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Planning Proposal

679 – 685 Old Northern Road
Dural



Amendment to Hornsby Local Environmental Plan 2013

Prepared for Healing ONR PTY LTD
Submitted to Hornsby Shire Council

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Cover image: Aerial view of the proposed HSF in context with the future Round Corner Town Centre (Source: Haycraft Duloy)

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Abbreviations

APU	Additional Permitted Uses
AVA	Agricultural Viability Assessment
AIA	Arboricultural Impact Assessment
BC Act	<i>Biodiversity Conservation Act 2016</i>
BOS	Biodiversity Offsets Scheme
CBD	Central Business District
Council	Hornsby Shire Council
DA	Development Application
DP	Deposited Plan
DPE	Department of Planning and Environment
Draft RLS	Draft Hornsby Shire Rural Lands Strategy 2020
EIA	Economic Impact Assessment
EP&A Act	Environmental Planning and Assessment Act 1979
EPI	Environmental Planning Instrument
ESD	Ecologically Sustainable Development
ELS	Hornsby Employment Land Study
FSR	Floor space ratio
FFA	Flora and Fauna Assessment
GDP	Gross Domestic Product
GFA	Gross floor area
HLEP 2013	Hornsby Local Environmental Plan 2013
HDCP 2013	Hornsby Development Control Plan 2013
HSF	Health Services Facility
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
NWRL	Northwest Rail Link
Proponent	Healing ONR PTY LTD
PSI	Preliminary Site Investigation
The Strategy	The Hornsby Economic Development and Tourism Strategy
SEPP	State Environmental Planning Policy
SIR	Service Infrastructure Report
SRV	Small Rigid Vehicle
TTA	Traffic and Transport Assessment
TPZ	Trees Protection Zone
UDR	Urban Design Report
VIA	Visual Impact Assessment
VPA	Voluntary Planning Agreement
WSUD	Water Sensitive Urban Design

Executive Summary

This Planning Proposal has been prepared by *Keylan Consulting Pty Ltd* (Keylan) on behalf of Healing ONR PTY LTD (Proponent) for land at 679-685 Old Northern Road, Dural (the Site) in the Hornsby Shire Local Government Area (LGA).

The Planning Proposal seeks to implement an additional permitted use (APU) and amend the current building height development standard that applies to the Site under the *Hornsby Local Environmental Plan 2013* (HLEP 2013). These amendments will facilitate the future redevelopment of the Site as a diversified health services facility (HSF) encompassing specialist and allied health services along with 23-hour hospital services and basement level carparking.

Importantly, the Planning Proposal seeks to secure a specific future use on the Site, with an associated minimal increase in building height, rather than a rezoning and a general building height increase that would introduce a broad range of potential uses that could be developed up to 14 metres in height both on the Site and in the broader locality.

The proposal seeks to capitalise on the Site's strategic location within the Round Corner Town Centre and the demonstrable demand for a new HSF in this location. 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.

The Site is predominantly zoned RU2 Rural Landscape. However, due to its location, size and adjoining land uses, the Site 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.

The Planning Proposal will strengthen the local and regional economy, through significant investment and employment creation at both the construction and operation phases and the provision of an HSF that will meet demonstrated demand for such a facility in this locality. The proposal therefore aligns with the relevant strategic planning framework including the Greater Sydney Region Plan, North District Plan, Hornsby Shire Council's Local Strategic Planning Statement (LSPS), Hornsby Employment Land Study, Hornsby Economic Development and Tourism Strategy, Draft Hornsby Shire Rural Lands Strategy (Draft RLS) and The Hills Shire strategic planning framework.

The Site and locality

The Site comprises 679-685 Old Northern Road, Dural in the Hornsby Shire LGA. These lots are legally described as Lot 3 in Deposited Plan (DP) 395437 and Lot 1 in DP 120004, respectively.

The Site has an area of 3,471m² with a frontage of 48.85 metres to Old Northern Road. The Site's current improvements include two detached dwellings that range in height from one to two storeys.

The Site is not identified as a heritage item nor is it located within a heritage conservation area. There are three items of local heritage significance within the vicinity of the Site.

The Site is located within the existing urban footprint of the Round Corner Town Centre. Under The Hills Shire Local Strategic Planning Statement Hills Future 2036, the Round Corner Town Centre is identified as a Town Centre, which is the third largest category in their hierarchy of centres behind metropolitan and strategic centres. The Site is ringed by existing and approved urban development on all sides. The immediate surrounding context includes:

- To the north, residential and commercial development at 687 – 689 and 691 – 693 Old Northern Road. Further to the north and north-east are one and two storey dwellings at 695, 697 and 699 Old Northern Road and the broader Round Corner Town Centre retail precinct
- To the south, a one to two storey residential dwelling at 675 – 677 Old Northern Road, previously used for permissible commercial purposes. Further south at 669 Old Northern Road is the site of the DA approved Maronite Church which will contain a 440-seat place of public worship and community facility
- To the east, the Site adjoins the Thompson Health Care residential aged care facility at 705 - 717 Old Northern Road
- To the immediate west, on the opposite side of the Site is 488-494 Old Northern Road, the Round Corner Town Centre expansion site which is to accommodate a mixed-use medium density development of 4,000m² retail/commercial (2 storeys, DA approved), 18 x townhouses (3 storeys, under design) and 46-61 apartments & additional 400m² retail (7 storeys, under design). This Site is specifically recognised in The Hills Shire Development Control Plan 2012 (THDCP 2012) as providing a “gateway” to the established Round Corner Town Centre retail precinct through higher density building forms. Specifically, the DCP states:

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...

... 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.

OBJECTIVES

- 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.

- Further to the west is Bupa Aged Care Dural and Mountainview Retreat Retirement Village.

The Round Corner Town Centre is undergoing significant transition and is now characterised by a range of urban uses and higher density built forms. In this regard, the urbanised character of the locality was specifically recognised by the NSW Land and Environment Court (NSW LEC) in its decision on Thompson Health Care's adjoining residential aged care development (*Boston Blyth Fleming v Hornsby Shire Council [2018] NSWLEC 1270*), in which the Commissioner stated that *"I agree with both the experts that this area is already characterised as an urbanised precinct..."*

The Planning Proposal

The Planning Proposal seeks the following amendments to HLEP 2013:

- Amend Schedule 1 to add "Health services facility" as an Additional Permitted Use on the Site
- Include an Additional Local Provision in Part 6 of HLEP 2013 which states that development consent can be granted for the purposes of an HSF with a maximum height of 14 metres on the Site

No change is sought to the RU2 Rural Landscape and SP2 Infrastructure zonings that apply to the Site under the HLEP 2013. This approach is aimed at securing a specific future use on the Site rather than a rezoning and a general building height increase that would introduce a broad range of potential uses that could be developed up to 14 metres in height.

The primary objective of the Planning Proposal is to facilitate the future development of the Site for a three storey HSF (subject to a future development application). The proposed use on the Site will comprise a diversified HSF encompassing specialist and allied health services along with 23-hour hospital services.

An Indicative Concept Plan has been prepared to support the Planning Proposal (Appendix A). The indicative concept plan seeks to facilitate the following:

- a three-storey health services facility, with 19 specialist consulting rooms, a 16-room medical centre, pathology collection area, medical imaging centre, 172m² of ancillary retail space, medical laboratories and a day surgery with 4 operating rooms, 20 recovery bays and 15 short stay beds and an ambulance bay. The proposed development would read as a two-storey building within the current 10.5m height control when viewed from Old Northern Road
- two basement car parking levels accommodating 164 spaces

Comparison of the existing and proposed planning controls for the Site under the Planning Proposal is contained in Table 1 below.

