

# Hornsby Development Control Plan 2024

## Part 10 Annexures



# 10 Annexures

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## Appendix A: Glossary of terms

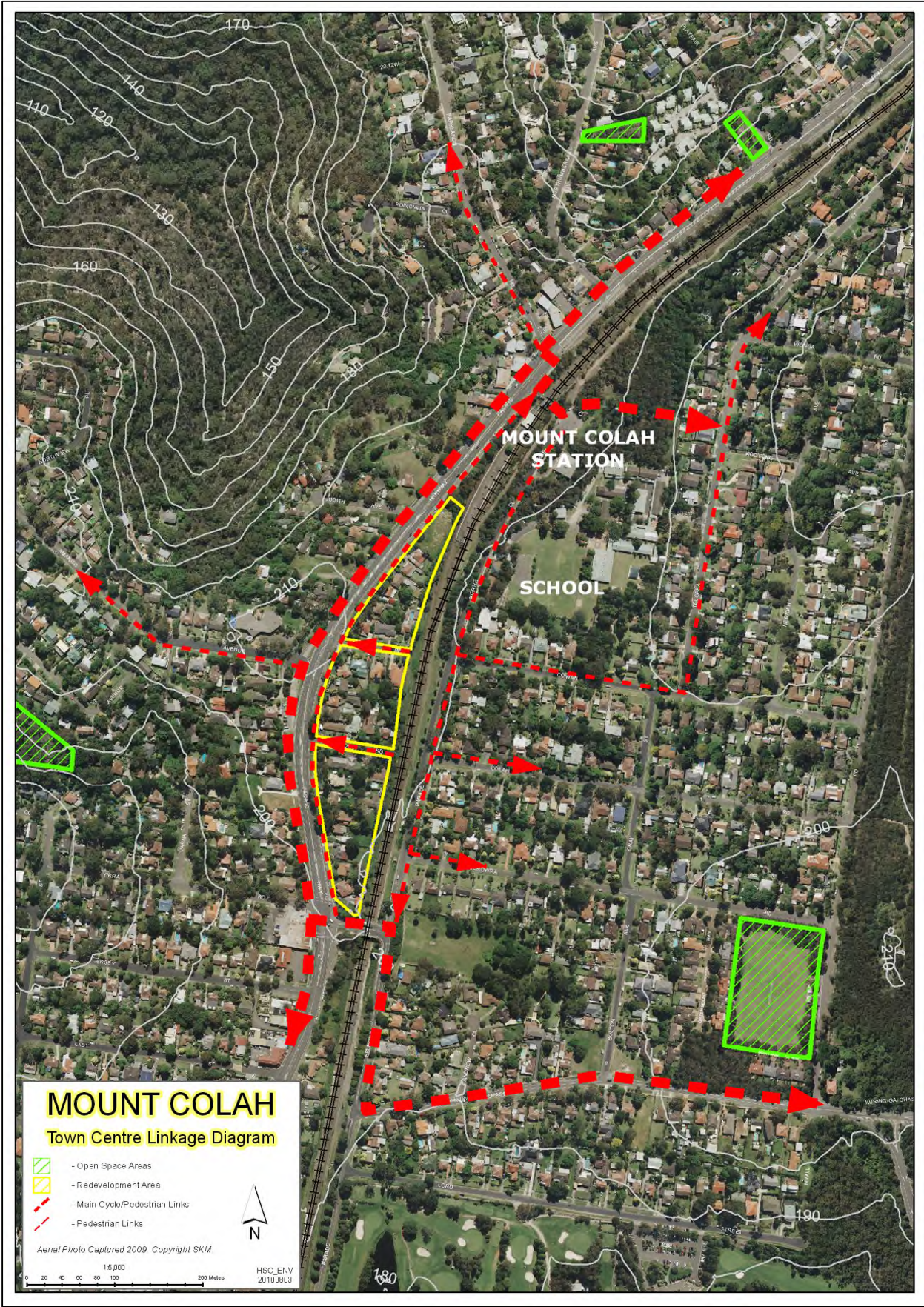
Term	Definition
AHD	Australian Height Datum
Asset Protection Zone (APZ)	An area surrounding a development managed to reduce the bush fire hazard to an acceptable level, to protect human life and property. The width of an APZ will vary with slope, vegetation and level of construction.
AS 1158.3.1	Australian Standard 1158.3.1 – Lighting for roads and public places – Pedestrian area (Category P) lighting – Performance and design requirements
AS 1289	Australian Standard 1289.0 – Methods of testing soils for engineering purposes - General requirements and list of methods
AS 1428.1	Australian Standard 1428.1 – Design for access and mobility - General requirements for access - new building work
AS 1477	Australian Standard 1477 – PVC pipes and fittings for pressure applications
AS 1547	Australian Standard 1547 – On-site domestic wastewater management
AS 2032	Australian Standard 2032 – Installation of PVC pipe systems
AS 2303	Australian Standard 2303 – Tree stock for landscape use
AS 2419	Australian Standard 2419 – Fire hydrant installations
AS 2890.1	Australian Standard 2890.1 – Parking facilities - Off-street car parking
AS 2890.2	Australian Standard 2890.2 – Parking facilities - Off-street commercial vehicle facilities
AS 2890.3	Australian Standard 2890.3 – Parking facilities - Bicycle parking facilities
AS 2890.6	Australian Standard 2890.6 – Parking facilities - Off-street parking for people with disabilities
AS 3500.3	Australian Standard 3500.3 – Plumbing and drainage – Stormwater drainage
AS 3798	Australian Standard 3798 – Guidelines on earthworks for commercial and residential developments
AS 3959	Australian Standard 3959 – Construction of buildings in bushfire-prone areas
AS 4282	Australian Standard 4282 – Control of the obtrusive effects of outdoor lighting
AS 4299	Australian Standard 4299 – Adaptable housing
AS 4373	Australian Standard 4373 – Pruning of amenity trees
AS 4419	Australian Standard 4419 – Soils for landscaping and garden use
AS 4422	Australian Standard 4422 – Playground surfacing – Specifications, requirements and test method
AS 4454	Australian Standard 4454 – Composts, soil conditioners and mulches
AS 4654.2	Australian Standard 4654.2 – Waterproofing membranes for external above-ground use – Design and installation
AS 4678	Australian Standard 4678 – Earth-retaining structures
AS 4685	Australian Standard 4685 – Playground equipment and surfacing
AS 4970	Australian Standard 4970 – Protection of trees on development sites
Battle-axe lot	A lot that has access to a road by an access laneway. The same meaning as in the <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> .
Building height (or height of building)	The vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.
Building Setback	The minimum distance that a wall, window, or outer-most part of the building is required to be from a property boundary. It is measured as the horizontal distance between the proposed wall, window or outer most part of the building and the boundary.
Council	Hornsby Shire Council
DCP	Development Control Plan
EP&A Act	Environmental Planning and Assessment Act 1979

