



New South Wales

Hornsby Shire Local Environmental Plan 1994 (Amendment No 99)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning and Infrastructure, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.
(10/16471)

TOM GELLIBRAND

As delegate for the Minister for Planning and Infrastructure

2011 No 473

Clause 1 Hornsby Shire Local Environmental Plan 1994 (Amendment No 99)

Hornsby Shire Local Environmental Plan 1994 (Amendment No 99)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Hornsby Shire Local Environmental Plan 1994
(Amendment No 99)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW
legislation website.

3 Land to which Plan applies

This Plan applies to the land to which *Hornsby Shire Local
Environmental Plan 1994* applies.

Schedule 1 Amendments

[1] Clause 15 Floorspace ratio

Omit the heading to clause 15 (4). Insert instead:

Exclusion of certain areas

[2] Clause 15 (5) and (6)

Insert after clause 15 (4):

- (5) This clause does not apply to land shown edged heavy black on Diagrams 1–8 in Schedule BB.
- (6) This clause does not apply to land shown edged heavy black on Diagrams 9–15 in Schedule BB if the development will include:
 - (a) multi-unit housing, and
 - (b) employment-generating development with a floor space ratio of at least 0.5:1.

[3] Clause 15A

Insert after clause 15:

15A Height of buildings

Objective of Provision

To encourage development of a scale consistent with the land's zone objectives.

Height of buildings

- (1) The height of a building on any land shown edged heavy black on Diagrams 1–15 in Schedule BB is not to exceed the maximum height shown for the land on the Height of Buildings Map.

Architectural roof features

- (2) Development that includes an architectural roof feature that exceeds, or causes a building to exceed, the height limits set by subclause (1) may be carried out, but only with development consent.
- (3) Development consent must not be granted to any such development unless the consent authority is satisfied that:
 - (a) the architectural roof feature:
 - (i) comprises a decorative element on the uppermost portion of a building, and
 - (ii) is not an advertising structure, and

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- (iii) does not include floor space area and is not reasonably capable of modification to include floor space area, and
- (iv) will cause minimal overshadowing, and
- (b) any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) contained in or supported by the roof feature is fully integrated into the design of the roof feature.

Definition

- (4) In this clause, the ***Height of Buildings Map*** means the map marked “Hornsby Shire Local Environmental Plan 1994 Height of Buildings Map” deposited in the office of the Hornsby Shire Council.

[4] Clause 23 Dictionary

Insert in appropriate order in the definition of ***the map*** in clause 23 (1):

Hornsby Shire Local Environmental Plan 1994 (Amendment No 99)—Sheets 1–9

[5] Schedule B

Omit Diagrams 4 and 15.

[6] Schedule B, Diagram 4

Insert after Diagram 3:

Diagram 4



The Council may consent to development that results in additional gross floor area of up to half the site area above that allowed by the floorspace ratio in respect of land shown edged heavy black on Diagram 4, subject to the observance of performance standards limiting building height, access to Pennant Hills Road and requiring setbacks from adjoining homes to the satisfaction of the Council.

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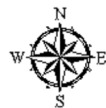
[7] Schedule BB

Insert after Schedule BA:

Schedule BB

(Clauses 15 (5) and (6) and 15A (1))

Diagram 1



SCALE: 1:6,000

MOUNT COLAH

Diagram 2



SCALE: 1:8,000

ASQUITH

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Diagram 3



SCALE: 1:4,000

HORNSBY

Diagram 4



SCALE: 1:6,000

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Diagram 5



SCALE: 1:2,000

THORNLEIGH

Diagram 6



SCALE: 1:2,500

PENNANT HILLS

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Diagram 7



SCALE: 1:4,000

BEECROFT

Diagram 8



SCALE: 1:4,000

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Diagram 9



SCALE: 1:2,500

ASQUITH

Diagram 10



SCALE: 1:2,500

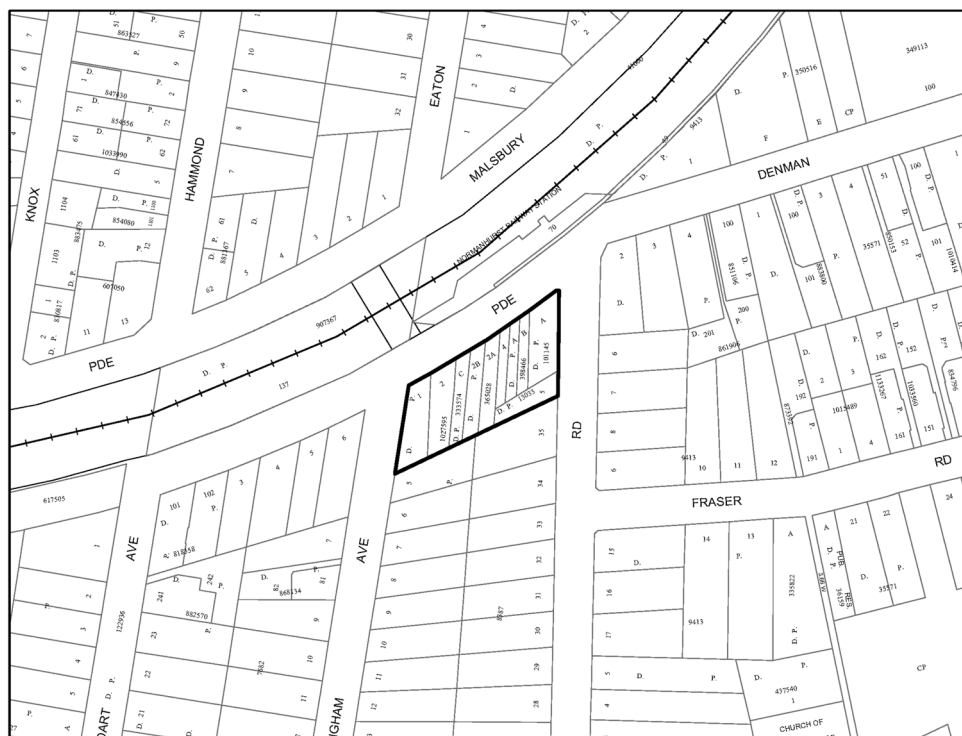
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Diagram 11



SCALE: 1:2,500

NORMANHURST

Diagram 12



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Diagram 13



SCALE: 1:4,000

BEECROFT

Diagram 14



SCALE: 1:4,000

WEST PENNANT HILLS

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Diagram 15



SCALE: 1:4,000

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