Planning control	Existing land use zones and development controls	Proposed amendments
Land use zone	RU2 Rural Landscape SP2 Infrastructure	N/A (no change)
Minimum Lot Size	2 ha	N/A (no change)
Height of buildings	10.5 metres	14 metres in relation to the development of a Health Services Facility on the Site via an Additional Local Provision in Part 6 of HLEP 2013
Floor space ratio	N/A	N/A (no change)
Schedule 1 Additional permitted uses	N/A	Add an APU under Schedule 1 for a 'Health Services Facility'

Table 1 Summary of Planning Proposal

The Planning Proposal is supported by a sieve mapping assessment which reviews available land for an HSF of the type proposed within a defined study area. It found that there are four centres within the identified study area where sites exist that achieve the relevant selection criteria (zoning, location and access) - North Kellyville, Glenhaven, Round Corner and Dural. However, there are no sites in these centres that satisfy the current zoning as well as all the development site requirements for an HSF as proposed. Of the sites that satisfy development site criteria but not zoning, the Site is likely to be one of the lowest impact due to its location at the eastern edge of the Round Corner Town Centre.

As there has been no comprehensive review of the planning controls for the local area since development and approvals of the Thompson Health Care residential aged care facility, Maronite Church and 488-494 Old Northern Road, which have changed the character of the precinct, it is noted that Council may in future seek a strategic review of the future other sites on the eastern side of Old Northern Road, particularly those between the Maronite Church and 488-494 Old Northern Road.

The information presented in this site-specific Planning Proposal demonstrates that the proposed future HSF on the Site will fit comfortably within the existing context without the need for changes to the zoning and development standards applying to those other sites. However, the Planning Proposal does not preclude such changes should Council seek such a review.

Strategic context

The Planning Proposal has been prepared in consideration of the following strategic plans and policies prepared by the NSW State Government, Hornsby Shire Council and The Hills Shire Council:

- *Greater Sydney Region Plan – A Metropolis of Three Cities*
- *North City District Plan*
- *Hornsby Shire Council Local Strategic Planning Statement (LSPS)*
- *Hornsby Shire's Community Strategic Plan 2018-2028*
- *Hornsby Shire Council Employment Lands Study*

- *Hornsby Draft Economic Development and Tourism Strategy*
- *Draft Hornsby Shire Rural Lands Strategy (Draft RLS)*
- *The Hills Shire Council Local Strategic Planning Statement (LSPS)*
- *The Hills Shire Productivity and Centres Strategy*
- *The Hills Shire Community Strategic Plan*
- *The Hills Shire Integrated Transport and Land Use Strategy*

The Planning Proposal demonstrates consistency with the relevant objectives and actions set out in the above listed strategic plans and policies. In particular, the Planning Proposal provides for the provision of an HSF that will cater for the existing population and ageing demographic structure of the Dural locality and the broader Hornsby Shire and The Hills Shire LGAs.

The Planning Proposal is supported by a Market Assessment prepared by Health Projects International and included with at Appendix F which identifies six variables to assess the viability of an HSF on the Site, including:

- Competitors – there are no day surgeries or hospitals within a 5km radius and none to the north of Dural, presenting a suitable opportunity to service the patient outflow from these areas
- Population and demographics – the Site is located within a high growth area with an aging population.
- Demand – the demand for private health care in Dural is much higher as the demographic structure consists of an aging population. There will be an undersupply in the primary catchment of same day care places by 122 places in 2025, increasing to 307 by 2035. Based on an analysis of Medicare utilisation in the area together with the population growth profile, there is sufficient demand to require six additional GP consultation rooms every year to cater for residents located within 15 minutes' drive of the Site.
- Location – the Site is within the Round Corner Town Centre, with high visibility and accessibility from Old Northern Road
- Synergies – despite not being co-located with a public hospital, the scheme synergises with the wider public health catchment as it is within the wider catchment of the planned Rouse Hill Hospital
- Availability – the availability of services supports referrals and attracts medical specialists. The Site benefits from the availability of specialist clinicians in Norwest and Hornsby, and is reinforced by the planned Rouse Hill Hospital

The Site is located within the eastern edge of the established mixed use Round Corner Town Centre and in a locality with a growing residential population, including seniors living supported by public transport services. The development of an HSF in the area will contribute to the provision of much needed health infrastructure services and employment opportunities in the locality, which aligns with the relevant strategic planning framework. The provision of new health facilities on this Site is also consistent with the principle in the North District Plan of prioritising direct, safe and accessible routes to local destinations and services within a 10-minute walk of centres.

An Economic Impact Assessment prepared by Atlas Urban Economics (Appendix R) concludes that the proposed HSF will deliver positive economic benefits for the Round Corner Town

Centre. 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 Site is also immediately opposite the Round Corner Town Centre mixed use expansion site (488-494 Old Northern Road, Dural) which has height controls of 14 metres and 18 metres. The Site is not currently used for primary production purposes and given its current urban context and location within an expanding urban precinct, is unsuitable for rural purposes including agricultural uses.

The Draft Hornsby Shire Rural Lands Strategy proposes to take a collaborative approach to managing townships that share a municipal boundary with The Hills Shire LGA. The provision of health and medical services in and within a 10-minute walk of 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 in this locality be harmonised with the urban character of the locality.

Furthermore, the proposal will not compromise the retention of rural land in the Hornsby Shire LGA as the Site is not currently used nor capable of being used for agricultural purposes and is located within an urbanised precinct. The Planning Proposal will not result in the loss of or fragmentation of productive agricultural land. The existing use of the Site for residential has shifted its underlying property value. Based on existing house values in Dural, it is unlikely that the highest and best use of the Site would shift from its existing residential use to another agricultural or rural land use permitted in the RU2 Rural Landscape zone.

Similarly, 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.

The strategic justification for the Planning Proposal and detailed consideration of the above listed strategic plans and policies is discussed in Sections 4 and 5.3.

Statutory context

The Planning Proposal has been prepared in accordance with the requirements of Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and in consideration of the Department of Planning and Environment's (DPE's) *Local Environmental Plan Making Guideline December 2021*. The Planning Proposal is supported by technical information and investigations to justify the proposed amendments.

An assessment has also been undertaken against the relevant environmental planning instruments (EPIs) that apply to the Site and Local Directions issued by the Minister for Planning and Public Spaces under Section 9.1 of the EP&A Act. The Planning Proposal is consistent with the statutory controls, including the relevant EPIs and Local Directions.

Environmental, social and economic considerations

The Planning Proposal is accompanied by various technical reports and studies that assess the relevant environmental, social and economic issues to the proposed amendments to the HLEP 2013, including the following:

- built form, urban design and public domain
- Aboriginal heritage
- European heritage
- contamination
- stormwater
- arboricultural
- flora and fauna
- bushfire
- visual impact
- servicing
- survey
- agricultural viability
- traffic and transport
- market supply
- site suitability
- acoustic
- economic impact

The Planning Proposal is found to have a minimal and acceptable environmental impact and will provide net social and economic benefits for the Round Corner Town Centre and the wider Hornsby Shire and The Hills Shire LGAs. These issues are discussed in further detail in Section 5.3.3.

