

PLANNING PROPOSAL HIGH AND ASHLEY STREETS, HORNSBY

PROJECT 815E.14
06 October 2022





Site 01. Existing RSL Club
Site 02. Existing Undeveloped Site

■ ■ ■ ■ Peats Ferry Road Highway

Study Area

PLANNING PROPOSAL - HIGH AND ASHLEY STREETS, HORNSBY

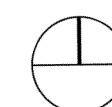
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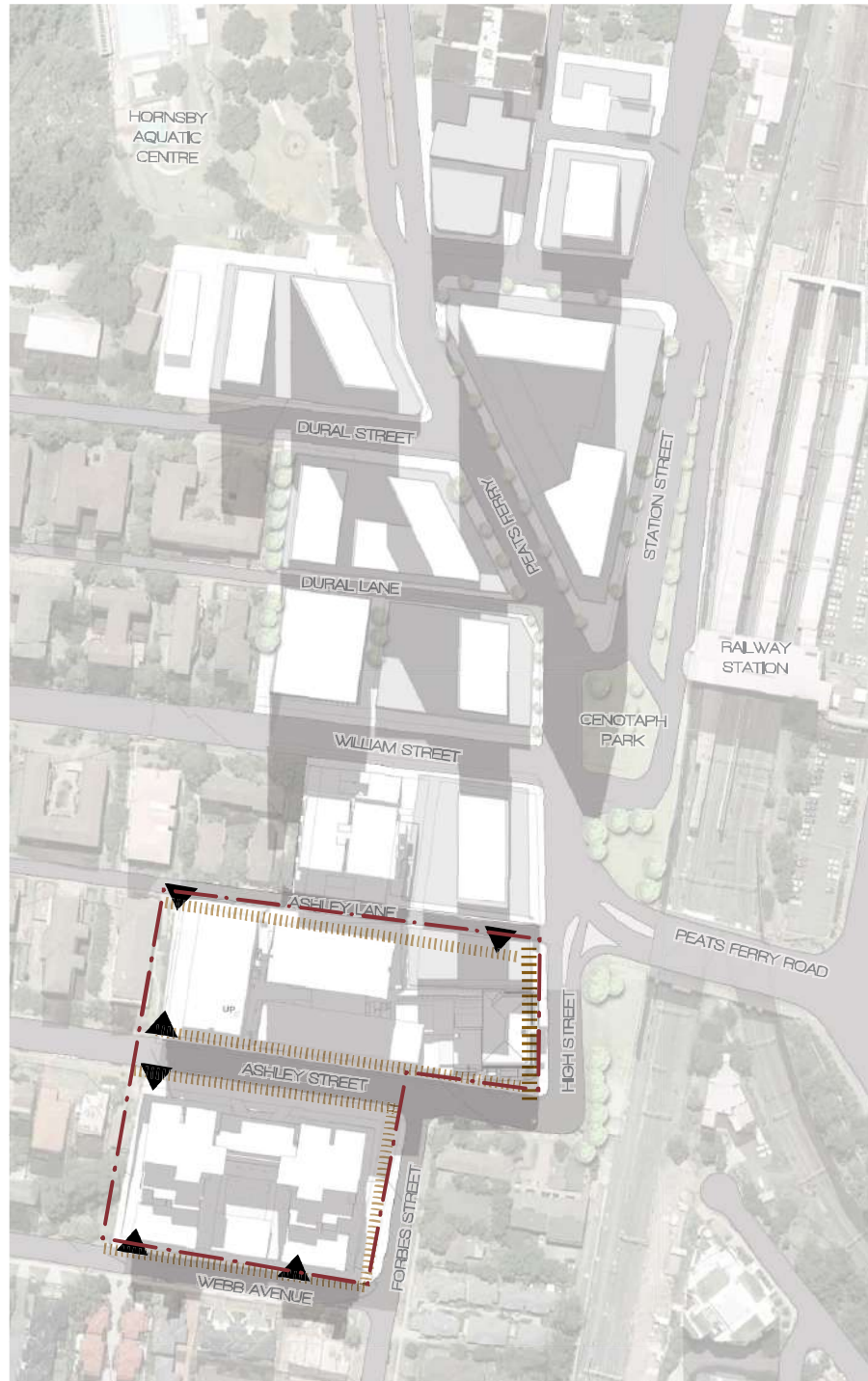
LOCATION PLAN
PROJECT 815E.14

1:500 @ A1

page 2

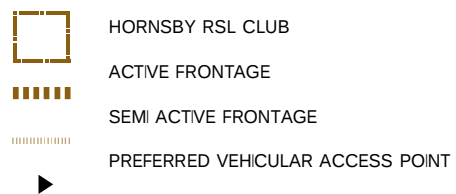


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Planning Proposal - High and Ashley Streets, Hornsby

Active Frontages and Awnings



PLANNING PROPOSAL - HIGH AND ASHLEY STREETS, HORNSBY

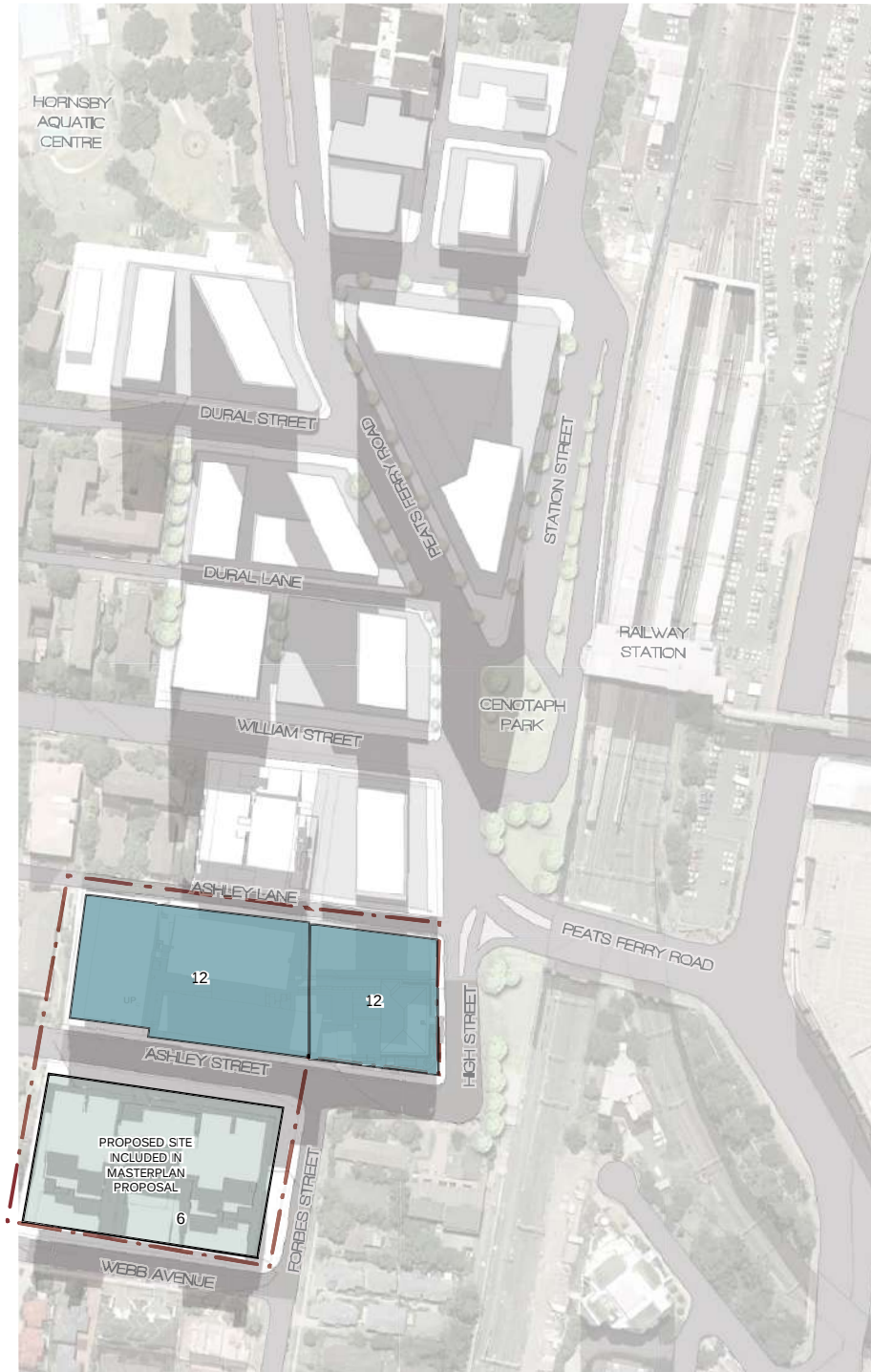
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PLANNING PRINCIPLES

