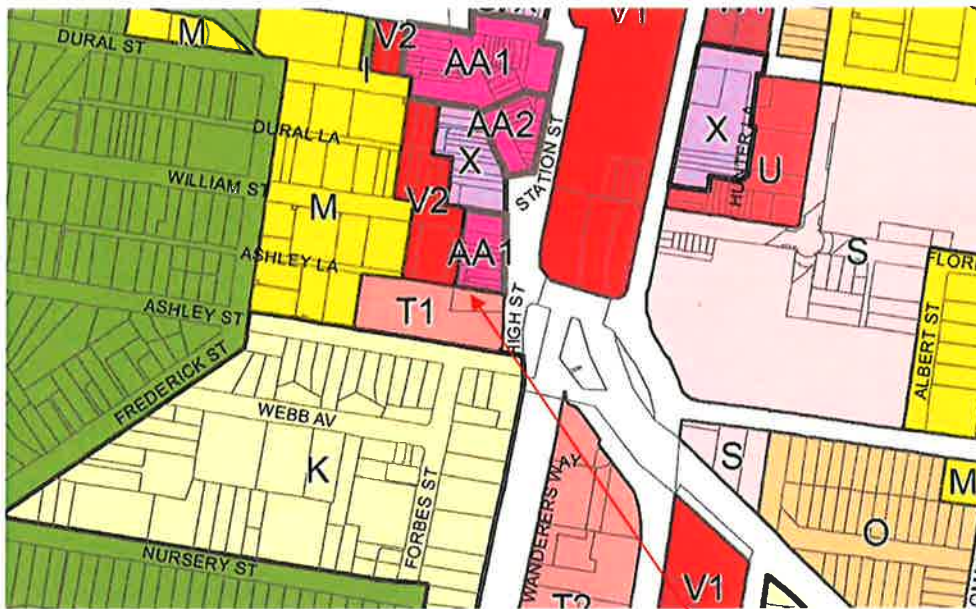
20. Urbis Figure 1 – Aerial Image of Subject Site. Location of the War Memorial Hall.

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>	
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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.

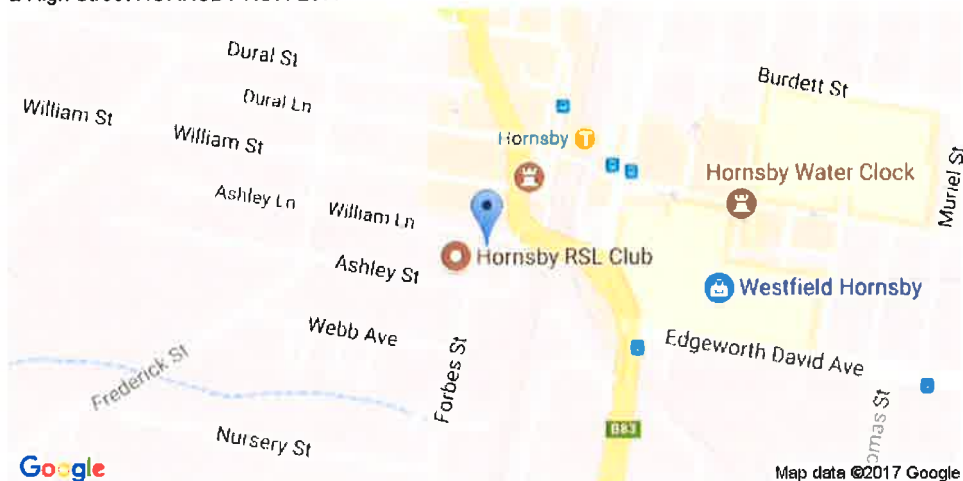
Prepared by



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
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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

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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

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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.