Public benefits

The Planning Proposal will deliver significant public benefits, including:

- the provision of an HSF that will cater for the population growth and ageing demographic structure of Dural and the broader Hornsby Shire and The Hills Shire LGAs
- the development of a centralised HSF that caters for an agglomeration of supporting medical uses
- realisation of the economic, social and place making opportunities created by appropriately locating an HSF within the urban footprint of an existing town centre
- positive economic benefits for the Round Corner Town Centre through synergistic benefits with existing aged care and medical occupiers and contributing to the trading potential of the centre through increased visitation and on-site employment

The Planning Proposal is accompanied by a letter that outlines the items that Healing ONR PTY LTD may include in a letter of offer to enter into a VPA with Council (Appendix S).

The items which Healing ONR PTY LTD may include in a letter of offer will provide key public benefits associated with the future redevelopment of the Site, comprising of public domain

and pedestrian accessibility works to improve pedestrian accessibility and connectivity within the broader Round Corner Town Centre.

Next steps

The intent is for Council to support the proposed amendments to the HLEP 2013 and refer the Planning Proposal (as the Planning Proposal authority) to DPE for review and subsequent issue of a Gateway determination. Following the issue of a Gateway determination, the Proponent will continue to liaise closely with Council while also commencing comprehensive consultations with DPE, relevant State agencies and community stakeholders, prior to the formal public exhibition of the Planning Proposal.

Conclusion

The primary objective of the Planning Proposal is to facilitate the future development of the Site for a three storey HSF. The proposed HSF on the Site will comprise a diversified facility encompassing specialist and allied health services and car parking and the incorporation of a range of sustainable design initiatives.

There is a compelling strategic justification for the Planning Proposal as:

- 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.
- 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.
- There will be an undersupply in the primary catchment of same day care places by 122 spaces in 2025, increasing to 307 by 2035. Based on analysis of Medicare utilisation in the area and the population growth profile, there is sufficient demand to require six additional GP consultation rooms every year to cater for residents located within 15 minutes' drive of the Site.
- The demand for private health care in Dural is much higher as the demographic structure consists of an aging population. The population has a higher private health coverage of 67% which is far greater than the state average of 47%.
- 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 urban revitalisation of the area.
- The proposed increased in height is consistent with the surrounding built form controls, including the adjacent Round Corner Town Centre mixed use expansion site (488-494 Old Northern Road, Dural) and higher density development which has height controls of 14 metres and 18 metres and is specifically recognised in the THDCP 2012 as providing a "gateway" to the established Round Corner Town Centre retail precinct through higher density building forms, including apartment and townhouses
- The Site is within the Round Corner Town Centre locality which is undergoing significant transition and is now characterised by a range of urban uses and higher density-built forms, as recognised by the NSW LEC in its decision on Thompson Health Care's adjoining residential aged care development in which the Commissioner stated that *"I agree with both the experts that this area is already characterised as an urbanised precinct..."*

- It 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.
- As per the *Draft Hornsby Shire Rural Lands Strategy*, Council proposes to take a collaborative approach to managing townships that share a municipal boundary with The Hills Shire. As the Site is located opposite the Round Corner Town Centre expansion site and within the Round Corner Town Centre, it is appropriate that planning controls in this locality be harmonised to reflect the urban character of the locality.
- Adjacent to the Site are planned road upgrades to support the redevelopment of 488-494 Old Northern Road. The proposed HSF will benefit from the infrastructure upgrades.
- The Proposal for the development of an HSF at the Site 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 (Action 19).
- The Planning Proposal will not result in the loss of or fragmentation of productive agricultural land.
- The Site benefits from direct main road and public transport access.
- 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.
- The Planning Proposal is supported by NSW strategic planning framework including:
 - *Greater Sydney Region Plan – A Metropolis of Three Cities*
 - *North City District Plan*
 - *Hornsby Shire Council Local Strategic Planning Statement*
 - *Hornsby Shire's Community Strategic Plan 2018-2028*
 - *Hornsby Shire Council Employment Lands Study*
 - *Hornsby Draft Economic Development and Tourism Strategy*
 - *Hornsby Draft Shire Rural Lands Strategy*
 - *The Hills Shire Local Strategic Planning Statement*
 - *The Hills Shire Productivity and Centres Strategy*
 - *The Hills Shire Community Strategic Plan*
 - *The Hills Shire Integrated Transport and Land Use Strategy*

1 Introduction

This Planning Proposal has been prepared by *Keylan Consulting Pty Ltd* (Keylan) on behalf of Healing ONR PTY LTD (the Proponent) to support amendments to the *Hornsby Local Environmental Plan 2013* (HLEP 2013). The Planning Proposal relates to a site located at 679-685 Old Northern Road, Dural (the Site) in the Hornsby Shire Council LGA.

The Planning Proposal seeks to implement an additional permitted use (APU) and amend the current building height development standard that applies to the Site under the HLEP 2013. These amendments will facilitate the future redevelopment of the Site as a diversified HSF encompassing specialist and allied health services along with 23-hour hospital services and basement level carparking.

The proposed amendments to the HLEP 2013 are outlined in Table 2 below.

Planning control	Existing land use zones and development controls	Proposed land use zones and development controls
Land use zone	RU2 Rural Landscape SP2 Infrastructure	N/A (no change)
Minimum Lot Size	2 ha	N/A (no change)
Height of buildings	10.5 metres	14 metres in relation to the development of a Health Services Facility on the Site via an Additional Local Provision in Part 6 of HLEP 2013
Floor space ratio	N/A	N/A (no change)
Schedule 1 Additional permitted uses	N/A	Add an APU under Schedule 1 for a 'Health Services Facility'

Table 2 Proposed Planning controls for HLEP 2013

The Planning Proposal is submitted to Hornsby Shire Council (Council). The intent is for Council to support the proposed amendments to the HLEP 2013 and refer the Planning Proposal (as the Planning Proposal authority) to the Department of Planning and Environment (DPE) for review and subsequent issuing of a Gateway determination.

The Planning Proposal has been prepared in accordance with the requirements of Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and in consideration of the DPE's *Local Environmental Plan Making Guideline December 2021*.

The Planning Proposal is supported by technical information and investigations to justify the proposed amendments.

1.1 Project Team

The project team formed to deliver the Planning Proposal is outlined in Table 3.

Discipline	Consultant
Urban Planning	Keylan Consulting
Indicative Concept Architectural Plans	Health Projects International
Site Survey	Richards & Loftus
Urban Design and Visual Impact Assessment	Architectus
Indicative Concept Landscape Design	John Chetham & Associates
Sieving Assessment	Architectus
Dural Health Market Assessment	Health Projects International
Agricultural Viability Assessment	Edge Land Planning
Traffic and Transport Assessment	The Transport Planning Partnership
Arboricultural Impact Assessment	EcoLogical Australia
Flora and Fauna Assessment	EcoLogical Australia
Aboriginal Heritage Due Diligence Assessment	Extent Heritage
Statement of Heritage Impact	Extent Heritage
Acoustic Assessment	Norrebro Design
Preliminary Site Investigation	Geotechnique
Civil Plans	CHRISP Consulting
Bushfire Letter	EcoLogical Australia
Infrastructure and Services Assessment	Diversi Consulting
Economic Impact Assessment	Atlas Urban Economics
ACOR consultants	Sydney Water Feasibility

Table 3: Project Team

1.2 Consultation

1.2.1 Consultation with Councils

The Proponent has undertaken extensive consultation with Hornsby Shire Council over recent years. This included a submission on the Draft RLS in 2020 and a meeting with Council officers in July 2020 with an earlier project team.

Since this time, the Proponent and current project team have continued to consult with both Council and The Hills Shire Council throughout the preparation of the Planning Proposal. The Proponent will continue this consultation following the lodgement of the Planning Proposal. A summary of consultation activities carried out with both Councils to date is provided in Table 4.

