

21) Appendix T

Strategic Planning Framework Assessment Tables Prepared by Keylan Consulting

Strategic Planning Framework Assessment Tables

Greater Sydney Region Plan

Objective	Comment
<i>Infrastructure and Collaboration</i>	
<i>O1: Infrastructure supports the three cities</i>	<p>The Planning Proposal seeks to enable the future redevelopment of the Site for a health services facility (HSF) that will support the local community by delivering critical health infrastructure to support the expanding locality of Dural and the Round Corner Town Centre. The objective states:</p> <p><i>A Metropolis of Three Cities must form the basis of future infrastructure decisions if future investment is to better connect the three cities as well as support major economic drivers such as:</i></p> <ul style="list-style-type: none"> <i>digital technology, providing international gateways for business interactions</i> <i>transport services, enabling the movement of goods and labour participation</i> <i>the location and timing of critical support infrastructure, such as health and education facilities for job creation and agglomeration benefits.</i> <p>The proposed HSF is consistent with the objective as it delivers an agglomeration of health-related services to support the local community of Dural and the wider Hornsby Shire and The Hills Shire LGAs. The HSF will be located in an identified local centre (Round Corner Town Centre) with main road and public transport access.</p> <p>As detailed within the Market Assessment, there is an identified gap for the proposed HSF within the surrounding locality (Appendix F). The provision of the HSF will reduce pressure on the hospital and health related services network by servicing the identified demand in a suitable location (i.e. within a local centre).</p> <p>As the locality surrounding the Round Corner Town Centre is poorly connected by public transport to the Hornsby Ku-ring-gai Hospital Health Precinct and the planned Rouse Hill Hospital, it is appropriate to provide an HSF that is within the catchment of local residents that will meet the identified shortfall of health services in this locality.</p>
<i>O2: Infrastructure aligns with forecast growth – growth infrastructure compact</i>	<p>The Site is suitably located within the urban footprint of the Round Corner Town Centre. As detailed within the Market Assessment, Dural and the surrounding locality is undergoing significant population growth together with an aging population (Appendix F).</p>

Objective	Comment
<i>O3: Infrastructure adapts to meet future needs</i>	Due to the expanding nature of the Round Corner Town Centre, several transport and infrastructure upgrades have been identified. Under The Hills Shire LSPS a bypass of Round Corner Town Centre is proposed at Kenthurst Road, which will alleviate traffic within the area. In addition, the Round Corner Town Centre expansion site includes a number of upgrades which will improve the accessibility of the Site. These works include the widening of Old Northern Road to two lanes each way along the entire site frontage of 488-494 Old Northern Road, dedicated turn-in lanes, a new signalised intersection at Old Northern Road and Franlee Road and a bus layover bay.
<i>O4: Infrastructure use is optimised</i>	The Site's location will ensure that existing infrastructure is optimised.
<i>O5: Benefits of growth realised by collaboration of governments, community and business</i>	<p>The Site is situated on the boundary of Hornsby Shire and The Hills Shire LGAs. The proposal seeks to leverage the Site's location within the urban footprint of the Round Corner Town Centre to provide an HSF that will service Dural and the wider communities in the Hornsby and The Hills Shire LGAs.</p> <p>The proposal therefore seeks to work collaboratively with both Councils to achieve a harmonised placed-based planning outcome at the Site and for the broader Round Corner Town Centre.</p>
Liveability	
<i>O6: Services and infrastructure meet communities changing needs</i>	<p>This objective identifies the need for strategic planning to respond to the changing nature of health service delivery and places an emphasis providing these services is suitable locations.</p> <p><i>Strategic planning will continue to respond to the changing nature of health service delivery providing accessibility for patients, visitors and staff in well-located health facilities.</i></p> <p>The proposal responds to identified demand and a current shortfall in health services in the locality. Specifically, the HSF will provide an agglomeration of health-related uses that can service the surrounding community.</p> <p>As identified within the Market Assessment, there is a lack of health services facilities within a 5km catchment that the proposal addresses. This shortfall is exacerbated by the expanding and aging population demographic of local residents.</p> <p>As the locality surrounding the Round Corner Town Centre is poorly connected by public transport to the Hornsby Ku-ring-gai Hospital and Health Precinct and the planned Rouse Hill Hospital, it is appropriate to provide an HSF that is within the catchment of local residents and that will meet the identified shortfall of health services in this locality.</p>

Objective	Comment
	<p>The Site is well-located adjacent to the established Round Corner Town Centre retail precinct, with a growing residential population including seniors living, with public transport services within 40m and 70m.</p> <p>The objective further highlights the importance of co-locating health services within local communities to promote health and wellbeing. It states:</p> <p><i>Improved health, public transport and accessibility outcomes can be achieved through the provision of schools, recreation, transport, arts and cultural, community and health facilities in walkable, mixed-use places co-located with social infrastructure and local services...</i></p> <p><i>...Tailored services and infrastructure is required for people to age within their communities where being close to friends, family and support networks improves their wellbeing. This means local access to health services, transport and social infrastructure which may require more innovative approaches to delivery</i></p> <p>The proposal responds to an identified market gap providing a diversified health use, supported by public transport infrastructure in an appropriate location and will make it easier for people to access health services, while enhancing walkability and retaining diverse employment options in a mixed use local centre.</p>
<i>07: Communities are healthy, resilient and socially connected</i>	The proposal will ensure the Round Corner Town Centre is a healthy and resilient community by providing an agglomeration of health services for the local community. This will facilitate the aging population cohort to “age in place”, ensuring a placed-based approach to planning within the area.
<i>08: Greater Sydney’s communities are culturally rich with diverse neighbourhoods</i>	N/A
<i>09: Greater Sydney celebrates the arts and supports creative industries and innovation</i>	N/A
<i>010 Greater housing supply</i>	N/A
<i>011. Housing is more diverse and affordable</i>	N/A
<i>012: Great places that bring people together</i>	Under this Objective, Strategy 12.1 states:

Objective	Comment
	<p><i>“Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by...Providing fine grain urban form, diverse land use mix, high amenity and walkability in and within a 10-minute walk of centres.”</i></p> <p>The proposal promotes this strategy by providing additional health services that continue to diversify land use within the Round Corner Town Centre and promote walkability within the town centre. The proposal will facilitate the urban renewal and revitalisation of the Round Corner Town Centre. As illustrated on the indicative concept plans, the scheme will deliver an attractive development that will be compatible with the urbanised and continually evolving character of the area.</p>
O13: Environmental heritage is identified, conserved and enhanced	<p>The Site does not contain any heritage items nor is it located within a heritage conservation area. However, there are three heritage items within the vicinity of the Site. As detailed within the SOHI the proposal will result in minor and acceptable impacts from a heritage perspective (Appendix L).</p> <p>The Site is not known to contain any items of Aboriginal heritage and is not an Aboriginal place of heritage significance.</p> <p>Heritage is addressed in further detail at Section 5.3 of the Planning Proposal Report.</p>
Productivity	
O14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities	<p>As part of the 30-minute city vision it is aimed that people will be able to access their nearest strategic centre and metropolitan centre in 30 minutes by public transport.</p> <p>The Site is within the Round Corner Town Centre which provides good access to nearby retail, commercial and health uses and close to nearby residential development including proposed townhouses and apartments located directly opposite the Site.</p> <p>The Site is also accessible to other centres via the following bus services:</p> <ul style="list-style-type: none"> • Bus No. 604: Dural to Parramatta, via Castle Hill • Bus No. 637: Glenorie to Castle Hill via Galston and Round Corner • Bus No. 638: Berowra Waters to Pennant Hills or Castle Hill • Bus No. 639: Maraylya to Dural and Castle Hill • Bus No. 641: Dural to Rouse Hill • Bus No. 642X: Dural to City Wynyard via Lane Cove Tunnel (Express)

Objective	Comment
	As the locality surrounding the Round Corner Town Centre is poorly connected by public transport to the Hornsby Ku-ring-gai Hospital and Health Precinct and the planned Rouse Hill Hospital, it is appropriate to provide an HSF that is within the catchment of local residents and that will meet the identified shortfall of health services in this locality.
<i>O15: The Eastern, GPOP and Western Economic Corridors are better connected and more competitive</i>	N/A
<i>O16. Freight and logistics network is competitive and efficient</i>	N/A
<i>O17. Regional connectivity is enhanced</i>	N/A
<i>O18: Harbour CBD is stronger and more competitive</i>	N/A
<i>Objective 19. Greater Parramatta is stronger and better connected</i>	N/A
<i>Objective 20. Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City</i>	N/A
<i>O21. Internationally competitive health, education, research and innovation precincts</i>	<p>Although not part of an identified health precinct, the proposal is directly responding to demand in the central area of the Hornsby Shire LGA. It is important that access to health services is equitably distributed throughout the Shire, particularly where new aged care facilities and seniors housing have been developed. Therefore, the proposal is not contrary to the Hornsby ELS's aim of establishing a new health services precinct surrounding the Hornsby Kur-ring-gai Hospital and Health Precinct.</p> <p>It is noted that the NSW Government is planning to build a new public hospital at Rouse Hill to meet the healthcare needs of the growing north-western Sydney community. As detailed within the Market Assessment (Appendix F), the planned Rouse Hill Hospital will not directly compete with the proposed health services facility as it focuses on public healthcare and has a large focus on overnight services.</p>

