

PLANNING PROPOSAL

Hornsby RSL Club
PP/1/2016

March 2017



CONTENTS

INTRODUCTION

BACKGROUND

PART 1 - OBJECTIVES OR INTENDED OUTCOMES

PART 2 - EXPLANATION OF THE PROVISIONS

PART 3 - JUSTIFICATION

Section A - Need for the planning proposal

Section B - Relationship to strategic planning framework

Section C - Environmental, social and economic impact

Section D - State and Commonwealth Interests

PART 4 - MAPS

PART 5 - COMMUNITY CONSULTATION

PART 6 - TIMELINE

APPENDICES

Appendix A - Location Map

Appendix B - State Environmental Planning Policy Checklist

Appendix C - Section 117 Direction Checklist

Appendix D - Council Report and Minutes PL7/17

Appendix E - 2016 Urbis Planning Proposal and supporting documents

Appendix F - Design Excellence Peer Review

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 Appendix A) 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.

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, 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 2016 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 *HDCP* amendments be exhibited concurrently with the proposal.

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 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.

PART 2 - EXPLANATION OF THE PROVISIONS

Amendment of the *Hornsby Local Environmental Plan 2013* by:

Height of Building Map	<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): 38m or 12 storeys</p>
Schedule 1 Additional Permitted Uses	<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 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 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 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>

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 and economic study.

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 floorspace 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).

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.

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 floorspace 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 senior 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.

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

The Planning Proposal seeks to amend the Hornsby LEP Height of Building Maps as proposed below: -

Map	No.	Requested Amendment
Height of Buildings Map	HOB_017 Date 11/10/2013	Amend the height of building maps for the Community Car Park and Hornsby RSL Club Sites.