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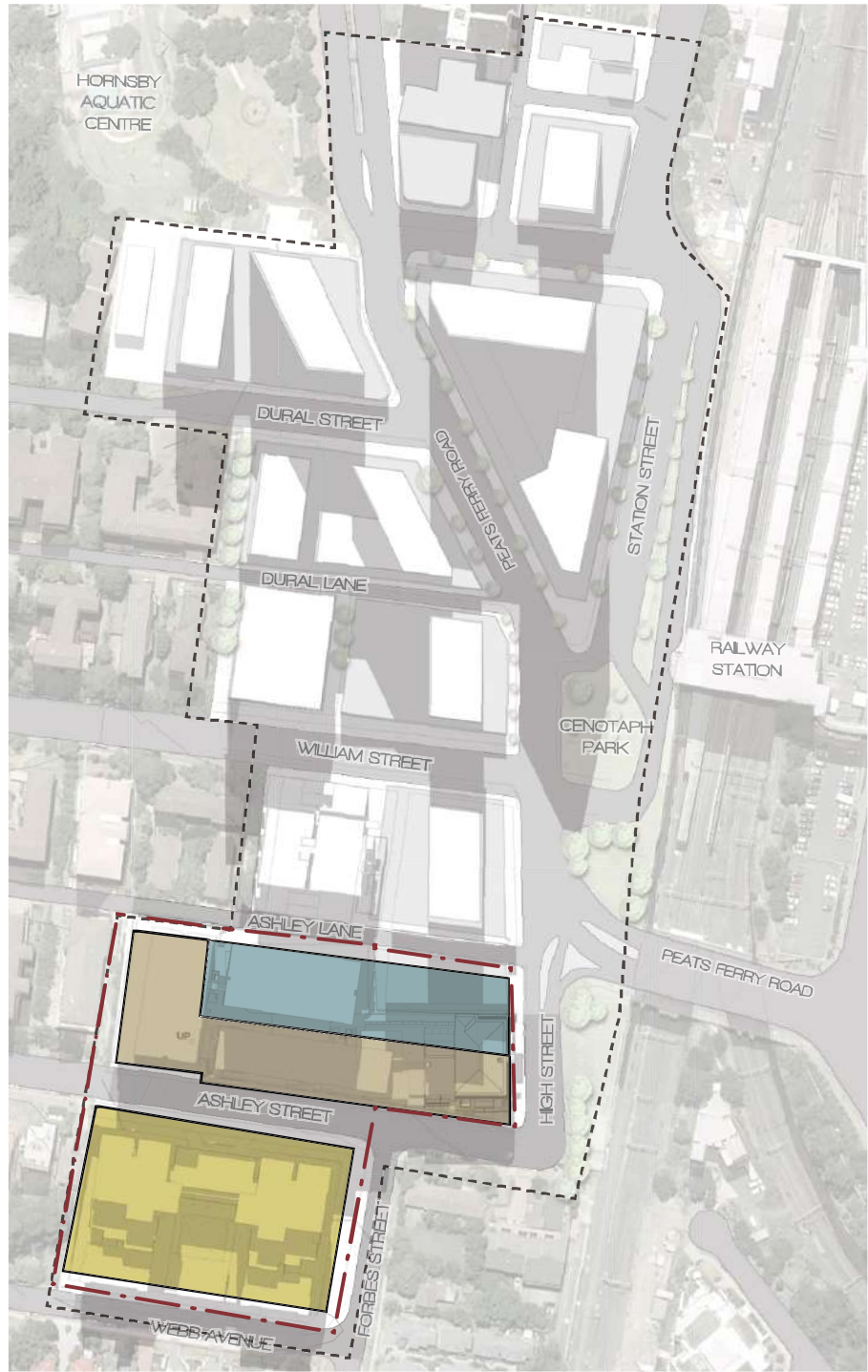
Planning Proposal - High and Ashley Streets, Hornsby - Built Form

- HORNSBY RSL SITE
- 12 STOREYS
38.5m approx.
- 6 STOREYS
20.5m approx.

PLANNING PROPOSAL - HIGH AND ASHLEY STREETS, HORNSBY

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Planning Proposal - High and Ashley Street, Hornsby
Land Use

