



# Hornsby Development Control Plan

2013

## Hornsby Development Control Plan 2013

prepared by Planning Division.

In Force: 11 October 2013

Reprinted: January 2019

### Amendments

Date	Summary of Amendment
12/12/13	Carlingford Road precinct key principles diagram updated to identify additional traffic improvements
21/01/14	Galston Village Masterplan and Part 6 Subdivision updated to permit vehicular access from Arcadia Road to properties within Nancy Place, Galston
24/10/14	General, Residential, Business and Heritage Chapters updated to support Epping Urban Activation Precinct
18/12/14	General, Business and Heritage Chapters updated to support Hornsby West Side Planning Proposal
10/11/16	General, Rural and Subdivision Chapters updated to support Rural Lands Planning Proposal
30/11/16	Housekeeping Amendment 2016  Practice Note:  The <i>Local Government (City of Parramatta and Cumberland) Proclamation 2016</i> provides transitional arrangements for the application of development control plans to newly amalgamated authorities. The Proclamation stipulates that until new plans are adopted for an amalgamated area, the existing plan from the previous authority applies.
22/02/18	Amendments to Tree and Vegetation Preservation clauses in General Chapter.
14/03/18	City of Parramatta Council amendments to Tree and Vegetation Preservation clauses in General Chapter.
10/01/2019	General, Residential and Heritage Chapters updated to support Council's Design Excellence Review of Planning Controls.
31/05/2019	City of Parramatta Council amendments to Transport and Parking clauses in General chapter.
19/02/2021	Residential, Business and Heritage Chapters updated to reflect changes to building height controls implemented under the Housekeeping Amendment Planning Proposal applicable in Hornsby Shire.
06/08/2021	City of Parramatta Council amendments to Transport and Parking clauses in General chapter along with changes to Residential and Heritage chapter.
24/08/2022	Amendments to correct issues with the interpretation of development controls and changes to state legislation names and references.
19/05/2023	Amendments to support the High and Ashley Street Planning Proposal. Amendments to implement Hornsby Employment Land Study recommendations, clarify the interpretation of development controls and align controls with the Hornsby Local Environmental Plan 2013.
03/11/2023	City of Parramatta Council amendments to repeal all controls and references to transferred land (28 August 2023 resolution).  Amendments to implement development controls for Agritourism Land Uses.
21/12/2023	Amendments to support electric vehicle charging and Seniors Housing in heritage conservation areas.
10/05/2024	Amendments to Part 2 Rural and Part 6 Subdivision to introduce planning controls for rural development along main roads, rehabilitation requirements for extractive industries and an amended method for calculating minimum lot size in certain rural zones.

### Hornsby Shire Council Administration Centre at Hornsby Library

28-44 George St, Hornsby

PO Box 37

Hornsby NSW 2077

Telephone: (02) 9847 6760

Facsimile: (02) 9847 6996

Email: [hsc@hornsby.nsw.gov.au](mailto:hsc@hornsby.nsw.gov.au)

internet: [hornsby.nsw.gov.au](http://hornsby.nsw.gov.au)

Opening Hours: Monday-Friday, 8.30am-5pm

## Hornsby Development Control Plan

### Part 1 General

1A Introduction	1-3
1A.1 Preamble	1-3
1A.2 Commencement Date	1-3
1A.3 Objectives	1-3
1A.4 Strategic Context	1-3
1A.5 Relationship to other plans and policies	1-4
1A.6 Development contributions and planning agreements	1-4
1B Administration	1-5
1B.1 How to Use this DCP	1-5
1B.2 Desired Outcome, Prescriptive Measures, Figures and Notes	1-7
1B.3 Interpretation	1-7
1B.4 Submitting an Application	1-7
1B.5 Notification and Exhibition	1-8
1B.5.1 Public Exhibition Strategy	1-8
1B.5.2 Notification of Applications	1-8
1B.5.3 Submissions	1-10
1B.5.4 Determination of Applications	1-10
1B.6 Tree and Vegetation Preservation	1-11
1B.6.1 Tree Preservation	1-11
1B.6.2 Vegetation Preservation	1-15
1C General Controls	1-18
1C.1 Natural Environment	1-18
1C.1.1 Biodiversity	1-18
1C.1.2 Stormwater Management	1-20
1C.1.3 Watercourses	1-22
1C.1.4 Earthworks and Slope	1-23
1C.2 Built Environment	1-26
1C.2.1 Transport and Parking	1-26
1C.2.2 Accessible Design	1-34
1C.2.3 Waste Management	1-35
1C.2.4 Effluent Disposal	1-38
1C.2.5 Noise and Vibration	1-39
1C.2.6 Air Quality	1-40
1C.2.7 Crime Prevention	1-41
1C.2.8 Building Sustainability	1-42
1C.2.9 Landscaping	1-43

