

Implementation Action Plan A - Short Term Recommendations - Hornsby Shire Rural Lands Study – June 2022				
Item	Policy Affected	Recommendation	Comment	Funding
1	LSPS	Update LSPS to include Rural Lands Study vision statement, key principles, map of landscape areas and associated character statements.	Implement as per Study recommendation	Complete as part of next LSPS update (Strategic Planning operating budget)
2	HLEP	Amend zone objectives of RU1 Primary Production, RU4 Primary Production Small Lots and RU2 Rural Landscape in HLEP to reflect the intent of the zones to support value adding activities for agriculture.	Implement as per Study recommendation	Strategic Planning operating budget
3	HLEP	Permit 'artisan food and drink industry' in RU1, RU2 and RU4 zones and include a new local provision in the LEP that requires proposals for this use to demonstrate a nexus with agriculture.	Implement as per Study recommendation	Strategic Planning operating budget
4	HLEP	Permit 'markets' in RU1 and RU4 zones and include a new local provision in the LEP that requires proposals for this use to demonstrate a nexus with agriculture.	Implement as per Study recommendation	Strategic Planning operating budget
5	HLEP	Following consideration of advice from SGS, permit 'farm experience premises' in certain rural zones.	Implement agritourism land use based on SGS advice. This will implement the recommendation of the Study to allow function centres, but only as part of this rural specific land use.	Strategic Planning operating budget
6	HLEP	Following consideration of advice from SGS, permit 'farm gate premises' in certain rural zones, adopt the optional LEP clause with development standards for size and capacity.	Implement agritourism land use based on SGS advice. This will implement the recommendation of the Study to allow café's and restaurants, but only as part of this rural specific land use.	Strategic Planning operating budget
7	HLEP	Following consideration of advice from SGS, adopt the optional LEP clause for 'farm stay accommodation' with development standards for gross floor area, number of moveable dwellings and guests in moveable dwellings.	Implement as per Study principles to enhance tourism	Strategic Planning operating budget
8	HLEP	Include optional LEP Clause 5.16 into the HLEP to require consideration of land use conflicts.	Implement as per Study recommendation	Strategic Planning operating budget
9	HLEP	Amend wording of Clause 6.9 to clarify existing controls for attached dual occupancies.	Implement as per Study recommendation	Strategic Planning operating budget
10	SI and HLEP	Amend standard definition for roadside stalls in the HLEP and the SI LEP to permit roadside stalls to sell produce and locally made items from area generally (instead of being restricted to the site and adjoining properties).	Implement as per Study recommendation	Strategic Planning operating budget

11	HLEP	Amend requirements for lot size calculation in Clause 4.1 of the HLEP so that access handles are included in lot size calculations in rural areas.	Implement as per Study recommendation	Strategic Planning operating budget
12	HDCP	Amend DCP to expand desired outcomes of Clause 2.5.9 to include principles related to protection of landscape character and environmental management.	Implement as per Study recommendation	Strategic Planning operating budget
13	HDCP	Introduce DCP controls in line with Study principles to support new land uses in rural zones that require a nexus with agriculture to be demonstrated, which include: <ul style="list-style-type: none"> • the requirements for demonstrating a nexus with agriculture. • controls for developments to be sympathetic to rural character. • design and siting requirements. • new land uses to be balanced with infrastructure and road upgrades. 	Implement as per Study recommendation	Strategic Planning operating budget
14	HDCP	Amend DCP to include design guideline controls for retail and commercial uses along Old Northern Road that: <ul style="list-style-type: none"> • encourage selection of materials that are sympathetic to the surrounding landscape. • include design and siting controls that situate buildings in the landscape. • encourage vegetation to screen buildings and soften interface with main roads. 	Implement as per Study recommendation	Strategic Planning operating budget
15	HDCP	Following consideration of advice from SGS, include new DCP controls for agritourism land uses, particularly controls for 'farm experience premises' to limit visitors and manage environmental, landscape character and amenity impacts.	Implement as per Study principles to support value adding activities for agriculture and enhance tourism.	Strategic Planning operating budget

Implementation Action Plan B - Long Term Recommendations – Hornsby Shire Rural Lands Study – June 2022				
Item	Policy Affected	Recommendation	Comment	Funding
1	N/A – Strategic Investigations	Investigating opportunities near Dural, Galston and Glenorie villages to reduce lot size to 5000-10,000sqm, apply the E4 Environmental Living zone and prepare village Place Plans.	Progress as per Study recommendation	Not currently funded
2	N/A – Strategic Investigations	Prepare a Place Plan for Wisemens Ferry Village and review of zone objectives.	Progress as per Study recommendation	Not currently funded
3	N/A – Strategic Investigations	Following further consultation with the NSW Rural Fire Service and the NSW Department of Primary Industries and consideration of advice, investigate opportunities to reduce the minimum lot size from 10ha to 2ha in parts of Northern Ridgeline landscape area (South-east part of Glenorie).	Progress as per Study recommendation	Not currently funded
4	HLEP	Subject to the outcome of strategic investigations, change zoning around Dural, Galston and Glenorie village to E4 Environmental Living and apply a new minimum allotment size determined appropriate from the strategic investigations.	Action subject to outcome of strategic investigations.	Not currently funded
5	HLEP	Subject to the strategic review and preparation of a Place Plan for Wisemens Ferry village, amend zone objectives and permit kiosks, markets and plant nurseries in the SP3 Tourist zone.	Action subject to outcome of strategic work on Wisemens Ferry Village.	Not currently funded
6	HLEP	Subject to outcome of Strategic investigations, amend the minimum lot size from 10ha to 2ha in parts of Northern Ridgeline.	Action subject to outcome of strategic investigations.	Not currently funded
7	HDCP	Subject to the outcome of Strategic investigations, implement Place Plans for Dural, Galston, Glenorie into the HDCP. Include DCP controls for villages that seek to manage land use conflicts and rural village character.	Action subject to outcome of strategic investigations.	Not currently funded
8	HDCP	Subject to the outcome of strategic work, implement the Wisemens Ferry Place Plan into the HDCP. Include DCP controls for tourism and commercial activities in the SP3 Tourism zone to balance flood/bushfire constraints and protect landscape and biodiversity values.	Action subject to outcome of strategic investigations.	Not currently funded