



# Hornsby West Side Planning Proposal

Report on Submissions 2014



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# 1. Executive Summary

The Hornsby West Side Planning Proposal was exhibited from 4 September 2013 to 8 November 2013 in accordance with a "gateway determination" issued by the (then) Department of Planning and Infrastructure, now the Department of Planning and Environment (DP&E). The Gateway determination required to Proposal be exhibited for a minimum of 28 days in accordance with the *Environmental Planning and Assessment Act 1979*.

To ensure the community was fully informed, Council resolved to undertake a comprehensive consultation strategy, over a 2 month period. The consultation has exceeded the statutory requirements of the gateway determination and included various methods of communication as outlined in this report.

During the 9 week exhibition period a total of 110 submissions were received. Submissions and online survey results indicate that there is support for the renewal and revitalisation of the West Side. However, there are differing opinions concerning the proposed heights of buildings.

## 2. Purpose

The purpose of this report is to provide a summary of submissions received during the exhibition of the Hornsby West Side Planning Proposal to assist Council in making a decision concerning the progression of the Proposal.

All submissions were considered as part of the analysis. However, this report does not attempt to capture all of the information put forward in the submissions. The report focuses on providing a statistical summary of submissions, along with a snapshot of the key issues raised.

This report should be read in conjunction with Group Manager's Report PL39/14 which was considered by Council on 11 June 2014.

## 3. Consultation Strategy

The consultation strategy endorsed by Council for the exhibition of the Hornsby West Side Planning Proposal exceeded the statutory requirements set out by the DP&E and included various methods of communication as outlined below.

### Public Authorities

Notification letters and a copy of the Planning Proposal were sent to the following public authorities:

- Office of Environment and Heritage;
- NSW Rural Fire Service;
- Roads and Maritime Services;
- Transport for NSW;
- Ku-ring-gai Local Area Command, NSW Police;
- NSW Fire and Rescue; and
- Hornsby Fire Brigade.

The following bus and taxi authorities and companies operating from the Hornsby Interchange were also consulted:

- Transdev - Shorelink Buses;
- Hillsbus - ComfortDelgro Cabcharge;
- Silver Service;
- Taxis Combined Services;
- NSW Taxi Council;
- State Transit Authority; and
- Premier Cabs.

### Advertisement in local newspaper

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

The advertisement appeared on two occasions, 5 and 19 September 2013.

### Advertisement on Council website

The Planning Proposal was exhibited on the Council website ([hornsby.nsw.gov.au/onexhibition](http://hornsby.nsw.gov.au/onexhibition)).

### Online forum

As part of the exhibition of the Hornsby West Side Planning Proposal, a consultation space was set up at Your Say Hornsby (<http://yoursayhornsby.com.au>). Your

Say Hornsby is an internet based discussion forum which allows the community to engage in discussion and debate in a convenient, independently moderated space.

### Article in Council's Enewsletter

An article was included in Council's monthly Enewsletter.



#### Bushland Festival 15 September

Come along to the biggest festival in the Shire, [the Bushland Festival](#). Entry is free, car parking is \$5 donation to the SES. There is also a free shuttle bus from Hornsby and Pennant Hills Railway Station running throughout the day. Sunday 15 September, Fagan Park Galston, 10am – 4pm.



#### West Side Planning Proposal

There are many dreams for the heart of Hornsby, [now is the chance to share yours](#). Council wants to transform the run down appearance and "old town centre" feel of the West Side into the "Heart of Hornsby", a desirable place to live, work and visit.



#### School Holiday events online

[Check out Council's new school holiday web page](#). Lots of activities offered by different teams across Council from creating flowers, discovering the bush through to stories and making your own dragster.



#### AFL Family Fun day for

Figure 1 – September 2013 Enews

### Brochure and postcard

Information was summarised in a brochure and postcard, providing an overview of the proposal and links to Council's website, the independent online forum and details of drop-in sessions. The brochure and postcard area attached in Appendix A.

### Letters to affected and adjoining property owners

A letter was sent to affected and adjoining property owners and occupiers within the precinct advising of the exhibition of the Proposal and inviting submissions.

## Letters to community and industry groups

A letter was sent to the following community and industry groups advising of the exhibition of the Proposal and inviting submissions:

- Hornsby Shire Historical Society
- Hornsby Business Alliance
- Housing Industry Association
- Royal Australian Institute of Architects
- Urban Development Institute of Australia
- Real Estate Institute of Australia

## Displays

The Planning Proposal was displayed at the Council Administration Centre and all Council libraries.



Photo 1 – Display at Council Administration Centre

## Referrals to other Divisions/Branches

A copy of the Planning Proposal was forwarded to relevant Divisions/Branches of Council for comment.

## Drop-in sessions at No. 5 Coronation Street, Hornsby

To maximise community access to exhibition material by allowing it to be viewed over a number of hours, community drop-in sessions were held. Six sessions were held at No.5 Coronation Street, Hornsby. Daytime and evening drop-in sessions were held (see table below). At the drop-in sessions, information was

displayed and Council officers were available to answer questions concerning the Proposal. This form of consultation was utilised to provide opportunity for people to raise issues of individual interest rather than attending a structured presentation.