1C.2.10 Services and Lighting	1-44
1C.2.11 Signage	1-45
1C.2.12 Avoiding Isolated Sites	1-48
1C.3 Hazards	1-49
1C.3.1 Bushfire	1-49
1C.3.2 Flooding	1-50
1C.3.3 Acid Sulfate Soils	1-51
1C.3.4 Land Contamination	1-51

### Part 2 Rural

Introduction	2-3
2.1 Rural Buildings	2-5
2.1.1 Scale	2-5
2.1.2 Setbacks	2-7
2.1.3 Landscaping	2-8
2.1.4 Open Space	2-9
2.1.5 Vehicle Access and Parking	2-9
2.1.6 Design Details	2-10
2.2 Rural Land Uses	2-11
2.2.1 Intensive Plant Agriculture	2-11
2.2.2 Water Storage Facilities (Dams)	2-12
2.2.3 Garden Centres, Plant Nurseries and Landscaping Material Supplies	2-13
2.2.4 Animal Boarding or Training Establishments	2-14
2.2.5 Rural Industry	2-15
2.2.6 Rural Workers' Dwelling	2-15
2.2.7 Secondary Dwelling	2-16
2.2.8 Bed and Breakfast and Short Term Rental Accommodation	2-17
2.2.9 Attached Dual Occupancy	2-18
2.2.10 Agritourism and Farm Stay Accommodation	2-19
2.3 Village Masterplans	2-24
2.3.1 Village Masterplans	2-24
Dural Village Masterplan	2-25
Dural Village Masterplan (Figure 2)	2-26
Dural Village Masterplan (Figure 2 cont)	2-27
Dural Village Masterplan (Elevation)	2-28
Galston Village Masterplan	2-29
Galston Village Masterplan	2-30
Wisemans Ferry Village Masterplan	2-31

Wisemans Ferry Village Masterplan .....	2-32	3.2.7	Open Spaces .....	3-26
2.4 Dural Village.....	2-33	3.2.8	Privacy and Security .....	3-27
2.4.1 Scales .....	2-33	3.2.9	Sunlight and Ventilation .....	3-28
2.4.2 Setbacks .....	2-35	3.2.10	Materials, Finishes and Services .....	3-29
2.4.3 Landscaping .....	2-36	3.2.11	Housing Choice .....	3-29
2.4.4 Open Space .....	2-37	3.2.12	Vehicle Access and Parking .....	3-30
2.4.5 Sunlight Access .....	2-37	3.2.13	Public Domain and Traffic Management Works .....	3-30
2.4.6 Privacy and Security .....	2-38	3.2.14	Key Development Principles .....	3-31
2.4.7 Vehicle Access And Parking.....	2-39		Pacific Highway, Mount Colah and Asquith Precinct.....	3-32
2.4.8 Design Details .....	2-39		Stokes Avenue, Asquith Precinct.....	3-33
2.5 Extractive Industries.....	2-40		Baldwin Avenue, Asquith Precinct.....	3-34
2.5.1 Setbacks .....	2-40		Traffic Management Improvement Plan, Asquith Precincts.....	3-35
2.5.2 Transport.....	2-41		Galston Road, Hornsby Precinct.....	3-36
2.5.3 Water Resources .....	2-41		Old Berowra Road, Hornsby Precinct.....	3-37
2.5.4 Soil And Water Management.....	2-43		Mildred Avenue, Hornsby Precinct .....	3-38
2.5.5 Acoustic Environment .....	2-45			
2.5.6 Air Quality.....	2-46	3.3 Residential Flat Buildings (3 Storeys) .....		3-39
2.5.7 Mitigation and Monitoring .....	2-47	3.3.1	Desired Future Character.....	3-39
2.5.8 Extraction Sequence.....	2-47	3.3.2	Design Quality - SEPP 65 .....	3-40
2.5.9 Rehabilitation .....	2-48	3.3.3	Site Requirements.....	3-41
		3.3.4	Height.....	3-42
		3.3.5	Setbacks .....	3-43
		3.3.6	Building Form and Separation.....	3-44
		3.3.7	Landscaping .....	3-45
		3.3.8	Open Spaces .....	3-46
		3.3.9	Privacy and Security .....	3-47
		3.3.10	Materials, Finishes and Services .....	3-48
		3.3.11	Sunlight and Ventilation .....	3-49
		3.3.12	Housing Choice .....	3-49
		3.3.13	Vehicle Access and Parking .....	3-50
		3.3.14	Public Domain and Traffic Management Works .....	3-50
		3.4 Residential Flat Buildings (5 Storeys) .....		3-51
		3.4.1	Desired Future Character.....	3-51
		3.4.2	Design Quality - SEPP 65 .....	3-52
		3.4.3	Site Requirements.....	3-53
		3.4.4	Height.....	3-54
		3.4.5	Setbacks .....	3-55
		3.4.6	Building Form and Separation.....	3-56