Term	Definition
habitable room	is any room used for normal domestic activities, including living, dining, family lounge, bedrooms, study, kitchen, sun room and play room
HLEP	Hornsby Local Environmental Plan 2013
LEP	Local Environmental Plan
lot size (or site area)	In relation to development, means the area of the lot to which an application for consent to carry out the development relates, excluding:  any land on which the development is not permitted under an environmental planning instrument, and  if a lot is a battle-axe or other lot with an access handle, the minimum lot size excludes the area of the access handle.
primary frontage	The shorter street frontage on a corner allotment
rear boundary	Is ordinarily located parallel to and/or opposite the primary frontage
SEPP	State Environmental Planning Policy
site coverage	The proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:  (a) any basement, and  (b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary, and  (c) any eaves, and  (d) unenclosed balconies, decks, pergolas and the like.
storey	A space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:  (a) a space that contains only a lift shaft, stairway or meter room, or  (b) a mezzanine, or  (c) an attic.
stormwater management system	A management system for the operational phase of a development to satisfactorily manage water hydrology, and in some circumstances water quality and water conservation. This may include a range of measures, for example, an on site detention (OSD) system, water quality devices such as swales, water conservation measures such as rainwater tanks, and/or an inter allotment drainage system.
Water Sensitive Urban Design (WSUD)	Means Water Sensitive Urban Design as described in the publication <i>Evaluating Options for Water Sensitive Urban Design – A National Guide</i> (2009) by the Joint Steering Committee for Water Sensitive Cities (JSCWSC).

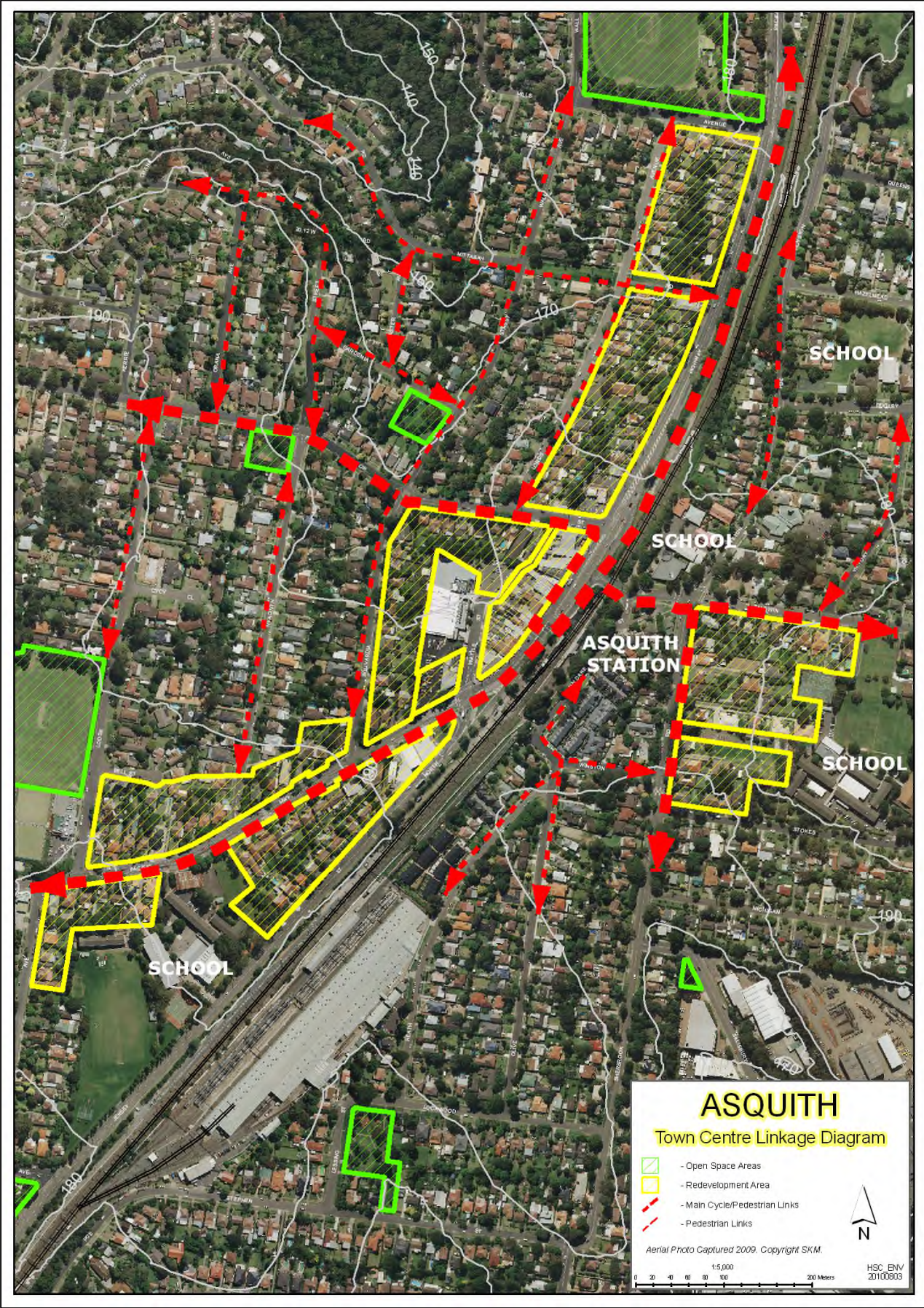
## Appendix B: Town Centre Linkage Diagrams