Date	Authority	Matters discussed
28 July 2020	Hornsby Shire Council	<ul style="list-style-type: none"> Outline of the intended Planning Proposal seeking to add Health Services Facility as an APU on the Site and indicative concept scheme Strategic and Statutory context regarding the proposal was discussed. Specifically, the Draft RLS which was not on exhibition at the time and the Hornsby Shire Council Employment Lands Study Discussion surrounding the proposal's built form controls particularly noting the indicative height of 18.5 metres at this time Discussion of potential development impacts including bulk and scale, traffic, heritage, trees and biodiversity and infrastructure
29 July 2021	Hornsby Shire Council	<ul style="list-style-type: none"> Outline of intended Planning Proposal seeking to add Health Services Facility as an APU on the Site and to amend the maximum permissible height to 14.5 metres. Presentation of site suitability and selection process through the sieving assessment Presentation of visual impact assessment of the indicative built form on the surrounding locality Council raised several issues including: <ul style="list-style-type: none"> Consistency with the Draft RLS The proposal should respond to surrounding context on the Hornsby side of Old Northern Road, not just to The Hills Shire, particularly in relation to building height Review the 5km catchment identified in the demand analysis of the Market Assessment and whether this should be larger Any future Planning Proposal will need to address community benefit
9 December 2021	Hornsby Shire Council	<ul style="list-style-type: none"> Formal pre-lodgement meeting that outlined the intended Planning Proposal and proposed an APU for an HSF and amendments to the maximum building height In response to Council's earlier feedback the proposed height of the HSF was reduced from 18.5 metres to 14 metres Council noted other recent planning proposals in the locality which had not proceeded on strategic merit grounds Council noted that the current Planning Proposal will need to demonstrate strategic merit in terms of consistency with Greater Sydney Regional Plan and the North District Plan. Section 9.1 Local Planning Directions, relevant SEPPs and relevant Council documents including Hornsby Shire Community Strategic Plan - Your Vision Your Future 2028, The Hornsby Shire LSPS, Employment Lands Study, and the Draft RLS Council would be unlikely to support the progression of a planning proposal for an APU prior to the adoption of the Draft RLS, which was advised to occur in early-mid 2022 post the election of Hornsby Shire's new Councillors.

Date	Authority	Matters discussed
		<ul style="list-style-type: none"> • Council noted that the Planning Proposal should address potential impacts and issues relating to traffic, built form and scale, trees and biodiversity, contamination, stormwater, sewage, heritage, infrastructure, sustainability, and acoustic. • Council also noted that the Planning Proposal should address public benefits and that this matter could be subject to further discussions
13 January 2022	The Hills Shire Council	<ul style="list-style-type: none"> • Council noted that the Round Corner Town Centre is tired and would benefit from revitalisation. • Despite being identified as a Town Centre in the LSPS, Council has no immediate strategic plans or policies to encourage further renewal of the Round Corner Town Centre at this stage. • Council's primary issue with Round Corner is traffic. This issue therefore needs to be addressed in the Planning Proposal. • The Hills Shire LSPS identifies an arterial by-pass for the Round Corner Town Centre. Further commitment is needed from TfNSW • The proposal will need to demonstrate where the identified demand for the proposed HSF is coming from taking into consideration the proposed Rouse Hill public hospital • The Round Corner Town Centre expansion site was the only site within the Round Corner Town Centre in The Hills Shire LGA that could provide for growth • Development along the LGAs boundaries is identified as an inconsistent 'mish mash' and this includes the interface at the Round Corner Town Centre
6 April 2022	Hornsby Shire Council – Councillor briefing	<ul style="list-style-type: none"> • Proponent provided an overview of the intended Planning Proposal to Councillors. • Issues raised include: <ul style="list-style-type: none"> - Relationship of the proposal to other health services facilities including Pennant Hills Day Surgery and planned Rouse Hill hospital - Clarification of the type of health services proposed to be provided - Whether the future building will incorporate sustainability measures - How the proposal will address pedestrian access across Old Northern Road - Whether built form consideration includes relationship to adjoining detached dwellings - Whether consideration had been given to a Planning Proposal seeking to amend land use and built form controls for the broader locality rather than a site-specific proposal - Noted that the Site is sterilised from agricultural use and that the proposal has the potential to contribute to the sense of a civic gateway to the Round Corner Town Centre and to address the lack of health services in the locality

Table 4: Consultation with Councils

1.2.2 Stakeholder Consultation

The Proponent has undertaken consultation with several relevant stakeholders. The feedback from each stakeholder was supportive of the proposal. Copies of stakeholder correspondence is provided at Appendix V. A summary of this consultation is provided in Table 5.

Stakeholder	Summary/Comment
Adventist Healthcare	<ul style="list-style-type: none"> Part of Adventist Healthcare's mission is to continue to provide high quality hospital, health and well-being services for the expanding communities of Greater Northern Sydney. Notes that the Dural Health Hub will be well located in a region of Sydney which will continue to grow as ageing populations downsize and shift to aged-care facilities. Supports the proposal.
Thompson Health Care (adjoining landowner)	<ul style="list-style-type: none"> Notes that the Dural Health Hub will address a significant service gap in Dural and the local surrounds. Notes that it does not have any concerns with the Planning Proposal. Notes the Site adjoins their site at 705 - 717 Old Northern Road and is to collaboration regarding stormwater drainage as required.
Centuria Healthcare	<ul style="list-style-type: none"> Notes its intention is to work alongside Healing ONR to deliver an exceptional quality outcome for the community. Has undertaken a detailed review of the Dural Market Health Assessment (Appendix F) and support the report's findings and proposed location of the health services facility in this location.
Mind Connections Specialist Health Services (MCSHS)	<ul style="list-style-type: none"> Supports the proposal. Notes that patients from Hornsby and adjacent areas travel to Castle Hill, Norwest, Pennant Hills, and Hornsby for health care due to Dural's lack of health services. This creates longer waiting periods for urgent health needs in the Hills District. The proposed Dural Health Hub will address this service gap and contribute to business growth in the area.
Dural Chamber of Commerce	<ul style="list-style-type: none"> The Dural Chamber of Commerce consulted several local businesses and members. The consensus is that the proposal would benefit Dural and the community. It is noted that the submission reflects the vote of the majority of the Chamber's members to issue a letter of support. The Chamber of Commerce has approximately 50 members, many comprising local small businesses.
Maronite Church	<ul style="list-style-type: none"> The Maronite Church supports the proposal, including the proposed public domain improvements, noting it improves connection to their Site and integrates with DA/1062/2020 Also note that the proposal addresses a significant service gap in Dural and the surrounding area.
Dural Veterinary Clinic (adjoining landowner)	<ul style="list-style-type: none"> In March 2022, the Proponent met with the landowner/operator of the Dural Veterinary Clinic and presented the vision for the Dural Health Hub, including an

Stakeholder	Summary/Comment
	<p>overview of the planning proposal and the proposed VPA works.</p> <ul style="list-style-type: none"> • The landowner/operator raised queries relating to construction impacts, which are a matter that will be addressed in detail at DA stage and will be subject to further consultation. • The landowner/operator has verbally advised the Proponent that they had no objection to the proposal.
Private landowner at 675 – 677 Old Northern Road, Dural (adjoining landowner)	<ul style="list-style-type: none"> • Principally in support of the proposal, provided the development will not impact on their site in regards of noise, traffic, nature lighting, sewage, as well as soil stability and current building structure. • Note that the proposal will address a significant service gap in Dural and the local area.
Private landowners at 671 Old Northern Road, Dural	<ul style="list-style-type: none"> • Principally in support of the proposal, subject to an appropriate built form response, basement carparking and infrastructure upgrades. • In the landowner's experience (as a nurse) believes the proposal will service the gap in the market whilst supporting the Round Corner Town Centre.

