

Table: 1C.2.1(c) On Site Car Parking Rates

Type of Development	Car Parking Requirement	
	Sites < 800m from Railway Station Sites	Sites > 800m from Railway Station
Residential Accommodation		
Dwelling Houses 0-2 Bedrooms 3 or more Bedrooms	1 space/ dwelling 2 spaces/ dwelling	
Secondary Dwellings (see Note*) 0-2 Bedrooms 3 or more Bedrooms	1 space/ dwelling 2 spaces/ dwelling	1 space/ dwelling 2 spaces/ dwelling
Attached Dual Occupancy 0-2 Bedrooms 3 or more Bedrooms		1 space/ dwelling 2 spaces/ dwelling
Medium and High Density Dwellings in Hornsby LGA (including Universal Design Housing**) 0-1 Bedroom 0-2 Bedrooms 3 or more Bedrooms Visitors (see Note***)	0.75 space/ dwelling 1 space/ dwelling 1.5 spaces/ dwelling 1 space per 7 dwellings	1 space/ dwelling 1.25 spaces/ dwelling 2 spaces/ dwelling 1 space per 5 dwellings
Seniors Housing at all locations other than the combined land described below	per SEPP (Housing for Seniors or People with a Disability) 2004 per State Environmental Planning Policy (Housing) 2021	
Seniors Independent Housing at combined site comprising Nos. 9,11,15,17 and 19 Ashley Street, Hornsby and Nos. 2 and 4 Webb Avenue, Hornsby	A maximum of 108 resident spaces Visitors and staff – 1 space per 7 dwellings to a maximum of 15 spaces 1 dedicated space for an emergency vehicle	
Tourist and Visitor Accommodation (see Note**)		
Bed & Breakfast Accommodation, Farmstay Accommodation	1 space/guest bedroom + 2 spaces for the permanent residents	
Short Term Rental Accommodation (Holiday lets)	Apply residential accommodation rates above	
Hotel or Motel accommodation	1 space/room + 1 space per 2 employees	
Caravan Parks	1 space/van, cabin or tent site	
Commercial Premises		
Business or Office Premises	1/48m2 GFA	1/40m2 GFA
Shops	1/29m2 GLFA	1/20m2 GLFA
Bulky Goods Premises	1/75m2 GLFA, including space for cars with trailers	1/50m2 GLFA, including space for cars with trailers
Restaurants or Cafes (ex drive-through take-away restaurants)	1/29m2 GLFA	15/100m2 GFA + 15/100 m2 of outdoor seating area
Vehicle Sales or Hire Premises	1/150m2 site area + 6 spaces/work bay	
Markets	2 spaces per stall (customers only)	
Marina	0.6 spaces/ berth	

Table: 1C.2.1(c) On Site Car Parking Rates

Type of Development	Car Parking Requirement	
	Sites < 800m from Railway Station	Sites > 800m from Railway Station
Industrial Uses and Areas		
Industry and Warehouse or Distribution Centres (max 20% ancillary office floor area, Note****)	1/150m ² GLFA	1/100m ² GLFA
Vehicle Repair Station and Vehicle Body Repair Workshops	1/150m ² GFA + 6 spaces/work bay	
Sex Services Premises	1 space/ workroom + 1 space per 2 employees	
Agriculture		
Intensive Plant Agriculture	1 space/ employee	
Plant Nursery	0.5 spaces per 100m ² of that part of the site used in conjunction with the nursery + parking for any ancillary uses per rates in this table	
Education		
Child Care Centre	1 space per 4 children	
Educational Establishments	1 space per full time teacher + 1 space per 2 students of driving age	
Health Care		
Health Consulting Rooms	3 per surgery	
Medical Centres	4 per surgery	
Halls, meeting places		
Community Halls	1 space per 5 seats min (subject to parking study)	
Places of Public Worship	1 space per 5 seats min (subject to parking study)	
Entertainment Facility	1 space per 5 seats min (subject to parking study)	
Temporary Community Events	Markets to provide 2 spaces per stall (customers only) available on site or in the immediate locality. Other events subject to a parking study	
Other Uses	as per RTA Guide to Traffic Generating Development or a Parking Study	

3.5 Residential Flat Buildings (6 or more Storeys)

This section provides controls for erecting, and undertaking alterations and additions to, a residential flat building in the R4 High Density Residential Zone, within the area designated as S to AA (except W1) (6 storeys to 22 storeys) on the HLEP Height of Building map.