The following provides Town Centre Linkage diagrams for the Housing Strategy precincts adopted in September 2011.





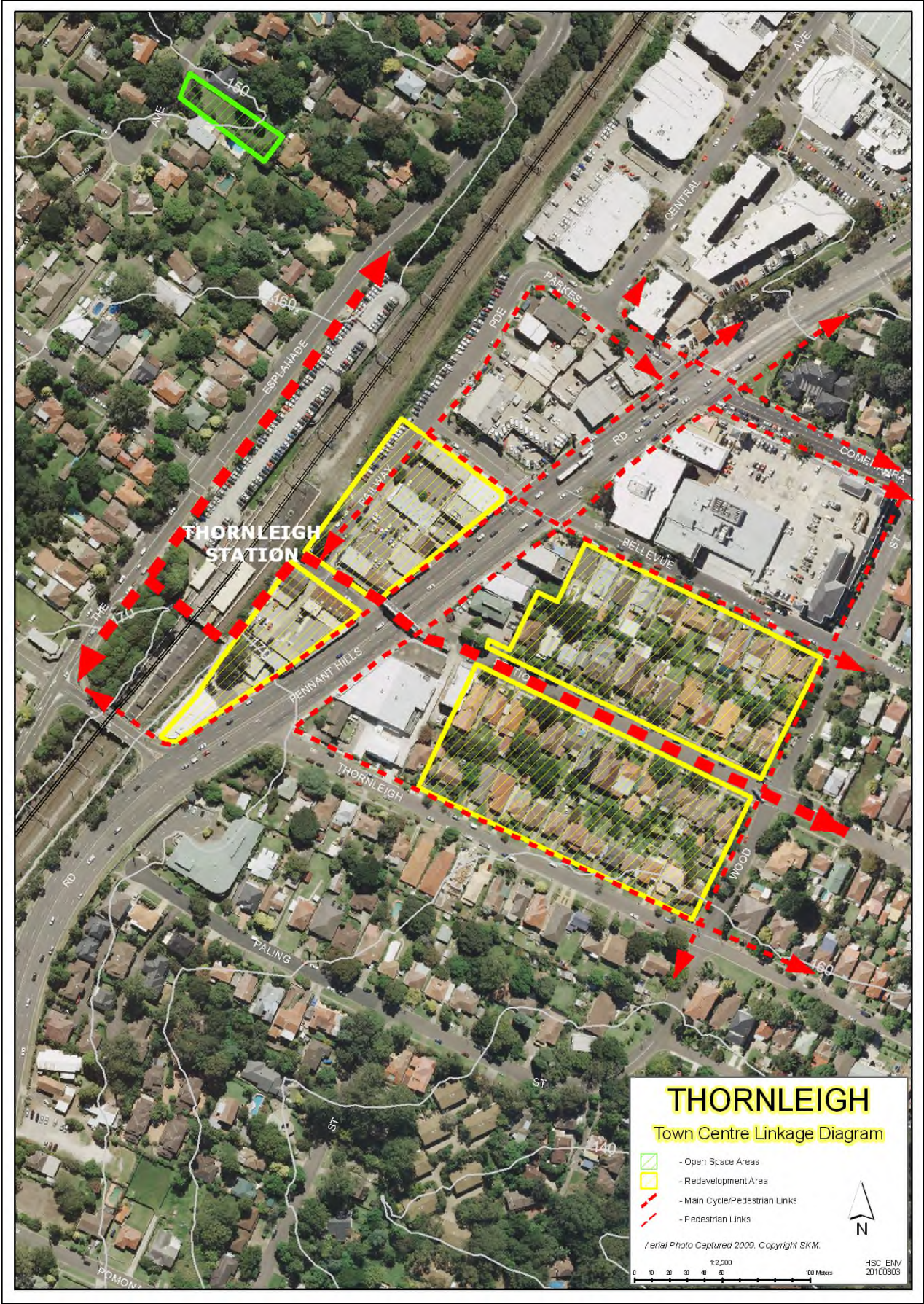








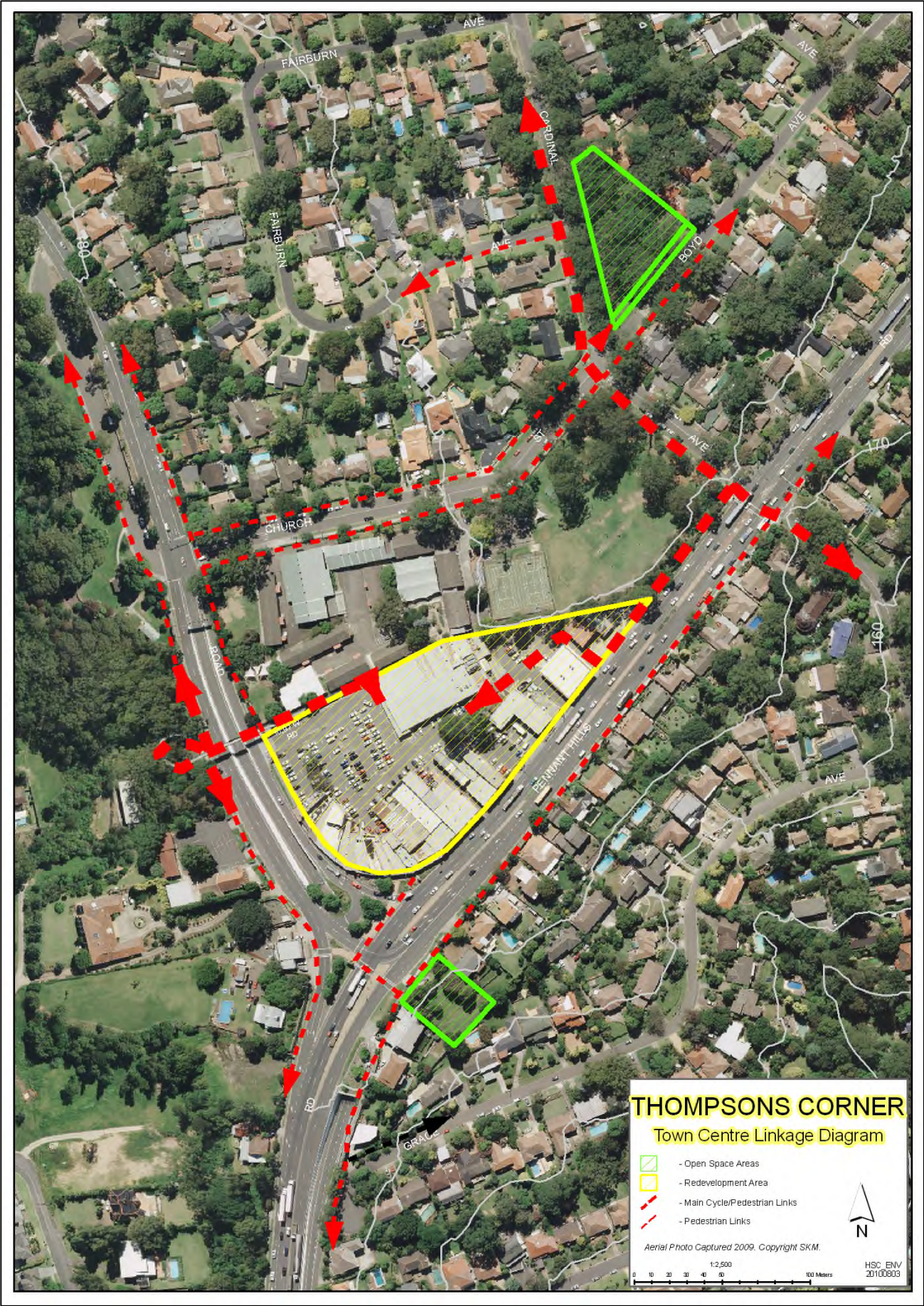




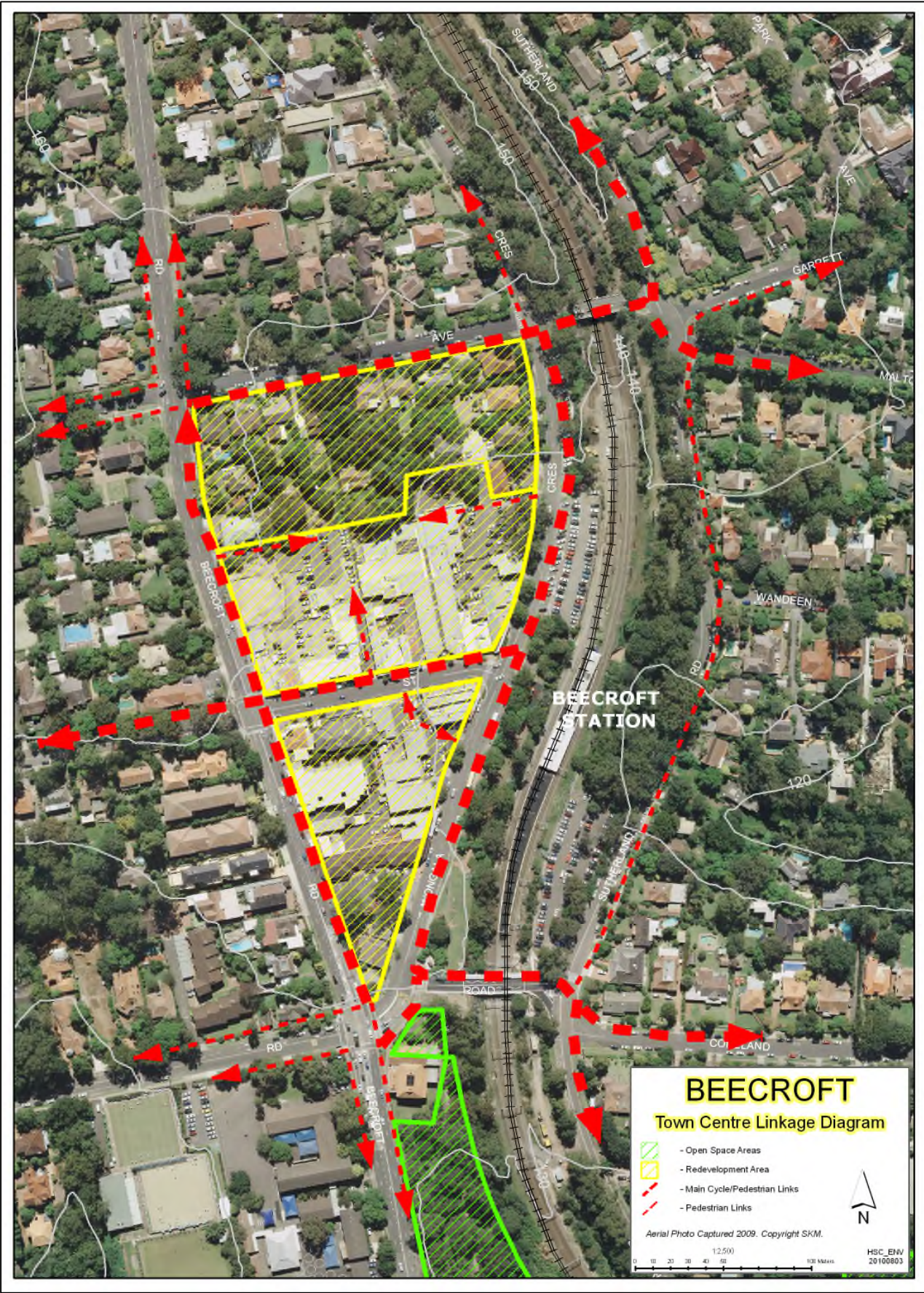














# Appendix C: Designated, State and Regional Roads in Hornsby Shire

## Designated Roads

Designated roads are Council identified roads that require development to have an increased setback from the road edge, consistent with the established streetscape. The following tables provide a list of designated roads in urban and rural areas in Hornsby Shire:

URBAN – DESIGNATED ROADS				
TfNSW Road No.	Road Name	From	To	Classified or Unclassified
139	Beecroft Road	Pennant Hills Road	Council Boundary	Classified
366	Belmont Parade	Pacific Highway	Ku-ring-gai Chase Road	Classified
