PLANNING PROPOSAL

High Street and Ashley Street, Hornsby

July 2022

CONTENTS

INTRODUCTION

BACKGROUND

PART 1 - OBJECTIVES AND INTENDED OUTCOMES

PART 2 - EXPLANATION OF PROVISIONS

PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

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 – PROJECT TIMELINE

APPENDICES

Appendix A – State Planning Framework Checklist

Appendix B – State Environmental Planning Policy Checklist

Appendix C – Section 9.1 Ministerial Directions Checklist

Appendix D – Council Reports and Minutes

ATTACHMENTS

Attachment 1 – 2016 Hornsby RSL Planning Proposal
1(a) Indicative Design Concept
1(b) 2017 Heritage Assessment
1(c) Urban Design Statement
1(d) Hotel Feasibility Study

Attachment 2 – Hornsby Town Centre Masterplan 2022
2(a) Hornsby Town Centre Review Recommendations 2022
2(b) Economic Development and Employment Report
2(c) Hornsby Town Centre Transport Plan

INTRODUCTION

This Planning Proposal is the first to give effect to the *Draft Hornsby Town Centre Masterplan* (HTC Masterplan), a key deliverable of Hornsby's *Accelerated LEP Review Program* agreement and the *Hornsby Housing Strategy 2020*. It explains the intent of, and justification for, proposed amendments to *Hornsby Local Environmental Plan 2013 (HLEP)* for the following sites:

The Hornsby War Memorial Hall site, and the Hornsby RSL Club Premises and Rear Carpark

Property No. 2 High Street (Lot 1 DP 585721) and Property No. 4 High Street, Hornsby (Lot 2 DP 817649), Hornsby.

- Amendments to increase the maximum building height to 38.5m (12 storeys). The land is currently zoned B4 - Mixed Use and no change is proposed to the zone.

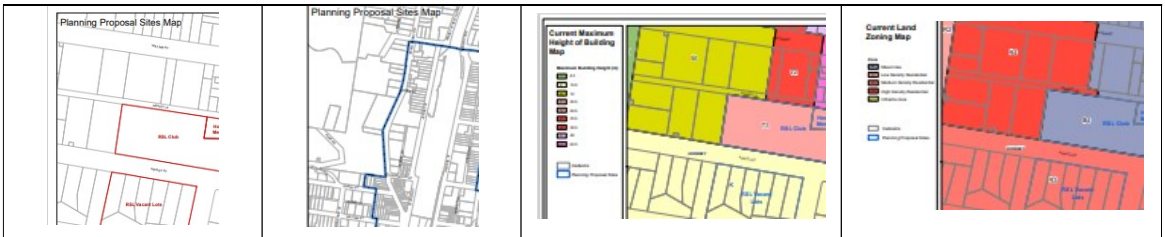
Hornsby RSL Club Parcels in Ashley Street and Webb Avenue

Properties No. 7,9,11,15,17 and 19 Ashley Street, Hornsby (Lots 1,2,3,4,5,6 DP222907) and Properties No. 2 and 4 Webb Avenue, Hornsby (Lots 7 and 8 DP 222907).

- Amendments to increase the maximum building height to 20.5m (6 storeys) for the purpose of seniors housing only. The land is currently zoned R3 - Medium Density, and no change is proposed to the zone, which permits residential flat buildings.

All the sites are part of the "Western heritage" precinct identified in the HTC Masterplan, which is to be exhibited for public comment as this Planning Proposal proceeds.

The Planning Proposal will be exhibited with associated amendments to the *Hornsby Development Control Plan 2013* and has been prepared in accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act), and NSW *Local Environmental Plan Making Guideline,* December 2021.



Sites	*Sites and HTC*	*Current Maximum HOB*	*Land Use Zones*

Figure 1 – Subject Sites

BACKGROUND

2016 Hornsby RSL Club Planning Proposal

In May 2016, a Planning Proposal was submitted on behalf of the Hornsby RSL Club to increase building heights and permit residential flat buildings as an additional permitted use at the existing RSL Club premises at No. 4 High Street, Hornsby and at the RSL Community Car Park at William Street, Hornsby (this site is not included in this planning proposal). The additional land use was sought because at that time the HLEP only permitted shop-top housing above retail or business premises.

The proposal also sought additional building height for a senior's living development on the Club's land in Ashley Street and Webb Avenue, Hornsby. The 2016 Planning Proposal did not include Property No. 2 High Street.

Following a Gateway Determination in June 2017, the proposal was amended and exhibited in February and March 2018. Council's post-exhibition assessment principally identified traffic related issues unresolvable through the Planning Proposal in isolation. The Club requested withdrawal of the Planning Proposal in May 2019 and in August 2019 Council resolved not to proceed and to include the RSL Club's concepts in the *Hornsby Town Centre Review.*

The Indicative Design Concept for the 2016 Hornsby RSL Club Planning Proposal is at **Attachment 1(a).**

The North District Plan and the Hornsby Town Centre Review

The *North District Plan* (NDP) was released in 2017. It identified Hornsby as a Strategic Centre and established the State government's housing supply and job creation targets for Hornsby to 2036.

In response to the NDP, and to ensure growth would be consistent with Council policies to focus growth in established housing precincts and the HTC, Council initiated the *Hornsby Town Centre East-Side Review*. It included a strategic analysis of planning controls and the demand for and feasibility of commercial/retail development on the east side of the HTC.

The scope of the HTC Review was expanded in 2019 to include land in the Town Centre on the west side of rail line including the land subject to this planning proposal, and the Review became a component of Hornsby's *Accelerated LEP Review Program*. The aims of the broader *Hornsby Town Centre Review Study* were to develop a structure plan that would provide for projected growth, strengthen the economic, employment and housing capacities of the HTC, improve public domain and activate Hornsby's commercial core. Review studies included economic development feasibility and urban form analyses, transport, traffic, parking and circulation modelling, housing demand and supply analysis and infrastructure capacity.

The principal outcome of the HTC Review is the draft *Hornsby Town Centre Masterplan* (HTC Masterplan) a key deliverable of Hornsby's *Accelerated LEP Review Program* and a priority of the *Hornsby Local Strategic Planning Statement 2020* and the *Hornsby Housing Strategy 2020.*

The Draft Hornsby Town Centre Masterplan

The HTC Masterplan is outlined and discussed in the *Hornsby Town Centre Review Recommendations* report, March 2022, at **Attachment 2(a).** The report identifies a series of recommendations and interventions to facilitate the revitalisation of Hornsby as a growing strategic centre, to accommodate change and to deliver diversity and density. The report, and the HTC Masterplan it illustrates, are supported by technical studies.

The Masterplan identifies that the land subject to this Planning Proposal is part of the "Western heritage" mixed-use development precinct. Properties No. 2 and No. 4 High Street are identified as Site 13 in the Masterplan and Properties Nos. 7,9,11,15,17 and 19 Ashley Street, together with Nos. 2 and 4 Webb Avenue, as Site 14.

The HTC Masterplan retains the existing zoning and land uses for all the sites subject to this Planning Proposal and identifies No. 4 High Street for 'Entertainment and dining' activities (Figure 19). Recommendations include revising the planning controls to increase mixed land use density at all the sites (Figure 51) and increasing the maximum building height for Site 13 to 38.5m (12 storeys) and Site 14 to 20.5m (6 storeys) (Figure 50).

This Planning Proposal is consistent with the recommended development standards and objectives of the draft HTC Masterplan. The consistency is discussed further in Parts 1, 2 and 3 of this Planning Proposal.

PART 1 - OBJECTIVES AND INTENDED OUTCOMES

Objective

To progress a Planning Proposal to amend the Hornsby LEP to:

- Meet the approval requirements of the *Hornsby Housing Strategy 2020* and grant funding under the *NSW Public Spaces Legacy Program*.
- Give effect to the role and function of the HTC in dwelling and jobs supply as identified in the North District Plan, the *Hornsby Local Strategic Planning Statement 2020*, the *Hornsby Local Housing Strategy 2020*, and the draft HTC Masterplan.
- Initiate the activation and revitalisation of the HTC according to Council's vision for it as '*A place for people that reflects the uniqueness of the bushland setting, integrated around key public spaces, where the city meets the bush. An active, thriving centre that exhibits economic diversity, design excellence, liveability and sustainability.'*
- Provide for the development of RSL Club landholdings at High Street, Ashley Street, and Webb Avenue, Hornsby to accommodate the mixed land uses and development densities identified in the draft HTC Masterplan including the hotel/serviced apartments, residential uses, expanded club and commercial uses and senior's housing development identified in the 2016 RSL Planning Proposal.

Intended Outcomes

- Development that contributes to Hornsby's housing supply and job targets to 2036 by providing housing, jobs and services in mixed use developments close to transport and services and which provides dwelling choice by encouraging shop-top housing and seniors housing in an established and growing town centre.
- Development that reflects an appropriate balance of commercial, residential and community uses that will attract investment, contribute to the rejuvenation of the Hornsby Town Centre, and reinforce and strengthen its viability as a commercial core
- High quality built-form, sustainability, and amenity outcomes consistent with the urban structure and built form for the HTC identified in the draft HTC Masterplan
- Developments that have a net community benefit, and which would not require major direct upgrades to existing public utilities and infrastructure.

PART 2 - EXPLANATION OF PROVISIONS

The subject land and intended outcomes of the proposed amendments to the Hornsby LEP are described below:

Hornsby War Memorial Hall

Property No. 2 High Street (Lot 1 DP 585721), Hornsby is owned by the Hornsby War Memorial Hall Committee Incorporated. It contains the Hornsby War Memorial Hall which is included as Heritage Item No. 483 in Schedule 5 – Environmental Heritage of the *Hornsby Local Environmental Plan 2013*

The site has an area of 987.5sqm, a frontage of 18m and depth of 48m, with its northern boundary along Ashley Lane and its southern and western boundaries adjoining the RSL Club premises at No. 4 High Street. The site is zoned B4 – Mixed Use.

The Planning Proposal is to:

- Amend the maximum building height control (Height of Buildings Map) for the site from 26.5 metres (8 storeys) to 38.5 metres (12 storeys).

Hornsby RSL Club High Street Premises and Rear Carpark

Property No. 4 High Street, (Lot 2 DP 817649) Hornsby, is owned by Hornsby RSL Club Limited. It has an area of 6,698qm, a frontage of 40m and depth of 146m along its southern Ashley Street boundary. Its irregular northern boundary adjoins No. 2 High Street and Ashley Lane and its western boundary No. 14 -18 Ashley Street. The entrance to the rear carpark is at Ashley Street. The site is Zoned B4 – Mixed Use.

The Planning Proposal is to:

- Amend the maximum building height control (Height of Buildings Map) for the site from 26.5 metres (8 storeys) to 38.5 metres (12 storeys)

Hornsby RSL Club Vacant Parcels in Ashley Street and Webb Avenue

Properties No. 7,9,11,15,17 and 19 Ashley Street, Hornsby (Lots 1,2,3,4,5,6 DP222907) and Properties No. 2 and 4 Webb Avenue, Hornsby (Lots 7 and 8 DP 222907) are owned by the Hornsby RSL Club Limited.

The lots are contiguous (there is no Property No. 13 Ashley Street) and as a consolidated development site have combined area of approximately 5,492sqm and three street

frontages - Ashley Street (northern) at 90m, Forbes Street (eastern) at 60m and Webb Avenue (southern) at 90m. The western boundary adjoins No.21 Ashley Street which is occupied by a dwelling house. The sites are Zoned R3 - Medium Density Residential.

The Planning Proposal is to:

- Amend the maximum height of buildings clause (4.3 Height of buildings) and the Height of Buildings Map to allow a maximum building height of 20.5m (6 storeys) for seniors housing development only at all the sites, (retaining the maximum building height for all other R3 permitted land uses on the land at 10.5 metres).

More specifically, the *Hornsby Local Environmental Plan 2013* is proposed to be amended as follows:

Height of Building Map	Amend Map Sheet HOB_017 to show the maximum building height for the following sites: 1) Property No. 2 High Street (Lot 1 DP 585721): 38.5 metres 2) Property No. 4 High Street, Hornsby (Lot 2 DP 817649): 38.5 metres Amend Map Sheet HOB_017 to define and show 'Area 1' over following sites: 3) Properties No. 7,9,11,15,17 and 19 Ashley Street, Hornsby (Lots 1,2,3,4,5,6 DP222907) and Properties No. 2 and 4 Webb Avenue, Hornsby (Lots 7 and 8 DP 222907)
Clause 4.3 Height of Building	Insert after (2) (1) Despite subclause (2), the height of buildings 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 20.5m if the development is for the purpose of seniors housing only.

Note 1: The draft clauses identified in this table are indicative only and will be subject to legal drafting. Accordingly, the draft clauses may alter in the process of preparing amendments to the Hornsby Local Environmental Plan 2013.

Note 2: The 2016 RSL Planning Proposal also sought an LEP amendment to include residential flat buildings above the RSL club premises as an additional permitted land use with consent. At the time, shop-top housing was only permissible above retail or business premises. The additional permitted use amendment is no longer required as shop-top housing is now defined as '*one or more dwellings located above the ground floor of a building, where at least the ground floor is used for commercial premises or health-services facilities*'. This allows residential development over Club premises but not over the Hornsby War Memorial Hall.

PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

Strategic Merit

Section A - Need for the planning proposal

1. **Is the planning proposal a result of an endorsed LSPS, strategic study or report? Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)**

Yes.

The land subject to this Planning Proposal is in the Hornsby Town Centre (HTC). The North District Plan, the *Hornsby Local Strategic Planning Statement 2020* which was endorsed by the Greater Sydney Commission in March 2020 and the *Hornsby Local Housing Strategy 2020* which was approved by the Department of Planning Industry and Environment in May 2021, identify that the HTC will provide up to 3,500 new dwellings and the bulk of commercial floorspace to 2036 to meet the Shire's long-term housing and job targets.

The recently completed *Hornsby Town Centre Review Study* explores ways to provide for the HTC's projected growth and strengthen its economic, employment and housing capacities. The HTC Masterplan in the draft *Hornsby Town Centre Review Recommendations* report, March 2022, at **Attachment 2(a)** gives effect to the objectives and actions of the State and local strategic planning framework by establishing sustainable transport focused development opportunities and an urban structure with the capacity and development feasibility to meet the State and local housing and jobs targets.

The HTC Masterplan applies to the subject sites and identifies them within the "Western heritage" mixed-use development precinct and recommends increased densities. The planning proposal is consistent as it proposes amendments that will increase density and enable development that would contribute to the mix of land uses.

The Planning Proposal includes a building height incentive for seniors housing. This is generally consistent with the outcomes of the *Hornsby Seniors Housing Demand and Supply Review* which was endorsed by Council in 2020. The Review recommends that planning for Hornsby Shire's growing 65+ population should include looking appropriate locations for independent seniors living units and aged care facilities, as well as other housing options outside age-segregated seniors living.

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.

Amendment of building heights in the HLEP is required to enable development that could feasibly contribute to employment growth, residential supply and the reactivation of the Hornsby Town Centre as identified in State and local strategic land use plans and in the Draft HTC Masterplan.

Section B - Relationship to strategic planning framework

3. **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 *Greater Sydney Region Plan - 'A Metropolis of Three Cities'* and the *North District Plan* establish the strategic planning framework for accommodating Sydney's future population growth and identify key State and local targets such as dwelling numbers, infrastructure planning, liability, sustainability, and productivity. The sites subject to this planning proposal are located within the Hornsby Town Centre which is identified as a strategic centre in the North District Plan (NDP).

The Planning Proposal is consistent with all applicable objectives and priorities of NSW Strategic plans. The consistency of the Planning Proposal with the relevant objectives of the *Greater Sydney Region Plan* and the Planning Priorities of the NDP, are identified **at Appendix A.**

4. **Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan**

Yes.

The Hornsby LSPS was endorsed by the Greater Sydney Commission in March 2020. It identifies that the HTC, which includes the land in this planning proposal, is a major commercial centre that it will play a critical future role in providing employment, social and retail services for residents both within and surrounding Hornsby LGA. The planning proposal is consistent as it proposes LEP amendments that will facilitate development that

will reinforce role of the HTC and contribute to it providing services and meeting local housing and jobs targets.

The *Hornsby Local Housing Strategy 2020* (HLHS) outlines Hornsby's 20-year vision and priorities for housing an increase of 32,000 people requiring 14,879 new homes by 2036. It identifies that the majority of new homes will be provided in existing housing precincts, the Hornsby Town Centre (HTC) and the Cherrybrook Station Precinct.

Local Action 2 (LA2) of the Strategy is to focus future housing opportunities in the Hornsby Town Centre which would supply 3,500+ new homes by 2036, mostly in the form of high-density apartments.

A condition of the Department of Planning and Environment's approval of the Hornsby Local Housing Strategy 2020 is that Council submit a planning proposal with any relevant controls required to support rezoning part or all of the HTC Masterplan areas, to the Department for Gateway Determination by or before December 2022.

5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

Applicable planning studies and strategies are discussed above.

6. Is the planning proposal consistent with applicable SEPPs?

Yes.
The Planning proposal would not contain provisions that would affect the application of the policies. The consistency of the Planning Proposal with the relevant consolidated SEPPs is identified in **Appendix B.**

7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?

Yes.
The Planning proposal is consistent with all applicable Section 9.1 Ministerial Directions. The consistency of the Planning Proposal with the relevant Section 9.1 Ministerial Directions is identified in **Appendix C**.

Matters for Consideration – Site Specific Merit

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 because of the proposal

No.

The Planning Proposal applies to land in the urbanised Hornby Town Centre. Critical habitat or threatened species, populations or ecological communities, or their habitats would not be impacted.

9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

Yes.

The Planning Proposal includes an increase to the maximum building height on land a residential fringe area. It is likely to have impacts related to established urban form, amenity, overshadowing and the local traffic network. It has potential to have impacts related to heritage. The likely or potential environmental effects and proposed mitigation and management measures are:

Built Form and Solar Access

The proposed new building heights for the land in this Planning Proposal are based on the HTC Masterplan 2022 which was informed in part by the concepts in the 2016 RSL Planning Proposal. The RSL Planning Proposal *Indicative Design Concept* at **Attachment 1(a)** includes a preferred design scheme and built form, supported by planning principles, shadow diagrams and proposed HDCP controls. The 2016 RSL proposal did not include Property No. 2 High Street.

The preliminary shadow analysis in the Concept Plan shows that properties in the area surrounding the proposed RSL Club's development would not receive an unreasonable amount of additional overshadowing and would maintain a minimum of 2 hours of solar access per day. The residential towers above the RSL Club, and the seniors housing development, comply with the minimum requirements of the (then) Apartment Design Guide and SEPP 65 - Seniors.

Draft HDCP amendments to minimise the amenity impacts of 12 storey development at No. 2 and 4 High Street on No.14 -18 Ashley Street, a 3-storey residential flat building to the

west of No. 4 High Street and No. 11 William Street, Hornsby a 3-storey residential flat building to its north, will be exhibited with the Planning Proposal. The amendments include prescriptive controls for podium heights, building height and setbacks and will complement the existing controls for the Hornsby West Side.

Draft HDCP amendments applicable to a senior's development on the RSL sites in Ashley Street and Webb Avenue Hornsby will also be exhibited with the Planning Proposal. The amendments require a building height transition to lower density surrounding existing development and include additional setbacks for upper levels and location restrictions for main entrances and parking away from residential land uses. The new controls will complement the existing controls for 6 Storey residential flat buildings in the HDCP. The height, setback and design controls for seniors housing in State Environmental Planning Policy (Housing) 2021 (Housing SEPP) will also apply.

Heritage

The War Memorial Hall at No. 2 High Street is listed as Heritage Item No. 483 in Schedule 5 – Environmental Heritage of the *Hornsby Local Environmental Plan 2013*. It is a prominent building within the Hornsby Town Centre and is of historical, aesthetic, and social heritage significance. Its heritage value is in its association with the Cenotaph on Peat's Ferry Road and the adjacent to the RSL Club, its International Style architecture and glass façade, its ongoing use, memorial fixtures and layout of its rooms and its design by local architect Ross Innes Aynsley.

Issues with regards to the impact of the 2016 RSL Planning Proposal on the significance of the Hall were raised during its preliminary exhibition and Council's pre-Gateway assessment. A condition of the Gateway Determination of 14 June 2017 required that a heritage assessment be prepared to identify to what extent the proposed development would affect the heritage item and in November 2017 and an amended Statement of Heritage impact by Archnex Designs was prepared. It concluded that the heritage impacts of the proposal related to its setting and that the Planning Proposal did not have impacts in terms of the fabric of the item. The assessment is at **Attachment 1(b).**

As a result of the heritage assessment, the RSL Club indicated that they would amend the Planning Proposal to retain the current maximum building height control of 26.5 metres for the extent that No. 4 High Street adjoined the southern boundary of 2 High Street, to

provide an appropriate relationship (in terms of maximum height) to the Hornsby War Memorial Hall. The RSL Planning Proposal was withdrawn before the amended Planning Proposal was finalised.

The HTC Masterplan illustrates a range of possible urban form outcomes for Site 13 (No. 2 and No. 4 High Street) within the 12-storey recommended new maximum height limit across both sites. They all include a two-storey built form in the location of the War Memorial Hall indicating that the proposed additional building height does not mean that the Memorial Hall would be demolished and developed and that its retention at the ground level alongside or as part of a new development is practicable.

Potential heritage impacts related to the proposed building height of 12 storeys at No. 2 High Street and at the adjacent No. 4 High Street, will be managed through the existing heritage provisions of the Hornsby LEP and the Desired Outcomes and Prescriptive Measures of Part 9.2 – Heritage Items of the *Hornsby Development Control Plan 2013* (HDCP). The HDCP provisions adopt a 'whole of building' approach, apply to building exteriors and interiors, and require that the setting of an item is considered in any development nearby.

The sites are also in proximity to the Peat's Ferry Road and Mount Errington Precincts of the Hornsby West Side Heritage Conservation Area (HCA). Existing controls Hornsby LEP and the HDCP will ensure development on the subject sites does not adversely impact the heritage values of the Precincts.

Traffic and Local Road Network

Many of the previously unresolved traffic issues related to the 2016 RSL Planning Proposal concerned the proposed additional building height and land uses at the RSL and Community Car Park site at William Street, Hornsby. That site is not included in this planning proposal.

The *Hornsby Town Centre Review* capacity study and traffic modelling allowed for the RSL Planning Proposal's concepts. Modelling was based on gross floor area and potential overall development yield and not broken down to hotel, residential flat building, or seniors housing land uses. The land uses vary widely with regards to required parking rates, the number of vehicles they would add to the local road network, and their trip generation and distribution local traffic impacts.

Hotel uses require 1 parking space per room and have varying occupancy rates, often peaking at weekends and holiday periods. Seniors housing only requires 0.5 car space per bedroom and does not usually add substantially to AM or PM traffic volume peaks. It is likely, therefore that the development enabled through this Planning Proposal will generate less parking demand and less additional local traffic at completion than modelled.

The *Hornsby Town Centre Review Transport Plan 2022* at **Attachment 2(c)** identifies the land included in this Planning Proposal as Stage 1 (0-5 years) development sites within the Western Precinct. The plan also models intersection performance and carrying capacity for the whole HTC at full 2036 Masterplan development and identifies that the local road network will need to accommodate an increase in traffic of 15 per cent to 20 per cent in the AM peak and 40 per cent to 50 per cent in the PM peak.

A series of transport and infrastructure improvements to support the new urban structure and plan for the envisaged density and vehicle trip increases are recommended. Those with direct relevance to this planning proposal are intersection and road improvements along Peats Ferry Road, Edgeworth David Road, Bridge Road and Station Street, access improvements to an upgraded Hornsby railway station and a redesigned intersection at Peats Ferry Road and High Street that facilitates safe connections between residential areas to the south and the interchange and adjoining precincts.

The improvements are contributions costed and have been staged according to projected development uptake and yield to 2036.

10. Has the planning proposal adequately addressed any social and economic effects?

Yes.
The planning proposal is supported by the technical studies and assessments prepared for the 2016 RSL Planning Proposal and during the *Hornsby Town Centre Review* (HTC Review).

The *Economic Development and Employment Land Uses* study at **Attachment 2(b)** undertaken during the HTC Review, makes observations about growth feasibility of the HTC and identifies the point at which financial viability is likely to be reached at a site to justify development. The tipping point is based on a selection of building typologies. While the study did not specifically test the sites subject to this Planning Proposal, it notes with regard to the Western Heritage Precinct, within which the sites are located, that:

'Redevelopment in this precinct will in the short term be driven by major proposed redevelopments of Club owned land and 187-203 Peats Ferry Road. Our feasibility analysis showed that ……the precinct will likely be redeveloped over the medium to longer term'.

The additional building heights proposed would allow the expansion of the Club facilities and sufficient floorspace for a hotel development and/or shop top housing on the No. 4 High Street site. Their construction and operation would contribute to job and housing targets outlined in the draft North District Plan and in local strategic plans, would strengthen the social and community benefits that the RSL Club provides and promote greater interaction between people visiting, living and interacting in the overall development.

The feasibility of a hotel on the site is examined in the Proposed Hotel Feasibility Study at **Attachment 1(d).** While the hotel will provide an economic benefit to the Club, it would also provide new jobs in the hospitality, administration, marketing and construction/trades sectors to the local area and may also have an attractor and multiplier benefit to the local economy as the HTC is not currently serviced with high quality accommodation, function centre or conferencing facilities. An additional residential population would stimulate local goods and services demand

The building height incentive for seniors housing on the vacant land at Ashley Street and Webb Avenue would address the growing demand for seniors housing within the broader community in locations readily accessible to support services, transport and entertainment, encourage and facilitate seniors housing supply overall and contribute to the provision of seniors housing dwelling type choice.

Section D – Infrastructure (Local, State and Commonwealth)

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 unacceptable additional demands on local infrastructure, public or community services. The sites are located in close proximity to existing bus and train services (approximately 400m).

The *Hornsby Town Centre Review Recommendations*, March 2022 at **Attachment 2(a)** identify a range of public infrastructure improvements associated with the growth of the

HTC to 2036. They include enhanced access to public transport, permeability, and linkage recommendations, and upgrading community facilities and open spaces. The development enabled through this Planning Proposal would be serviced long-term by these improvements and will contribute to their provision through monetary contributions as established and required in infrastructure and development contributions planning that is being undertaken as part of the overall Town Centre Review.

Section E – State and Commonwealth Interests

12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

Consultation would occur with the public authorities identified in the Gateway Determination, including but not limited to, Transport for NSW, NSW Police, Sydney Water and the NSW Fire Service.

PART 4 - MAPS

1. Information Maps: Location, Land Use Zones and Building Heights.

Figures 2 and 3 – Location and Site Identification Maps

The subject sites are edged red. The Hornsby Town Centre is edged heavy blue.

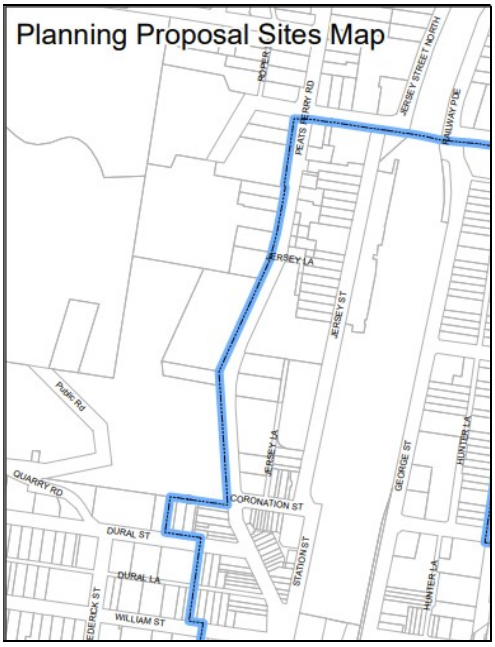
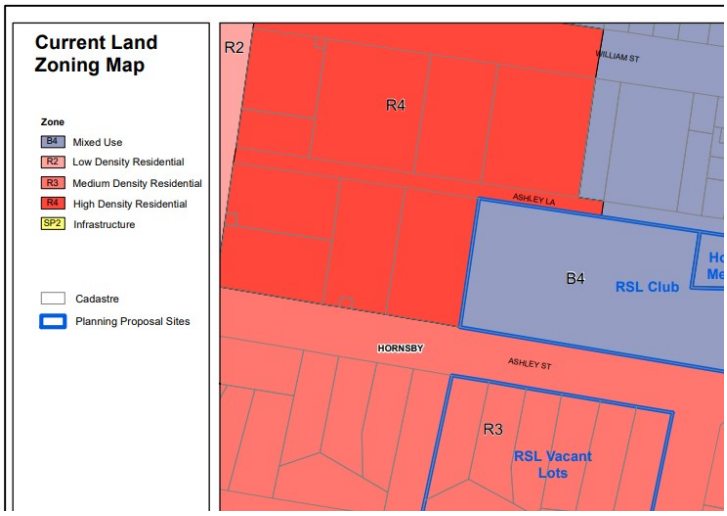


Figure 2 – Subject Sites in HTC

Figure 3 – Subject Sites Detail

Figure 4 – Existing Land Use Zones

The subject sites are identified edged blue.



2. Proposed Map Amendment: Height of Buildings Map

The Planning Proposal seeks to amend Sheet 17 Height of Buildings Map (HOB Map Identification number: 4000_COM_HOB_017_020_20141114). The current maximum heights for the subject sites and their vicinity are identified in **Figure 5** and the proposed heights are illustrated in **Figure 6** below

The subject sites are identified edged blue.