Table 2: Proposed amendments to HLEP 2013 Maps

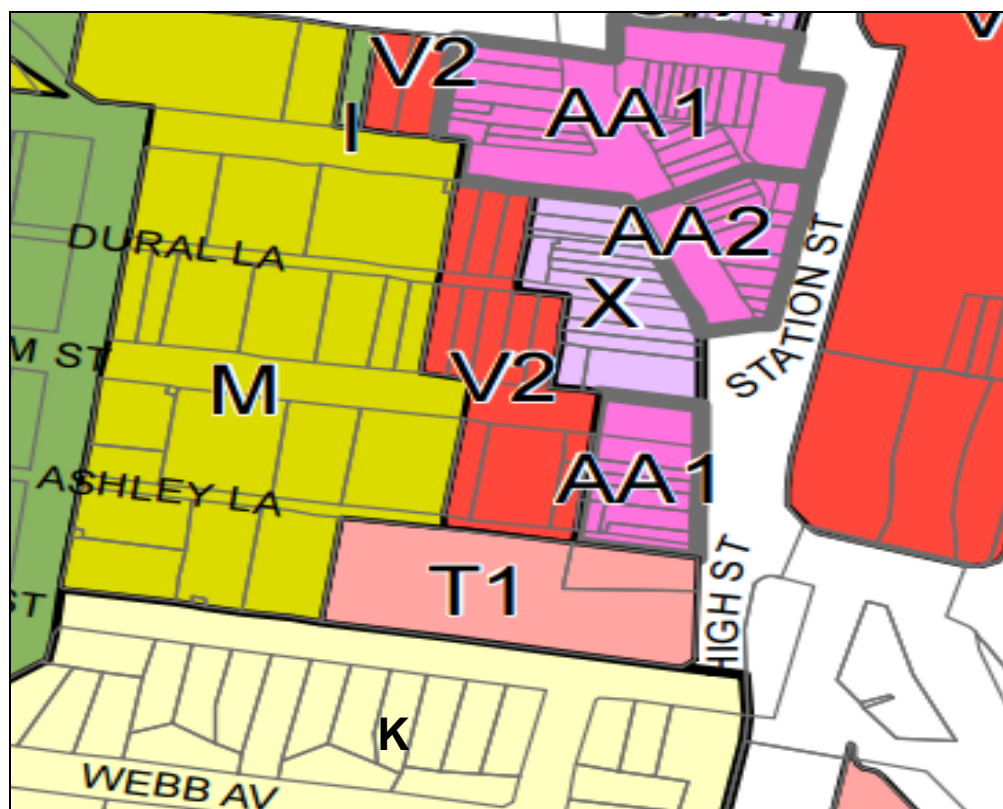


Figure 1: Current HLEP 2013 Height of Buildings Map

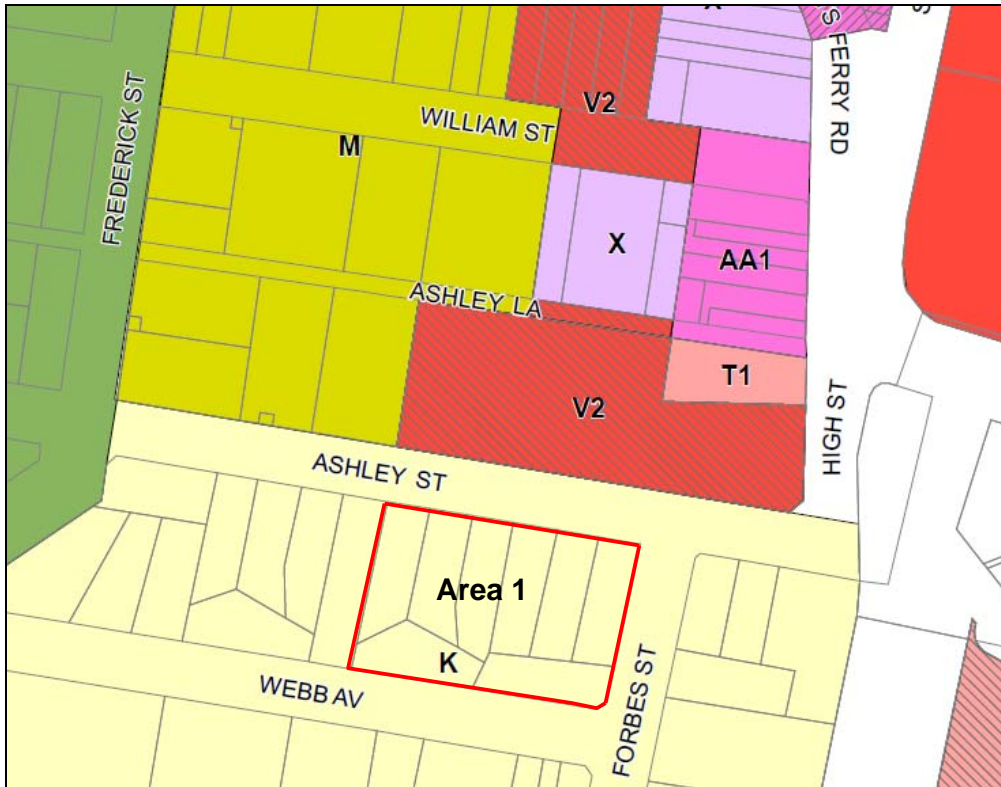


Figure 2: Proposed amendments to HLEP 2013 Height of Buildings Map

The Planning Proposal also seeks to amend the HLEP Additional Permitted Uses Map as proposed below.

Map	No.	Requested Amendment
Additional Permitted Uses Map	APU_017 Date 11/10/2013	Amend the Additional Permitted Uses Map to include "Area 9" and "Area 10" for Sites 1 and 2 to permit residential flat buildings above the existing ground floor uses.

