

Heritage Assessment

High Street and Ashley Street, Hornsby Planning Proposal

November 2022



Introduction

The High Street and Ashley Street, Hornsby Planning Proposal seeks to amend the *Hornsby Local Environmental Plan 2013* (HLEP) to increase the maximum height of building at Nos. 2 and 4 High Street, Hornsby (Site 01) to 12 storeys and land in Ashley Street, and Webb Avenue, Hornsby (Site 02) to 6 storeys. The Planning Proposal is based the Hornsby RSL Club's vision for the sites, the concepts and building heights identified in the draft *Hornsby Town Centre Masterplan* (HTC Masterplan) and the Altis Architecture *High Street and Ashley Street Hornsby Design Concept 2022* (Design Concept).

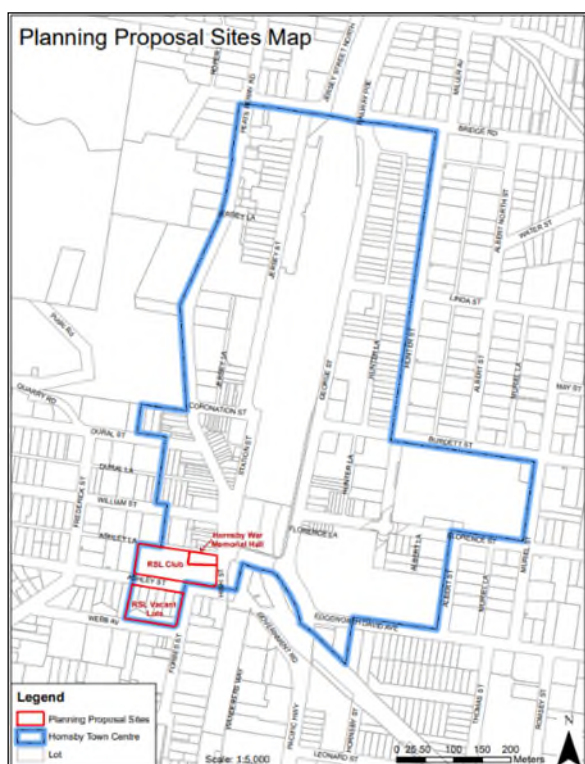
This Heritage Impact Statement (HIS) outlines the planning proposal and identifies any potential heritage impacts on the significance of the heritage listed Hornsby War Memorial Hall at No. 2 High Street, Hornsby, nearby heritage items and the Hornsby Westside Heritage Conservation Area. It draws on the Archnex Designs *Statement of Heritage Impact (amended) Hornsby War Memorial Hall*, November 2017 attached as an **Appendix**. It should be referred to for history and heritage significance assessment detail.

Location and Subject Sites

The Planning Proposal applies to land in south-west periphery of the Hornsby Town Centre (HTC). Site 01 comprises Property No. 2 High Street – the Hornsby War Memorial Hall and Property No. 4 High Street, Hornsby - the Hornsby RSL club premises and its rear at-grade open carpark.

The three-level club premise has 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 Hornsby War Memorial Hall is a 2-storey building with a set-back eastern façade to High Street. It is bounded by the RSL Club premises on its southern and western sides and Ashley lane to its north. It is owned by the Hornsby War Memorial Hall Committee Incorporated.



Location of the subject sites in the Hornsby Town Centre

Site 02 is south of Site 01 and is made up of Nos. 7,9,11,15,17and19 Ashley Street, and Properties No. 2 and 4 Webb Avenue, Hornsby. The land is owned by the Hornsby RSL Club and all the lots are vacant except No.19 Ashley Street which retains a single dwelling. 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

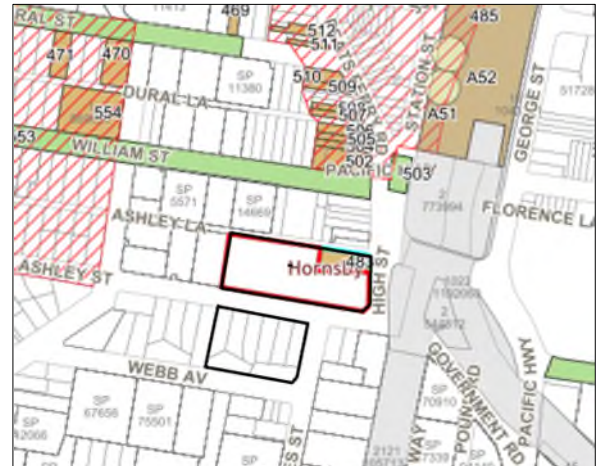
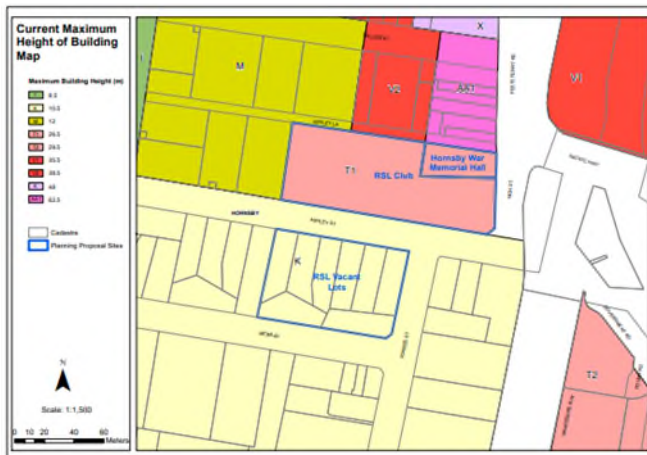
with existing low-density dwellings and the area around Site 02 contains a mix of low density and medium density dwellings and some health-related professional suites.

Planning and Heritage Context

Zones, Building Heights and Heritage Listings

Site 01 is Zoned B4 Mixed Use in the HLEP and has a maximum building height of 26.5 metres (8 storeys).

Site 02 is zoned R3 Medium Density Residential and has a maximum building height of 10.5 metres (3 storeys).



Subject sites and existing Height of Buildings

Subject sites and heritage listings

The Hornsby War Memorial Hall at No. 2 High Street is included as local Heritage Item No. 483 in Schedule 5 – Environmental Heritage in the HLEP. The sites are in proximity to the Peat's Ferry Road and Mount Errington Precincts of the Hornsby West Side Heritage Conservation Area (HCA)

Heritage Conservation

Clause 5.10 of the HLEP includes standard provisions for considering heritage items and places in HCAs when development is proposed. Of particular relevance to the Planning Proposal are requirements that provide the consent authority with the opportunity to pro-actively manage development outcomes so that adverse heritage impacts are avoided. The clauses require that a consent authority:

- must, before granting consent consider the effect of the proposed development on the heritage significance of the item or area concerned
- may 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
- may require before consent is granted, the submission of a heritage management document (usually a Conservation Management Plan)

The heritage provisions of the HLEP are reinforced by General Design Requirements and Prescriptive Measures in Part 9 - Heritage of *the Hornsby Development Control Plan 2014* (HDCP)

Hornsby West Precinct

The HDCP identifies that Site 01 is in the Hornsby West Precinct of the Hornsby Town Centre. Part 4.5.1 of the HDCP identifies that development should contribute to the desired future character of the area and that:

'The West Side precinct is the traditional heart of Hornsby..... New buildings should reinforce the traditional shopping centre character of the precinct though well scaled podium forms, a consistent street wall height, active frontages and continuous awnings to primary streets that together contribute to the pedestrian experience.

The West Side Precinct Structure Plan (Figure 4.5(f) in the HDCP) defines public domain upgrades and an active High Street frontage for Site 01 and public domain upgrades along its Ashley Street boundary.

Draft Hornsby Town Centre Masterplan

The HTC 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. The draft HTC Masterplan identifies a series of recommendations and interventions to accommodate change and to deliver housing diversity and density and identifies that the land subject to the Planning Proposal is part of the "Western heritage" mixed-use development precinct. It recommends 'Entertainment and Dining' land uses for Site 01 (identified as Site 13 in the Masterplan) and increasing the maximum building height to 38.5m (12 storeys). For Site 02 (identified as Site 14 in the Masterplan), it recommends retaining residential land uses and increasing its maximum building height to 20.5m (6 storeys) for Seniors Housing only.