The controls also apply to Seniors Housing only on land identified as Area 1 on the HLEP Height of Building Map.

3.5.1 Desired Future Character

Desired Outcome

- a. Development that contributes to the desired future character of the area. Prescriptive Measures a. Development applications should demonstrate compatibility with the following statements of desired character

Prescriptive Measures

- a. Development applications should demonstrate compatibility with the following statements of desired character:

Desired Future Character Statement (excluding Pound Road, Hornsby Precinct)

The locality is characterised by residential flat buildings of 6 or more storeys in height in landscaped settings with underground car parking.

Development footprints maintain landscape corridors around and through development sites. The established tree canopy is complemented by new trees and shrubs throughout all gardens. Facade widths are limited, avoiding the appearance of a continuous wall of development. Buildings are integrated into a campus like setting with large areas of consolidated public and communal open space.

Balconies provide outdoor living areas which wrap around the corners of the buildings, providing usable open space as well as articulation in built form.

Developments embody active living principles including bicycle parking and storage, prioritised pedestrian and cyclist entrances to buildings, and connectivity to the public domain.



Figure 3.5(a): Example of Desired Character - 8 storey residential flat building (excluding Pound Road, Hornsby precinct).(l)

3.5.4 Height

Desired Outcome

- a. A built form in accordance with the Height of Building Map in the HLEP and comprising residential flat buildings.

Prescriptive Measures

Storeys

- a. Sites with the following maximum building heights under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 3.5.4(a).

Table 3.5.4(a): Translation of Height to Storeys

HLEP Area	Maximum Building Height (m)	Maximum Storeys (excluding basement carparking)
Area 1	20.5m Seniors Housing only	6 storeys Seniors Housing only
S	23.5m	7 storeys
T1	26.5m	8 storeys
T2	29.5m	9 storeys
U	32.5m	10 storeys
V1	35.5m	11 storeys
V2	38.5m	12 storeys
W2	41.5m	13 storeys
X	48m	15 storeys
AA	72m	22 storeys

- b. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.
- c. A transition in building height should be provided at sensitive interface areas adjacent to heritage items, conservation areas, **and adjacent residential areas**, areas outside the precinct **and sites adjacent to Area 1 on the Height of Building Map**.
- d. To protect the amenity of future residents the finished floor level of ground floor apartments should be at or above the natural ground level.
- e. Top most storeys, including those with mezzanine levels, should be visually recessive with a setback from the storeys below and lightweight in design.

Podiums

- f. Within the Pound Road Precinct, a broad podium should be provided adjacent to the public domain with a height of 3 storeys and consistent with the existing built form in the precinct

- g. Within the Oxford Street, Epping Precinct, a broad podium should be provided with a height of 2-3 storeys and consistent with the existing built form in the precinct.

Roof Design

- h. Flat or very gentle pitched roofs without parapets to minimise the height of exterior walls, incorporating eaves immediately above and beneath the penthouse storeys to cast shadows across the top-storey walls.
- i. Roof fixtures and lift overruns or service plants should be incorporated into the design of the roof to minimise visual intrusiveness and support an integrated building design.

Notes:

Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Storey means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

- (a) a space that contains only a lift shaft, stairway or meter room, or
(b) a mezzanine, or
(c) an attic.

Basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

A transition in building height should be provided at sensitive interface areas adjacent to heritage items and Heritage Conservation Areas. Refer to Part 9 Heritage of this DCP for additional heritage controls.

Height controls (ex Pound Road and Oxford Street, Epping Precinct) are based on a typical residential floor to floor height of 3 metres, with a 1.5 metre allowance for roof articulation and a 1 metre basement projection.

Height controls (Pound Road and Oxford Street, Epping Precinct) are based on a ground floor height of 4 metres, a typical residential floor to floor height of 3 metres, with a 1.5 metre allowance for roof articulation and no basement projection

4.5 Hornsby Town Centre

North Precinct

The north precinct will provide an extension of the existing commercial centre and accommodate a wide range of living, employment and recreational activities.

Building bulk and scale will step up from the adjacent residential area (to the east of Hunter Street) to the development along George Street. The ground floor of buildings fronting Hunter Street should incorporate non-residential uses that activate the street frontage. The lower levels of buildings fronting George Street should incorporate active uses such as cafes, outdoor dining and other retail activities. Buildings will incorporate awnings to provide a pedestrian scale and to provide shelter. High density residential development located above the commercial podium should contribute to the function of the Centre and maintain after hours vitality.

Development will facilitate the provision of wide tree lined footpaths, a uniform building edge, awnings and local convenience outlets to create a distinct character and vibrant living and working environment.



Figure 4.5(d): North Precinct Boundary.(C)

West Side Precinct

The West Side precinct is the traditional heart of Hornsby. The precinct will be a mixed use, street based centre that provides a range of housing, retail and commercial offices, food outlets, entertainment and employment opportunities to support the larger centre and service the working and residential populations in the area.

New buildings should reinforce the traditional shopping centre character of the precinct through well scaled podium forms, a consistent street wall height, active frontages and continuous awnings to primary streets that together contribute to the pedestrian experience. Lower levels of new buildings should respond to the existing fine grain character of the Conservation Area, using modulation to reduce the overall massing of a development. Tower elements above the street wall height should be elegant with slim and slender proportions and setback from the podium to allow view and light corridors.

Improvements in the public domain including reconnecting Cenotaph Park to the precinct through a new public plaza that will be a gateway to Hornsby by creating a formal entry from the Rail Station through to the Pacific Highway, pedestrianising parts of Dural Lane, development of new lanes for vehicular access, footpath paving and widening, installation of bollards, provision of seating, installation of street furniture and traffic calming measures.

Development along the Peats Ferry Road and Coronation Street should strengthen the 'main street' shopping and dining character of the precinct and should preserve high value heritage buildings, contributory streetscape elements and facades that enhance the streetscape and contribute to the overall sense of place of the precinct.

The Hornsby RSL Club and Hornsby War Memorial Hall sites present an opportunity for high-quality, mixed-use dining, recreation, hotel and residential development. New development should retain the heritage listed War Memorial Hall, include an active destination frontage to High Street and minimise visual, sound and light, and traffic impacts at the interface with surrounding residential areas.

Development and commercial uses should complement and support main street shopping and dining at Peat's Ferry Road and be designed to maximise visual and pedestrian connections to commercial areas to the north, and to Cenotaph Park and Hornsby Railway Station.