Figure 5 – Current Height of Building

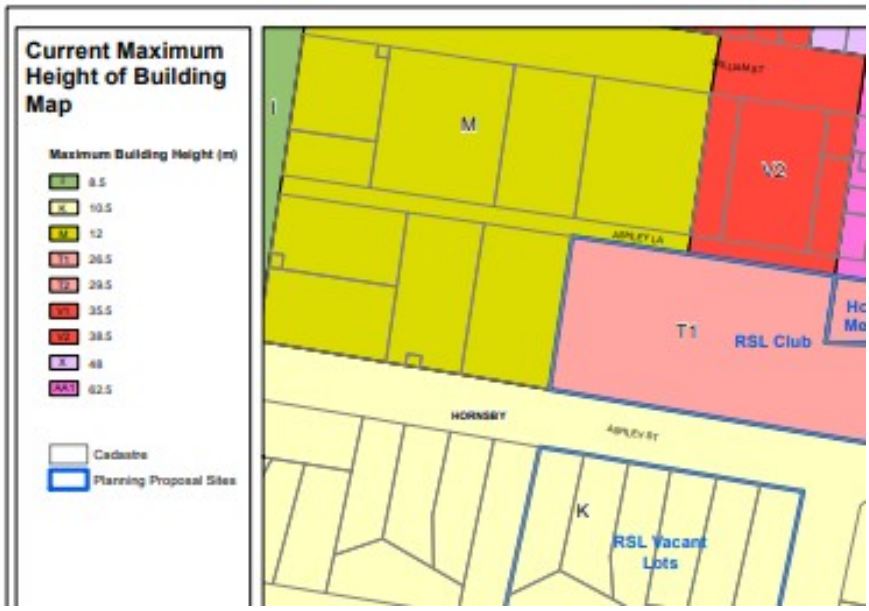
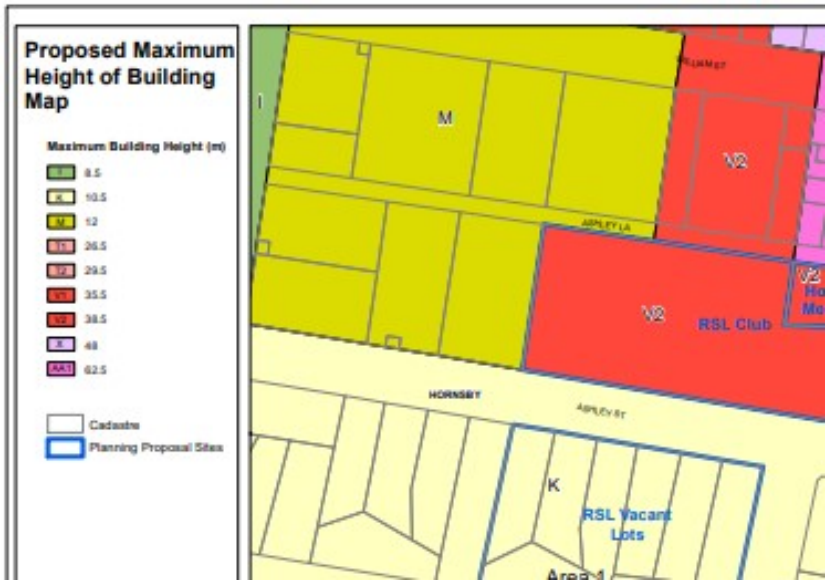


Figure 6 – Proposed Maximum Height of Building



PART 5 - COMMUNITY CONSULTATION

Consultation and outcomes undertaken with council, state agencies or authorities to date.

The development of the Hornsby Town Centre Masterplan, which these sites form part of, was informed by consultation with a number of state agencies and authorities. The consultation has been in the form of letters, emails, presentations at meetings and a Co-Design workshop. Agencies involved over time include:

- Department of Planning and Environment;
- Greater Cities Commission;
- Transport for NSW;
- Sydney Trains;
- NSW Health;
- NSW TAFE; and
- NSW Education.

Most recently, Council officers discussed the RSL sites planning proposal with representatives from the Department of Planning and Environment as part of the initial scoping/pre-lodgement stage.

Any community consultation undertaken, or consultation with other key stakeholders

Preliminary exhibition of the 2016 RSL Club Planning Proposal indicated that traffic was the main issue with the proposal. Council subsequently resolved not to progress with the RSL planning proposal until the traffic issues could be considered as part of the entire Hornsby Town Centre Masterplan, which has now been drafted for exhibition.

Since preliminary exhibition of the RSL proposal, further discussions with the community about the Hornsby Town Centre in its entirety has included:

- Pop up sessions in Hornsby Mall;
- Exhibition of the Town Centre Vision and Principles as part of the LSPS exhibition;
- Land owner drop-in sessions; and
- A Co-Design workshop with agency stakeholders.

Consultation Strategy

The following consultation strategy is consistent with T*he Hornsby Shire Community Engagement Plan 2021* and the Public Exhibition requirements of the *Local Environmental*

Plan Making Guidelines 2021. It may be amended by the requirements of the Gateway Determination. It will include:

Advertisements in local Publications

An advertisement would be placed in the Hornsby Kuringai Post identifying the purpose of the Planning Proposal and providing a web-link to where the Planning Proposal can be viewed.

Advertisement on the Council website

The Planning Proposal would be exhibited on Council's website (https://www.hornsby.nsw.gov.au/council/noticeboard/your-say/have-your-say-content/current-exhibitions

ENews

An advertisement would be placed in Council's electronic newsletter.

Letters to affected owners

A letter would be sent to landowners who adjoin or are in close proximity to the sites.

Displays at the Council Administration Buildings and local libraries

The Planning Proposal would be displayed at the Council Chambers, 296 Pacific Highway, Hornsby, and the Hornsby Library.

Consultation with Authorities

A copy of the Planning Proposal and relevant supporting material will be provided to the public authorities identified in the Gateway Determination, including Transport for NSW – Roads and Maritime Services; Transport for NSW – Sydney Trains; relevant authorities for the supply of water, electricity and the disposal and management of sewage; as well as NSW Police, and NSW Fire Service.

PART 6 – PROJECT TIMELINE

Indicative Project Outline - Standard Planning Proposal

Dates 2022	Week No.	Duration Workdays*	Stage/Task
Stage 1 - Pre-lodgement			
8 April	1	N/A	Consult/Discuss with DPE
Stage 2 – Planning Proposal			
May	2,3,4	15	Draft Planning Proposal and LPP Report
25 May	4	N/A	LPP Briefing
June	5, 6	10	Gateway Report
13 July	7	N/A	Council resolution to refer for Gateway
Stage 3 – Gateway Determination			
July - Aug	8,9,10,11	20	Department Gateway Consideration
15 Aug	12	N/A	Gateway Determination Issued
Stage 4 – Post Gateway			
Aug - Sep	12,13,14,15	20	Post Gateway and Pre-Exhibition
Stage 5 – Public exhibition and Assessment			
12 Sep - 8 Oct	16,17,18,19	20	Exhibition for 28 calendar days
26 Sep -21 Oct	18,19,20,21	20	Exhibition review and submissions report
9 Nov	22	N/A	Council resolution to finalise
Stage 6 – Finalisation			
15 Nov	23,24	10	Instructions to PCO, maps to DEP and Finalisation of LEP Amendments
TBA	25	N/A	Submission to the Department for finalisation if required
Duration Sub-total days		125	
TBA		N/A	Gazettal and notification of LEP Amendment

Appendix A – State Planning Framework Checklist

Relevant GSRP Objective and NDP Priority	Consistency Comment
GSRP: A city supported by infrastructure **NDP: Planning Priority N1** Planning for a city supported by infrastructure	Consistent. The proposal would not add to public infrastructure requirements beyond those of the existing zoning and planning controls. The sites are within walking distance of public transport (trains and buses), and a range of services including a library, parks and aquatic centre. Infrastructure arising from development would be assessed during a development application. The HTC Review recommendations include a range of public infrastructure improvements associated with the growth of the HTC to 2036.
GSRP: A city for people **NDP: Planning Priority N3** Providing services and social infrastructure to meet people's changing needs **NDP: Planning Priority N4** Fostering healthy, creative, culturally rich and socially connected communities	Consistent The proposal would provide floorspace for developments that would strengthen the social and community benefits that the RSL Club provides. The senior's housing development associated with the RSL Club would provide access for future residents to community and support groups hosted by the Club and promote greater interaction between people visiting, living and interacting in the development.
GSRP: Housing the city **NDP: Planning Priority N5** Providing housing supply, choice and affordability, with access to jobs, services and public transport	Consistent The proposal aims to deliver dwelling supply and choice by encouraging shop-top housing and seniors housing in an established town centre close to services, shops and recreation opportunities. The proposal will contribute to the renewal and revitalisation of the HTC
GSRP: A City of great places **NDP: Planning Priority N6:** Creating and renewing great places and local centres, and respecting the District's heritage	Consistent The proposal aims to provide for development that reflects an appropriate balance of commercial, residential and community uses that will contribute to the rejuvenation of the Hornsby Town Centre, and reinforce and strengthen its viability as a commercial core Its built form is consistent with the urban structure and concepts identified in the draft HTC Masterplan. Potential heritage impacts related to the proposed building height of 12 storeys at No. 2 and 4 High Street are to be managed through amendments to the building setback and height controls in Part 4.5 – Hornsby Town Centre in the *Hornsby Development Control Plan 2013* (HDCP) and the existing heritage provisions of the HLEP and Part 9 – Heritage of the HDCP.

GSRP: A well connected City **NDP: Planning Priority N12** Delivering integrated land use and transport planning and a 30-minute city	Consistent The proposal provides for increased densities to facilitate high quality residential, registered club and visitor accommodation uses in close proximity to Hornsby Railway Station and bus interchange (approximately 400m).
GSRP: Jobs and skills for the city **NDP: Planning Priority N10** Growing investment, business opportunities and jobs in strategic centres	Consistent The additional building heights to allow expanded Club facilities and a hotel development and housing would assist with meeting the short term (construction) and long term (operation) job targets outlined in the draft North District Plan and in local strategic plans. The proposal may also have an attractor and multiplier benefit to the local economy as the HTC is not currently serviced with high quality accommodation, function centre and conferencing facilities.
GSRP: Valuing green spaces and landscape **NDP: Planning Priority N16** Protecting and enhancing bushland and biodiversity **NDP: Planning Priority N17** Protecting and enhancing scenic and cultural landscapes **NDP: Planning Priority N19** Increasing urban tree canopy cover and delivering Green Grid connections	Consistent The proposal is limited to redevelopment within the commercial core of an established urban centre. In that, it is consistent with Council policies to retain and protect bushland and landscapes of value. The draft HTC Masterplan landscape and public domain recommendations include open and green infrastructure network including an interconnected tree canopy. Any development application would be required to be consistent with these and existing applicable tree planting requirements controls for the HTC West Precinct in the HDCP 2013
GSRP: An efficient city **NDP: Planning Priority N21** Reducing carbon emissions and managing energy, water and waste efficiently	Consistent The proposal applies to land in close proximity to Hornsby Railway Station and bus interchange (approximately 150m), reducing the need for private vehicle usage. Any development application would be required to be consistent with the building sustainability, energy, water supply and waste requirements of Part 1 of the HDCP 2013 and be consistent with any applicable sustainability provisions of the Housing SEPP.
GSRP: A resilient city **NDP: Planning Priority N22** Adapting to the impacts of urban and natural hazards and climate change	Consistent Any development application would be required to be consistent with the building sustainability, energy, water supply and waste requirements of Part 1 of the HDCP 2013 and be consistent with any applicable sustainability provisions of the Housing SEPP.

Appendix B – State Environmental Planning Policies Checklist

SEPP	Consistency Comment
State Environmental Planning Policy (Housing) 2021	
Chapter 1 – Preliminary **3 Principals of Policy** (b) encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability, (d) promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,	Consistent The proposal provides additional building heights for seniors housing and shop-top housing, providing a supply incentive to satisfy growing demand in a location in close proximity to services, transport, retail and entertainment opportunities.
Part 5 – Housing for Seniors and People with a Disability **84 – Development Standards - general** (c) for development on land in a residential zone where residential flat buildings are not permitted— (i) the development will not result in a building with a height of more than 9.5m, excluding servicing equipment on the roof of the building, and (ii) if the roof of the building contains servicing equipment resulting in the building having a height of more than 9.5m—the servicing equipment complies with subsection (3), and (iii) if the development results in a building with more than 2 storeys—the additional storeys are set back within planes that project at an angle of 45 degrees inwards from all side and rear boundaries of the site.	Consistent The proposal provides a maximum height of buildings to 20.5m (6 storeys) for seniors housing development only on R3 Zoned RSL land in Ashley Street and Webb Avenue Hornsby. Residential flat buildings are permissible with consent on R3 in Hornsby. Consequently, the SEPP remains applicable to developments to the proposed new maximum HOB. Development controls applicable to a seniors development on the RSL sites in Ashley Street and Webb Avenue Hornsby will be exhibited with the Planning Proposal. They will be consistent with the setback controls of the SEPP and provide for setback and height transitions to surrounding residential development.
93 – Site related requirements	Consistent The proposal would address the growing demand for seniors housing within the broader community in a location readily accessible to support services, retail rail and bus transport within 400m and entertainment.
108 – Non-discretionary development standards for independent living units	Consistent – see 84 above
Schedule 4 – Standards concerning accessibility and usability for hostels and independent living units	Consistent All applicable accessibility and usability standards for

	seniors housing will be included in the new HDCP development controls applicable to a seniors development on the RSL sites in Ashley Street and Webb Avenue Hornsby.
Draft Design and Place SEPP	
The draft SEPP is under review.	New development controls for the proposed new building heights in this Planning Proposal will be exhibited with the Planning Proposal. It is anticipated that they will be consistent with the applicable design principles and considerations of the finalised Design and Place SEPP and the HTC Masterplan.
Resources and Energy SEPP	**Not Applicable**
Industry and Employment SEPP	**Not Applicable**
Resources and Energy	**Not Applicable**
Transport and Infrastructure SEPP	**Not Applicable**
Resilience and Hazards SEPP	**Not Applicable**
SEPP Exempt and Complying	**Not Applicable**
Planning Systems SEPP	**Not Applicable**
Precincts SEPPs	**Not Applicable**
Biodiversity and Conservation SEPP	**Not Applicable**
Primary Production SEPP	**Not Applicable**

Appendix C – Section 9.1 Local Planning Directions Checklist

Focus Area	Consistency Comment
Focus Area 1: Planning Systems **1.3 Approval and Referral Requirements**	Consistent The Planning Proposal does not include any concurrence, consultation or referral provisions to a Minister or a Public Authority
Focus Area 1: Planning Systems: Place Based	**Not Applicable**
Focus Area 2: Draft Design and Place	**Not made**
Focus Area 3: Biodiversity and Conservation **3.2 Heritage Conservation Objective** The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance	Consistent Potential heritage impacts related to the proposed building height of 12 storeys at No. 2 High Street and at the adjacent No. 4 High Street, will be managed through the existing heritage provisions of the Hornsby LEP and the Desired Outcomes and Prescriptive Measures of Part 9.2 – Heritage Items of the *Hornsby Development Control Plan 2013* (HDCP). The HDCP provisions adopt a 'whole of building' approach, apply to building exteriors and interiors, and require that the setting of an item is considered in any development nearby.
Focus Area 4: Resilience and Hazards	**Not Applicable**
Focus Area 5 - Transport and Infrastructure **5.1 Integrating Land Use and Transport**	Consistent The proposal provides increased density and high quality residential, registered club and visitor accommodation uses in close proximity to Hornsby Railway Station and bus interchange (approximately 400m).
Focus Area 6 - Housing **6.1 Residential Zones** Direction 6.1 (1) A planning proposal must include provisions that encourage the provision of housing that will: (a) broaden the choice of building types and locations available in the housing market, and (b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) be of good design.	Consistent The proposal provides additional building heights for seniors housing and shop-top housing, providing a supply incentive to satisfy growing demand in a location in close proximity to services, transport, retail and entertainment opportunities. The proposal will contribute to the renewal and revitalisation of the HTC. The proposal has been informed by indicative building envelopes that have taken surrounding land use and built form into consideration with regards to potential amenity and privacy impacts.

Focus Area 7 - Industry and Employment	
7.1 Business and Industrial Zones The objectives of this direction are to: (a) encourage employment growth in suitable locations, (b) protect employment land in business and industrial zones, and (c) support the viability of identified centres.	Consistent The proposal aims to deliver development that reflects an appropriate balance of commercial, residential and community uses that will contribute to the rejuvenation of the Hornsby Town Centre, and reinforce and strengthen its viability as a commercial core The additional building heights to allow expanded Club facilities and a hotel development and shop top housing would assist with meeting the short term (construction) and long term (operation) job targets outlined in the draft North District Plan and in local strategic plans. The proposal may also have an attractor and multiplier benefit to the local economy as the HTC is not currently serviced with high quality accommodation, function centre and conferencing facilities
Focus Area 8: Resources and Energy	**Not Applicable**
Focus Area 9: Primary Production	**Not Applicable**

Appendix D - Council Report and Minutes PC17/22

<< to be added after 13 July meeting>>

Attachment 1

2016 Hornsby RSL Planning Proposal

1(a) Excerpt from Indicative Design Concept
1(b) 2017 Heritage Assessment
1(c) Urban Design Statement
1(d) Hotel Feasibility Study

Attachment 1(a)

Sites relevant to PP identified as Site 2 and Site 3

HORNSBY RSL PLANNING PROPOSAL

PROJECT 815E.14
11 May 2016

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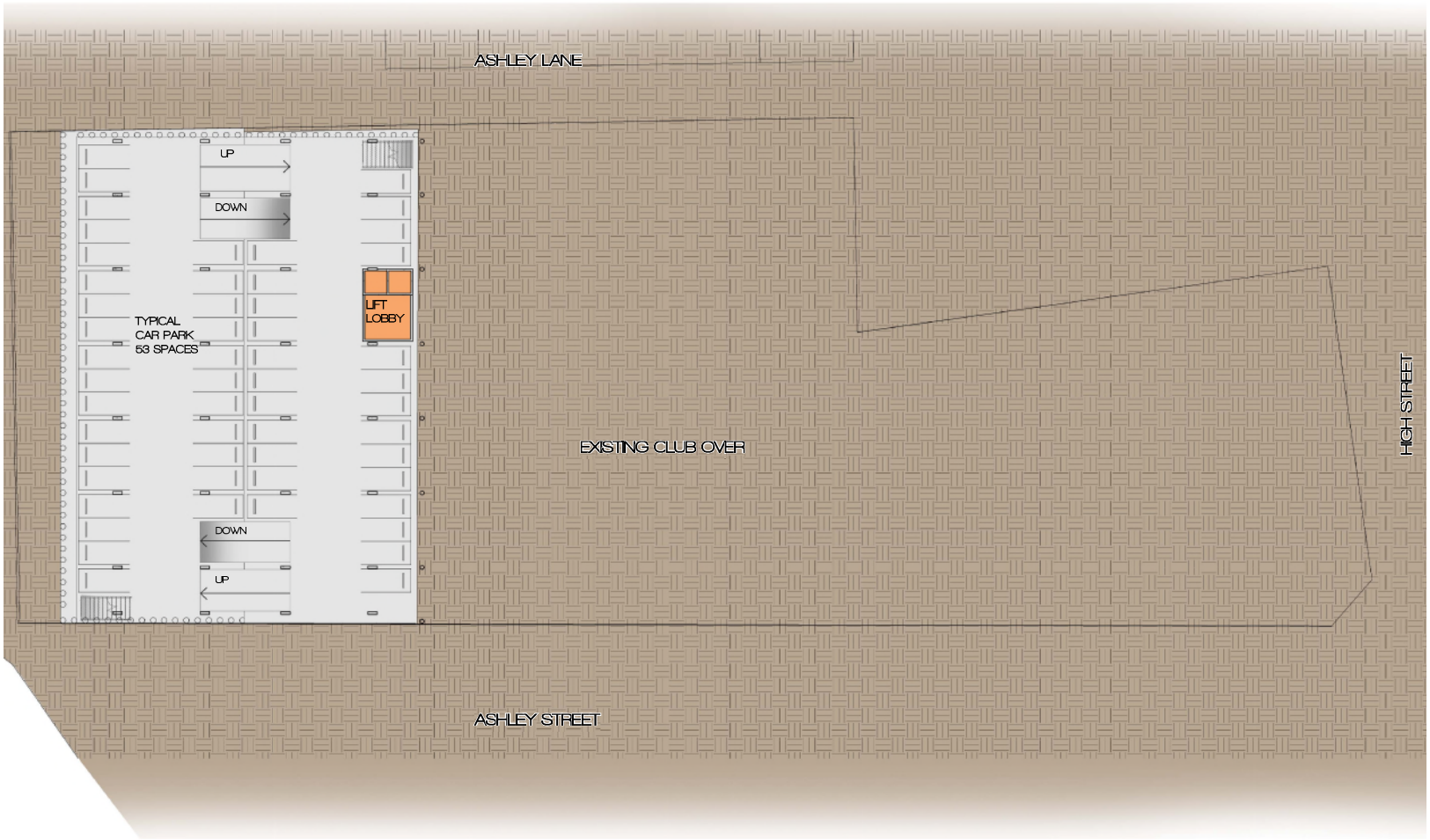

TYPICAL PARKING LAYOUT
LEVELS -1 TO -3 AND LEVEL 1

CAR PARK

LEVEL	SPACES
LEVEL -3	56
LEVEL -2	54
LEVEL -1	54
LEVEL G	48
LEVEL 1	54
LEVEL 2	57
TOTAL	**323**

HORNSBY RSL MASTER PLAN

PROJECT 815E.14

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BASEMENT PLAN

SITE 2

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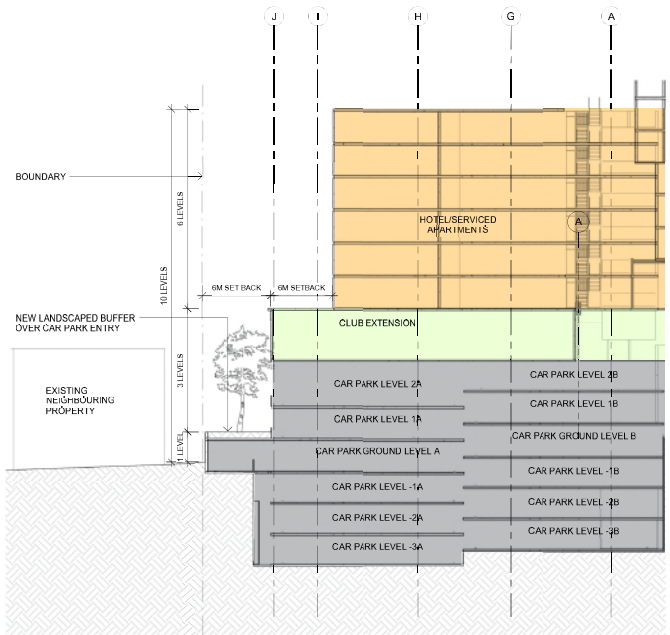
CAR PARK

LEVEL	SPACES
LEVEL G	53



CAR PARK ENTRY LEVEL

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CAR PARK ENTRY LEVEL

SITE 2

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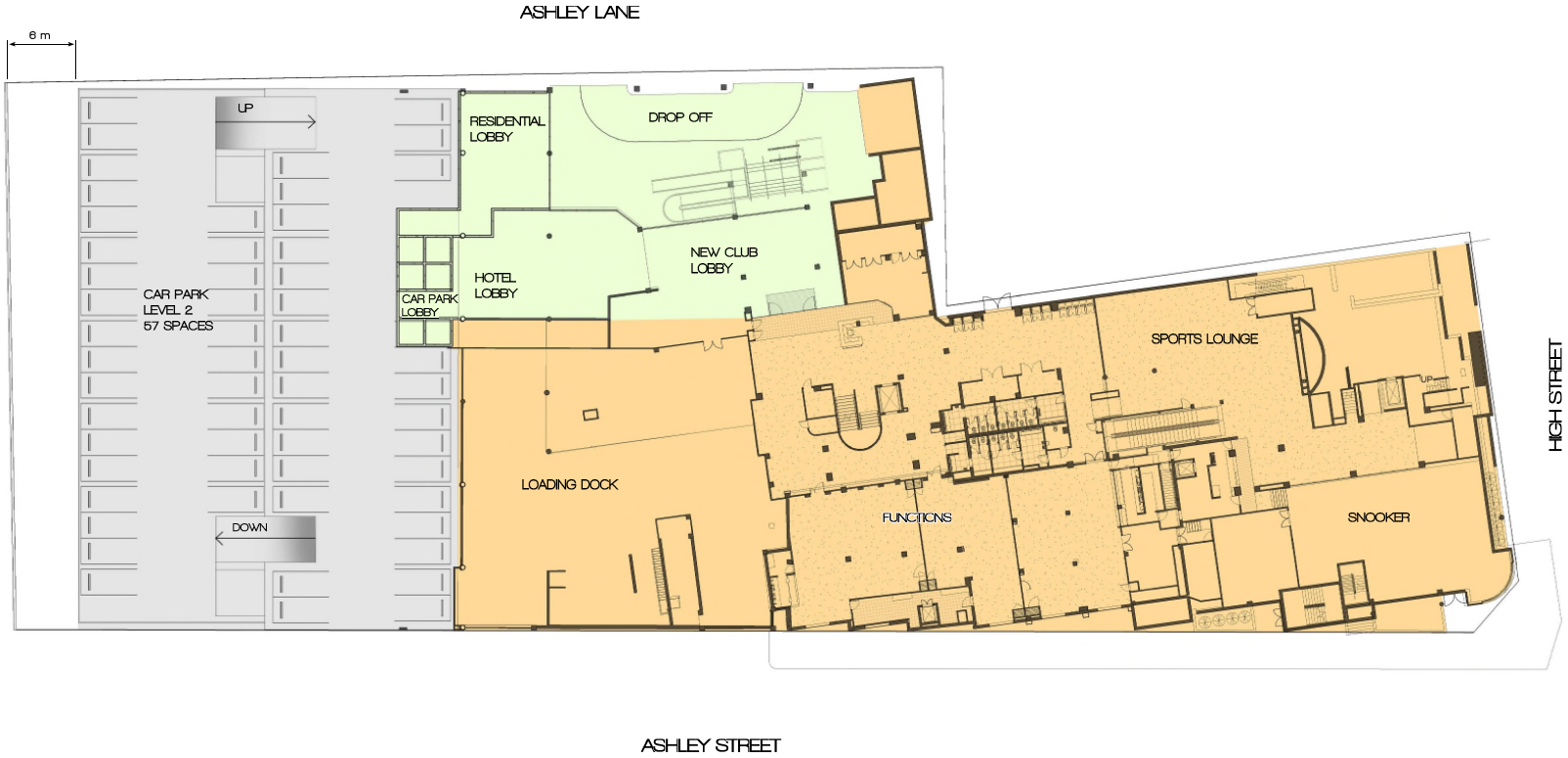

CAR PARK

LEVEL	SPACES
2 LEVEL	57

NEW RESIDENTIAL LOBBY	95sqm
NEW CLUB LOBBY	45sqm
NEW HOTEL/CAR PARK LOBBY	330sqm

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LOWER GROUND

SITE 2

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CLUB EXTENSION
1440sqm

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PROJECT 815E.14

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GROUND LEVEL
SITE 2

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TYPICAL FLOOR PLAN
HOTEL AND SERVICED APARTMENTS

NEW HOTEL / SERVICED APARTMENTS

	TOTAL
35sqm ROOMS	17
65sqm SUITES	2
TOTAL	**19**

NEW COMMERCIAL / CLUB EXTENSION AREA

870sqm

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PROJECT 815E.14

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LEVEL 1

SITE 2

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NEW HOTEL / SERVICED APARTMENTS

	TOTAL
35sqm ROOMS	17
65sqm SUITES	2
TOTAL	**19**

NEW COMMERCIAL / CLUB EXTENSION AREA

870sqm

RESIDENTIAL LEVEL 1, 4, 5, AND 8

UNIT PER LEVEL	#
1 BED	1
1 BED + STUDY	1
2 BED + STUDY	5
3 BED	1
TOTAL	**8**

HORNSBY RSL MASTER PLAN

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LEVEL 2

SITE 2

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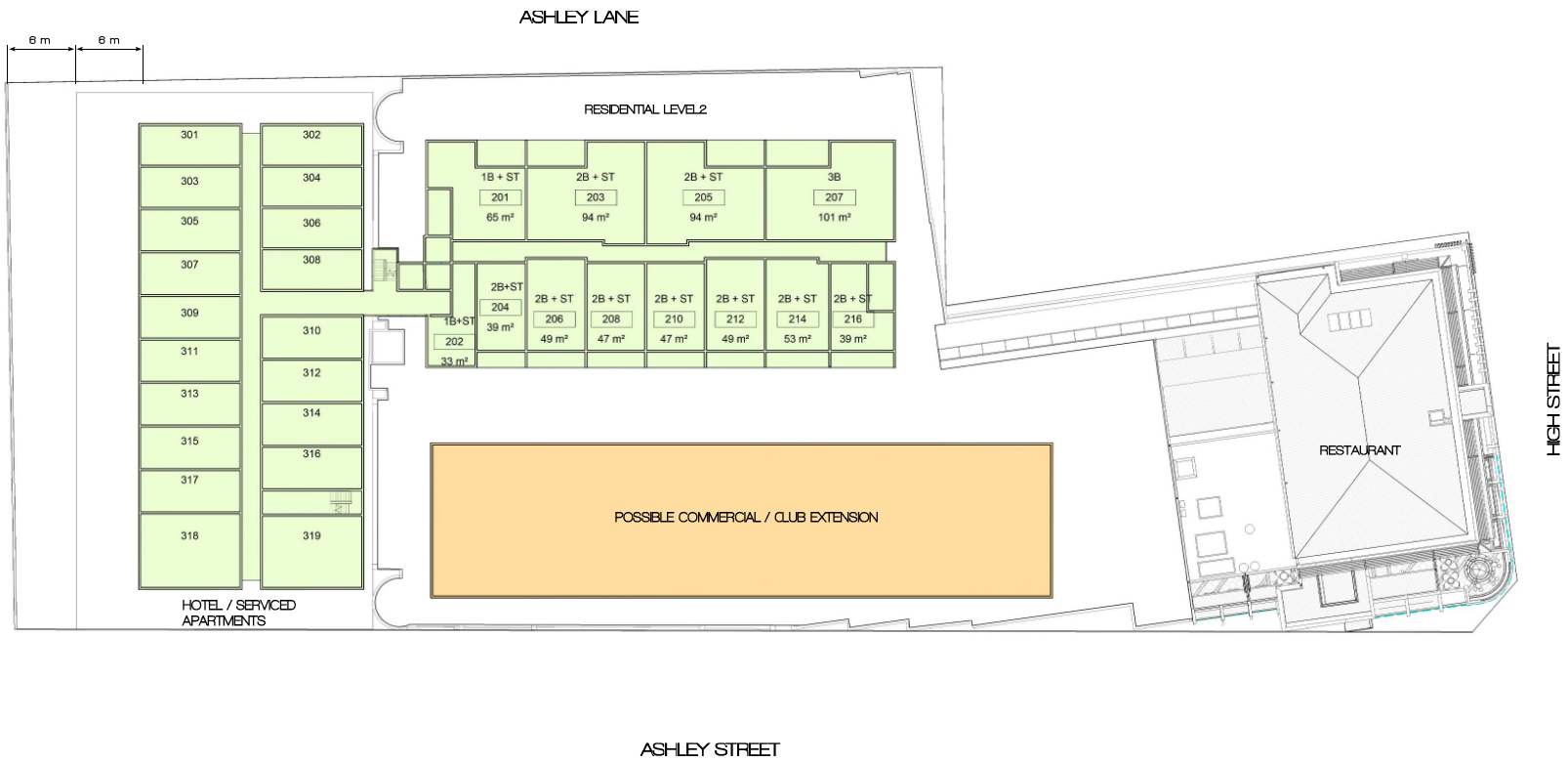

NEW HOTEL / SERVICED APARTMENTS

	TOTAL
35sqm ROOMS	17
65sqm SUITES	2
TOTAL	**19**

NEW COMMERCIAL / CLUB EXTENSION AREA

870sqm

RESIDENTIAL LEVEL 2 AND 6

UNIT PER LEVEL	#
1 BED + STUDY	1
2 BED + STUDY	2
3 BED	1
1 BED + STUDY UP & UNDER	1
2 BED + STUDY UP & UNDER	7
TOTAL	**12**