332	Berowra Waters Road	Pacific Highway	Berowra Creek	Classified
656	Boundary Road	Pennant Hills Road	New Line Road	Classified
10	Bridge Road	Jersey Street North/Peats Ferry Road	George Street	Classified
161	Bridge Road	Peats Ferry Road	Galston Road	Classified
156	Castle Hill Road	Pennant Hills Road	Old Northern Road	Classified
2043	Edgeworth David Avenue	Pacific Highway	Council Boundary	Classified
161	Galston Road	Peats Ferry Road	Galston Gorge	Classified
10	George Street (Hornsby)	Bridge Road	Galston Gorge	Classified
10	Jersey Street North	Pacific Highway	Bridge Road	Classified
366	Ku-ring-gai Chase Road	Belmont Parade	Myall Road	Classified
656	New Line Road	Boundary Road	Old Northern Road	Classified
10	Pacific Highway	Hawkesbury River	Jersey Street North	Classified
2103	Peats Ferry Road	Galston Road	Jersey Street North	Classified
13	Pennant Hills Road	Pacific Highway	Council Boundary	Classified

RURAL – DESIGNATED ROADS				
RMS Road No.	Road Name	From	To	Classified or Unclassified
332	Arcadia Road	Gribbenmount Road	Calabash Road	Classified
332	Bay Road	Calabash Road	Berowra Creek	Classified
N/A	Bayfield Road	Gribbenmount Road	Blacks Road	Unclassified (Local)
N/A	Blacks Road	Arcadia Road (entire length)	Arcadia Road (entire length)	Unclassified (Local)
161	Galston Road	Galston Gorge	Old Northern Road	Classified
N/A	Hastings Road	Old Northern Road	New Line Road	Unclassified (Local)
548	Mid-Dural Road	Galston Road	Old Northern Road	Classified
160	Old Northern Road	Castle Hill Road	Wisemans Ferry	Classified



State and Regional Roads

State and Regional Roads are roads that require concurrence with Transport for NSW (TfNSW). The following tables provide a list of State and Regional main roads in Hornsby Shire:

