



New South Wales

Hornsby Local Environmental Plan 2013 (Amendment No 13)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

LEAH SCHRAMM

As delegate for the Minister for Planning and Public Spaces

Hornsby Local Environmental Plan 2013 (Amendment No 13)

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1 Name of plan

This plan is *Hornsby Local Environmental Plan 2013 (Amendment No 13)*.

2 Commencement

This plan commences on the day on which it is published on the NSW legislation website.

3 Land to which plan applies

This plan applies to the land identified as “Cherrybrook Station Precinct” under *Hornsby Local Environmental Plan 2013*.

4 Maps

The maps adopted by *Hornsby Local Environmental Plan 2013* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this plan.

Schedule 1 Amendment of Hornsby Local Environmental Plan 2013

[1] Clauses 7.4 and 7.5

Omit the clauses. Insert instead—

7.4 Design guidelines

Development consent must not be granted to development in the Cherrybrook Station Precinct unless the consent authority has considered the *Design Guide—Cherrybrook Station Precinct* published by the Department in December 2022.

[2] Clause 7.6 Height of buildings

Omit “23.5” from clause 7.6(1). Insert instead “20.5”.

[3] Clause 7.6(1)(d)

Omit “10% of residential floor space in Area 10”.

Insert instead “5% of residential floor space in the Cherrybrook Station Precinct”.

[4] Clause 7.6(1A)

Insert after clause 7.6(1)—

- (1A) A building in Area 1 may have a height of up to 23.5m if the consent authority is satisfied—
- (a) of the matters specified in subclause (1)(a), (b), (c) and (e), and
 - (b) at least 10% of residential floor space in the Cherrybrook Station Precinct will be used for the purposes of affordable housing.

[5] Clause 7.7 Floor space ratio for buildings

Omit “1.35:1”. Insert instead “1.25:1”.

[6] Clause 7.7(2)

Insert at the end of the clause—

- (2) A building in Area 10 may have a floor space ratio of up to 1.35:1 if the consent authority is satisfied—
- (a) of the matters specified in clause 7.6(1)(b), (c) and (e), and
 - (b) at least 10% of residential floor space in the Cherrybrook Station Precinct will be used for the purposes of affordable housing.