

Hornsby Development Control Plan 2024



Hornsby Development Control Plan 2024

Prepared by Planning and Compliance Division, Hornsby Shire Council

In force: 18 July 2024

Amendments

Date	Summary of Amendment
26 August 2024	Amendments to Part 1 'Air Quality' to prohibit indoor gas and require indoor cooktops, ovens, and heaters to be electric in new residential development

Hornsby Shire Council Administration Centre at Hornsby Library

28-44 George Street, Hornsby

PO Box 37

Hornsby NSW 1630

Phone (02) 9847 6666 Fax (02) 9847 6999

Email hsc@hornsby.nsw.gov.au

Internet hornsby.nsw.gov.au

Opening Hours Monday – Friday 8:30am – 5pm

Contents

CONTENTS			2.2.8	Bed and Breakfast and Short Term Accommodation	n Rental 2-17
1	GENERAL	1-1	2.2.9	Attached Dual Occupancy	2-18
1.1	Introduction 1-3		2.2.10	0 Agritourism and Farm Stay Accommodation	
1.1.1	Preamble	1-3			2-19
1.1.2	Commencement date	1-3	2.3	Village Masterplans	2-24
1.1.3	Objectives	1-3	2.3.1	Village Masterplans – General	2-24
1.1.4	Strategic context	1-3	2.4	Dural Village	2-33
1.1.5	·		2.4.1	Scale	2-33
		1-5	2.4.2	Setbacks	2-35
1.1.6	Development contributions and pla agreements	nning 1-5	2.4.3	Landscaping	2-36
1.2	Administration	1-6	2.4.4	Open Space	2-37
1.2.1	How to use this DCP		2.4.5	Sunlight Access	2-37
1.2.1		1-6	2.4.6	Privacy and Security	2-38
1.2.2	Desired outcome, prescriptive measures, figure and notes	1-8	2.4.7	Vehicle Access and Parking	2-39
1.2.3	Interpretation	1-8	2.4.8	Design Details	2-39
1.2.4	Submitting an application	1-8	2.5	Extractive Industries	2-40
1.2.5	Notification and exhibition	1-8	2.5.1	Setbacks	2-40
1.2.6	Tree and Vegetation Preservation	1-9	2.5.2	Transport	2-41
1.3	General Controls	1-16	2.5.3	Water Resources	2-41
	Natural Environment	1-16	2.5.4	Soil and Water Management	2-43
1.3.2	Built Environment	1-24	2.5.5	Acoustic Environment	2-45
1.3.3	Hazards	1-47	2.5.6	Air Quality	2-46
1.0.0	11424144	,	2.5.7	Mitigation and Monitoring	2-47
2	RURAL	2-1	2.5.8	Extraction Sequence	2-47
2.1	Rural Buildings	2-5	2.5.9	Rehabilitation	2-48
2.1.1	Scale	2-5			
2.1.2	Setbacks	2-7	3	RESIDENTIAL	
2.1.3	Landscaping	2-8	3.1	Dwelling Houses	3-6
2.1.4	Open Space	2-9		Scale	3-6
2.1.5	Vehicle Access and Parking	2-9		Setbacks	3-8
2.1.6	Design Details	2-10		Landscaping	3-10
2.2	Rural Land Uses	2-11		Open Space	3-11
2.2.1	Intensive Plant Agriculture	2-11		Sunlight Access	3-11
2.2.2	Water Storage Facilities (Dams)	2-12		Privacy	3-12
2.2.3	Garden Centres, Plant Nurseries and		3.1.7	Vehicle Access and Parking	3-12
	Landscaping Material Supplies		3.1.8	Design Details	3-13
2.2.4	Animal Boarding or Training Establishments		3.2	Medium Density Housing	3-14
0.0.	D. III I.	2-14	3.2.1	Desired Future Character	3-14
	Rural Industry	2-15	3.2.2	Site Requirements	3-16
	Rural Workers' Dwelling	2-15	3.2.3	Height	3-17
2.2.7	Secondary Dwelling	2-16	3.2.4	Setbacks	3-19