Objective	Comment
	<p>The investment from the public sector highlights the chronic undersupply of acute hospital beds in the region but does not address the private acute bed gap. The increase in public service provision brings a new cohort of service providers, physicians, nurses and allied health staff that promote the development of health services and facilitate further investment in the region.</p> <p>Furthermore, the locality surrounding the Round Corner Town Centre is poorly connected to the Hornsby Ku-ring-gai Hospital and Health Precinct and the planned Rouse Hill Hospital by public transport. Coupled with the undersupply of day surgeries and hospitals and the identified demand for such facilities in the locality, this further highlights the need for additional health infrastructure in the locality.</p>
<i>O22: Investment and business activity in centres</i>	<p>The Site forms part of the Round Corner Town Centre located between Hornsby Shire and The Hills Shire LGAs. Round Corner is identified as a town centre, which is the third highest form of centre within The Hills Shire LGA. Round Corner's designation as a town centre rather than a village centre, neighbourhood centre or rural village indicates it is a higher order centre capable of supporting a larger population catchment with a broader variety of land uses. Other town centres identified within The Hills Shire LSPS include Baulkham Hills, Winston Hills, Box Hill, Box Hill North, Kellyville and North Kellyville.</p> <p>The proposed HSF provides a compatible land use within a higher order centre, within The Hills Shire LSPS, which will service the communities needs facilitating residents to "age in place".</p> <p>The proposal is supported by an EIA which concludes that the additional HSF will derive synergistic benefits with existing residential aged care and medical occupiers, whilst contributing to the trading potential of the Round Corner Town Centre through increased visitation and on-site employment.</p> <p>It is noted that the Planning Proposal will not result in a precedent for similar development in the locality as the proposed controls retain the existing zoning of the Site and are specifically tailored to the development of an HSF on the Site for which there is a demonstrable demand and a clear strategic justification.</p>
<i>Objective 23. Industrial and urban services land is planned, retained and managed</i>	N/A
<i>Objective 24. Economic sectors are targeted for success</i>	N/A
Sustainability	
<i>Objective 25. The coast and waterways are protected</i>	N/A

Objective	Comment
and healthier	
Objective 26. A cool and green parkland city in the South Creek corridor	N/A
O27. Biodiversity is protected, urban bushland and remnant vegetation is enhanced	<p>The proposal is supported by a Flora and Fauna Assessment (Appendix J). This assessment found no remnant vegetation and no threatened flora and fauna species within the Site. Limited habitat features suitable for threatened species were recorded within the Site.</p> <p>Flora and Fauna Assessment concludes that the Site is unlikely to have a significant impact on any threatened flora and fauna species.</p>
O28. Scenic and cultural landscapes are protected	<p>The Site is located within the urban footprint of the Round Corner Town Centre and therefore does not contain any scenic or cultural landscapes.</p> <p>The Site is predominantly zoned RU2 Rural Landscape. However, due to its location, size, underlying land value and adjoining land uses, it is sterilised from any meaningful rural land uses occurring at the Site. The redevelopment of the Site will provide for a land use which is compatible with the locality and supports the expanding urbanised nature of the Round Corner Town Centre, without compromising the objectives of the RU2 Rural Landscape zone.</p>
O29. Environmental, social and economic values in rural areas are protected and enhanced	<p>The Site is identified as part of the Metropolitan Rural Area (MRA) in the Hornsby Shire LGA. However, the MRA is mapped at a regional scale only in the Region and District Plans. Accordingly, the Greater Sydney Region and North District Plans advocate a place-based approach to the management of the MRA. This entails a tailored, more localised approach which considers the form and character of an area rather than just its zoning to guide future planning. This approach is also adopted in the Draft Hornsby Shire Rural Lands Strategy.</p> <p>The Site is not located within an area of high scenic value given it is situated in an urbanised precinct along an arterial road corridor, nor is it used for rural land uses including agricultural purposes. As detailed within the findings of the Agricultural Viability Assessment, the Site has limited agricultural merit due to its constraints including its size, topography, location and adjoining land uses. (Appendix G).</p> <p>As the Site's development for an HSF will occur within the existing urban footprint of the Round Corner Town Centre, it will not comprise the retention of the broader MRA in the Hornsby Shire LGA and must be weighed against other provisions of the Region Plan relating to the provision of health infrastructure to cater for the ageing population.</p>

Objective	Comment
<i>O30: Urban tree canopy cover is increased</i>	The proposal involves removal of canopy trees on the Site. To compensate this loss extensive landscape planting, including replacement trees, will be provided at the Site.
<i>O31: Public open space is accessible, protected and enhanced</i>	N/A
<i>O32: The Green Grid links parks, open spaces, bushland and walking and cycling paths</i>	N/A
<i>O33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change</i>	<p>An Ecologically Sustainable Development (ESD) Statement is provided within the Design Statement at Appendix U. This report outlines sustainable design initiatives that have been examined and put forward for incorporation in the indicative concept design and will be confirmed during the DA stage. These initiatives include:</p> <ul style="list-style-type: none"> • minimising impact of vehicles and their emissions • energy-efficient design • materials selection reflecting carbon footprint minimisation aims • re-greening the site surrounds and proposed health services facility • collecting and recycling rainwater • incorporation of sun-shading devices
<i>O 34. Energy and water flows are captured, used and re-used</i>	
<i>O35: More waste is re-used and recycled to support the development of a circular economy</i>	

North District Plan

Planning Priority	Comment
<i>Infrastructure and collaboration</i>	
<i>N1: Planning for a city supported by infrastructure</i>	The proposal delivers important health service infrastructure to support the aging community of Dural as well as the broader Hornsby Shire and The Hills Shire LGAs.
<i>N2: Working through collaboration</i>	<p>The Site is situated on the boundary of Hornsby Shire and The Hills Shire LGAs. The proposal seeks to leverage the Site's location within the urban footprint of the Round Corner Town Centre to provide an HSF that will service Dural and the wider communities in the Hornsby Shire and The Hills Shire LGAs.</p> <p>The proposal therefore seeks to work collaboratively with both Councils to achieve a harmonised planning outcome at the Site and improve the public domain and pedestrian connectivity across the broader Round Corner Town Centre.</p>
<i>Liveability</i>	
<i>N3: Providing services and social infrastructure to meet people's changing needs</i>	<p>Planning Priority N3 identifies that additional local health care facilities are needed to meet the increased demand of communities:</p> <p><i>Coordinated and additional health, social and aged care services and collaborative responses across government and industry are needed to meet the expected increase in demand for local aged care facilities and respite services.</i></p> <p>The proposal responds to identified demand and a current shortfall in health services in the locality. Specifically, the HSF will provide an agglomeration of health-related uses that can service the surrounding community.</p> <p>As identified within the Market Assessment, there is a lack of health facilities within a 5km catchment that the proposal addresses (Appendix F). This shortfall is exacerbated by the expanding and aging population demographic of local residents.</p> <p>The Site is well-located on the eastern fringe of the Round Corner Town Centre, adjacent to the established Round Corner Town Centre retail precinct and directly opposite the Round Corner Town Centre expansion site.</p>

Planning Priority	Comment
	The proposal will make it easier for people to access a comprehensive health system to support the changing demographic dynamic and respond to the communities needs to 'age in place'.
<i>N4: Fostering healthy, creative, culturally rich and socially connected communities</i>	<p>The proposal will ensure the Round Corner Town Centre is a healthy and resilient community by providing an agglomeration of different health services for the local community. This will facilitate the aging population cohort to "age in place", ensuring a placed-based approach to planning within the area.</p> <p>As the locality surrounding the Round Corner Town Centre is poorly connected by public transport to the Hornsby Ku-ring-gai Hospital and Health Precinct and the planned Rouse Hill Hospital, it is appropriate to provide an HSF that is within the catchment of local residents and that will meet the identified shortfall of health services in this locality.</p>
<i>N5: Providing housing supply, choice and affordability, with access to jobs, services and public transport</i>	N/A
<i>N6: Creating and renewing great places and local centres, and respecting the District's heritage</i>	<p>Round Corner is an identified town centre under The Hills Shire LSPS. Round Corner is identified as a town centre, which is the third highest form of centre within The Hills LGA. Round Corner's designation as a town centre rather than a village centre, neighbourhood centre or rural village indicates it is a higher order centre capable of supporting a larger population catchment with a broader variety of land uses. Other town centres identified within The Hills Shire LSPS include Baulkham Hills, Winston Hills, Box Hill, Box Hill North Kellyville and North Kellyville.</p> <p>The provision of a new health services facility on the Site is consistent with the principle of providing fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres.</p> <p>The proposal will facilitate the urban renewal and revitalisation of Round Corner Town Centre as it presents an opportunity to redevelop an underutilised Site that is strategically located opposite the 'gateway' to the Round Corner Town Centre and adjacent to the established Round Corner Town Centre retail precinct.</p> <p>This approach is supported by the Round Corner Town Centre expansion site directly opposite which is to accommodate a mixed use development of 4,000m² retail/commercial (2 storeys, DA approved), 18 x townhouses (3 storeys, under design) and 46-61 apartments and additional 400m² retail (7 storeys, under design). This site is specifically recognised in HDCP 2012 as providing a "gateway" to the established Round Corner Town Centre retail precinct through higher density building forms. Specifically, the DCP states:</p>