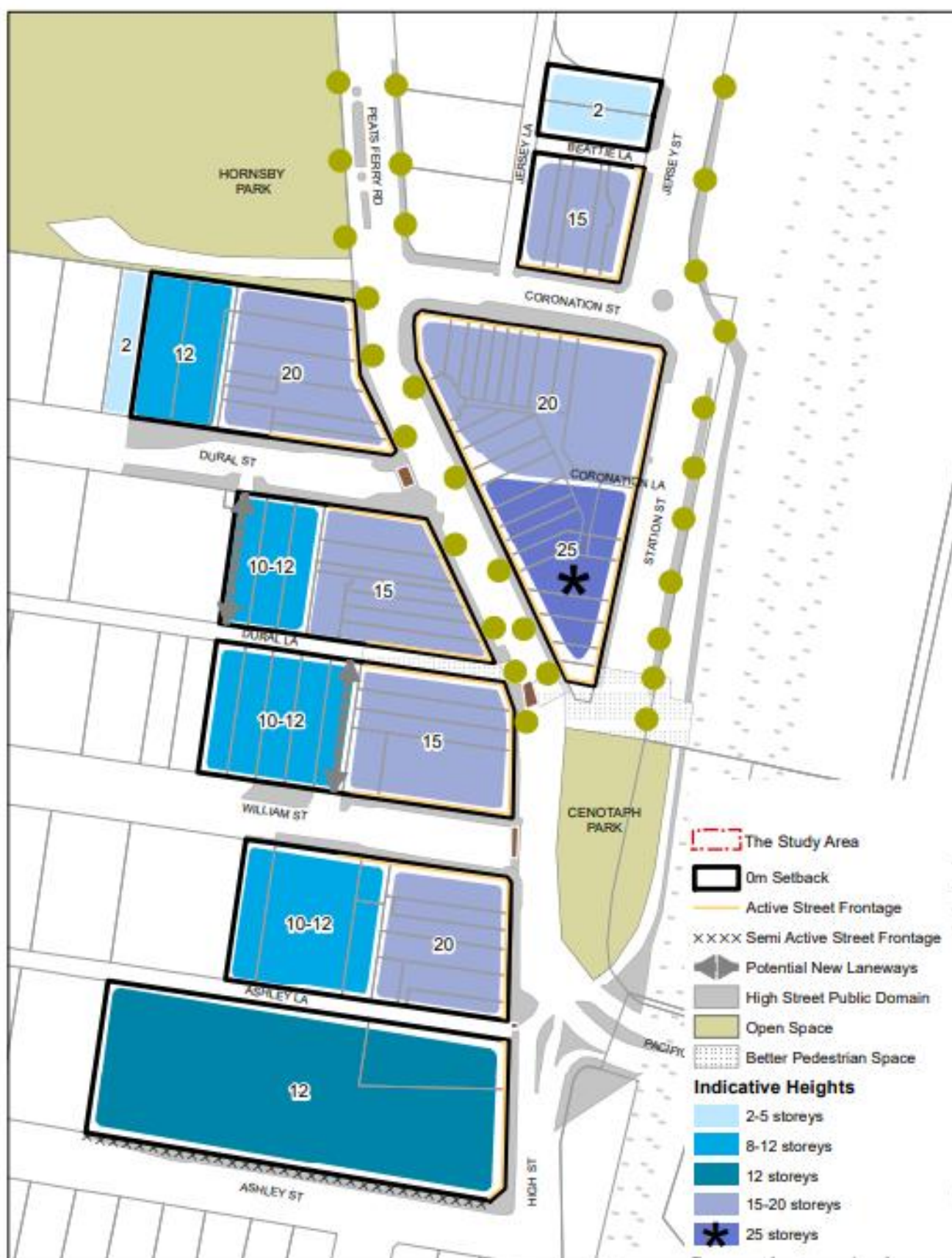


Figure 4.5(f): West Side Precinct - Structure Plan.

4.5.4 Scale within Hornsby LGA

Desired Outcome

- a. Development with a height, scale and intensity compatible with the role and function of the centre under the commercial centres hierarchy.

Prescriptive Measures

Floor Space Ratio

- a. The maximum floor space ratio for business lands shall be in accordance with the HLEP Floor Space Ratio Map as follows

Table 4.5.3(a): Summary of HLEP FSR Provisions

HLEP Area	Maximum FSR (total)	Maximum FSR (Residential use)
T	2:1	
V	3:1 (+FSR variations for Area 8)	Area 2 - 2:1
Z	5:1	Area 1 - 2:1 Area 3 - 1:1

- b. As detailed in Table 4.5.3(a) above, the proportion of any building in Areas 1, 2, and 3 (as identified on the HLEP Floor Space Ratio Map) able to be used for residential accommodation is limited pursuant to the provisions of Clause 4.4(2A) of the HLEP.
- c. Within the West Side Precinct, Council may consent to development that results in a variation to the floor space ratio shown on the Floor Space Ratio Map. The requirements regarding the floor space variation are provided in Clause 4.4 (2D) of the HLEP.