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LEVEL 3

SITE 2

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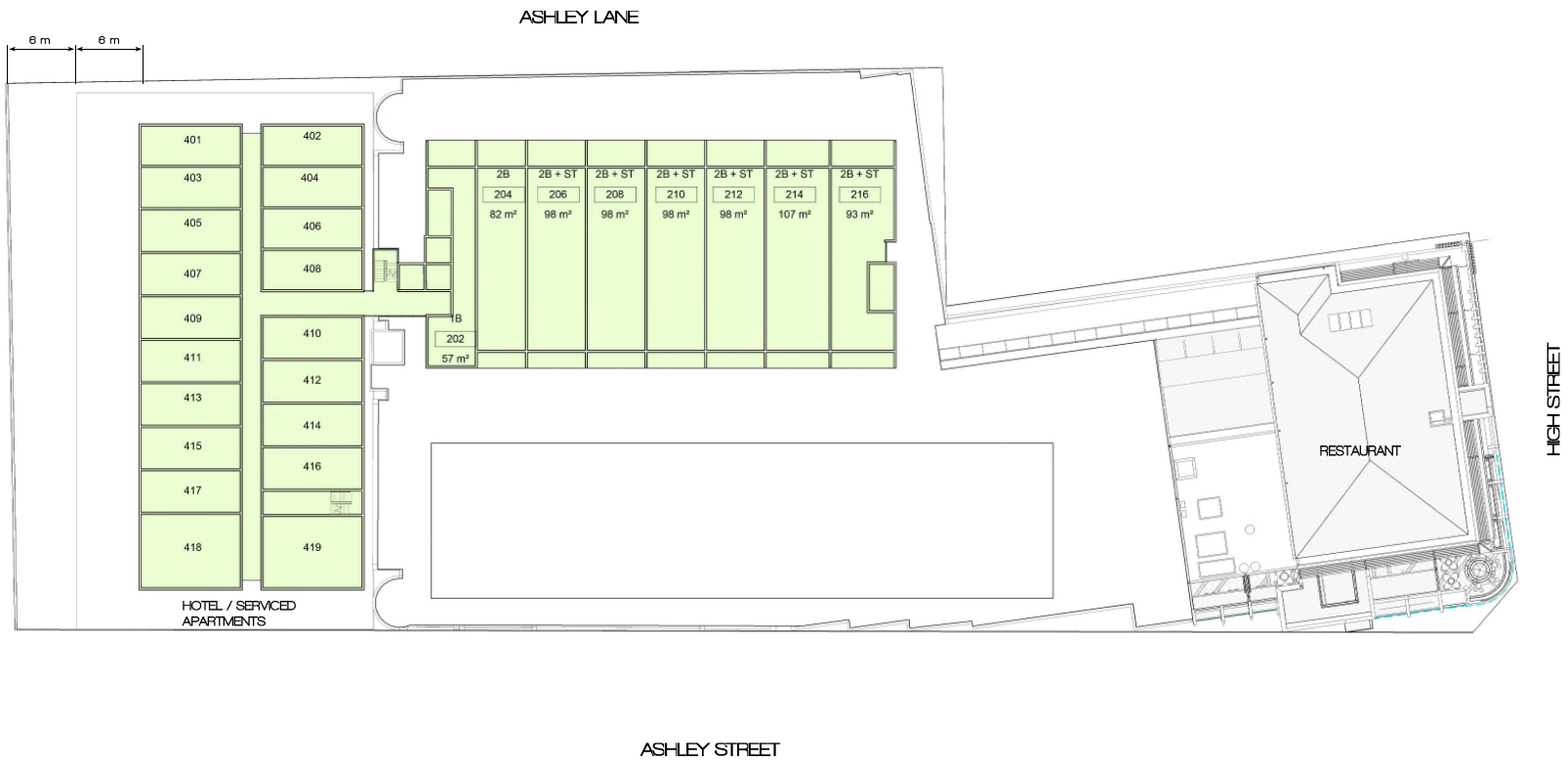

NEW HOTEL / SERVICED APARTMENTS

	TOTAL
35sqm ROOMS	17
65sqm SUITES	2
TOTAL	**19**

RESIDENTIAL LEVEL 3 AND 7
PART OF SOUTHERN UNITS ON
LEVEL 2 AND 6

HORNSBY RSL MASTER PLAN

PROJECT 815E.14

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LEVEL 9

SITE 2

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EXISTING CAR PARK

ON GRADE	**74**

NEW CLUB CAR PARK

LEVEL	**SPACES**
LEVEL -3	56
LEVEL -2	54
LEVEL -1	54
LEVEL G	48
LEVEL 1	54
LEVEL 2	57
TOTAL	**323**

TOTAL ADDITIONAL SPACES
249

LOWER GROUND

NEW CLUB LOBBY
NEW HOTEL LOBBY
NEW RESIDENTIAL LOBBY

GROUND LEVEL

NEW CLUB EXTENSION 1440sqm

NEW WESTERN HOTEL

LEVELS	6
ROOMS PER LEVEL	17
SUITES PER LEVEL	2
TOTAL ROOMS	**114**

NORTHERN RESIDENTIAL

LEVELS	8
1 BED	4
1 BED + STUDY	6
2 BED + STUDY	38
3 BED	6
TOTAL	**54**

ALLOWABLE FSR SHOP TOP	3:1 + RESIDENTIAL
SITE AREA	6,697m²
ALLOWABLE GBA	20,094m²
EXISTING FSR	1.76:1
EXISTING GBA	11,787m²
PROPOSED FSR SHOP TOP	3:1 + RESIDENTIAL
PROPOSED GBA EXISTING CLUB	11,787m²
PROPOSED CLUB EXTENSION GROUND LEVEL	1,442m²
PROPOSED HOTEL LEVEL 1 TO LEVEL 7	4,008m²
PROPOSED CLUB EXTENSION /COMMERCIAL LEVEL 1 TO 3	2,610m²
TOTAL PROPOSED GBA	**19,847m²**

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MASSING DIAGRAM

SITE 1

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STAGE 1 CAR PARK

SPACES	62

HORNSBY RSL MASTER PLAN

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WEBB AVENUE LEVEL 1

SITE 3

1:250 @ A1

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RESIDENTIAL LEVEL 2

STAGE 1

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	3	9
2 BED	3	6
TOTAL	**6**	**15**

CAR PARK

STAGE1	
SPACES	21
STAGE 2	
SPACES	41
TOTAL	**62**

HORNSBY RSL MASTER PLAN

PROJECT 815E.14

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WEBB AVENUE LEVEL 2

SITE 3

1:250 @ A1

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RESIDENTIAL LEVEL 3

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	6	18
2 BED	12	24
1 BED	2	4
TOTAL	**20**	**46**

STAGE 1

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	3	9
2 BED	6	12
1 BED	1	2

STAGE 2

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	3	9
2 BED	6	12
1 BED	1	2

HORNSBY RSL MASTER PLAN

PROJECT 815E.14

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WEBB AVENUE LEVEL 3 + COURTYARD

SITE 3

1:250 @ A1

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RESIDENTIAL LEVEL 4

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	6	18
2 BED	10	20
TOTAL	**16**	**38**

STAGE 1

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	3	9
2 BED	5	10

STAGE 2

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	3	9
2 BED	5	10

HORNSBY RSL MASTER PLAN

PROJECT 815E.14

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ASHLEY STREET LEVEL 1
WEBB AVENUE LEVEL 4

SITE 3

1:250 @ A1

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RESIDENTIAL LEVEL 5

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	6	18
2 BED	10	20
TOTAL	**16**	**38**

STAGE 1

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	3	9
2 BED	5	10

STAGE 2

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	3	9
2 BED	5	10

HORNSBY RSL MASTER PLAN

PROJECT 815E.14

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ASHLEY STREET LEVEL 2
WEBB AVENUE LEVEL 5

SITE 3

1:250 @ A1

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RESIDENTIAL LEVEL 6

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	6	18
2 BED	12	24
1 BED	2	2
TOTAL	**20**	**44**

STAGE 1

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	3	9
2 BED	6	12
1 BED	1	1

STAGE 2

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	3	9
2 BED	6	12
1 BED	1	1

HORNSBY RSL MASTER PLAN

PROJECT 815E.14

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ASHLEY STREET LEVEL 3
WEBB AVENUE LEVEL 6

SITE 3

1:250 @ A1

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RESIDENTIAL LEVEL 7

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	4	12
2 BED	10	20
TOTAL	**14**	**32**

STAGE 1

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	1	3
2 BED	5	10

STAGE 2

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	3	9
2 BED	5	10

HORNSBY RSL MASTER PLAN

PROJECT 815E.14

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ASHLEY STREET LEVEL 4

SITE 3

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RESIDENTIAL LEVEL 8

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	2	6
2 BED	8	16
TOTAL	**10**	**22**

STAGE 1

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	1	3
2 BED	3	6

STAGE 2

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	1	3
2 BED	5	10

HORNSBY RSL MASTER PLAN

PROJECT 815E.14

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ASHLEY STREET LEVEL 5

SITE 3

1:250 @ A1

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RESIDENTIAL LEVEL 9

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	2	6
2 BED	6	12
TOTAL	**8**	**18**

STAGE 1

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	1	3
2 BED	3	6

STAGE 2

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	1	3
2 BED	3	6

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ASHLY STREET LEVEL 6

SITE 3

1:250 @ A1

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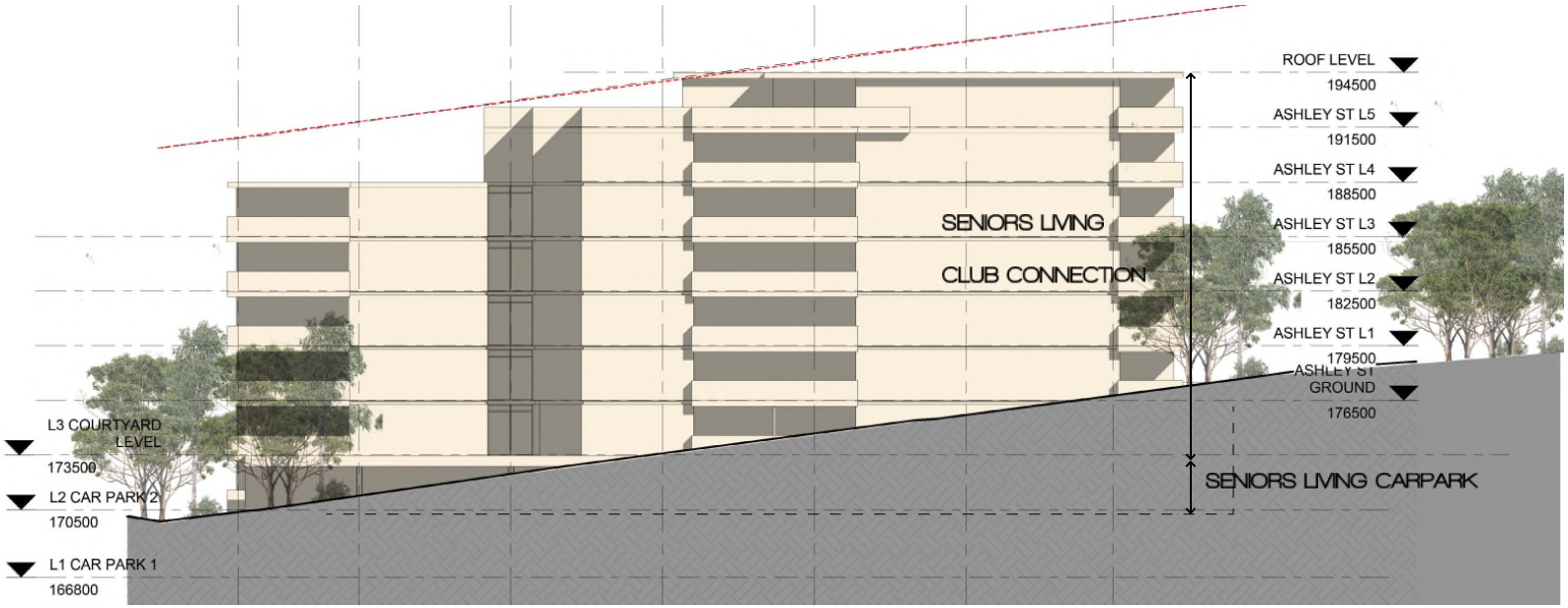
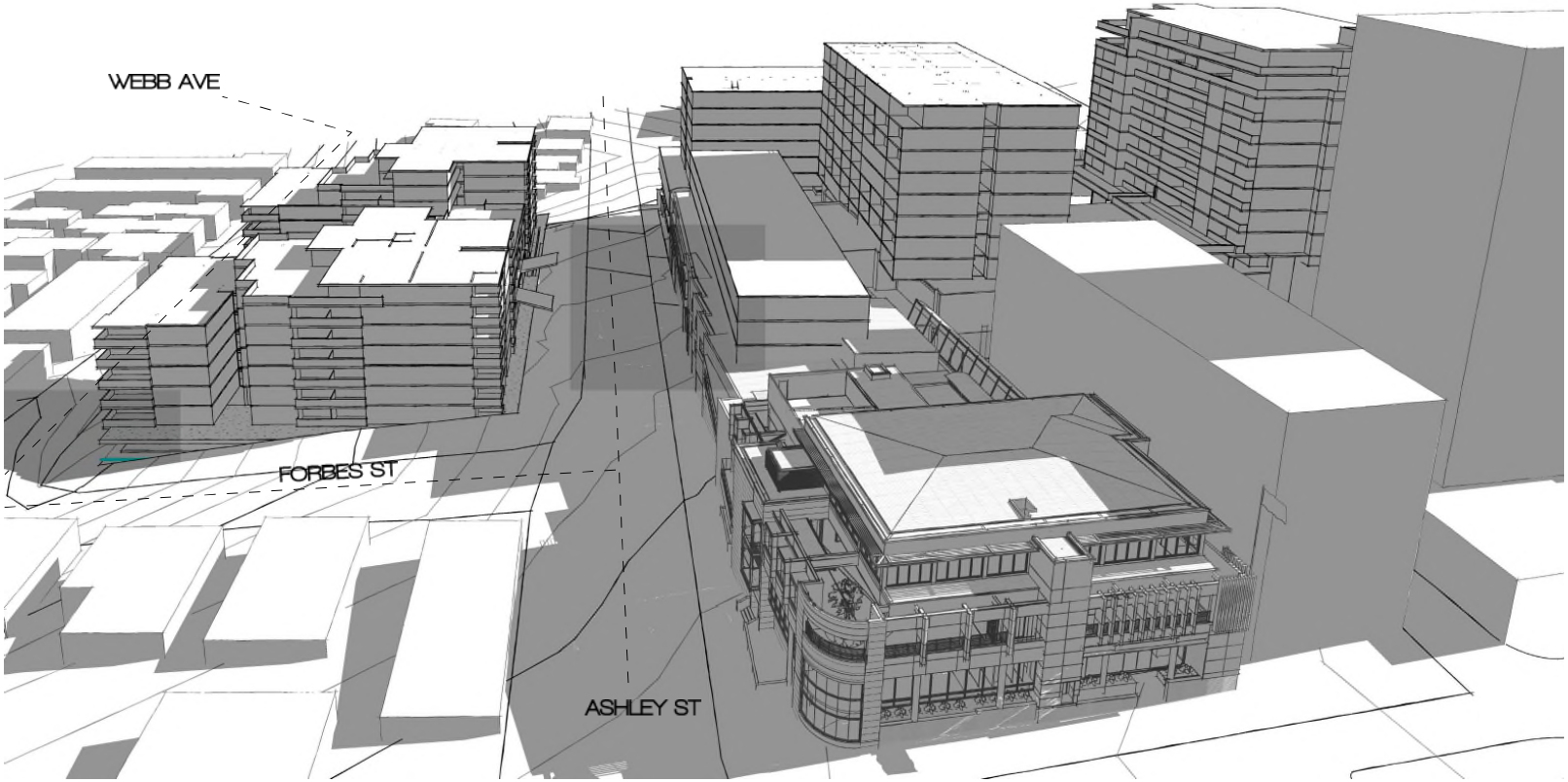


FORBES STREET ELEVATION



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FORBES STREET ELEVATION + MASS DIAGRAM

SITE 3

1:250 @ A1

ALTIS architecture

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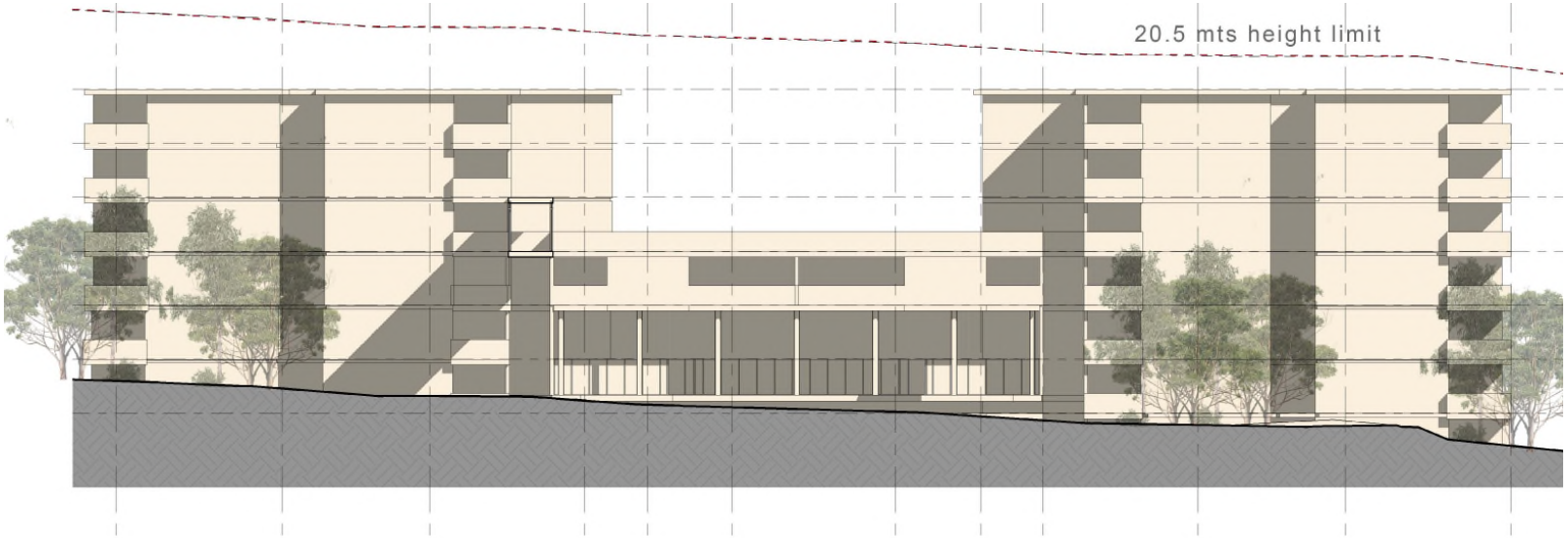
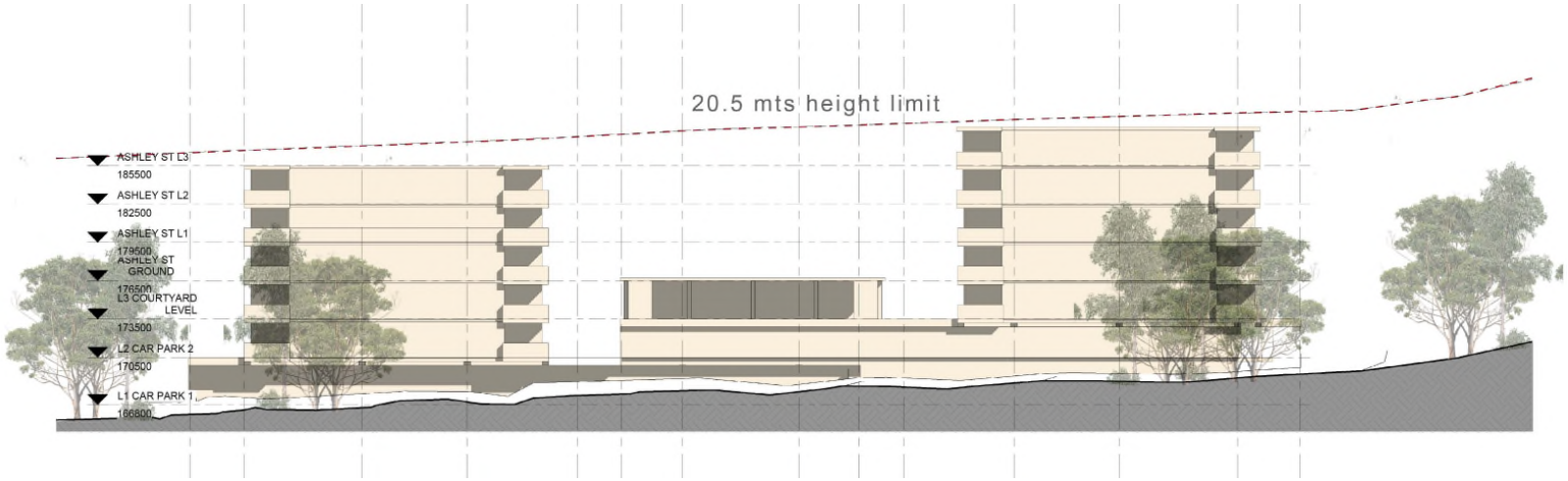


ASHLEY STREET ELEVATION



WEBB AVENUE ELEVATION

HORNSBY RSL MASTER PLAN

PROJECT 815E.14

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ASHLEY STREET AND WEBB AVENUE ELEVATIONS

SITE 3

1:250 @ A1

ALTIS architecture

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WINTER 12 AM

HORNSBY RSL MASTER PLAN

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SHADOW DIAGRAM

SITE 3

ALTIS architecture

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CAR PARK

STAGE1
SPACES 83

STAGE 2
SPACES 41

TOTAL 124

RESIDENTIAL

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	35	105
2 BED	71	142
1 BED	4	4
TOTAL	**110**	**251**

STAGE 1

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	18	54
2 BED	36	72
1 BED	2	2

STAGE 2

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	17	51
2 BED	35	70
1 BED	2	2

ALLOWABLE FSR	3:1
SITE AREA	5,565m²
ALLOWABLE GBA	16,695m²
PROPOSED FSR	2.6:1
PROPOSED GBA	14,338m²

HORNSBY RSL MASTER PLAN

PROJECT 815E.14

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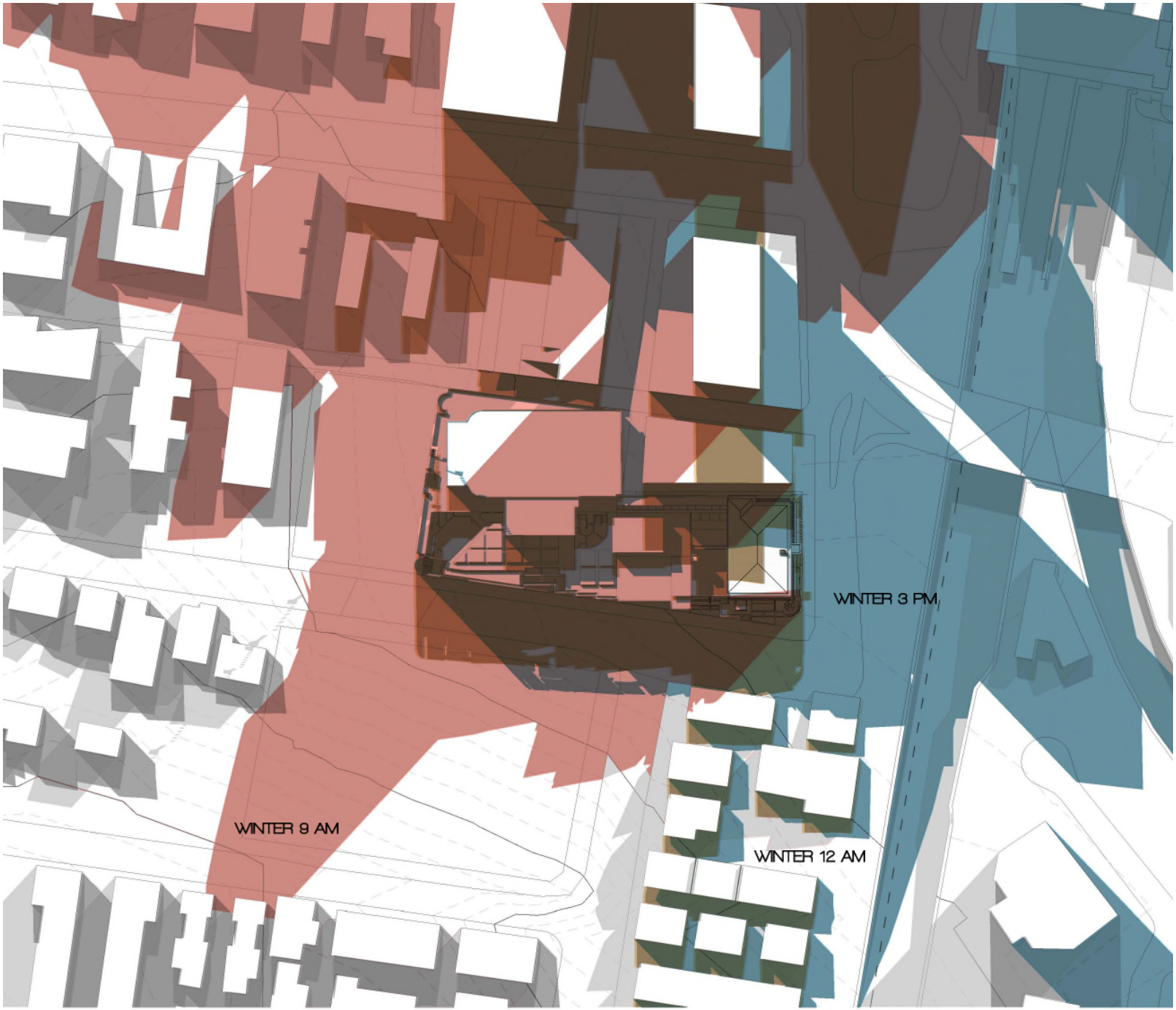
SITE 3

ALTIS architecture



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EXISITING SHADOW DIAGRAM

SITE 1, 2 and 3

1:500 @ A1

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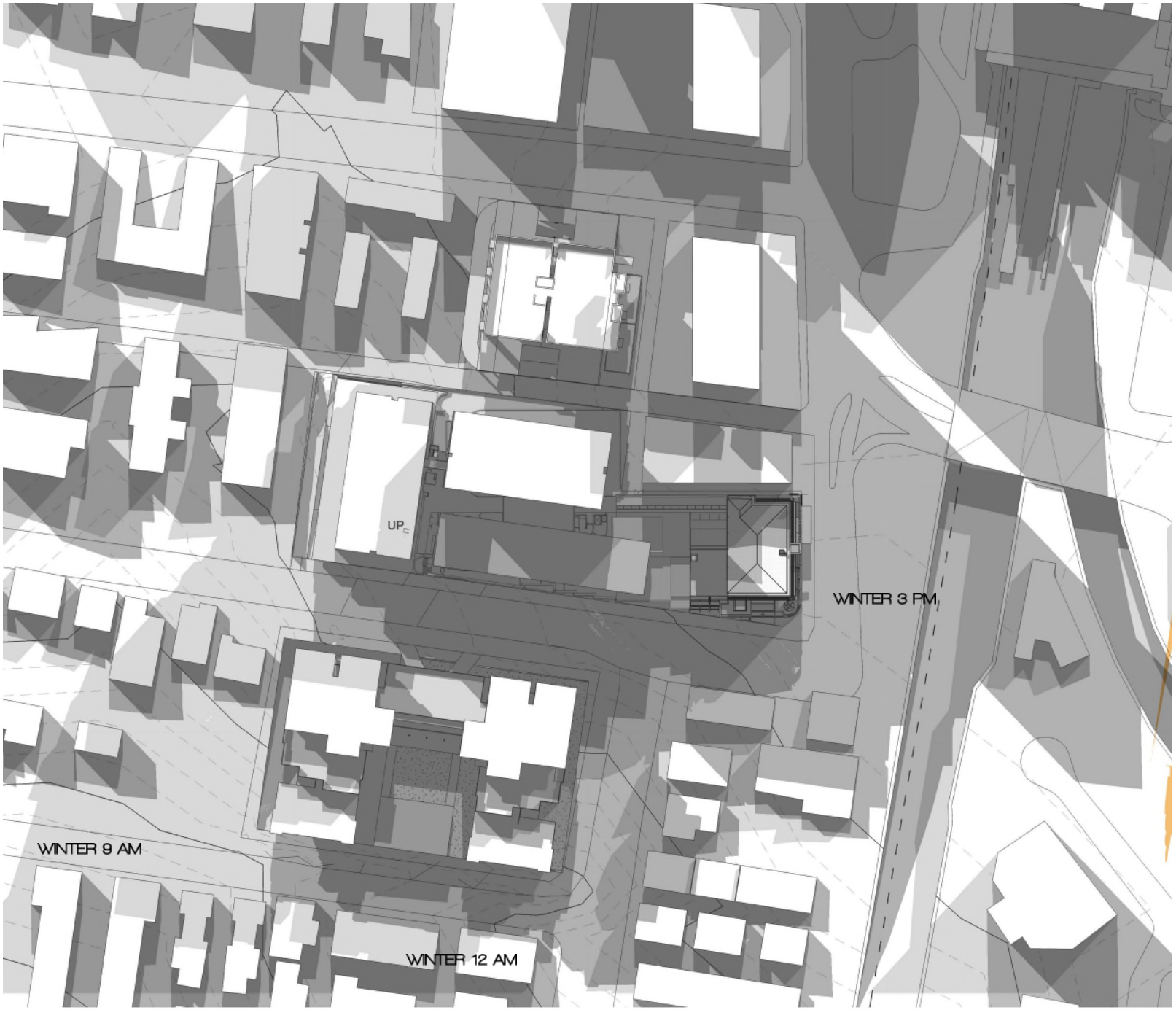

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SHADOW DIAGRAM

SITE 1, 2 and 3

1:500 @ A1

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MASS DIAGRAM

SITE 3

1:250 @ A1

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Attachment 1(b)

Statement of Heritage Impact

(amended)

Hornsby War Memorial Hall

for

Hornsby RSL Club

Hornsby RSL War Memorial Hall

Prepared by:

Archnex Designs

Wentech Pty Ltd (ABN 310 735 41803) trading as Archnex Designs.

November 2017

Phone: 9716 0541/0425 228176 *14 Winchcombe Ave, Haberfield N S W 2045* *Fax: 9716 6083*

Hornsby RSL War Memorial Hall
(Planning Proposal)

Statement of Heritage Impact
Table of Contents

Statement:

A.	Purpose of Statement	Page 1.
B.	Grounds of Statement	Page 1.
C.	Limits of Statement	Page 1.
D.	Location	Page 1.
E.	Heritage Listing	Page 2.
F.	Historical Context and Fabric	Page 3.
G.	Assessment of Significance	Page 9.
H.	Current Planning Context	Page 14.
I.	Constraints and Opportunities	Page 13.
J.	Impact of the Planning Proposal	Page 15.
K.	Questions to be Answered	Page 20.
L.	Conclusion and Recommendations	Page 20.