Planning Priority	Comment
	<p><i>There is opportunity for a well-designed “gateway” element to be established at the southern corner of the site, to provide a sense of arrival to the centre when approached from the south along Old Northern Road. Additionally, active uses including a focus on specialty retail is encouraged to ensure the development is inviting and addresses demand for specialty retailing within Round Corner. The incorporation of higher density residential uses as part of a mixed-use development on the southern portion of the B2 Local Centre zoned land is encouraged...</i></p> <p><i>... A new controlled four-way intersection at the southern edge of the site will facilitate future access for the site and provide connectivity for possible future development of rural land to the west and into the centre. Bus facilities along the Old Northern Road frontage of the site will support the safety and movement of users travelling through the centre and assist in improving northbound traffic flow along this road. Provision of pedestrian connections will enhance accessibility and integrate the site with the existing commercial centre to the north.</i></p> <p>OBJECTIVES</p> <ul style="list-style-type: none"> <i>i. To provide a strong sense of arrival into Round Corner Town Centre.</i> <i>ii. To develop and promote a vibrant, integrated and mixed-use Town Centre that provides a broad range of retail and commercial uses to service the needs of the community.</i> <i>iii. To ensure that the development is active and inviting and emphasises the pedestrian where practical and possible.</i> <p>As illustrated on the indicative concept plans, the scheme will deliver an attractive development that will be compatible with the emerging character of the area while also complementing the objectives of the RU2 Rural Landscape zone.</p>
Productivity	
<i>N7: Growing a stronger and more competitive Harbour CBD</i>	N/A
<i>N8: Eastern Economic Corridor is better connected and more competitive</i>	N/A

Planning Priority	Comment
<i>N9: Growing and investing in health and education precincts</i>	<p>N/A</p> <p>The Site is not an identified health precinct. However, as identified within the Market Assessment, there is an identified gap in the market for the proposed HSF within the surrounding locality (Appendix F).</p> <p>As the locality surrounding the Round Corner Town Centre is poorly connected by public transport to the Hornsby Ku-ring-gai Hospital and Health Precinct and the planned Rouse Hill Hospital, it is appropriate to provide an HSF that is within the catchment of local residents and that will meet the identified shortfall of health services in this locality. The provision of the HSF reduces pressure on the surrounding hospital and health related services network by servicing the identified demand in a suitable location.</p> <p>The proposal is directly responding to demand in the central area of the Hornsby Shire LGA. It is important that access to health services is equitably distributed throughout the Shire, particularly where new residential aged care facilities and seniors housing have been developed. Therefore, the proposal is not contrary to the Hornsby ELS's aim of establishing a new health services precinct surrounding the Hornsby Ku-ring-gai Hospital and Health Precinct.</p>
<i>N10: Growing investment, business opportunities and jobs in strategic centres</i>	N/A
<i>N11 Retaining and managing industrial and urban services land</i>	N/A
<i>N12: Delivering integrated land use and transport planning and a 30-minute city</i>	<p>The proposal improves access to health services and the retention of key worker employment opportunities within the local area. The proposal provides an HSF in a suitable location, reducing the need for people to travel long distances to access health related services and jobs. The Health Care and Social Assistance sector is the major employing industry of Hornsby Shire residents. The proposal will assist in strengthening local employment retention rates whilst also providing opportunities for residents to work close to their homes, meeting the 30-minute city objectives of the Hornsby Shire.</p> <p>As part of the 30-minute city vision it is aimed that people will be able to access their nearest strategic centre and metropolitan centre in 30 minutes by public transport. The Site is accessible to the following centres via bus services:</p> <ul style="list-style-type: none"> • Bus No. 604: Dural to Parramatta, via Castle Hill • Bus No. 637: Glenorie to Castle Hill via Galston and Round Corner

Planning Priority	Comment
	<ul style="list-style-type: none"> • Bus No. 638: Berowra Waters to Pennant Hills or Castle Hill • Bus No. 639: Maraylya to Dural and Castle Hill • Bus No. 641: Dural to Rouse Hill • Bus No. 642X: Dural to City Wynyard via Lane Cove Tunnel (Express) <p>As the locality surrounding the Round Corner Town Centre is poorly connected by public transport to the Hornsby Ku-ring-gai Hospital and Health Precinct and the planned Rouse Hill Hospital, it is appropriate to provide an HSF that is within the catchment of local residents and that will meet the identified shortfall of health services in this locality.</p>
<i>N13: Supporting growth of targeted industry sectors</i>	<p>The objective seeks to support a variety of industries, which includes rural industries.</p> <p>As detailed within the Agricultural Viability Assessment (Appendix G), the use of the Site for rural uses, including agricultural purposes is heavily constrained due to its size, location, topography and adjoining land uses. This sterilises and limits the Site's capacity to be used for rural uses.</p> <p>Furthermore, as detailed within the EIA (Appendix R), the existing use of the Site for residential uses has shifted its underlying property value. Based on existing house values across Dural, it is unlikely that the 'highest and best use' of the Site would shift from its existing use (i.e. detached dwellings) to an agricultural or rural land use permitted in the RU2 Rural Landscape zone.</p>
<i>N14. Leveraging inter-regional transport connections</i>	N/A
Sustainability	
<i>N15 Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways</i>	<p>The proposal is supported by a Stormwater Management Plan prepared by CHRISP Consulting (Appendix O). This plan demonstrates that multiple options can be implemented at DA Stage to satisfy the relevant stormwater provisions, ensuring the proposal does not impact on waterways.</p>
<i>N16: Protecting and enhancing bushland and biodiversity</i>	<p>The proposal is supported by a Flora and Fauna Assessment (Appendix J). This assessment found no remnant vegetation and no threatened flora and fauna species within the Site. Limited habitat features suitable for threatened species were recorded within the Site.</p>

Planning Priority	Comment
	Flora and Fauna Assessment concludes that the Site is unlikely to have a significant impact on any threatened flora and fauna species
<i>N17: Protecting and enhancing scenic and cultural landscapes</i>	As detailed within the Urban Design and Visual Impact Assessment, the proposal does not unreasonably impact the local scenic landscape as the proposed built form is compatible with the surrounding context and is capable of providing a high quality urban design response to its surroundings (Appendix C).
<i>N18: Better managing rural areas</i>	<p>The Site is identified as part of the Metropolitan Rural Area (MRA) in the Hornsby Shire. However, the MRA is mapped at a regional scale only in District Plan. Accordingly, the Greater Sydney Region and North District Plans advocate a place-based approach to the management of the MRA. This entails a tailored, more localised approach which considers the form and character of an area rather than just its zoning to guide future planning.</p> <p>The Site is not located within an area of high scenic value given it is situated in an urbanised precinct along an arterial road corridor, nor is it used for rural or agricultural purposes or located adjacent to any agricultural land uses. As detailed within the findings of the Agricultural Viability Assessment, the Site has limited agricultural merit due to its constraints including its size, topography, location and adjoining land uses (Appendix G).</p> <p>Furthermore, as detailed in the EIA at Appendix R the existing use of the Site for residential uses has shifted its underlying property value. Based on existing house values across Dural, it is unlikely that the 'highest and best use' of the Site would shift from its existing use (i.e. detached dwellings) to an agricultural or rural land use permitted in the RU2 Rural Landscape zone.</p> <p>As the Site's development for an HSF will occur within the existing urban footprint of the Round Corner Town Centre, it will not comprise the retention of the broader MRA in the Hornsby Shire LGA and must be weighed against other provisions of the District Plan relating to the provision of health infrastructure to cater for the ageing population.</p> <p>It is noted that the Planning Proposal will not result in a precedent for similar development in the locality as the proposed controls retain the existing zoning of the Site and are specifically tailored to the development of an HSF on the Site for which there is a demonstrable demand and a clear strategic justification</p>

Planning Priority	Comment
<i>N19: Increasing urban tree canopy cover and delivering Green Grid connections</i>	<p>The Indicative Concept Landscape Plan at Appendix D shows the proposal delivering a variety of landscape improvements to the Site. To accommodate the built form, removal of canopy trees is required.</p> <p>To compensate for this loss, the planting scheme shows detailed locations and heights of trees, shrubs, ground cover and screening plants to provide an improved planting outcome. Notable landscape improvements include:</p> <ul style="list-style-type: none"> • Canopy trees varying in height from 4 metres to 15 metres • Screening and barrier shrubs varying in height from 1 metre to 4 metre • Dense covering of ground plantings <p>The scheme provides an improved green grid connection through the delivery of canopy trees and dense native landscape planting.</p>
<i>N20: Delivering high quality open space</i>	N/A
<i>N21: Reducing carbon emissions and managing energy, water and waste efficiently</i>	An Ecologically Sustainable Development (ESD) Statement is provided within the Design Statement at Appendix U. This report outlines sustainable design initiatives that have been examined and put forward for incorporation in the indicative concept design and will be confirmed during the DA stage. These initiatives include:
<i>N22: Adapting to the impacts of urban and natural hazards and climate change</i>	<ul style="list-style-type: none"> • minimising impact of vehicles and their emissions • energy-efficient design • materials selection reflecting carbon footprint minimisation aims • re-greening the site surrounds and proposed health services facility • collecting and recycling rainwater • incorporation of sun-shading devices
<i>N23. Preparing local strategic planning statements informed by local strategic planning</i>	N/A
<i>N24. Monitoring and reporting on the delivery of the Plan</i>	N/A