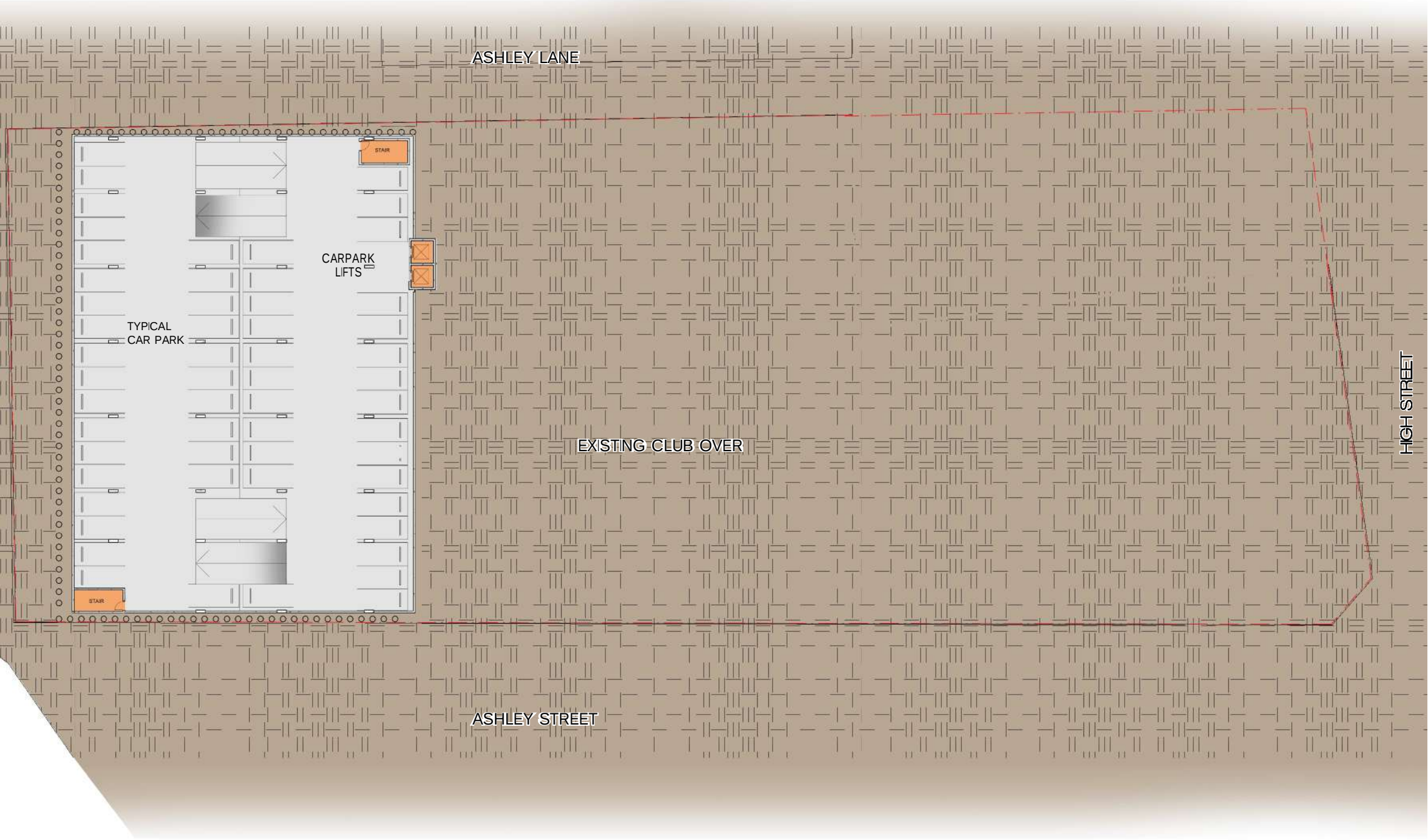
-  MIXED USE (HIGH RISE)
-  MIXED USE (MEDIUM RISE)
-  SENIORS HOUSING

PLANNING PROPOSAL
- HIGH AND ASHLEY
STREETS, HORNSBY

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PLANNING PRINCIPLES
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1:500 @ A1