Date	Session Times
19 September 2013	11am - 1pm and 6pm - 8pm
20 September 2013	1pm - 3pm
17 October 2013	11am - 1pm and 6pm - 8pm
18 October 2013	1pm - 3pm

Table 1 – Drop-In session times

## 4. Overall Summary of Submissions

A total of 110 submissions were received during the 9 week exhibition period.

Approximately 35% of submissions support the Planning Proposal, 38% object and 27% give conditional support or partial objection to the Proposal. Most submissions comment generally on the Proposal or aspects of it. Some submissions raised objections on behalf of a particular residential property adjoining the precinct, other submissions requested additional height or changes to development controls for sites within the precinct.

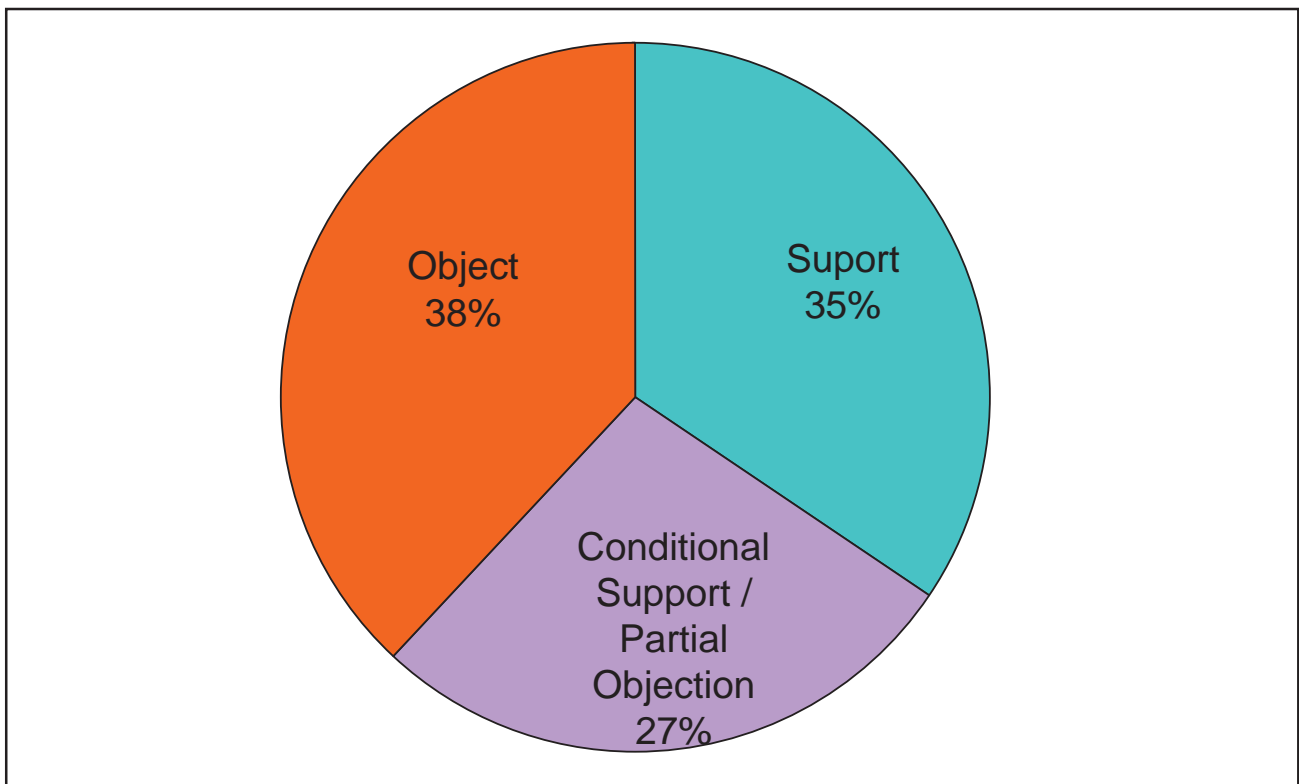


Figure 2 – Overall views represented

Of the 38% of submissions which object to the Proposal, the following key issues were raised.