Hornsby Shire Local Strategic Planning Statement

Planning Priority	Comment
<i>Liveable</i>	
<i>LP1. Protecting the character of our low density neighbourhoods</i>	<p>The proposal is located at the eastern edge of the Round Corner Town Centre. By focusing development within a town centre, the proposal protects the character of low density neighbourhoods.</p> <p>It is noted that the indicative concept design presents to Old Northern Road as a two storey structure, residing within the existing 10.5m height control, maintaining consistency with the scale of adjoining development which is predominantly two storeys.</p>
<i>LP2. Promoting design excellence for new housing including having regard to the principles of ecologically sustainable development and universal design</i>	N/A
<i>LP3. Supporting the development of community and cultural facilities that will adequately service our current and future community.</i>	<p>The proposal will positively contribute to the availability of HSFs within the Hornsby Shire LGA, providing a substantial benefit to the wider community.</p> <p>The locality surrounding the Round Corner Town Centre is poorly connected to the Hornsby Ku-ring-gai Hospital and Health Precinct and the planned Rouse Hill Hospital by public transport. Coupled with the undersupply of day surgeries and hospitals and the identified demand for such facilities in the locality, this further highlights the need for additional health infrastructure in the locality.</p>
<i>LP4. Aligning the delivery of local infrastructure and public domain improvements with current and future growth.</i>	The Planning Proposal is accompanied by a letter of offer to enter into a VPA for public domain upgrades and pedestrian accessibility works which will integrate with and complement recently approved public domain works in the Round Corner Town Centre. This will contribute to the creation of a walkable town centre north of the intersection of Old Northern Road and Franlee Road and improve pedestrian connectivity and accessibility within the broader Round Corner Town Centre.
<i>LP5. Protecting, conserving and promoting our natural, built and cultural heritage</i>	As detailed within the SOHI, the proposal will not adversely impact on the heritage significance of any surrounding heritage items (Appendix L).
<i>LP6. Providing housing in the right locations that meets the needs of our community with regard to</i>	N/A

Planning Priority	Comment
<i>housing type and mix, design, sustainability, affordability and safety.</i>	
<i>LP7. Promoting the arts, creative industries and temporary uses as well as the night-time economy</i>	N/A
Sustainable	
<i>SP1. Improving the overall health of our natural environment and ecosystem.</i>	<p>The Planning Proposal is supported by a Flora and Fauna Assessment (FFA) prepared by EcoLogical Australia (Appendix J). The FFA found no remnant vegetation and no threatened flora and fauna species within the study area. Limited habitat features suitable for threatened species were recorded within the study area.</p> <p>The FFA concludes that the proposed future development of the Site is unlikely to have a significant impact on any threatened flora and fauna species</p>
<i>SP2. Protecting and increasing the extent and quality of natural areas in Hornsby Shire.</i>	N/A
<i>SP3. Protecting and improving the health of catchments and waterways and deliver well planned and designed local water infrastructure solutions.</i>	The proposal is supported by a Stormwater Management Plan prepared by CHRISP Consulting at Appendix O. This plan demonstrates that multiple options can be implemented at DA Stage to satisfy the relevant stormwater provisions, ensuring the proposal does not impact on waterways.
<i>SP4. Improving connectivity between natural areas</i>	N/A
<i>SP5. Embedding biodiversity conservation principles throughout local planning policies</i>	N/A
<i>SP6. Increasing urban tree canopy cover, develop cooler, greener places and strengthen connections to the Green Grid.</i>	<p>To accommodate the built form, tree removal is required. Notwithstanding, as illustrated within the indicative concept landscape plans extensive landscape planting, including replacement trees, will be provided at the Site (Appendix D). Notable landscape improvements include:</p> <ul style="list-style-type: none"> • Canopy trees varying in height from 4 metres to 15 metres • Screening and barrier shrubs varying in height from 1 metre to 4 metre

Planning Priority	Comment
	<ul style="list-style-type: none"> Dense covering of ground plantings <p>This will be further detailed at the DA Stage.</p>
<i>SP7. Mitigating the effects of urban heat.</i>	As illustrated within the Indicative Concept Landscape Plans extensive landscape planting, including replacement trees, is capable of being provided at the Site based on the indicative design (Appendix D). This approach will assist in reducing the urban heat island.
<i>SP8. Maintaining and enhancing the environmental, economic and scenic values of the Metropolitan Rural Areas of Hornsby.</i>	<p>The Site which cannot feasibly deliver an agricultural land use and is located in an urbanised area. It is also not located in an area of high visual significance.</p> <p>The proposed place-based planning approach delivers an improved environmental, social and economic outcome on a Site that is incapable of delivering a productive rural land use.</p> <p>The priority identifies the action of finalising the Draft Hornsby Rural Lands Strategy. The Draft Hornsby Rural Lands Strategy is addressed within the Planning Proposal Report and below at Section 5.</p>
<i>SP9. Reducing carbon emissions and managing energy, water and waste efficiently.</i>	<p>The future use of the Site as an HSF will have a variety of different waste management practices due to different functions and management processes required.</p> <p>During the DA stage, appropriate waste management techniques and strategies will be identified to ensure waste reduction is achieved.</p> <p>The building will incorporate ESD principles as detailed within the Design Statement at Appendix U. These principles are discussed in greater detail below.</p>
<i>SP10. Ensuring inclusive play experiences are available across the Shire providing playgrounds that are diverse in their design, exciting, challenging and safe for all.</i>	N/A
<i>SP11. Providing healthy, connected and inclusive infrastructure and facilities.</i>	The Planning Proposal is accompanied by a letter that outlines the items that the Proponent may include in a letter of offer to enter into a VPA with Council (Appendix S), comprising of improved public domain and pedestrian connectivity works to improve the overall connectivity to the broader Round Corner Town Centre.

Planning Priority	Comment
SP12. Mitigating and adapting to the impacts of urban and natural climate change	<p>An Ecologically Sustainable Development (ESD) Statement is provided within the Design Statement at Appendix U. This report outlines sustainable design initiatives that have been examined and put forward for incorporation in the indicative concept design which will be confirmed during the DA stage. These initiatives include:</p> <ul style="list-style-type: none">• minimising impact of vehicles and their emissions• energy-efficient design• materials selection reflecting carbon footprint minimisation aims• re-greening the site surrounds and proposed health services facility• collecting and recycling rainwater
SP13. Reducing carbon emissions and air pollution, and managing energy water and waste efficiently	
SP14. Improving our community and corporate use of energy and water.	
SP15. Protecting our community from natural hazards.	
Productive	
PP1. Revitalisation of Town Centres throughout the Shire.	<p>The Planning Proposal seeks the future redevelopment of the Site for an HSF. This is a compatible land use with the surrounding area that promotes community engagement and economic growth of the Round Corner Town Centre, which is strategically located between Hornsby Shire and The Hills Shire LGAs.</p> <p>The proposal will facilitate the revitalisation of the Round Corner Town Centre through the economic benefit realised by additional investment in infrastructure and the provision of additional jobs. The Health Care and Social Assistance sector is the major employing industry of Hornsby Shire residents. The Proposal will assist in strengthening local employment retention rates whilst also providing opportunities for residents to work close to their homes, meeting the 30-minute city objectives of the Hornsby Shire.</p> <p>As detailed within the EIA, the HSF will deliver positive economic benefits for the Round Corner Town Centre including 180 additional full time employment opportunities, 135 of which are new key worker employment opportunities and stimulating growth. It will derive synergistic benefits with existing aged care and medical occupiers, whilst contributing to the trading potential of the centre through increased visitation and on-site employment.</p>
PP2. Supporting sustainable economic growth based on the Shire’s built and natural assets, infrastructure and locational advantages.	<p>The strategic location of the Site enables the proposal to utilise its location on Old Northern Road, which is located at the ‘gateway’ of the existing Round Corner Town Centre retail precinct, as identified under HDCP 2012. Specifically, the DCP states:</p> <p><i>There is opportunity for a well-designed “gateway” element to be established at the southern corner of the site, to provide a sense of arrival to the centre when approached from the south along Old</i></p>

Planning Priority	Comment
	<p>Northern Road. Additionally, active uses including a focus on specialty retail is encouraged to ensure the development is inviting and addresses demand for specialty retailing within Round Corner. The incorporation of higher density residential uses as part of a mixed-use development on the southern portion of the B2 Local Centre zoned land is encouraged...</p> <p>... A new controlled four-way intersection at the southern edge of the site will facilitate future access for the site and provide connectivity for possible future development of rural land to the west and into the centre. Bus facilities along the Old Northern Road frontage of the site will support the safety and movement of users travelling through the centre and assist in improving northbound traffic flow along this road. Provision of pedestrian connections will enhance accessibility and integrate the site with the existing commercial centre to the north.</p> <p>OBJECTIVES</p> <ul style="list-style-type: none"> i. To provide a strong sense of arrival into Round Corner Town Centre. ii. To develop and promote a vibrant, integrated and mixed-use Town Centre that provides a broad range of retail and commercial uses to service the needs of the community. iii. To ensure that the development is active and inviting and emphasises the pedestrian where practical and possible.
<p>PP3. Focusing economic development in and around existing centres and employment precincts in the Shire, with a key focus on the strategic centre.</p>	<p>As detailed within the EIA, this objective responds to the relatively low levels of self-containment across the Shire. Around 70% of Hornsby's resident workforce is employed outside of the Shire. This contributes to lengthy commute times for residents, impacting work-life balance. Opportunities for residents to both live and work locally are to be generally encouraged.</p> <p>Health uses are identified as being ideally located in the Hornsby Town Centre, which is an identified strategic centre under the Hornsby Shire LSPS. to maximise agglomeration benefits with Hornsby Ku-ring-gai Hospital. Notwithstanding, local health services are intended to be provided alongside future areas of population growth.</p> <p>As the locality surrounding the Round Corner Town Centre is poorly connected by public transport to the Hornsby Ku-ring-gai Hospital and Health Precinct and the planned Rouse Hill Hospital, it is appropriate to provide an HSF that is within the catchment of local residents and that will meet the identified shortfall of health services in this locality.</p> <p>The Planning Proposal responds to this objective by seeking the future redevelopment of the Site for an HSF within the Round Corner Town Centre, contributing to the urban revitalisation of the area. Furthermore, the</p>

