

SOUTH DURAL PLANNING PROPOSAL

Summary of Proposal

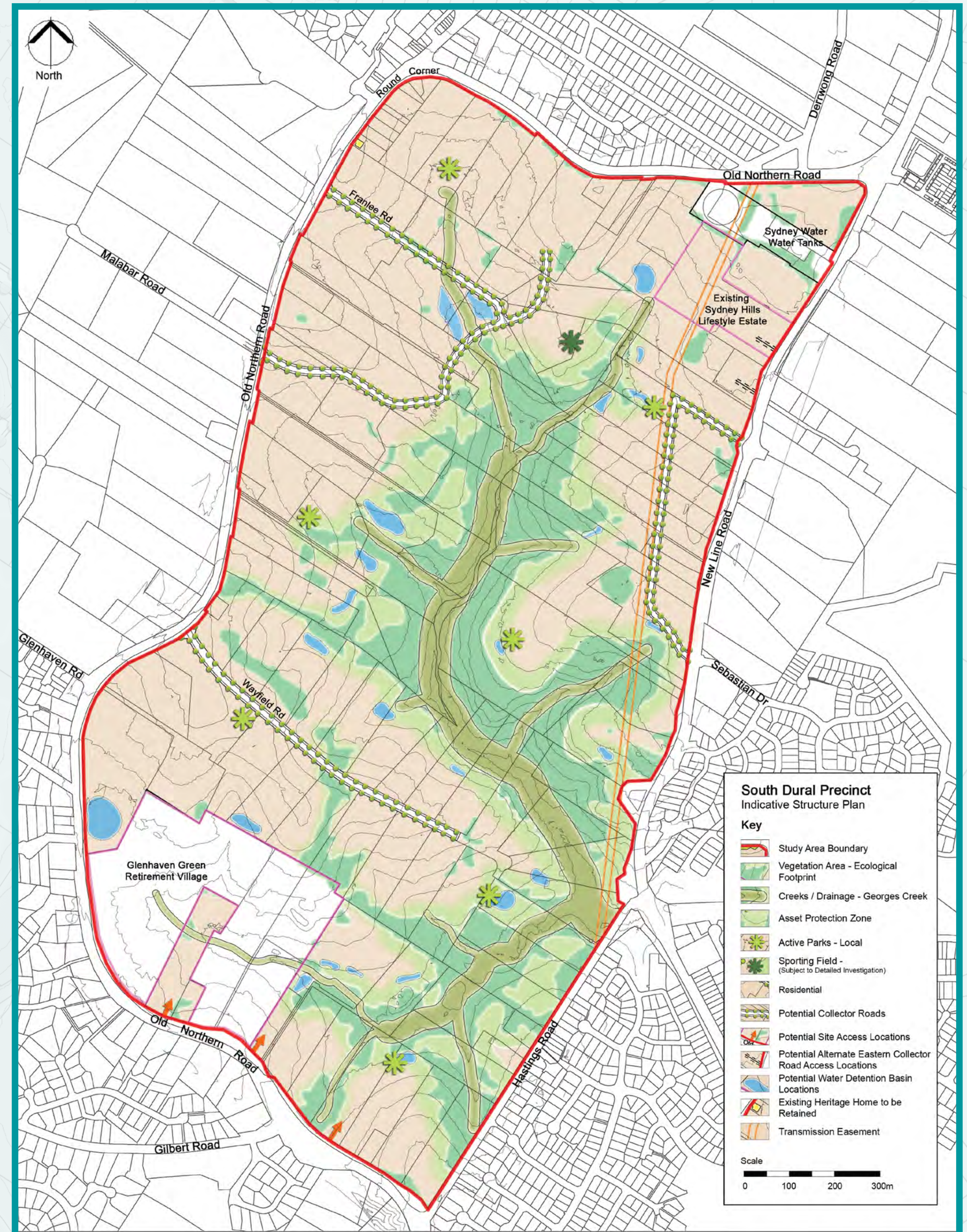
The South Dural Planning Proposal seeks to rezone land known as South Dural, bounded by New Line Road, Old Northern Road, and Hastings Road to allow residential subdivision.

The draft Plan has been prepared on behalf of the South Dural Residents and Ratepayers Group by Statewide Property Ventures.

The draft Plan proposes to:

- Rezone the predominately rural land for urban purposes;
- Amend lot sizes and heights of buildings;
- Allow approximately 113 hectares of infill residential development;
- Allow 2,900 dwellings comprised of detached, multi-unit and residential flat buildings;
- Create 5 precincts to be the subject of future detailed urban layout plans;
- Retain 62 hectares of threatened and endangered native forest and vegetation along Georges Creek, including Blackbutt Gully Forest, Sydney Turpentine Ironbark Forest, Shale Sandstone Transition Forest and Blue Gum High Forest;
- Use all existing roads, a new collector road and identify future access points;
- Provide a sporting field and local parks; and
- Identify potential locations for water detention basins.

There is also an Infrastructure Strategy and Business Case which outlines a funding approach for local infrastructure and regional road network improvements to support the proposal.



hornsby.nsw.gov.au/onexhibition



Structure Plan