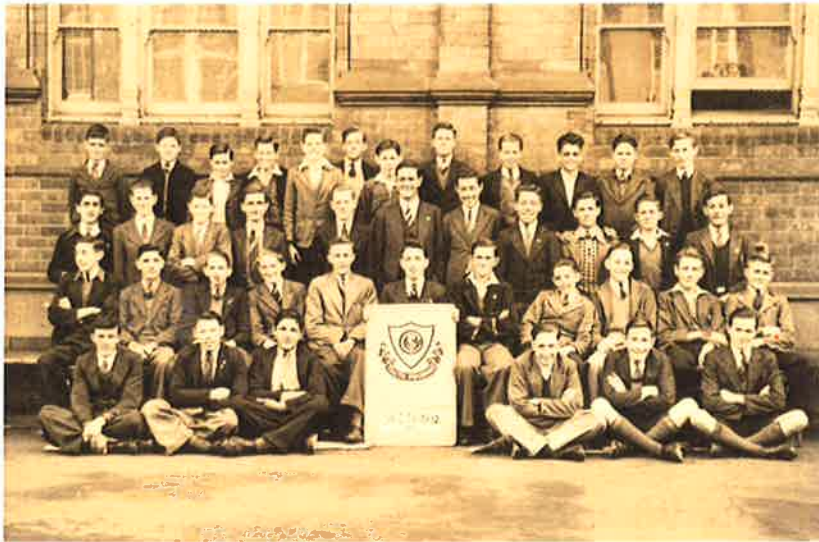
He attended the Hornsby Junior Technical School until he was 15 years old in 1939. He was a Safety Patrol Leader and a Class School Prefect in his final year at the school. His end of year report gives a summary of his character as perceived by the Headmaster:

"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 AYSLEY

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 AYSLEY, 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 AYSLEY on 5th April 1956 and Arthur Michael Royal AYSLEY (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