TYPICAL PARKING LAYOUT
LEVELS -1 TO -3

CAR PARK

LEVEL	SPACES
LEVEL -4	29
LEVEL -3	56
LEVEL -2	56
LEVEL -1	56
LEVEL G	50
LEVEL 1	56
LEVEL 2	59
TOTAL	362



PLANNING PROPOSAL
- HIGH AND ASHLEY
STREETS, HORNSBY

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BASEMENT PLAN
SITE 1

CAR PARK

LEVEL
LEVEL G

SPACES
50



CAR PARK ENTRY LEVEL

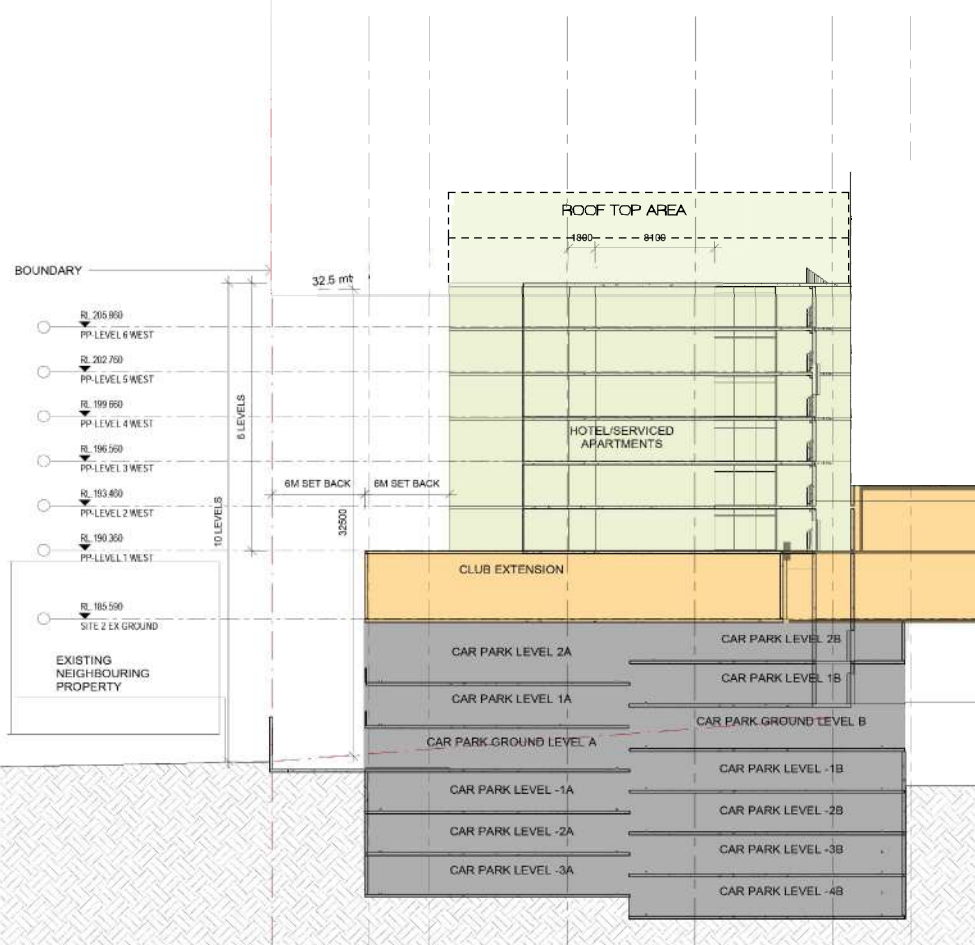


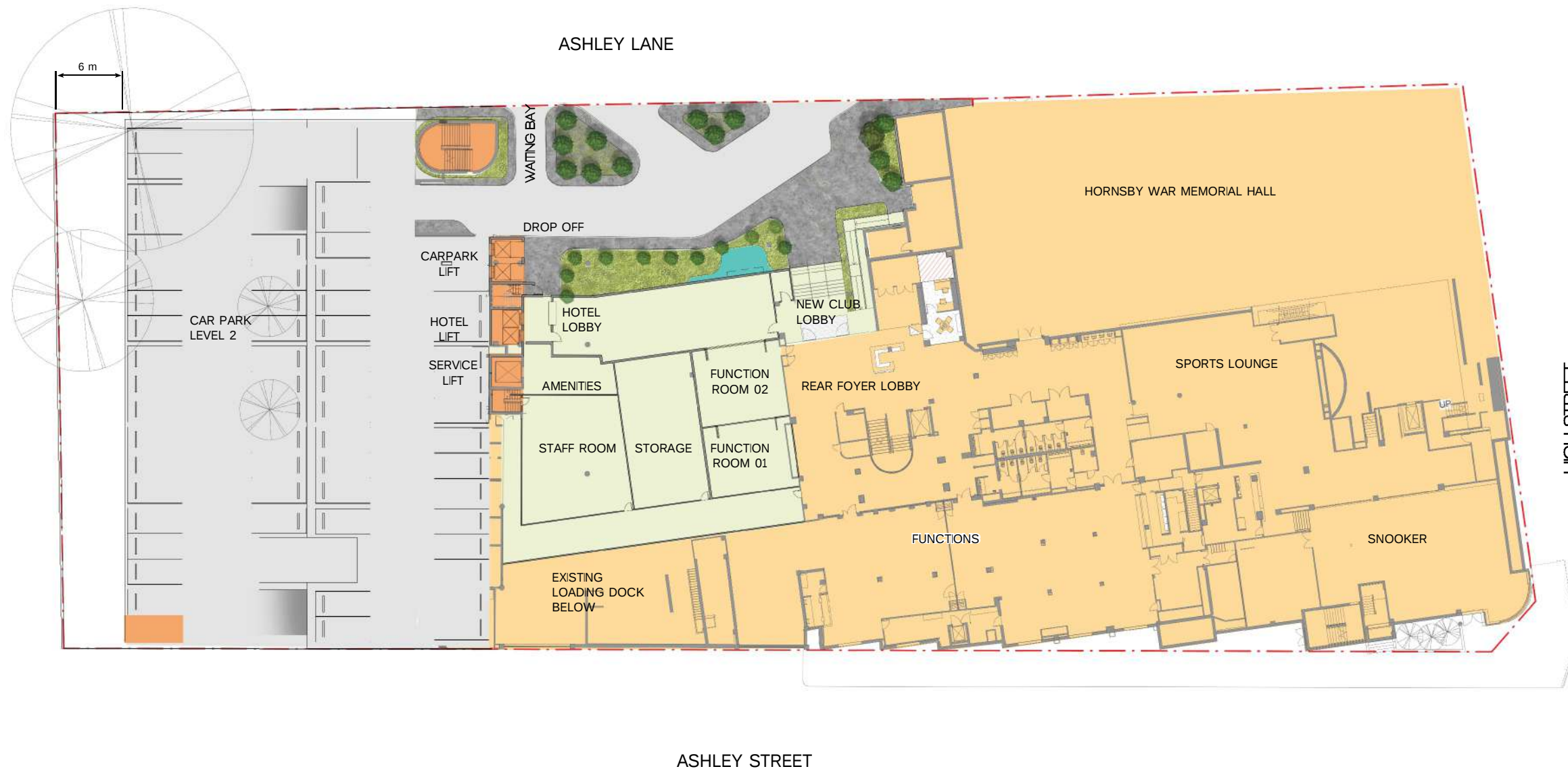
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CAR PARK ENTRY LEVEL SITE 1





