

How to Read this Draft Development Control Plan

The following pages contain proposed amendments to the Hornsby Development Control Plan (DCP). The amendments are indicated by the use of red and green text.

Red strikethrough text shows sections of the DCP that have been deleted by the proposed amendment e.g. ~~Section 4~~.

Green text shows sections of the DCP that have been added by the proposed amendment e.g. Section 1.

Dark blue and black text are existing sections of the DCP that are unchanged by the proposed amendment.

The following pages only contain the parts of the DCP that contain an amendment. If a Part of the DCP is not replicated below, no changes are proposed to that section.

To assist in identifying the location of all the proposed changes, a list of amendments is provided below:

Part	Title	Page	Details of Amendment
2.1.3	Landscaping	2	- Insert new prescriptive measure (e)
2.1.6	Design Details	3	- Insert new prescriptive measure (h) - Insert new prescriptive measure (j)
2.5.9	Rehabilitation	4	- Insert new Desired Outcome (c).
6.3.1	Rural Subdivision	5	- Delete and replace existing prescriptive measure (d)

2.1.3 Landscaping

Desired Outcomes

- a. Landscaping that integrates the built form with the locality and enhances the tree canopy
- b. Landscaping that retains existing landscape features.
- c. Landscaping that is consistent with the visual landscapes in the rural area.

Prescriptive Measures

General

- a. Landscaping should maintain the natural features, topography and vegetation on the site.
- b. Setback areas should be landscaped.
- c. Vehicle crossings should be located to preserve natural vegetation which contributes to the visual amenity of the area.
- d. Intensive rural activities, should provide a landscape buffer to boundaries with a minimum width of 5 metres.
- e. **Development along main roads should be provided with screening vegetation in front and side setback areas that maintains existing rural character.**

Retention of Landscape Features

- f. Buildings, driveways and service trenches should have a minimum setback:
 - in accordance with the 'Watercourses' element in Section 1C.1.3 of this DCP,
 - 10 to 20 metres to significant bushland as prescribed in the 'Biodiversity' element in Section 1C.1.1 of this DCP, and
 - in accordance with the requirements of AS4970 from significant trees to be retained.

Notes:

An intensive rural activity includes intensive agriculture, garden centres, plant nurseries and landscaping material supplies, animal boarding or training establishments, rural industries, extractive industries and the like.

A Landscape buffer is to include screen planting, preferably including vegetation that is endemic to the area. Alternatively, fire retardant species should be considered in bushfire prone areas. The applicant is encouraged to incorporate species from Council's publication Indigenous Plants for the Bushland Shire available on Council's website hornsby.nsw.gov.au.

Main roads Development adjoining roads that are subject to Section 2.118(2a) of the Transport and Infrastructure SEPP require separate approval from the RMS for access to State and Regional Roads as classified by the Roads and Maritime Services (RMS). A list of classified and unclassified main roads for Hornsby Shire as of September 2016 is provided in Annexure C.

Fences and Gates

- g. Frontages/ streetscapes should not contain excessively urban features such as formal gates and high fences.
- h. Fences should be open style and constructed of materials such as timber or post and wire, with a maximum height of 1.8 metres.
- i. Any masonry gate entry feature should not extend more than 3 metres either side of the driveway entrance.
- j. High, solid fences constructed as sound barriers should be avoided. On main roads alternative measures of reducing traffic noise should be explored, such as double glazing, internal layout, earth mounds and vegetation, rather than high solid fences.

Figure 2.1-c: Example of a suitable open style rural fence. (E)



Figure 2.1-d: Example of a masonry entry feature that does not extend more than 3 metres either side of the driveway. (E)



2.1.6 Design Details

Desired Outcomes

- a. Development that contributes positively to the character of the rural area.
- b. Building sizes, styles and forms that relate to the character of the area.

Prescriptive Measures

Building Form

- a. Buildings should be sited to maintain the continuity of, and minimise the disturbance to, agriculturally productive land.
- b. Buildings should consist of simple forms and planes.
- c. Extensive blank or unarticulated walls to street frontages are discouraged.
- d. Buildings and structures should respond to the topography of the site by minimising earthworks (cut and fill).
- e. On steeply sloping sites, split level and/or pole or pier construction of buildings is encouraged.
- f. Buildings, structures and driveways should be located to retain natural vegetation and follow the natural contours of the land.
- g. Parking areas and driveways should not dominate the streetscape.
- h. **Development along main roads should be designed and sited to contribute positively to the surrounding rural landscape.**

Figure 2.1-e: Example of a dwelling house designed and sited to contribute positively to the rural landscape. (E)



Colours and Materials

- i. Building materials of dwelling houses should contribute to the rural character, such as: stone masonry, brickwork or timber construction with tile, slate or metal roofing.
- j. **Building materials, colours and finishes of development along main roads should be sympathetic to the surrounding landscape.**
- k. Building colours should be harmonious with the surrounding natural environment.

