



New South Wales

Hornsby Shire Local Environmental Plan 1994 (Amendment No 88)

under the

Environmental Planning and Assessment Act 1979

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (S04/00894/S69)

DIANE BEAMER, M.P.,
Minister Assisting the Minister for Infrastructure
and Planning (Planning Administration)

2005 No 101

Clause 1 Hornsby Shire Local Environmental Plan 1994 (Amendment No 88)

Hornsby Shire Local Environmental Plan 1994 (Amendment No 88)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Hornsby Shire Local Environmental Plan 1994 (Amendment No 88)*.

2 Aims of plan

This plan aims:

- (a) to rezone the land to which this plan applies to the Business F (Town Centre) Zone under *Hornsby Shire Local Environmental Plan 1994*, and
- (b) to provide for a community facility, and
- (c) to set floorspace ratios for the community facility and any residential component of the proposed development of the land, and
- (d) to identify matters to be considered by Hornsby Shire Council in respect of the proposed development.

3 Land to which plan applies

This plan applies to land known as 94–106 George Street, Hornsby, as shown edged heavy black on the map marked “Hornsby Shire Local Environmental Plan 1994 (Amendment No 88)” deposited in the office of Hornsby Shire Council.

4 Amendment of Hornsby Shire Local Environmental Plan 1994

Hornsby Shire Local Environmental Plan 1994 is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Clause 23 Dictionary

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

Hornsby Shire Local Environmental Plan 1994 (Amendment
No 88)

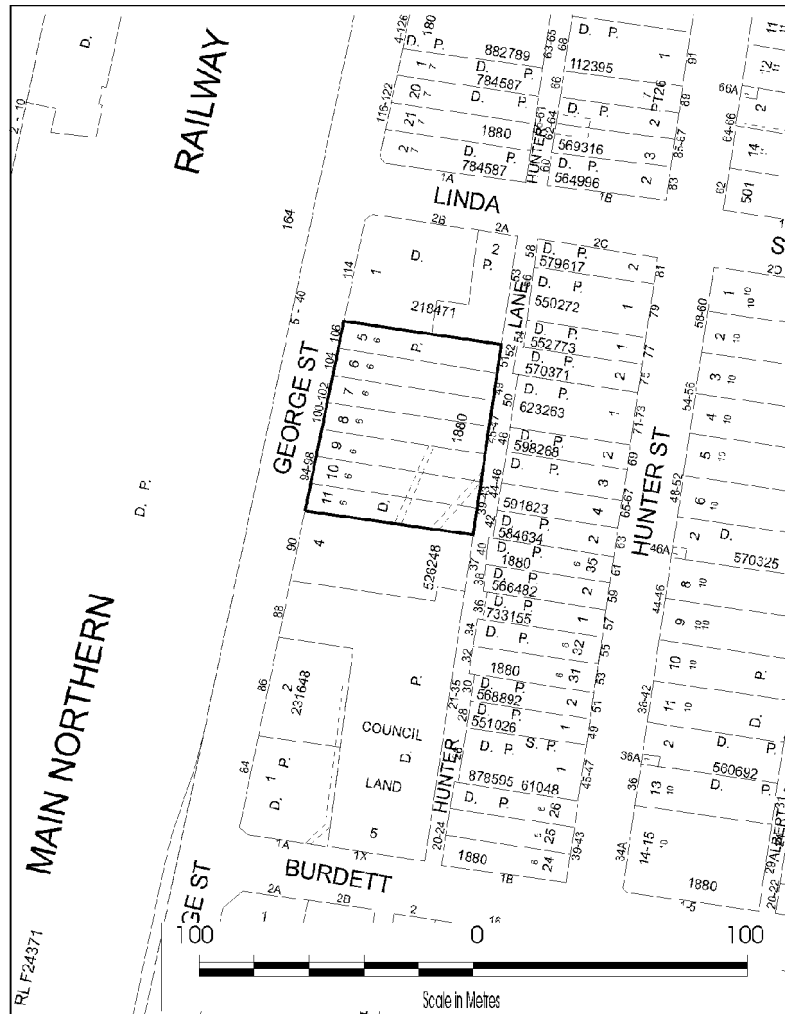
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Schedule 1 Amendments

[2] Schedule B

Insert after Diagram 19:
Diagram 20



HORNSBY TOWN CENTRE

Land described in diagram 20

- 1 The Council may consent to development not exceeding a maximum RL of 215.830 in respect of the land shown edged heavy black on Diagram 20, but only if:

- (a) a community facility is provided and its floorspace ratio is not less than 1:1, and
 - (b) any residential component of the development does not exceed a floorspace ratio of 3:1.
- 2 In considering consent to such development, the Council must have regard to the following matters:
- (a) setbacks,
 - (b) landscaped open space,
 - (c) building design,
 - (d) streetscape,
 - (e) impact on adjoining development,
 - (f) stormwater management,
 - (g) vehicular access and egress,
 - (h) traffic management,
 - (i) car parking,
 - (j) future road widening.