## Part 3 Residential

Introduction 3-5

3.1 Dwelling Houses ..... 3-7

- 3.1.1 Scale..... 3-7
- 3.1.2 Setbacks .....
- 3.1.3 Landscaping .....
- 3.1.4 Open Space .....
- 3.1.5 Sunlight Access .....
- 3.1.6 Privacy .....
- 3.1.7 Vehicle Access And Parking.....
- 3.1.8 Design Details .....

3.2 Medium Density Housing ..... 3-15

- 3.2.1 Desired Future Character.....
- 3.2.2 Site Requirements.....
- 3.2.3 Height.....
- 3.2.4 Setbacks .....
- 3.2.5 Building Form and Separation.....
- 3.2.6 Landscaping .....

3.4.7	Landscaping .....	3-58	Park Avenue, Waitara precinct .....	3-96
3.4.8	Open Spaces .....	3-60	Pound Road, Hornsby precinct .....	3-97
3.4.9	Privacy and Security .....	3-61		
3.4.10	Materials, Finishes and Services .....	3-61		
3.4.11	Sunlight and Ventilation .....	3-62		
3.4.12	Housing Choice .....	3-62		
3.4.13	Vehicle Access and Parking .....	3-63		
3.4.14	Public Domain and Traffic Management Works .....	3-63		
3.4.15	Key Development Principles .....	3-64		
	Pacific Highway, Mount Colah Precinct .....	3-65		
	Traffic Management Improvement Plan, Asquith Precincts .....	3-66		
	Lords Avenue, Asquith precinct .....	3-67		
	Jersey Street Nth, Asquith precinct .....	3-68		
	Bouvardia Street, Asquith precinct .....	3-69		
	Hyacinth Street, Asquith precinct .....	3-70		
	Pacific Highway, Asquith precinct .....	3-71		
	Belair Close, Hornsby precinct .....	3-72		
	Balmoral Street, Waitara precinct .....	3-73		
	Station Street, Thornleigh precinct .....	3-74		
	Fisher Avenue, Pennant Hills precinct .....	3-75		
	Traffic Management Improvement Plan, Pennant Hills precinct .....	3-76		
3.5	Residential Flat Buildings (6 or more Storeys) .....	3-77		
3.5.1	Desired Future Character .....	3-77		
3.5.2	Design Quality - SEPP 65 .....	3-79		
3.5.3	Site Requirements .....	3-80		
3.5.4	Height .....	3-81		
3.5.5	Setbacks .....	3-82		
3.5.6	Building Form and Separation .....	3-85		
3.5.7	Landscaping .....	3-87		
3.5.8	Open Spaces .....	3-90		
3.5.9	Privacy and Security .....	3-91		
3.5.10	Materials, Finishes and Services .....	3-91		
3.5.11	Sunlight and Ventilation .....	3-92		
3.5.12	Housing Choice .....	3-92		
3.5.13	Vehicle Access and Parking .....	3-93		
3.5.14	Public Domain and Traffic Management Works .....	3-94		
3.5.15	Key Development Principles .....	3-95		
			<b>Part 4 Business</b>	
			Introduction	4-4
			4.1 Commercial Centres Hierarchy .....	4-5
			4.1.1 Commercial Centres Hierarchy .....	4-5
			4.2 Business Lands .....	4-7
			4.2.1 Scale .....	4-7
			4.2.2 Setbacks .....	4-9
			4.2.3 Open Spaces .....	4-15
			4.2.4 Landscaping .....	4-16
			4.2.5 Privacy and Security .....	4-17
			4.2.6 Sunlight and Ventilation .....	4-18
			4.2.7 Housing Choice .....	4-18
			4.2.8 Vehicle Access and Parking .....	4-19
			4.2.9 Public Domain and Traffic Management Works .....	4-20
			4.2.10 Design Details .....	4-24
			4.3 Town Centre Masterplans .....	4-26
			4.3.1 Town Centre Masterplans - General .....	4-26
			Berowra Town Centre Masterplan .....	4-27
			Galston Town Centre Masterplan .....	4-28
			Mount Colah Town Centre Masterplan .....	4-29
			Pennant Hills Town Centre Masterplan .....	4-30
			Pennant Hills Town Centre Masterplan - Urban Design Guidelines .....	4-31
			Pennant Hills Town Centre Masterplan - Urban Design Guidelines .....	4-32
			Pennant Hills Town Centre Masterplan - Urban Design Guidelines .....	4-33
			Pennant Hills Town Centre Masterplan - Pedestrian Network .....	4-34
			Pennant Hills Town Centre Masterplan - Traffic Management .....	4-35
			4.4 Mixed Use Precincts .....	4-36
			4.4.1 Desired Future Character .....	4-37
			4.4.2 Design Quality - SEPP 65 .....	4-38
			4.4.3 Site Requirements .....	4-39
			4.4.4 Scale .....	4-40
			4.4.5 Setbacks .....	4-41
			4.4.6 Building Form and Separation .....	4-43

