

25 January 2018

Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Adrian Hohenzollern - Team Leader – Sydney West Region

Dear Mr Hohenzollern

Hornsby RSL Club Planning Proposal – Conditions of Gateway Determination

The purpose of this letter is to present for the Department's information a revised Planning Proposal for the Hornsby RSL Club and advice on how it responds to the conditions of the Gateway Determination issued 14 June 2017.

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). 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.

The heritage assessment and proposed revision to the maximum building height on Site 2 has been reviewed by relevant Council officers. The amended proposed height controls for the existing RSL Club site (Site 2) is a positive response to the heritage constraints of the site and the heritage assessment is considered satisfactory in regard to the heritage matters on the site. The Planning Proposal has been revised to include amended text and mapping reflecting the proposed height revision across Site 2 (copy attached).

Proposed Car Parking Clause

Condition (d) of the Gateway Determination requires that, prior to undertaking community consultation, Council is to "identify the maximum number of car spaces needed to support the proposed senior-housing use on the site (known as Site 3) and is to amend the Planning Proposal to incorporate this cap prior to exhibition."

As noted in the Department's letter dated 14 June 2017, the purpose of identifying the maximum number of car spaces is to ensure that seniors housing development, at the increased maximum height of buildings proposed for the site (being 5 storeys for seniors housing development only), does not adversely affect traffic generation in the locality. The proponent's Traffic Engineers and Council's Transport Planner have agreed on a maximum of 140 car spaces, which could service development of the site for seniors housing as envisaged and not

exceed the capacity of the local road network. This maximum is based on revised traffic modelling having regard to the local area Hornsby West Side Precinct modelling and on the premise that 106 units (containing 237 bedrooms) are developed. More specifically, this development scenario would generate the need for:

- 119 spaces for residents - provided at a rate of 0.5 spaces/bedroom in accordance with the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP)*; and
- 21 spaces for visitors - provided at a rate of 1 space/5 units in accordance with the RTA Guide to Traffic Generating Developments.

Consideration has been given to how best to apply a maximum number of car spaces under the *Hornsby Local Environmental Plan (HLEP) 2013* taking into account various development scenarios, including that the site is developed for seniors housing in stages. Council's suggested clause (copy attached) proposes a development standard based car parking cap of 119 spaces for residents and 21 spaces for visitors as a local clause and is applicable to the relevant properties (Site 3). The clause also references how the parking spaces are to be calculated, including at the rates identified above and that the calculation of the cap takes into account consideration of any existing or approved car parking spaces for seniors housing development over the site. The clause has been drafted having regard to a number of contemporary *Standard Instrument* based Local Environmental Plans, including Clause 7.3 of the *Parramatta Local Environmental Plan 2011*, and Clauses 7.4 and 7.5 of the *Sydney Local Environmental Plan 2012*.

Miscellaneous

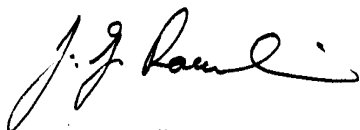
Amendments have been made to the Planning Proposal to ensure an up-to-date and relevant document for community consultation in accordance with the other conditions under the Gateway Determination and with the Department of Planning and Environment's Guidelines.

Timeframe for Completion

The LEP amendment for the Planning Proposal is identified to be required to be completed by 21 June 2018 (12 months from the week following 14 June 2017) in the Gateway Determination. At this stage, public exhibition and consultation with authorities is anticipated to be carried out in February 2018. Given Council only received the revised Heritage Assessment report from the proponents of the proposal on 8 December 2017, a revised Project Timeline is provided in the attached Planning Proposal.

Should you require further information or have any enquiries regarding the above information, please contact Melissa Burne, Strategic Planner on 9847 6767.

Yours faithfully



Jason Rawlin
Acting Manager
Strategic Planning Branch

Attachments: Revised Planning Proposal – Hornsby RSL Club
Amended Heritage Assessment (Statement of Heritage Impact)

TRIM Reference: PP/1/2016

Suggested Car Parking Clause

Clause 6.10 Maximum number of car parking spaces for seniors housing on certain land at Hornsby

(1) *The objectives of this clause are as follows:*

- (a) *to identify the maximum number of car parking spaces that may be provided to service the use of land for seniors housing,*
- (b) *to minimise the amount of traffic generated because of proposed seniors housing development.*

(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:*

- (a) *119 spaces for residents,*
- (b) *21 spaces for visitors.*

(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:*

- (a) *at a rate of:*
 - (i) *0.5 parking spaces to be provided for every bedroom,*
 - (ii) *1 parking space to be provided for every 5 dwellings for visitors,*
- (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.*