

Design Statement

High Street and Ashley Street, Hornsby Planning Proposal

November 2022



Introduction

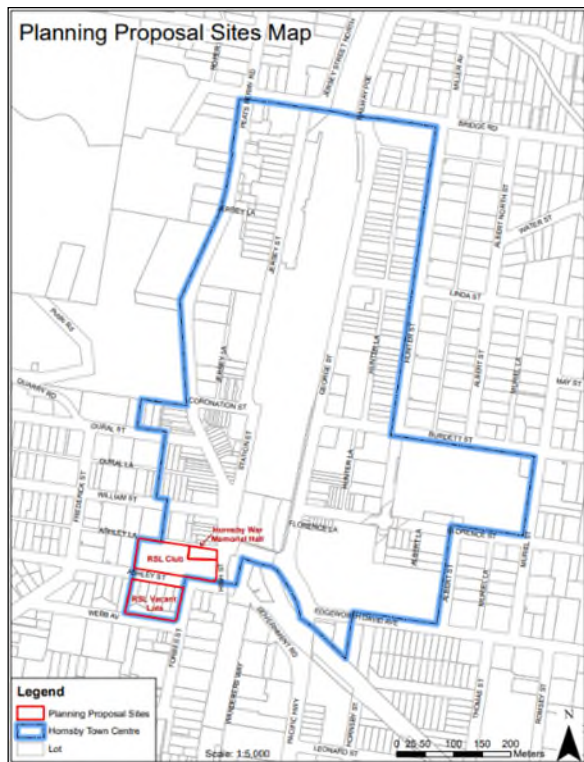
The High Street and Ashley Street, Hornsby Planning Proposal is the first to give effect to the Draft *Hornsby Town Centre Masterplan* (HTC Masterplan). It applies to No. 2 High Street, Hornsby - the Hornsby War Memorial Hall and the Hornsby RSL Club at No. 4 High Street (Site 01), and land owned by the RSL Club at Ashley Street, and Webb Avenue, Hornsby (Site 02).

The Proposal seeks to amend the *Hornsby Local Environmental Plan 2013* to:

- increase the maximum building height for Properties No. 2 and No. 4 High Street Hornsby (Site 01) to 12 storeys (38.5 metres), and
- increase the maximum building height for Properties Nos. 7, 9, 11, 15, 17 and 19 Ashley Street and Nos. 2 and 4 Webb Avenue, Hornsby (Site 02) to 20.5m (6 storeys) for seniors housing development only.

The Planning Proposal is supported by proposed building height transition, building setback, car parking and heritage conservation amendments to the *Hornsby Development Control Plan 2013*.

This Design Statement outlines vision, approach and design intent of the planning proposal as illustrated in the 2022 Altis Architecture Design Concept (Design Concept).



Location and Context

The sites are in the Hornsby Town Centre which is projected to 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.

Site 01 includes the Hornsby RSL club premises and its rear at-grade open carpark and the Hornsby War Memorial Hall at the north-east corner. The three level club premises have a primary frontage to High street to the East and a secondary frontage onto Ashley Lane to the North. The Ashley street boundary to the south provides access to the rear carpark and the club's western boundary is shared with a residential flat building.

The War Memorial Hall is a heritage listed two storey building with a strong set back façade to High Street. It is bounded by the RSL Club premises on its southern and western boundaries and Ashley Lane on its north. It is owned by the Hornsby War Memorial Hall Committee Incorporated.

Site 02 is south of Site 01 and is made up of eight lots, seven of which are vacant land. The combined lot has frontages onto Ashley Street to the north, Forbes Street to the east and Webb Avenue to the south. The western boundary of site 02 is shared with existing low-density dwellings. The land is owned by the Hornsby RSL Club.

Vision

Council's vision for the Hornsby Town Centre is

'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.'

The draft HTC Masterplan is based on Council's vision and identifies that Sites 01 and 02 are in the 'Western heritage' mixed-use development precinct, the recommendations for which are to:

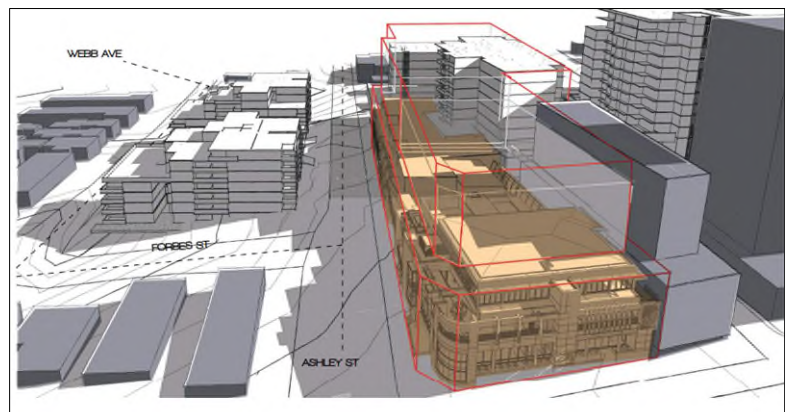
- increase mixed use densities;
- preserve the distinct social, environmental and physical character;
- celebrate and re-purpose heritage; and
- enhance permeability and activate frontages.