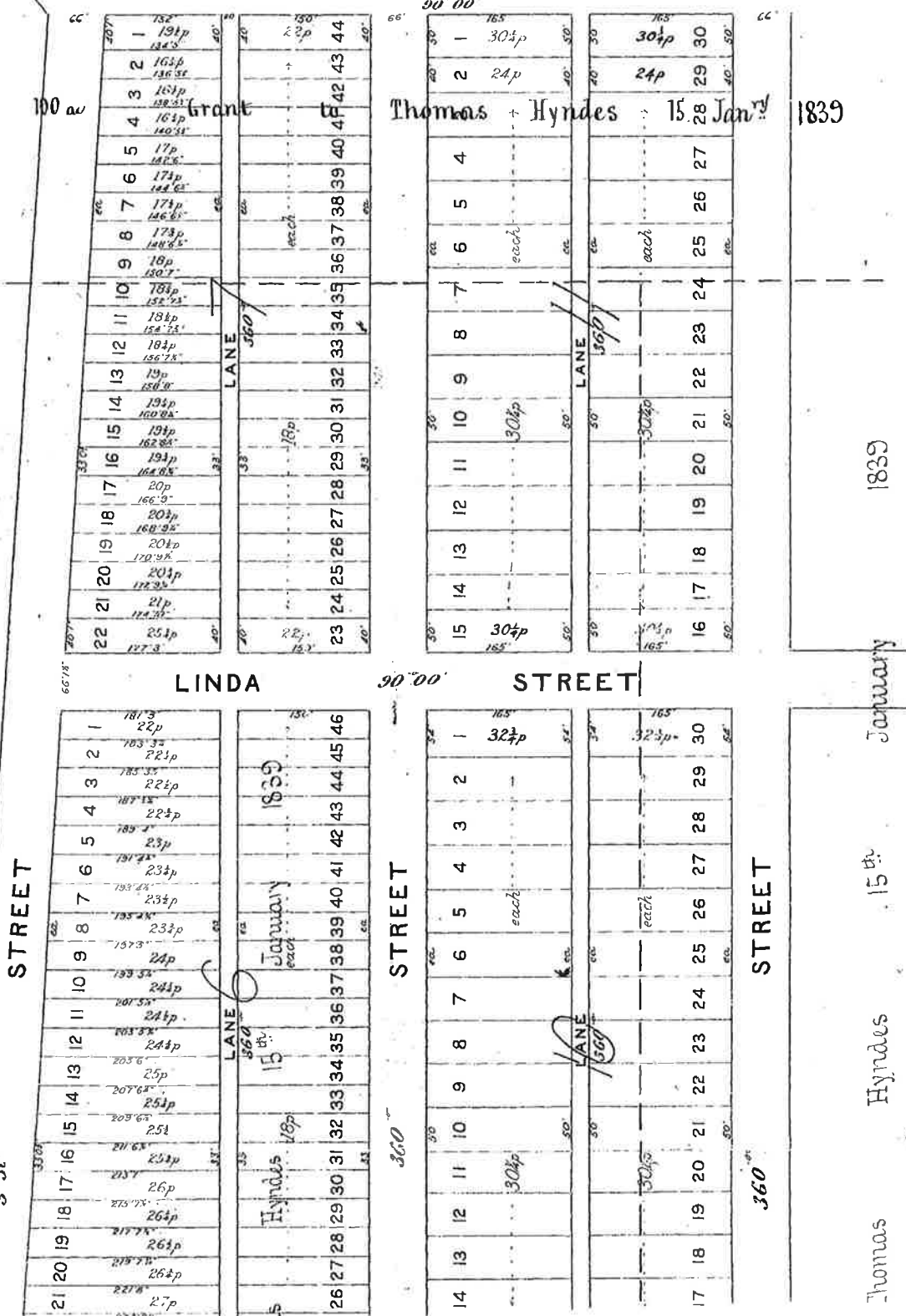
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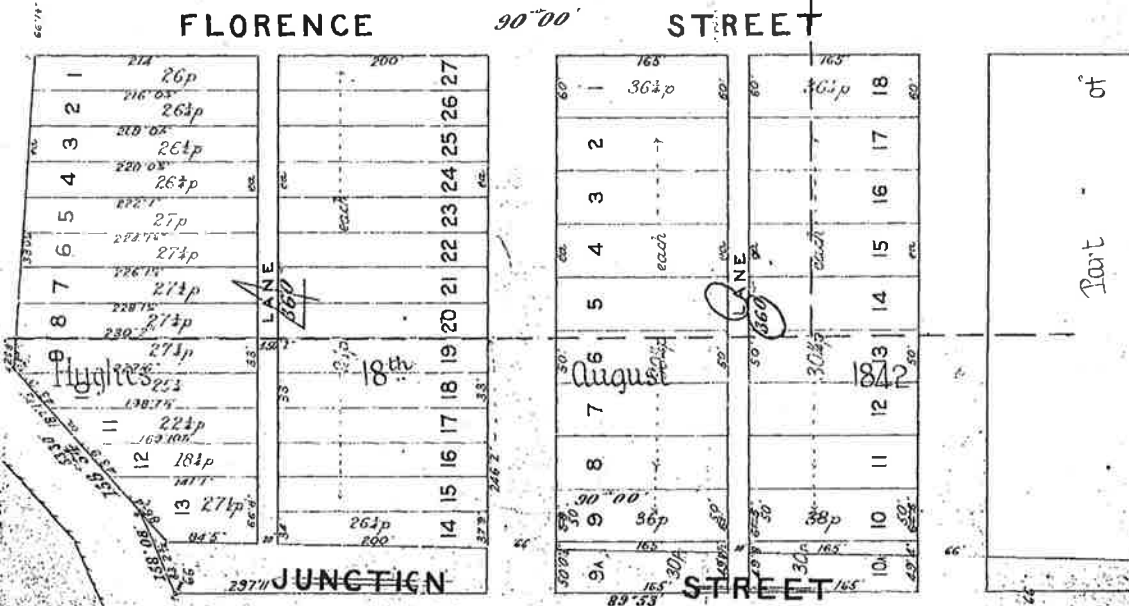