Notes:

Refer to Section 1C.2.12 of the DCP for detailed provisions on Isolated Sites.

As detailed in Clause 4.5 of the HLEP, the Floor Space Ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area. See the HLEP for the definition of Gross Floor Area.

Floorplates - West Precinct

- d. Residential floorplates above the podium should have a maximum GFA of 700 sqm. Balconies and terraces may project from this maximum.
- e. Commercial floorplates above the podium should have a maximum GFA of 1,200sqm.

Note: The maximum floorplate requirements for the West Precinct (d. and e.) do not apply to No. 2 and No. 4 High Street, Hornsby

Floorplates - North Precinct

- f. Residential floorplates should have a maximum dimension of 18 metres. Balconies and terraces may project beyond this maximum.
- g. Commercial floorplates should have a maximum dimension of 35 metres, measured perpendicular to the primary retail frontage and between opposing exterior walls at any point.

Height

- h. Sites with the following maximum building height under Clause 4.3 of the HLEP should comply with the maximum number of storeys in Table 4.5.3(b) (excluding basement carparking).

Table 4.5.3(b): Translation of Height to Storeys

HLEP Area	Maximum building height (m)	Maximum Storeys - Commercial building	Maximum Storeys Mixed Use building
I	8.5m	2 storeys	2 storeys
O1	16m	4 storeys	4 storeys
S	23.5m	6 storeys	7 storeys
T1	26.5m		8 storeys
U	32.5m	8 storeys	10 storeys
V1	35.5m	9 storeys	11 storeys
V2	38.5m		12 storeys
W1	40m	10 storeys	13 storeys
X	48m	12 storeys	15 storeys
AA1	62.5		20 storeys
AA2	77.5		25 storeys

- i. Basement car parking that protrudes more than 1 metre above existing ground level is counted as a storey.

- j. Buildings within the West Precinct are to incorporate a commercial podium with a height of 2 to 5 storeys (8.5-16.5 metres), in accordance with Figure 4.5(i).
- k. Mixed use buildings within the North Precinct are to incorporate a commercial podium with a height of 3 storeys (12 metres), in accordance with Figure 4.5(j).
- l. l. Buildings within the East Precinct are to incorporate a commercial podium with a height of 2 to 3 storeys (8-12metres), in accordance with Figure 4.5(l).
- m. m. A transition in building height should be provided at sensitive interface areas adjacent to heritage items and adjacent residential areas outside the precinct boundaries.

Notes:

Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Storey means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

- (a) a space that contains only a lift shaft, stairway or meter room, or
- (b) a mezzanine, or
- (c) an attic.

A mixed use building described above comprises a building with a commercial podium and residential floors above.



Figure 4.5(i): West Side Precinct - Building Height Plan.

West Precinct

l. The setbacks of all buildings and structures to the boundaries of the site are prescribed in Table 4.5(c) for the West Precinct:

Table 4.5.4(c): Ground Floor Minimum Setbacks - West Precinct

Location	Building Setback
Peats Ferry Road	0m
Coronation Street	0m
Station Street	0m
Jersey Street	0m
Jersey Lane	0m
Beattie Land	0m
Dural Street (active frontages)	0m
(other frontages)	3m
William Street (active frontages)	0
(other frontages)	3
High Street	0
Ashley Lane (active frontages)	0
(other frontages)	3
Ashley Street (active frontages)	0
(semi active frontages to RSL Club and carpark)	0m
(other frontages)	3m
(RSL carpark frontages)	3m
Hornsby Park Edge Interface	
(active frontages)	0m
(other frontages)	3m
Interface with Residential Zoning	6m