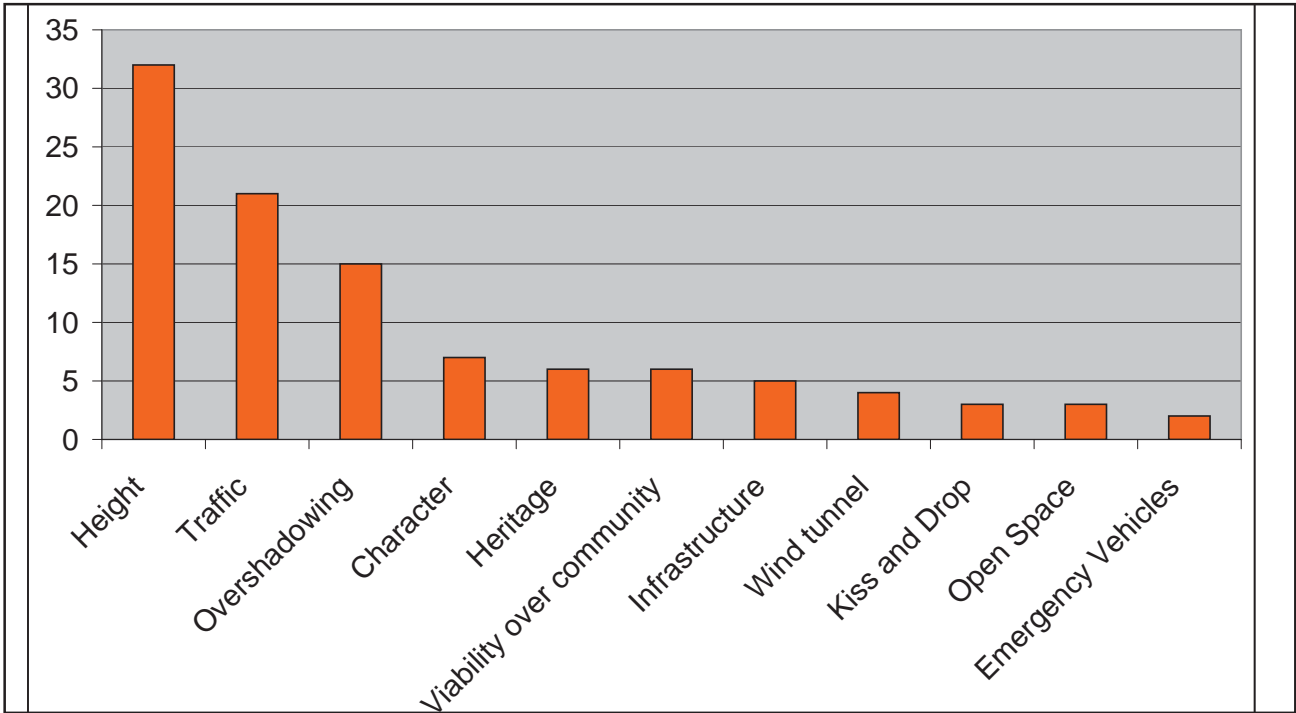


Figure 3 – Reasons for objection

Of the 35% which support the Proposal, the graph below expands on whether any additional suggestions or amendments are raised.

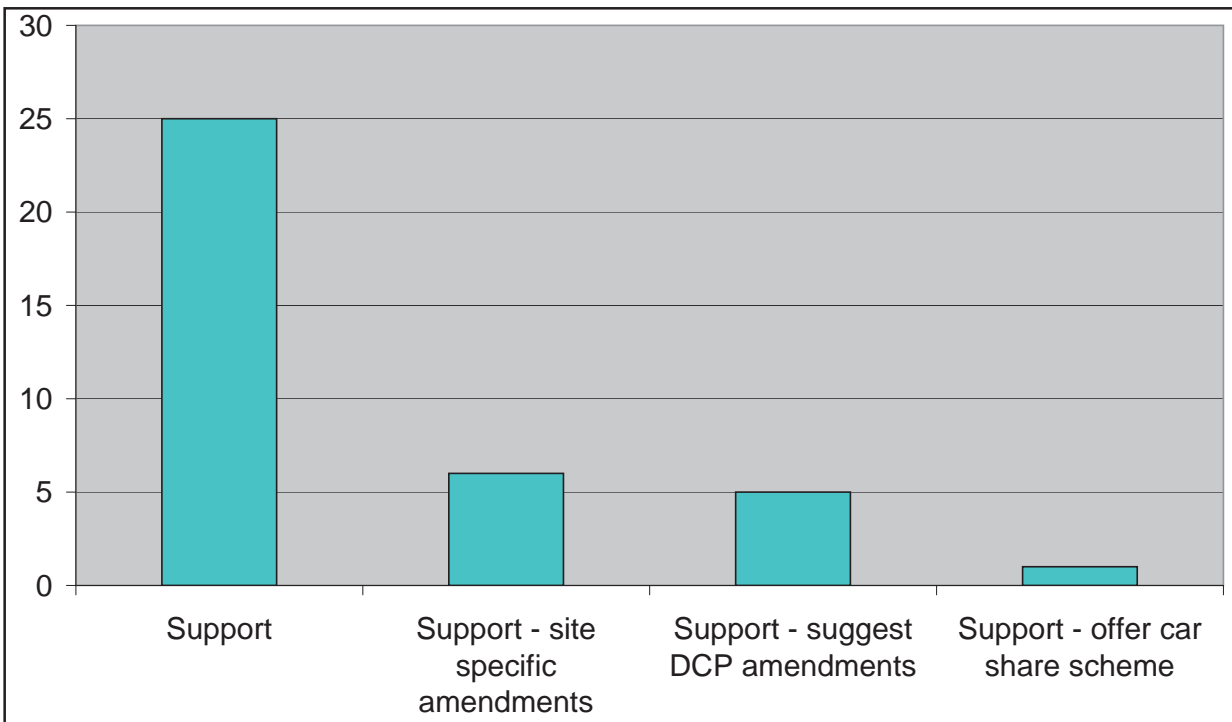


Figure 4 – Reasons for support



Of the 28% which give conditional support or partial objection to the Proposal, the areas of concern are outlined in the graph below.