l

	3.2.5	Building Form and Separation	3-21	3.5.1	Desired Future Character	3-76
	3.2.6	Landscaping	3-22	3.5.2	Design Quality	3-78
	3.2.7	Open Spaces	3-24	3.5.3	Site Requirements	3-79
	3.2.8	Privacy and Security	3-25	3.5.4	Height	3-80
	3.2.9	Sunlight and Ventilation	3-26	3.5.5	Setbacks	3-81
	3.2.10	Materials, Finishes and Services	3-27	3.5.6	Building Form and Separation	3-84
	3.2.11	Housing Choice	3-27	3.5.7	Landscaping	3-86
	3.2.12	Vehicle Access and Parking	3-28	3.5.8	Open Spaces	3-89
	3.2.13	Public Domain and Traffic Managemen	t	3.5.9	Privacy and Security	3-90
		Works	3-28	3.5.1	0 Materials, Finishes and Services	3-90
	3.2.14	Key Development Principles	3-29	3.5.1	1 Sunlight and Ventilation	3-91
3.3		Residential Flat Buildings (3 Storeys)	3-37	3.5.1	2 Housing Choice	3-91
	3.3.1	Desired Future Character	3-37	3.5.1	3 Vehicle Access and Parking	3-92
	3.3.2	Design Quality	3-38	3.5.1	4 Public Domain and Traffic Managemen	
	3.3.3	Site Requirements	3-39		Works	3-93
	3.3.4	Height	3-40	3.5.1	5 Key Development Principles	3-94
	3.3.5	Setbacks	3-40	1	BUSINESS	4-1
	3.3.6	Building Form and Separation	3-42	1.1	Commercial Centres Hierarchy	4-4
	3.3.7	Landscaping	3-43		Commercial Centres Hierarchy	4-4
	3.3.8	Open Spaces	3-44	1.2	Business Lands	4-6
	3.3.9	Privacy and Security	3-45		Scale	4-6
	3.3.10	Materials, Finishes and Services	3-46		Setbacks	4-8
	3.3.11	Sunlight and Ventilation	3-47	4.2.3		4-14
	3.3.12	Housing Choice	3-47		Landscaping	4-15
	3.3.13	Vehicle Access and Parking	3-48		Privacy and Security	4-16
	3.3.14	Public Domain and Traffic Managemen			Sunlight and Ventilation	4-17
		Works	3-48		Housing Choice	4-17
3.4		Residential Flat Buildings (5 Storeys)	3-49		Vehicle Access and Parking	4-18
		Desired Future Character	3-49		Public Domain and Traffic Managemen	
		Design Quality	3-50	4.2.0	Works	4-19
		Site Requirements	3-51	4.2.1	0 Design Details	4-23
		Height	3-52	1.3	Town Centre Masterplans	4-25
		Setbacks	3-54	4.3.1	Town Centre Masterplans –General	4-25
		Building Form and Separation		1.4	Mixed Use Precincts	4-35
		Landscaping	3-57	4.4.1	Desired Future Character	4-36
		Open Spaces	3-59	4.4.2	Design Quality	4-37
		Privacy and Security	3-60		Site Requirements	4-38
		Materials, Finishes and Services	3-60		Scale	4-39
		Sunlight and Ventilation	3-61	4.4.5	Setbacks	4-40
		Housing Choice	3-61	4.4.6	Building Form and Separation	4-42
		Vehicle Access and Parking	3-62		Open Spaces	4-44
	3.4.14	Public Domain and Traffic Managemen Works	t 3-62		Privacy and Security	4-45
	2 / 1 =	Key Development Principles	3-62 3-63		Sunlight and Ventilation	4-46
3.!		Residential Flat Buildings (6 or more	J-00		0 Housing Choice	4-46
٠.;	,	storeys)	3-76		1 Landscaping	4-47