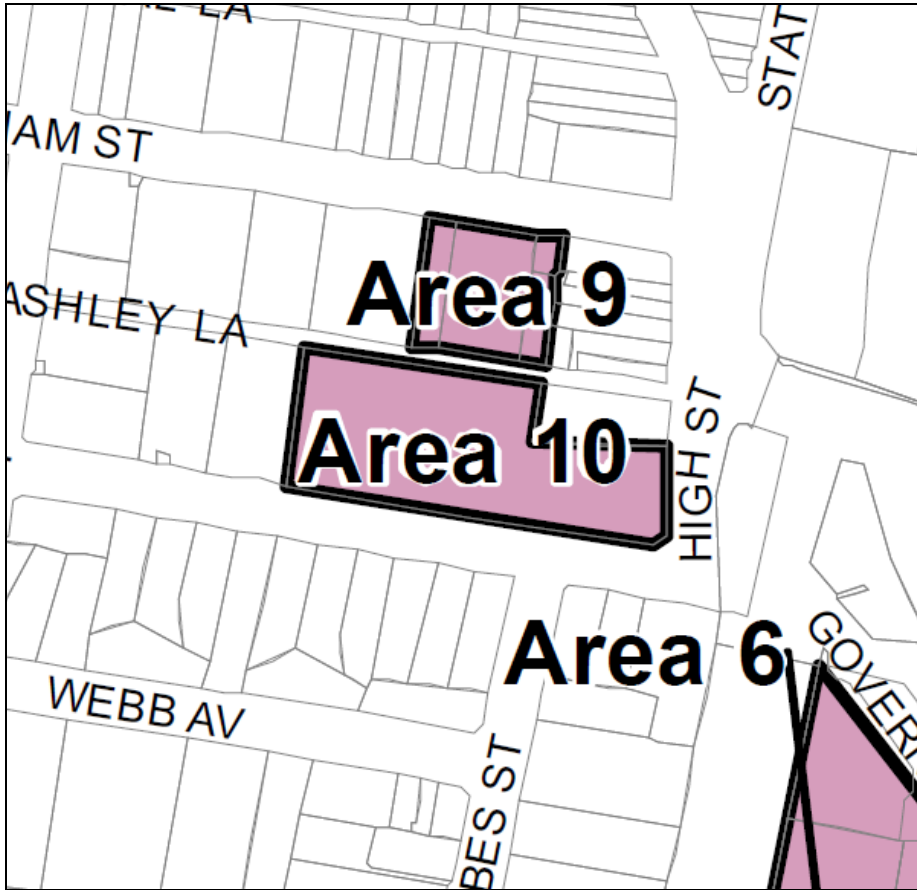


Figure 3: Proposed amendments to HLEP 2013 Additional Permitted Uses Map

PART 5 - COMMUNITY CONSULTATION

In accordance with “A guide to preparing local environmental plans” prepared by the Department of Planning and Environment (2016), the consultation strategy would 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, 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.

PART 6 – PROJECT TIMELINE

Weeks after Gateway Determination	Item
0	Gateway Determination
8	Exhibition Start
13	Exhibition end
17	Consideration of submissions from exhibition
22	Report to Council on submissions
24	Request draft instrument be prepared

Appendix A – Location Map

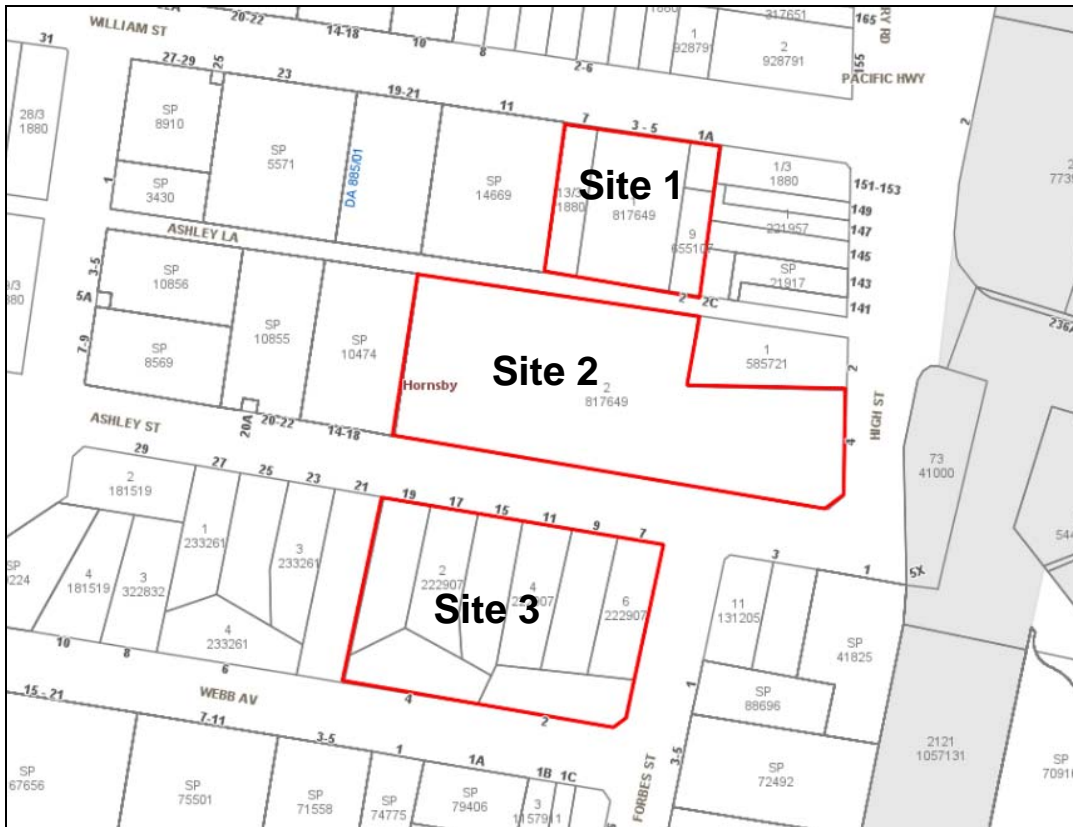


Figure 4: Location Map: The subject sites are identified by the red outline.

Appendix B – 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 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. Moveable Dwellings	Not applicable
SEPP 22. Shops and Commercial Premises	Not applicable
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 Recreational 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	Repealed

Development Proposals	
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 Economic and Employment Area	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	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 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. Development on Kurnell Peninsula	Not applicable
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. Affordable Rental Housing	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

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	Not applicable
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)	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	Not applicable
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 C – Section 117 Directions Checklist

No.	Section 117 Direction	Comment
1. Employment and Resources		
1.1	Business and Industrial Zones	<p>Consistent.</p> <p>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 (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.</p>
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	<p>Consistent.</p> <p>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.</p> <p>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.</p>

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 D - Council Report and Minutes PL7/17

Appendix E – 2016 Urbis Planning Proposal and supporting documents

Appendix F - Design Excellence Peer Review