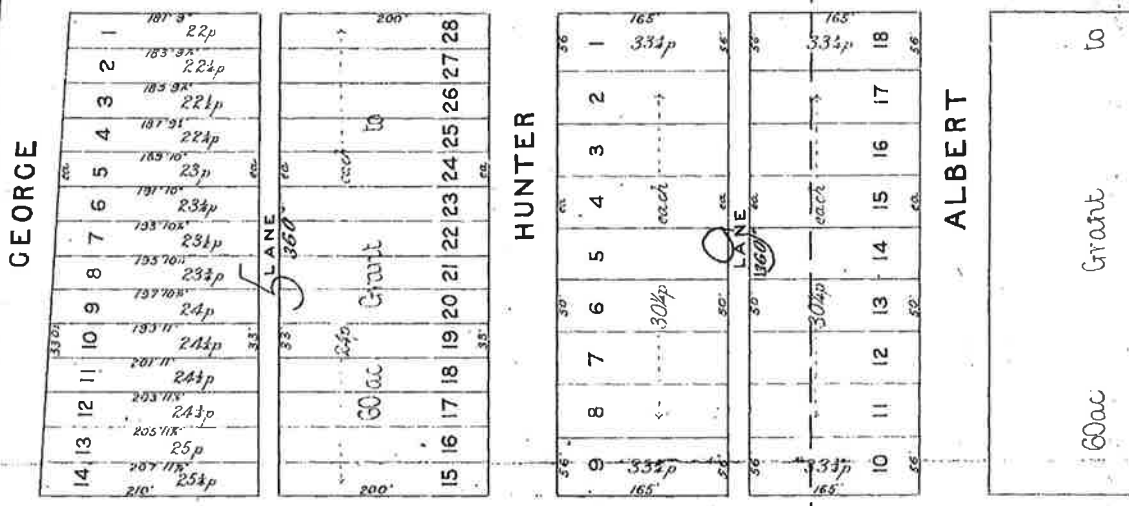
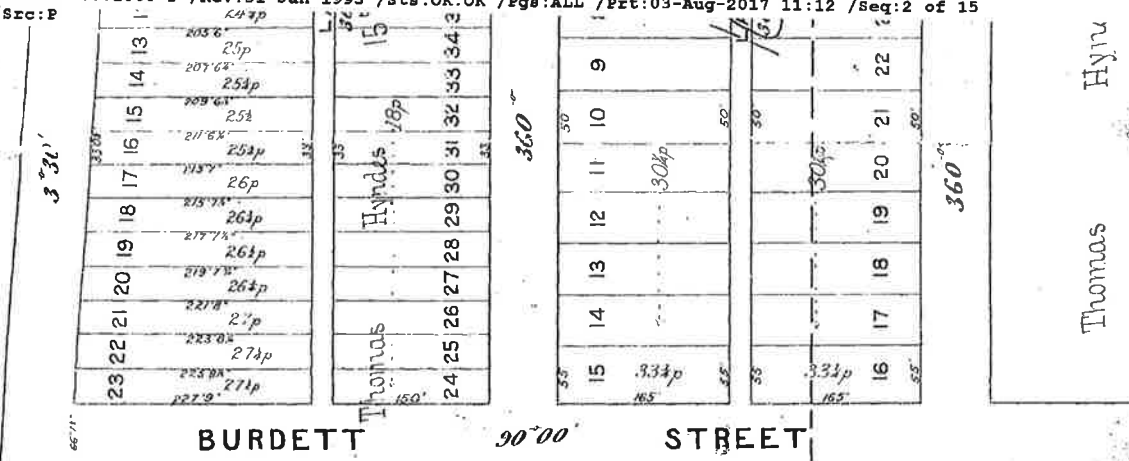
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Messrs Burns Withers & Smiths property