Heritage Significance

Hornsby War Memorial Hall

The Archnex SoHI identifies that the Hall was built in 1962 and that it is a prominent building within the Hornsby Town Centre 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 memorial and community use, memorial fixtures, layout and its design by local architect Ross Innes Aynsley.



Site 02 – the Hornsby War Memorial Hall - High Street Façade and Interior (images from HWMH Website)

The Archnex SoHI further identifies that the Hall demonstrates a class of building that is part of the social/civic fabric of the suburb of Hornsby and the wider Shire because it is where the Eternal Flame commemorates the fallen, ANZAC Day and Remembrance Day services are held and because a wide range community groups meet in and use the premises.

Hornsby West Side Heritage Conservation Area and Nearby Heritage Items

The land included in the Planning Proposal is approximately 100m south of the Peat's Ferry Road Precinct and 120m east of the Mount Errington Precinct of the Hornsby West Side Heritage Conservation Area (HCA).

Part 9.3.7 of the HDCP identifies that the Peat Ferry Road (formerly Pacific Highway) Precinct includes the old Hornsby town centre, contains one of the few surviving streetscapes of Federation and Inter War period commercial buildings in Hornsby and includes a number of individually listed heritage items, mostly shops and civic buildings. The HDCP identifies that the built form of the Mount Errington Precinct is diverse and predominantly residential, characterised by detached single storey houses on separate lots. Houses from the Federation and Inter-War periods establish the characteristic qualities of the precinct.

The Planning Proposal

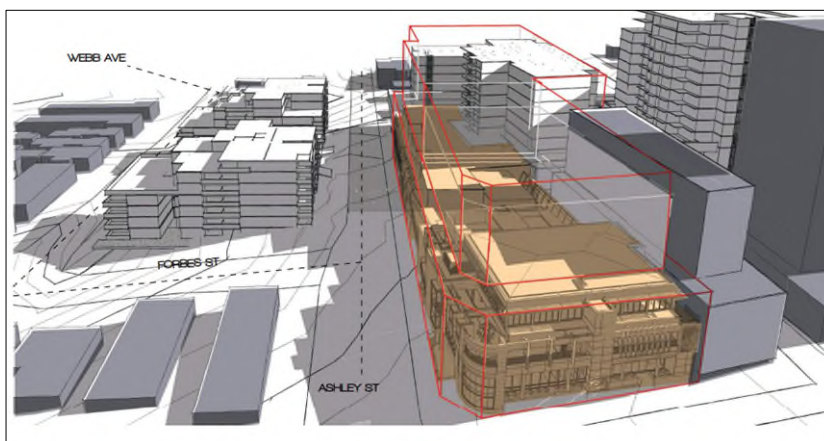
The Planning Proposal seeks to amend the HLEP to facilitate the Hornsby RSL Club's vision for extended and expanded club facilities, a hotel, shop-top housing and seniors housing as illustrated in the Design Concept. Specifically, it proposes:

- Increasing the maximum building height for Properties No. 2 and No. 4 High Street Hornsby (Site 01) from 26.5 metres (8 storeys) to 12 storeys (38.5 metres), and
- Increasing 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) from 10.5m (3 storeys) to 20.5m (6 storeys) for seniors housing development only.

The Design Concept illustrate an indicative built form within the proposed new building heights. The final design and built form at both sites would be determined at development stage and subject to relevant legislation and policies of the day. For Site 01 the Design Concept includes:

- Six-storeys of shop-top housing over the existing club auditorium
- A six level, above and below grade car park at the at-grade car parking area to the west of the Club
- An extension to the club space above the car parking levels, with a six-storey hotel above that
- Other club extensions and internal reconfigurations
- A possible built form to accommodate the above
- A set-back tower building at No. 2 High Street, with a 2-3 storey form to the High Street boundary

For Site 02 the Design Concept illustrates the possibility 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 provided at sensitive interface areas adjacent to surrounding residential areas.



Sites 01 and 02 – Indicative Building Envelopes – Altis Architecture 2022

Heritage Impact Assessment

Hornsby War Memorial Hall

The existing 26.5 metre (8 storeys) building height across Site 01 allows for the retention of the War Memorial Hall while providing air-space development opportunities above. The Design Concept illustrates indicative building envelopes and a potential urban form for Site 01 within a new 12-storey new maximum building height that also provides air-space development opportunities above the Hall, but at a larger scale.

Neither the existing nor the proposed new building heights would have any direct adverse impact on retention of the Hall and its fabric or establish an urban form that indicates the Memorial Hall would need to be demolished, or its fabric, form or use compromised. The proposed additional building height at Site 01,

however, has potential to introduce scale and bulk impacts which in turn could impact the Hall's setting and its spatial and visual relationship with the Cenotaph and the RSL Club.

To mitigate potential additional height adverse impacts, amendments to Part 9.2 – Heritage Items – of the HDCP are proposed. They include requirements for development at Site 01 to:

- retain the Hornsby War Memorial Hall
- adopt a high quality and respectful contextual design approach that is sympathetic to and complements the Hall's significant fabric, form, setback, detail and landscaping
- be designed to provide for an integrated and holistic development outcome across Site 01.

New General Design Requirements for cantilevers are also proposed in Part 9.2 of the HDCP to ensure that any cantilever over a heritage item complements the form, style and character of the heritage item and allows it to be viewed and interpreted as a discrete entity.

It is considered that provided the proposed HDCP heritage control amendments progress, the heritage impact of the additional building height at Site 01 on the Hornsby War Memorial Hall would be no greater than that of the existing building height. It could be argued that the additional development opportunity provided by the proposed building height increase may, conversely, act to further secure the conservation of the Hall as its retention within a 12-storey development envelope would have less proportional impact on overall floorspace yield than its retention within an 8-storey development.

Hornsby West Side Heritage Conservation Area and Nearby Heritage Items

Site 01 is approximately 80m south of the Peat's Ferry Road Precinct of the Hornsby West Side Heritage Conservation Area (HCA) and a group of heritage listed shops and the cinema on the western side of Peats Ferry Road between William and Dural Streets. Site 01 and Site 02 are approximately 120m to the east of the Mount Errington Precinct.

Sites 01 and 02 reflect a post-war and late twentieth century-built form that is distinct from the character of the remainder of the West-Side and the sites are not part the retained Federation/ Inter War period streetscape of the old Hornsby Town Centre. Due to this, the distance separating them from heritage items and precincts, and intervening existing development, it is considered unlikely that the proposed 12 storey building height at Site 01 and 6 storey building height at Site 02 would directly impact the heritage significance of nearby HCA precincts or heritage items or alter their immediate setting or context.

Potential impacts will be managed through the HLEP and existing and proposed heritage provisions of the HDCP, which 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. Part 9.4 of the HDCP - *Development in the Vicinity of Heritage* - requires new work that is sympathetic to the heritage significance of nearby heritage items, or adjoining heritage conservation area, and their settings.

Summary

The Planning Proposal includes the War Memorial Hall at No. 2 High Street which is listed as Heritage Item No. 483 in the HLEP. It is a prominent building within the Hornsby Town Centre and is significant for its association with the Cenotaph on Peat's Ferry Road and the adjacent to the RSL Club at No. 4 High Street, its International Style architecture and glass façade, its ongoing use, memorial fixtures and layout of its rooms. It was designed by local architect Ross Innes Aynsley.

The proposal affects land in the vicinity of several commercial and residential heritage items and the Mount Errington and Peats Ferry Road Precincts of the Hornsby Westside Heritage Conservation Area.

The new building heights proposed in the Planning Proposal are consistent with the building envelopes identified for the sites in the HTC Masterplan and Design Concept. The Masterplan and Design Concept emphasise the retention of the Hornsby War Memorial Hall within a 12-storey integrated and holistic built form across Site 01.

This heritage impact assessment concludes that the Planning Proposal will not have direct implications in terms of the fabric of the War Memorial Hall, but that the potential context, height and scale impacts of a 12-storey development at Site 01 need to be carefully managed through existing and the proposed new development controls. The proposal would have no direct or indirect impact on nearby heritage items or HCA Precincts. New heritage, setback and height control amendments to the *Hornsby Development Control Plan 2014* (HDCP) are proposed to ensure development does not adversely impact heritage values.