4.4.7	Open Spaces .....	4-45
4.4.8	Privacy and Security .....	4-46
4.4.9	Sunlight and Ventilation .....	4-47
4.4.10	Housing Choice .....	4-47
4.4.11	Landscaping .....	4-48
4.4.12	Vehicle Access and Parking .....	4-49
4.4.13	Public Domain and Traffic Management Works .....	4-50
4.4.14	Key Development Principles .....	4-51
	Asquith Commercial Centre Precinct .....	4-52
	Bouvardia Street, Asquith Precinct .....	4-53
	Traffic Management Plan Improvement Plan, Asquith Precincts.....	4-54
	Palmerston Road, Waitara Precinct .....	4-55
	Normanhurst Road, Normanhurst Precinct ...	4-56
	Pennant Hills Road, Thornleigh Precinct .....	4-57
	Thompsons Corner, West Pennant Hills Precinct .....	4-58
4.5	Hornsby Town Centre .....	4-59
4.5.1	Desired Future Character.....	4-61
4.5.2	Design Quality - SEPP 65 .....	4-66
4.5.3	Site Requirements.....	4-66
4.5.4	Scale .....	4-67
4.5.5	Setbacks .....	4-71
4.5.6	Open Spaces .....	4-79
4.5.7	Landscaping .....	4-82
4.5.8	Privacy and Security .....	4-84
4.5.9	Sunlight and Ventilation .....	4-85
4.5.10	Housing Choice .....	4-86
4.5.11	Vehicle Access and Parking .....	4-86
4.5.12	Public Domain and Traffic Management Works .....	4-93
4.5.13	Design Details .....	4-99

## Part 5 Industrial

Introduction	5-3	
5.1	Industrial Land .....	5-4
5.1.1	Scale .....	5-4
5.1.2	Setbacks .....	5-6
5.1.3	Landscaping .....	5-7
5.1.4	Open Space .....	5-9
5.1.5	Sunlight .....	5-9

5.1.6	Vehicle Access and Parking .....	5-10
5.1.7	Traffic Management Work.....	5-10
5.1.8	Design Details .....	5-13
5.2	Sex Service Premises .....	5-14
5.2.1	Location .....	5-14
5.2.2	Design Details .....	5-14

## Part 6 Subdivision

Introduction	6-3	
6.1	General .....	6-4
6.1.1	General Provisions.....	6-4
6.2	Urban Subdivision .....	6-5
6.2.1	Residential Lands Subdivision .....	6-5
6.3	Rural Subdivision .....	6-9
6.3.1	Rural Lands Subdivision.....	6-9
6.4	Accessway Design .....	6-12
6.4.1	Residential and Rural Lands Accessway Design .....	6-12
6.5	Road Design.....	6-14
6.5.1	Public Road Design.....	6-14
6.6	Subdivision Masterplans .....	6-15
6.6.1	Subdivision Masterplans - General ..	6-15
	Cherrybrook Precinct Masterplan .....	6-16

## Part 7 Community

Introduction	7-3	
7.1	Community Uses.....	7-4
7.1.1	Site Requirements.....	7-4
7.1.2	Scale .....	7-5
7.1.3	Setbacks .....	7-7
7.1.4	Landscaping .....	7-8
7.1.5	Open Space.....	7-9
7.1.6	Privacy, Security and Sunlight.....	7-10
7.1.7	Vehicle Access And Parking.....	7-11
7.1.8	Design Details .....	7-12
7.2	Community Housing .....	7-14
7.2.1	Seniors Housing .....	7-14
7.2.2	Boarding Houses .....	7-14
7.2.3	Group Homes .....	7-14