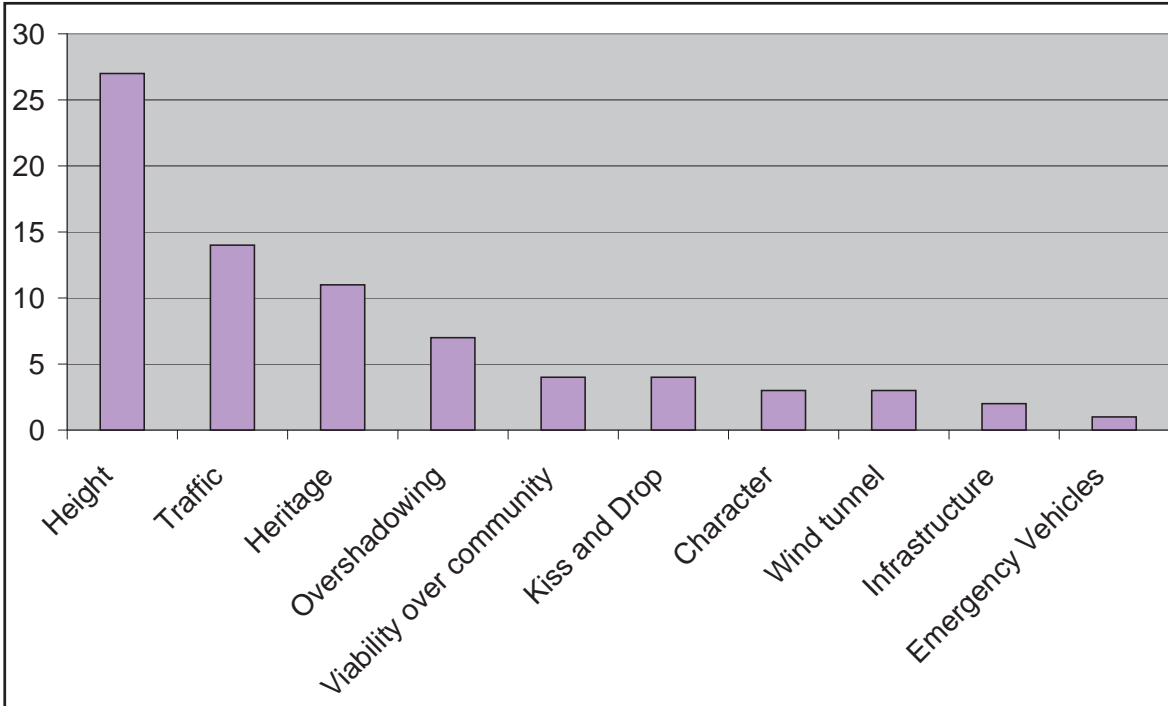


Figure 5 – Reasons for conditional support

The word cloud below identifies the common themes or words from all 110 submissions. Font sizes reflect the frequency of words used in submissions (ie. the more times a word is mentioned, the larger the font size) .

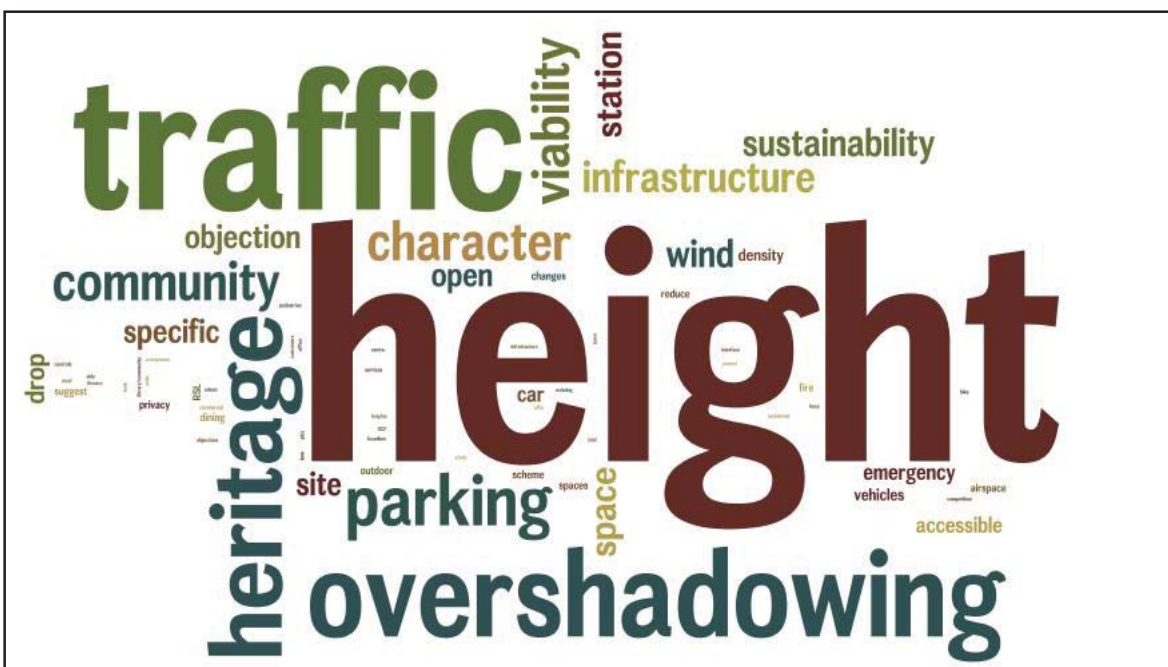


Figure 6– Word Cloud based on submissions

## 5. Online Fourm

Over 790 people visited and viewed over 4700 pages concerning the Hornsby West Side Proposal. Approximately 38 people left 160 comments which are available for viewing at <http://yoursayhornsby.com.au/westside>. Comments were logged on the site in the form of information and discussion threads, rather than formal submissions. The table below outlines usage statistics for the online forum.