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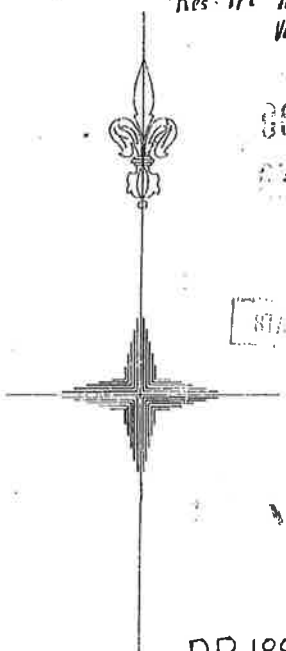
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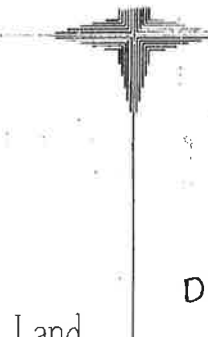
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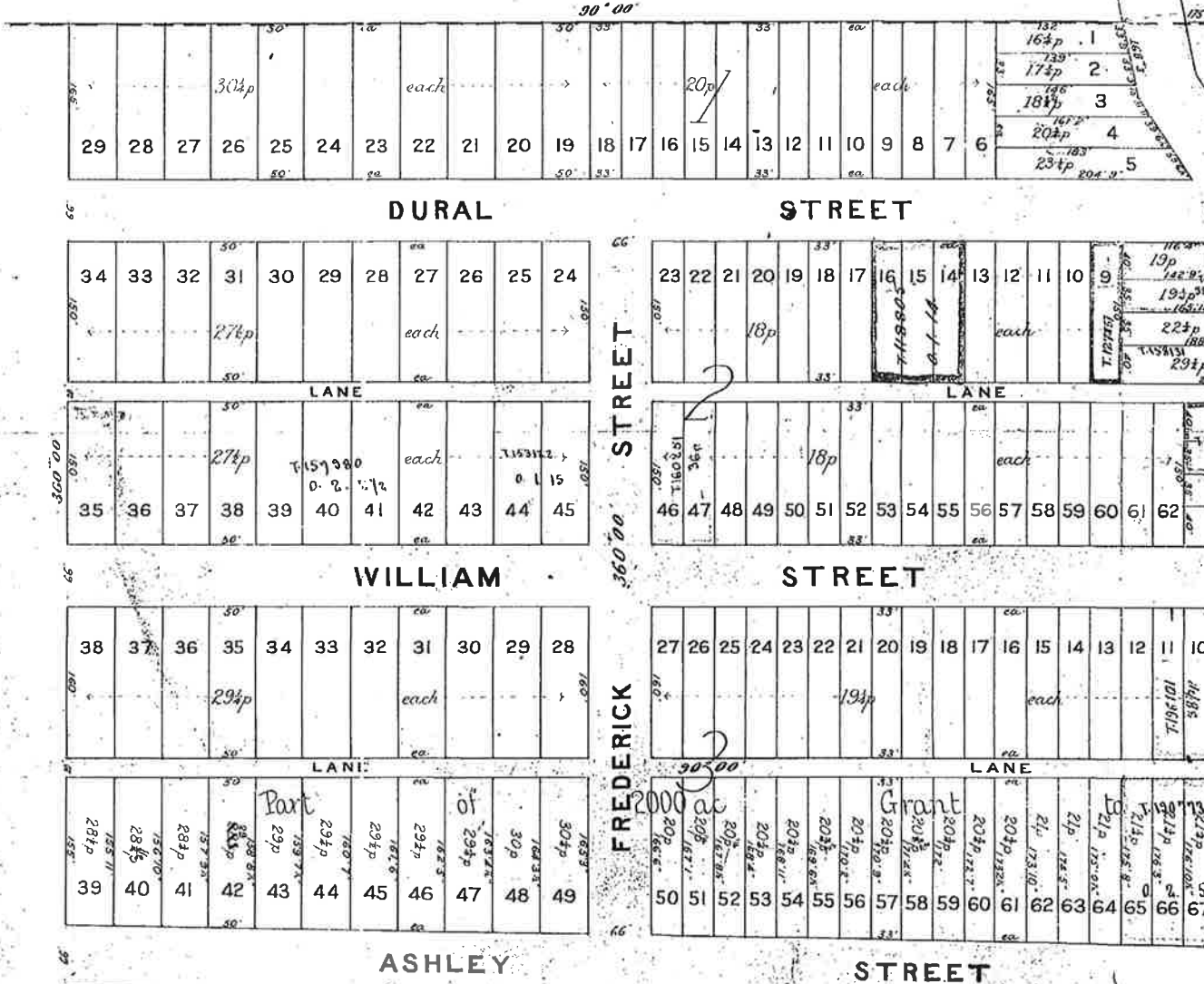
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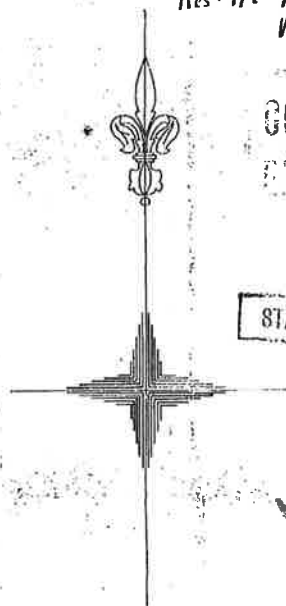
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Vol: 788 fol: 129 to 131