7.3 Telecommunications.....	7-15
7.3.1 Location.....	7-15
7.3.2 Design.....	7-15
7.4 Temporary Events.....	7-16
7.5 Health Services Facility.....	7-17
7.5.1 Scale.....	7-18
7.5.2 Setbacks.....	7-19
7.5.3 Landscaping.....	7-19
7.5.4 Privacy, Security and Sunlight.....	7-20
7.5.5 Vehicle Access and Parking.....	7-21
7.5.6 Design Details.....	7-21

## Part 8 River Settlements

Introduction	8-3
8.1 River Settlement Land.....	8-5
8.1.1 Desired Future Character.....	8-5
8.1.2 Scale.....	8-6
8.1.3 Setbacks.....	8-8
8.1.4 Landscaping.....	8-16
8.1.5 Open Space.....	8-17
8.1.6 Sunlight Access.....	8-17
8.1.7 Privacy and Views.....	8-18
8.1.8 Design Details.....	8-19
8.2 River Settlement Uses.....	8-22
8.2.1 Boat Sheds.....	8-22
8.2.2 Water Recreation Structures.....	8-23
8.2.3 Seawalls.....	8-27
8.2.4 Tourist and Visitor Accommodation	8-29
8.3 River Settlement Masterplans.....	8-30
8.3.1 River Settlement Masterplans - General	8-30
Berowra Waters Masterplan (eastern side) ...	8-31
Berowra Waters Masterplan (western side) ..	8-32
Kangaroo Point Masterplan.....	8-33
Kangaroo Point Masterplan.....	8-35

## Part 9 Heritage

Introduction	9-3
9.1 Heritage Administration.....	9-4
9.1.1 Development Without Consent.....	9-4

9.1.2 Development Application Submission Requirements.....	9-5
9.2 Heritage Items.....	9-6
9.2.1 General Design Requirements.....	9-6
9.2.2 Garages, Carports and Driveways.....	9-8
9.2.3 Gardens, Trees and Landscaping.....	9-8
9.2.4 Fences and Gates.....	9-9
9.2.5 Subdivision.....	9-10
9.2.6 Rural Heritage Items.....	9-11
9.2.7 Commercial Heritage Items.....	9-12
9.3 Heritage Conservation Areas.....	9-13
9.3.1 General Design Provisions.....	9-14
9.3.2 Garages, Carports and Driveways ...	9-15
9.3.3 Gardens, Fences and Gates.....	9-16
9.3.4 Demolition.....	9-17
9.3.5 Subdivision.....	9-18
9.3.6 Beecroft—Cheltenham Heritage Conservation Area—Character Statement ....	9-19
9.3.7 Hornsby West Side Heritage Conservation Areas—Character Statement ....	9-22
9.3.8 The Crescent Heritage Conservation Area—Character Statement.....	9-26
9.3.9 Wahroonga Heritage Conservation Area—Character Statement.....	9-27
9.3.10 Wahroonga (North) Heritage Conservation Area— Character Statement.....	9-29
9.3.11 Barker College Heritage Conservation Area—Character Statement.....	9-32
9.4 Development in the Vicinity of Heritage.....	9-34
9.4.1 Development in the Vicinity of Heritage Items and Heritage Conservation Areas.....	9-34
9.5 Aboriginal Heritage.....	9-35
9.5.1 Aboriginal Relics or Places of Heritage Significance.....	9-35
9.6 Beecroft Heritage Precinct.....	9-36
9.6.1 Desired Future Character.....	9-36
9.6.2 Design Quality - SEPP 65.....	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
9.6.8	Landscaping .....	9-47
9.6.9	Open Spaces .....	9-48
9.6.10	Privacy and Security .....	9-49
9.6.11	Sunlight and Ventilation .....	9-50
9.6.12	Housing choice .....	9-51
9.6.13	Vehicle Access and Parking.....	9-51
9.6.14	Public Domain and Traffic Management Works .....	9-52
9.6.15	Key Development Principles .....	9-53
	Beecroft Heritage Precinct (residential area)	9-54
	Beecroft Heritage Precinct (commercial area)	9-55
	Beecroft Road Precinct (north-south) .....	9-56
	Beecroft Road Precinct (east - west) .....	9-57

## Part 10 Annexures

Annexure A	10-III	
	Glossary of Terms .....	10-III
	Glossary of Terms .....	10-IV
Annexure B	10-V	
	Town Centre Linkage Diagrams.....	10-V
Annexure C	10-XIII	
	Designated, State and Regional Roads in Hornsby Shire .....	10-XIV
	Designated Roads .....	10-XIV
	State and Regional Roads .....	10-XVI
Annexure D	10-XVII	
	Beecroft - Cheltenham Heritage Conservation Area Precinct Boundaries .....	10-XVIII