The online forum went live on 4 September 2013, the first day of the exhibition period. Advertising associated with the Hornsby Wesy Side exhibition included the online forum web address. The graph below shows visits by date. Activity on the site peaked in the first and last week of the exhibition period.

Activity Overview	
Number of unique visitors	794
Number of visits	1573
Number of page views	4746
Number of registered visitors	58
Number of visitors leaving comments	38
Number of comments	164

Table 2 – Online forum usage statistics

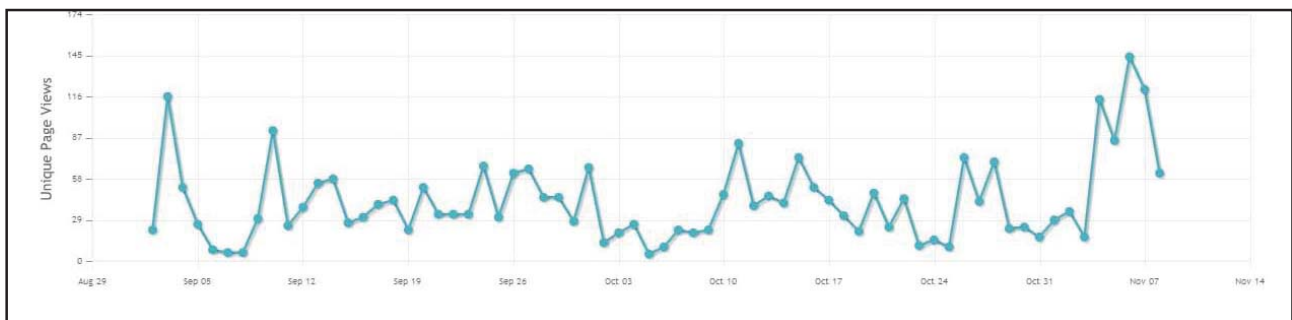


Figure 7 – Visits by date

**Hornsby Shire Council**  
Your Say Hornsby

Your Say Hornsby is independently hosted and moderated by Bang the Table

Home Sign In

Your Say Hornsby » The future of Hornsby West Side Search

### The future of Hornsby West Side

**REGISTER to get involved!**

**FAQ**

- How can I have a say?
- What is being exhibited?
- What happens after the exhibition?
- How can I find out more?

**Document Library**

This consultation has concluded. The public exhibition of the Hornsby West Side Planning Proposal closed on Friday 8 November 2013. Your feedback is appreciated and will be reported to Council at a meeting in early 2013.

Hornsby Shire Council has an exciting plan to renew the West Side of Hornsby.

Council wants to transform the rundown appearance and "old town centre" feel of the West Side into the "Heart of Hornsby", a desirable place to live, work and visit.

The area known as the West Side is the retail/commercial area along the Pacific Highway to the west of Hornsby Station, from Coronation Street in the north to the RSL club in the south.

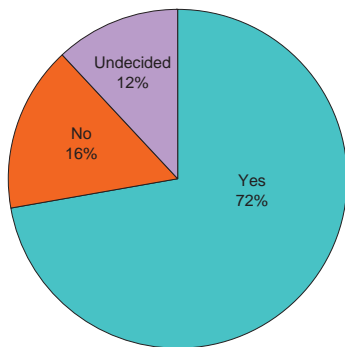
The Hornsby West Side Precinct Planning Proposal is on public exhibition until 8 November 2013. The

Figure 8 – Your Say Hornsby West Side Webpage

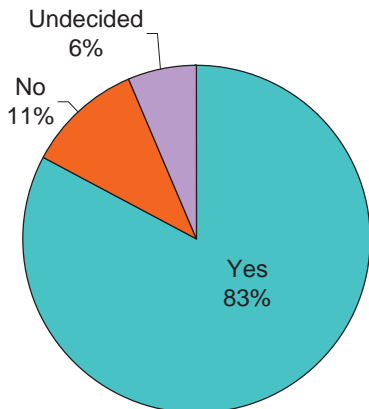
A survey was placed on the online forum as another method of collecting feedback on the Hornsby West Side Planning Proposal.

The survey asked respondents whether they supported various aspects of the Proposal. A total of 292 survey responses were received during the survey period. The survey questions and responses are displayed below.

