

SOUTH DURAL

PLANNING PROPOSAL

How Will Development Be Guided ?

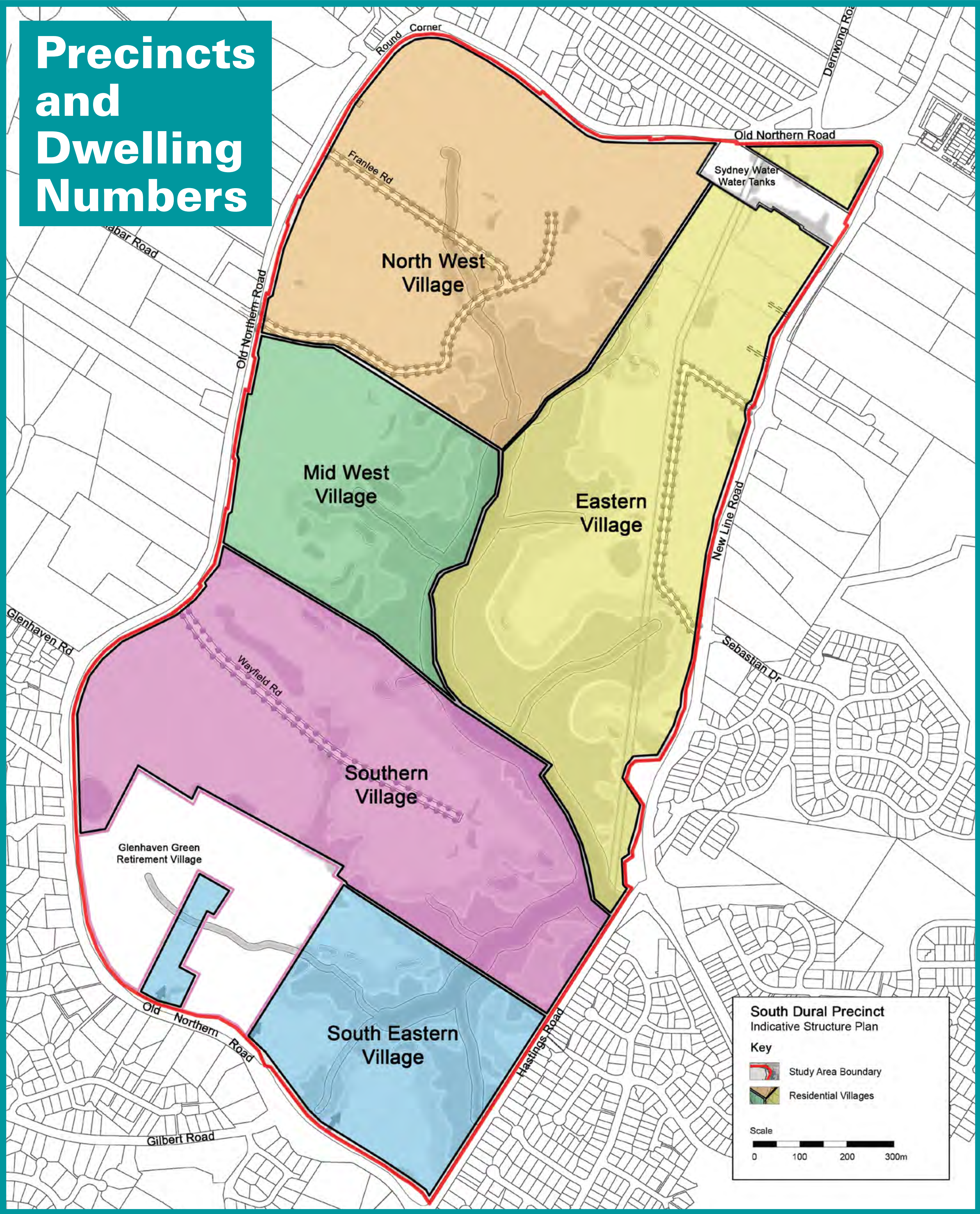
The proposal includes amendments to the Hornsby Development Control Plan 2013 which provide overarching controls for the whole of South Dural and includes:

- Desired Future Character
- Housing types and dwelling targets
- Vehicular access and parking
- Pedestrian and cycle network
- Stormwater management and Water Sensitive Urban Design
- Passive recreational areas

Prior to development occurring within each village precinct, a Precinct Plan would need to be prepared that addresses the physical and environmental features of the site including:

- Proposed site layout including an indicative road layout;
- An urban design and landscape strategy;
- A plan for the provision and timing of infrastructure;
- Pedestrian, vehicular and cycle road access and circulation networks;
- Location of open space, its function and landscaping;
- Stormwater and water quality management controls;
- Public facilities and services, including provision for appropriate traffic management facilities and parking.

The proposed Local Environmental Plan includes the introduction of a Satisfactory Arrangement Clause which requires a financial arrangement be put into place with the State Government for the delivery of critical road infrastructure prior to commencement of subdivision and development of each precinct.



Precinct	Total Area	Net Developable Area ¹	Dwellings	Apartments	Total No. of Dwellings
North-West Village	50.82	35.96	630	286	916
Mid-West Village	27.45	11.85	197	89	286
Eastern Village	59.41	24.97	365	262	627
Southern Village	54.31	30.02	215	490	705
South Eastern Village	26.11	9.74	158	53	211
Total	218.09	112.55	1,565	1,180	2,745



hornsby.nsw.gov.au/onexhibition