Appendix A: Inventory Sheet: Hornsby War Memorial Hall (Source: Perumal Murphy Wu)

Appendix B: Inventory Sheet: Hornsby War Memorial (State Heritage Inventory [SHI])

Appendix C: Inventory Sheet: Hornsby War Memorial (SHI)

Appendix D: Letter: Terry James AICM JP, President, Hornsby RSL Sub-Branch

Appendix E: Letter: John D Hunter, President, Hornsby War Memorial Hall Committee Inc.

Appendix F: Obituary: Ross Innes Aynsley

Appendix G: Land Titles- Historical Search.

(i) DP 1880

(ii) DP 85721

(iii) CT 1238-43

(iv) CT 3929-129

(v) CT 12761-110

(vi) CTRH 1/585721

Archnex Designs
Nominated Architect: Greg Patch (Reg. No. 4820)
Wentech Pty Ltd (ABN 310 735 41803) trading as Archnex Designs.
Architects, Heritage Building Consultants, Interior Designers

STATEMENT OF HERITAGE IMPACT [SoHI]:

Date:	28 August 2017 (amended 28 October 2017)
Premises:	**Hornsby RSL War Memorial Hall (2 High Street Hornsby)**
Property Description:	**Folio Identifier 1/585721**
Prepared By:	Greg Patch B Sc Arch, B ARCH (Hons), M Herit Cons (Hons), AIA 14 Winchcombe Ave, Haberfield NSW 2045
For:	**Hornsby RSL**

A. PURPOSE OF STATEMENT

This statement has been prepared as required additional information in the Gateway Determination relating to Planning Proposal PP/1/2016 (see letter attached).

B. GROUNDS OF STATEMENT

The Hornsby War Memorial Hall is listed as a heritage item. This has been established through a search of Schedule 5 of Hornsby LEP 2013.

C. LIMITS OF STATEMENT

This statement is based on a Planning Proposal prepared by Urbis dated May 2016, the Hornsby Local Environmental Plan 2013, the Hornsby Development Control Plan 2013, the material at Part F1, and an inspection of the site in July 2017. The assessment is restricted to cultural heritage significance only.

D. LOCATION

1. Location of the Hornsby War Memorial Hall, War Memorial and sites 1,2 &3 (SIX Maps © NSW Lands 2017).

E. HERITAGE LISTINGS

The Hornsby RSL War Memorial Hall is listed as a heritage item at:

Hornsby Local Environmental Plan 2013

Schedule 5 Environmental heritage
Part 1 Heritage items

Suburb	*Item name*	*Address*	*Property description*	*Significance*	*Item no*
Hornsby	*Hornsby War Memorial Hall*	*2 High Street*	*Lot 1, DP 585721*	*Local*	*483*
Hornsby	*War Memorial and Palms*	*155X Pacific Highway*	*Road reserve*	*Local*	*503*

The are mapped as:

2. Extract Map HER_017B. Subject property. War Memorial and Palms.

Inventory Sheets

A Perumal Murphy Wu Hornsby Heritage Study Review sheet (item inspected 21/7/98), describes the item as:

Description

Construction period: *Post World War II. Commenced 1955.*
Style: *Post Modern* [sic]

Materials/ workmanship/ innovative design:

Roof: *Mild steel flat roofing?*
Walls: *Face brick*
Windows: *Aluminium frame*
Doors: *Aluminium frame glazed*
Chimney: -
Details: *Front Symbolic Feature*
Modifications:

The significance of the item is stated as:

Memorial Hall valued by community as symbolic of endeavours and place of assembly for [...]

There is a State Heritage Inventory Data Sheet (1781042) for the item, "Hornsby War Memorial" at 2 High Street Hornsby but contains no detail or commentary.

F. HISTORICAL CONTEXT & FABRIC

F1 Historical Background

Land Titles

The land is part of a 2,000-acre Crown Grant to John Terry Hughes dated 18 August 1842. Part of the Grant was subdivided under Deposited Plan [DP]1880, with the subject property being Lots 5 & part 6, Section 3 of that DP.

These lots were purchased by Elizabeth Henrietta Ogden, wife of Wharton Ogden of Neutral Bay, storekeeper from the Bank of New South Wales exercising power of mortgagee, in 1897, and Certificate of Title Volume 1238 Folio 43 [CT 1238-43] issued to her on 22 December 1897. This deed was cancelled in 1926, and CT 3929-129 issued to Marguerite Stretton Robinson, wife of James Robinson of Manly, gentleman, on 29th October, 1926.

In September 1946, Robinson transferred the property to: Albert Edward French, Publisher; Sydney Albert Dawson Storey, Hospital Secretary; Roland Southam, Postal Employee; Frank Alfred Naveu, Hospital Secretary; and Percival Frederick McKellar, Shopkeeper; all of Hornsby (as joint tenants) for £3,100 [Dealing 959759].

The property was mortgaged to the Commonwealth Bank of Australia on 4th December 1946, and the mortgage discharged in January 1955. There are a series of mortgages and changes to the joint tenancy up until April 1975, when CT 3929-129 was cancelled and CT 12761-110 was issued to Neville Richmond Cawthorn, clerk, Gordon Spowart Curby, accountant, George Oliver, Frank Edward Gill, builders, all of Hornsby, and Douglas Albert Heinrich, accountant, of Pennant Hills, as joint tenants.

DP 585721 was registered on 24/9/1976, and included the former Lots 7 & 8, Section 3, DP 1808, as two lots. The subject property became Lot 1, DP585721.

The title was converted to Computer Folio in August 1988, and there have been 3 applications since (presumably to register new proprietors/trustees).

Historical Aerial Photograph

3. 1943 Aerial Photograph (Source: SIX Maps © NSW Lands 2017). Subject property.

Sands Directory

The John Sands Sydney, Suburban and Country Commercial Directory was published from 1857-8 until 1932-3 as a precursor to telephone directories.

The subject property was the site of the *Camira Flats* as of 1932-3 (Mrs A Robinson, manageress- see Land Titles), and back to 1926. Prior to that, Robert K Rae, medical practitioner occupied "Camira" (presumably a house). There is evidence the site was most probably occupied back intill the 1910s, but there appear to be too many occupants, and the positions are unclear.

The Hornsby RSL Sub-Branch

In 2005, a publication titled: "Our Club and Its Community (Celebrating 50 Years of Hornsby RSL Club Ltd)" was published (text and photographs unless otherwise acknowledged by Margo Marchbank 2005). It gives an account of the formation of the Hornsby RSL Sub-Branch, Women's Auxiliary and War Memorial Committee at pp 86-7:

> *The Hornsby branch of the Returned Sailors and Soldiers Imperial League of Australia (RS & SILA) held its first meeting in June 1919, three years after the conference of the Returned Soldiers' Association recommended formation of the League. On 16 June 1919, 29 veterans gathered at the old Hornsby Literary Institute, now the site of the TAFE College, and established the Hornsby Sub-Branch of the RS & SILA. Not long after, the War Memorial Committee was formed with the aim of building a memorial hall for the Sub-Branch, and that same year, 1919, the Hornsby Women's Auxiliary was formed. However, the Ladies' Welfare Committee, as it was then known, did not survive the difficult years of the twenties, and the present day Women's Auxiliary dates from August 1937.*
>
> *Together, these three groups: the Hornsby RSL Sub-Branch; the War Memorial Committee and the Women's Auxiliary were the driving force fighting for the welfare of those who returned from two world wars, and the establishment of the Hornsby RSL Club itself. The early members of the Hornsby RSL Sub-Branch included founding President, W. Prentice, Secretary, A Law; Jim Horden, the founding Treasurer; his companion in arms, Joe Higgins, also on the Committee: Vice President C Grimson; and committeemen, H. Clark, C. Davis, E. Hudson and R. King.*

Ross Innes Aynsley, Architect (1924-1999)

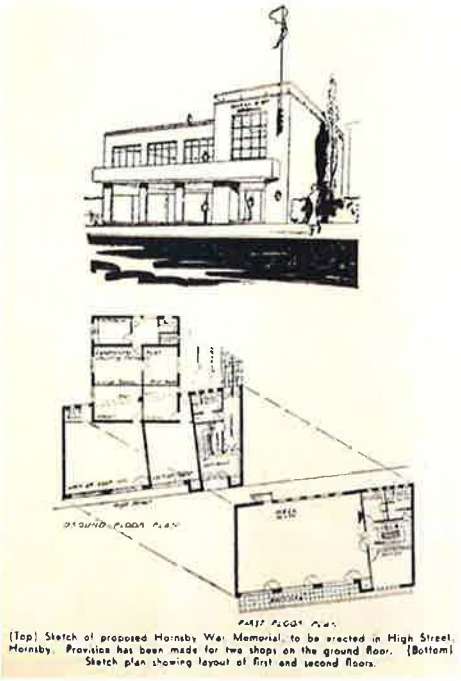
Lisa Newell of Archaeological and Heritage Management Solutions attributes the design of the War Memorial Hall to architect Ross Innes Aynsley in a Statement of Heritage Impact relating to access provisions, dated 8th February 2011.

Aynsley was a member of the Hornsby RSL according to a report in the May 25, 1953 edition of "Building, Lighting, Engineering" and had prepared a proposal for the club:

> *Following a recent survey of building costs, the Hornsby War Memorial Committee has resolved to implement a scheme to provide a memorial building for Hornsby Sub-branch, R.S.S. and A.I.L.A.*
>
> *The Committee was instituted in 1943 and later purchased a property, "Camira," in High Street, Hornsby. An adjoining property was purchased some time later, and the two properties are now assessed as being worth £8280.*
>
> ***Three Blocks***
>
> *Mr Ross Aynsley, a member of the Sub-branch, was commissioned to draw up the plans, providing for the subdivision of the properties into three blocks.*
>
> *On "A" block is situated "Camira"; on "B" block will be erected the Memorial with a frontage of about 80 ft. to High Street. Block "C" is at present occupied by a Diggers' Hut* [see plaque at image 10, p6].
>
> *The Memorial building (see illustration) provides for two shops and a caretaker's residence on the ground floor, with vestibule and office. On the first floor will be a hall 46ft. by 30ft., together with necessary*

offices, with a balcony 63 feet long across the frontage of the building. A flat roof will provide for a roof garden, offering a magnificent vista for miles around. A condition pertaining to the erection of the hall is that the hall cannot be used for licensed premises. If the R.S.L so decide, a licensed clubroom can be erected on Block 'C'.

The approximate cost of the Memorial shown in the plans is £16,000and the Committee anticipates that financing for building projects will soon be made available, when advances from 60 to 80% will be possible.



4. Illustration to article.

This scheme was not realised.

5. Ross I Aynsley in flying gear.

6. Ross Aynsley (right).

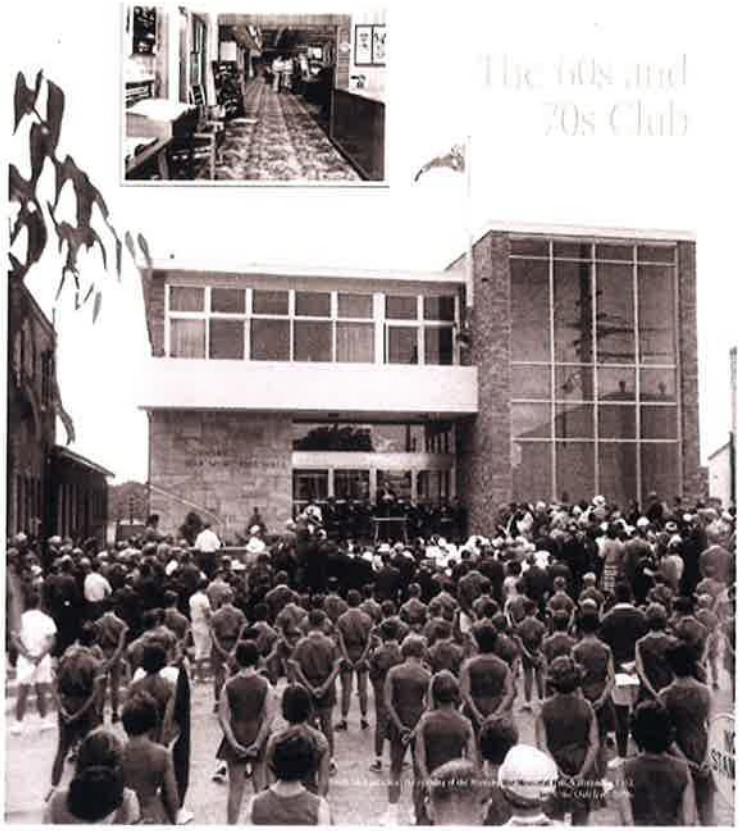
The above photographs are from an obituary of Ross I Aynsley at:

www.heavenaddress.com/assets/.../iPRr43Q0KcVsfH2auy0z6YtSIaYyzM0w.pdf

A copy of the obituary is included at Appendix F. It explains that he served in the RAAF during WWII as a pilot, enlisting in 1943 and undertaking his training in the United Kingdom. He was discharged as a Warrant Officer- Airman Pilot in early 1946. He studied architecture part-time at the Sydney Technical College while working as a draftsman for the Public Works Department and Water Conservation & Irrigation Commission [WC&IC], graduating in June 1953. During this time he was apparently living with his parents at 18 Bridge Road Hornsby, and in 1955, left the WC&IC and set up practice in Hornsby.

> *Ross's Architectural practice grew throughout the 1960's and 1970's and he opened offices in Sydney and Wollongong as well as Hornsby. He was involved in many projects throughout his 40 year career as an architect – everything from houses to office buildings to indoor swimming pools and the Australian Museum extension.*

The Australian Institute of Architects (NSW Chapter) Register of Significant Architecture in NSW lists the Hornsby Womens Rest Centre (CWA) at Princes [sic] Highway Hornsby as his work of 1957-8.



7. Opening of the Hall in December 1962 (Source: p 110 "Our Club...).

F2 Fabric

The place was inspected in mid-July 2017, when the following photographs were taken:

8. Hornsby RSL Club- 2 High St Hornsby.

9. Hornsby War Memorial Hall- 4 High St Hornsby.

10. Commemorative plaques.

11. Commemorative plaque- "The Hut". Note "Blonde" bricks.

12. War Memorial

13. Entry doors.

14. Memorabilia

15. Memorabilia to lobby.

16.Honour Rolls to stairwell.

The building has many of the characteristics of the *International Style* in its use of a concrete frame, feature sawn sandstone, clear anodised aluminium fenestration (with a "curtain wall" element), and rectilinear façade

composition elements. Internally it features terrazzo flooring and skirtings, wrought metal railings and vermiculite ceilings, with the hall floor in blonde timber parquet flooring.

16.Hall looking towards stage proscenium.

17. Hall from stage.

18. Lower Hall- wall adjoining Ashley Lane.

19. Lower Hall- wall adjoining Hornsby RSL Club.

F3. Function and Use of the Hornsby War Memorial Hall

The following was advised by Terry James AICM JP, President, Hornsby RSL Sub-Branch (Appendix E):

The Hornsby War Memorial Hall is the location of the Eternal Flame. The Eternal Flame commemorates all those men and women who served Australia in past conflicts and honours those who paid the supreme sacrifice. It serves as a permanent visual reminder to the local community of the rich military heritage of the nation and must be maintained at all cost.

The Eternal Flame room incorporates the Australian and New South Wales Flags as well as the Flags for each arm of the Australian Defence Force and Merchant Marine. It is is a place which is used by Hornsby RSL Sub-Branch in conjunction with the Hornsby Cenotaph and memorabilia display cabinets in Hornsby RSL Club to help educate youth groups, various scout organisations, and community clubs.

The War Memorial Hall also serves as a location to hold ANZAC and Remembrance Day Services in the event of inclement weather. Other Sub-Branch functions are often held in the Hall when there is a requirement for specific space, e.g. ARTEX 2016 and future planned art exhibitions.

The Hornsby RSL Sub-Branch office is located on the first floor of the Hall and is the administration centre for Hornsby RSL Sub-Branch. The office premises have been provided to the Sub-Branch in perpetuity (remembering that the Hornsby RSL Sub-Branch was instrumental in building the War Memorial Hall more than 50 years ago), and that fact is enshrined the War Memorial Hall Constitution. The Sub-Branch also uses the on-site Board Room for Committee Meetings and other working meetings on a regular basis.

The Hornsby RSL Sub-Branch Youth Club is a subsidiary organisation of Hornsby RSL Sub-Branch. The Youth Club occupies the lower level of the War Memorial Hall with its gymnasium facilities and often uses the Hall for training and gymnastic events. No doubt John Hunter is better able to answer your questions as to what other social, community, and sporting organisations use the Hall facilities.

The Hornsby & Northern Districts TPI Association also uses the Hall for its monthly meetings, though these rarely exceed an hour in length.

F4. Significance to the Community

The following advice on the significance of the Hall to the Hornsby community was provided by John D Hunter, President, Hornsby War Memorial Hall Committee Inc.:

1. *The local community's understanding of the Hornsby War Memorial Hall as an* [sic] *heritage item and Community Hall is the significance it has in regards to it being a War Memorial Hall, where both ANZAC Day and Remembrance Day services are held (during inclement weather when the service at the Cenotaph is not possible) and also the significance of the Eternal Flame and Sword areas of the Hall remembering those who have served Australia in past conflicts.*
2. *The Hornsby War Memorial Hall Committee Inc. has the duty to maintain and administer the operations of the Hornsby War Memorial Hall whilst providing a home for the Hornsby RSL Sub-Branch and the Hornsby RSL Youth Club.*
3. *Special consideration is given to local community and service organizations for the use of the hall. The Hornsby War Memorial Hall can also be used during local emergencies such as bush fires or major rail/road closures.*
4. *Organisations who gain from the supply of lettable space within the Hornsby War Memorial Hall include:-*
   Australian Air League, Hornsby RSL Chapter
   Hornsby RSL Pipe Band
   Hornsby RSL Sub-Branch
   Hornsby RSL Youth Club
   Hornsby & District TPI Social & Welfare Club
   Hornsby RSL Sub-Branch Women's Auxiliary
5. *Other organisations who hire space within the Hornsby War Memorial Hall include*
   Hornsby RSL Club Adult Dance Club Inc. (Sub Club of Hornsby RSL Club)
   Australian Porcelain Art Teachers
   Lifeline
   Hornsby Kuring-gai Community College Tai Chi and Line Dancing classes.
   Bollywood Dance Classes
   Australian Music Examination Board
   Federal and State Electoral Commissions for Federal, State and Local Government elections.
   Barker College Student Fencing Tuition
   Golden Kangaroos Public Performances
   Nepalese Community Cultural Events
   Muslim Prayer Groups
   Church groups
   Apprenticeship Expo's for supply of work information for job seekers.
   State Rail and Sydney Trains have used lettable space within the Hornsby War Memorial Hall for their driver and crew training.
6. *We do have many other groups and organisations using space within the Hornsby War Memorial Hall for various events and activities.*

We do not wish to provide a current constitution of the Hornsby War Memorial Hall Committee Inc. as this time. We feel it would be of no interest for any Heritage report.

I hope that these answers assists the Heritage Consultants preparation of the Heritage Report for the Gateway Determination.

Please see letter from which the above was extracted at Appendix F.

G. ASSESSMENT OF SIGNIFICANCE

NATURE, DEGREE AND LEVEL OF SIGNIFICANCE

The following analysis is based on "Assessing Heritage Significance" (Inclusion-left column- and Exclusion –right column-Guidelines) by the NSW Heritage Office, July 2001 (considered "met" criteria in bold):

G1 Cultural or Natural Historical Significance -Criterion (a)

State Theme: Social Institutions
Local Theme: RSL

State: An item is important in the course, or pattern, of NSW's cultural or natural history

Local: An item is important in the course, or pattern, of the area's cultural or natural history

Inclusion	Exclusion
▪ Shows evidence of a significant human activity	▪ Has incidental or unsubstantiated connections with historically important activities or processes
▪ Is associated with a significant activity or historical phase	▪ Provides evidence of activities or processes that are of dubious historical importance
▪ **Maintains or shows the continuity of a historical process or activity**	▪ Has been so altered that it can no longer provide evidence of a particular association.

Nature of Significance	*Degree of Significance (Rare, Representative)*	*Level of Significance (Local, State)*
Historic	Representative	Local

The Hornsby War Memorial Hall demonstrates the use of the site by the Hornsby RSL Sub-Branch since the early post WWII period.

G2 Associational Significance – Criterion (b).
(with the life or works of a person, or group of persons)

State Theme: Social Institutions
Local Theme: RSL

State: An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history.

Local: An item has a strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area.

▪ Shows evidence of a significant human occupation	▪ Has incidental or unsubstantiated connections with historically important people or events
▪ **Is associated with a significant event, person or group of persons**	▪ Provides evidence of people or events that are of dubious historical importance
	▪ Has been so altered that it can no longer provide evidence of a particular association.

Nature of Significance	*Degree of Significance (Rare, Representative)*	*Level of Significance (Local, State)*
Associational	Representative	Local

The Hornsby War Memorial Hall demonstrates the occupation of the site by the Hornsby RSL Sub-Branch and is a venue for commemorative services and memorabilia.

G3 Aesthetic characteristics/creative or technical achievement – Criterion (c).

State Theme: Social Institutions
Local Theme: International Style

State: An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW

Local: An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.

▪ Shows or is associated with, creative or technical innovation or achievement.	▪ Is not a major work by an important designer or artist.
▪ Is the inspiration for a creative or technical innovation or achievement.	▪ Has lost its design or technical integrity.

▪ Is aesthetically distinctive	▪ Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded
▪ Has landmark qualities	▪ Has only a loose association with a creative or technical achievement
▪ **Exemplifies a particular taste, style or technology process or activity**	

Nature of Significance	*Degree of Significance (Rare, Representative)*	*Level of Significance (Local, State)*
Aesthetic	Representative	Local

The Hall is an example of the post WWII International Style of architecture attributed to local architect Ross Innes Aynsley.

G4 Social Significance – Criterion (d)
(Association with a particular community or cultural group in NSW or the area)

State Theme: Social Institutions
Local Theme: Hornsby RSL

State: An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons

Local: An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons.

▪ **Is important for its associations with an identifiable group**	▪ Is only important to the community for amenity reasons
▪ Is important to a community's sense of place	▪ Is retained only in preference to a proposed alternative

Nature of Significance	*Degree of Significance (Rare, Representative)*	*Level of Significance (Local, State)*
Social	Representative	Local

The War Memorial Hall demonstrates a building type that has strong associations with the Hornsby RSL Sub-Branch and the many sub- clubs associated with that organisation.

G5 Scientific/Archaeological Significance – Criterion (e)
(evidence or information)

State Theme: Social Institutions
Local Theme: Hornsby RSL

State: An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history.

Local: An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history.

▪ Has the potential to yield new or further substantial scientific and/or archaeological information	▪ **Has little archaeological or research potential**
▪ Is an important benchmark or reference site or type	▪ Only contains information that is readily available from other resources or archaeological sites
▪ Provides evidence of past human cultures that is unavailable elsewhere	▪ The knowledge gained would be irrelevant to research on science, human history or culture

Nature of Significance	*Degree of Significance (Rare, Representative)*	*Level of Significance (Local, State)*

Scientific/ Archaeological	-	-

The place does not meet this criterion.

G6 History: Uncommon, Rare or Endangered Aspects– Criterion (f)

State Theme: Social Institutions
Local Theme: Memorial Halls

State: An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history.

Local: An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history.

▪ Provides evidence of a defunct custom, way of life or process ▪ Demonstrates a process, custom or other human activity that is in danger of being lost ▪ Shows unusually accurate evidence of a significant human activity ▪ Is the only example of its type ▪ demonstrates designs or techniques of exceptional interest ▪ shows rare evidence of a significant human activity important to a community	▪ **Is not rare** ▪ Is numerous but under threat

Nature of Significance	*Degree of Significance (Rare, Representative)*	*Level of Significance (Local, State)*
History	-	-

The place does not meet this criterion.

G7 Characteristics of Class– Criterion (g)
(Cultural or natural places/ cultural or natural environments)

State Theme: Social Institutions
Local Theme: War Memorial Hall

State: An item is important in demonstrating the principal characteristics of a class of NSW's
-cultural or natural places; or
-cultural or natural environments.

Local: An item is important in demonstrating the principal characteristics of a class of the area's
-cultural or natural places; or
-cultural or natural environments.

▪ is a fine example of its type ▪ has the potential characteristics of an important class or group of items ▪ **has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity.** ▪ is a significant variation to a class of items ▪ is part of a group which collectively illustrates a representative type ▪ is outstanding because of its setting, condition or size	▪ is a poor example of its type ▪ does not include or has lost the range of characteristics of a type ▪ does not represent well the characteristics that make up a significant variation of a type

- is outstanding because of its integrity or the esteem in which it is held

Nature of Significance	*Degree of Significance (Rare, Representative)*	*Level of Significance (Local, State)*
Class	Representative	Local

The Hornsby RSL War Memorial Hall demonstrates a class of building that is part of the social/ civic fabric of the suburb of Hornsby and the wider Shire. There are some 71 War Memorial Halls or similar structures listed in the State Heritage Inventory [SHI]. The subject place is listed simply as "War Memorial" at 2 High Street Hornsby in the SHI.

G8 Summary Statement of Significance

Social Institutions/ RSL/ War Memorial Halls		
Nature of Significance	***Degree of Significance (Rare, Representative)***	***Level of Significance (Local, State)***
a) Historic	Representative	Local
b) Association	Representative	Local
c) Aesthetic	Representative	Local
d) Social	Representative	Local
e) Technical/Research	-	-
f) History- Evidence	Representative	Local
g) Class	Representative	Local

The Hornsby War Memorial Hall demonstrates the association and history of a social institution, the Hornsby RSL Sub-Branch, and its sub-groups and activities.

It is of International School design influences which attests to its post-WWII design by local architect, Ross Innes Aynsley. This style is comparatively unusual, as most War Memorial Halls were established in the Interwar period.

G9 Curtilage and Views

The curtilage of the item as defined in the NSW Heritage Office guideline document "Heritage Curtilages" is of a "lot-boundary" type i.e. Lot 1, DP585721.

Significant views of the item include those to be had from the cenotaph/ war memorial and from opposite on High St.

The historic and functional connexion between the War Memorial Hall and the cenotaph includes views of the cenotaph from the item.

H. CURRENT PLANNING CONTEXT

Land owned by the Hornsby RSL Club (Sites 1,2 and 3) is currently the subject of a Planning Proposal (PP/1/2016), prepared by Urbis Pty Ltd and dated May 2016.

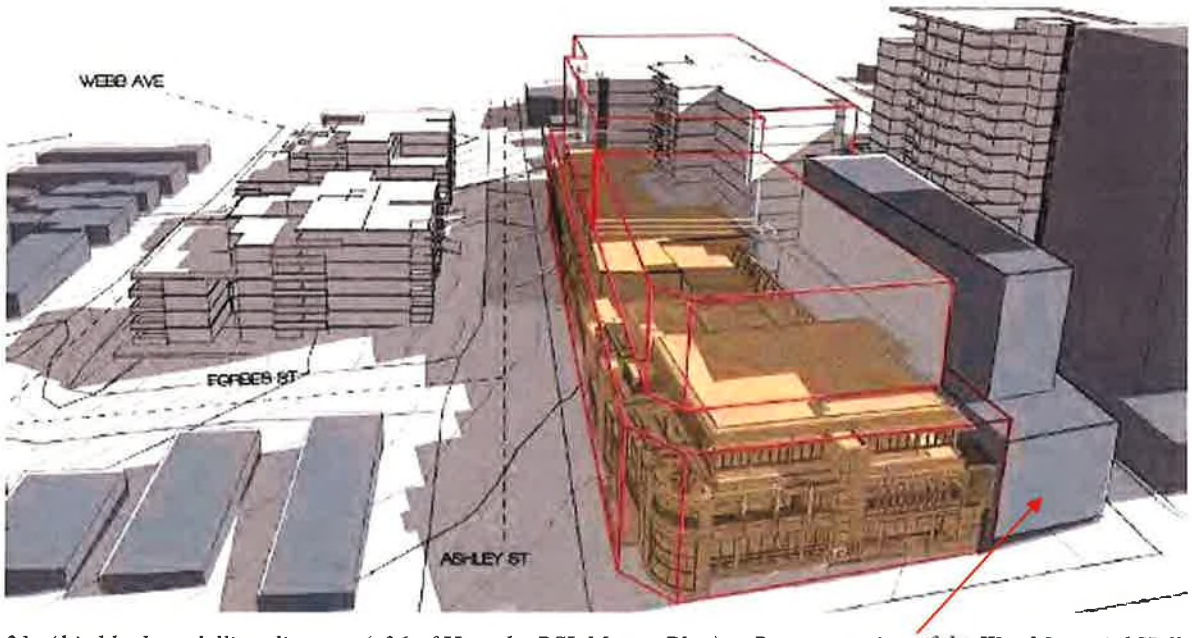
The Planning Proposal seeks to

> *...amend the height development standard and to amend the applicable controls within Hornsby Development Control Plan 2013 for of* [sic]*4 High Street, 7-19 Ashley Street, 2-4 Webb Avenue and 3-7 William Street, Hornsby (the site).*

The sites that are the subject of the Planning Proposal are identified as:

20. Urbis Figure 1 – Aerial Image of Subject Site. Location of the War Memorial Hall.

A three-dimensional representation of the buildings that may result from the proposed amended controls is included in the Altis Architects Hornsby RSL Masterplan:



21. Altis block modelling diagram (p36 of Hornsby RSL Master Plan) – Representation of the War Memorial Hall.

The War Memorial Hall is represented in block form, as is the site to the north across Ashley Lane, seemingly based on the Height of Buildings map of the Hornsby LEP 2013:

22. Extract: Hornsby LEP 2013 Height of Buildings Map-017. War Memorial Hall site.

The "T1" building height is 26.5 metres.

I. CONSTRAINTS AND OPPORTUNITIES

The heritage item was purpose-built as a hall to provide a venue for the activities of the Hornsby RSL Sub-Branch, associated organisations and the community at large and includes votive and memorial paraphernalia, offices, meeting rooms and catering facilities.

Constraints

The Lot Boundary Curtilage includes a small service access to the rear, but is otherwise virtually fully taken-up by boundary to boundary building.

Opportunities

The block modelling indicates a podium-like approach to the massing which appears to approximate the current volume of the entry, memorial and offices portion of the hall building (though the height appears to be less).

It may be plausible to develop the site to the height proposed, provided the hall function is maintained.