Table 5: Stakeholder consultation summary

It is also noted that consultation has commenced with relevant agencies and service providers, including Transport for NSW and Sydney Water. This consultation is further addressed in Section 5.3.3.

2 The Site and Locality

2.1 Site Description

The Site comprises 679 – 681 and 683 – 685 Old Northern Road, Dural, which are legally described as Lot 3 DP 395437 and Lot 1 DP 120004 respectively.

The Site is located on the eastern side of Old Northern Road, approximately 120 metres south of the intersection with Kenthurst Road, in the Hornsby Shire LGA. Old Northern Road forms the LGA boundary with The Hills Shire LGA, located on the western side of this road.

The Site is located approximately 6km north of Parramatta CBD, 7.5km east of Hornsby CBD and 35km northwest of Sydney CBD.

The Site encompasses an area of approximately 3,471m² with a frontage of 48.85 metres to Old Northern Road. Existing improvements on the Site include two detached dwellings that range in height from one to two storeys. The Site outline is provided at Figure 1.

The Site is situated at the eastern edge of the Round Corner Town Centre, which is identified as a Town Centre under The Hills Shire LSPS. 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. The surrounding Site context is provided at Figure 2.

The immediate surrounding context of the Site includes:

- To the north, medium density residential and commercial development at 687 – 689 and 691 – 693 Old Northern Road. At 695, 697 and 699 Old Northern Road are one and two storey dwellings and the broader Round Corner Town Centre retail precinct to the north and north-east
- To the south, a two-storey residential dwelling at 675 – 677 Old Northern Road, which has previously been utilised for permissible commercial use. Further south at 669 Old Northern Road is the site of the DA approved Maronite Church which will contain a 440-seat place of public worship and community facility
- To the east, the Site adjoins the Thompson Health Care residential aged care facility at 705 - 717 Old Northern Road which comprises of a seniors living development
- To the immediate west, on the opposite side of the Site is 488-494 Old Northern Road is the Round Corner Town Centre expansion site, which is to accommodate a mixed-use development of 4,000m² retail/commercial (2 storeys, DA approved), 18 x townhouses (3 storeys, under design), 46-61 apartments and 400m² additional retail (7 storeys, under design and progressed past Hills Shire Council pre-lodgement requirements). This site is specifically recognised in The Hills Development Control Plan 2012 (THDCP 2012) as providing a “gateway” to the established Round Corner Town Centre retail precinct through higher density building forms. Further to the west is Bupa Aged Care Dural and Mountainview Retreat Retirement Village.

Neither the Site nor any land in its immediate vicinity is used for rural purposing including agricultural land uses. Rather, the Site is within the Round Corner Town Centre which is undergoing significant transition and is now characterised by a range of urban uses and higher density built forms. The locality now has an urban rather than rural landscape character. The urbanised character of the locality was specifically recognised by the NSW

Land and Environment Court (NSW LEC) in its decision on Thompson Health Care's adjoining residential aged care development (*Boston Blyth Fleming v Hornsby Shire Council [2018] NSWLEC 1270*), in which the Commissioner stated that “*I agree with both the experts that this area is already characterised as an urbanised precinct...*”



Figure 1: Dural Health Hub site context – the Site (Base Source: SIX maps)



Figure 2 Site context (Source: Healing ONR)

2.2 Characteristics of the Site

2.2.1 Built Form and Topography

A land survey prepared by Richard & Loftus Surveying Services accompanies the Planning Proposal and details the levels, contours, built improvements and retaining walls across the Site (Appendix B). This survey demonstrates that the Site falls from west to east by approximately 6.5 metres.

679 – 681 Old Northern Road

This property contains a one to two storey timber dwelling as illustrated in Figure 3 and 4. Vehicular access to this property is provided directly from Old Northern Road with a concrete driveway providing access to a carport located to the rear of the dwelling.

Additional improvements at the Site include a deck, swimming pool, gazebo and shed located to the rear of the Site.

683 – 685 Old Northern Road

This property contains a single storey brick dwelling as illustrated in Figures 5 and 6. Vehicular access to this property is provided directly from Old Northern Road with a concrete driveway providing access to a carport within the front building setback. To the rear of the dwelling is a timber deck and landscaped grass area.



Figure 3: 679 – 681 Old Northern Road viewed from the western side of Old Northern Road (Source: Keylan)



Figure 4: 679 – 681 Old Northern Road viewed from the eastern side of Old Northern Road (Source: Extent Heritage)



Figure 5: 683 – 685 Old Northern Road viewed from western side of Old Northern Road (Source: Keylan)



Figure 6: 683 – 685 Old Northern Road viewed from eastern side of Old Northern Road (Source: Keylan)

2.2.2 Traffic and Transport

Each of the existing residential properties is provided with direct vehicular access to Old Northern Road, which is a Classified Road. The speed limit on this road on approach to the Site is 60km/hr.

A Traffic and Transport Assessment (TTA) has been prepared by The Transport Planning Partnership (TPPP) and is provided at Appendix H. The TTA assesses the proposal's impact on traffic generation and transport requirements needed to support the proposed health services facility.

The Site is connected with the wider locality through a public transport network. A bus stop is located 40 metres towards the south-west of the Site and a second bus stop is located 70 metres north-east.

A summary of the public transport services available near the Site and the typical service frequencies is presented in the below table:

Bus Service	Route	Frequency	
		Peak	Off-Peak
604	Dural to Parramatta via Castle Hill	Every 30 minutes	Every 30-60 minutes
637	Glenorie to Castle Hill via Galston & Round Corner	Every 30 minutes	Every 60 minutes
638	Berowra Waters to Pennant Hills or Castle Hill	Every 30-60 minutes	3 services
639	Maraylya to Dural and Castle Hill	AM Peak: 1 service	2 services
641	Dural to Rouse Hill	AM Peak: 1 service PM Peak: 3 services	2 services
642X	Dural to City Wynyard via Land Cove Tunnel (Express)	AM Peak: Every 7-20 minutes PM Peak: Every 30 minutes	Every 10-30 minutes

Table 6: Public Transport Services (Source: TTPP)

As demonstrated in the table above, the locality surrounding the Round Corner Town Centre is well connected to Parramatta, Castle Hill and the Sydney CBD. However, it is poorly connected to the Hornsby Ku-ring-gai Hospital and Health Precinct and the planned Rouse Hill public 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, consistent with the 30 minute city principle in the Greater Sydney Region Plan.

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 the 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.

2.2.3 Biodiversity

The Site contains a total of 26 trees, predominantly located on 679 – 681 Old Northern Road, including both native and exotic species. Native species include Spotted Gum and Southern Blue Gum trees.

The Site does not contain any remnant vegetation or threatened species of flora and fauna. Furthermore, limited habitat features suitable for threatened species were recorded within the Site.

Remnant vegetation is found along Old Northern Road and within adjacent private lands to the east which has been mapped as Sydney Turpentine Ironbark Forest (STIF) which is listed

as a Critically Endangered Ecological Community under the NSW Biodiversity Conservation Act 2016.

The Site does not contain a mapped watercourse. However, adjacent lands to the south contain an overland flow path capturing surface water from the Site.

The Planning Proposal is accompanied by both an Arboricultural Impact Assessment (AIA) and Flora and Fauna Assessment (FFA) prepared by EcoLogical Australia (Appendix I and Appendix J).