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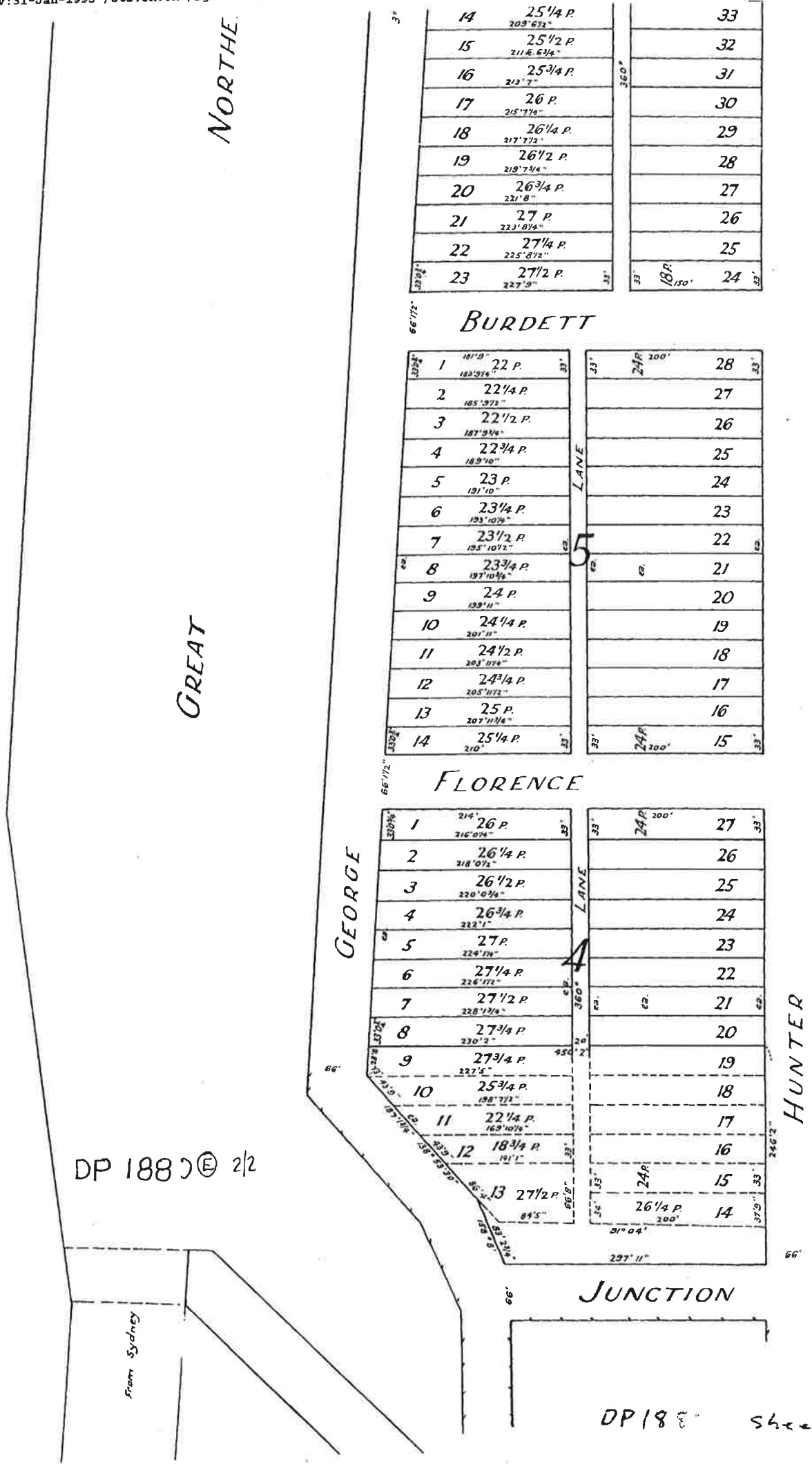
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JUNCTION