J. IMPACT OF THE PLANNING PROPOSAL

J1. Relevant Hornsby LEP 2013 provisions are:

5.10 Heritage conservation

Note. *Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.*

Clause	Comment
*(1) **Objectives***	
The objectives of this clause are as follows: *(a) to conserve the environmental heritage of Hornsby,* *(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,* *(c) to conserve archaeological sites,*	

(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.	
(2) Requirement for consent	
Development consent is required for any of the following: *(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):* *(i) a heritage item,* *(ii) an Aboriginal object,* *(iii) a building, work, relic or tree within a heritage conservation area,* *(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,* *(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,* *(d) disturbing or excavating an Aboriginal place of heritage significance,* *(e) erecting a building on land:* *(i) on which a heritage item is located or that is within a heritage conservation area, or* *(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,* *(f) subdividing land:* *(i) on which a heritage item is located or that is within a heritage conservation area, or* *(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*	
(3) When consent not required	
However, development consent under this clause is not required if: *(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:* *(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological*	Consent is required.

site or a building, work, relic, tree or place within the heritage conservation area, and *(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or* *(b) the development is in a cemetery or burial ground and the proposed development:* *(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and* *(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or* *(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or* *(d) the development is exempt development.*	
(4) ***Effect of proposed development on heritage significance***	
The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).	The significance of the item is stated as: *The Hornsby War Memorial Hall demonstrates the facility of a social institution, the Hornsby RSL Sub-Branch, and the associated sub-groups and activities.* *It is of International School design influences which attests to its post-WWII design by local architect, Ross Innes Aynsley. This style is comparatively unusual, as most War Memorial Halls were established in the Interwar period.*
(5) ***Heritage assessment***	
The consent authority may, before granting consent to any development: *(a) on land on which a heritage item is located, or* *(b) on land that is within a heritage conservation area, or* *(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),* *require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*	The proposed development is to land that is within the vicinity of a heritage item. This document has been prepared having general regard to the guideline document "Statements of Heritage Impact" as published by the Heritage Branch of the NSW Office of Environment & Heritage.
(6) ***Heritage conservation management plans***	
The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage	The preparation of a Conservation Management Plan is not warranted by the

conservation management plan before granting consent under this clause.	nature of the existing building and the proposed development.
(7) ***Archaeological sites***	
The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies): *(a) notify the Heritage Council of its intention to grant consent, and* *(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*	The subject place is not identified as being of archaeological significance.
(8) ***Aboriginal places of heritage significance***	
The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance: *(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and* *(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.*	The subject place is not identified as being of Aboriginal significance.
(9) ***Demolition of nominated State heritage items***	
The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item: *(a) notify the Heritage Council about the application, and* *(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*	The subject place is not identified as being of State significance.
(10) ***Conservation incentives***	
The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that: *(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and* *(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and*	Conservation incentives are not sought.

(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and *(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and* *(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.*	

J2. Hornsby Development Control Plan 2013 [HDCP]

The relevant guidelines of the HDCP are:

9.4.1 Development in the Vicinity of Heritage Items and Heritage Conservation Areas

Desired Outcomes

a. *New work that is sympathetic to the heritage significance of nearby heritage items, or adjoining heritage conservation area, and their settings.*

Prescriptive Measures

Heritage Items

a. *Design and siting of new work should complement the form, orientation, scale and style of the heritage item.*

Comment: the schematic diagrams (see image 21, p.14, above) indicate the massing and bulk of the potential building envelopes under Planning Proposal, but do not detail architectural expression, external materials, finishes and colours. It is premature to attempt to assess impacts on the setting of the heritage item at this juncture.

The Height of Buildings and Floor Space Ratio maps indicate that there is an intent to increase the scale and height of the buildings within the vicinity substantially. It is a matter of ensuring that the legibility of the War Memorial Hall is maintained as a "figure-ground" relationship with structures that will be see in its background.

b. *Adequate space should be provided around the heritage item to allow for its interpretation.*

Comment: it is clear the heritage item was not designed to be seen "in-the-round", but to address High Street and more importantly to establish a connexion with the cenotaph, located to the nor-nor-east (Item 503 on extract map HER_17B at p2 above), through the use of the double-height curtain walled element in the façade composition that houses the eternal flame and sword/ cross.

c. *Development should maintain significant or historic public domain views to and from the heritage item.*

Comment: the significant public domain views are to and from the nor-nor-east (relating with the cenotaph) and from opposite on High Street- the building has been designed with an expressed façade and office/ function spaces component, with the halls set behind it.

d. *Original or significant landscape features that are associated with the heritage item and which contribute to its setting should be retained.*

Comment: there are no landscape features of note, nor has there been historically.

e. *For rural heritage items, the scale of new work is not to overwhelm the heritage item taking into consideration the matters within the Rural Heritage Items element.*

Comment: not applicable- the place is a suburban item.

Heritage Conservation Areas **[HCA]**

Comment: not applicable – the nearest HCA is *C5 Peats Ferry Road Precinct, Hornsby West Side Heritage Conservation Area* which is to the north, commencing one block away.

K. QUESTIONS TO BE ANSWERED

The guideline document, "Statements of Heritage Impact" by the NSW Heritage Office 1996, poses a series of questions in relation to:

New Development Adjacent

- *How is the impact of the new development on the significance of the item or area to be minimised?*

Comment: through the use of architectural expression and external materials, finishes and colours that will provide an appropriate backdrop to the item and maintain its legibility.

- *Why is the new development required to be adjacent to a heritage item?*

Comment: as a matter of the desired future character of the area, as indicated in the planning controls and the Planning Proposal.

- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*

Comment: the curtilage of the item is of a "Lot Boundary" type as the War Memorial Hall was built more or less on the lot associated with the former Camira Flats. This lot was formerly Lots 5 & part 6, Section 3 of DP 1880.

- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*

Comment: impacts on views to the item are a matter of the detail of the design of the proposed new buildings, as discussed above. Views from the item will be little affected as they are primarily to the High Street frontage to the east and to a lesser extent, Ashley Lane.

- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*

Comment: the site has no known archaeological deposits. Should relics be discovered, they are necessarily subject to the provisions of the Heritage Act 1977.

- *Is the new development sympathetic to the heritage item? In what way? (e.g. form, siting, proportions, design)?*

Comment: the "block modelling in the Planning Proposal is of insufficient detail to assess this.

- *Will the additions visually dominate the heritage item? How has this been minimised?*

Comment: the proposed development is not "additions", but buildings to separate parcels of land.

- *Will the public, and users of the item, still be able to view and appreciate its significance?*

Comment: yes, as discussed above, the primary views of the item are from High Street and to the north-east, and will not be affected by the proposed development.

L. CONCLUSION AND RECOMMENDATIONS

Historical research has shown that the Hornsby RSL Sub-Branch purchased the site of what is now more or less that of the Hornsby RSL War Memorial Hall in September 1946, at which time it was largely occupied by the *Camira Flats.* A "hut" was built using WWII army surplus buildings behind the flats, and was used up until the current Hall was erected in 1955-62. The current Hall has, then, occupied the site for some 55 years, and is a vital part of the Hornsby community, as attested to by the many groups that use the Hall.

Its primary function, though, is as a memorial to those who served in past conflicts and has a vital relationship with the Hornsby Cenotaph.

The Planning Proposal seeks to *...amend the height development standard and to amend the applicable controls within Hornsby Development Control Plan 2013,* essentially to achieve a greater level of development on the relevant properties:

- *Amend the Height of Buildings map under the HLEP to increase the maximum permissible heights across the site[s] to 23.5 to 48 metres.*
- *Amend Clause 4.4(2D) of the HLEP to include providing public car parks, with an area equivalent to 1:1 of the site area, as a use to allow additional floor area.*
- *Amend the relevant figures in the HDCP to reflect the desired built form, including:*
  - *Building Height Plan*
  - *Ground Floor Minimum Setbacks*
  - *Wall Heights*

The implications of these measures in terms of heritage impacts relate to the significance and setting of the Hornsby War Memorial Hall.

The significance of the Hall is largely a function of its association with the social institution, the Hornsby RSL Sub-Branch, with its physical manifestation being the International Style of the architecture and massing of the Hall and appurtenant rooms.

I would recommend that a full fabric assessment of the War Memorial Hall be undertaken to assess the relative significance of the elements of the building, and that this analysis be used to inform any works to the item.

As it stands, the Planning Proposal does not, however, have implications in terms of the fabric of the item, but rather its setting.

Impacts of increased scale and bulk of buildings within its setting are a matter of the architectural expression of the buildings. Given its siting at the corner of High Street and Ashley Lane, the connexion between the Hall and the Cenotaph will be maintained. It is a matter of whether development beyond the Hall to the west will reduce its legibility and presence within the streetscape. This will similarly apply to the impact of potential development on the site immediately opposite on Ashley Lane to the north which currently has a building height of AA1 (62.5 metres).

In my opinion, the implications of the Planning Proposal in terms of heritage impacts are not necessarily adverse. It is a relatively common phenomenon in areas where there is increasing urbanisation and sometimes quite radical changes in scale and character for older development to have its setting substantially altered. It is a matter of maintaining the legibility of heritage items in this circumstance and this should be a primary concern in the detailed architectural design of the built form that flows from such a Planning Proposal.

Prepared by

Greg Patch
Architect/Heritage Consultant

Appendix A: Inventory Sheet- Hornsby War Memorial Hall

Item No.:	I 483
Location:	2 High Street HORNSBY NSW 2077

Link to property details

Status:	Listed Item
Item Name:	Hornsby War Memorial Hall
Item Type:	Built
Circa Date:	1955
Style:	Post Modern
Statement of Significance:	Memorial Hall valued by Community as symbolic of endeavours and place of assembly
Physical Description:	Roof - mild steel flat roofing; Walls - face brick; Windows - Aluminium frame glazed; Details - Front Symbolic Feature
Historical Notes:	Foundation stone laid ANZAC DAY 1955. Opened by Lt. Gen. Sir Eric Woodward 8 December 1962. Youth Club in Lower Hall opened in 1959.
Integrity/Intactness:	Substantially intact.
Recommended Management:	Manage a Community and landmark resource and item.
Endorsed Significance:	Local
Criteria a) Historic:	An important building to the Hornsby Community
Criteria c) Aesthetic:	It has landmark qualities
Criteria d) Social:	An important building valued by the Community.
Heritage Listings:	Hornsby Local Environmental Plan 2013 - Schedule 5
Study:	Heritage Review 2 (1999)
Study by:	Perumal Murphy Wu Pty Ltd
Comments:	Heritage listed in Heritage Review 2 (1999) - HSLEP 1994 (Amendment No. 59), Gazetted 22 June 2001.
Date Inspected:	21-Jul-1998

Images:

2 High Street (June 2015)

Appendix B: Inventory Sheet- Hornsby War Memorial

Hornsby War Memorial

Item details

Name of item:	Hornsby War Memorial
Type of item:	Built
Group/Collection:	Monuments and Memorials
Category:	War Memorial
Primary address:	155X Pacific Highway (opp Railway Ped Bridge), Hornsby, NSW 2077
Local govt. area:	Hornsby

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
155X Pacific Highway (opp Railway Ped Bridge)	Hornsby	Hornsby			Primary Address

Statement of significance:

Notable monument lighting and planting from 1920's period. Of local significance.

Date significance updated: 05 Jul 01

Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Physical description: Monument to commemorate those who served in World War One. Built of Buff Granite with central polished inscribed panels. Square monument of solid form about 4m high. Set on grassed plot retained by granite edging 500mm above road surface. (See below for inscriptions.) Also notable bronze light standard (double carriage-light design) matching lights opposite Police station some 200m north of highway. (see inventory item L2). Also two mature palms (possibly Butia Palms) possibly from same period. These palms are fairly unusual as the commonly planted species is the Canary Island Date Palm. Monument to World War I inscribed #Pro Patria# with list of the names local servicemen: #New Guinea Egypt Gallipoli Palestine Mesopotamia Salonika France Belgium .....To the immortal honour of the men of the Hornsby district who served their King and Empire in the Great War 1914-1919.# #For Humanity#s cause this memorial was erected by the citizens of the Hornsby District. Unveiled on 27 April 1923 by His Excellency Lord Foster PCKCMC Governor General.#

History

Historical notes:

Recommended management:

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page

Local Environmental Plan			22 Jul 94		
Heritage study					

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Hornsby Shire Heritage Study	1993		Perumal Murphy Wu Pty Ltd	WA	No

References, internet links & images

None

Note: internet links may be to web pages, documents or images.

Data source

The information for this entry comes from the following source:

Name: Local Government

Database number: 1780639

Appendix C: Inventory Sheet- Hornsby War Memorial [SHI]

Hornsby War Memorial

Item details

Name of item:	Hornsby War Memorial
Type of item:	Built
Group/Collection:	Monuments and Memorials
Category:	War Memorial
Primary address:	2 High Street, Hornsby, NSW 2077
Local govt. area:	Hornsby

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
2 High Street	Hornsby	Hornsby			Primary Address

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Amendment No. 59		22 Jun 01	100	4376
Heritage study					

References, internet links & images

None

Note: internet links may be to web pages, documents or images.

Data source

The information for this entry comes from the following source:

Name:	Local Government
Database number:	1781042

Appendix D: Letter: Terry James AICM JP

Hornsby RSL Sub-Branch-Response to Questions:

- *Local community's understanding of the heritage item;*
- *Associations with individuals or groups, and it's meaning to those people;*

The Hornsby War Memorial Hall is the location of the Eternal Flame. The Eternal Flame commemorates all those men and women who served Australia in past conflicts and honours those who paid the supreme sacrifice. It serves as a permanent visual reminder to the local community of the rich military heritage of the nation and must be maintained at all cost.

The Eternal Flame room incorporates the Australian and New South Wales Flags as well as the Flags for each arm of the Australian Defence Force and Merchant Marine. It is is a place which is used by Hornsby RSL Sub-Branch in conjunction with the Hornsby Cenotaph and memorabilia display cabinets in Hornsby RSL Club to help educate youth groups, various scout organisations, and community clubs.

The War Memorial Hall also serves as a location to hold ANZAC and Remembrance Day Services in the event of inclement weather. Other Sub-Branch functions are often held in the Hall when there is a requirement for specific space, e.g. ARTEX 2016 and future planned art exhibitions.

The Hornsby RSL Sub-Branch office is located on the first floor of the Hall and is the administration centre for Hornsby RSL Sub-Branch. The office premises have been provided to the Sub-Branch in perpetuity (remembering that the Hornsby RSL Sub-Branch was instrumental in building the War Memorial Hall more than 50 years ago), and that fact is enshrined the War Memorial Hall Constitution. The Sub-Branch also uses the on-site Board Room for Committee Meetings and other working meetings on a regular basis.

The Hornsby RSL Sub-Branch Youth Club is a subsidiary organisation of Hornsby RSL Sub-Branch. The Youth Club occupies the lower level of the War Memorial Hall with its gymnasium facilities and often uses the Hall for training and gymnastic events. No doubt John Hunter is better able to answer your questions as to what other social, community, and sporting organisations use the Hall facilities.

The Hornsby & Northern Districts TPI Association also uses the Hall for its monthly meetings, though these rarely exceed an hour in length.

I trust this information suits your purpose.

Kind Regards,

Terry James AICM JP
President, Hornsby RSL Sub-Branch
(email to Mario Machado: 10 Aug 2017)

Appendix E: Letter, John D Hunter

Hornsby War Memorial Hall Committee Inc

ABN 28 019 832 671

President: John Hunter

PO Box 662 Hornsby NSW 1630
Ph: 02 9476 4455
2 High Street Hornsby NSW 2077

e-Mail: hornsbywarmemorialhall@live.com.au Website: www.hwmh.com.au

Hornsby RSL Club Ltd.
4 High St.
Hornsby NSW 2077

To Mario Machado
CEO
Hi Mario

In answer to your questions re the Heritage Consultants questions relating to the Heritage report.

1. The local community's understanding of the Hornsby War Memorial Hall as an heritage item and Community Hall is the significance it has in regards to it being a War Memorial Hall, where both ANZAC Day and Remembrance Day services are held (during inclement weather when the service at the Cenotaph is not possible) and also the significance of the Eternal Flame and Sword areas of the Hall remembering those who have served Australia in past conflicts.
2. The Hornsby War Memorial Hall Committee Inc. has the duty to maintain and administer the operations of the Hornsby War Memorial Hall whilst providing a home for the Hornsby RSL Sub-Branch and the Hornsby RSL Youth Club.
3. Special consideration is given to local community and service organizations for the use of the hall. The Hornsby War Memorial Hall can also be used during local emergencies such as bush fires or major rail/road closures.
4. Organisations who gain from the supply of lettable space within the Hornsby War Memorial Hall include:-
   Australian Air League, Hornsby RSL Chapter
   Hornsby RSL Pipe Band
   Hornsby RSL Sub-Branch
   Hornsby RSL Youth Club
   Hornsby & District TPI Social & Welfare Club
   Hornsby RSL Sub-Branch Women's Auxiliary
5. Other organisations who hire space within the Hornsby War Memorial Hall include
   Hornsby RSL Club Adult Dance Club Inc. (Sub Club of Hornsby RSL Club)
   Australian Porcelain Art Teachers
   Lifeline
   Hornsby Kuring-gai Community College Tai Chi and Line Dancing classes.
   Bollywood Dance Classes
   Australian Music Examination Board
   Federal and State Electoral Commissions for Federal, State and Local Government elections.
   Barker College Student Fencing Tuition
   Golden Kangaroos Public Performances
   Nepalese Community Cultural Events
   Muslim Prayer Groups
   Church groups
   Apprenticeship Expo's for supply of work information for job seekers.

Hornsby War Memorial Hall Committee Inc
ABN 28 019 832 671

President: John Hunter

PO Box 662 Hornsby NSW 1630
Ph: 02 9476 4455
2 High Street Hornsby NSW 2077

e-Mail: hornsbywarmemorialhall@live.com.au Website: www.hwmh.com.au

State Rail and Sydney Trains have used lettable space within the Hornsby War Memorial Hall for their driver and crew training.

6. We do have many other groups and organisations using space within the Hornsby War Memorial Hall for various events and activities.

We do not wish to provide a current constitution of the Hornsby War Memorial Hall Committee Inc. as this time. We feel it would be of no interest for any Heritage report.

I hope that these answers assists the Heritage Consultants preparation of the Heritage Report for the Gateway Determination.

Regards

John D Hunter
President
Hornsby War Memorial Hall Committee Inc.
02 9457 9770
0417 658 849

Appendix F: Obituary- Ross Innes Aynsley

Ross Innes AYNSLEY

12th December 2024 [sic] to 10th September 1999

Early Life
December 1924 to January 1943

Ross Innes AYNSLEY was born at Glen Innes, New South Wales, Australia on the 12th of December 1924. His father, Royal Victor AYNSLEY was a Bank Manager and his mother was Minnie Mary AYNSLEY nee Bell was a home maker.

Religious Denomination: Methodist (Wesleyan)

Ross had 2 older twin brothers and 1 younger sister – John Charles, Robert William and Doris.

Ross' mother Minnie couldn't decide on a middle name for him and ultimately decided to use the name "Innes" from the town's name where he was born. Ross' father Roy was working for the Commonwealth Bank of Australia at the time and was posted to Glen Innes which is in northern New South Wales.

The family moved on from Glen Innes to Condoblin and when Ross was around 8 or 9 he moved for a time to Katoomba to live with his Grandmother (Bell) who ran a boarding house there. He attended Katoomba Primary School for about 3 years. Ross used to speak fondly of his childhood years in Katoomba.

The entire family eventually moved to Hornsby in the first half of 1937 which is where Ross spent the remainder of his childhood and a good part of the rest of his life.

He attended the Hornsby Junior Technical School until he was 15 years old in 1939. He was a Safety Patrol Leader and a Class School Prefect in his final year at the school. His end of year report gives a summary of his character as perceived by the Headmaster:

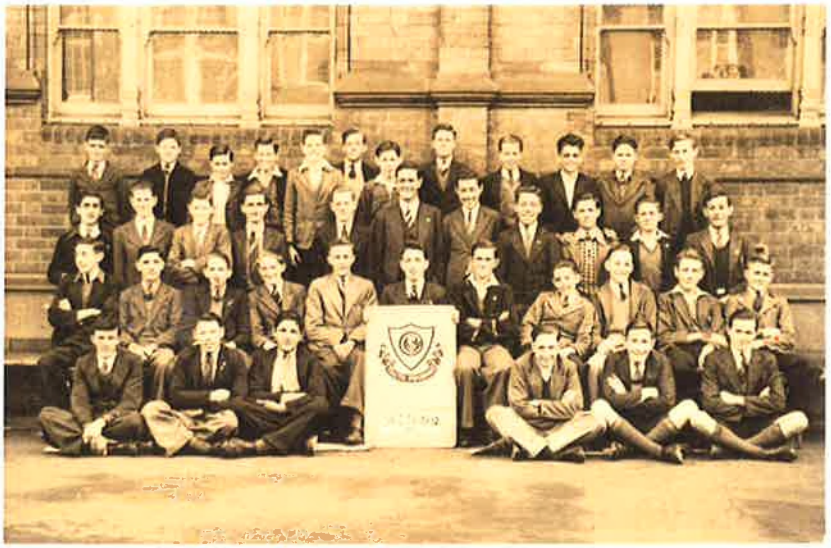
"I have found Ross thoroughly honest and dependable. He carries out verbal instructions efficiently and should become a citizen of the most desirable type.

This lad carries responsibility well and is what is commonly called 'a good sport'.

In 1940 Ross attended the Ultimo Central Technical School to study for his Intermediate Certificate. He was a School Prefect and his reports tell that he was a good and diligent student. Ross sat for the certificate at the end of 1940. He did not pass the exam as a whole; however he did do well in Technical Drawing, Woodwork, Metalwork and History.

Ross Innes AYNSLEY

12th December 2024 [sic] to 10th September 1999



Ross' School Photo from 1940 - At centre holding the plaquard

Ross' School Soccer Team photo from 1940 - 1st on left in back row standing

In 1941 Ross applied for a Junior Draftsman job with Thompson Gould Architectural Consultants. Where he worked until the firm closed in 1942 due to the wartime building downturn.

Ross Innes AYNSLEY

12th December 2024 [sic] to 10th September 1999

On 30th January 1943 Ross enlisted in the Armed Forces – the Royal Australian Air Force.

He was sent to the United Kingdom and in 1944 gained his Pilots Badge. He was promoted to Sergeant – Airman Pilot, then Flight Sergeant – Airman Pilot in late 1944 and finally Warrant Officer – Airman Pilot in late 1945. He was discharged in early 1946 on demobilisation of the Australian Defense Forces and received The Defense Medal, The War Medal and The Australian Service Medal as well as the Returned from Active Service Badge.

In 1946 following discharge, Ross enrolled in the Department of Education private study program to complete the Leaving Certificate subjects he had failed in 1940. He passed all subjects at the end of 1947 and then applied to the Sydney Technical College, where he was accepted to study for his Architectural Diploma.

For the next 5 years Ross studied part-time while working for the Department of Public Works as an Architectural Draftsman, then for the Water Conservation & Irrigation Commission as a Draftsman and as an Architect when he was awarded his Diploma in June 1953 at the age of 28.

Marriage and Family – 1954 to 1999

In February 1954 Ross married Francine Elizabeth STRATFORD, who he had known for a number of years. Francine recalls that she and Ross used to walk to their homes together from the station and talk. It was around 1952 that they first started going out together as a couple. Francine used to tell a story recalling a time when the Queen was visiting Sydney for the first time and everyone was going into the city to see her. Ross used to sleep in a verandah room at his parent's house at 18 Bridge Road Hornsby. He had a reputation for finding it difficult to wake up so slept next to a tin can with an alarm in it. Apparently it didn't help and Francine had to get Ross's father to wake him up.

Ross and Francine married on the 25th of February 1954 at St Peters Anglican Church on the Pacific Highway at Hornsby. The best man was Alf Williams, a long time and subsequently life-long friend of Ross and the Bridesmaid was Elaine Philipson a maternal first cousin of Francine.

Ross Innes AYNSLEY

12th December 2024 [sic]to 10th September 1999

They had their Honeymoon at the Palais Royal at Katoomba and moved into a small house in Romsey Street in Hornsby that Ross had designed.

At the end of that year the first of Ross' and Francine's children was born, Peter Ross AYNSLEY, on October 28th.

During 1955 Ross decided that he wanted to work for himself and resigned from the Water Conservation and Irrigation Commission. He set up premises in Hornsby as Ross I Aynsley Architects, and had offices there for many years. It was during the early years of his practice that Ross' and Francine's daughter was born, Toni Bell AYNSLEY on 5th April 1956 and Arthur Michael Royal AYNSLEY (known as Michael) on 24th March 1958.

It was sometime around the mid 1950's that Ross joined the Hornsby Rotary Club, of which his father was a member. It was an association he continued until the 1970's when the family moved out of the Hornsby district. He and Francine joined the Rotary Tour of Asia in 1966 and in the mid 1970's sponsored a Rotary exchange student from Japan for part of the year.

Ross was a member of the Hornsby Methodist Church for most of his life and church was very important to him. A significant part of his professional career revolved church and the lodge, and he became increasingly involved in projects for both. He served on many committees and voluntary organisations with a focus on care for the aged.

Ross in fact became very proactive in developing opportunities to care for the aged, identifying potential sites and pulling together all necessary elements, including government funding. He would often do most of the negotiation and financial planning as well as provide his architectural services. For more than a decade he was instrumental in developing literally thousands of self-care units, hostel units and nursing care beds, mostly in integrated care projects throughout NSW.

For the Uniting Church, Ross initiated or played a key role in a number of projects such as the conversion of the Turramurra Motor Inn into Northaven Turramurra, a nursing care facility that is now expanded further; and Wesley Heights at Manly, an ambitious project with both accommodation and nursing care. For the Frank Widdon Masonic Homes, Ross carried out many aged care projects across New South Wales, ranging from the multi-storey hostel tower and nursing home that he conceived on the corner of the Hornsby Hospital

site, to integrated care projects in locations such as Temora, Condoblin, Kyogle and Wingham, to extensive development on the main site of the Homes ay Glenfield.

In addition to care for the aged, Ross was involved in other community projects and was recognised by the Scouting organisation for his help with their building in Hornsby.

Ross's Architectural practice grew throughout the 1960's and 1970's and he opened offices in Sydney and Wollongong as well as Hornsby. He was involved in many projects throughout his 40 year career as an architect – everything from houses to office buildings to indoor swimming pools and the Australian Museum extension.

In 1968, Ross suffered his first heart attack – ironically at Glen Innes, the place of his birth, while driving back from one of his country aged care projects.

Rather than sit back, this seemed to galvanise Ross into even more activity, and the 1970's saw the most active period of his business career. He also decided he would like to fly again, and went back to flight training in the mid 1970's, together with his son Peter, at Bankstown Airport.

During this period Ross and the family moved out of Hornsby, and lived at Longueville, Warrawee, Beecroft and Pymble before settling in the St Ives area in the mid 1980's. This was the beginning of his association with Pymble Chapel, The Reverend Thorogood who officiated at Ross's funeral said:

"The Chapel members were delighted to have in their number an architect who could take responsibility for these fine old buildings. This was planned years ago, but churches tend to take their time, and it was only last year that the resources came together and the courtyard outside could be rebuilt. We are all very grateful, but none of us could be happier than Ross who saw his scheme fulfilled. He was a representative of the church on the Presbytery and the Parish Council, taking a full part in the life of the church. Since I have been here Ross was always the first person in church on Sunday morning, and always with a cheerful smile, unassuming, faithful."

Ross suffered his second heart attack in 1987, which prompted his virtual retirement by the end of the 1980's. He never really retired though and was always looking for opportunities to help others. He continued to serve on committees, and continued to do architectural work from his home. He helped his son Michael with home renovations in 1991 and in 1999, shortly before his passing, Ross designed and supervised construction of extensions to his mother-in-law's house. He also spent time on one of his pet projects – a new type of aeroplane. He was always looking to improve things.

Early in 1999, Ross and Francine moved out of Sydney to Blackheath in the Blue Mountains – this was always something Ross had wanted to do as he had always loved the mountains since his childhood. It was also where their daughter Toni lived.

Although not well, the last few months of Ross' life were particularly happy. He loved spending time with his family and particularly looked forward to when Tanya, Rob, Chris, Tom and Emma – his 5 grandchildren would come to visit. He loved living at Blackheath and

would go walking everyday as say how much he enjoyed the fresh air and peaceful nature of the mountains. He loved to see the Wattyl coming out in the spring-time.

Summing up at his funeral, the Reverend Thorogood said:

Throughout the sixty years following their predictions, Ross' teachers at Hornsby Junior Technical School were proven right:

- "thoroughly honest and dependable"
- "a citizen of the most desirable type"; and
- "this lad carries responsibility well"

As the result of a heart attack, Ross Innes AYNSLEY passed away on the morning of 10th September 1999 at the Blue Mountains District ANZAC Memorial Hospital, Katoomba.