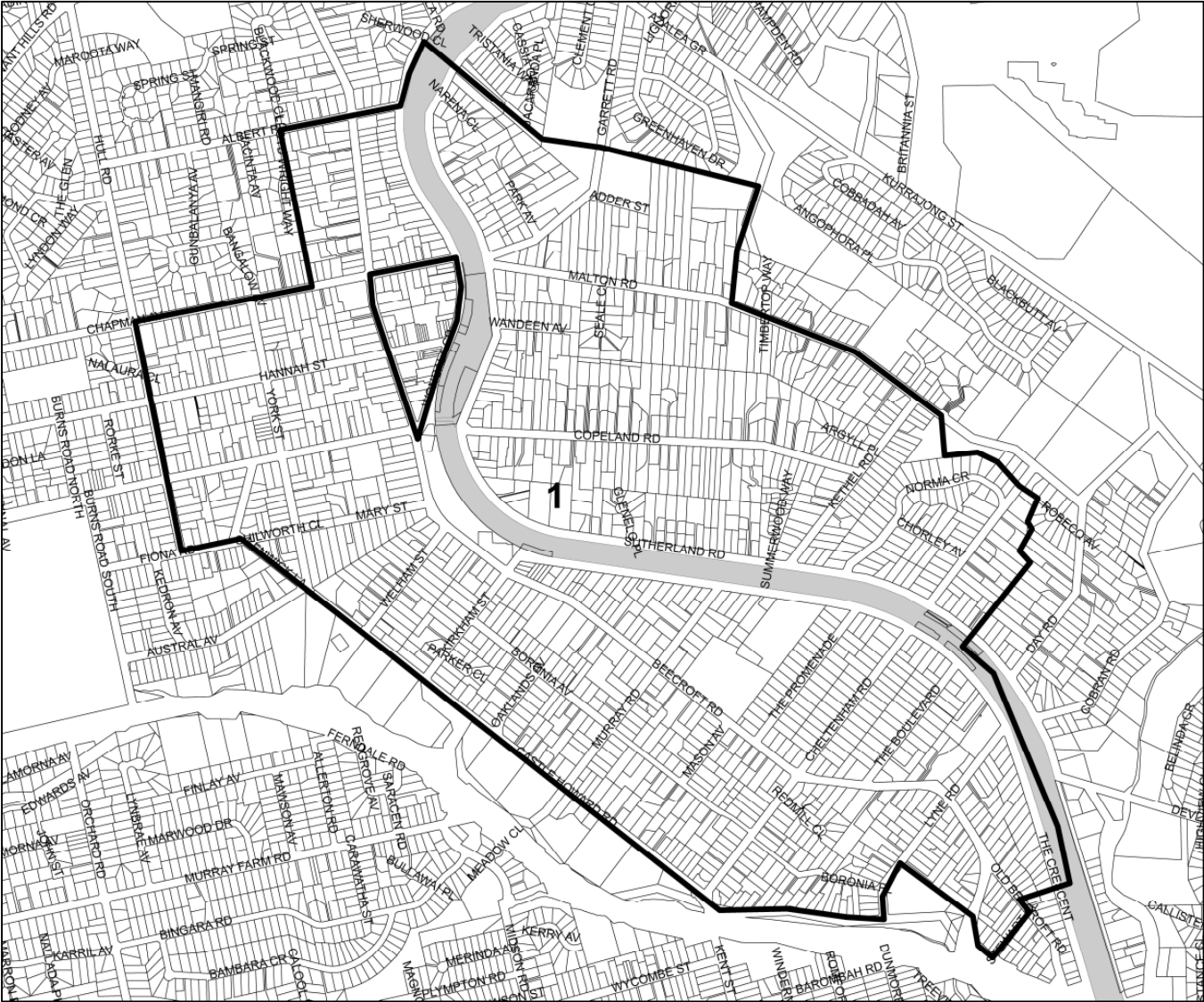
STATE ROADS				
RMS Road No.	Road Name	From	To	Classified or Unclassified
139	Beecroft Road	Pennant Hills Road	Council Boundary	Classified
366	Belmont Parade	Pacific Highway	Ku-ring-gai Chase Road	Classified
656	Boundary Road	Pennant Hills Road	New Line Road	Classified
10	Bridge Road	Jersey Street North	George Street	Classified
161	Bridge Road	Peats Ferry Road	Jersey Street North	Classified
156	Castle Hill Road	Pennant Hills Road	Old Northern Road	Classified
161	Galston Road	Peats Ferry Road	Old Northern Road	Classified
10	George Street	Bridge Road	Peats Ferry Road	Classified
10	Jersey Street North	Pacific Highway	Bridge Road	Classified
366	Ku-ring-gai Chase Road	Belmont Parade	Myall Road	Classified
548	Mid-Dural Road	Galston Road	Old Northern Road	Classified
656	New Line Road	Boundary Road	Old Northern Road	Classified
160	Old Northern Road	Castle Hill Road	Wisemans Ferry	Classified
10	Pacific Highway	Hawkesbury River	Jersey Street North	Classified
10	Pacific Highway G	George Street	Isis Street/ M1 Motorway	Classified
161	Peats Ferry Road	Galston Road	Bridge Road	Classified
13	Pennant Hills Road	Pacific Highway	Council Boundary	Classified

REGIONAL ROADS				
RMS Road No.	Road Name	From	To	Classified or Unclassified
332	Berowra Waters Road	Pacific Highway	Berowra Creek	Classified
332	Bay Road	Berowra Creek	Calabash Road	Classified
332	Arcadia Road	Calabash Road	Galston Road	Classified
2103	Peats Ferry Road	Galston Road	Jersey Street North	Classified
2043	Edgeworth David Avenue	Pacific Highway	Council Boundary	Classified
7240	Copeland Road	Pennant Hills Road	Beecroft Road	Unclassified
7241	Stevens Street	Yarrara Road	Bellamy Street	Unclassified
7241	Bellamy Street	Stevens Street	Boundary Road	Unclassified
7242	New Line Road	Castle Hill Road	Boundary Road	Unclassified
7243	College Crescent	Pacific Highway	Clarke Road	Unclassified
7243	Clarke Road	College Crescent	Malsbury Road	Unclassified
7243	Malsbury Road	Clarke Road	Milson Parade	Unclassified
7243	Milson Parade	Malsbury Road	Sefton Road	Unclassified
7243	Sefton Road	Dartford Road	Chilvers Road	Unclassified
7243	Chilvers Road	Sefton Road	Duffy Avenue	Unclassified
7243	The Esplanade	Duffy Avenue	Wells Street	Unclassified
7243	Yarrara Road	Wells Street	Pennant Hills Road	Unclassified
7244	The Comenarra Parkway	Pennant Hills Road	Council Boundary	Unclassified
7245	Royston Parade	Ku-ring-gai Chase Road	Baldwin Avenue	Unclassified
7245	Sherbrook Road	Baldwin Avenue	Edgeworth David Avenue	Unclassified
7482	County Drive	Castle Hill Road	New Line Road	Unclassified
7483	Duffy Avenue	Pennant Hills Road	The Esplanade	Unclassified