(Sgd.) C. B. Dawson
 L.S.
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FLORENCE

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To Warsaw

RAILWAY

NORTHERN

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	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	
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	9	18 P 150' 7"		36	
	10	18 1/4 P 152' 7 1/4"		35	
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40' 1/2	21	21 P 174' 10"	33'	24	33'
	22	25 3/4 P 177' 9"	40'	23	40'

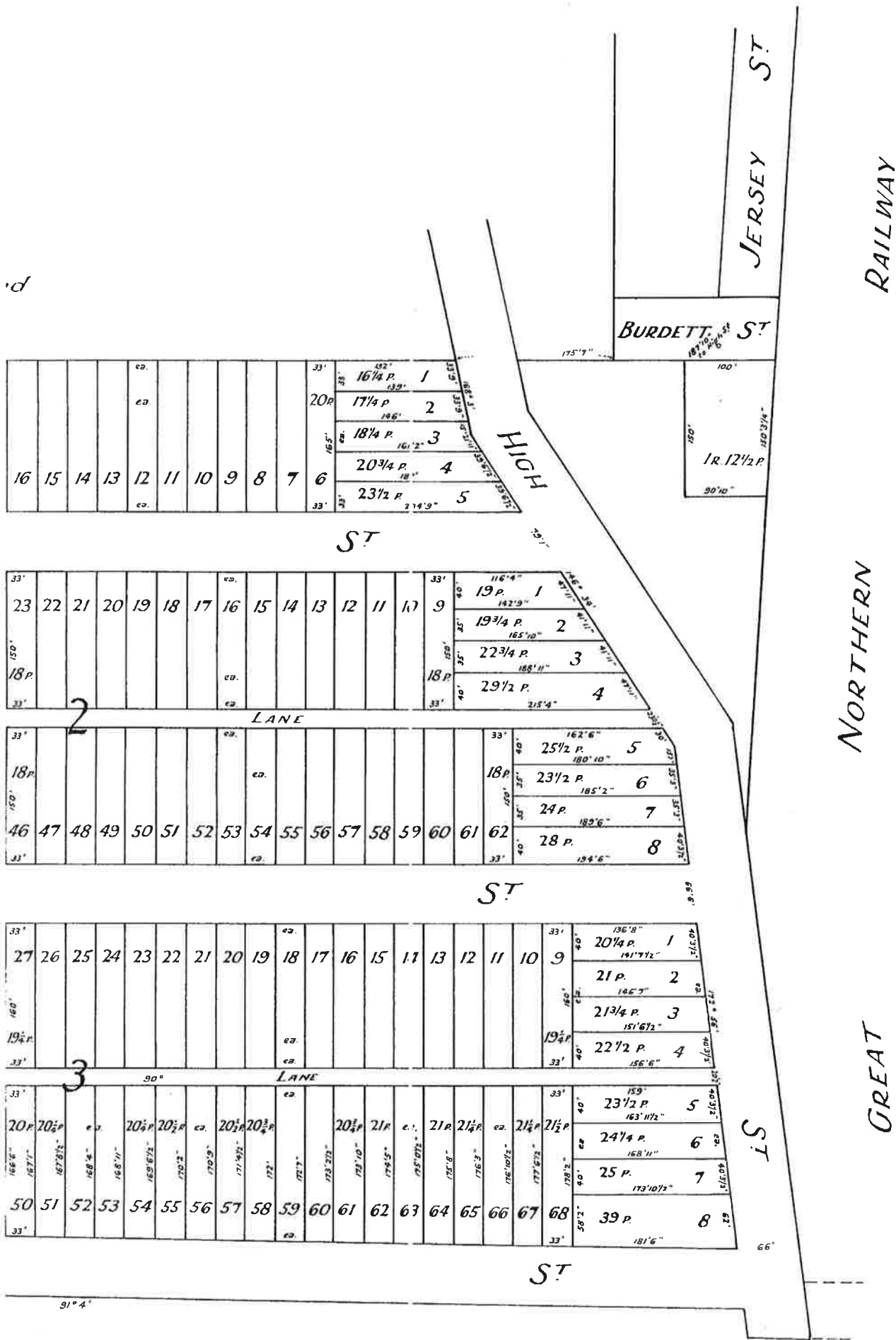
LINDA

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.