Appendix G: Land Titles Documents

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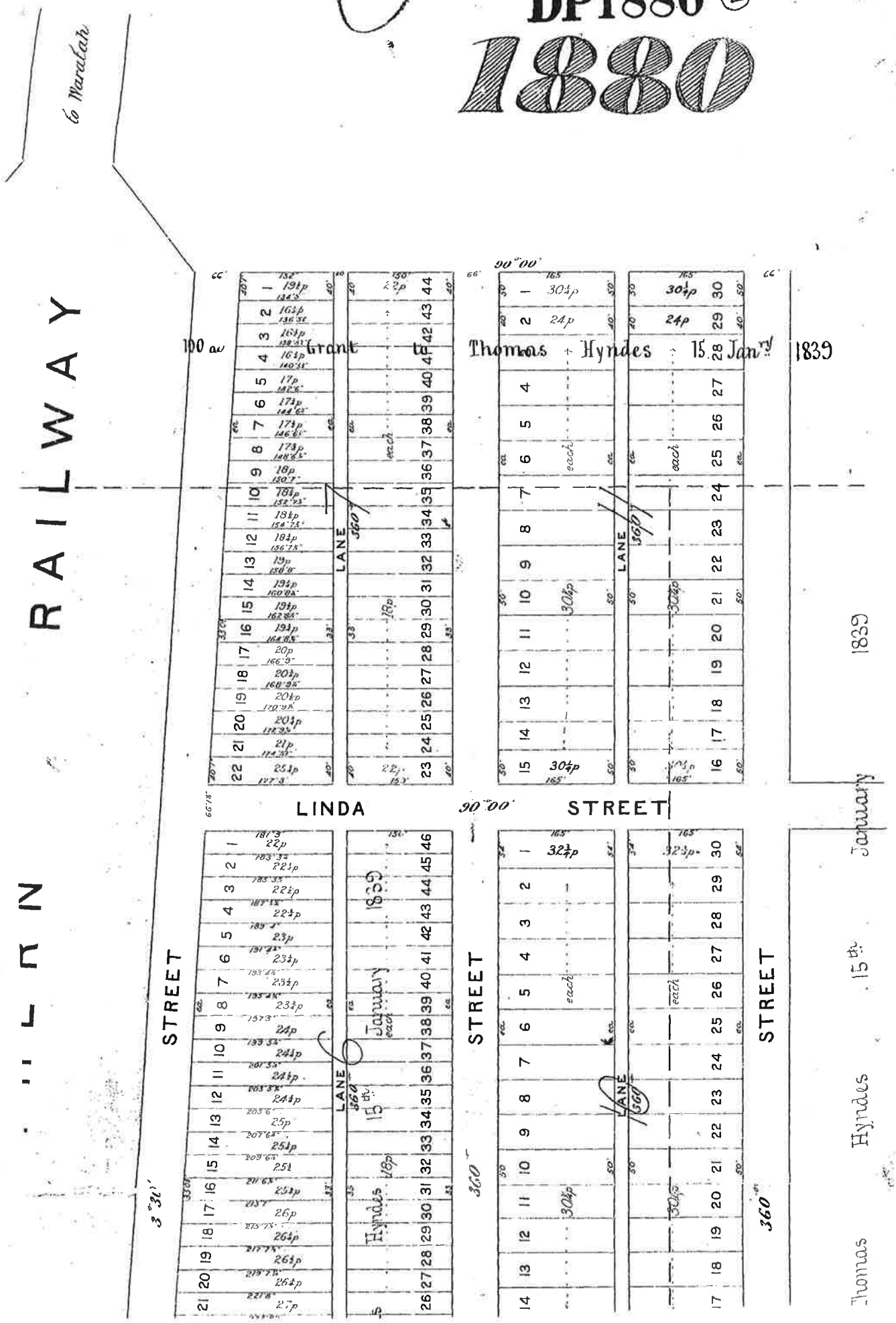
1880



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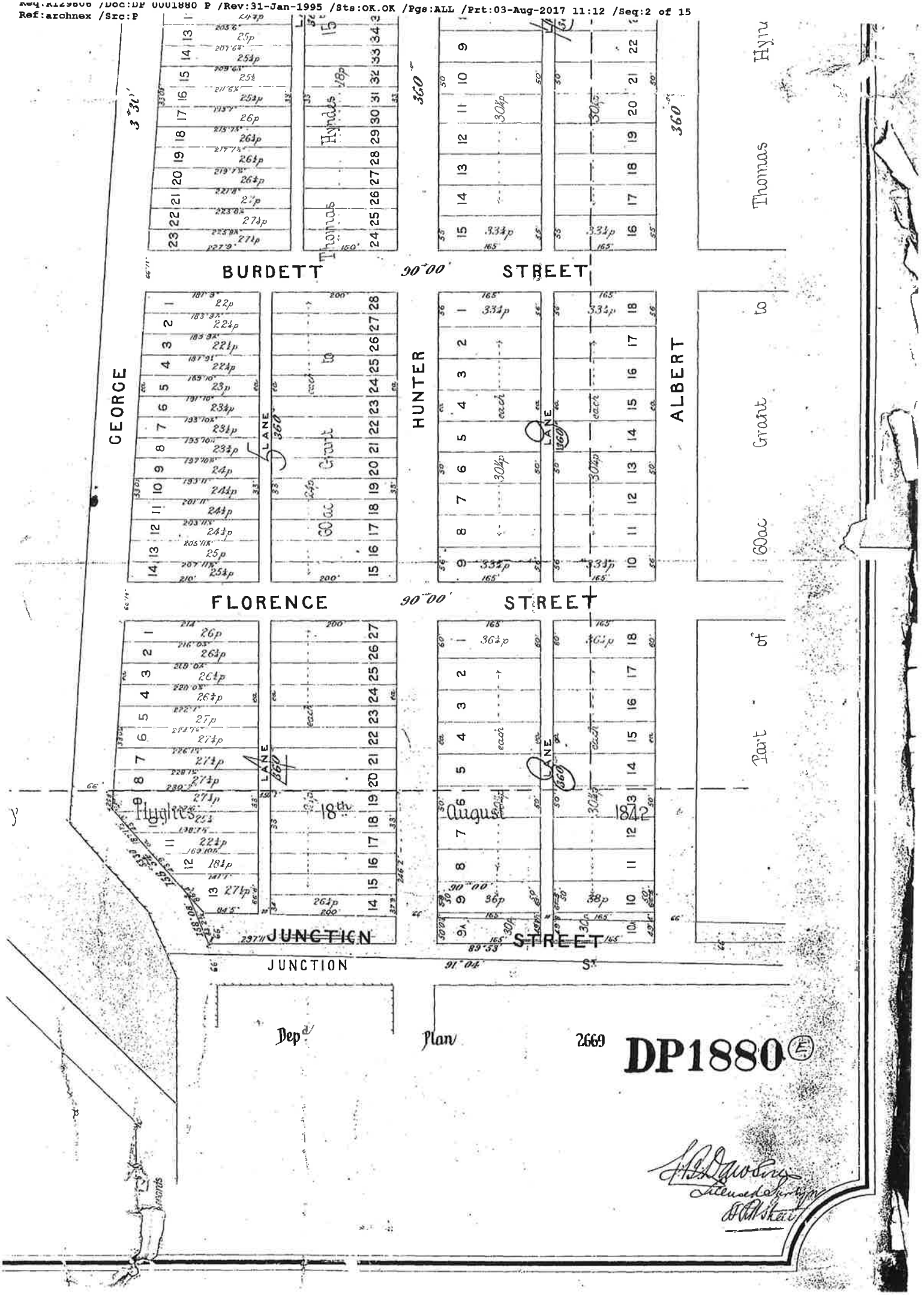

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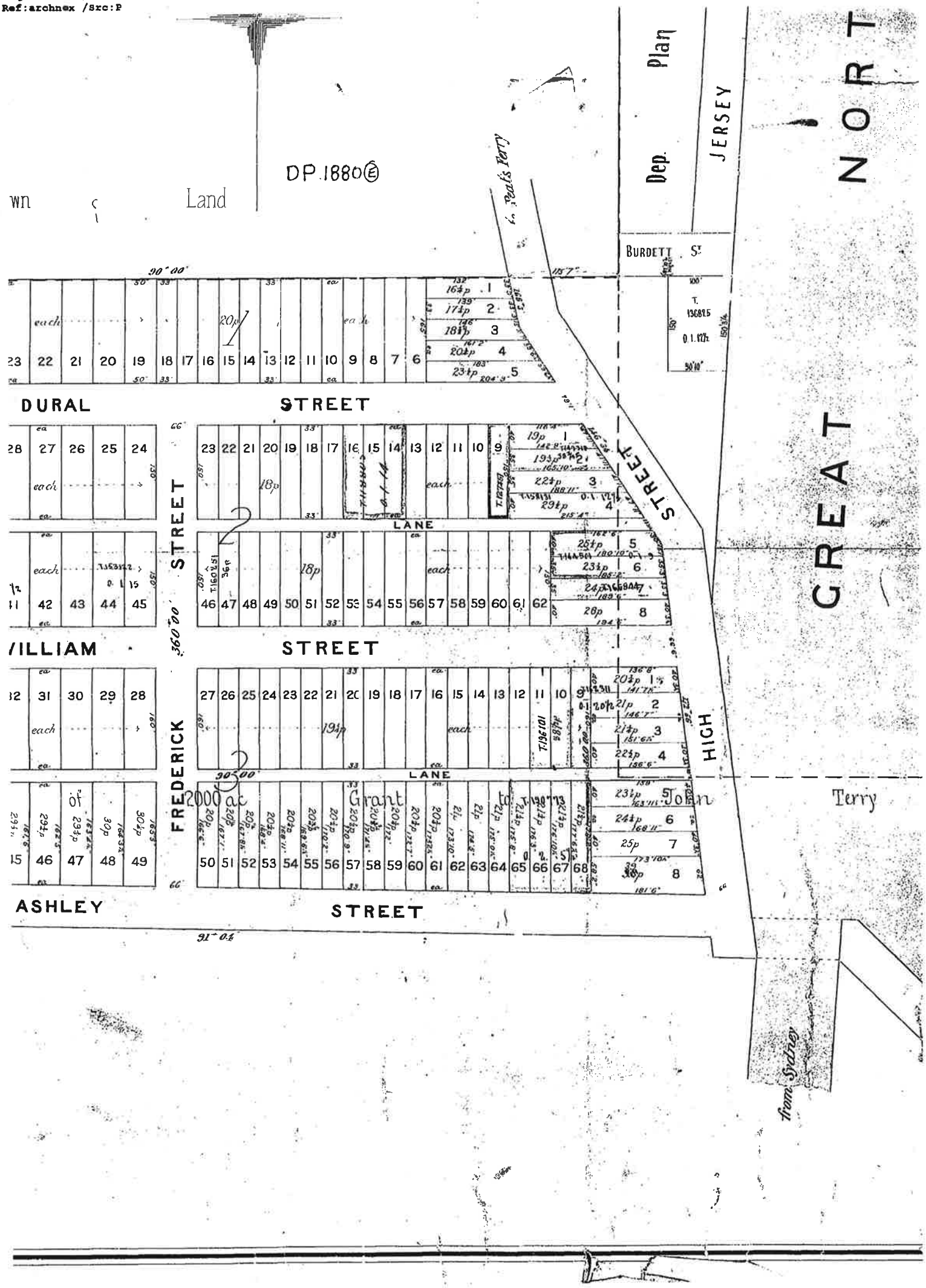

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DP 1880 (E)

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Messrs Burns Withers & Smiths property

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Scale 100 feet to an Inch

Vol: 788 fol: 129 to 131

Res^d Pre^d for fol: 130 N° 4011 11-7-93
Vol: fol:

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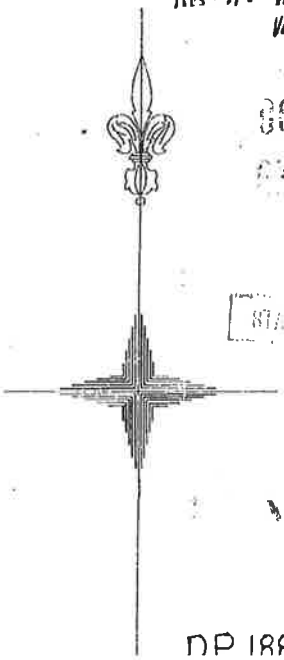
CHARGED S.A. 14-7-93



DP 1880 (E)

Plan 2947

S:

JERSEY

NORTHERN RAILWAY

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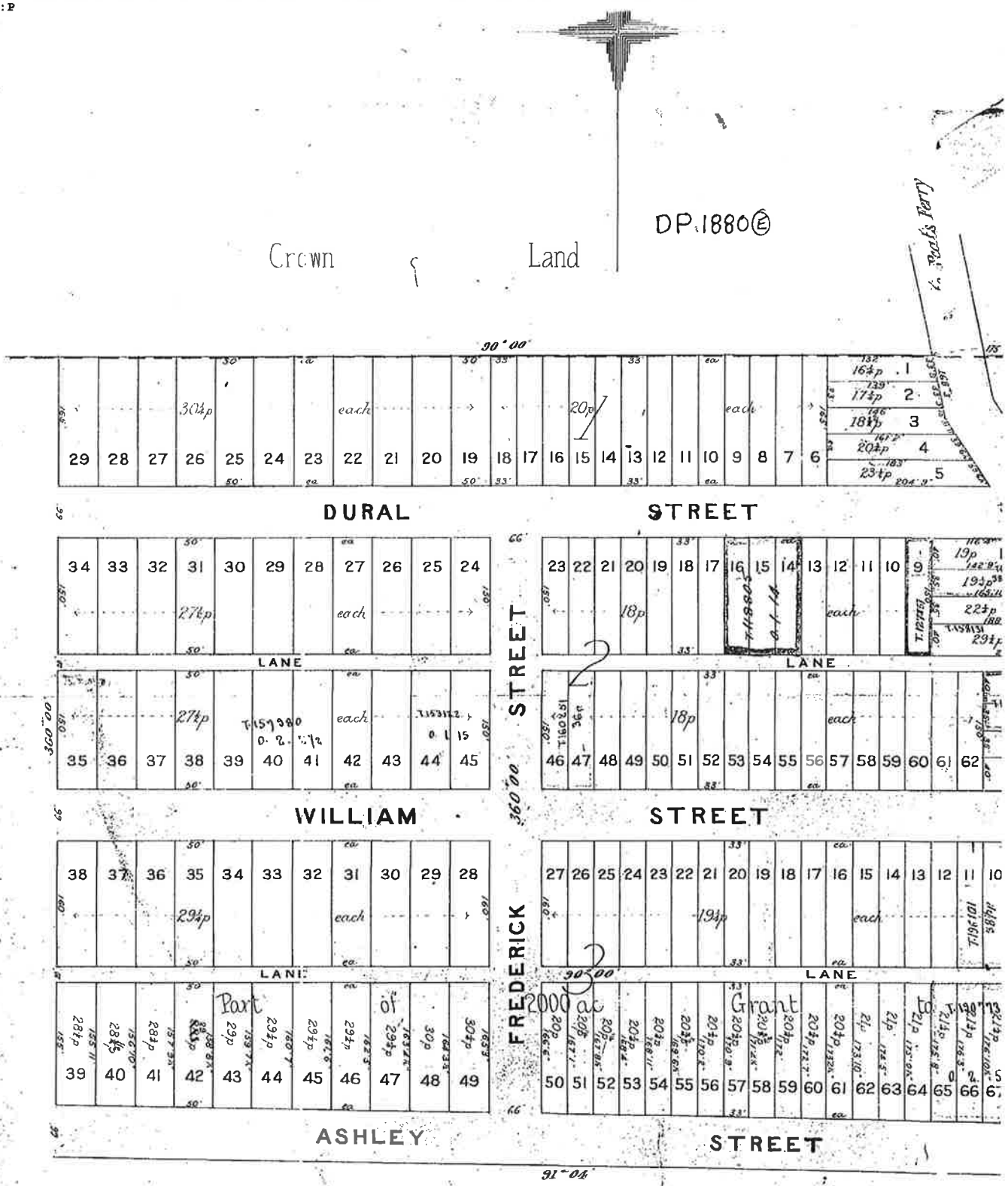

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DP 1880

DP 1880 (E)

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PARISH OF SOUTH C

Scale 100 feet to an Inch

Vol: 788 fol: 129 to 131

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Vol: Fol:

COPY MADE 16.H. 14-9-93
EXAMINED S.a. 14-9-93

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30	-	9.145
33	-	10.06
33	9	10.285
35	-	10.67
35	3	10.745
39	6 1/2	12.05
40	-	12.19
40	3 1/2	12.28
41	11	12.775
47	11	14.605
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155	-	47.245
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159	7 1/2	48.655
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165	10	50.55
166	6	50.75
167	1	50.93
167	8 1/2	51.12
168	4	51.31
168	11	51.49
169	6 1/2	51.68
170	2	51.87
170	9	52.04
171	4 1/2	52.24
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173	10 1/2	53
174	5	53.16
175	0 1/2	53.35
175	7	53.52
175	8	53.54
176	3	53.72
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177	6 1/2	54.11
178	2	54.31
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CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

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166	9	50.83
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205	6	62.64
205	11 1/2	62.78
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207	11 3/4	63.39
209	6 1/2	63.87
210	-	64.01
211	6 3/4	64.48
213	7	65.1
214	-	65.23
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216	0 1/4	65.84
217	7 1/2	66.33
218	0 1/2	66.46
219	7 3/4	66.95
220	0 3/4	67.08
221	8	67.56
222	1	67.69
223	8 1/4	68.18
224	1 1/4	68.31
225	8 1/2	68.8
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CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

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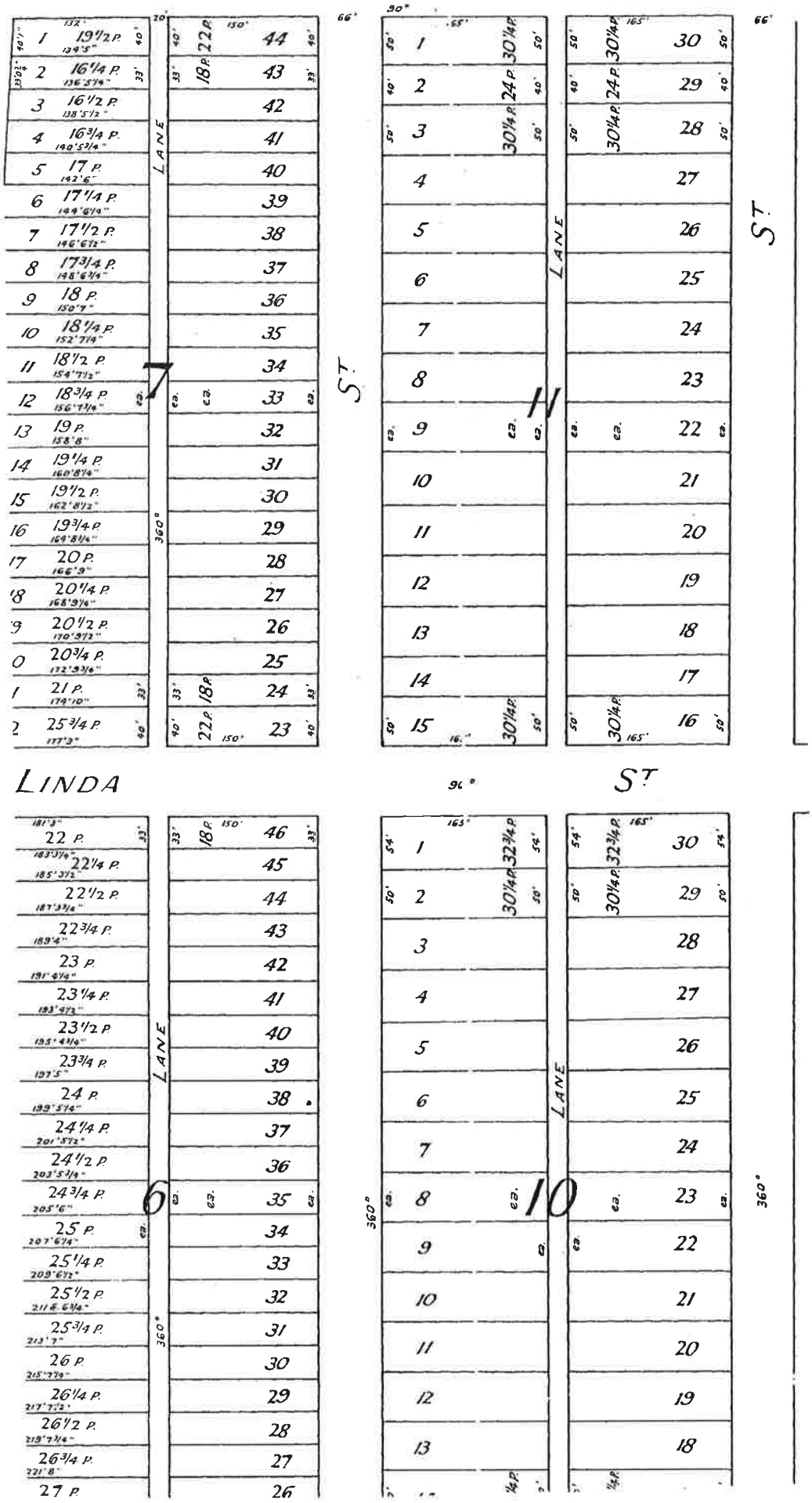
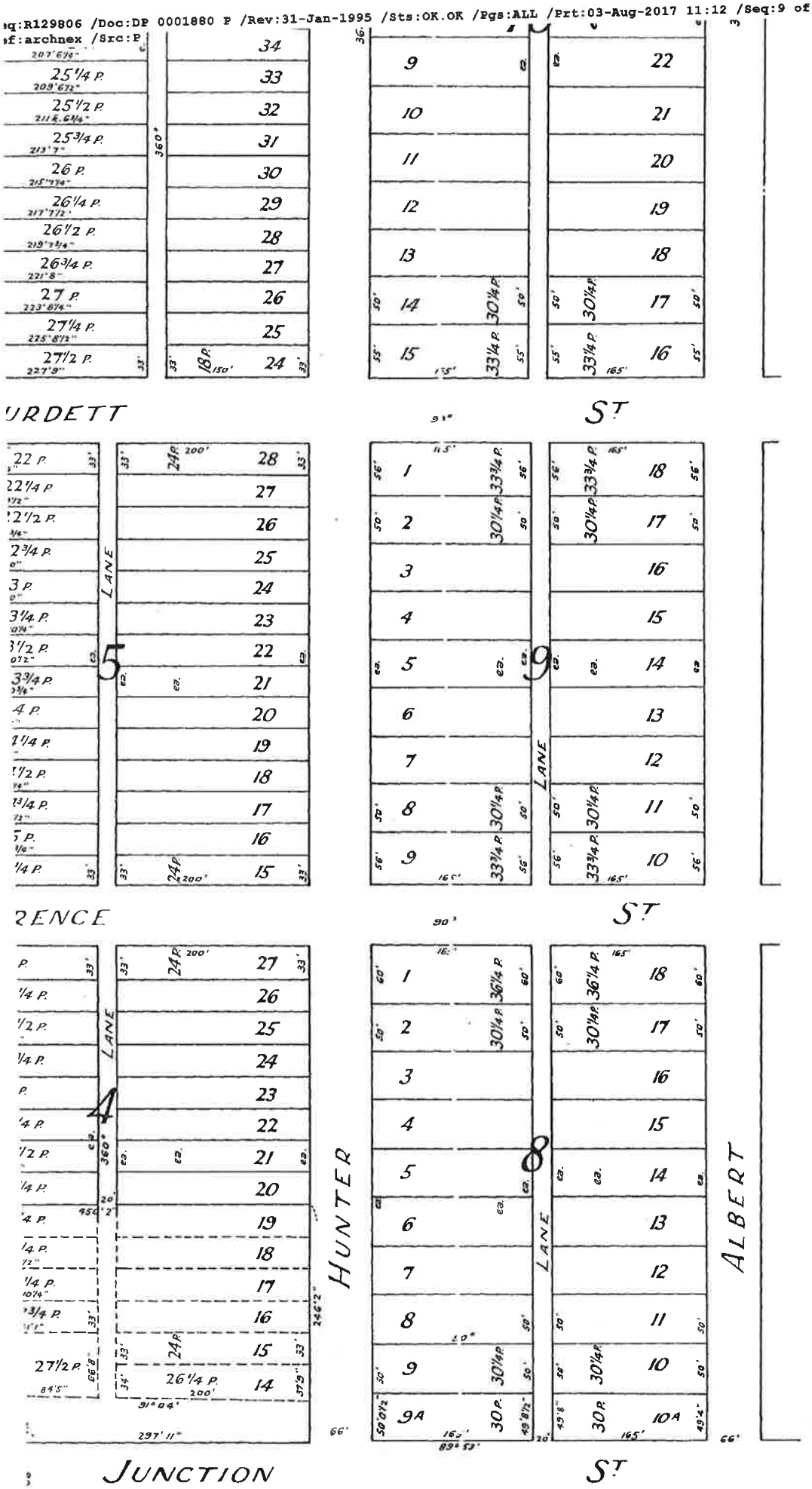
D.P. 1880 Sheet 2/2

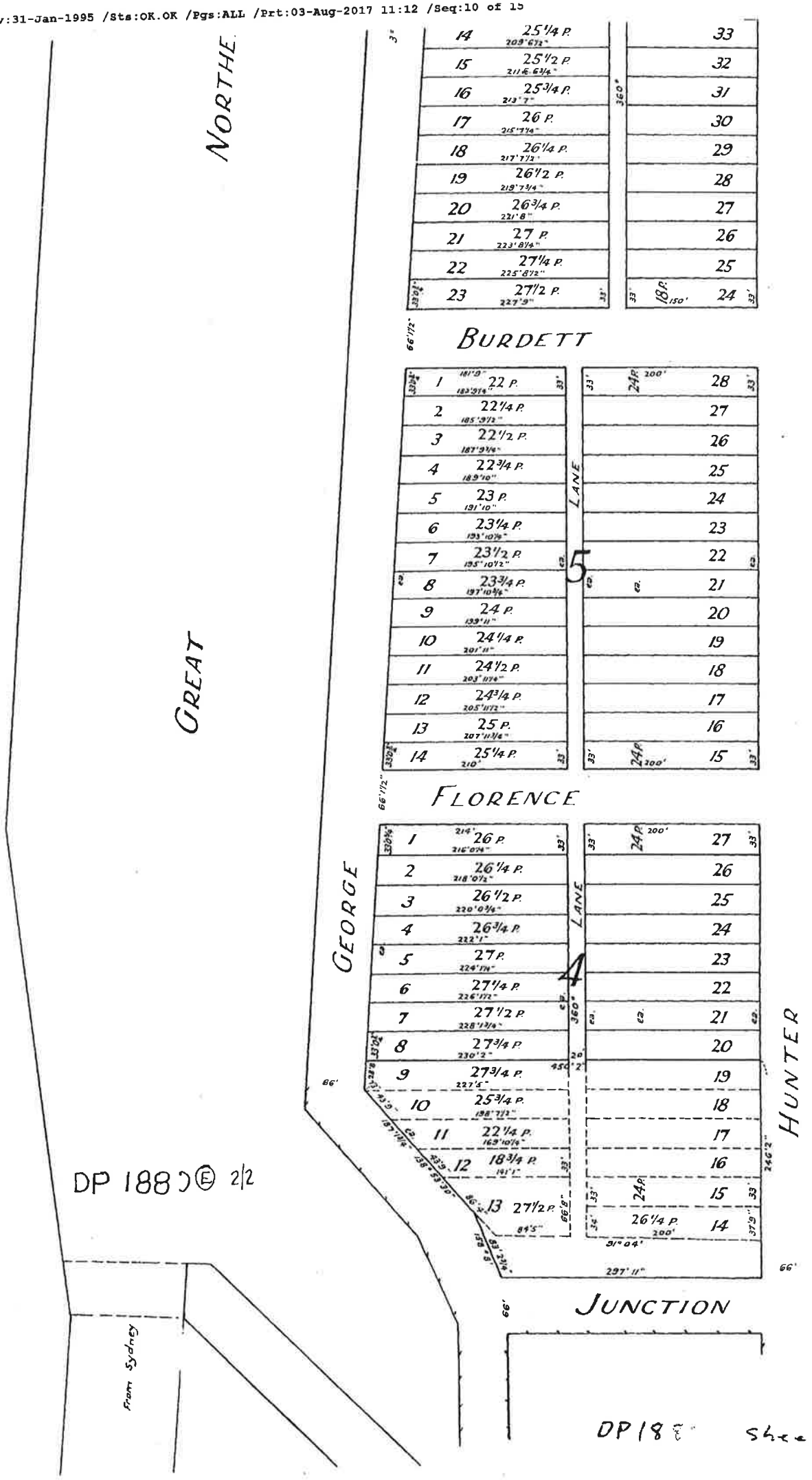




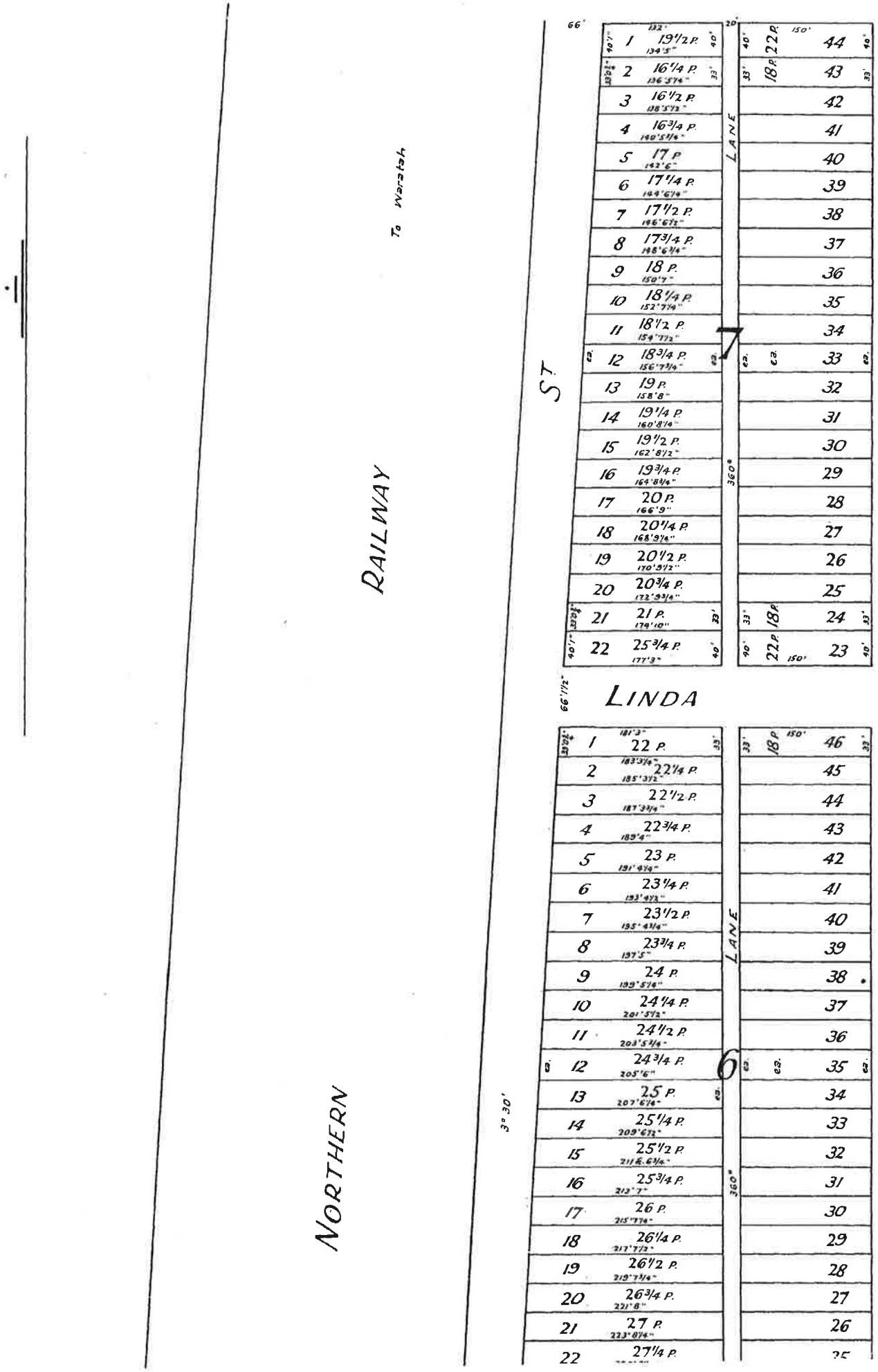
DP 1880 (E) 2/2

(Sgd.) C. B. Dawson
L.S.
13·12·86.