Appendix A

Statement of Heritage Impact (amended) Hornsby War Memorial Hall

Archnex Designs November 2017

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

Hornsby RSL War Memorial Hall

(Planning Proposal)

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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

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:

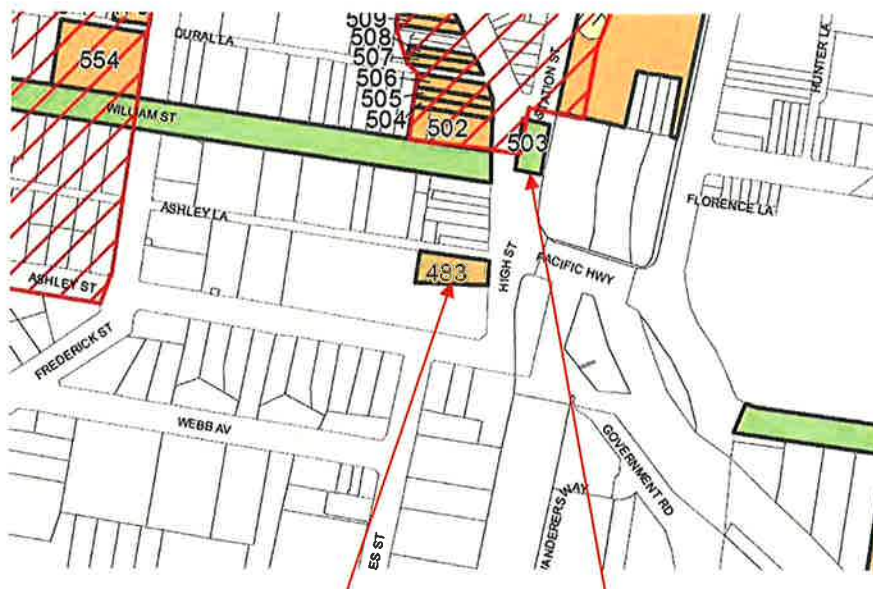
Hornsby Local Environmental Plan 2013

Schedule 5 Environmental heritage

Part 1 Heritage items

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

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 until 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

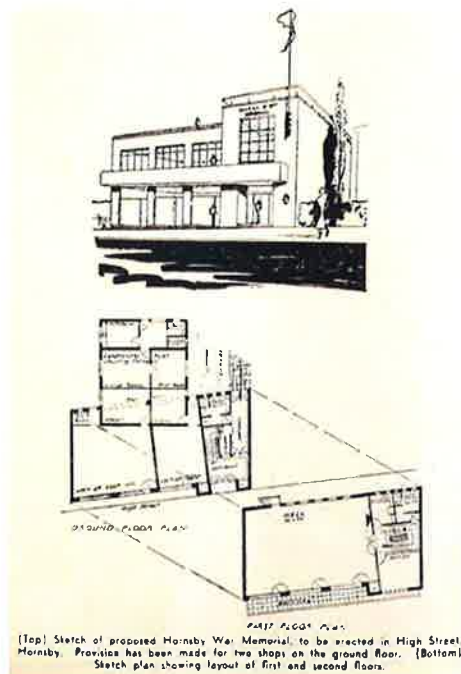
Mr Ross Aynsley, a member of the Sub-branch, was commissioned to draw up the plans, providing for the subdivision of the properties into three blocks.

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 £16,000 and 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).

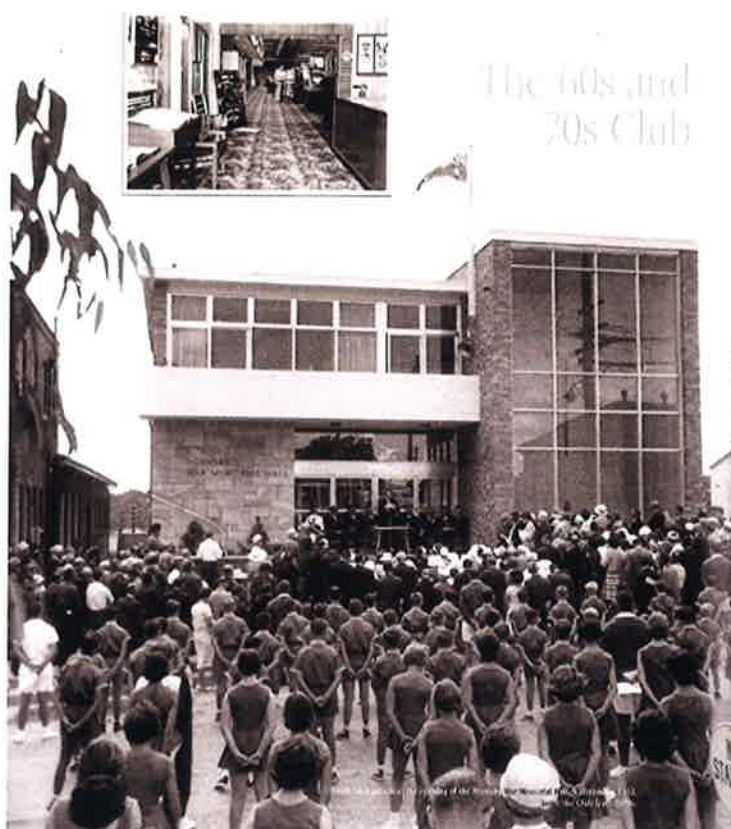
The above photographs are from an obituary of Ross I Aynsley at:

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.

Hornsby War Memorial Hall- SoH12



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

Issue: (30/10/17)

Page: 6



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 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
<ul style="list-style-type: none"> Shows evidence of a significant human activity Is associated with a significant activity or historical phase Maintains or shows the continuity of a historical process or activity 		<ul style="list-style-type: none"> Has incidental or unsubstantiated connections with historically important activities or processes Provides evidence of activities or processes that are of dubious historical importance Has been so altered that it can no longer provide evidence of a particular association.
	<i>Nature of Significance</i>	<i>Degree of Significance (Rare, Representative)</i>
	Historic	Representative
		<i>Level of Significance (Local, State)</i>
		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.

<ul style="list-style-type: none"> Shows evidence of a significant human occupation Is associated with a significant event, person or group of persons 		<ul style="list-style-type: none"> Has incidental or unsubstantiated connections with historically important people or events 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.
	<i>Nature of Significance</i>	<i>Degree of Significance (Rare, Representative)</i>
	Associational	Representative
		<i>Level of Significance (Local, State)</i>
		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.

<ul style="list-style-type: none"> Shows or is associated with, creative or technical innovation or achievement. Is the inspiration for a creative or technical innovation or achievement. 	<ul style="list-style-type: none"> Is not a major work by an important designer or artist. Has lost its design or technical integrity.
--	--

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

<i>Nature of Significance</i>	<i>Degree of Significance (Rare, Representative)</i>	<i>Level of Significance (Local, State)</i>
<i>Aesthetic</i>	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 important to a community's sense of place
- Is only important to the community for amenity reasons
- Is retained only in preference to a proposed alternative

<i>Nature of Significance</i>	<i>Degree of Significance (Rare, Representative)</i>	<i>Level of Significance (Local, State)</i>
<i>Social</i>	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
- Is an important benchmark or reference site or type
- Provides evidence of past human cultures that is unavailable elsewhere
- **Has little archaeological or research potential**
- Only contains information that is readily available from other resources or archaeological sites
- The knowledge gained would be irrelevant to research on science, human history or culture

<i>Nature of Significance</i>	<i>Degree of Significance (Rare, Representative)</i>	<i>Level of Significance (Local, State)</i>
-------------------------------	--	---

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.

- | | |
|---|--|
| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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.