2.2.4 Heritage

Aboriginal

The Site is not known to have any archaeological potential for items of Aboriginal significance given the Site has been previously developed for urban purposes. The Site is also not known to be a site of Aboriginal significance.

An Aboriginal Heritage Due Diligence Assessment prepared by Extent Heritage at Appendix K confirms the proposal contains low potential to contain Aboriginal archaeological material. Based on the above, no further assessment of Aboriginal heritage has been undertaken for the purpose of this planning proposal.

European

The Site does not contain any items of European heritage nor is it located within a heritage conservation area.

A Statement of Heritage Impact (SOHI) prepared by Extent Heritage is provided at Appendix L. This report identifies that there are three local heritage items within the vicinity of the Site. These include:

- Item No. 347 under the HLEP 2013 identified as a 'House' at 671–673 Old Northern Road. This item is located approximately 30 metres to the south-west of the Site.
- Item No. 448 under the HLEP 2013 identified as 'Roadside Trees', located approximately 120 metres to the north-east of the Site.
- Item No. A12 under The *Hills Local Environmental Plan 2019* identified as 'Old Northern Road', located adjacent to the Site on the western side of Old Northern Road within The Hills Shire LGA.

2.3 Surrounding Locality

Round Corner Town Centre

The Site is situated at the eastern edge of the Round Corner Town Centre, which is identified as a Town Centre under The Hills Shire LSPS. 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.

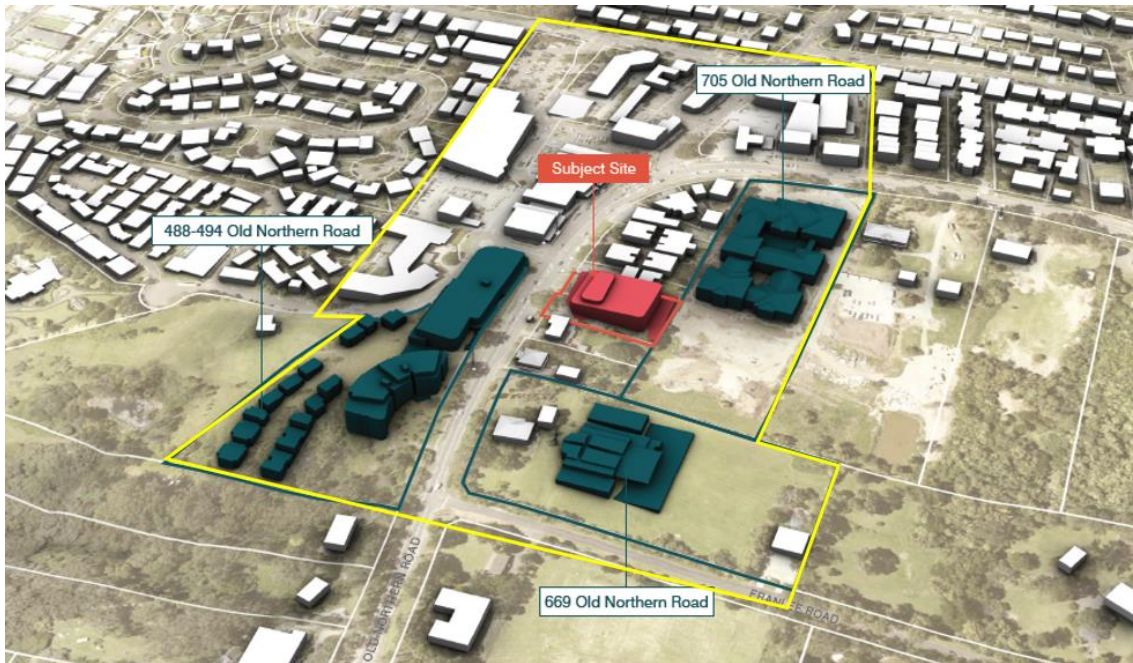


Figure 7: Nearby planning proposal and development approvals – yellow outline showing boundary of the Round Corner Town Centre (Source: Architectus)

Whilst it is acknowledged that The Hills Shire LSPS only applies to development on the western side of Old Northern Road, the boundaries of the Round Corner Town Centre extend beyond The Hills Shire LGA boundary. This includes land on the eastern side of Old Northern Road in the Hornby Shire LGA which comprises a mix of uses including commercial, medium density residential development, the DA approved Maronite Church and the recently completed Thompson Health Care residential aged care facility, all which define the eastern boundary of the Round Corner Town Centre (Figure 7).

It is evident that this area on the eastern side of Old Northern Road to Franlee Road to the south primarily performs an urban function as part of the Round Corner Town Centre, rather than rural or agricultural purposes. This was recognised by the NSW LEC in its decision on Thompson Health Care's adjoining residential aged care development (*Boston Blyth Fleming v Hornsby Shire Council [2018] NSWLEC 1270*), located to the east of the Site, in which the Commissioner stated that “*I agree with both the experts that this area is already characterised as an urbanised precinct...*”

A detailed overview of the surrounding locality is provided below.

North

To the north of the Site is a mix of uses include commercial premises (veterinary hospital) at 687 – 689 Old Northern Road and medium density residential (townhouses) at 691 – 693 Old Northern Road. Further north at 695, 697 and 699 Old Northern Road are one and two storey dwellings.

Further to north and to the north-east is the core of the Round Corner Town Centre retail precinct which contains a mix of commercial land uses including two supermarkets and

associated at-grade car parking, specialty retailers, food and drink premises, and medical practices. Building heights within the existing Round Corner Town Centre retail precinct are predominantly two storeys in height, however controls allow for 12 metres (three to four storeys). The Round Corner Town Centre as viewed from the Site is provided at Figure 8.

Further to the north is a service station (532 Old Northern Road, Dural) and low-density residential development located beyond the Round Corner Town Centre. To the north-west of the Site and to the immediate west of the Round Corner Town Centre is low-density residential development including Bupa Aged Care Dural and Mountainview Retreat Retirement Village.



Figure 8: The Round Corner Town Centre retail precinct viewed from the Site's frontage with Old Northern Road (Source: Keylan)

South

To the south, the Site is adjoined by a two-storey residential dwelling at 675-677 Old Northern Road. A bus stop is located to the front of this property (refer to Figure 9).

At 671-673 Old Northern Road is local heritage item No. 347 under the HLEP 2013 (refer to Figure 10). This site will benefit from a newly constructed driveway associated with road widening works from DA 979/2016/HB. The SOHI prepared by Extent Heritage (Appendix L) describes this dwelling as follows:

The residence at 671-673 Old Northern Road is an Inter-war house with a symmetrical front façade. The exterior walling is finished in deep red brick and has a tuck-pointed stretcher bond pattern. The main roofline is hipped and finished in brown cement tile. A smaller hipped projection is positioned over a central front porch, also finished in brown tile. Timber-framed bay windows are located on either side of the building with multi-paned, double-hung sash window fixtures.

Further south at 669 Old Northern Road is the Site of the approved Maronite Church which will contain a 440-seat place of public worship and community facility with 238 car parking spaces. This complex provides an overall site coverage of 4,960m² and a maximum height of 10 metres.



Figure 9: 675-677 Old Northern Road with bus stop to the front (Source: Keylan)



Figure 10: 671-673 Old Northern Road containing local heritage item No. 347 (Source: Keylan)

West

To the immediate west of the Site on the opposite side of Old Northern Road at 488-494 Old Northern Road, Dural, is the Round Corner Town Centre expansion site, located within The Hills Shire LGA. This Site is specifically recognised in The Hills Development Control Plan 2012 (THDCP 2012) as providing a “gateway” to the established Round Corner Town Centre through higher density building forms. This is noted in Part B, Section 6 – (2.31. 488-494 Old Northern Road, Dural) of the THDCP 2012 which states:

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.