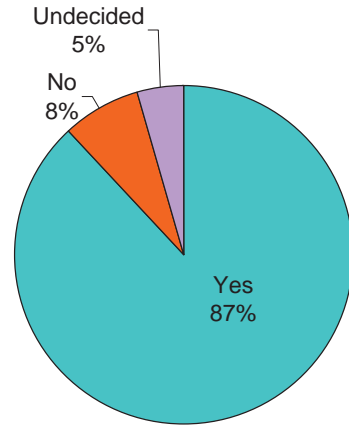
- Question 1 - Do you support the proposal that Station Street be closed at the Pacific Highway to allow an extension of the War Memorial Park and a pedestrian plaza?



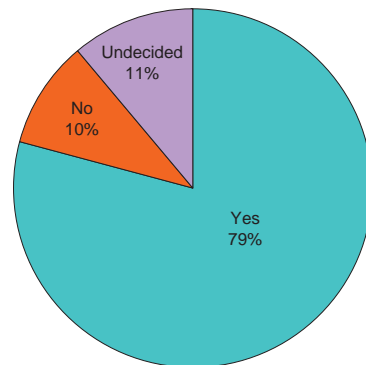
- Question 2 - Do you support the proposal to retain high quality facades of buildings to help maintain the traditional character and heritage of the area?



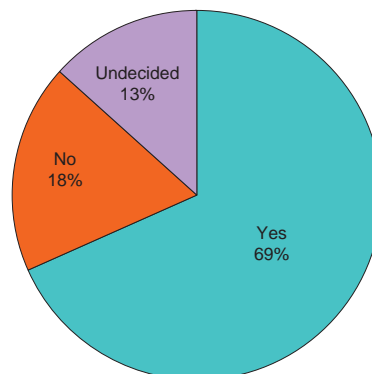
- Question 3 - Do you support the proposal to provide new spaces for outdoor dining?



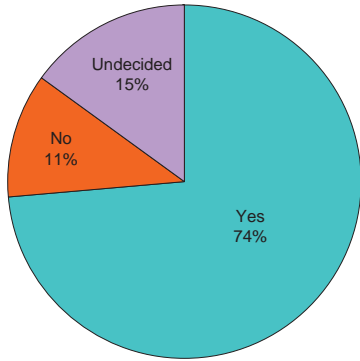
- Question 4 - Do you support the proposal for a potential market space in Station Street?



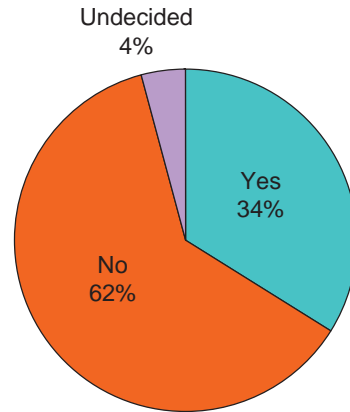
- Question 5 - Do you support the proposal to partially close Dural Lane to provide a pedestrian mall to access the Council car park?



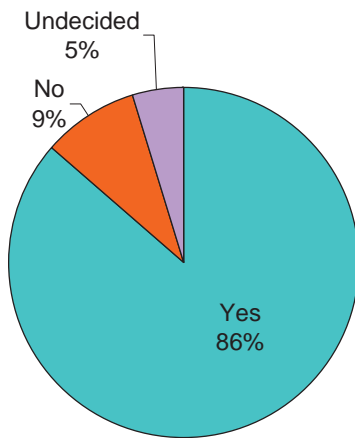
- Question 6 - Do you support the new four way intersection at High Street and the Pacific Highway to allow exit for buses and traffic from Station Street?



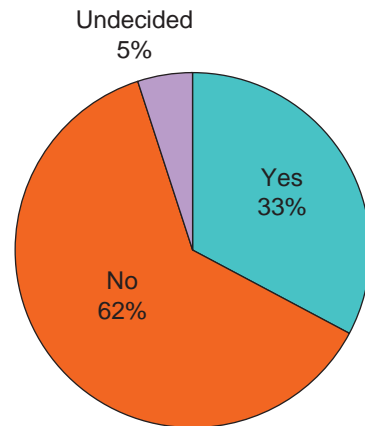
- Question 9 - Do you support the proposal to have heights of 15 and 20 storeys along the Pacific Highway?



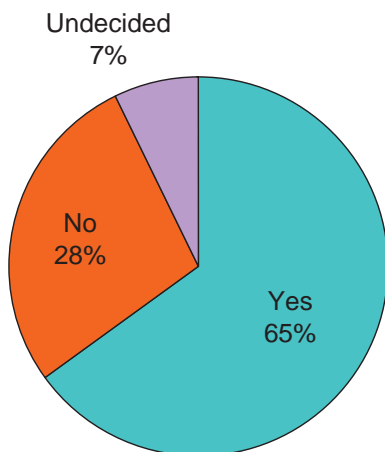
- Question 7 - Do you support the proposal to encourage redevelopment with shops and business on the ground floor and first floor of new developments?



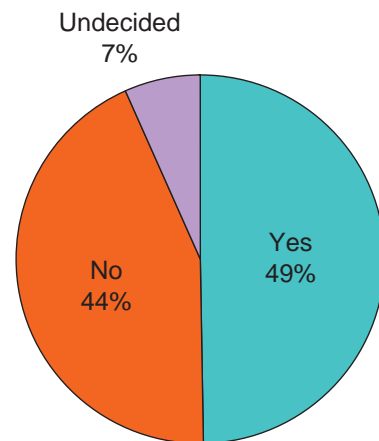
- Question 10 - Do you support the proposal to have one iconic site in the centre of the precinct which is permitted to be up to 25 storeys in height?