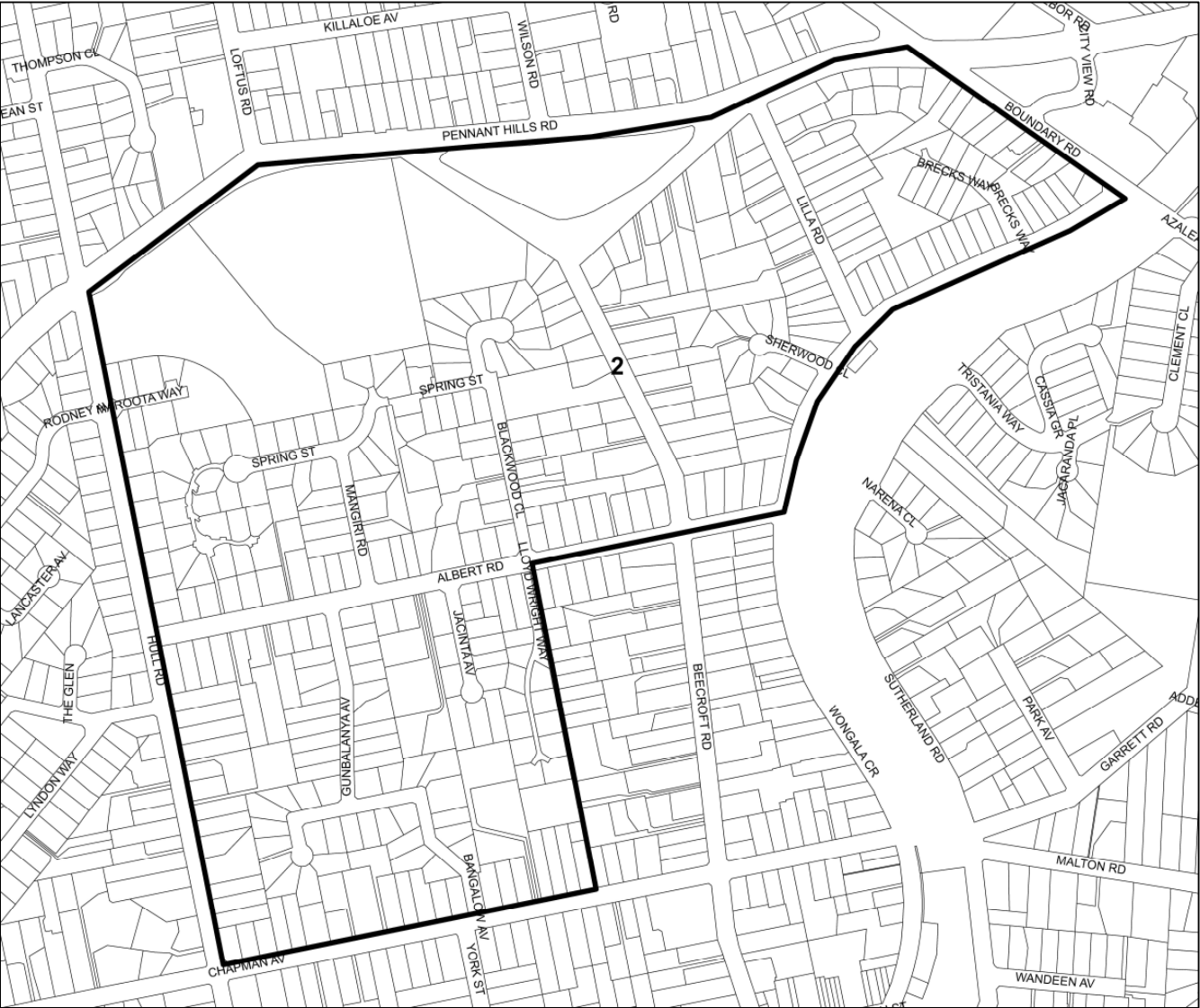


# Appendix D: Beecroft-Cheltenham Heritage Conservation Area Precinct Boundaries

Beecroft - Cheltenham Heritage Conservation Area: Precinct 1 - Beecroft/Cheltenham Plateau