- | | |
|---|--|
| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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

<i>Nature of Significance</i>	<i>Degree of Significance (Rare, Representative)</i>	<i>Level of Significance (Local, State)</i>
<i>Class</i>	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		
<i>Nature of Significance</i>	<i>Degree of Significance (Rare, Representative)</i>	<i>Level of Significance (Local, State)</i>
<i>a) Historic</i>	Representative	Local
<i>b) Association</i>	Representative	Local
<i>c) Aesthetic</i>	Representative	Local
<i>d) Social</i>	Representative	Local
<i>e) Technical/Research</i>	-	-
<i>f) History- Evidence</i>	Representative	Local
<i>g) Class</i>	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

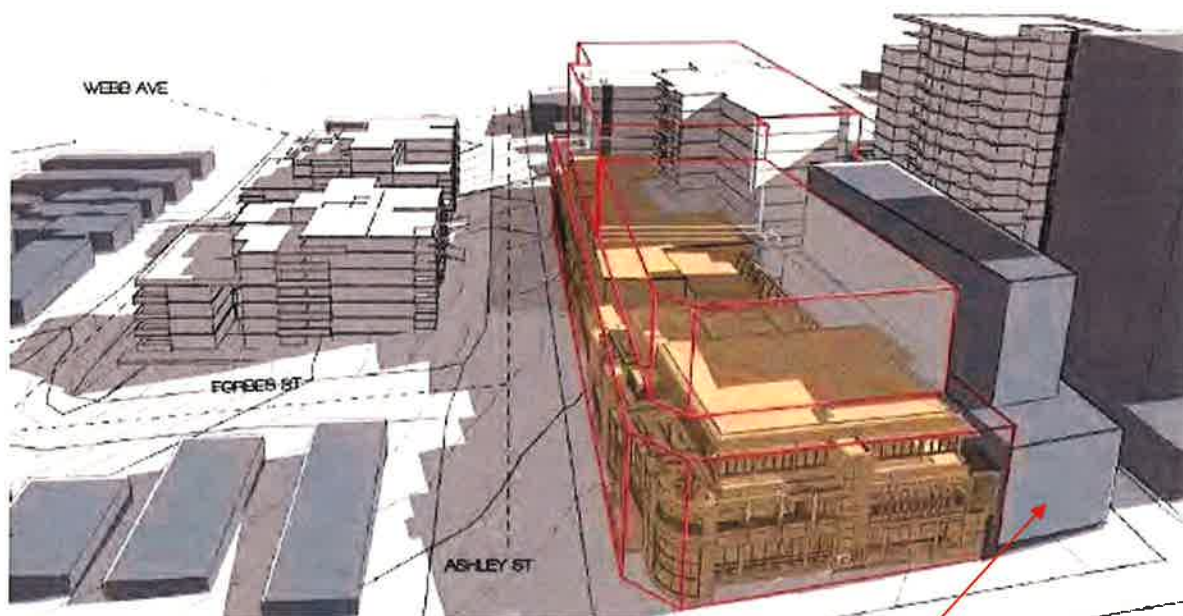
...amend the height development standard and to amend the applicable controls within Hornsby Development Control Plan 2013 for of [sic] 4 High Street, 7-19 Ashley Street, 2-4 Webb Avenue and 3-7 William Street, Hornsby (the site).

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



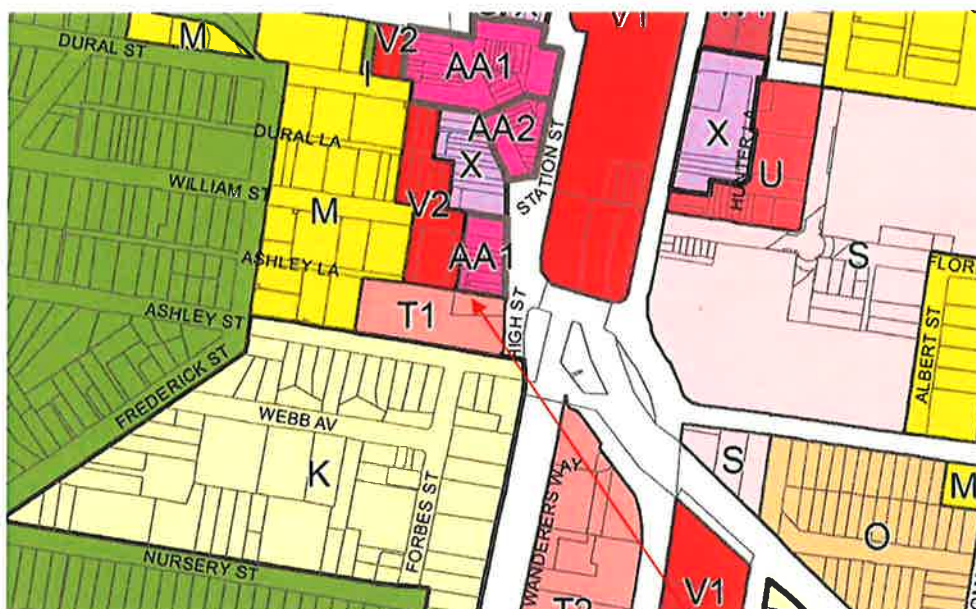
20. Urbis Figure 1 – Aerial Image of Subject Site. Location of the War Memorial Hall.

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	
<p>The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> (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.	
<p>(2) Requirement for consent</p> <p>Development consent is required for any of the following:</p> <p>(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):</p> <ul style="list-style-type: none"> (i) a heritage item, (ii) an Aboriginal object, (iii) a building, work, relic or tree within a heritage conservation area, <p>(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,</p> <p>(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,</p> <p>(d) disturbing or excavating an Aboriginal place of heritage significance,</p> <p>(e) erecting a building on land:</p> <ul style="list-style-type: none"> (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, <p>(f) subdividing land:</p> <ul style="list-style-type: none"> (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. 	
<p>(3) When consent not required</p> <p>However, development consent under this clause is not required if:</p> <p>(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:</p> <ul style="list-style-type: none"> (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological 	<p>Consent is required.</p>

<p><i>site or a building, work, relic, tree or place within the heritage conservation area, and</i></p> <p><i>(ii) would not adversely affect the 'heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or</i></p> <p><i>(b) the development is in a cemetery or burial ground and the proposed development:</i></p> <p><i>(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</i></p> <p><i>(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</i></p> <p><i>(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</i></p> <p><i>(d) the development is exempt development.</i></p>	
<p>(4) Effect of proposed development on heritage significance</p>	
<p><i>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).</i></p>	<p>The significance of the item is stated as:</p> <p><i>The Hornsby War Memorial Hall demonstrates the facility of a social institution, the Hornsby RSL Sub-Branch, and the associated sub-groups and activities.</i></p> <p><i>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.</i></p>
<p>(5) Heritage assessment</p>	
<p><i>The consent authority may, before granting consent to any development:</i></p> <p><i>(a) on land on which a heritage item is located, or</i></p> <p><i>(b) on land that is within a heritage conservation area, or</i></p> <p><i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i></p> <p><i>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.</i></p>	<p>The proposed development is to land that is within the vicinity of a heritage item.</p> <p>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.</p>
<p>(6) Heritage conservation management plans</p>	
<p><i>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</i></p>	<p>The preparation of a Conservation Management Plan is not warranted by the</p>

conservation management plan before granting consent under this clause.	nature of the existing building and the proposed development.
(7) Archaeological sites	
<p>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 <u>Heritage Act 1977</u> applies):</p> <p>(a) notify the Heritage Council of its intention to grant consent, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p>	The subject place is not identified as being of archaeological significance.
(8) Aboriginal places of heritage significance	
<p>The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:</p> <p>(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</p> <p>(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.</p>	The subject place is not identified as being of Aboriginal significance.
(9) Demolition of nominated State heritage items	
<p>The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:</p> <p>(a) notify the Heritage Council about the application, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p>	The subject place is not identified as being of State significance.
(10) Conservation incentives	
<p>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:</p> <p>(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and</p> <p>(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and</p>	Conservation incentives are not sought.

<p>(c) <i>the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and</i></p> <p>(d) <i>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</i></p> <p>(e) <i>the proposed development would not have any significant adverse effect on the amenity of the surrounding area.</i></p>	
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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 seen 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 north-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 north-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.