CAR PARK

LEVEL	SPACES
2 LEVEL	59
NEW RESIDENTIAL LOBBY	95sqm
NEW CLUB LOBBY	45sqm
NEW HOTEL/CAR PARK LOBBY	330sqm

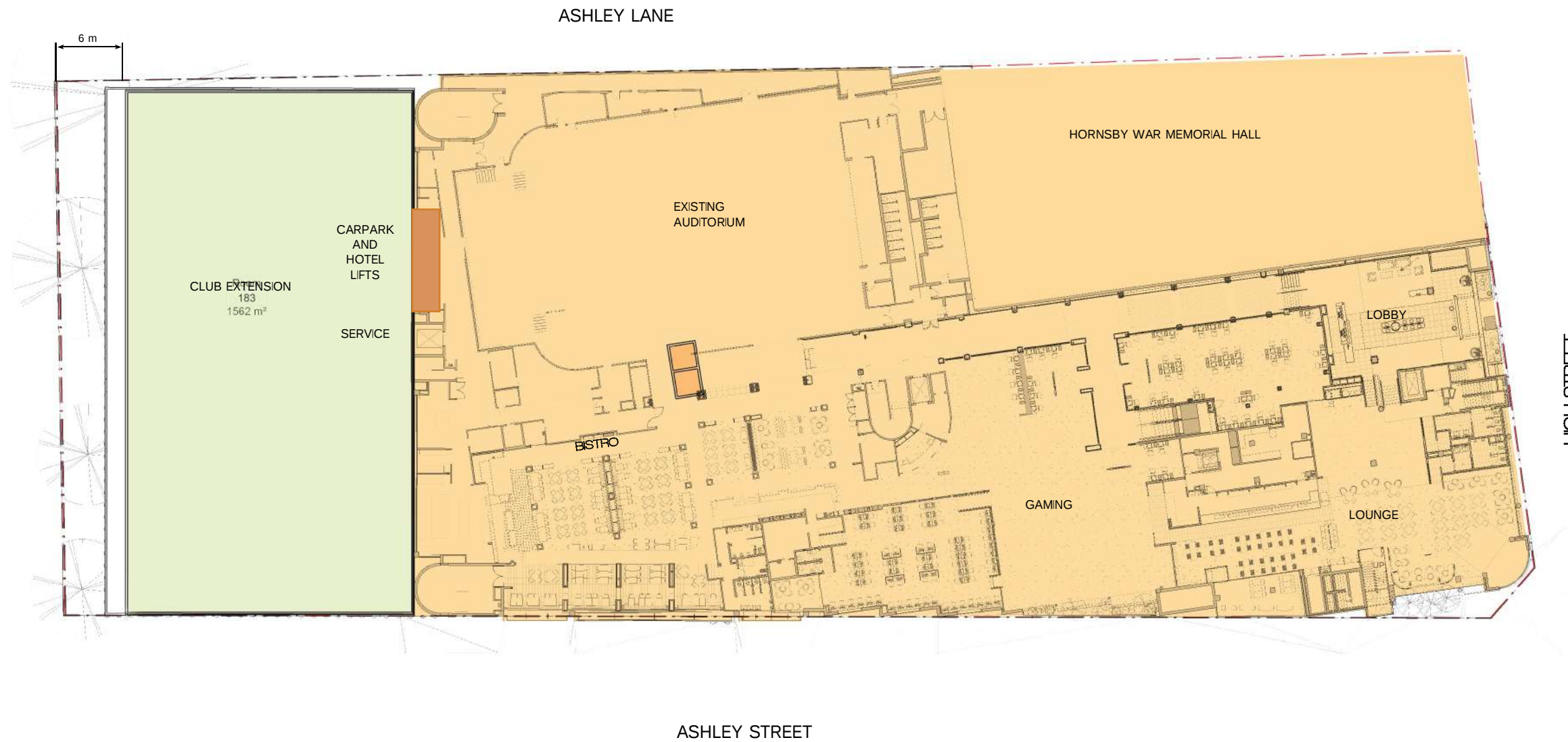


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LOWER GROUND SITE 1



- CLUB EXTENSION
- EXISTING CLUB

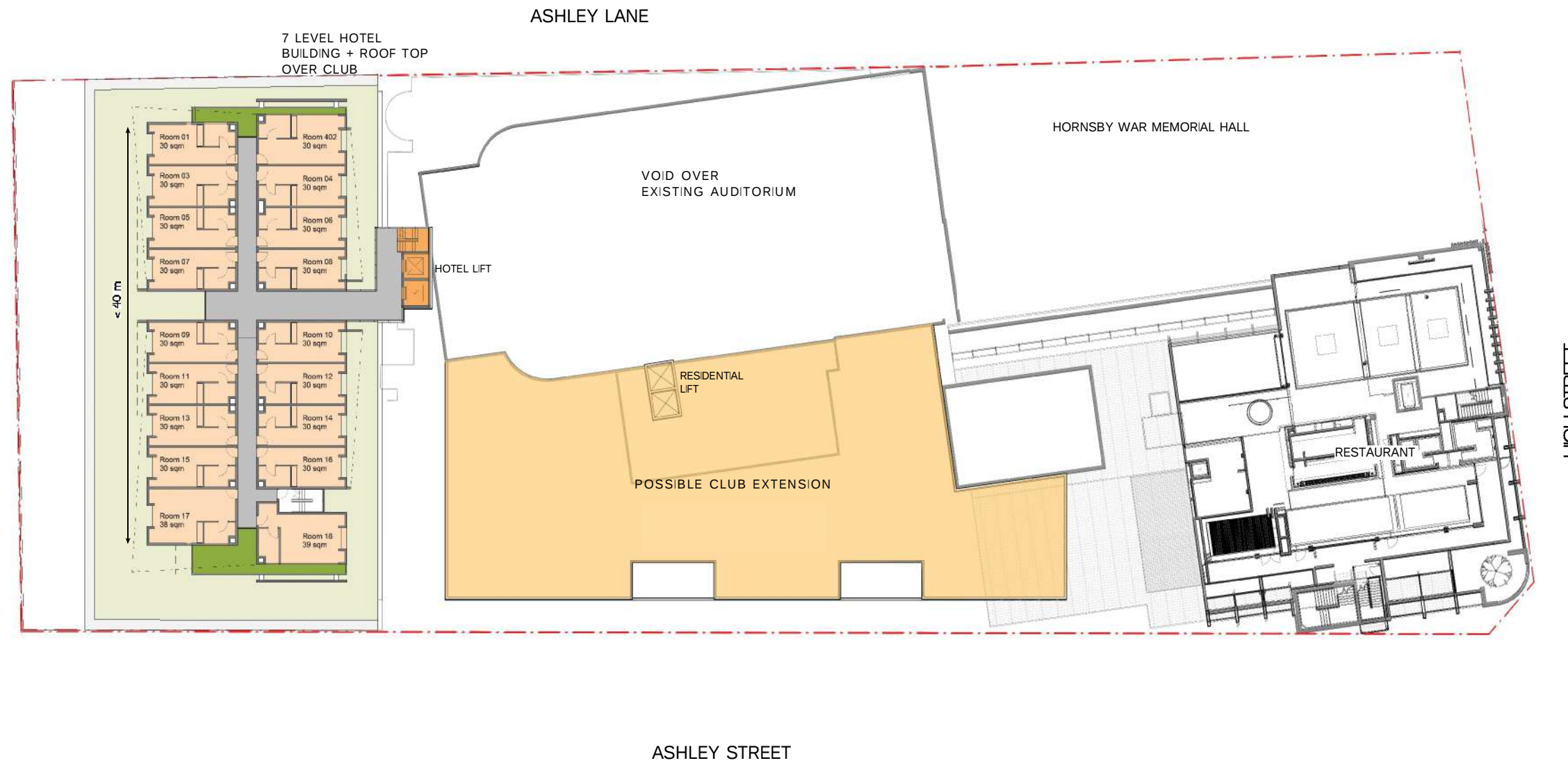


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GROUND LEVEL
SITE 1

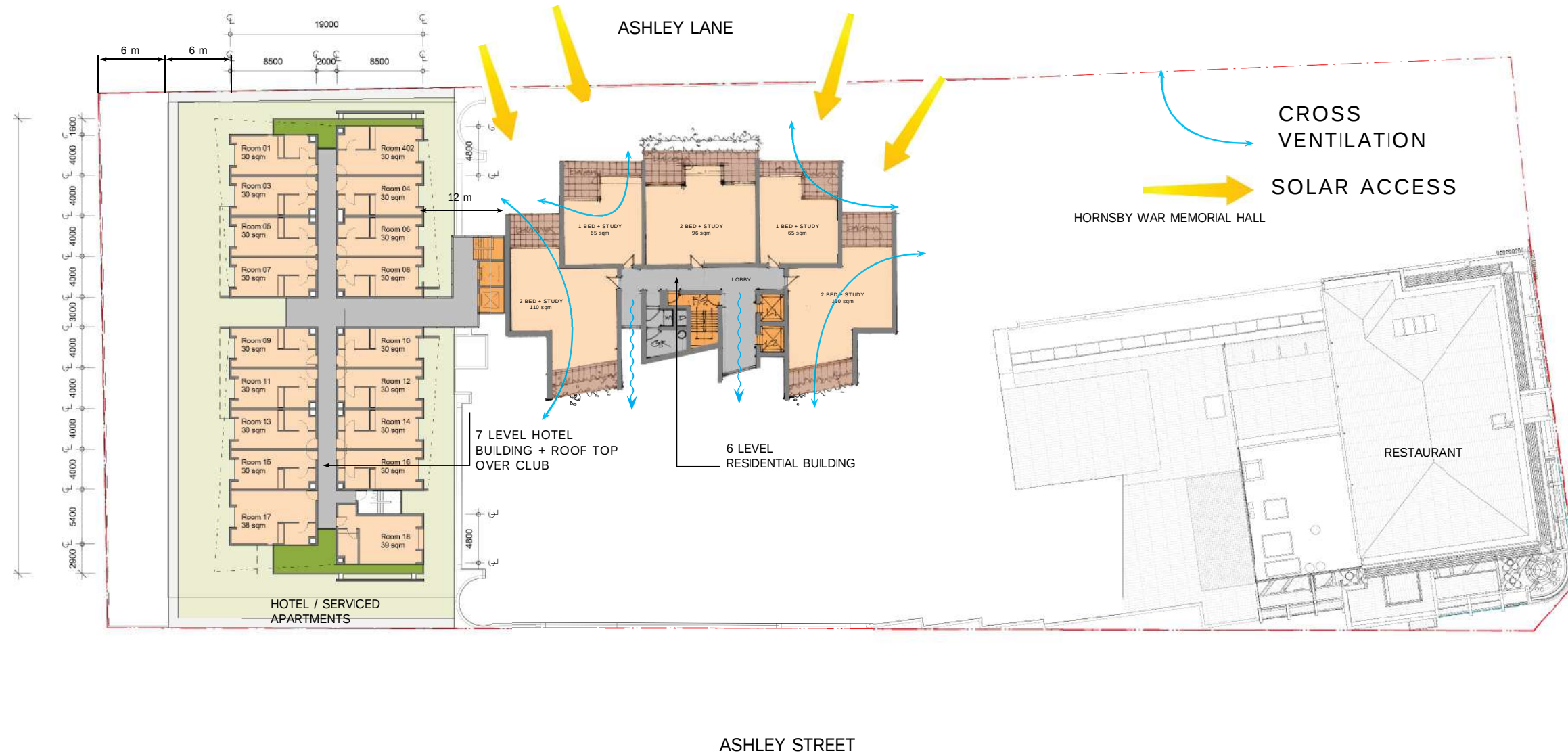


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GROUND LEVEL
SITE 1



RESIDENTIAL LEVEL 1-6

UNIT PER LEVEL	#	TOTAL
2 BED + STUDY	3	18
1 BED	2	12
TOTAL		30

NEW HOTEL / SERVICED APARTMENTS

UNIT PER LEVEL	#
28m ² ROOM	16
31m ² ROOM	1
36m ² ROOM/SUITE	1
TOTAL	18
TOTAL ROOMS	126



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TYPICAL HOTEL
SITE 1

EXISTING CAR PARK

ON GRADE 65

NEW CLUB CAR PARK

LEVEL	SPACES
LEVEL -4	29
LEVEL -3	56
LEVEL -2	56
LEVEL -1	56
LEVEL G	50
LEVEL 1	56
LEVEL 2	59

TOTAL 362
TOTAL ADDITIONAL SPACES 297