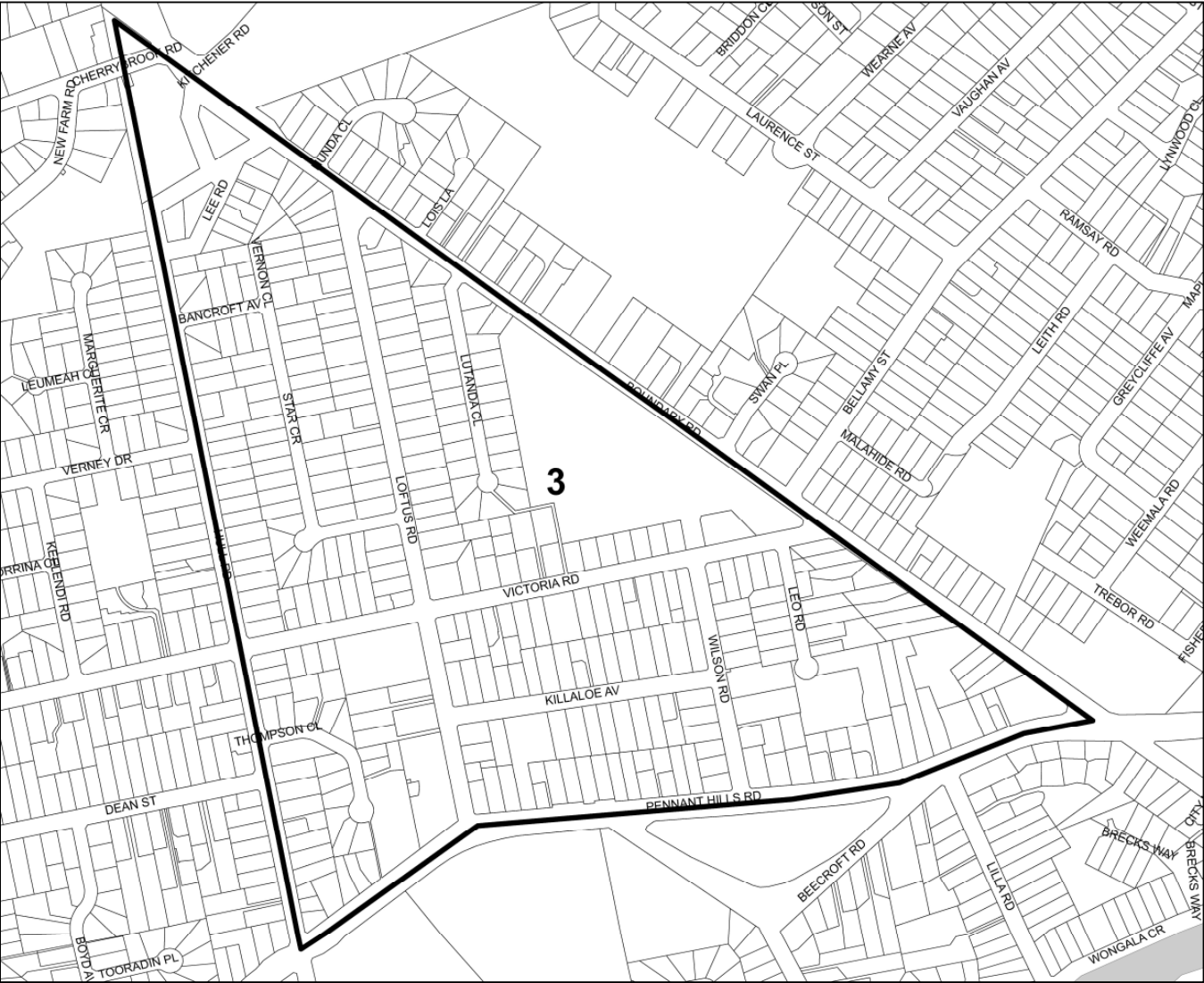


Beecroft - Cheltenham Heritage Conservation Area: Precinct 2 - Beecroft North

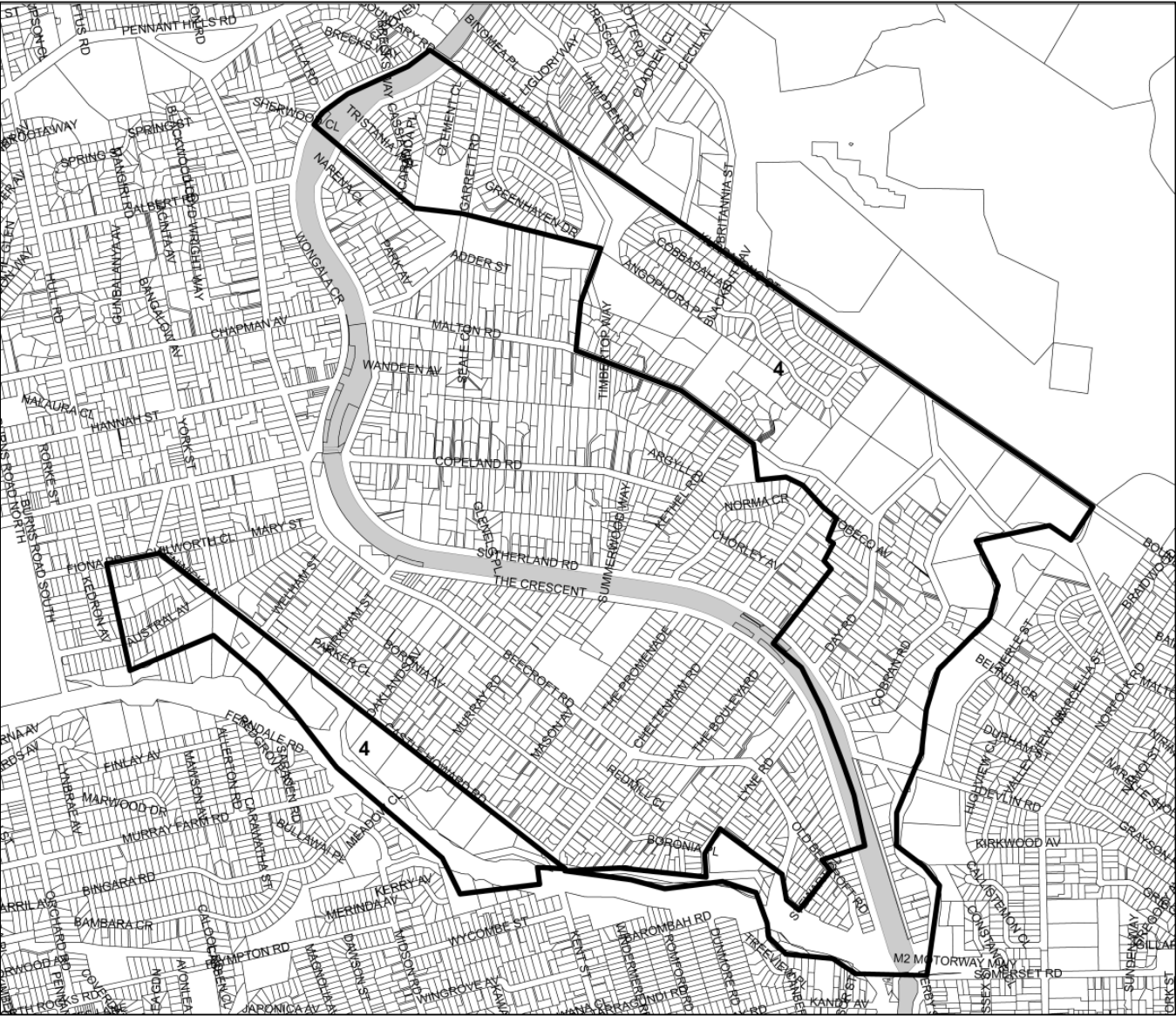




Beecroft - Cheltenham Heritage Conservation Area: Precinct 3 - Northern Triangle



Beecroft - Cheltenham Heritage Conservation Area: Precinct 4 -The Gullies



Beecroft - Cheltenham Heritage Conservation Area: Precinct 5 - Beecroft Village