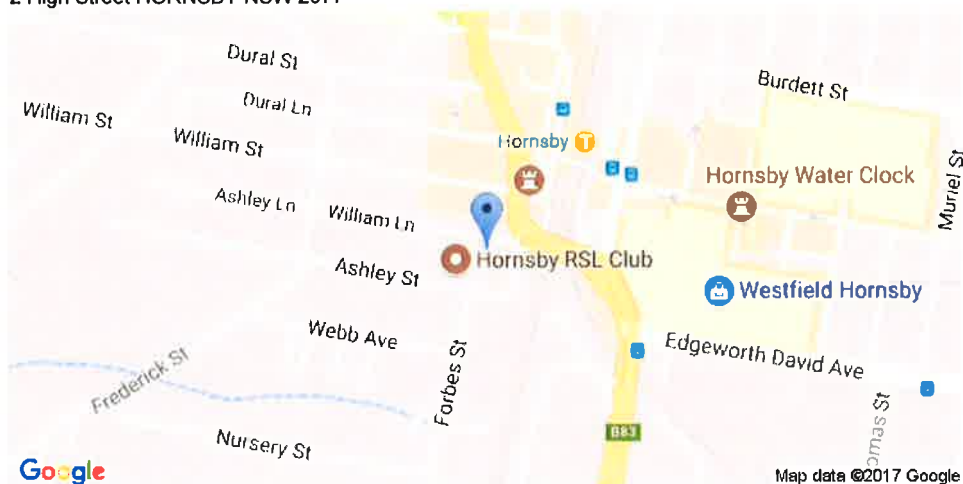
Prepared by



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 BelgiumTo 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
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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 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 in 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

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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.

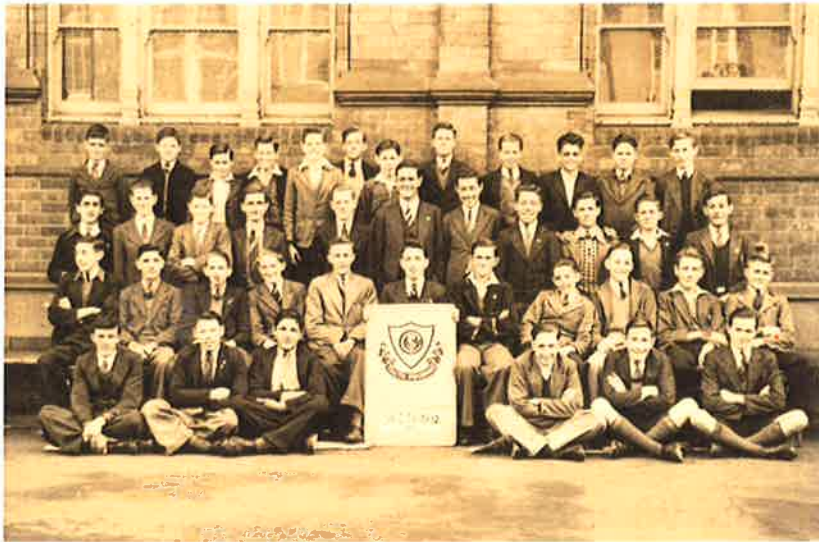
He attended the Hornsby Junior Technical School until he was 15 years old in 1939. He was a Safety Patrol Leader and a Class School Prefect in his final year at the school. His end of year report gives a summary of his character as perceived by the Headmaster:

"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 AYSNLEY

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 AYSNLEY, 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 AYSNLEY on 5th April 1956 and Arthur Michael Royal AYSNLEY (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 Turrumurra Motor Inn into Northaven Turrumurra, 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

Ross Innes AYNSLEY

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

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

Ross Innes AYNSLEY

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

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

—「Z」

to Waratah

DP1880 (E)

1880

Thomas

Hyndes

52

January

1829

1839



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STREET

FLORENCE

90-00

STREET

JUNCTION

91-04

2669

DP1880 

Dep ^d

Plan

J. J. Quong
Interned at Camp
B. H. Stewart

Thomas Hyiu

60ac Grant to

Part 5

WN

Land

Dep. Plan

JERSEY

NORT

BURDETT ST.

T.
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	each			

23	22	21	20	19	18	17	16	15	14	13	12	11	10	9
							THRU	0-1-14			each.			18p 193p 195p 222p 291p

72	each	75312	150
11	42	43	44 45

0.51	0.52	0.53	0.54	0.55	0.56	0.57	0.58	0.59	0.60	0.61	0.62
46	47	48	49	50	51	52	53	54	55	56	57
each											

WILLIAM

STREET

32	31	30	29	28
	each			

27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10
						1947						each				T. 196101	587P

[illegible]

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2034	177.6
2033	176.1
2032	175.3
2031	175.8
2030	175.8
2029	175.8
2028	175.8
2027	175.8
2026	175.8
2025	175.8
2024	175.8
2023	175.8
2022	175.8
2021	175.8
2020	175.8
2019	175.8
2018	175.8
2017	175.8
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2009	175.8
2008	175.8
2007	175.8
2006	175.8
2005	175.8
2004	175.8
2003	175.8
2002	175.8
2001	175.8
2000	175.8

ASHLEY

STREET

HIGH

Terry

from Sydney

DP 1880[ⓔ]

B DIVISION

Messrs Burns Withers & Smiths property

I OF SOUTH COLAH

Scale 100 feet to an Inch

Vol: 788 fol: 129 to 131

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

Vol: fol:

3057 MADE 16-M 14-7-93

2742-10 S.A. 14-7-93

STATION

DP 1880[ⓔ]

3 Perry

lep. Plan 2947

JERSEY S:

NORTHERN

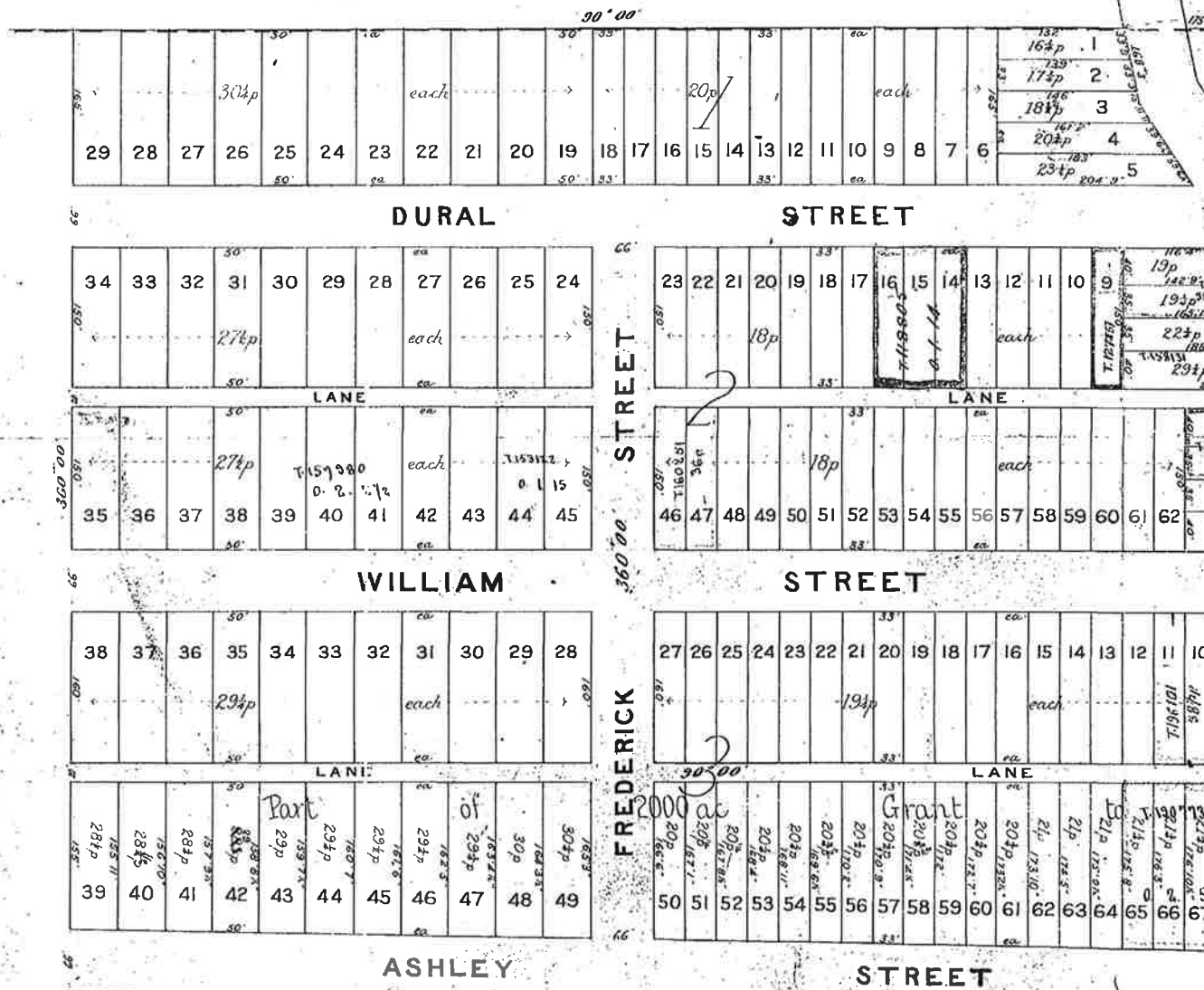
RAILWAY

to Warminster

Crown

Land

DP.1880E



DP 1880 E

DP 1880

DP 1880[©]