Upper Floor Minimum Setbacks (Figure 4.5(m))

Location	Upper Floor Setback
Peats Ferry Road	6m
Coronation Street	6m
Station Street	3m
Jersey Street	3m
Dural Street	3m
Dural Lane	3m
William Street	3m
High Street	6m
Ashley Lane	0m
Ashley Street	3m
Hornsby Park Edge Interface	3m
Western boundary of No. 4 High Street	9m

m. Despite the above table, car parking stations may be built to the front boundary where a facade is provided that presents a built form consistent with the character of commercial/retail buildings within the precinct.

n. Ground Floor Minimum setbacks are illustrated in Figure 4.5(n).

o. The upper levels above the podium should be setback in accordance with Figure 4.5(o).



Figure 4.5(n): West Side Precinct - Ground Floor Minimum Setbacks.



7.2 Community Housing

The following section provides guidelines for the development of land for seniors housing, boarding houses, group homes and hostels throughout Hornsby Shire.

7.2.1 Seniors Housing

Desired Outcomes

- a. Development with a bulk, scale and intensity that is compatible with the character of the area.

Prescriptive Measures

- a. Development for Seniors Housing should comply with the planning controls in the Housing SEPP
- b. Development for Seniors Housing on land identified as Area 1 in the HLEP Height of Building Map should also comply with the site-specific and other controls for residential flat buildings identified in Part 3.5 – Residential Flat Buildings (6 or more storeys) and the site-specific parking rates and other general controls identified in Part 1 – General of the HDCP.

7.2.2 Boarding Houses

Desired Outcomes

- a. Development with a bulk, scale and intensity that is compatible with the character of the area.

Prescriptive Measures

- a. Development for Boarding Houses should comply with the planning controls in the Housing SEPP

7.2.3 Group Homes

Desired Outcomes

- a. Development with a bulk, scale and intensity that is compatible with the character of the area.

Prescriptive Measures

- a. Development for Group Homes should comply with the planning controls should comply with the planning controls in the Housing SEPP

Note:

The complying development provisions within Schedule 2 of the SEPP will be used as a guideline in assessing development applications for group homes

9.2 Heritage Items

This section applies to Heritage Items listed in Part 1 of Schedule 5 Environmental Heritage of the HLEP. Heritage Items include buildings, works, gardens and trees.

9.2.1 General Design Requirement

Desired Outcomes

- Development that allows reasonable change to occur to heritage items, particularly to meet contemporary amenity or safety standards without unreasonably impacting heritage significance.
- Alterations and additions that are sympathetic to significant features, and do not dominate the heritage item in terms of bulk, scale, form, setbacks and materials.
- Development that encourages new uses that facilitate the ongoing viability of heritage items without adversely affecting heritage significance.
- New uses that allow for interpretation of the heritage item and do not result in substantial or irreversible changes to significant features
- Development that cantilevers over or retains a heritage item within its envelope complements the form, style and character of the heritage item and allows it to be viewed and interpreted as a discrete entity.

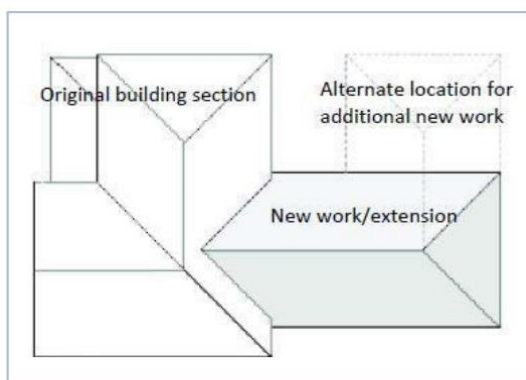


Figure 9.2(a) - Locate new work away from the significant area of the item. (i)