... 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.

OBJECTIVES

- iv. *To provide a strong sense of arrival into Round Corner Town Centre.*
- v. *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.*
- vi. *To ensure that the development is active and inviting and emphasises the pedestrian where practical and possible.*

Further to the west on Stonelea Circuit is Bupa Aged Care Dural and Mountainview Retreat Retirement Village.

Planning Proposal 1/2013/PLP and 1/2016/PLP

The Round Corner Town Centre expansion site was rezoned from RU6 Rural Transition to B2 Local Centre and R3 Medium Density Residential under Planning Proposal 1/2013/PLP which was made on the 11 July 2014.

In addition, the maximum height of building was increased from 10 metres to 14 metres and 18 metres, while the FSR of 1.22:1 was introduced under Planning Proposal 1/2016/PLP which was made on the 23 March 2018.

Planning Proposal 1/2016/PLP included a concept design for a three-stage development comprising of:

- Stage 1 (DA approved): a 4,000m² retail/commercial building (two storeys) at the northern end of the site comprising of a supermarket, specialty stores, office suites, restaurant and central plaza area.

- Stage 2: 18 townhouses at the rear (west) of the development on the adjacent R3 Medium Density Residential zoned land.
- Stage 3: A residential flat building of up to five/seven storeys and ground floor retail uses on the southern portion of the site.

DA 979/2016/HB

On 20 October 2021, The Hills Shire Council approved Stage 1 of the Round Corner Town Centre expansion site under DA 979/2016/HB (refer to Figure 11 and Figure 12). The development is located at 488-494 Old Northern Road and comprises of the construction of a 2-storey retail and commercial building over basement parking including:

- Ground floor consists of a supermarket of 1,138m², supermarket back of house being 430m² and 7 retail tenancies (shops) ranging from 48m² to 144m²
- Level 1 consists of 9 commercial tenancies ranging from 105m² to 411m²
- Two levels of basement consisting of 176 carparking spaces
- Construction of loading dock access driveway for delivery vehicles off Stonelea Court
- Construction of part of the central plaza
- Construction of a signalised intersection with Old Northern Road and Franlee Road and construction of an access road which provides for access to customers to the basement level, and access to future stages 2 and 3
- Roadworks associated with half width re-construction of Old Northern Road
- Construction of a bus layback along Old Northern Road

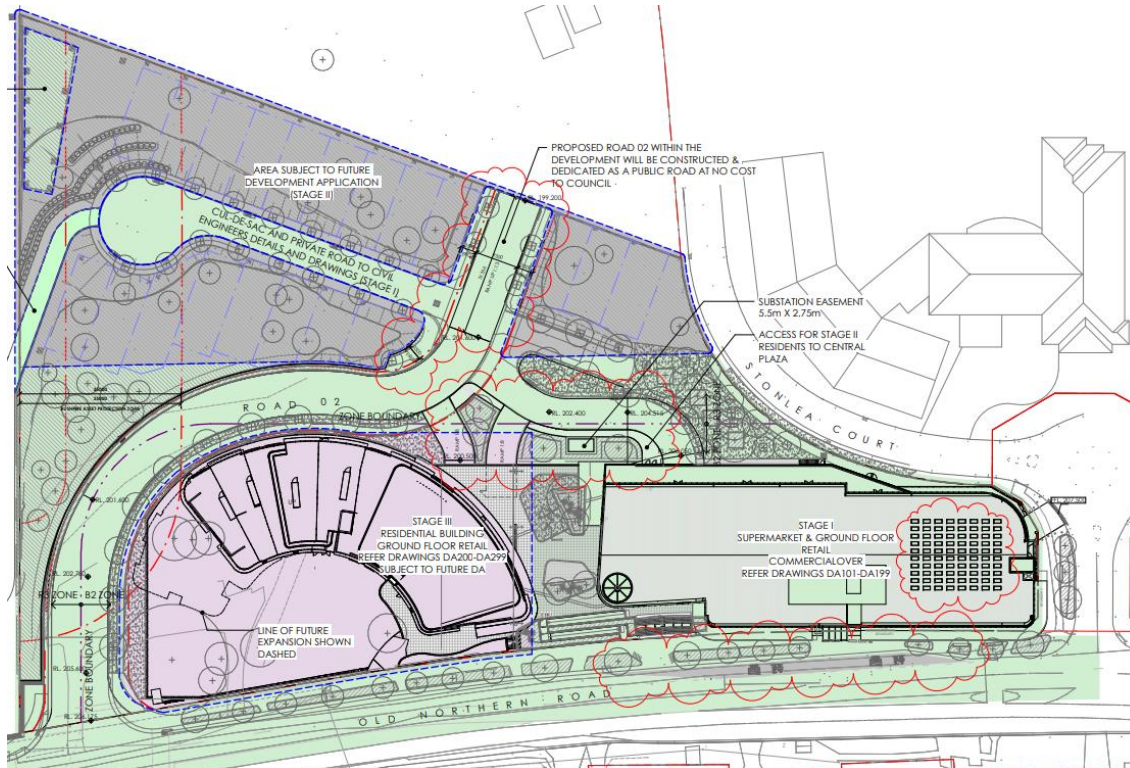


Figure 11: DA 979/2016/HB – Site Plan (Source: Leffler Simes Architects)



Figure 12: Photomontage of 488-494 Old Northern Road, Dural (Source: Image Property Developments)

East

To the immediate east of the Site at 705 - 717 Old Northern Road is Dural House, a residential aged care facility owned and operated by Thompson Health Care. The development comprises a part two and three storey building with basement car park (76 spaces). It provides 143 residential care suites along with support facilities including dining areas, lounge areas, courtyards, nurses' stations, therapy rooms, a chapel, a cafe and various other amenity and utility areas. Vehicle access to the site is provided from Old Northern Road.

This development was approved by the NSW Land and Environment Court (NSW LEC) on 7 June 2018 and construction has recently been completed as illustrated in Figure 13 below.



Figure 13: Dural House viewed from Old Northern Road (Source: Google Maps)

2.4 Comparable planning proposals in Hornsby Shire LGA

In pre-lodgement discussions, officers of Hornsby Shire Council requested that consideration be given to other recent planning proposals in the locality in the context of the strategic merit of the current Planning Proposal.

As outlined below, these other planning proposals have been reviewed and are not considered directly relevant or comparable to the subject Planning Proposal.