SUBDIVISION

of part of Messrs Burns Withers & Smiths

PARISH OF SOUTH CO

Scale 100 feet to an Inch

Vol: 788 fol: 129 to 131

Res^d Tre^d for fol: 130 N^o 4011 11-7-93
Vol: fol:

COPY MADE 16.4.14-7-93
EXAMINED S. A. 14-7-93

STANDARD PLANNED



CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

UP 1880	SH	1/2	FEET INCHES	METRES
15	-	-	4.57	4.57
16	-	-	4.59	4.59
17	-	-	4.61	4.61
18	-	-	4.63	4.63
19	-	-	4.65	4.65
20	-	-	4.67	4.67
21	-	-	4.69	4.69
22	-	-	4.71	4.71
23	-	-	4.73	4.73
24	-	-	4.75	4.75
25	-	-	4.77	4.77
26	-	-	4.79	4.79
27	-	-	4.81	4.81
28	-	-	4.83	4.83
29	-	-	4.85	4.85
30	-	-	4.87	4.87
31	-	-	4.89	4.89
32	-	-	4.91	4.91
33	-	-	4.93	4.93
34	-	-	4.95	4.95
35	-	-	4.97	4.97
36	-	-	4.99	4.99
37	-	-	5.01	5.01
38	-	-	5.03	5.03
39	-	-	5.05	5.05
40	-	-	5.07	5.07
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42	-	-	5.11	5.11
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76	-	-	5.79	5.79
77	-	-	5.81	5.81
78	-	-	5.83	5.83
79	-	-	5.85	5.85
80	-	-	5.87	5.87
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82	-	-	5.91	5.91
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84	-	-	5.95	5.95
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86	-	-	5.99	5.99
87	-	-	6.01	6.01
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90	-	-	6.07	6.07
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114	-	-	6.55	6.55
115	-	-	6.57	6.57
116	-	-	6.59	6.59
117	-	-	6.61	6.61
118	-	-	6.63	6.63
119	-	-	6.65	6.65
120	-	-	6.67	6.67
121	-	-	6.69	6.69
122	-	-	6.71	6.71
123	-	-	6.73	6.73
124	-	-	6.75	6.75
125	-	-	6.77	6.77
126	-	-	6.79	6.79
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129	-	-	6.85	6.85
130	-	-	6.87	6.87
131	-	-	6.89	6.89
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134	-	-	6.95	6.95
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139	-	-	7.05	7.05
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141	-	-	7.09	7.09
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152	-	-	7.31	7.31
153	-	-	7.33	7.33
154	-	-	7.35	7.35
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159	-	-	7.45	7.45
160	-	-	7.47	7.47
161	-	-	7.49	7.49
162	-	-	7.51	7.51
163	-	-	7.53	7.53
164	-	-	7.55	7.55
165	-	-	7.57	7.57
166	-	-	7.59	7.59
167	-	-	7.61	7.61
168	-	-	7.63	7.63
169	-	-	7.65	7.65
170	-	-	7.67	7.67
171	-	-	7.69	7.69
172	-	-	7.71	7.71
173	-	-	7.73	7.73
174	-	-	7.75	7.75
175	-	-	7.77	7.77
176	-	-	7.79	7.79
177	-	-	7.81	7.81
178	-	-	7.83	7.83
179	-	-	7.85	7.85
180	-	-	7.87	7.87



CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

UP 1880	SH	1/2 CONTO	FEET INCHES	METRES
181	6			55.32
183	-	2 4		55.32
185	-	16 1 4		411
185	2	17 1 4		436.3
187	10	18		456.3
188	11	18 1 4		461.6
189	6	19		480.6
194	6	19 1 4		486.9
204	3	19 3 4		499.5
215	4	20		505.9
AC RD P		20 1 4		512.2
		20 1 2		518.5
		20 3 4		528.8
		21		534.1
		21 1 4		551.5
		21 1 2		556.8
		21 3 4		569.1
		22		574.4
		22 1 2		575.4
		23		594.4
		24		607
		24 1 4		613.4
		25		632.3
		25 1 2		645
		27 1 2		695.6
		28		708.2
		28 1 2		720.6
		28 3 4		727.2
		29		733.5
		29 1 4		739.8
		29 1 2		746.1
		29 3 4		752.5
		30		758.8
		30 1 4		763.4
		31		768.4
		1 12 1 2		1328

D.P. 1880 Sheet 2/2

1	132° 19 1/2 P 124° 5'	40'	40'	44	40'
2	136° 57 1/2" 16 1/4 P	33'	33'	43	33'
3	138° 57 1/2" 16 1/2 P			42	
4	140° 57 1/2" 16 3/4 P			41	
5	142° 6" 17 P			40	
6	144° 6 1/4" 17 1/4 P			39	
7	146° 6 1/2" 17 1/2 P			38	
8	148° 6 3/4" 17 3/4 P			37	
9	150° 9" 18 P			36	
10	152° 7 1/4" 18 1/4 P			35	
11	154° 7 1/2" 18 1/2 P			34	
12	156° 7 1/4" 18 3/4 P			33	
13	158° 8" 19 P			32	
14	160° 8 1/4" 19 1/4 P			31	
15	162° 8 1/2" 19 1/2 P			30	
16	164° 8 3/4" 19 3/4 P			29	
17	166° 9" 20 P			28	
18	168° 9 1/4" 20 1/4 P			27	
19	170° 9 1/2" 20 1/2 P			26	
20	172° 9 3/4" 20 3/4 P			25	
1	174° 10" 21 P			24	
2	177° 9" 25 3/4 P			23	

LINDA

181° 9" 22 P	33'	33'	46	33'
183° 37 1/2" 22 1/4 P			45	
185° 37 1/2" 22 1/2 P			44	
187° 37 1/4" 22 3/4 P			43	
189° 4" 23 P			42	
191° 6 1/4" 23 1/4 P			41	
193° 6 1/2" 23 1/2 P			40	
195° 6 3/4" 23 3/4 P			39	
197° 5" 24 P			38	
199° 5 1/4" 24 1/4 P			37	
201° 5 1/2" 24 1/2 P			36	
203° 5 3/4" 24 3/4 P			35	
205° 6" 25 P			34	
207° 6 1/4" 25 1/4 P			33	
209° 6 1/2" 25 1/2 P			32	
211° 6 3/4" 25 3/4 P			31	
213° 7" 26 P			30	
215° 7 1/4" 26 1/4 P			29	
217° 7 1/2" 26 1/2 P			28	
219° 7 3/4" 26 3/4 P			27	
221° 8" 27 P			26	

1	163° 30 1/4 P	50'	50'	30	50'
2	30 1/4 P	40'	40'	29	40'
3				28	
4				27	
5				26	
6				25	
7				24	
8				23	
9				22	
10				21	
11				20	
12				19	
13				18	

207' 6 1/2"	34
25 1/4 P	33
209' 6 1/2"	32
25 1/2 P	31
211' 6 1/2"	30
25 3/4 P	29
213' 7"	28
26 P	27
215' 7 1/4"	26
26 1/4 P	25
217' 7 1/2"	24
26 1/2 P	
219' 7 3/4"	
26 3/4 P	
221' 8"	
27 P	
223' 8 1/4"	
27 1/4 P	
225' 8 1/2"	
27 1/2 P	
227' 9"	

9	22
10	21
11	20
12	19
13	18
14	17
15	16

URDETT

22 P	28
22 1/4 P	27
172"	26
2 1/2 P	25
1/4"	24
3 P	23
3 1/4 P	22
074"	21
3 1/2 P	20
072"	19
3 3/4 P	18
23 1/4"	17
4 P	16
1 1/4 P	15
1 1/2 P	
74"	
2 1/4 P	
72"	
5 P	
1/4"	
1/4 P	