Planning Priority	Comment
	<p>proposal will generate economic value, boost employment opportunities and provide sustainable growth in the health care sector to support the economic growth of the local area and the wider Hornsby Shire LGA.</p> <p>A key action of PP3 is to finalise the Hornsby ELS(PA3). The ELS is discussed in the Planning Proposal Report and in Section 4.</p>
<i>PP4. Encouraging innovation and diversification in land identified for the purposes of industrial development and urban services to support economic growth.</i>	The Planning Proposal will facilitate the future redevelopment of the Site as a diversified HSF encompassing specialist and allied health services along with 23-hour hospital services, contributing to the availability of services within the area.
<i>PP5. Prioritising local employment opportunities, and improvements to services, amenities, and infrastructure to support the future population.</i>	<p>The proposed HSF provides an agglomeration of health-related uses to address the shortfall of health infrastructure within Dural and surrounds, as identified within the Market Assessment prepared by HPI (Appendix F).</p> <p>As the locality surrounding the Round Corner Town Centre is poorly connected by public transport to the Hornsby Ku-ring-gai Hospital and Health Precinct and the planned Rouse Hill Hospital, it is appropriate to provide an HSF that is within the catchment of local residents and that will meet the identified shortfall of health services in this locality.</p> <p>The benefit this provides to the community enables the aging population to 'age in place' without having to travel significant distance to utilise health related infrastructure while also providing diverse employment option in a mixed use local centre that enhances walkability.</p> <p>As detailed within the EIA, the proposal is estimated to result in the following economic impacts during the construction phase:</p> <ul style="list-style-type: none"> • \$34.8 million in output (\$22.1 million directly). • \$11.8 million contribution to GRP (\$5.5 million direct contribution). • \$6.2 million in wages and salaries paid to local workers (\$3.0 million directly). • 75 FTE jobs (38 direct FTE). <p>Following construction, the proposal is estimated to support the following net annual economic activity through direct and flow-on impacts:</p>

Planning Priority	Comment
	<ul style="list-style-type: none"> • \$34.7 million additional in output (including \$20.6 million in direct activity). • \$21.5 million additional in contribution to GRP (including \$13.4 million in direct activity). • \$14.2 million additional in incomes and salaries paid to households (including \$10.5 million directly). • 180 additional FTE jobs (including 135 additional FTE jobs directly related to activity on the Site) <p>Based on the above, the proposal will deliver positive economic benefits for the Round Corner Town Centre including new key worker employment opportunities and stimulating growth. It will derive synergistic benefits with existing aged care and medical occupiers, whilst contributing to the trading potential of the centre through increased visitation and on-site employment.</p>
<i>PP6. Supporting tourism development opportunities based on the Shire's natural and built features</i>	<p>N/A</p> <p>Despite eco-tourist facilities being a use that is permitted with consent in the RU2 Rural Landscape zone, it is unlikely for a tourist operator to be attracted to the Site given its location within the Round Corner Town Centre, which is an urbanised environment.</p>
<i>PP7. Supporting place-making initiatives that will complement and improve the function and role of our centres and river settlements</i>	<p>The Site forms part of Greater Sydney's MRA. However, the proposal adopts a 'place-based' approach to planning for rural areas as it responds to the evolving character of the Round Corner Town Centre rather than focusing only on conventional categories of lands use, such as the suburb or zoning.</p>
Collaborative	
<i>CP1. Resolving the local and regional infrastructure issues facing Cherrybrook and surrounding areas as a result of the opening of Cherrybrook Metro Station.</i>	<p>N/A</p>
<i>CP2. Investigating potential placed-based opportunities aimed at improving the amenity and public spaces for local residents throughout the Shire.</i>	<p>The Planning Proposal is accompanied by a letter that outlines the items that the Proponent may include in a letter of offer to enter into a VPA with Council (Appendix S), comprising of improved public domain and pedestrian connectivity works to improve the overall connectivity of the broader Round Corner Town Centre.</p>
<i>CP3. Delivering substantial improvements to the function, design and accessibility of State</i>	<p>N/A</p>

Planning Priority	Comment
<i>infrastructure assets within town centres throughout the Shire.</i>	
<i>CP4. Partnering with HATSICC to improve planning outcomes for our Aboriginal community.</i>	The Site is not known to contain any items of Aboriginal heritage and is not an Aboriginal place of heritage significance.

Hornsby Shire Employment Lands Study

Strategy	Comment
1. Improve the utilisation and appeal of employment lands	
Strategy 1.1 – Prioritise employment growth in Hornsby Town Centre	N/A
Strategy 1.2. Revitalise Pennant Hills to Thornleigh Corridor	N/A
Strategy 1.3. Grow Waitara into a vibrant eat street and convenience centre	N/A
Strategy 1.4. Revitalise Asquith Village	N/A
Strategy 1.5. Implement minimum non-residential FSR controls	N/A
Strategy 1.6. Increase the industrial capacity of Mount Ku-ring-gai and Asquith	N/A
Strategy 1.7: Deliver better places of employment	<p>As detailed within the EIA, around 70% of Hornsby Shire's resident workforce is employed outside of the Shire. This contributes to lengthy commute times for residents, impacting work-life balance (Appendix R). The Health Care and Social Assistance sector is the major employing industry of Hornsby Shire residents. The Proposal will assist in strengthening local employment retention rates whilst also providing opportunities for residents to work close to their homes, meeting the 30-minute city objectives of the Hornsby Shire.</p> <p>The proposal will deliver employment opportunities at a suitable location within the Round Corner Town Centre, including:</p> <ul style="list-style-type: none"> • 75 FTE jobs (38 direct FTE) during the construction phase • 180 additional FTE jobs (including 135 additional FTE jobs directly related to activity on the Site) during the operational phase

Strategy	Comment
2. Establish a sustainable long term supply of employment land	
Strategy 2.1. Establish a pipeline of industrial land	N/A
Strategy 2.2. Increase the utilisation capacity of Hornsby B5 Urban Service Land	N/A
Strategy 2.3. Update the NSW Employment Lands Development Monitor (ELDM)	N/A
Strategy 2.4. Secure supply of enterprise and business development land	N/A
3. Protect zones for uses that align with their intended role and function	
Strategy 3.1: Rezone land that no longer aligns with the function and role of the centre or employment precinct	<p>The Site is predominantly zoned RU2 Rural Landscape. However, due to its location, size, underlying land value and adjoining land uses, it is currently under-utilised and sterilised from any meaningful rural land uses occurring at the Site. The Site's use and the surrounding urban uses on nearby sites do not align with the objectives of the RU2 Rural Landscape zone.</p> <p>Whilst the Planning Proposal does not propose to rezone the Site, the proposed APU will facilitate the redevelopment of the Site to provide a land use which is compatible with the locality and supports the expanding urbanised nature of Round Corner Town Centre.</p> <p>It is noted that the Planning Proposal will not result in a precedent for similar development in the locality as the proposed controls retain the existing zoning of the Site and are specifically tailored to the development of an HSF on the Site for which there is a demonstrable demand and a clear strategic justification.</p>
Strategy 3.2: Protect the role and function of employment lands	<p>This Planning Proposal does not impact on the role and function of employment lands.</p> <p>The Planning Proposal responds to this objective by seeking the future redevelopment of the Site for an HSF within the Round Corner Town Centre, contributing to the urban revitalisation of the area. Furthermore, the proposal will generate economic value, boost employment opportunities and provide sustainable growth in the health care sector to support the economic growth of the local area and the wider Hornsby Shire LGA.</p>

Strategy	Comment
	Additional health care and medical facilities will derive synergistic benefits with existing residential aged care and medical occupiers, whilst contributing to the trading potential of the Round Corner Town Centre through increased visitation and on-site employment.
4. Attract a greater diversity of employment and learning opportunities	
Strategy 4.1. Attract knowledge intensive jobs in Hornsby Town Cent	N/A
Strategy 4.2: Support the growth of agriculture, manufacturing and tourism	<p>An Agricultural Viability Assessment (AVA) prepared by Edge Land Planning is provided at Appendix G. The AVA reviews the Site's ability to reasonably deliver an agricultural land use and assesses the site-specific considerations to determine if an agricultural land use is feasible and supportable given the site context.</p> <p>The AVA identifies four key criteria which severely limit the Site's ability to support an agricultural land use, these include:</p> <ul style="list-style-type: none"> • The size of the land • The slope of the land • Surrounding land use • Soils <p>The Site is currently under-utilised and sterilised from any meaningful rural land-uses. The redevelopment of the Site will provide for a land use which is compatible with the locality and supports the expanding urbanised nature of the Round Corner Town Centre.</p> <p>Furthermore, as detailed within the EIA (Appendix R), the existing use of the Site for residential uses has shifted its underlying property value. Based on existing house values across Dural, it is unlikely that the 'highest and best use' of the Site would shift from its existing use (i.e. detached dwellings) to an agricultural or rural land use permitted in the RU2 Rural Landscape zone.</p>
Strategy 4.3: Explore synergies with the local TAFE and Universities to develop training and education	N/A