Prescriptive Measures

General

- Features or elements that contribute to the heritage significance of the item should be retained.
- Council does not generally support demolition of heritage items. Poor structural condition or costs associated with renovating are not sufficient justifications.
- New work and changes should be located away from main areas that are intact or highly significant. **Cantilevers are to be stepped back from primary elevations and street facades**
- New buildings, structures, landscaping or other works should be located to minimise adverse impacts on the setting of the heritage item.
- Introducing decorative elements that could reduce the integrity and confuse the period of the building should be avoided, unless documentary or physical evidence exists to show it has been removed.
- For large projects a staging plan may be required to indicate when secondary or non-heritage works are to be undertaken.
- Servicing, fire safety or BCA compliance upgrades for a new use should not impact on the heritage significance of the item.

Removing unsympathetic changes

- Unsympathetic elements should be removed, especially where substantial changes are proposed to a heritage item and the reversal will assist an improved heritage outcome.

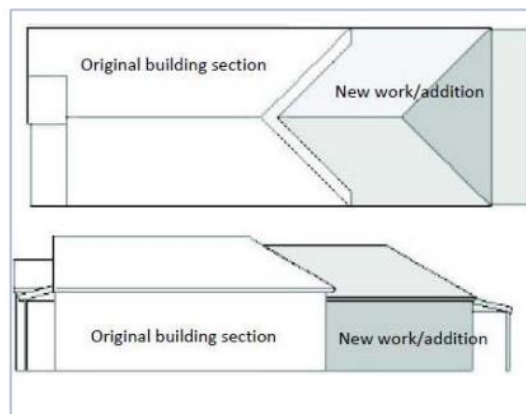


Figure 9.2(b) - Alterations and additions to be smaller in scale and length than the existing building. (i)

<p>Form, massing and scale</p> <ul style="list-style-type: none"> i. New work should be designed to complement the heritage item in terms of scale, proportion, bulk, massing and detail. j. Additions and extensions at the front of heritage items should be avoided. Additions should be located away from the principal elevation and significant features of the heritage item, and behind and below the main roof ridge. k. Alterations and additions should be smaller in scale and length than the existing building. l. Large second storey additions should be avoided. Additions should be located to the rear or side. Depending on the form and style of the building it may be possible to design new levels within the existing roof space or below the gutter line of the main building. m. Extensive blank or unarticulated walls are discouraged. Articulation should be achieved through the use of materials or design elements such as soldier/string courses, windows, fibro/timber inserts or the like. Internal changes n. Changes to the original layout of the building should be minimal so that the evolution of the building remains recognisable. Development should retain significant interior elements. For example, wall nibs, decorative ceilings, picture rails, architraves, feature tiling or features such as fire places should be retained <p>Materials, colours, finishes</p> <ul style="list-style-type: none"> o. Rendering or painting original face brick is not supported. p. Materials should be selected to complement the period and style of the building. Compatible, but not necessarily matching materials i.e. modern materials, may be used where appropriate. <p>Note:</p> <p>The controls for heritage items adopt a “whole of building” approach because heritage significance applies to the whole property, not just the front façade of a building or particular element of a site. The controls are based on the principles of minimising impact on heritage significance, and ensuring that where change occurs, the decision is based on an understanding of heritage significance</p>	<p>No. 4 and No. 2 High Street, Hornsby</p> <p>New development:</p> <ul style="list-style-type: none"> a. Must be designed to provide for an integrated and holistic development outcome across Nos 2 and 4 High Street, Hornsby b. Must retain the heritage listed Hornsby War Memorial Hall including significant external and internal features, existing setbacks, fabric, spaces and layout c. Adopt a high quality and respectful contextual design that is sympathetic to and complements the Hall’s significant fabric, form, setback, detail and landscaping d. Should not dominate the Hall or obscure views to it from public domain and not visually dominate or visually disrupt the public appreciation of the Hall
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