1	18
2	17
3	16
4	15
5	14
6	13
7	12
8	11
9	10

RENCE

P	27
1/4 P	26
1/2 P	25
1/4 P	24
P	23
1/4 P	22
1/2 P	21
1/4 P	20
4 P	19
1/4 P	18
1/2 P	17
107 1/4"	16
23 3/4 P	15
27 1/2 P	14

1	18
2	17
3	16
4	15
5	14
6	13
7	12
8	11
9	10

HUNTER

ALBERT

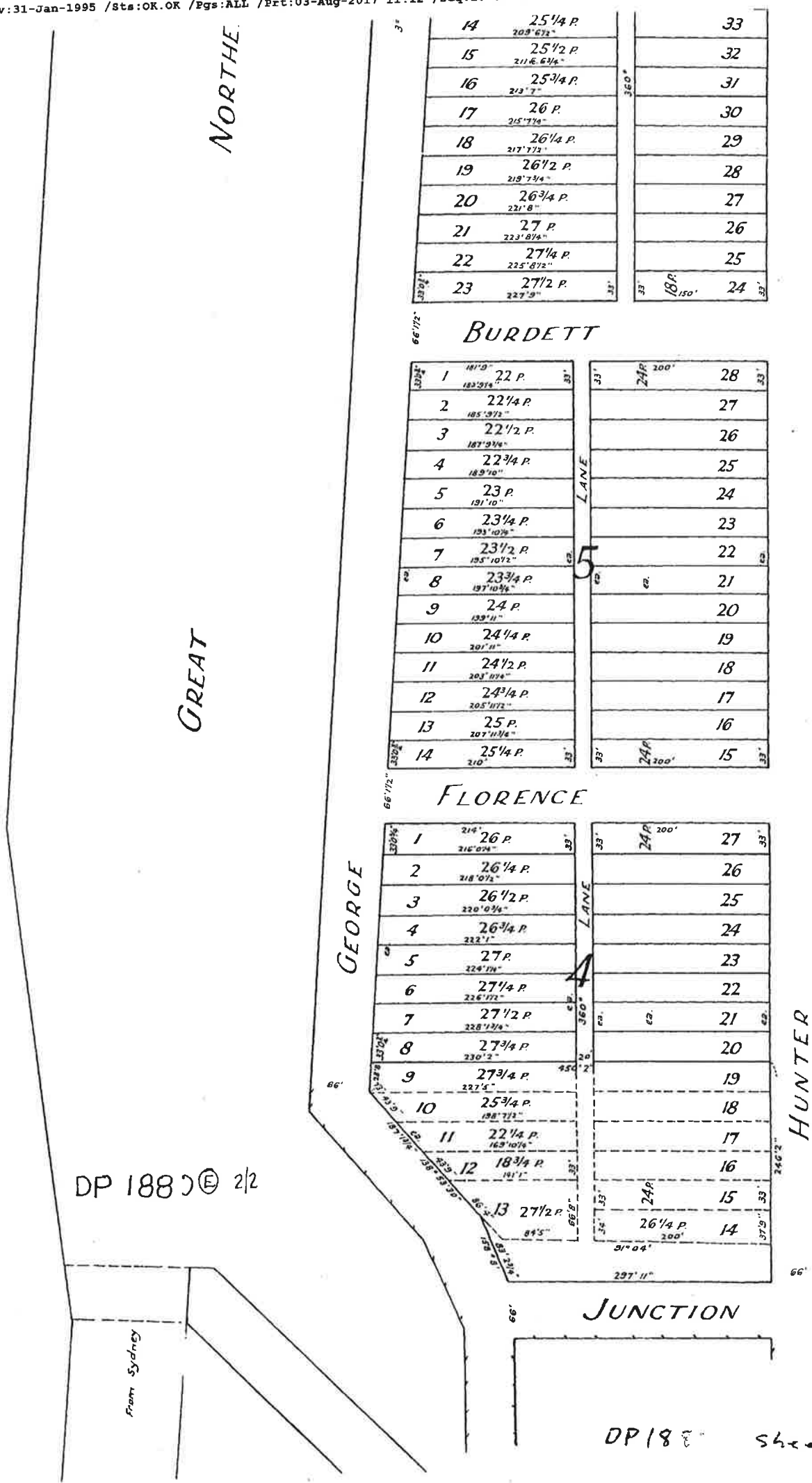
JUNCTION

ST

(Sgd.) C. B. Dawson
 L.S.
 13. 12. 86.

DP 1880 Sheet 2

DP 1880 © 2/2



14	25 1/4 P.	33
15	25 1/2 P.	32
16	25 3/4 P.	31
17	26 P.	30
18	26 1/4 P.	29
19	26 1/2 P.	28
20	26 3/4 P.	27
21	27 P.	26
22	27 1/4 P.	25
23	27 1/2 P.	24

1	22 P.	28
2	22 1/4 P.	27
3	22 1/2 P.	26
4	22 3/4 P.	25
5	23 P.	24
6	23 1/4 P.	23
7	23 1/2 P.	22
8	23 3/4 P.	21
9	24 P.	20
10	24 1/4 P.	19
11	24 1/2 P.	18
12	24 3/4 P.	17
13	25 P.	16
14	25 1/4 P.	15

1	26 P.	27
2	26 1/4 P.	26
3	26 1/2 P.	25
4	26 3/4 P.	24
5	27 P.	23
6	27 1/4 P.	22
7	27 1/2 P.	21
8	27 3/4 P.	20
9	27 3/4 P.	19
10	25 3/4 P.	18
11	22 1/4 P.	17
12	18 3/4 P.	16
13	27 1/2 P.	15
	26 1/4 P.	14

DP 1880 (E) 2/2

To Warsaw

RAILWAY

NORTHERN

3° 30'

66°	1	19 1/2 P	40°	44	40°
132°	2	16 1/4 P	33°	43	33°
132°	3	16 1/2 P		42	
132°	4	16 3/4 P		41	
132°	5	17 P		40	
132°	6	17 1/4 P		39	
132°	7	17 1/2 P		38	
132°	8	17 3/4 P		37	
132°	9	18 P		36	
132°	10	18 1/4 P		35	
132°	11	18 1/2 P		34	
132°	12	18 3/4 P		33	
132°	13	19 P		32	
132°	14	19 1/4 P		31	
132°	15	19 1/2 P		30	
132°	16	19 3/4 P		29	
132°	17	20 P		28	
132°	18	20 1/4 P		27	
132°	19	20 1/2 P		26	
132°	20	20 3/4 P		25	
132°	21	21 P		24	
132°	22	25 3/4 P		23	

LINDA

33°	1	22 P	33°	46	33°
183°	2	22 1/4 P		45	
183°	3	22 1/2 P		44	
183°	4	22 3/4 P		43	
183°	5	23 P		42	
183°	6	23 1/4 P		41	
183°	7	23 1/2 P		40	
183°	8	23 3/4 P		39	
183°	9	24 P		38	
183°	10	24 1/4 P		37	
183°	11	24 1/2 P		36	
183°	12	24 3/4 P		35	
183°	13	25 P		34	
183°	14	25 1/4 P		33	
183°	15	25 1/2 P		32	
183°	16	25 3/4 P		31	
183°	17	26 P		30	
183°	18	26 1/4 P		29	
183°	19	26 1/2 P		28	
183°	20	26 3/4 P		27	
183°	21	27 P		26	
183°	22	27 1/4 P		25	

Subdivision at Hornsby

Plt of South Colah

C^o of Cumberland

Scale: 100 ft. to one inch.

D. P. 1880 Sheet 1/2

SEY ST

WAY

PLAN FORM 2

Signatures and seal only.

B. Stewart
4/9/92
L. Davis
L. Davis
Charles

282151

Plan Drawing only to appear in this space

DP 585721 OFFICE USE ONLY

DP. 585721	
Regulation: EP 21.9.1976	
C.A. N° 7701 OF 29.4.1976	
Title Subject: TORRENS	
Purpose: SUBDIVISION	
Ref. Map: HORNBSY SH 61	
Ref. Plan: D.P. 11800	
Law Plan: D.P. 110172 (D.P. 1880)	
PLAN OF SUBDIVISION	
OF LOTS 5, 6, 7 & 8, SEC. 3, D.P. 1880	
Reduction Ratio 1" = 500'	
Lengths are in metres	
Name: HORNBSY	
Locality: HORNBSY	
Parish: SOUTH COLAR	
County: CUMBERLAND	
This plan is a copy of the original plan as deposited in the office of the Registrar of Deeds.	
It is intended to dedicate the SPLAINED CORNER OF LOT 7 TO THE PUBLIC.	
PURSUANT TO SECTION 80.5 OF THE CONVEYANCING ACT 1919-64 IT IS INTENDED TO GRANT TO THE PUBLIC THE RIGHTS OF FOOTWAY VARIABLE WIDTH.	
1. Jack Howard Nelson, Registrar General for New South Wales, certify that this plan is a true and correct copy of the original plan as deposited in my custody this 28th day of September, 1976.	