The vision for Site 01 is development that will:

- facilitate entertainment and dining uses;
- complement and support the main street shopping and dining at Peat's Ferry Road;
- retain the Hornsby War Memorial Hall; and
- enable the Hornsby RSL Club's vision for expanded club facilities, a hotel, and shop-top housing in a quality consolidated development with an active destination frontage to High Street.



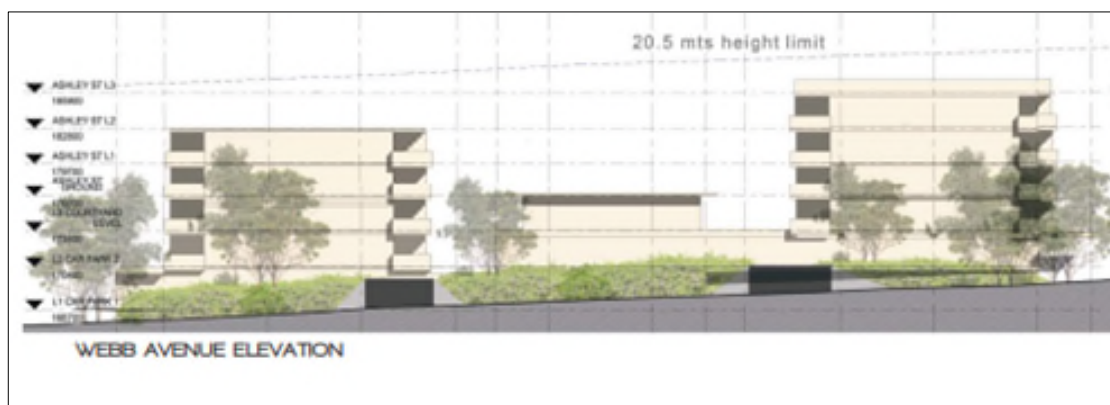
HTC Masterplan - Land Uses



Altis Design Concept – Indicative Built Form

The Vision for Site 02 is development that will:

- feasibly enable medium density/seniors housing supply;
- provide seniors housing in a location that is readily accessible to support services, transport, retail and entertainment; and
- be sensitive to lower density surrounding areas, provide high resident amenity and be located in a landscape setting.



Altis Design Concept – Seniors Housing Indicative Built Form

Design Intent

The design intent of the proposal is to facilitate development that:

- activates and contributes to the revitalisation of the distinct social, environmental, and physical character of the Hornsby Western Town Centre;
- brings residential, hotel and recreational elements together in a cohesive development;
- promotes and exhibits design excellence and a built form that has a fine grain and human scale;
- provides for a range of housing forms of high amenity at a variety of densities and scale;
- manages scale transitions to reflect a transition in building height and development density towards the periphery of the Hornsby Town Centre;
- maximises visual and pedestrian permeability and connections to commercial areas to the north, to Cenotaph Park and Hornsby Railway Station;
- respects the prominence of the Hornsby War Memorial Hall at No. 2 High Street, its heritage significance, its association with the Cenotaph on Peat's Ferry Road and the adjacent to the RSL Club.

Design Concept

The Design Concept illustrates an indicative built form of varying heights, tower setbacks and stepped down massing that could be achieved within the proposed new building heights. The final built form would be determined at development stage.

For Site 01 the Design Concept provides for:

- Six-storeys of shop-top housing over the existing club auditorium yielding 12 one-bedroom and 18 two-bedroom apartments (5 apartments each level - total 30)
- A six level, above and below grade car park at the at-grade car parking area to the west of the Club (297 new spaces providing 362 spaces total)
- An extension to the club space above the car parking levels, with a six-storey hotel above that with 18 rooms per level (total 126 rooms)
- Other club extensions and internal reconfigurations
- Additional height over the Hornsby War Memorial Hall that will allow for its retention within an integrated and wholistic development across the whole of Site 01 and the intensification of permitted land uses.

For Site 02 the Design Concept provides for:

- A mix of one, two, and three-bedroom Seniors Independent Living Units (106 units total with 237 bedrooms total)
- 137 car spaces

- A possible built form option of two buildings of four-six storeys when viewed from the street on Ashley Street, Forbes Street and Webb Avenue, with a transition in building height adjacent to surrounding residential areas.

The principle of stepped-down massing on both Sites 01 and 02 is consistent with the desired future character of the Western heritage mixed-use development Precinct. The massing responds to the sites' settings and topography and maintains a clear hierarchy of building heights that taper down to the edges of the Precinct to reduce bulk and scale impacts to surrounding lower density areas.

New heritage, parking, setback and height control amendments to the *Hornsby Development Control Plan 2014* (HDCP) are proposed to support the planning proposal and ensure development does not adversely impact amenity and heritage values. They include requiring development on Site 01 to be compatible with No. 2 High Street in terms of form, style and character and establishing a car parking rate cap for Site 02 to minimise local traffic impacts. Future residential development would also be required to comply with the *Apartment Design Guide*, *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development* (SEPP 65) and the Seniors Independent Living provisions of *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Summary

The Planning Proposal reflects the HTC Masterplan's concept for the activation and revitalisation of the distinct social, environmental, and physical character of the Western Town Centre by providing for increased density in new mixed-use development that will strengthen attraction and identity west of the railway line. The planning proposal will implement the intent and vision of the Design Concept to provide for residential and mixed-use developments that establish a new and redefining architectural language and a built form that retains heritage and amenity values and transitions to surrounding residential areas.