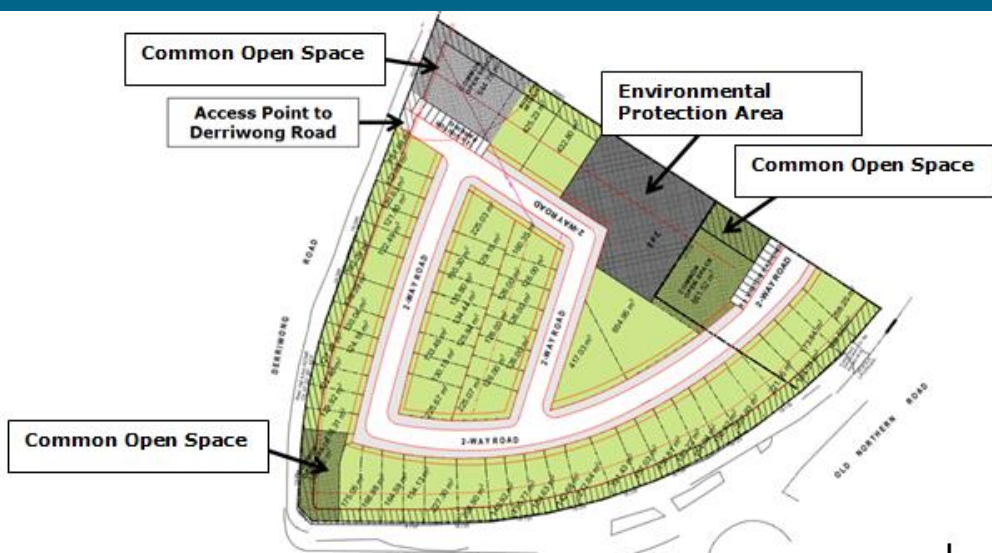


The Hills Development Control Plan (DCP) 2012

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Sydney's Garden Shire
THE HILLS



Part D Section 18
582 and 582A Old Northern Road, Dural

D18

In Force 21 December 2018

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1. INTRODUCTION

This Section of the DCP must be read in conjunction with the following parts of The Hills Development Control Plan 2012:

- Part A - Introduction.
- Part B Section 2 – Residential
- Part B Section 4 – Multi Dwelling Housing
- Part C Section 1 – Parking
- Part C Section 3 – Landscaping
- Part C Section 4 – Heritage
- Appendix A – Waste Management Plan
- Appendix B – Water Sensitive Urban Design

In the event of any inconsistency between this Section of the DCP and any other Sections of the DCPs, the provisions of this Section shall prevail only to the extent of the inconsistency.

1.1 LAND TO WHICH THIS SECTION OF THE PLAN APPLIES

This section of the Development Control Plan establishes site specific objectives and controls to guide future development on Lot 1 DP 656034 and Lot 2 DP 565718, No.582 and 582A Old Northern Road, Dural (see Figure 1).



Figure 1: SUBJECT SITE

2. SITE SPECIFIC OBJECTIVES AND DEVELOPMENT CONTROLS

The objectives and development controls for this site are set out in the following sections.

2.1 SITE PLANNING

OBJECTIVES

- To protect and enhance the rural-residential landscape setting.

DEVELOPMENT CONTROLS

- Future development is to be generally located in accordance with Figure 2.

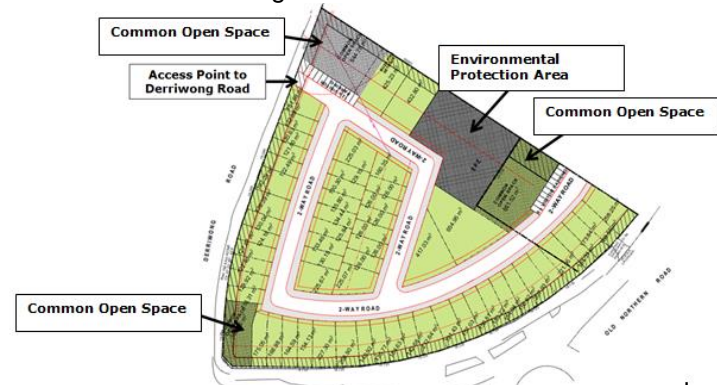


Figure 2: Location of Future Development

2.2 VEGETATION

OBJECTIVES

To preserve the existing significant vegetation on the site.

- To ensure the ongoing maintenance of the significant vegetation on the site, at cost to any future residents on the site.
- To ensure a high visual and acoustic amenity is provided.

DEVELOPMENT CONTROLS

- Future development on the site should include an Environmental Protection Area of approximately 1,500m² for the significant vegetation on the site to be located on the northern portion of the site, identified in Figure 2.
- The Environmental Protection Area should be identified as a Restricted Development Area on the title.
- Future development on the site should include the provision of a Vegetation Management Plan in accordance with Council's Vegetation Management Plan Guidelines. The Vegetation Management Plan should include the Environmental Protection Area and Landscape Buffer.
- Any maintenance costs associated with the management and protection of vegetation are to be borne by future residents of the site.
- A continuous landscape buffer along Derriwong Road and Old Northern Road should be provided with a minimum depth of five (5) metres, shown hatched in Figure 2.
- Existing mature trees are to be retained (where possible) within the Environmental Protection Area, Landscape Buffer and Communal Open Spaces on the site.

2.3 CAR PARKING AND VEHICULAR ACCESS

OBJECTIVES

- To prevent access to and from Old Northern Road.

- ii. *To reduce the potential for vehicle conflicts.*
- iii. *To avoid the slowing of traffic on Old Northern Road by cars leaving and entering the site.*
- iv. *To provide convenient and safe parking for residents, visitors and service vehicles*
- v. *To ensure vehicular and pedestrian safety.*

DEVELOPMENT CONTROLS

- (a) Any future development on the site shall obtain access from Derriwong Road.
- (b) The existing driveways along Old Northern Road are to be replaced with kerb and gutter prior to the issuing of an occupation certificate for any development on the site.
- (c) Any future development on the site shall provide either:
 - i. Internal roads with a minimum carriageway width of 8.5m to facilitate on-street parking; or
 - ii. Dedicated area(s) for visitor parking as per the requirements for multi-dwelling housing contained in Part C Section 1.

2.4 SITE CONTAMINATION

OBJECTIVES

- i. *To ensure the land is made suitable for residential purposes.*

SUBMISSION REQUIREMENTS

- (a) Future development on the site should be supported by a Remedial Action Plan prepared in accordance with the Environmental Planning Authority Guidelines.

2.5 WATER QUALITY

OBJECTIVES

- i. To ensure future development is consistent with the relevant Water Quality Objectives.

DEVELOPMENT CONTROLS

- (a) Future development should address the relevant Water Quality Objectives (found at: <http://www.water.nsw.gov.au/water-management/water-quality>) and the development's impact on hydrology and hydrogeology.

2.6 DENSITY

OBJECTIVES

- i. *To provide an appropriate density on the site that is consistent with the local character.*

DEVELOPMENT CONTROLS

- (a) Development on the site should not exceed 57 dwellings.