- Question 8 - Do you support the proposal to encourage residential development above the shops?



- Question 11 - Do you support the proposal to have heights stepping down to 8 and 12 storeys where sites adjoin existing residential areas?



## 6. Drop-In Sessions

Close to 90 people attended the six drop-in sessions. The information at each session was displayed as a series of posters.

Copies of the Planning Proposal including Feasibility Assessments, Traffic and Parking Study, Urban Design Analysis Report, Gateway Determination and draft Development Control Plan amendments were available for viewing. Brochures which covered the main features of the Structure Plan including indicative heights and public domain and traffic improvements were made available.

Opportunity was provided to submit comments on the Proposal. Written comments on the Proposal submitted at the sessions have been registered as submissions and included in the summary of submissions.

A questionnaire was distributed to attendees to seek feedback about the effectiveness of the sessions. The table below shows the attendance, response rate, and answers to whether the session adequately addressed the issue(s) under discussion (Issue Coverage) and whether there was adequate opportunity to ask questions (Opportunity for Involvement).

Attendance	Response Rate	Issue Coverage	Opportunity for Involvement
88	24 (27%)	83%	96%

Table 3 – Feedback results



Photo 3 – Drop In Session



Photo 4 – Drop In Session



Photo 2 – Drop In Session



Photo 5 – Drop In Session



Photo 6 – Drop In Session



Photo 8 – Drop In Session



Photo 7 – Drop In Session



Photo 9 – Drop In Session

## Appendix A - Brochure and Postcard

# NOW IS THE CHANCE TO SHARE YOURS

Council wants to transform the run down appearance and “old town centre” feel of the west side into the “Heart of Hornsby”, a desirable place to live, work and visit.

## WHERE CAN I FIND OUT MORE?

View more information on Council’s website [hornsby.nsw.gov.au/onexhibition](http://hornsby.nsw.gov.au/onexhibition), at Council’s libraries, or at the Administration Centre, 296 Pacific Highway, Hornsby during business hours.

Come to a drop in session at Number 5 Coronation Street, Hornsby on:

- ✎ Thursday 19 September between 11am-1pm or 6pm-8pm
- ✎ Friday 20 September between 1pm-3pm
- ✎ Thursday 17 October between 11am-1pm or 6pm-8pm
- ✎ Friday 18 October between 1pm-3pm

Or join the conversation at [www.yoursayhornsby.com.au/westside](http://www.yoursayhornsby.com.au/westside).

## WHAT IS BEING EXHIBITED?

- ✎ Planning Proposal – identifying proposed heights, new street layout, pedestrian plaza and new pedestrian crossing
- ✎ Supporting studies – including urban design, traffic and economic analysis
- ✎ Development control plan amendments – providing guidance for individual developments about future character, setbacks, scale, open space, vehicle access and parking, public domain, traffic management, design detail and heritage

## HOW CAN I HAVE A SAY?

Email submissions to [hsc@hornsby.nsw.gov.au](mailto:hsc@hornsby.nsw.gov.au)

Post submissions to PO Box 37, Hornsby NSW 1630

By Friday 8 November 2013. Use the reference “Hornsby West Side” in your submission.

# THERE ARE MANY DREAMS FOR THE HEART OF HORNSBY

HORNSBY WEST SIDE PRECINCT PLANNING PROPOSAL



**Hornsby Park and Northern Gateway**  
Engage the park through new buildings that address the open space and activate the park entry.



**Dural Lane**  
Partial closure of Dural Lane to provide a pedestrian experience connecting the west side of the precinct to the station. Opportunity for the lane to be activated with shops and cafes.



**Council carparks**  
Potential to redevelop one of the carparks while retaining the other as a multi-deck carpark to cater for increased parking demand.

**New laneways**  
New vehicular laneways to connect Dural Street to William Street providing better vehicular circulation through the precinct and to Council carparks.

**Legend**

- # Indicates the maximum number of storeys for residential towers.
- # Indicates the maximum number of storeys for commercial buildings.

The plan to the right is an indicative structure plan illustrating one possible outcome.



**Highway to Main Street**  
New public domain improvements, street tree planting, spaces for outdoor dining and reduced vehicular traffic to help revitalise the Pacific Highway into the Main Street for Hornsby.



**Station Street**  
Provide additional car parking spaces that can be transformed into a public space on the weekend or seasonal basis to allow for public events, markets or other gatherings.