Strategy	Comment
programs targeted to local industries	
Strategy 4.4: Partnerships with the health and social services industry	The Planning Proposal seeks the future redevelopment of the Site as an HSF. This use may facilitate partnerships between the health and social services industry sectors.
5. Deliver infrastructure that supports current needs and future growth	
Strategy 5.1: Road networks are appropriate to accommodate growth	<p>The Site fronts Old Northern Road, which is a classified road. The proposed HSF development includes vehicular access from Old Northern Road noting that it does not have an alternative secondary street frontage.</p> <p>A Traffic and Transport Assessment has been prepared by TTPP and is provided at Appendix H. This report provides an assessment of the traffic modelling and the proposed access arrangements from Old Northern Road. This assessment concludes that the traffic generated by the proposed development would have a minor impact to the surrounding road network, relative to the substantial development and growth expected in the area. Notwithstanding, the level of service ratings at all intersections would generally not worsen as a result of the proposed HSF and will continue to operate at these levels regardless of whether the proposed development proceeds or not.</p>
Strategy 5.2: Industrial and urban service areas have strong public transport connectivity	N/A
Strategy 5.3: High-speed internet	N/A
Strategy 5.4: Sufficient provision of parking	<p>As detailed within the Traffic and Transport Assessment, the proposed development would require a total car parking requirement of 170 spaces (Appendix H). The proposed parking provision within the two basement levels would accommodate 164 spaces, resulting in a shortfall of 6 spaces.</p> <p>The retail parking provision of two spaces is to accommodate retail staff for each tenant. It is anticipated that the retail uses would primarily be utilised by patients, visitors and staff of the proposed HSF. As such, the proposed car parking provision is identified within the Traffic and Transport Assessment as acceptable.</p>
Strategy 5.5: Early delivery of utility service	N/A

Section 6: Establish a framework for sustainable and continued economic growth

Strategy 6.1: Amend the definitions in the commercial centre hierarchy recommendations	<p>This strategy seeks to align Hornsby Shire's commercial centre hierarchy with the terms adopted in the Region Plan and District Plan.</p> <p>The Site is located within the Round Corner Town Centre, which is identified under The Hills Shire LSPS as a town centre. A town centre falls within the classification of a local centre under the Region Plan and District Plan.</p>
Strategy 6.2: Update the commercial centre hierarchy in the DCP	N/A
Strategy 6.3: Establish a clear economic identity for Hornsby LGA	N/A

Draft Hornsby Shire Rural Lands Strategy

Principle	Comment
Avoid further land fragmentation on lots covered by an Environmental Management Zone	The site is not located within an Environmental Management Zone.
Preserve non-urban breaks between villages by avoiding ribbon development along major roads	<p>The Site is located within the urban footprint of the Round Corner Town Centre and is ringed by existing and approved urban development on all sides. Neither the Site nor any land in its immediate vicinity is used for agricultural purposes. It is located in the Georges Creek Landscape Area which the Draft Hornsby Shire RLS notes has a mixed use character along main roads, including Old Northern Road.</p> <p>The Draft Hornsby Shire RLS proposes to take a collaborative approach to managing townships that share a municipal boundary i.e. with The Hills Shire Council. The provision of health and medical services within the Round Corner Town Centre is compatible with the expansion and growing range of functions of the Town Centre and the emerging demographics of the locality, with its aging population. It is therefore appropriate that planning controls at this location be harmonised to reflect the urban character of the Round Corner Town Centre.</p>
Recognise and protect productive agricultural land, by limiting further fragmentation and exploring opportunities for rural businesses to value add with activities that are ancillary to, and support, agricultural production	<p>As detailed within the AVA, the Site is currently under-utilised and sterilised from any meaningful rural land uses. The redevelopment of the Site will provide for a land use which is compatible with the locality and supports the expanding urbanised nature of the Round Corner Town Centre.</p> <p>Furthermore, as detailed within the EIA (Appendix R), the existing use of the Site for residential uses has shifted its underlying property value. Based on existing house values across Dural, it is unlikely that the 'highest and best use' of the Site would shift from its existing use (i.e. detached dwellings) to an agricultural or rural land use permitted in the RU2 Rural Landscape zone.</p> <p>The Planning Proposal provides a land use for the Site which is compatible with the locality and supports the expanding urbanised nature of the Round Corner Town Centre. The Planning Proposal will not result in the loss of or fragmentation of productive agricultural land.</p>
Provide for a range of tourism-related land uses that support the ongoing viability of the agricultural industry	As the Site and any properties within its immediate vicinity are not used for agricultural purposes, the potential for providing tourism related land uses that support the ongoing viability of the agricultural industry is considered highly limited.

Principle	Comment
	<p>There is however a compelling strategic justification for the proposed HSF as:</p> <ul style="list-style-type: none"> • There is a demonstrable demand for an HSF to support the existing and aging population of Hornsby Shire and The Hills Shire LGAs, facilitating residents to age in place. • the locality surrounding the Round Corner Town Centre is poorly connected by public transport to the Hornsby Ku-ring-gai Hospital and Health Precinct and the planned Rouse Hill Hospital, it is appropriate to provide an HSF that is within the catchment of local residents and that will meet the identified shortfall of health services in this locality. • There are no day surgeries or hospitals with a 5km radius of the Site, including none to the north of Dural, which presents an opportunity to tap into the patient outflow from these areas. • The Site is strategically located within the urban footprint of the Round Corner Town Centre, at its eastern edge, providing an opportunity to contribute to the economic growth and urban revitalisation of the area. • Multiple proposals in the locality have been approved which sought to increase height, FSR and land use controls including medium density and high density built forms (up to 7 storeys) directly opposite the Site. This demonstrates the evolving built form character and an intensification of commercial, business and residential uses with less reliance on rural land uses. • The Proposal is consistent with the North District Plan's priority to enhance walkability in and around local centres, specifically providing fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres. • It will deliver positive economic benefits for the Round Corner Town Centre including new employment opportunities and stimulating growth. It will derive synergistic benefits with existing residential aged care and medical occupiers, whilst contributing to the trading potential of the centre through increased visitation and on-site employment.

The Hills Shire Local Strategic Planning Statement

Planning Priority	Comment
<i>Economy</i>	
<i>1. Plan for sufficient jobs, targeted to suit the skills of the workforce</i>	The proposal will facilitate the revitalisation of the Round Corner Town Centre through the economic benefit realised by additional investment in infrastructure and the provision of additional jobs. As detailed within the EIA, the HSF will deliver positive economic benefits for the Round Corner Town Centre including 180 additional full time employment opportunities, 135 of which are new key worker employment opportunities and stimulating growth. It will derive synergistic benefits with existing aged care and medical occupiers, whilst contributing to the trading potential of the centre through increased visitation and on-site employment. The Health Care and Social Assistance sector is the major employing industry of Hornsby Shire residents. The Proposal will assist in strengthening local employment retention rates whilst also providing opportunities for residents to work close to their homes, meeting the 30-minute city objectives.
<i>2. Build strategic centres to realise their potential</i>	Round Corner is identified as a town centre, which is the third highest form of centre within The Hills Shire LGA. Round Corner's designation as a town centre rather than a village centre, neighbourhood centre or rural village indicates it is a higher order centre capable of supporting a larger population catchment with a broader variety of land uses. Other town centres identified within The Hills Shire LSPS include Baulkham Hills, Winston Hills, Box Hill, Box Hill North, Kellyville and North Kellyville.
<i>3. Retain and manage valuable industrial and urban service land</i>	<p>The proposal will not impact on industrial land.</p> <p>The proposal will facilitate the urban renewal and revitalisation of the Round Corner Town Centre. As illustrated on the indicative concept plans, the scheme will deliver an attractive development that will be compatible with the urbanised and continually evolving character of the area.</p>
<i>4. Retain and manage the Shire's rural productive capacity</i>	<p>As detailed within the AVA, the Site is currently under-utilised and sterilised from any meaningful rural land-uses. The redevelopment of the Site will provide for a land use which is compatible with the locality and supports the expanding urbanised nature of the Round Corner Town Centre.</p> <p>Furthermore, as detailed within the EIA (Appendix R), the existing use of the Site for residential uses has shifted its underlying property value. Based on existing house values across Dural, it is unlikely that the 'highest and best use' of the Site would shift from its existing use (i.e. detached dwellings) to an agricultural or rural land use permitted in the RU2 Rural Landscape zone.</p>