DP 1880 Sheet 2


NORTHE
GREAT
GEORGE
HUNTER
BURDETT
FLORENCE
JUNCTION
LANE
5
4
DP 1880 E 2/2
From Sydney
DP 18

DP 1880 (E) 2/2


To Warrah
RAILWAY
NORTHERN
ST
LANE
7
1 19½ P. 134'5"
2 16¼ P. 136'5¼"
3 16½ P. 138'5½"
4 16¾ P. 140'5¾"
5 17 P. 142'6"
6 17¼ P. 144'6¼"
7 17½ P. 146'6½"
8 17¾ P. 148'6¾"
9 18 P. 150'7"
10 18¼ P. 152'7¼"
11 18½ P. 154'7½"
12 18¾ P. 156'7¾"
13 19 P. 158'8"
14 19¼ P. 160'8¼"
15 19½ P. 162'8½"
16 19¾ P. 164'8¾"
17 20 P. 166'9"
18 20¼ P. 168'9¼"
19 20½ P. 170'9½"
20 20¾ P. 172'9¾"
21 21 P. 174'10"
22 25¾ P. 177'3"
44
43
42
41
40
39
38
37
36
35
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33
32
31
30
29
28
27
26
25
24
23
22 P.
18 P.
LINDA
6
1 22 P. 181'3"
2 22¼ P. 183'3¼"
3 22½ P. 185'3½"
4 22¾ P. 187'3¾"
5 23 P. 189'4"
6 23¼ P. 191'4¼"
7 23½ P. 193'4½"
8 23¾ P. 195'4¾"
9 24 P. 197'5"
10 24¼ P. 199'5¼"
11 24½ P. 201'5½"
12 24¾ P. 203'5¾"
13 25 P. 205'6"
14 25¼ P. 207'6¼"
15 25½ P. 209'6½"
16 25¾ P. 211'6¾"
17 26 P. 213'7"
18 26¼ P. 215'7¼"
19 26½ P. 217'7½"
20 26¾ P. 219'7¾"
21 27 P. 221'8"
22 27¼ P.
46
45
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26
25
18 P.
22 P.
3° 30'

Req:R129806 /Doc:DP 0001880 P /Rev:31-Jan-1995 /Sts:OK.OK /Pgs:ALL /Prt:03-Aug-2017 11:12 /Seq:12 of 15
Ref:archnex /Src:P

Subdivision at Hornsby

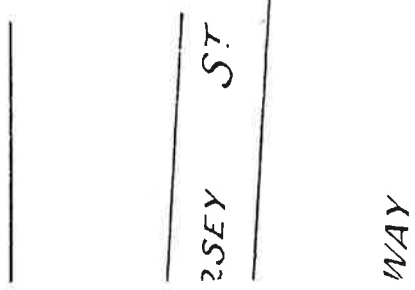
Pr. of South Colah | Co of Cumberland

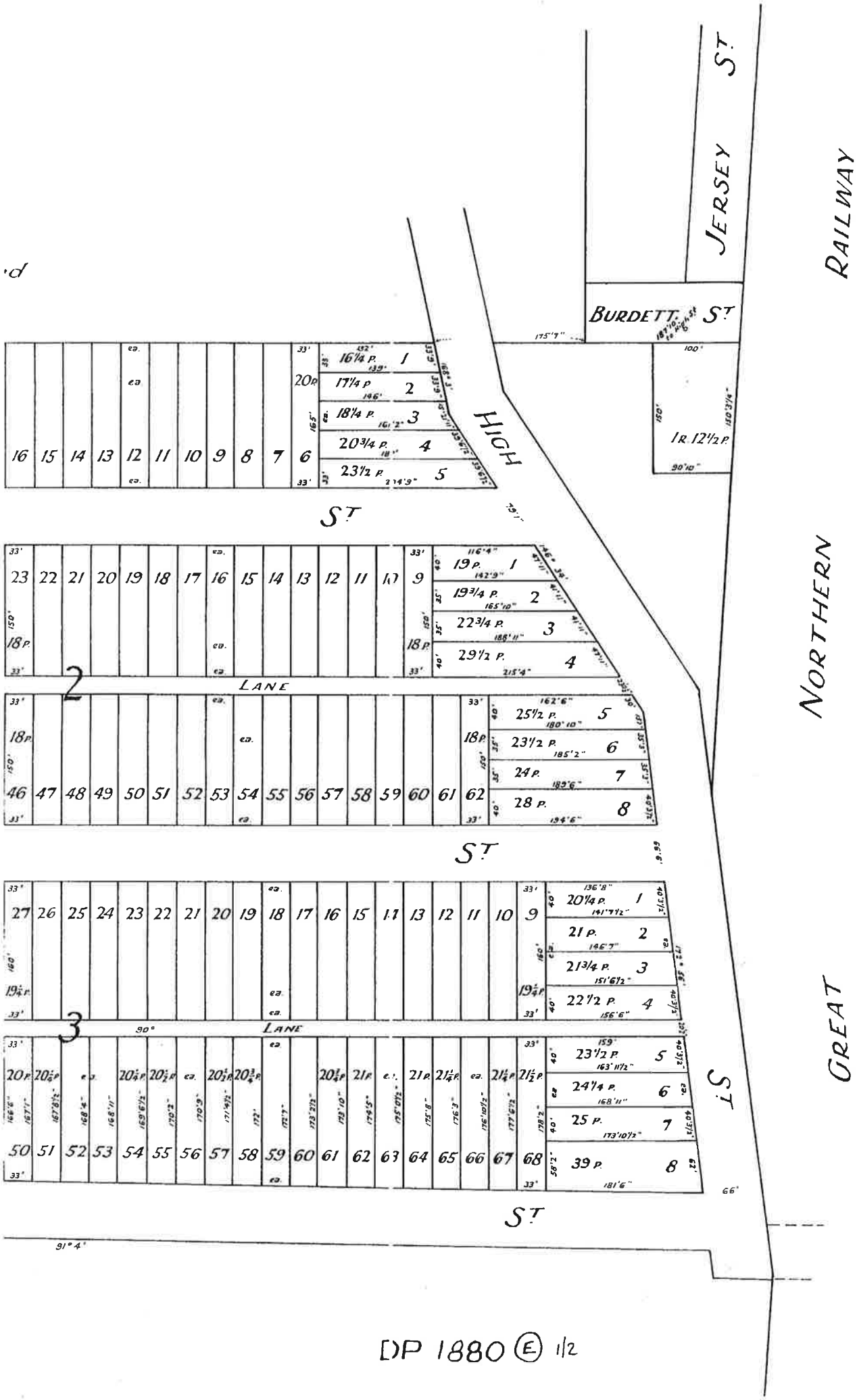
Scale: 100ft. to one inch

DP 1880 (E) 1/2

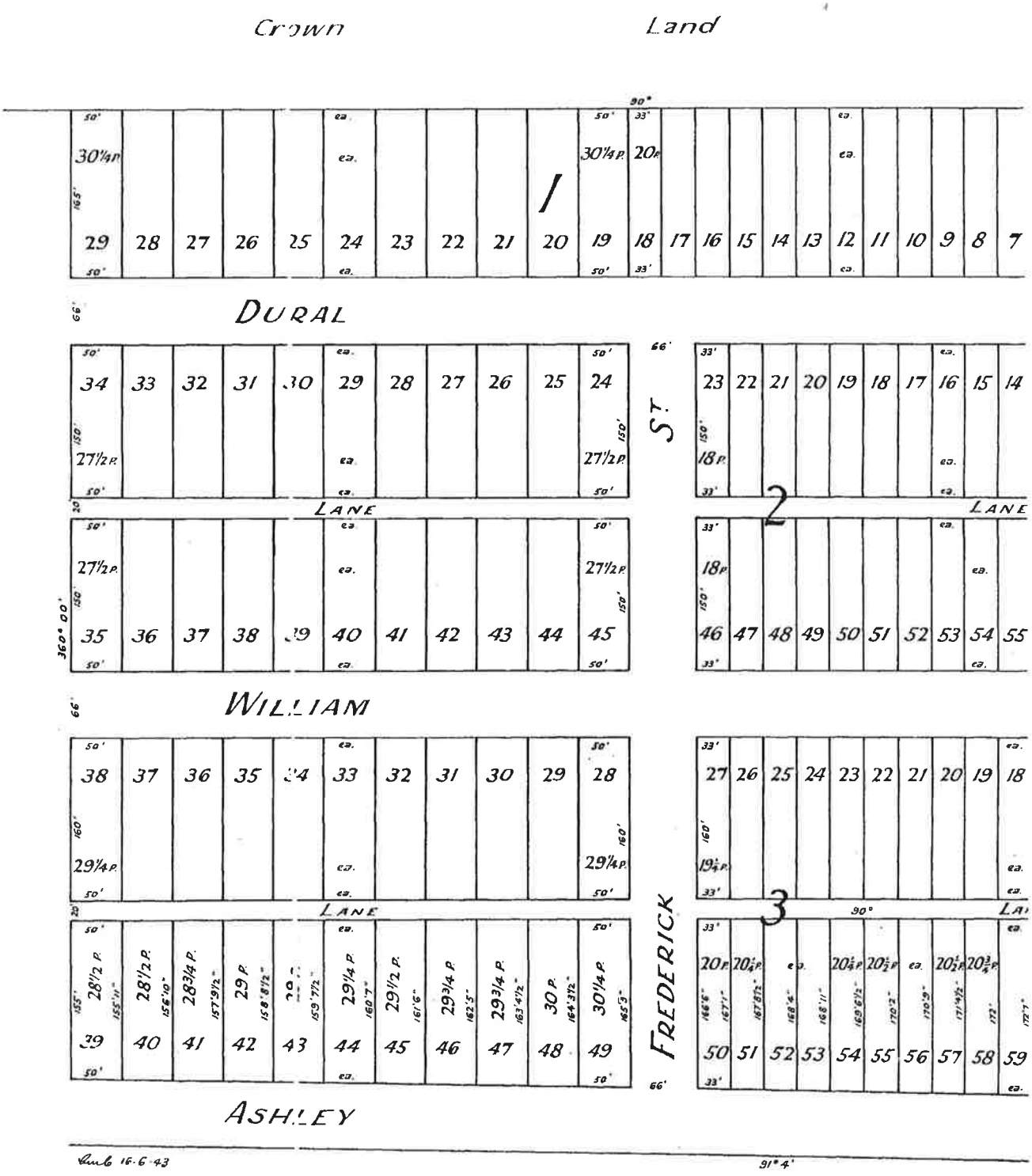
Req:R129806 /Doc:DP 0001880 P /Rev:31-Jan-1995 /Sts:OK.OK /Pgs:ALL /Prt:03-Aug-2017 11:12 /Seq:13 of 15
Ref:archnex /Src:P

D.P. 1880 Sheet 1/2




JERSEY ST.
RAILWAY
BURDETT ST
HIGH
ST
NORTHERN
GREAT
ST
LANE
2
3
90°
91°4'
1R 12½ P.
DP 1880 (E) 1/2

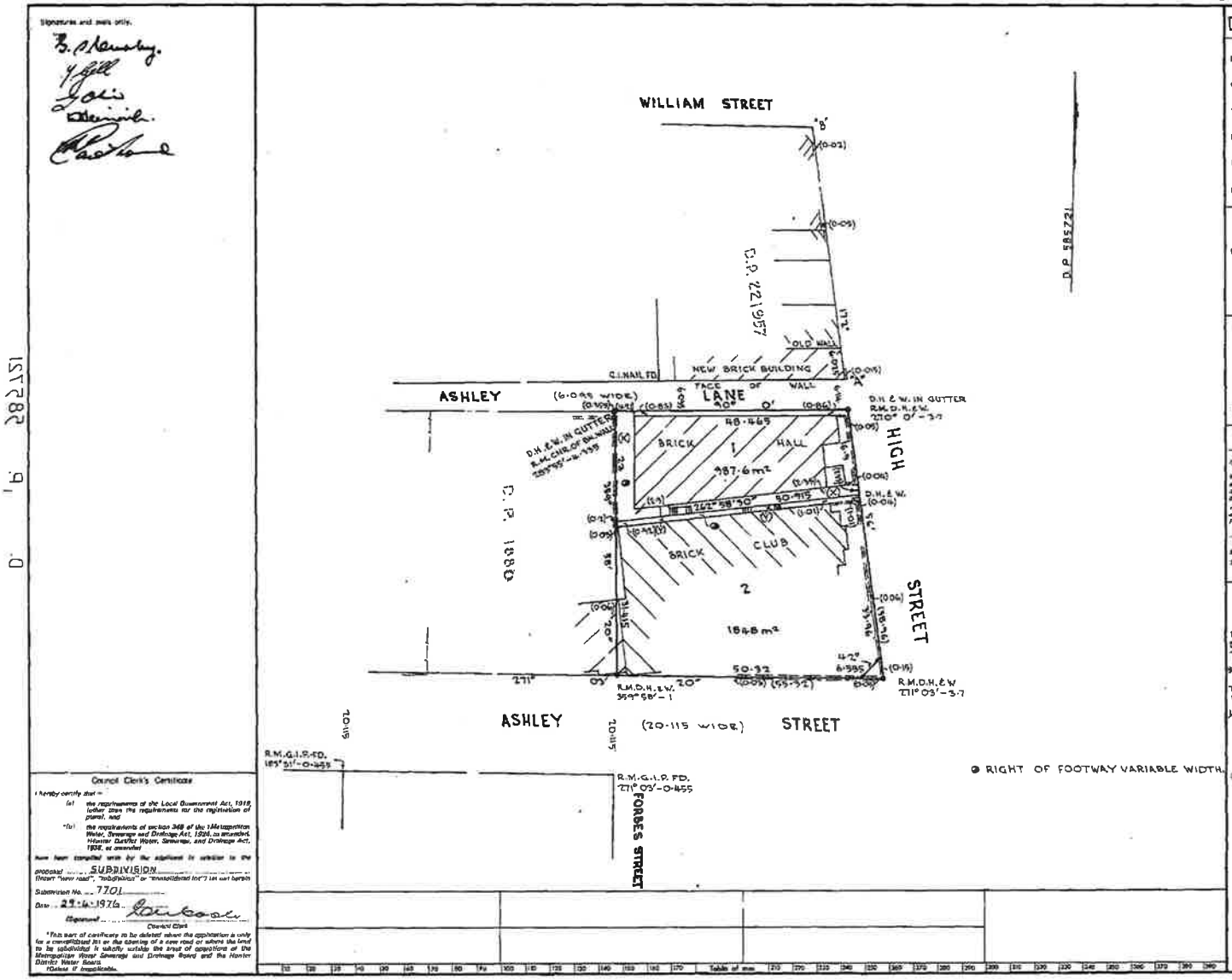
DP 1880 (E) 1/2



DP 1880 sheet 1/2

PLAN FORM 2 — Plan Drawing only to appear in this space — DP 585721 OFFICE USE ONLY

Signatures and seals only.



Council Clerk's Certificate

I hereby certify that —

(a) the requirements of the Local Government Act, 1919, (other than the requirements for the registration of plans), and

*(b) the requirements of section 348 of the Metropolitan Water, Sewerage and Drainage Act, 1924, as amended, Hunter District Water, Sewerage, and Drainage Act, 1938, as amended

have been complied with for the subdivision in relation to the proposed SUBDIVISION (Insert "new road", "subdivision" or "consolidated lot") set out herein

Submission No. 7701

Date 29·4·1976

Signature ..... Council Clerk

*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the area of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board.

†Delete if inapplicable.

M.P.D

DP. 585721

Registered: 24·9·1976

C.A. N° 7701 OF 29·4·1976

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: HORNSBY SH 61

Last Plan: D.P. 1880* D.P. 110172 (D.P. 1880*) D.P. 173910

PLAN OF SUBDIVISION

OF LOTS 5,6,7 & B, SEC. 3, D.P. 1880

Reduction Ratio 1: 500
Lengths are in metres

Mun./Shire/City: HORNSBY

Locality: HORNSBY

Parish: SOUTH COLAH

County: CUMBERLAND

This sheet is of no place in the schedule if inapplicable

I, John Henry McKittrick of 31a Florence Street, Hornsby a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is accurate and has been made *by me/under my personal supervision in accordance with the Survey Practice Regulations, 1935, and was completed on 12th July 1976

Signature ..... Surveyor registered under Surveyors Act, 1929, as amended. Delete if not applicable A–B. *Strike out if Rules 172 or 173. Insert date of survey.

Panel for use only for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.

IT IS INTENDED TO DEDICATE THE SPLAYED CORNER OF LOT 2 TO THE PUBLIC.

*PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919-64 IT IS INTENDED TO CREATE:-

1. RIGHTS OF FOOTWAY VARIABLE WIDTH.

* INSTRUMENT FILED AS 487979

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SURVEYOR'S REFERENCE: 76/74

I, Jack Hayward Watson, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 29th day of September, 1976.

.eq:R129572 /Doc:DP 0585721 P /Rev:18-Sep-1992 /Sta:OK.OK /Pgs:ALL /Prt:03-Aug-2017 10:56 /Seq:1 of 1
.ef:archnex /Src:P

Req:R020070 /Doc:CT 01238-043 CT /Rev:01-Aug-2012 /Sts:OK.OK /Prt:13-Jul-2017 17:44 /Seq:1 of 2
Ref:archnex /Src:P

CERTIFICATE OF TITLE.

(C.)

New South Wales.

REGISTER BOOK,

VOL. 1238 FOLIO 431

[Reference to last Certificates]
[Vol. 1101 Folio 215
" 1110 Folios 6 and 7

Elizabeth Henrietta Ogden wife of Wharton Ogden of Neutral Bay, Storekeeper

TRANSFEREE under Instrument of Transfer ~~from~~ numbered 272524 from The Bank of New South Wales Mortgagee exercising Power of Sale ~~numbered~~ is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon in That piece of land situated at Hornsby in the Parish of South Colah, and County of Cumberland containing One rood eight perches, or thereabouts, as shown on the Plan hereon, and therein edged red, being Lots 5 and 6 of Section 3 on a Plan deposited in the Land Titles Office, Sydney, numbered 1880 and part of Two thousand acres delineated in the Public Map of the said Parish deposited in the Office of the Surveyor General, originally granted to John Terry Hughes by Crown Grant dated the Eighteenth day of August One thousand eight hundred and forty two

In witness whereof, I have hereunto signed my name and affixed my Seal, this twenty second day of December one thousand eight hundred and ninety seven

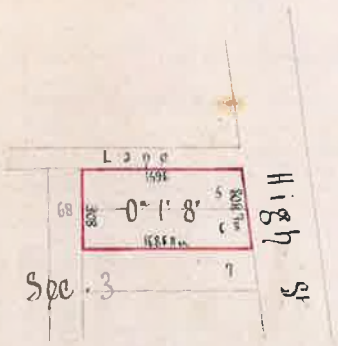
Signed the 22nd day of December 1897.
in the presence of

Deputy Registrar General

NOTIFICATION REFERRED TO

Amongst the reservations and conditions contained in the Grant above referred to are the following namely:- Reservations of all Mines of Gold and of Silver

Deputy Registrar General



NO. PRODUCE DATED 13
FROM
PRODUCED INTERED 13
AT 3 O'CLOCK IN THE AFTERNOON
REGISTRAR

Req:R020070 /Doc:CT 01238-043 CT /Rev:01-Aug-2012 /Sts:OK.OK /Prt:13-Jul-2017 17:44 /Seq:2 of 2
Ref:archnex /Src:P

No. 323622 MORTGAGE DATED 18th May 1901
FROM THE SAID Elizabeth Henrietta Ogden To
Ella Marianne Summers wife of Charles
Stephen Summers of Hornsby Auctioneer
Esquire
PRODUCED & ENTERED 11th June
1901 AT 7 min to 3 O'CLOCK IN THE afternoon
DEPUTY REGISTRAR GENERAL

No. A 212908 SURRENDER of the within Lease
No. 613257 Dated 21st October 1915
Produced 16th November 1915 and entered
16th November 1915
at 51 min pt 2 o'clock in the after noon
REGISTRAR GENERAL

No. A 212909 Lease, Dated 21st October 1915
from the said William Rudolph Clay To
Eric Morris Humphery of Hornsby
Medical Practitioner
Produced and entered 16th November 1915
at 51 min pt 2 o'clock in the afternoon
REGISTRAR GENERAL

within 278901
15th July
25th July
3 mins pt 12
after

No. A 175965
by Union Trustee Company of Australia
Limited
to now
Produced 13th January and
Application Received
entered 2nd February 1922
at 12
REGISTRAR GENERAL

above 323622
15th July
25th July
3 mins pt 12
after

No. A 175964 OATH dated 13th January 1922
by the Registrar General. Produced and entered
2nd February 1922
at 12 o'clock in the noon.
REGISTRAR GENERAL

326364 15th July
Elizabeth Henrietta Ogden
to Alice Ellyd Rosalia Ring of Sydney
Widow.
25th July
3 mins pt 12 o'clock in the afternoon
DEPUTY REGISTRAR GENERAL

The abovementioned Lease No A 212909
has expired by effluxion of time
Dated 6th October 1923 Vide B 4169
Registrar General

DISCHARGE OF above MORTGAGE No. 326364
DATED 16 October 1903 PRODUCED & ENTERED
21 October 1903 AT 22 mins pt 11
O'CLOCK IN THE afternoon NOON.
Deputy Registrar General.

The mortgage dated No A 175964
is hereby withdrawn.
Dated 7th December 1922
REGISTRAR GENERAL

No. 507921 TRANSFER DATED 1st October 1908
FROM THE SAID Elizabeth Henrietta Ogden
To William Rudolph Clay of
Hornsby, Medical Practitioner
OF THE LAND within DESCRIBED
PRODUCED & ENTERED 16th October
1908 AT 2 mins to 3 O'CLOCK IN THE afternoon NOON
DEPUTY REGISTRAR GENERAL.

No. B 13629 TRANSFER dated 9th October 1923
from the said The Union Trustee Company of
Australia Limited to Marguerite Alveston
Robinson wife of James Robinson of
Manly Gentleman of the land within described
Produced and entered 7th December 1923
at 45 min pt 11 o'clock in the forenoon
REGISTRAR GENERAL

No. 613257 Lease dated 30th June 1911
FROM THE SAID William Rudolph Clay
To Edward Maxwell Hampden
of Hornsby, Medical Practitioner
PRODUCED & ENTERED 3rd July
1911 AT 4 to 3 O'CLOCK IN THE afternoon
REGISTRAR GENERAL

No. B 13630 MORTGAGE dated 9th October 1923
from the said Marguerite Alveston Robinson to
Union Trustee Company of Australia
Limited
Produced and entered 7th December 1923
at 45 min pt 11 o'clock in the forenoon.
REGISTRAR GENERAL

This Deed is Cancelled and Certificate of Title Issued
Vol. 3929 Fol. 129
Registrar General.

Req:R020067 /Doc:CT 03929-129 CT /Rev:04-Aug-2012 /Sts:OK.OK /Prt:13-Jul-2017 17:42 /Seq:1 of 2
Ref:archnex /Src:P

Appn. No. 6438

Reference to Last Certificate
Vol. 1238 Fol. 43

New South Wales.

7143 7.26

[CERTIFICATE OF TITLE.]

ORDER NO. B 421611

REGISTER BOOK.
VOL. 3929 FOL. 129

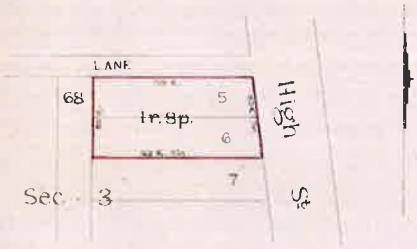
CANCELLED

MARGUERITE STRETTON ROBINSON wife of James Robinson of Manly, Gentleman, by virtue of Certificate of Title Volume 1238 Folio 43, now surrendered, is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens and interests, as are notified hereon, in That piece of land situated at Hornsby in the Shire of Hornsby Parish of South Colah, and County of Cumberland containing One rood eight perches, or thereabouts, as shown in the Plan hereon and therein edged red, being Lots 5 and 6 of Section 3 in a Plan deposited in the Land Titles Office, Sydney, No. 1880 and being part of 2000 acres (Portion 400A of Parish) delineated in the Public Map of the said parish in the Department of Lands originally granted to John Terry Hughes by Crown Grant dated the eighteenth day of August one thousand eight hundred and forty two.

In witness whereof, I have hereunto signed my name and affixed my Seal, this twenty ninth day of October 1926

Signed in the presence of

Registrar General.



Scale 100 ft to one inch

NOTIFICATION REFERRED TO

Amongst the reservations and conditions contained in the Grant above referred to are reservations of all mines of gold and of silver.

Registrar General

No. B 13630 Mortgage dated the 9th day of October 1923 from Marguerite Stretton Robinson to Union Trustee Company of Australia Limited Produced the 7th day of November 1923 and entered the 7th day of December 1923 at 45 minutes past 10 o'clock in the forenoon.

Registrar General

No. D 595759 TRANSFER dated 16th December 1946 from the said Marguerite Stretton Robinson to [illegible] Produced and entered 16th December 1946 at [illegible] o'clock in the forenoon.

REGISTRAR GENERAL.

No. D 595760 MORTGAGE dated 3rd December 1946 from the [illegible] to [illegible] Produced and entered 16th December 1946 at [illegible] o'clock in the forenoon.

REGISTRAR GENERAL

No. D 933319 DISCHARGE of within mortgage D595760 dated 26th January 1957 Produced 27th January 1957 and entered 27th January 1957 at [illegible] o'clock in the forenoon.

J. Wells
REGISTRAR GENERAL.

No. B 413675 DISCHARGE of within Mortgage B 13630 dated 29th September 1926 Produced 30th September 1926 and entered 1st November 1926 at [illegible] o'clock in the forenoon.

[illegible] the surviving joint tenant, is now [illegible] proprietor of the land within described. See Notice of Death (Section 101) No. G615111 Entered [illegible] 1956.

J. Wells
REGISTRAR GENERAL

C114916 TP(AD) OT 22/10/56 CT 7/11/56

Sydney Albert Dawson Storey, Frank Alfred Haveau, both of Wahroonga, Hospital Secretaries, Roland Southam of Postal Employee, Colin Edward Gregor, Club Manager, and Neville Richmond Cawthorne, Public Servant, both of Hornsby are now the registered proprietors of the land within described, as joint tenants. See TRANSFER No. 615142 dated 18th September, 1956. Entered 26th November, 1956.

J. Wells
Registrar General

No. H598?? MORTGAGE dated 10th July 1958 from Sydney Albert Dawson Storey, Roland Southam, Frank Alfred Haveau, Colin Edward Gregor, Neville Richmond Cawthorne to Commonwealth Trading Bank of Australia.
Entered 16th January 1959
REGISTRAR GENERAL

Frank Alfred Haveau, Colin Edward Gregor, Neville Richmond Cawthorne, and Sydney Albert Dawson Storey, the surviving joint tenants are now registered sole proprietors of the land within described.
See Notice of Death (Section 101) No. K262084
Entered 20th April 1966.
REGISTRAR GENERAL

Frank Alfred Haveau, Hospital Secretary, Neville Richmond Cawthorne, Clerk, Sydney Albert Dawson Storey, Hospital Secretary, Gordon ... Club Area ... Alfred ... Clerk of Hornsby ... now the registered proprietors of the land within described as joint tenants ...
See TRANSFER No. K262620 dated ... 1966
Entered 20th April 1966
REGISTRAR GENERAL

Caveat No. K356280 ... dated ... June, 1966
Produced ... June 1966
Entered ... June 1966
Registrar General

CAVEAT No. K356380 has been withdrawn.
See K727397 Entered 4th December 1967.
REGISTRAR GENERAL.

H 59892 Mortgage dated 10th July 1958 to Commonwealth Trading Bank of Australia
Entered 16th January 1975
Registrar General

Frank Alfred Haveau, Neville Richmond Cawthorne, and Gordon ... Alfred ... the surviving joint tenants are now registered sole proprietors of the land within described.
See Notice of Death (Section 101) No. K715604
Entered 4th December 1967
REGISTRAR GENERAL

Frank Alfred Haveau ... Neville Richmond ... Alfred ... Gordon ... Clerk ... Hornsby
are now the registered proprietors of the land within described as joint tenants
See TRANSFER No. L249718 dated 7th January, 1967.
Entered 3RD January 1969
REGISTRAR GENERAL

No. L249719 Caveat Dated 4th July 1967
Produced 5th July, 1967
Entered 3RD January, 1969
REGISTRAR GENERAL

CAVEAT No. L249719 has been withdrawn.
See L249720 Entered 3RD January, 1969.
REGISTRAR GENERAL

No. L249721 MORTGAGE dated 3RD April 1967
to Commonwealth Savings Bank of Australia
Entered 3RD January, 1969
REGISTRAR GENERAL

Neville Richmond Cawthorne ... and ... the surviving joint tenants is now registered sole proprietor of the land within described.
See Notice of Death (Section 101) No. ...
Entered ... December 1970.
As to land in this DEED is cancelled and new Certificate issued Vol. 12761 Fol. 118
REGISTRAR GENERAL

Req:R020054 /Doc:CT 12761-110 CT /Rev:12-Jan-2011 /Sts:OK.SC /Pgs:ALL /Prt:13-Jul-2017 17:38 /Seq:1 of 2
Ref:archnex /Src:P

[redacted]ICATE OF TITLE

NEW SOUTH WALES

PROPERTY ACT, 1900

12761 H0

Appln. No.6438

Prior Title Vol.3929 Fol.129

Vol. 12761 Fol. 110

Edition issued 28-4-1975

CANCELLED

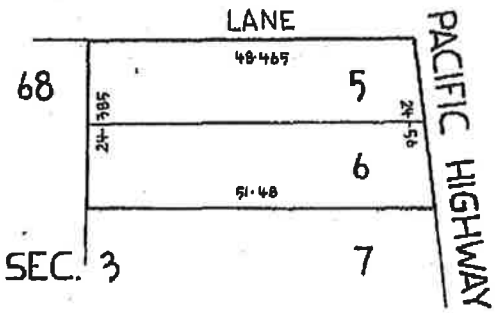
(Page 1) Vol. 12761 Fol. 110

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Registrar General.

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



P92476
~~P91477~~ P.R. 8

AREA: 1214m²
REDUCTION RATIO 1:800

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lots 5 and 6 of Section 3 in Deposited Plan 1880 in the Shire of Hornsby Parish of South Colah and County of Cumberland being part of Portion 400A granted to John Terry Hughes on 18-8-1842.

FIRST SCHEDULE

~~NEVILLE RICHMOND CAWTHORNE, Clerk, GORDON SPOWART CURBY, Accountant, GEORGE OLIVER, Builder, FRANK EDWARD GILL, Builder, all of Hornsby and DOUGLAS ALBERT HEINRICH, Taxation Officer, of Pennant Hills, as Joint Tenants.~~

REG. GEN. 26-5-1975

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Mortgage No.H59892 to Commonwealth Savings Bank of Australia. Entered 16-1-1959.~~ DISCHARGED P879729
3. ~~Mortgage No.L249721 to Commonwealth Savings Bank of Australia. Entered 3-1-1969.~~ Discharged P337201

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

Vol. 12761 Fol. 110

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
Neville Richmond Cawthorne, Clerk, Gordon Spowart Curby, Accountant, George Oliver, Frank Edward Gill, Builders, all of Hornsby and Douglas Albert Heinrich of Pennant Hills, Taxation Officer, as joint tenants.	Transfer	P92477	------	27-5-1975	

NEW CERTIFICATE(S) OF TITLE ISSUED ON DP585721
NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO SURVEY DRAFTING BRANCH

P92477 [illegible]
P337201 [illegible]
P879795 [illegible]
DP585721
[illegible]

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
88B INST	P879795		Interests created pursuant to Section 88B Conveyancing Act, 1919, by the registration of Deposited Plan 585721	24-9-1976				

This deed is cancelled as to the whole
New Certificates of Title have issued on 22-10-76
for lots in deposited Plan No. 585721 as follows:-
Lot 1-2 Vol. 13163 Fol. 162-163 respectively.