DP 1880 (E) 1/2

CERTIFICATE OF TITLE.

(C.)

New South Wales.

[References to last Certificates]

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*

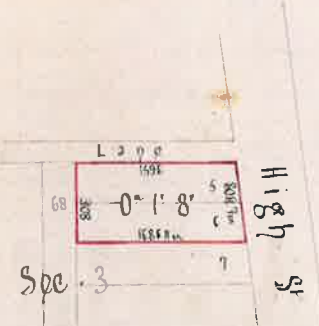
C. H. Keel
Deputy Registrar General



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. H. Keel
Deputy Registrar General



REGISTERED DATED *24* *1897*
FROM *1-5*
PRODUCED IN THE *17* *1897*
AT *6* *1897* IN THE *17* *1897*
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 278 901
15th July
25th July
3 o'clock pt 12
Deputy Registrar General

above 323622
15th July
25th July
3 o'clock pt 12
Deputy Registrar General

226364 MORTGAGE DATED 15th July 1901
To Alice & Elizabeth Rosalia King of Sydney
Deputy Registrar General

DISCHARGE OF above MORTGAGE NO. 326364
DATED 16 October 1903 PRODUCED & ENTERED
AT 11 o'clock in the afternoon
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
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
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
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
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
Deputy Registrar General

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

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

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

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

Frank Alfred Harrison, Neville Richmond Southburn, 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 Southburn, 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
Jawatsone
REGISTRAR GENERAL

M/D
J T
K 715604

J. H. Pells
REGISTRAR GENERAL

Frank Alfred Harrison, Neville Richmond Southburn, 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
Jawatsone
REGISTRAR GENERAL

To
L249719

Max
L249719

Frank Alfred Harrison, Neville Richmond Southburn, 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
Jawatsone
REGISTRAR GENERAL

Frank Alfred Harrison, Neville Richmond Southburn, 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
Jawatsone
REGISTRAR GENERAL

M/D
L249719

Frank Alfred Harrison, Neville Richmond Southburn, 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
Jawatsone
REGISTRAR GENERAL

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

M
L249719

Frank Alfred Harrison, Neville Richmond Southburn, 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
Jawatsone
REGISTRAR GENERAL

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

Frank Alfred Harrison, Neville Richmond Southburn, 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
Jawatsone
REGISTRAR GENERAL

Frank Alfred Harrison, Neville Richmond Southburn, 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
Jawatsone
REGISTRAR GENERAL

M/D
L24976

CAVEAT No. K356280 has been withdrawn
See K316 X227097 Entered 23rd July 1962
Jawatsone
REGISTRAR GENERAL

M 59872 mortgage dated 16th July 1958
to Commonwealth Savings Bank of Australia
Entered 16th January 1975
Jawatsone
REGISTRAR GENERAL

Handwritten notes and stamps at the bottom right, including 'M/D L24976', 'K 715604', and 'P 715604'. There are also several circular stamps and signatures.

REG. GEN
5-2-1972

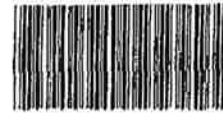
REG. GEN
11-1-1966

REG. GEN
1-1-1966

REG. GEN
1-1-1975

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.



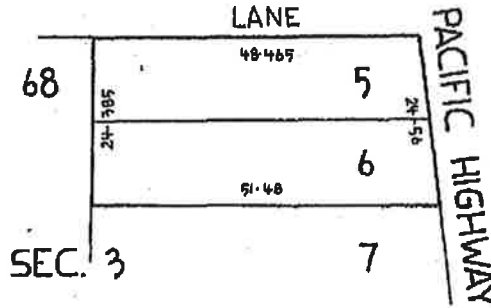
12761 Fol. 110

(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

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WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.