Planning Priority	Comment
	The Planning Proposal provides a land use for the Site which is compatible with the locality and supports the expanding urbanised nature of the Round Corner Town Centre. The Planning Proposal will not result in the loss of or fragmentation of productive agricultural land.
5. Encourage support activities and tourism in rural areas.	N/A Despite eco-tourist facilities being a use that is permitted with consent in the RU2 Rural Landscape zone, it is unlikely for a tourist operator to be attracted to the Site given its location within the Round Corner Town Centre, which is an urbanised environment
Shaping Growth	
6. Plan for new housing to support Greater Sydney's growing population	N/A
7. Plan for new housing in the right locations	N/A
8. Plan for a diversity of housing	N/A
9. Renew and create great places	The proposal will facilitate the urban renewal and revitalisation of the Round Corner Town Centre. As illustrated on the indicative concept plans, the scheme will deliver an attractive development that will be compatible with the urbanised and continually evolving character of the area.
10. Provide social infrastructure and retail services to meet residents' needs	<p>The Planning Proposal seeks to enable the future redevelopment of the Site for an HSF that will support the local community by delivering critical health infrastructure to support the expanding locality of Dural, local communities and the broader Round Corner Town Centre.</p> <p>The proposed HSF is consistent with the objective as it delivers an agglomeration of health-related services to support the local community of Dural and the wider Hornsby Shire and The Hills Shire LGAs. The HSF will be located in an identified local centre (Round Corner Town Centre) with main road and public transport access.</p> <p>As detailed within the Market Assessment, there is an identified gap for the proposed HSF within the surrounding locality (Appendix F). The provision of the HSF will reduce pressure on the hospital and health related services network by servicing the identified demand in a suitable location (i.e. within a local centre).</p>

Planning Priority	Comment
	As the locality surrounding the Round Corner Town Centre is poorly connected by public transport to the Hornsby Ku-ring-gai Hospital and Health Precinct and the planned Rouse Hill Hospital, it is appropriate to provide an HSF that is within the catchment of local residents and that will meet the identified shortfall of health services in this locality.
Infrastructure	
11. Plan for convenient, connected and accessible public transport	N/A
12. Influence travel behaviour to promote sustainable choices	N/A
13. Expand and improve the active transport network	The Planning Proposal is accompanied by a letter of offer to enter into a VPA for public domain upgrades and pedestrian accessibility works which will integrate with and complement recently approved public domain works in the Round Corner Town Centre. This will contribute to the creation of a walkable town centre north of the intersection of Old Northern Road and Franlee Road and improved pedestrian connectivity and accessibility within the broader Round Corner Town Centre.
14. Plan for a safe and efficient regional road network	N/A
15. Provide for new and upgraded passive and active open spaces	N/A
Environment	
16. Manage and protect the rural/urban interface	<p>The Site is located within the urban footprint of the Round Corner Town Centre.</p> <p>As illustrated on the indicative concept plans, the scheme will deliver an attractive development that will be compatible with the emerging character of the area while also complementing the objectives of the RU2 Rural Landscape zone.</p>
17. Protect areas of high environmental value and significance	N/A
18. Increase urban tree canopy cover	The proposal involves removal of canopy trees on the Site. To compensate this loss extensive landscape planting, including replacement trees, will be provided at the Site.

Planning Priority	Comment
19. Manage natural resources and waste responsibly	<p>An Ecologically Sustainable Development (ESD) Statement is provided within the Design Statement at Appendix U. This report outlines sustainable design initiatives that have been examined and put forward for incorporation in the indicative concept design which will be confirmed during the DA stage. These initiatives include:</p> <ul style="list-style-type: none"> • minimising impact of vehicles and their emissions • energy-efficient design • materials selection reflecting carbon footprint minimisation aims • re-greening the site surrounds and proposed health services facility • collecting and recycling rainwater • incorporation of sun-shading devices
20. Prepare residents for environmental and urban risks and hazards.	N/A
Proactive Leadership	
21. Prepare residents for growth and change	<p>The Site is situated on the boundary of Hornsby Shire and The Hills Shire LGAs. The proposal seeks to leverage the Site's location within the urban footprint of the Round Corner Town Centre to provide an HSF that will service Dural and the wider communities in the Hornsby Shire and The Hills Shire LGAs.</p> <p>The proposal therefore seeks to work collaboratively with both Councils to achieve a harmonised planning outcome at the Site.</p>
22. Initiate and deliver solutions to growth and change challenges	
23. Collaborate with other councils and the NSW Government to improve places	

The Hills Shire Productivity and Centres Strategy

Priority and actions	Comment
Plan for sufficient jobs, targeted to suit the skills of the workforce	
Protect the extent, role and function of strategic centres and employment lands through land use zones and objectives	Round Corner is identified as a town centre, which is the third highest form of centre within The Hills Shire LGA. Round Corner's designation as a town centre rather than a village centre, neighbourhood centre or rural village indicates it is a higher order centre capable of supporting a larger population catchment with a broader variety of land uses. Other town centres identified within The Hills Shire LSPS include Baulkham Hills, Winston Hills, Box Hill, Box Hill North, Kellyville and North Kellyville.
Include a commercial core within strategic centres for economic and employment uses	N/A
Implement a planning proposal policy to articulate the circumstances where we will consider changes to land use zones within the Shire	N/A
Prepare an Economic Growth Plan	N/A
Complete Retail and Commercial Study to confirm take up and future demand	N/A
Build strategic centres to realise their potential	
Prepare and implement precinct plans and development controls for Norwest, Castle Hill and Rouse Hill strategic centres.	N/A
Partner with Health Infrastructure NSW, Department of Planning, Industry and Environment, Blacktown City Council and key landowners to develop a Health Precinct Strategy for the new Rouse Hill Hospital.	N/A The NSW Government is planning to build a new public hospital at Rouse Hill to meet the healthcare needs of the growing north-western Sydney community. Information available from the NSW Health Infrastructure website indicates that the Rouse Hill Hospital will be located at the corner of Commercial Road and Windsor Road, and therefore close to the Rouse Hill town centre, transport links and arterial roads. The Rouse Hill Hospital will be located approximately 9km from the Site and works are scheduled to start by early 2023.

Priority and actions	Comment
	<p>As detailed within the Market Assessment (Appendix F), the Rouse Hill Hospital will not directly compete with the proposed health services facility as it focuses on public healthcare and has a large focus on overnight services.</p> <p>The investment from the public sector highlights the chronic undersupply of acute hospital beds in the region but does not address the private acute bed gap. The increase in public service provision brings a new cohort of service providers, physicians, nurses and allied health staff that promote the development of health services and facilitate further investment in the region.</p> <p>Furthermore, the locality surrounding the Round Corner Town Centre is poorly connected to the Hornsby Ku-ring-gai Hospital and Health Precinct and the planned Rouse Hill Hospital by public transport. Coupled with the undersupply of day surgeries and hospitals and the identified demand for such facilities in the locality, this further highlights the need for additional health infrastructure in the locality.</p>
Prepare and implement a Public Domain Strategy to enhance the image and amenity of strategic centres.	N/A
Review planning controls and permissible uses within the IN2 Light Industrial and B6 Enterprise Corridor zones with a focus on the Norwest Service sub-precinct and its ability to function as an incubator for start-up businesses.	N/A
Investigate and implement measures to manage serviced apartments in employment zones.	N/A
Providing retail services to meet residents' needs	
Reinforce and protect the hierarchy of centres through land use zones, objectives, permitted uses, local provisions and amended development controls where appropriate.	<p>Round Corner is identified as a town centre, which is the third highest form of centre within The Hills Shire LGA. Round Corner's designation as a town centre rather than a village centre, neighbourhood centre or rural village indicates it is a higher order centre capable of supporting a larger population catchment with a broader variety of land uses. Other town centres identified within The Hills Shire LSPS include Baulkham Hills, Box Hill, Box Hill North, Winston Hills, Kellyville and North Kellyville.</p>

Priority and actions	Comment
Complete a Commercial and Retail Floorspace Demand Analysis.	N/A
Renew and create great places	
Review permissible uses in the B1 Neighbourhood Centre zone to ensure they are in keeping with the small-scale objective of neighbourhood centres.	N/A
Prepare and implement Commercial/Retail Urban Design Guidelines.	N/A
Prepare a master plan for the centre at Windsor Road, Kellyville.	N/A
Retain and manage valuable industrial and urban services land	
Protect the extent, role and function of industrial and urban services land through land use zones and objectives.	N/A
Prepare an Economic Growth Plan.	N/A
Review planning controls in employment zones to support freight operations and businesses while minimising negative impacts on urban amenity.	N/A

The Hills Shire Community Strategic Plan

Outcomes and strategies	Comment
Community Outcome 1 – A connected and inclusive community with access to a range of services and facilities that contribute to health and wellbeing	
Strategy 1.1. Provide quality Library resources, programs and facilities for leisure, cultural and education opportunities.	N/A
Strategy 1.2. Through strong partnerships provide and support safety activities in relation to bush fire management and other emergency services to foster a safe community	N/A
Strategy 1.3. Facilitate the provision of services across the community	<p>The Planning Proposal seeks to enable the future redevelopment of the Site for an HSF that will support the local community by delivering critical health infrastructure to support the expanding locality of Dural, local communities and the broader Round Corner Town Centre.</p> <p>The proposed HSF is consistent with the objective as it delivers an agglomeration of health-related services to support the local community of Dural and the wider Hornsby and The Hills Shire LGAs. The HSF will be located in an identified local centre (Round Corner Town Centre) with main road and public transport access.</p> <p>As detailed within the Market Assessment, there is an identified gap for the proposed HSF within the surrounding locality (Appendix F). The provision of the HSF will reduce pressure on the hospital and health related services network by servicing the identified demand in a suitable location (i.e. within a local centre).</p> <p>As the locality surrounding the Round Corner Town Centre is poorly connected by public transport to the Hornsby Ku-ring-gai Hospital and Health Precinct and the planned Rouse Hill Hospital, it is appropriate to provide an HSF that is within the catchment of local residents and that will meet the identified shortfall of health services in this locality.</p>
Strategy 1.4. Recognise and value our community's local heritage and culture	The Site does not contain any heritage items nor is it located within a heritage conservation area. However, there are three heritage items within the vicinity of the Site. As detailed within the SOHI, the proposal will result in minor and acceptable impacts from a heritage perspective (Appendix L).