LOWER GROUND

NEW CLUB LOBBY
NEW HOTEL LOBBY
NEW FUNCTION ROOMS/ STAFF ROOMS

GROUND LEVEL
NEW CLUB EXTENSION 1440sqm

LEVEL 1
NEW CLUB EXTENSION 1220sqm

NEW WESTERN HOTEL

LEVELS 7 + ROOF TOP
ROOMS PER LEVEL 18

TOTAL ROOMS 126

NORTHERN RESIDENTIAL

LEVELS 6
1 BED 12
2 BED + STUDY 18
TOTAL ROOMS 30

ALLOWABLE FSR 3:1 + RESIDENTIAL
SHOP TOP

SITE AREA 6,697m²
ALLOWABLE GFA 20,094m²

EXISTING FSR 1.76:1
EXISTING GFA 11,787m²

PROPOSED FSR 3:1 + RESIDENTIAL
SHOP TOP

PROPOSED GFA 11,787m²
EXISTING CLUB

PROPOSED CLUB 1,442m²
EXTENSION GROUND LEVEL

PROPOSED CLUB 1,220m²
EXTENSION LEVEL 1

PROPOSED HOTEL 6,000m²
LEVEL 1 TO LEVEL 7

TOTAL PROPOSED GFA 19,699m²



PLANNING PROPOSAL
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SITE 1



--- ASHLEY STREET



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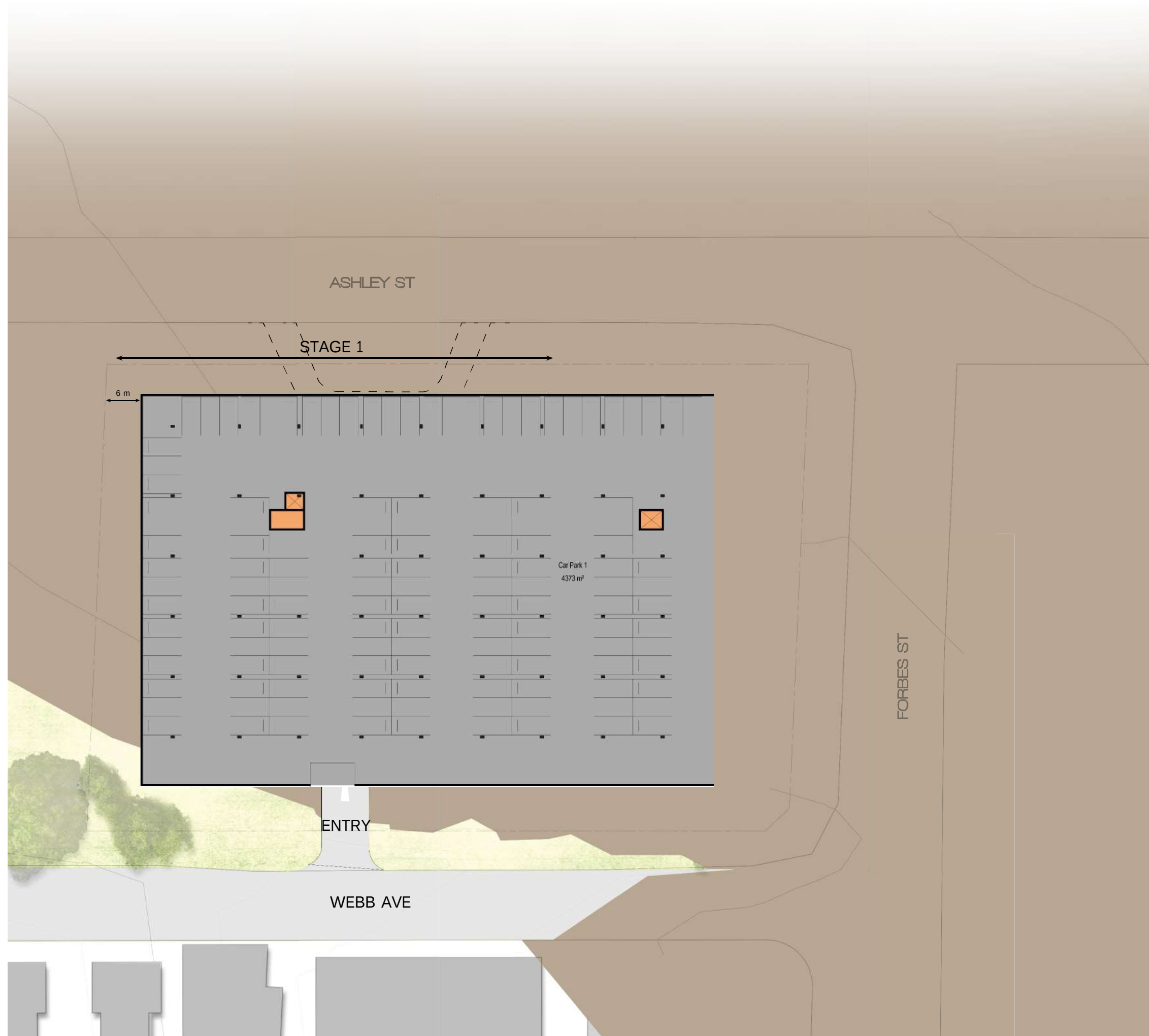
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3D VIEW ASHLEY STREET
SITE 2