WILLIAM STREET

ASHLEY STREET

FORBES STREET

ASHLEY STREET

RIGHT OF FOOTWAY VARIABLE WIDTH

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SURVEYOR REFERENCE: 76/714

M.P.D

CERTIFICATE OF TITLE.

(C.)

New South Wales.

[Reference to last Certificate]

Vol. 1101 Folio 215
" 1110 Folio 6 and 7



REGISTER BOOK,

Vol. 1238 Folio 43

Elizabeth Henrietta Ogden wife of *Wharton Ogden* of *Neutral Bay, New South Wales*

TRANSFEREE under Instrument of Transfer from number 72524 from *The Bank of New South Wales Mortgage* exercising Power of Sale 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 1550 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 A.D.*

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* 189*7*
in the presence of *John Spark*

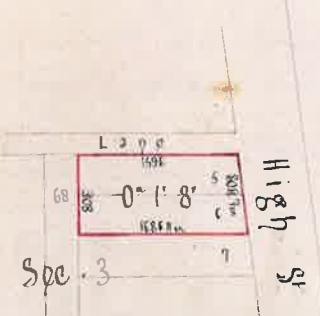
Deputy Registrar General

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

RECEIVED DATED 13/12/1897
FROM 14-1
PRODUCED IN THE
AT 6-12-1897
REGISTRAR



323622 MORTGAGE DATED 18th May 1901
FROM THE SAID Elizabeth Henrietta Ogden To
Elizabeth Henrietta Summers wife of Charles
Ogden Summers of North Sydney
Produced and entered 11th June 1901
at 7 o'clock in the afternoon
Deputy Registrar General

15th July 1901
25th July 1901
31st July 1901
Deputy Registrar General

15th July 1901
25th July 1901
31st July 1901
Deputy Registrar General

326364 Elizabeth Henrietta Ogden
to Alice Elizabeth Rosalia King of Sydney
15th July 1901
Deputy Registrar General

DISCHARGE OF above MORTGAGE No. 326364
DATED 16 October 1903 PRODUCED & ENTERED
AT 10 O'CLOCK IN THE MORNING
Deputy Registrar General

No. 507921 TRANSFER DATED 1st October 1908
FROM THE SAID Elizabeth Henrietta Ogden
To William Rudolph Olaf of
Hornshy Medical Practitioner
OF THE LAND within described
PRODUCED & ENTERED 16th October 1908
AT 2 O'CLOCK IN THE AFTERNOON
Deputy Registrar General

No. 613257 Lease dated 30th June 1911
FROM THE SAID William Rudolph Olaf To
Edward Morris Humphrey of Hornshy Medical Practitioner
PRODUCED & ENTERED 3rd July 1911
AT 4 O'CLOCK IN THE AFTERNOON
Deputy Registrar General

No. A 212908 SURRENDER of the within Lease
No. 613257 Dated 21st October 1919
Produced 16th November 1919 and entered
at 16th November 1919
at 5 o'clock in the afternoon
Deputy Registrar General

No. A 212908 Lease Dated 21st October 1919
from the said William Rudolph Olaf To
Edward Morris Humphrey of Hornshy
Medical Practitioner
Produced and entered 16th November 1919
at 5 o'clock in the afternoon
Deputy Registrar General

No. A 175965
By Union Trust Company of Australia Limited
Proprietors of 10 New
Application dated 13th January 1922
entered 2nd February 1922
at 12 o'clock in the afternoon
Deputy Registrar General

No. A 175965
By the Registrar General 15th January 1922
Produced and entered
at 12 o'clock in the afternoon
Deputy Registrar General

The above mentioned Lease No A 212909
has expired by effluxion of time
Dated 6th October 1923 vide B 467
Deputy Registrar General

The within Lease No A 175969
is hereby withdrawn.
Dated 7th December 1923
Deputy Registrar General

No. B 13629 TRANSFER dated 9th October 1923
from the said Union Trust Company of
Australia Limited to Marguerite Johnston
Robinson wife of James Robinson of
Hornshy Medical Practitioner
Produced and entered 2nd December 1923
at 11 o'clock in the afternoon
Deputy Registrar General

No. B 13629 MORTGAGE dated 9th October 1923
from the said Marguerite Johnston Robinson to
Union Trust Company of Australia Limited
Produced and entered 2nd December 1923
at 11 o'clock in the afternoon
Deputy Registrar General

This Deed is Cancelled and Certificate of this issued
Vol. 3229 Fol. 127
Deputy Registrar General

Appn. No. 6438

7143 726

Reference to Last Certificate

Vol. 1238 Fol. 43

New South Wales.

(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 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. 1860 and being part of 2000 acres (Portion 400th 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.

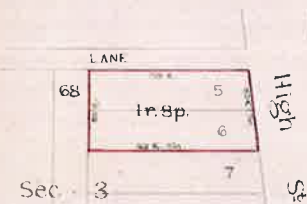
In witness whereof, I have hereunto signed my name and affixed my Seal, this twenty ninth day of October 1926

Signed in the presence of

J. Murray

J. H. Hills

Registrar General



No. 109549 TRANSFER dated 28th October 1926
From the wife Marguerite Stretton Robinson to
Robert John Stretton Robinson, being the husband of
Marguerite Stretton Robinson, both of whom are of the County of Cumberland in the State of New South Wales
Produced and entered 16th December 1926
at 11 o'clock in the forenoon.

REGISTRAR GENERAL

No. 109540 MORTGAGE dated 28th October 1926
From the said Robert John Stretton Robinson, being the husband of Marguerite Stretton Robinson, both of whom are of the County of Cumberland in the State of New South Wales
Produced and entered 16th December 1926
at 11 o'clock in the forenoon.

REGISTRAR GENERAL

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.

J. H. Hills

Registrar General

No. 2 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.

J. H. Hills

Registrar General

No. 923319 DISCHARGE of within mortgage
D595760 dated 26th January 1927
Produced 27th January 1927 and entered 19th January 1927
at 10 o'clock in the forenoon.

REGISTRAR GENERAL

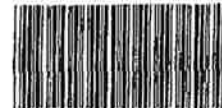
No. B 413635 DISCHARGE of within Mortgage
the 19th day of September 1926
Produced 1st September 1926 and entered
at 11 o'clock in the forenoon.

Robert John Stretton Robinson, being the husband of Marguerite Stretton Robinson, both of whom are of the County of Cumberland in the State of New South Wales, the surviving joint tenants, is now the proprietor of the land within described. See Volume of Deeds (Section 101) No. 6438/11
Entered 19th January 1927

REGISTRAR GENERAL

014916 (P.P.P.)
CT 22/10/26
CT 11/11/26

CERTIFICATE OF TITLE
PROPERTY ACT, 1900



1276110

NEW SOUTH WALES

Appln. No.6438

Prior Title Vol.3929 Fol.129

Vol. **12761** Fol. **110**

Edition issued 28-4-1975



CANCELLED

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.

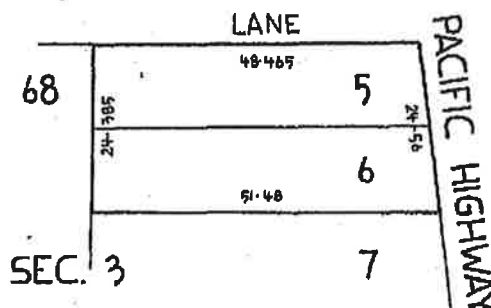
Janatson

Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



P92476

P92476

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 CAMPTHORNE, Clerk, GORDON SPOWART CURRY, 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 P875729
3. Mortgage No. H249721 to Commonwealth Savings Bank of Australia. Entered 3-1-1969. Discharged P337201

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

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.

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

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