Outcomes and strategies	Comment
	The Site is not known to contain any items of Aboriginal heritage and is not an Aboriginal place of heritage significance.
Community Outcome 2 – Well informed local and potential companies about the range of employment opportunities, locations and business intelligence about the region	
Strategy 2.1: Promote an awareness of the region's business opportunities and provide information and support to attract new investment and jobs	The proposal is supported by an EIA which concludes that the additional HSF will derive synergistic benefits with existing residential aged care and medical occupiers, whilst contributing to the trading potential of the Round Corner Town Centre through increased visitation and on-site employment.
Strategy 2.2: Support existing businesses and business networks to increase business capacity and capabilities to grow jobs	As detailed within the EIA, the HSF will deliver positive economic benefits for the Round Corner Town Centre including 180 additional full time employment opportunities, 135 of which are new key worker employment opportunities and stimulating growth. It will derive synergistic benefits with existing aged care and medical occupiers, whilst contributing to the trading potential of the centre through increased visitation and on-site employment.
Strategy 2.3. Supporting visitor economy in the Sydney Hills for planned growth	<p>As detailed within the EIA, the proposal will contribute to the trading potential of the Round Corner Town Centre through increased visitation and on-site employment.</p> <p>Despite eco-tourist facilities being a use that is permitted with consent in the RU2 Rural Landscape zone, it is unlikely for a tourist operator to be attracted to the Site given its location within the Round Corner Town Centre, which is an urbanised environment.</p>
Community Outcome 3 – Sound governance that values and engages our customers and is based on transparency and accountability	
Strategy 3.1. Facilitating strong two way relationships and partnerships with the community, involve them in local planning and decision making and actively advocate community issues to other levels of government.	The Planning Proposal has been prepared in close consultation with both the Hornsby Shire and The Hills Shire Councils. It will be also notified enabling community feedback and the opportunity for the Proponent to appropriately respond to issues raised. A summary of stakeholder consultation is provided at Section 1.2.
Strategy 3.2. Provide prompt, complete, friendly and helpful advice and information to the community and respond in a timely	N/A

Outcomes and strategies	Comment
manner meeting service standards for all service requests.	
Strategy 3.3. Ensure Council is accountable to the community and meets legislative requirements and support Council's elected representatives for their role in the community.	N/A
Community Outcome 4 - Prudent management of financial resources, assets and people for long term sustainability.	
Strategy 4.1. Council has a clear strategic direction that guides its decision making and creates a safe and skilled workforce that delivers high quality services and products.	N/A
Strategy 4.2. Maintain a strong financial position that supports the delivery of services and strategies and ensures long term financial sustainability.	N/A
Community Outcome 5 - Well planned and liveable neighbourhoods that meets growth targets and maintains amenity.	
Strategy 5.1. The Shire's natural and built environment is well managed through strategic land use and urban planning that reflects our values and aspirations.	<p>The Round Corner Town Centre is an existing urbanised precinct that is undergoing a process of expansion due to recent planning proposals and development approvals in both the Hornsby Shire and The Hills Shire LGAs. The Site is situated at the eastern edge of the Round Corner Town Centre and is bound on all sides by urban development. Therefore, the proposed use of the Site as an HSF is in keeping with the urban setting of the Site.</p> <p>The Planning Proposal is supported by an Urban Design and Visual Impact Assessment (VIA) prepared by Architectus (Appendix C). This report concludes that the proposal for an HSF on the Site:</p> <ul style="list-style-type: none"> • will not have a significant impact on views from the surrounding context • is capable of providing a high-quality urban design response to its context

Outcomes and strategies	Comment
Community Outcome 6 - Safe, convenient and accessible transport options and a variety of recreational activities that support an active lifestyle.	
Strategy 6.1. Strategically plan for the North West Sector growth through the development and construction of transport infrastructure, integrated local roads, parks and other civil infrastructure.	N/A
Community Outcome 7 - Our Community infrastructure is attractive, safe and well maintained.	
Strategy 7.1 Provide and maintain sustainable infrastructure and assets that enhance the public domain, improve the amenity and achieve better outcomes for the community.	The Planning Proposal is accompanied by a letter of offer to enter into a VPA for public domain upgrades and pedestrian accessibility works which will integrate with and complement recently approved public domain works in the Round Corner Town Centre. This will contribute to the creation of a walkable town centre north of the intersection of Old Northern Road and Franlee Road and improved pedestrian connectivity and accessibility within the broader Round Corner Town Centre.
Strategy 7.2. Manage and maintain a diverse range of safe, accessible and sustainable open spaces and provide recreation, sporting and leisure activities and facilities.	N/A
Community Outcome 8 - Infrastructure meets the needs of our growing Shire.	
Strategy 8.1 Provide new and refurbished infrastructure in a timely manner that meets the needs of our growing Shire.	N/A
Community Outcome 9 - Our natural surroundings are valued, maintained and enhanced and impacts are managed responsibly through education and regulatory action.	
Strategy 9.1. Effective regulatory strategies, local laws, and compliance programs, manage public health and the impact of new and existing development on the community.	N/A

Outcomes and strategies	Comment
Strategy 9.2. Demonstrate leadership in sustainable environmental performance and manage environmental risks and impacts responsibly and provide education and regulatory actions.	N/A
Strategy 9.3. Manage new and existing development with a robust framework of policies, plans and processes that is in accordance with community needs and expectations.	N/A
Community Outcome 10 - Encourage and educate people to live sustainably by facilitating resource recovery and minimising waste.	
Strategy 10.1. Provide services, infrastructure, information and education that facilitate resource recovery and encourage commercial and residential waste minimisation.	N/A

The Hills Shire Integrated Transport and Land Use Strategy

Priority and actions	Comment
Build strategic centres to realise their potential	
Prepare and implement precinct plans and development controls for Norwest, Castle Hill and Rouse Hill strategic centres.	N/A
Prepare and implement a Public Domain Strategy to enhance the image and amenity of strategic centres.	N/A
Prepare and endorse a policy to guide the implementation and use of evolving technologies in the urban environment.	N/A
Influence travel behaviour to promote sustainable choices	
Review car parking rates for centres.	<p>A Traffic and Transport Assessment has been prepared by TTPP and is provided at Appendix H. This report identifies that the HDCP 2013 and RMS Guide to Traffic Generating Development do not provide parking rates for an HSF. However, the HDCP 2012 does provide for compatible rates.</p> <p>In accordance with the HDCP 2012, 170 spaces are required. The proposed parking provision within the two basement levels would accommodate 164 spaces, a shortfall of 6 spaces.</p> <p>The retail parking provision of two spaces is to accommodate retail staff for each tenant. It is anticipated that the retail uses would primarily be utilised by patients, visitors and staff of the proposed HSF and is unlikely to attract other retailers or consumers. As such, the proposed car parking provision is considered acceptable.</p>
Investigate and implement car parking controls for car sharing spaces in large scale commercial and residential development. Investigate metred short-term parking in key locations to manage	N/A

Priority and actions	Comment
parking demand and support businesses.	
Plan for convenient, connected and accessible public transport	
Identify preliminary corridor and station box options and advocate for the earlier planning for a mass transit link between Norwest and Parramatta.	N/A
Seek NSW Government commitment to the early planning and delivery of the North South Rail Link between Tallawong Station and St Marys.	N/A
Plan for and advocate to Transport for NSW when appropriate for local bus priority measures as identified.	<p>N/A</p> <p>The site is accessible to centres via the following bus services:</p> <ul style="list-style-type: none"> • Bus No. 604: Dural to Parramatta, via Castle Hill • Bus No. 637: Glenorie to Castle Hill via Galston and Round Corner • Bus No. 638: Berowra Waters to Pennant Hills or Castle Hill • Bus No. 639: Maraylya to Dural and Castle Hill • Bus No. 641: Dural to Rouse Hill • Bus No. 642X: Dural to City Wynyard via Lane Cove Tunnel (Express) <p>As the locality surrounding the Round Corner Town Centre is poorly connected by public transport to the Hornsby Ku-ring-gai Hospital and Health Precinct and the planned Rouse Hill Hospital, it is appropriate to provide an HSF that is within the catchment of local residents and that will meet the identified shortfall of health services in this locality.</p>
Commence a pilot program of pop-up commuter car parking.	N/A
Expand and improve the active transport network	
Review and update the Bike Plan.	N/A

Priority and actions	Comment
Improve wayfinding on existing and proposed cycleways.	N/A
Plan for a safe and efficient regional road network	
Work with the NSW Government to revise the status of Annangrove Road to an arterial road.	N/A
Plan for and seek NSW Government support for grade separation at the intersection of Old Northern Road/Seven Hills Road and Windsor Road, Baulkham Hills.	N/A