REGISTRAR GENERAL

(Page 2 of 2 pages)

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

Req:R020054 /Doc:CT 12761-110 CT /Rev:12-Jan-2011 /Sts:OK.SC /Pgs:ALL /Prt:13-Jul-2017 17:38 /Seq:2 of 2
Ref:archnex /Src:P

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE
13/7/2017 5:28PM

FOLIO: 1/585721

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 13163 FOL 162

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
19/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
8/12/1993		AMENDMENT: LOCAL GOVT AREA	
30/8/1999	6142853	DEPARTMENTAL DEALING	
7/3/2000	6603148	APPLICATION	EDITION 1
3/4/2000	6685580	REQUEST	EDITION 2
2/8/2005	AB648191	APPLICATION	EDITION 3
14/8/2014	AI767379	APPLICATION TO RECORD A NEW REGISTERED PROPRIETOR	EDITION 4

*** END OF SEARCH ***

archnex PRINTED ON 13/7/2017

GlobalX Information Services Pty Ltd (ABN 99 073 436 414) an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act 1900.
* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE
WARNING: THE INFORMATION APPEARING UNDER **NOTATIONS** HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

ALTIS
architecture

Attachment 1(c)

Hornsby RSL Club Planning Proposal

Design Statement

REV.2 | May 2016

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Contents

Design Statement 3

Introduction 3

Context 3

Design Philosophy 4

Urban Design Considerations 4

- Extent of West Side Precinct 4
- Height 4
- Set Backs 5
- Floor Space Ratio 5
- Streetscape 6

Summary 6

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Design Statement

Following a rigorous process of site & urban design analysis, explorative concept design and consultation with Council, Altis propose a fitting amendment to the Hornsby Local Environmental Plan approved in December 2014

Introduction

The planning proposal addresses the land owned by Hornsby RSL club highlighted as sites 1, 2 and 3 in the accompanying drawings prepared by Altis Architecture. Sites 1 and 2 fall within the Hornsby West Side precinct that has been adopted into the amended Hornsby Local and Environmental Plan 2014. Site 3 is directly to the south of this precinct.

The proposal embraces the intent, visions and principals of the amended Hornsby Local Environmental Plan approved in December 2014 and offers a mix of expanded club and complimentary uses and built forms which redefines the characteristics of the 3 sites, both in the architectural characteristics of the context and the activation and programme overlay for the site.

The attached Design Package provides information the concept development proposal as well as the studies and analysis that underpins this proposal.

Context

Site 1 currently contains a 4 level car park and has primary frontage onto William street on the North with a secondary frontage onto Ashley Lane to the south. The western boundary is shared with a residential building while the eastern boundary is shared with commercial premises. There is currently a right of way between the two sites which could be formalised to activate both the site 1 and the site to the East.

Site 2 currently houses Hornsby RSL club. The club consists of a 3 level building with primary frontage onto High street to the East and Ashley street to the south with secondary frontage onto Ashley street to the North. The western boundary is shared with a residential flat building.

Site 3 is currently a vacant site. The site has primary frontage onto Ashley Street to the north, Forbes Street to the east and Webb Avenue to the south. The western boundary is shared with low density residential houses.

Design Philosophy

The design intent, as a place making proposal, is to create a "Place for People" with layers of both public and private uses. This is achieved through a Mixed Use Development Proposal, conceived to activate the site by providing a rich and varied mix of complimentary built forms and uses.

- New residential building on site 1 over the existing car park
- The proposal would like to consider a public access laneway to the East of site 1 where the existing right of way exists to provide lave activation between William street and Ashley Lane
- Additions to the existing Hornsby RSL club building on site 2 to provide additional amenities to the Hornsby Community which will expand on the clubs existing food and beverage, functioning and sub clubs offers.
- New hotel on site 2 to provide for both the Hornsby area as well as the clubs demand for accommodation based on their existing conferencing facilities.
- Retiree living on site 3 to help cater for the increased demand of retiree living in the greater Sydney area
- The development is also supported by increasing the existing car park on site 1 by 1 level, the proposed multi-storey car park on the western end of site 2 and the underground parking associated with the retiree living development on site 3.

The proposed concept for the development has been conceived to recognise the parameters by which design excellence can be achieved. This has been through the realisation of high standard of architectural and public realm design, materials and detailing, appropriate to the building type and location and implementation of sustainable design initiatives as well as contextual, urban design considerations.

Urban Design Considerations

Extent of West Side Precinct

The Westside precinct as adopted into the Hornsby LEP has its southern boundary along Ashley street which is to the North of site 3. The proposal seeks to include site 3 in this precinct as the site does not currently have residential dwellings and is of a suitable scale to have a more substantial development. Refer to the Hornsby RSL Masterplan document for the proposed addition to the west side precinct.

Height

The December 2014 amendment to the Hornsby LEP shows a clear hierarchy of building heights with 20 storey gateway sites with adjacent sites stepping down to 15 storeys. The sites adjacent to these 15 storeys buildings reduce in height to 10-12 storeys. The sites at the periphery of the precinct vary in height from 2 to 5 storeys on the northern side, generally 10-12 on the western side and 5 on

the southern side. We have applied a similar principals to this planning proposal.

Site 1 is to the west of the 20 storey gateway site at the corner of Pacific Highway and William. The site to the north of this gateway site is 15 storeys, the same number of stories has been applied to site 1 to give balance to the height of the gateway site.

Site 2 was previously at the south-west of the Westside precinct. With the proposed inclusion of site 3 within the west side precinct, the southern boundary will move from Ashley Street to Webb Avenue. This being the case, the proposal is for the heights limit on site 2 be increased from 5 storeys on the south and west to 10 storeys and from 8 storeys on the north east to 12 storeys this is more in line with the 10-12 storey height limits that sit adjacent to 15 storey buildings in the west side precinct.

Site 3 was not originally considered as part of the Westside precinct, based on this planning proposal, the boundary with Webb Avenue would become the southern boundary of the West side precinct. The proposal is to have a height limit of 6 storeys across the site. This is generally in keeping with the heights of the existing Hornsby LEP which is between 5 and 8 storeys on the southern side of the Westside precinct. Refer to Hornsby RSL masterplan document.

Set Backs

The planning proposal intends on adopting the majority of the setbacks noted in the current LEP with the following exceptions:

Site 1, if the existing right of way is formalised into a lane we would suggest a 0m set back to activate the lane.

Site 2, to allow for vehicle access at the western end of the site to a new car park we would suggest a 0m setback for the first level to allow acoustic separation between the cars entering the car park and the adjacent residential building. The current 6m setback would then be adopted above the entry. On the south-western side of site 2 we would suggest having a 0-3m set-back to align with the existing built form of Hornsby RSL Club.

Site 3, A 3m set-back is being allowed on the north, east and south sides of the site to tie in with the 0-3m setbacks shown between the street boundaries and buildings in other sites in the west side precinct. On the eastern side a 6m set back is included to form buffer between the site and the adjacent residential properties.

Floor Space Ratio

The 3:1 ratio included in the LEP will be adopted.

Streetscape

Site 1: The proposal envisages new retail being included in the ground level of the existing car park on site 1 to help activate the building on William street. A new lane between William Street and Ashley Lane also provides an opportunity activate both site 1 on the west and also the gateway site to the east. The laneway would also act as a natural pedestrian path to the RSL club which is currently reached through the informal lane that exists between site 1 and the gateway site.

Site 2: The club currently has 2 entries, one off High Street to the west and the second off Ashley Lane to the North. These sides are the primary entries and frontages to the club. A third entry to the site could be included to the west of the southern boundary along Ashley Street depending on what the use was for the club expansion in this area. E.g. a separate entry to a space that may have an external operator and may need access outside of club hours. This could be a gym or a medical centre for example.

Site 3 will be a residential building and will have one primary entry point. The remainder of the boundaries will not be street activated.

Summary

The proposal intends to add to the locality's strong 'sense of place' by providing a new benchmark for urban development consistent with the intent and vision of Hornsby LEP.

As well as providing new residential buildings, the proposed multi-layered and mixed use development, provides the Hornsby West Precinct with an enhanced space for the community.

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Attachment 1(d)

Hornsby RSL Club

Hotel Feasibility Study – Preliminary Feasibility Study

REVA | 5 May 2016

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Contents

PART 1 | Feasibility Framework 6
1.1 Supply/Demand Dynamics 7
1.2 Comparing competitiveness 8
1.3 Occupancy & Average Rates 10
1.4 Hotel Revenue Projections 12
1.5 Hotel Expense Projections 16
1.6 Net Operating Income Model 18
1.7 Conclusion 19

Introduction

The following report is to provide a statistical, research and evidence based framework to support the viability of the proposed hotel development by the Hornsby RSL Club as an addition to the existing Hornsby RSL club complex.
According to the position paper, *Creating A Long Term Future For the Sydney Hotel Industry* by Tourism Accommodation Australia (TAA - NSW, 2012), the Sydney hotel market is the largest in the country and has performed well in recent years, occupancy rates in the Sydney hotel market have been particularly high (above 80%), which represent the highest occupancy rates achieved in the market for more than two decades.

Despite a strong performance, there has been very limited hotel room supply growth in Sydney as the development of new, stand-alone, greenfield hotel properties in Sydney is difficult and there are numerous barriers to development of hotels in Sydney which effect the viability of such projects. The more significant barriers include:

- **Increasingly High Land Costs**, given the characteristics required for a successful hotel site and the ever present competition with other land use types which exacerbates the situation. From the end product point of view, the development and capital cost presents a compelling factor driving renewed interest in the 3-star space is the substantially lower development and ongoing maintenance costs. The land cost component is typically much cheaper than 4 and 5-star locations, due to the ability to operate 3-star properties in secondary, suburban/metropolitan locations.

  However in this instance, the land has the attributes of a 4 or 5-star site as it is situated in a prominent and well serviced location within the Hornsby Town Centre catchment. Furthermore, the land is owned and supplied by the club and the associated capital investment cost will only be partially factored into the overall development cost.

- **Access to Financing**, it is often more difficult to secure financing for hotel developments compared with other property development projects (such as residential or office). Unlike residential, financing is not possible through pre-sales or lease pre-commitments as is the case for commercial/retail projects. For the proposed Hotel at the Hornsby RSL Club complex, the club will be financing the project, through a staged development process on other adjoining sites, owned by the club, avoiding this added layer of complexity and typical barrier to the successful delivery of the project. Refer to the planning proposal document for the proposed developments on the clubs sites.

- **High and Increasing Construction Costs**, which is the result of strong demand for construction materials and skilled construction labourers across Sydney in general. Furthermore, Hotels (as Class 3 buildings) generally cost more to build (on a sq.m basis) as they require additional amenity and safety features than other competing land uses such as residential (being Class 2, buildings). The cost of construction is substantially lower, with smaller room sizes (typically 20-24 sq.m, compared to 30 sq.m plus in 4 & 5-star), less back of house area, less food and beverage and conferencing space and substantially less room fitout costs.

The existing club facilities have significant synergies with that of a hotel and it is crucial to identify and acknowledge these synergies as they will contribute to the support of the future hotel. The existing facilities and infrastructures (e.g. parking, administration, operational and servicing, food and beverage premises) have the capacity to accommodate and support the future hotel and the cost associated will be proportionally allocated to the club, the current venues and the proposed new hotel.

The pre-existing back of house area, food and beverage (F&B) offerings and conferencing space within the club complex provides the proposed

future hotel with the ability to be of a higher standards with greater star rating without the need for a significant upfront expenditures.

The document is structured in two parts. Part one focuses on the feasibility analysis for the proposed hotel addition and provides statistical data in support of the viability of the projects and part two is to outline the hotel business plan which supplements the feasibility with a road map in combining strategy, operations and financial forecasts for the Client/Owners to support the viability of the project.

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Feasibility Framework

The study is intended to ascertain the viability of the proposed hotel addition to the Hornsby RSL Club complex. The methodology for this feasibility study is based on the comparison of statistical data available for this Sub-Region, North Sydney, and on similar offering in the respective catchment.

A case study giving supporting data from similar successful precedents (i.e. precedents of hotel additions to existing club complex) will also demonstrate how the proposed model can stack up, operate and perform successfully.

1.1 Supply/Demand Dynamics

The North Sydney Sub-Region comprises the local government areas of Lane Cove, Manly, North Sydney, Ryde, Hornsby and Willoughby.

Statistics pertaining to the supply, demand and performance of North Sydney's accommodation market have been sourced from Report by Jones Lang LaSalle (JLL), Visitor Accommodation Supply Study for NSW Trade and Investment November 2014. (See appendix A for full detail report) underpinned by the *Survey of Tourist Accommodation, The National and International visitor surveys* and *STR Global.*

In brief, analysis of the *purpose of visit* highlights that growth is being underpinned by the domestic business and leisure segments with growth in visitor nights in Hotels, Motels, Guesthouses and Serviced Apartments (HMGSA) averaging 8.1% and 4.9% per annum respectively over the eight year period.

The leisure segment dominates overall accounting for 43.0% of visitor nights in 2013 which is above the eight-year average of 41.5%.[1]

Hotels are the most common accommodation type in North Sydney (2,265 rooms or 53.3% of total room supply) with a fairly diverse spread across all grades. However for Hornsby, serviced accommodation provides for a significant portion of the local market room inventory.

[1] Page 71, JLL, Visitor Accommodation Supply Study for NSW Trade and Investment November, 2014

1.2 COMPARING COMPETITIVENESS

The immediate catchment area is illustrated in the diagram below. For the purpose of a comparative competitiveness, the review should quantify existing hotels, accommodation facilities, quality segments, rooms and total supply within the catchment and compare available criteria's such as star rating, capacity, rates, services, venues etc. across number of quantifiable attributes for accuracy.

This study relies on the available data for the Sub-Region as detailed local statistical data is not available for the identified accommodation options within the immediate catchment. However, a cursory review of the accommodation has provided the comparative information as noted in the Accommodation Comparison Table 01 on the following page.

Hornsby RSL Club

1 Waldorf Hornsby Apartments

2 Avanti By Meriton

3 Hornsby Railway Hotel

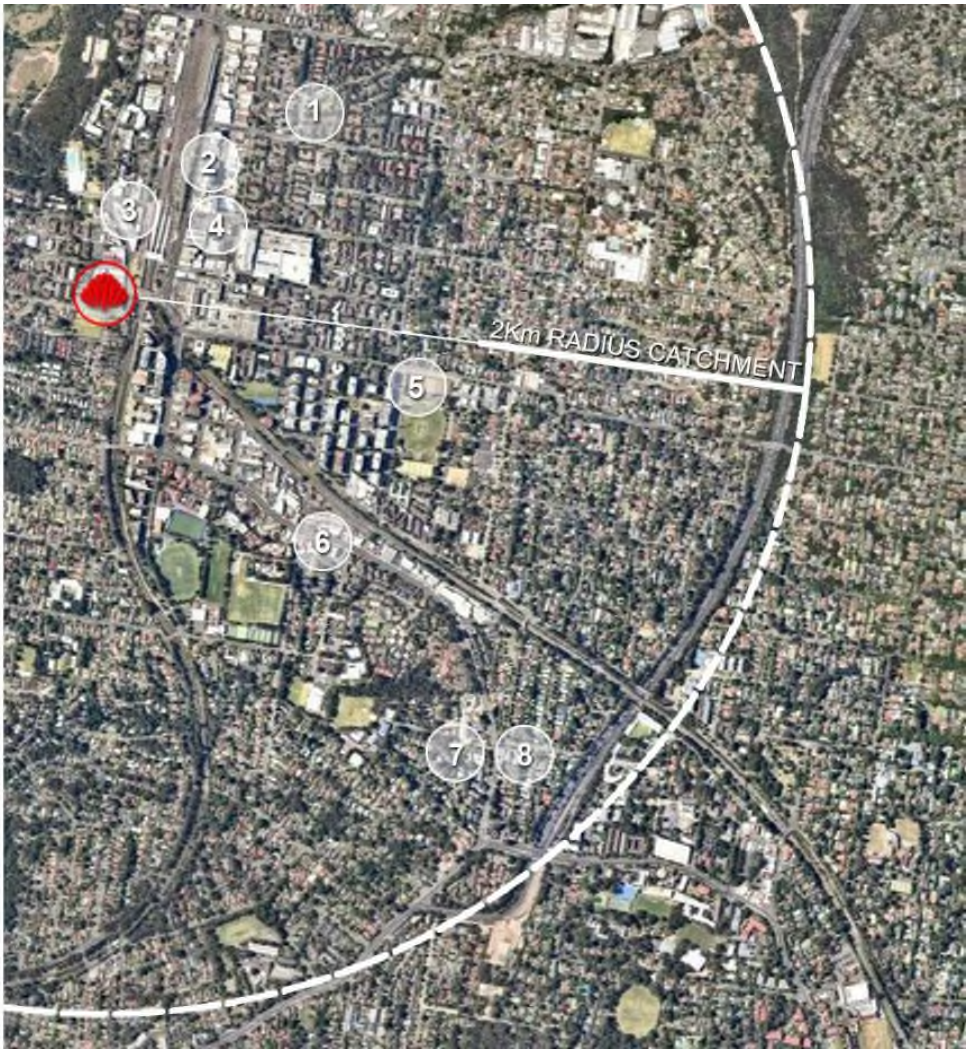
4 The Hornsby Inn

5 Waldorf Waitara Apartments

6 The Blue Gum Hotel

7 Waldorf Wahroonga Apartments

8 Golden Chain Ascot Motor Inn



ACCOMMODATION COMPARISON TABLE 01

		★ RATING	CAPACITY	RATES ($) PER NIGHT	SERVICES / VENUES
	HORNSBY RSL CLUB HOTEL	★★★★ INTENDED	114 INTENDED	200	F&B, CONFERENCING, FUNCTION SPACES, PARKING,
1	WALDORF HORNSBY APARTMENTS	★★ FROM VISITOR REVIEW	VARIED	185-215 ESTIMATED	ON-SITE CARETAKER, INTERNET, OFF SITE PARKING
2	AVANTI BY MERRITON	NO INFORMATION AVAILABLE & AVAILABILITY FOR SERVICED APARTMENTS IS TO BE CONFIRMED			
3	HORNSBY RAILWAY HOTEL	PUB STYLE BUDGET	UNKNOWN	170 PER WEEK	FUNCTION SPACE
4	THE HORNSBY INN	★★★ FROM VISITOR REVIEW	10 ROOMS	109-145	PARKING
5	WALDORF WAITARA APARTMENTS	★★★★	18 APARTMENTS	185-220 MIN. STAY REQ.	OUTDOOR POOL
6	THE BLUE GUM HOTEL	NOT RATED	11 ROOMS	120-220	FUNCTION (UP TO 120), F&B
7	WALDORF WAHROONGA APARTMENTS	★★★	13 APARTMENTS	165	PARKING
8	GOLDEN CHAIN ASCOT MOTOR INN	★★★ FROM VISITOR REVIEW	37 MOTEL ROOMS	110-220	CONFERENCE IN THE 100 SEAT RESTAURANT, OUTDOOR POOL, INTERNET, PARKING (INCLUDING BOATS AND TRAILERS)
	ibis Hotel Thornleigh	★★★★	105	125-165	RESTAURANT, BAR, PARKING, LAUNDRY AND DRY CLEANING, 24HR FRONT DESK, WI-FI BAGGAGE SERVICE, BUSINESS CENTRE, FACILITIES FOR DISABLED GUESTS.

The general and cursory review of the available accommodation reveals that:

- There are very limited availability in the Upscale Segment (4-star and above) in the local market;
- Accommodation market and the available capacity is dominated by serviced accommodation options where guest services and facilities are limited or not offered;

- Accommodation options take little advantage of synergies with complimentary uses such conferencing and function venues;
- There are limited availability of hotel rooms within the Hornsby's core centre.

These early indicators suggest that the market has the capacity, within the up-scale segment, for a hotel type offering within the close proximity of the civic and transport core of Hornsby.

1.3 Occupancy & Average Rates

The information provided here have been extrapolated from the available data for the North Sydney Sub-Region and based on the data from the Australian Bureau of Statistics (ABS) of 2013.

According to ABS, there were 46 establishments with 3,616 rooms at the end of June 2013 which represents 26.9% of Sydney Metropolitan's total accommodation supply. Over the ten years to 2012, North Sydney's accommodation market has recorded slight Revenue per Available Room (RevPAR) increasing on average by 2.5% per annum which represents a considerably lower rate than that which has been achieved across the broader metropolitan area. Growth has been underpinned by gains in both occupancy and Average Daily Rate (ADR)[2].

Over the five years to 2013, North Sydney has recorded RevPAR growth increasing on average by 2.8% per annum and with only two years of decline in 2009 and 2012. RevPAR was at the highest level ever recorded in 2013 at $131. Growth has moderated over the first six months of 2014, up 2.8% year-on-year.

Occupancy levels have recorded growth over the five year period, increasing at an average rate of 1.5% per annum. Occupancy levels were at their highest level ever achieved in 2013 at 76.8% and have recorded a slight uptick during the first six months of 2014 to average 75.2% (+0.9%). ADR growth over the five year period has been modest, increasing on average by 1.3% per annum. Room rates were also at the highest level ever recorded in 2013 at $171. Growth has

[2] Australian Bureau of Statistics 2013

continued during the first six months of 2013, increasing 1.8% year-on-year to $172[3]. Available data on performance to June 2014 has been illustrated in Table-02 on the following page.

TABLE 02
NORTH SYDNEY | RECENT PERFORMANCE 2008 TO YTD JUNE 2014 [4]

[3] NSW Accommodation Supply Study – Part One November 2014

[4] Sourced from JLL, Visitor Accommodation Supply Study for NSW Trade and Investment

1.4 Hotel Revenue Projections

The additional revenue the club will generate by building a hotel will be both direct and indirect.

The direct revenue will be generated from the total amount of revenue generated from renting out hotel rooms in a single year. This is explained further below under:

- Total Hotel Nights.

The indirect revenue will be generated from additional profits in existing club venues. These can be broken up as follows:

- Increased Conferencing Profits
- Increased Food and Beverage Profits

Direct Revenue

Total Hotel Nights

The total hotel nights is based on the proposed hotel rooms multiplied by the number of nights the hotel will be operational per year.

Hotel Room 114 x Hotel Nights 365 = Total Hotel Room Nights 41,610

Occupancy Rate

We are basing the occupancy rate on the existing occupancy rate of the North Sydney region which is 75% as outlined in above. To allow for some sensitivity in the market we are also going to apply a rate of 70% and 80% to allow for various scenarios

Average Daily Rate.

Based on the current market an average daily rate of $180 per room will be used.

Hotel Revenue

The hotel revenue is based on the total number of hotel nights multiplies by the occupancy rate, multiplied by the average daily rate.

The following is an example of the hotel revenue based on an occupancy rate of 75%.

Hotel Room Nights 41,610 x Occupancy rate 0.75 x Average Daily Rate $180 = Hotel Revenue $5,617,350.00 per annum.

For the three scenarios mentioned above, the hotel will generate revenue as per the table below.

	80.00% occupancy	75.00% occupancy	70.00% occupancy
Hotel revenue (average of $180 per room)	**$5,991,840**	**$5,617,350**	**$5,242,860**

Indirect Revenue

Increased Conferencing Profits

Hornsby RSL currently has a showroom and three recently renovated function rooms. The rooms have various capacities as per the table below.

Room/ Configuration	Theatre	Classroom	Banquet	Cocktail	Days Booked	Occupancy
Showroom	1000	250	640	800	223/365	61.10%
Acacia Room	70	30	70	80	214/365	58.63%
Waratah Room	50	20	30	60	190/365	52.05%
Boronia Room	70	30	70	80	229/365	62.74%

The showroom and functions currently run at an occupancy rate of 58.63%. Based on past enquiries, this could be increased if the club had a hotel as some larger conferences have decided to use other venues in the past due to the lack of accommodation. The conferencing facility currently runs at a profit of $343,038.00. It is estimated that functions and conferencing would increase by 20% based on a similar 20% increase in functions bookings experienced by Rooty Hill RSL when they built their hotel. The increase is also based on the number of inquiries the club have had to hold functions/ conferences at the club and have also requested accommodation. The following is a sample of conference type functions the club had (or have had enquiries about) that have requested accommodation.

- Retirement Village Expo run over 2 days the week before Easter, exhibitors from all over the country, some of them had to stay as far away as Castle Hill.

- RSL Association Conference, want us to complete a tender for their conference over 3 days with 500+ delegates from all over the country, but we offer no accommodation, so that will be a big problem.
- Department of Education
- Department of Defence – Investment
- Clubs International Women's Day, state wide event
- Bruttour International, 3 day conference in May
- Heia NSW division Professional Teachers Council conference
- Electrical Trade Union
- Wrigleys
- Family & Community Services
- SAN Hospital
- Sydney Church of Christ (1,000 delegates from all over the world

An increase of 20% would result in a direct additional profit of **$68,607.60** based on the inclusion of a hotel.

Increased Food and Beverage Profits

The club currently has a number of food and beverage outlets including:

- Level 1 lounge
- The Courtyard
- Palms Café
- Frank Gill Lounge
- Sports Bar

As well as the above mentioned venues, the club also has development application for a new restaurant on level 2 which will be completed by the time the hotel would be constructed.

We are basing the increase in food and beverage sales on 50% of hotel guests having breakfast at the club and 30% of guests having an evening meal. The following table shows the number of meals associated with the hotel for the various occupancy rates. We have assumed there are 2 people per room.

	80% Occupancy	75% Occupancy	70% Occupancy
Hotel Room Nights	33,288	31,207	29,127
Guests	66,576	62,414	58,254
Breakfast Meals	33,288	31,207	29,127
Breakfast selling price	$16	$16	$16
Gross Profit Margin*	$9.60	$9.60	$9.60
Total breakfast profit	$319,564.80	$299,587.20	$279,616.20
Evening Meals	19,973	18,724	17,476
Evening meal selling price	$32	$32	$32
Gross Profit Margin*	$19.20	$19.20	$19.20
Total evening meal profit	$383,481.60	$359,500.80	$335,539.20
Total additional Food & Beverage profit	**$703,046.40**	**$659,088.00**	**$615,155.40**

*The gross profit margin is based on Hornsby RSL's current profit per meal

Total indirect profit

	80% Occupancy	75% Occupancy	70% Occupancy
Conferencing	**$68,607.60**	**$68,607.60**	**$68,607.60**
Food and Beverage	**$703,046.40**	**$659,088.00**	**$615,155.40**
Total	**$771,654.00**	**$727,695.60**	**$683,763.00**

1.5 Hotel Expense Projections

The hotel expenses can be broken down into the following categories.

- General admin including staff costs
- Electricity, water, maintenance and miscellaneous utilities
- Franchise/management fees.
- Sales and Marketing
- Construction Cost and Depreciation

General Admin including staff costs

This will include staff costs excluding hotel manager which is covered as part of the franchise fees outlined below.

	80% Occupancy	75% Occupancy	70% Occupancy
Wages (Reception)	$544,000.00	$544,000.00	$544,000.00
Wages (Cleaning/ Room Service)	$497,687.00	$497,687.00	$497,687.00
Superannuation	$108,755.00	$108,755.00	$108,755.00
Insurance	$60,000.00	$60,000.00	$60,000.00
Workers Comp	$90,000.00	$90,000.00	$90,000.00
Total	**$1,300,442.00**	**$1,300,442.00**	**$1,300,442.00**

Utilities

The following table has been compiled based on the current utility rates for the club.

	80% Occupancy	75% Occupancy	70% Occupancy
Electricity	$230,000.00	$230,000.00	$230,000.00
Linen/Replacements ($7 per room x occupancy rate)	$230,016.00	$218,453.00	$203,889.00
Repairs & Maintenance General	$130,000.00	$130,000.00	$130,000.00

Repairs & Maintenance Air Conditioning	$45,000.00	$45,000.00	$45,000.00
Repairs & Maintenance Electrical	$35,000.00	$35,000.00	$35,000.00
Depreciation	$1,000,000.00	$1,000,000.00	$1,000,000.00
Total	**$1,670,016.00**	**$1,658,453.00**	**$1,643,889.00**

Franchise/Management Fees

The Franchise/Management Fees differ based on the model chosen by the club. For the purposes of the feasibility study a franchise model will be used.

Based on a Franchise Agreement with a Hotel Operator the following fees would be payable.

Fees Type	80% Occupancy	75% Occupancy	70% Occupancy
Base Management Fee (3.5% of room revenue)	$209,714.00	$196,607.00	$183,500.00
Secondment of Manager. (0.25% of room revenue plus employment costs of $120,000.00)	$134,980.00	$134,043.00	$133,107.00
Reservation Fees. Average of 6% of room revenue	$359,510.00	$337,041.00	$314,572.00
Technical Services Fee ($1000 per room)	$114,000.00	$114,000.00	$114,000.00
Total Fees	**$818,204.00**	**$781,691.00**	**$745,179.00**

Sales and marketing

Marketing budget of 2% of room revenue will be applied. This will give a total marketing cost of $127,626.19 per year

	80% Occupancy	75% Occupancy	70% Occupancy
Marketing budget of 2% of room revenue will be applied	**$149,796.00**	**$140,434.00**	**$131,072.00**

Total Annual Hotel Expense Projections

	80% Occupancy	75% Occupancy	70% Occupancy
General Admin including staff costs	$1,300,442.00	$1,300,442.00	$1,300,442.00
Utilities	$1,670,016.00	$1,658,453.00	$1,643,889.00
Franchise/Management Fees	$818,204.00	$781,691.00	$745,179.00
Sales and marketing	$149,796.00	$140,434.00	$131,072.00
Total	**$3,938,438.00**	**$3,881,000.00**	**$3,820,562.00**

1.6 Net Operating Income Model

The net operating income model is based on the annual hotel revenue offset against the annual hotel expense.

Direct Hotel Profit

	80.00% occupancy	75.00% occupancy	70.00% occupancy
Hotel Revenue	**$5,991,840.00**	**$5,617,350.00**	**$5,242,860.00**
Hotel Expenses	**$3,938,438.00**	**$3,881,000.00**	**$3,820,562.00**
Total Profit	**$2,053,402.00**	**$1,736,350.00**	**$1,422,298.00**

Direct and Indirect Hotel Profit

	80.00% occupancy	75.00% occupancy	70.00% occupancy
Hotel Profit	**$2,053,402.00**	**$1,736,350.00**	**$1,422,298.00**
Indirect Profit	**$771,654.00**	**$727,695.60**	**$683,763.00**
Net Profit	**$2,825,056.00**	**$2,464,045.60**	**$2,106,061.00**

Construction Cost and Depreciation

The projected build cost for the hotel rooms, foyer and back of house dedicated to hotel is $20,000,000.00 based on a cost plan prepared by Aquenta Consulting. An additional $5,000,000.00 will be spent on furniture, fixtures and equipment. It is anticipated that the club will self-finance approximately $12,500,000.00 of the build cost with the remaining $12,500,000.00 being financed through a loan. Basing an average interest rate of 7%, interest repayments would be $875,000 with an additional $416,666.00 of principal repayments. This gives a total repayment of $1,291,666.00 per year.

Profit after loan repayments

	80.00% occupancy	75.00% occupancy	70.00% occupancy
Hotel net profit	**$2,825,056.00**	**$2,464,045.60**	**$2,106,061.00**
Repayments	**$1,291,666.00**	**$1,291,666.00**	**$1,291,666.00**
Profit after repayments	**$1,533,390.00**	**$1,172,379.60**	**$814,395.00**

1.7 Conclusion

Based on the above information, it is feasible to run a successful at Hornsby RSL.

Attachment 2

Hornsby Town Centre Masterplan 2022

2(a) Hornsby Town Centre Review Recommendations 2022
2(b) Economic Development and Employment Report
2(c) Hornsby Town Centre Transport Plan

<< to be added after 13 July meeting – see Directors Report PC15/22 to view>>