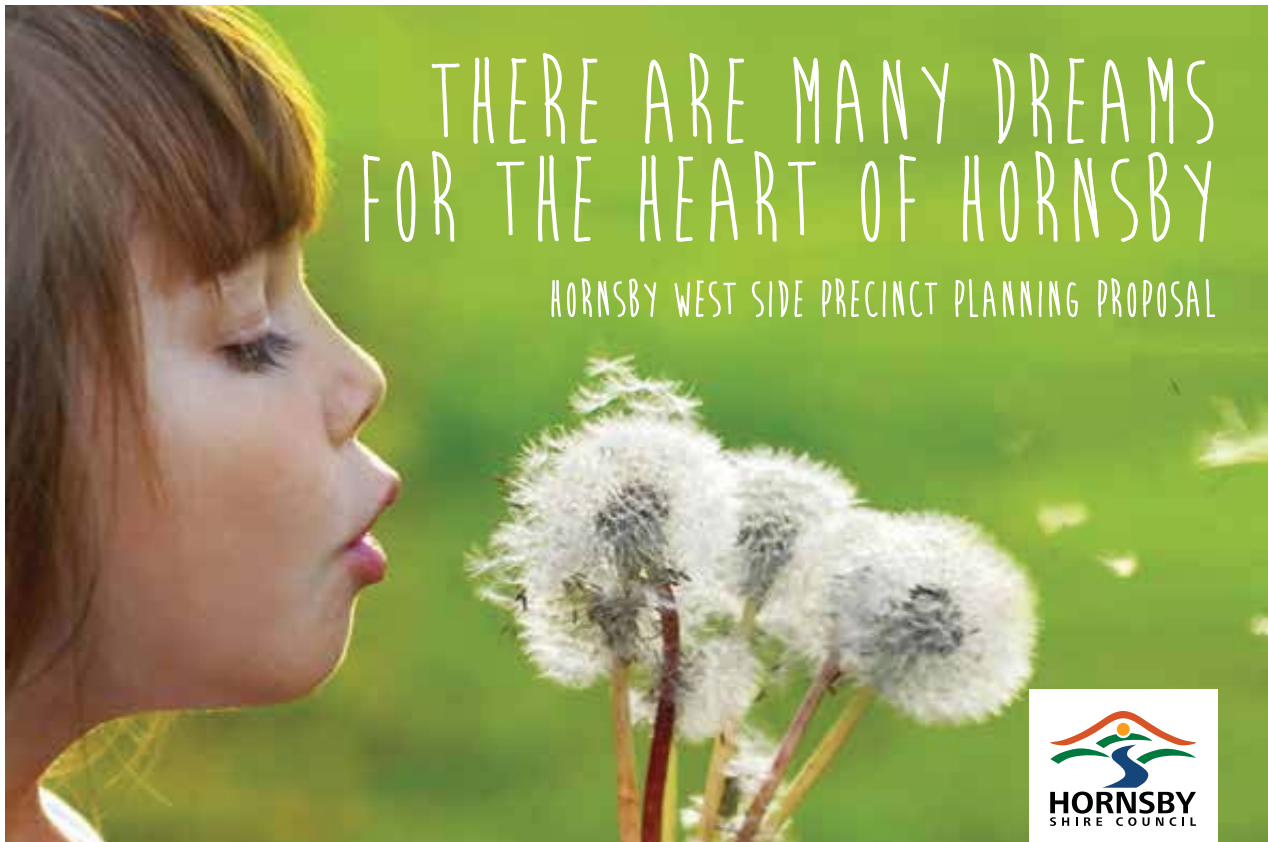
**Cenotaph Plaza and Park**  
This new public space reconnects the existing park to a plaza that formalises the connection between the station and Main Street. Together the park and plaza will create a formal entry and more engaging pedestrian experience for the West Side Precinct.



**Facade Retention**  
Retention of high quality facades is encouraged where possible to help maintain the traditional streetscape character and experience of the precinct.

- Road realignments**
- 1 Close Station Street at Pacific Highway
  - 2 Allow two way traffic to Station Street to access to new building car parking
  - 3 New four way intersection at High Street and the Pacific Highway to allow exit for buses and traffic from Station Street.





Postcard - Page 1 - front

# NOW IS THE CHANCE TO SHARE YOURS

View the draft plans for the Hornsby West Side Precinct Planning Proposal on Council's website [hornsby.nsw.gov.au/onexhibition](http://hornsby.nsw.gov.au/onexhibition), at Council's libraries, or at the Administration Centre, 296 Pacific Highway, Hornsby during business hours.

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Or join the conversation at [www.yoursayhornsby.com.au/westside](http://www.yoursayhornsby.com.au/westside).

Submissions close Friday 8 November 2013.

Postcard - Page 2 - back

The first part of the document discusses the importance of maintaining accurate records of all transactions. This includes not only sales and purchases but also any other financial activities that may occur. Proper record-keeping is essential for determining the correct amount of tax liability and for providing evidence in the event of an audit.

Next, the document addresses the issue of deductions. Taxpayers are allowed to deduct certain expenses from their taxable income, which can significantly reduce their tax liability. However, it is important to understand the rules governing these deductions, as they can vary significantly. For example, the deduction for state and local taxes is subject to a cap, and the deduction for mortgage interest is limited to a certain amount.

The document also discusses the importance of timing. Taxpayers should be aware of the deadlines for filing their returns and paying any taxes due. Failure to meet these deadlines can result in penalties and interest charges. Additionally, taxpayers should consider the timing of their income and deductions to optimize their tax position.

Finally, the document provides some general advice for taxpayers. It emphasizes the importance of seeking professional advice from a tax advisor or accountant, particularly for complex situations. It also encourages taxpayers to stay informed about changes in tax law and to take advantage of any available tax-saving opportunities.