4.4.1	2 Vehicle Access and Parking	4-48	7	COMMUNITY	7-1
4.4.1	3 Public Domain and Traffic Manager	ment	7.1	Community Uses	7-4
	Works	4-49	7.1.1	Site Requirements	7-4
4.4.1	4 Key Development Principles	4-50	7.1.2	Scale	7-5
4.5	Hornsby Town Centre	4-58	7.1.3	Setbacks	7-7
4.5.1	Desired Future Character	4-60	7.1.4	Landscaping	7-8
4.5.2	Design Quality	4-65	7.1.5	Open Space	7-9
4.5.3	Site Requirements	4-65	7.1.6	Privacy, Security and Sunlight	7-10
4.5.4	Scale	4-66	7.1.7	Vehicle Access and Parking	7-11
4.5.5	Setbacks	4-70	7.1.8	Design Details	7-12
4.5.6	Open Spaces	4-78	7.2	Community Housing	7-14
4.5.7	Landscaping	4-81	7.2.1	Seniors Housing	7-14
4.5.8	Privacy and Security	4-83	7.2.2	Boarding Houses	7-14
4.5.9	Sunlight and Ventilation	4-84	7.2.3	Group Homes	7-14
4.5.1	0 Housing Choice	4-85	7.3	Telecommunications	7-15
4.5.1	1 Vehicle Access and Parking	4-85	7.3.1	Location	7-15
4.5.1	I.5.12 Public Domain and Traffic Management		7.3.2	Design	7-15
	Works	4-92	7.4	Temporary Events	7-16
4.5.1	3 Design Details	4-98	7.5	Health Services Facility	7-17
5	INDUSTRIAL	5-1	7.5.1	Scale	7-18
5.1	Industrial Land	5-4	7.5.2	Setbacks	7-19
5.1.1	Scale	5-4	7.5.3	Landscaping	7-19
5.1.2	Setbacks	5-6	7.5.4	Privacy, Security and Sunlight	7-20
5.1.3	Landscaping	5-7		Vehicle Access and Parking	7-21
	Open Space	5-9	7.5.6	Design Details	7-21
5.1.5	Sunlight	5-9		-	
	Vehicle Access and Parking	5-10	8	RIVER SETTLEMENTS	
5.1.7	Traffic Management Work	5-10	8.1	River Settlement Land	8-5
	B Design Details	5-13	8.1.1		8-8
5.2	Sex Service Premises	5-14		Scale	8-6
5.2.1	Location	5-14		Setbacks	8-8
5.2.2	Design Details	5-14		Landscaping	8-16
				Open Space	8-17
6	SUBDIVISION	6-1		Sunlight Access	8-17
6.1	General	6-4	8.1.7	Privacy and Views	8-18
6.1.1		6-4	8.1.8	Design Details	8-19
6.2	Urban Subdivision	6-5	8.2	River Settlement Uses	8-22
6.2.1	Residential Lands Subdivision	6-5	8.2.1	Boat Sheds	8-22
6.3	Rural Subdivision	6-9	8.2.2	Water Recreation Structures	8-23
6.3.1	Rural Lands Subdivision	6-9	8.2.3	Seawalls	8-27
6.4	Accessway Design	6-12	8.2.4	Tourist and Visitor Accommodation	8-29
6.4.1		,	8.3	River Settlement Masterplans	8-30
0.5	Design	6-12	8.3.1	River Settlement Masterplans - Gene	ral 8-30
6.5	Road Design	6-14	9	HERITAGE	9-1
6.5.1	Public Road Design	6-14	9.1	Heritage Administration	9-4

	9.1.1	Development Without Consent	9-4	9.6	12 Housing Choice	9-51
	9.1.2	Development Application Submission	0.5	9.6	13 Vehicle Access and Parking	9-51
o 1	2	Requirements	9-5	9.6	14 Public Domain and Traffic Mana	_
9.2		Heritage Items	9-6	0.6	Works	9-52
	9.2.1	General Design Requirements	9-6	9.6.	15 Key Development Principles	9-53
		Garages, Carports and Driveways	9-8	10	ANNEXURES	10-1
	9.2.3	, ,	9-8	A DDEA	IDIV A.C. OCCADY OF TERMS	10.0
		Fences and Gates	9-9	APPEN	IDIX A:GLOSSARY OF TERMS	10-3
		Subdivision Rural Haritaga Itanaa	9-10	APPEN	IDIX B: TOWN CENTRE LINKAGE [DIAGRAMS
		Rural Heritage Items	9-11			10-5
0 1		Commercial Heritage Items	9-12	APPEN	IDIX C: DESIGNATED, STATE AND	REGIONAL
9.3		Heritage Conservation Areas	9-13	7	ROADS IN HORNSBY SHIRE	
		3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	9-14	ADDEN	IDDV D. DEFORMET OUEL TENUALA	LIEDITAGE
		Garages, Carports and Driveways	9-15	APPEN	IDIX D: BEECROFT-CHELTENHAM CONSERVATION AREA PRECIN	
		Gardens, Fences and Gates	9-16		BOUNDARIES	
		Demolition	9-17			
		Subdivision	9-18			
	9.3.6	Beecroft – Cheltenham Heritage Conservation Area – Character Statem	ent 9-19			
	9.3.7	Hornsby West Side Heritage Conserva Areas – Character Statement				
	9.3.8	The Crescent Heritage Conservation A Character Statement	rea – 9-26			
	9.3.9	Wahroonga Heritage Conservation Are Character Statement	a – 9-27			
	9.3.10) Wahroonga (North) Heritage Conserva Area – Character Statement	tion 9-29			
	9.3.11	Barker College Heritage Conservation – Character Statement	Area 9-32			
9.4	4	Development in the Vicinity of Heritage	e 9-34			
	9.4.1	Development in the Vicinity of Heritage Items and Heritage Conservation Areas				
9.5	5	Aboriginal Heritage	9-35			
	9.5.1	Aboriginal Relics or Places of Heritage Significance	9-35			
9.6	3	Beecroft Heritage Precinct	9-36			
	9.6.1	Desired Future Character	9-36			
	9.6.2	Design Quality	9-38			
	9.6.3	Heritage Conservation	9-38			
	9.6.4	Site Requirements	9-39			
	9.6.5	Height	9-40			
	9.6.6	Setbacks	9-41			
	9.6.7	Building Form and Separation	9-42			
			9-47			
		Open Spaces	9-48			
		Privacy and Security	9-49			
		I Sunlight and Ventilation	9-50			
		-				