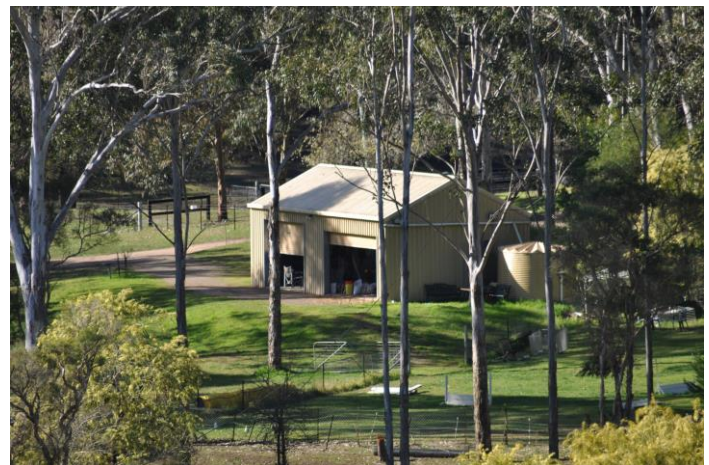
Storage Areas

- l. Outdoor storage areas should be located behind the front building setback and screened from view from adjoining sensitive areas.
- m. Above ground liquid storage facilities, including chemicals and waste, should be in a covered bunded area that is constructed of impervious materials.

Undercrofts (Steep Sites)

- n. Undercroft spaces with a vertical height at any point of more than 1.5 metres above existing ground level should not be enclosed.
- o. Undercrofts, including any plumbing or rainwater tanks located within, should be painted in dark recessive colours.
- p. Supports to habitable platforms above undercrofts should be setback a minimum of 2 metres from the leading platform edge to reduce the overall bulk and scale of the undercroft area

Figure 2.1-f: Example of a rural outbuilding sited and designed to contribute positively to the rural landscape. (E)



2.5.9 Rehabilitation

Desired Outcomes

- a. Extractive industries that implement progressive rehabilitation strategies that minimise long-term impacts on surrounding landuses and optimise sustainable future land use.
- b. Extractive industries that adopt measures to ensure ongoing biodiversity conservation and sustainable management of vegetation.
- c. Extractive industries that rehabilitate sites to a standard that is compatible with the surrounding landscape character and best practice principles of environmental management.

Prescriptive Measures

- a. Extraction areas should be progressively rehabilitated to reflect the topography, drainage characteristics and landscape quality of the surrounding terrain.
- b. Vegetative cover incorporating native plants and grass covers and endemic species should be established at the earliest possible opportunity.
- c. Stockpiles of clean topsoil & overburden should be appropriately formed and shaped to ensure the viability of the soil and seed source of the site/area for later re-spreading or backfilling.
- d. Topsoil and overburden used as bund walls during extraction should be stabilised using appropriate native species and rehabilitation techniques under the direction of a qualified plant Ecologist or Landscape Architect and used as backfill only when not contaminated with exotic grasses or weeds.
- e. The extraction area should only be backfilled with earth and rock materials sourced as a result of extraction. No solid waste or putrescible materials should be disposed of within the site.

DA Submission Requirements

- f. A Vegetation Management and Restoration Plan (VMRP) should be submitted with the application.
- g. Applications should be accompanied by a Rehabilitation Plan outlining the rehabilitation program proposed to optimise sustainable future land use including:
 - details of the proposed future land use and final landform,
 - timeframe for rehabilitation works,
 - measures to maintain the viability of topsoil over time and to re-use this resource for site rehabilitation,
 - erosion control measures,
 - revegetation of disturbed areas in line with the Vegetation Management Restoration Plan,
 - weed management proposals,
 - final drainage patterns, and
 - identifying who will be responsible for undertaking any further remediation after operations cease.

Note:

Applicants are advised to consult Council's publication Guidelines for the preparation of Vegetation Management and Restoration Plans 2008.

The collection, processing and storage of native seeds should utilise current best practice measures. Visit the Department of Environment, Climate Change and Water (DECCW) website www.deccw.gov.au or the FloraBank website www.florabank.org.au for further information on best practice in planning for seed collection.

6.3 Rural Subdivision

6.3.1 Rural Lands Subdivision

The following provides controls for subdivision in the Rural areas of Hornsby Shire, including land within the following zones: RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots, C2 Environmental Conservation and C3 Environmental Management.

Desired Outcomes

- a. Subdivision density that maintains the character of the area and is consistent with the zone objectives.
- b. Subdivision design that provides setbacks to developable areas that will:
 - provide sufficient boundary setbacks to maintain the open rural character of the area;
 - protect landscape features, and
 - minimise potential landuse conflicts with existing rural activities.

Prescriptive Measures

Lot Size

- c. The minimum allotment size for land within the rural areas of the Shire shall be in accordance with the HLEP Minimum Lot Size map as summarised in Table 6.3(a).

Table 0-a: Minimum Lot Size – Rural Area

HLEP Area	Minimum Lot Size
U	1,000m ²
X	5,000m ²
Z	2ha
AA	5ha
AB	10ha
AB1	40ha

- d. ~~In calculating the area of a lot resulting from a subdivision of land, the area of any accessway, right of carriageway or the like is to be excluded.~~
- d. In calculating the area of a lot resulting from a subdivision of land, the area of any accessway, right of carriageway or the like is to be:
 - Excluded for subdivisions involving C2 Environmental Conservation zoned land.
 - Included for subdivisions involving RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots and C3 Environmental Management zoned land.
- e. Some lots in the rural area have a split zoning, such as a rural zone (e.g. RU2) and an Environmental Protection Zone (e.g. C3). Subdivision of such land is to ensure that:
 - The total area of each new lot is equal to or greater than the minimum rural zone lot size over land; and
 - Includes a component of rural zoned land equal to or greater than 20% of the minimum lot size.

Figure 0-a: Application of minimum lot size controls to land within different zones and different areas in the HLEP Maps. (eg. in the above example, the complying subdivision creates 2 lots both of which comply with the minimum lot size as they