STAGE 1 CAR PARK

SPACES

88



PLANNING PROPOSAL - HIGH AND ASHLEY STREETS, HORNSBY

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WEBB AVENUE LEVEL 1
SITE 2

1:250 @ A1

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RESIDENTIAL LEVEL 2

STAGE 1		
UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	3	9
2 BED	3	6
TOTAL	6	15

CAR PARK

STAGE1 SPACES	21
STAGE 2 SPACES	29
TOTAL	49



PLANNING PROPOSAL
- HIGH AND ASHLEY
STREETS, HORNSBY

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WEBB AVENUE LEVEL 2
SITE 2

1:250 @ A1



RESIDENTIAL LEVEL 3

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

STAGE 1

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

STAGE 2

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



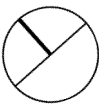
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WEBB AVENUE
LEVEL 3 + COURTYARD

SITE 2
1:250 @ A1



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RESIDENTIAL LEVEL 4

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

STAGE 1

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

STAGE 2

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



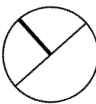
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STREETS, HORNSBY

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ASHLEY STREET LEVEL 1
WEBB AVENUE LEVEL 4

SITE 2
1:250 @ A1





RESIDENTIAL LEVEL 5

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

STAGE 1

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

STAGE 2

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



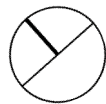
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- HIGH AND ASHLEY
STREETS, HORNSBY

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ASHLEY STREET LEVEL 2
WEBB AVENUE LEVEL 5

SITE 2
1:250 @ A1





RESIDENTIAL LEVEL 6

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	4	12
2 BED	12	24
TOTAL	16	36

STAGE 1

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

STAGE 2

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



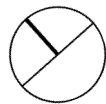
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- HIGH AND ASHLEY
STREETS, HORNSBY

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ASHLEY STREET LEVEL 3
WEBB AVENUE LEVEL 6

SITE 2
1:250 @ A1





RESIDENTIAL LEVEL 7

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	2	6
2 BED	12	24
TOTAL	14	30

STAGE 1

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

STAGE 2

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



PLANNING PROPOSAL
- HIGH AND ASHLEY
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ASHLEY STREET LEVEL 4
SITE 2

1:250 @ A1



RESIDENTIAL LEVEL 8

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	2	6
2 BED	6	12
1 BED	2	2
TOTAL	10	20

STAGE 1

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

STAGE 2

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



PLANNING PROPOSAL
- HIGH AND ASHLEY
STREETS, HORNSBY

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ASHLEY STREET LEVEL 5
SITE 2

1:250 @ A1



RESIDENTIAL LEVEL 9

UNIT MIX	TOTAL UNITS	TOTAL BEDROOMS
3 BED	2	6
2 BED	4	8
1 BED	2	2
TOTAL	8	16

STAGE 1

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

STAGE 2

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

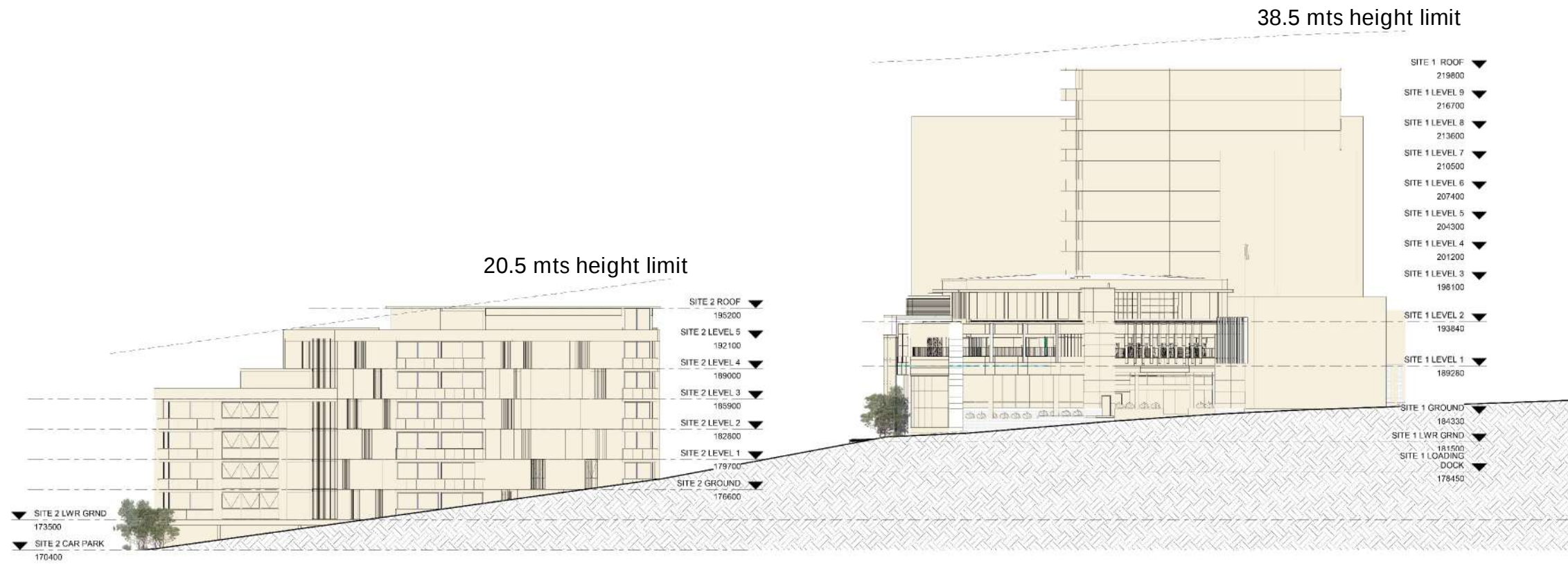


PLANNING PROPOSAL
- HIGH AND ASHLEY
STREETS, HORNSBY

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ASHLY STREET LEVEL 6
SITE 2

1:250 @ A1



FORBES STREET ELEVATION



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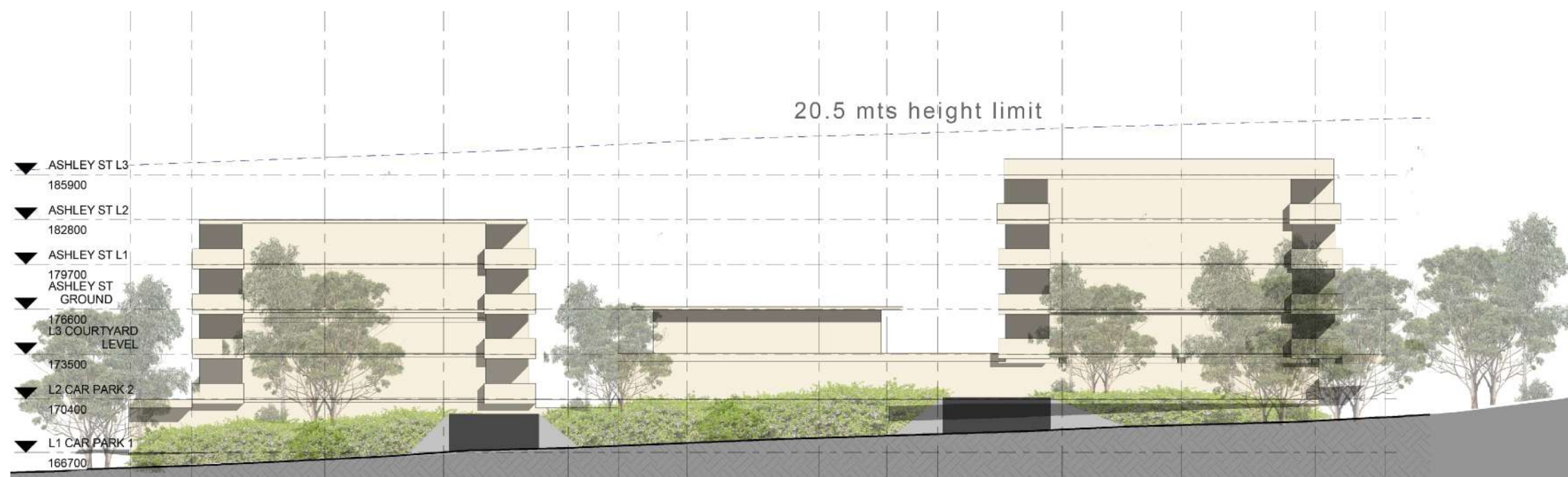
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FORBES STREET ELEVATION + MASS DIAGRAM

SITE 2
1:250 @ A1



ASHLEY STREET ELEVATION



WEBB AVENUE ELEVATION



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ASHLEY STREET AND WEBB AVENUE ELEVATIONS

SITE 2
1:250 @ A1

CAR PARK

STAGE1 SPACES	88
STAGE 2 SPACES	49
TOTAL	137

RESIDENTIAL

	TOTAL UNITS	TOTAL BEDROOMS
UNIT MIX		
3 BED	31	93
2 BED	69	138
1 BED	6	6
TOTAL	106	237

STAGE 1

	TOTAL UNITS	TOTAL BEDROOMS
UNIT MIX		
3 BED	16	48
2 BED	33	66
1 BED	5	5
TOTAL	54	119

STAGE 2

	TOTAL UNITS	TOTAL BEDROOMS
UNIT MIX		
3 BED	15	45
2 BED	36	72
1 BED	1	1
TOTAL	52	118

ALLOWABLE FSR	3:1
SITE AREA	5,565m ²
ALLOWABLE GFA	16,695m ²

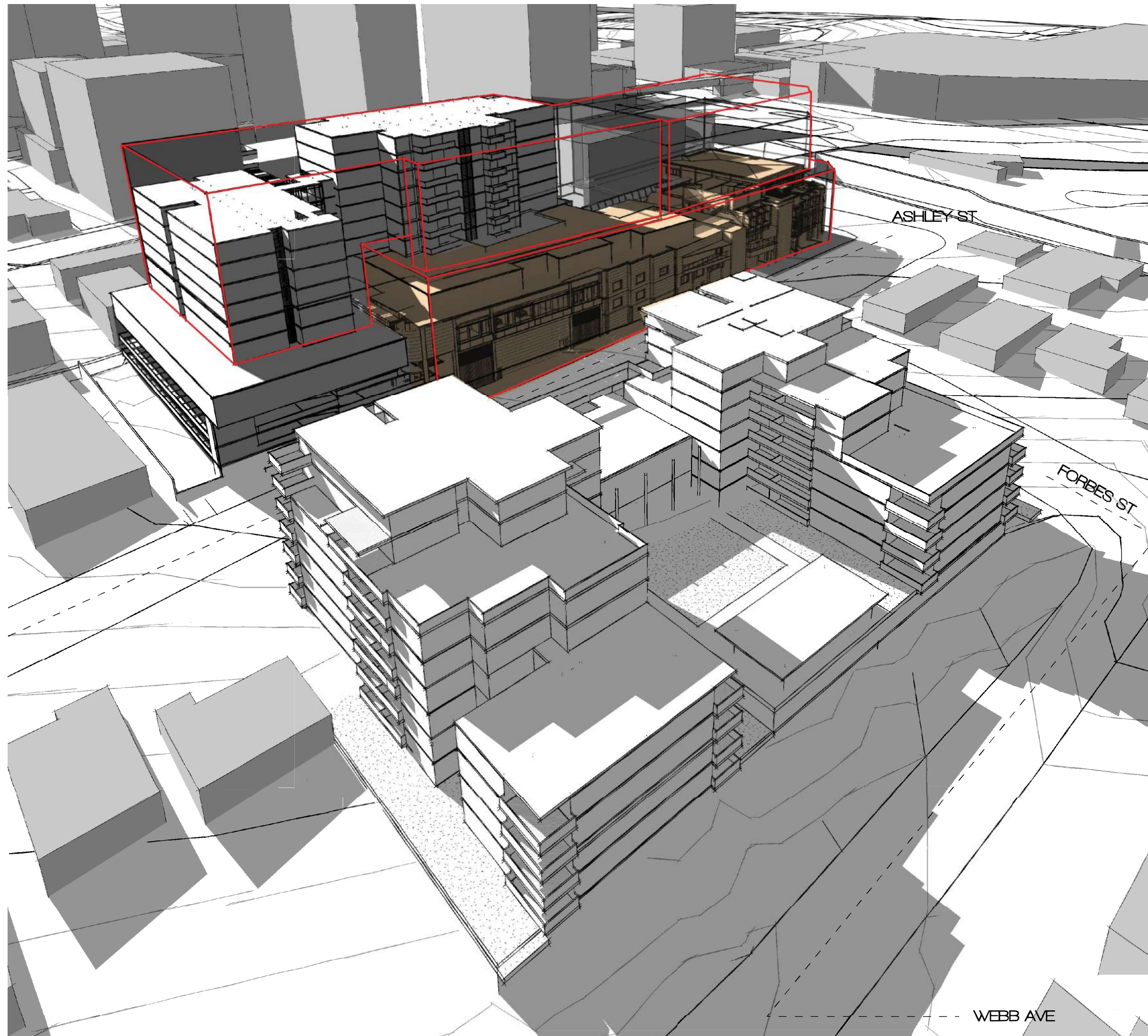
PROPOSED FSR	2.6:1
PROPOSED GFA	14,338m ²



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SITE 2



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MASS DIAGRAM
SITE 2

1:250 @ A1