Planning Proposal Number	Description/Status	Consideration in relation to this Planning Proposal
No. 805-821 Old Northern Road, Dural	<ul style="list-style-type: none"> Planning Proposal sought to amend the HLEP 2013 to permit a service station as an additional permitted use In May 2020, Hornsby Shire Council did not support the Planning Proposal proceeding to Gateway for the following reasons: <ul style="list-style-type: none"> No clear community benefits Inconsistency with the Greater Sydney Regional Plan and the North District Plan Inconsistency with Section 9.1 Ministerial Directions Inconsistency with the Hornsby Shire LSPS Progression of a planning proposal prior to completion of draft RLS and Employment Lands Study; Potential impacts on heritage listed trees due to required road works 	<p>The subject Planning Proposal satisfactorily addresses Council's reasons for not supporting the service station Planning Proposal:</p> <ul style="list-style-type: none"> The subject planning proposal has clear community benefit in terms of supporting local jobs and addressing the demand for a consolidated HSF. The proposed VPA provides public domain and pedestrian connectivity upgrades to the surrounding road network The Site is supported by transport upgrades occurring on Old Northern Road The HSF is consistent with the relevant strategic plans (Section 5) and Ministerial directions (Section 5.3.2) The Proposal is consistent with the Action 19 of the North District Plan to provide fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres Hornsby Shire Council has finalised its Employment Lands Study. The subject Planning Proposal's consistency with the ELS is addressed at Section 5.3 and Appendix T. There will be no impacts on the heritage listed trees.
South Dural Planning Proposal. PP/2014/HORNS/002/00	<ul style="list-style-type: none"> The South Dural Planning Proposal proposed rezoning of an area of approximately 113 ha for urban purposes with 5 village precincts to accommodate up to 2,900 	<ul style="list-style-type: none"> The South Dural Planning Proposal was of a far more significant scale (in terms of area, proposed land use changes and impact on the character of the locality, and

Planning Proposal Number	Description/Status	Consideration in relation to this Planning Proposal
	<p>dwellings (detached, multi-unit and residential flat buildings)</p> <p>The Planning Proposal was withdrawn by Hornsby Shire Council in 2018 due to significant infrastructure constraints</p>	<p>infrastructure requirements) than the subject proposal.</p> <ul style="list-style-type: none"> There is no legitimate comparison with the subject Planning Proposal which relates to a much smaller site (less than 0.5 ha), a single development type (i.e. an HSF), does not propose to rezone any land and will not result in significant infrastructure impacts. Importantly, Council had previously considered that the South Dural Planning Proposal had strategic merit despite it being of a far more significant scale and impact than the current Planning Proposal.
Dural Service Centre Planning Proposal PP_2016/HORNS/002 00	<ul style="list-style-type: none"> The Planning Proposal sought to rezone part of the Dural Service Centre at New Line Road from IN2 to B2 and remove an APU from the site Gateway Determination was issued on 26 July 2016 that was conditional upon the South Dural Planning Proposal being finalised by DPE (as its strategic justification was based on the population growth and demand that was forecast under the South Dural Planning Proposal). This Planning Proposal was withdrawn following the withdrawal of the South Dural PP. 	<ul style="list-style-type: none"> This Planning Proposal is of no relevance to the subject Planning Proposal, which is a standalone proposal with its own rationale and strategic merit, i.e., it is not reliant on a broader planning proposal for its strategic merit. The strategic merit of the subject proposal is addressed at Sections 4, 5 and Appendix T.

Table 7: Comparable Planning Proposals in the Hornsby Shire LGA

2.5 Constraints and Opportunities

An opportunities and constraints analysis has been undertaken to inform the development of the Planning Proposal. This work has been informed by the Agricultural Viability Assessment (AVA) prepared by Edge Land Planning (Appendix G), the Dural Health Hub Market Health Assessment by HPI (Appendix F) and the Economic Impact Assessment (EIA) by Atlas Urban Economics (Appendix R).

Constraints to future development on the Site include:

- The Site cannot feasibly deliver any viable agricultural use and is effectively sterilised from current or future agricultural use
- As detailed within the Economic Impact Assessment (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 dwelling) to an agricultural or rural land use permitted in the RU2 Rural Landscape zone
- The Site is located near several local heritage items
- Towards the southeast of the Site are rural residential allotments
- The Site's RU2 Rural Landscape zoning is inconsistent with the Site's location within the existing urban footprint of the Round Corner Town Centre and the increasingly urbanised character of the locality
- Traffic generation during both the construction and operation of the HSF

The Site **opportunities** include:

- The Site is located at the eastern edge of the Round Corner Town Centre
- The Proposal is in accordance with the objectives set out in the North District Plan, specifically to provide fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres
- Further, the location of the Site at the eastern edge of the Round Corner Town Centre, adjacent to the existing retail precinct and within 40m and 70m of two public bus stops, is in accordance with the North District Plan's priority to encourage walking and cycling, specifically to ensure that there are direct, safe and accessible routes to local destinations and services within 10-minutes of centres
- The Site is strategically positioned opposite the Round Corner Town Centre expansion site, a medium density development of up to 7 storeys including apartments and townhouses. The expansion site is identified as a 'gateway' to the Round Corner Town Centre retail precinct under THDCP 2012. The development of a high quality HSF facility on the Site has the potential to contribute to this gateway to the Round Corner Town Centre
- As the Site is located within an urbanised precinct and is unsuited for rural and agricultural use, there is an opportunity to redevelop the Site for an urban purpose that will complement existing and planned land uses in the immediate locality
- There are no day surgeries or hospitals with a 5km radius of the Site. Furthermore, none are located to the north of Dural, which presents an opportunity to tap into the patient outflow from these areas
- There will be an undersupply in the primary catchment of same day care places by 122 places in 2025, increasing to 307 by 2035. Based on analysis of Medicare utilisation in

the area and the population growth profile, there is sufficient demand to require six additional GP consultation rooms every year to cater for residents located within 15 minutes' drive of the Site

- The demand for private health care in Dural is much higher as the demographic structure consists of an aging population. The population has a higher private health coverage of 67% which is far greater than the state average of 47%
- The Site presents an opportunity to harmonise planning controls, ensuring an appropriate urban design outcome is achieved along the administrative boundary between Hornsby Shire and The Hills Shire LGAs
- Recent approvals and amendments to statutory planning controls in the locality have increased height and FSR controls which reflect the increasingly urbanised nature of the Round Corner Town Centre. This demonstrates the evolving built form character and an intensification of commercial, business and residential uses
- The indicative concept-built form is consistent with the statutory planning controls for both the Round Corner Town Centre and the expansion site under The Hills Shire Local Environmental Plan 2019
- The Planning Proposal is consistent with the function and typology of Town Centres established under The Hills Shire LSPS and Productivity and Centres Strategy

2.5.1 Site Sieving Assessment

The Site has been identified as a suitable location for an HSF via a site mapping assessment that reviews available land for this use within a defined study area (Appendix E). This assessment found:

- There are four centres within the identified study area where sites exist that achieve the relevant selection criteria (zoning, location and access). These centres are North Kellyville, Glenhaven, Round Corner and Dural.
- Sites were assessed based on the following criteria:
 - Direct and convenient access and egress off and onto a main arterial road
 - Proximity to a town centre (max. 200m)
 - Site area that can accommodate 1,500m² floorplates (day surgery) including uniform construction grid
 - Sufficient area to accommodate parking for an ambulance and their unrestricted movement
 - Sufficient area and height to accommodate a back of house loading dock for a Medium Rigid Vehicle and allowance for dedicated medical waste
- No sites were identified that satisfy the applicable zoning and permissibility requirements as well as all the site development requirements for redevelopment in the form of the desired HSF
- Of the sites that satisfy development criteria but not zoning, 679-685 Old Northern Road (the Site) is likely to be one of the lowest impact due to its location at the eastern edge of the Round Corner Town Centre

This sieve mapping assessment reinforces the opportunity presented by the Site for the development of an HSF in this location.

3 Existing Planning Controls

The HLEP 2013 sets out the legislative framework for land use and development in the Hornsby Shire LGA through the application of land use zones and development controls. The relevant land use zone and development controls that currently apply to the Site are outlined in Section 3.1 to Section 3.5. The proposed amendments that are sought as part of the Planning Proposal are described in Section 5.

3.1 Land Use Zones

The Site currently comprises the following land use zones under the HLEP 2013, as shown in Figure 14 below:

- RU2 Rural Landscape
- SP2 Infrastructure (Road)

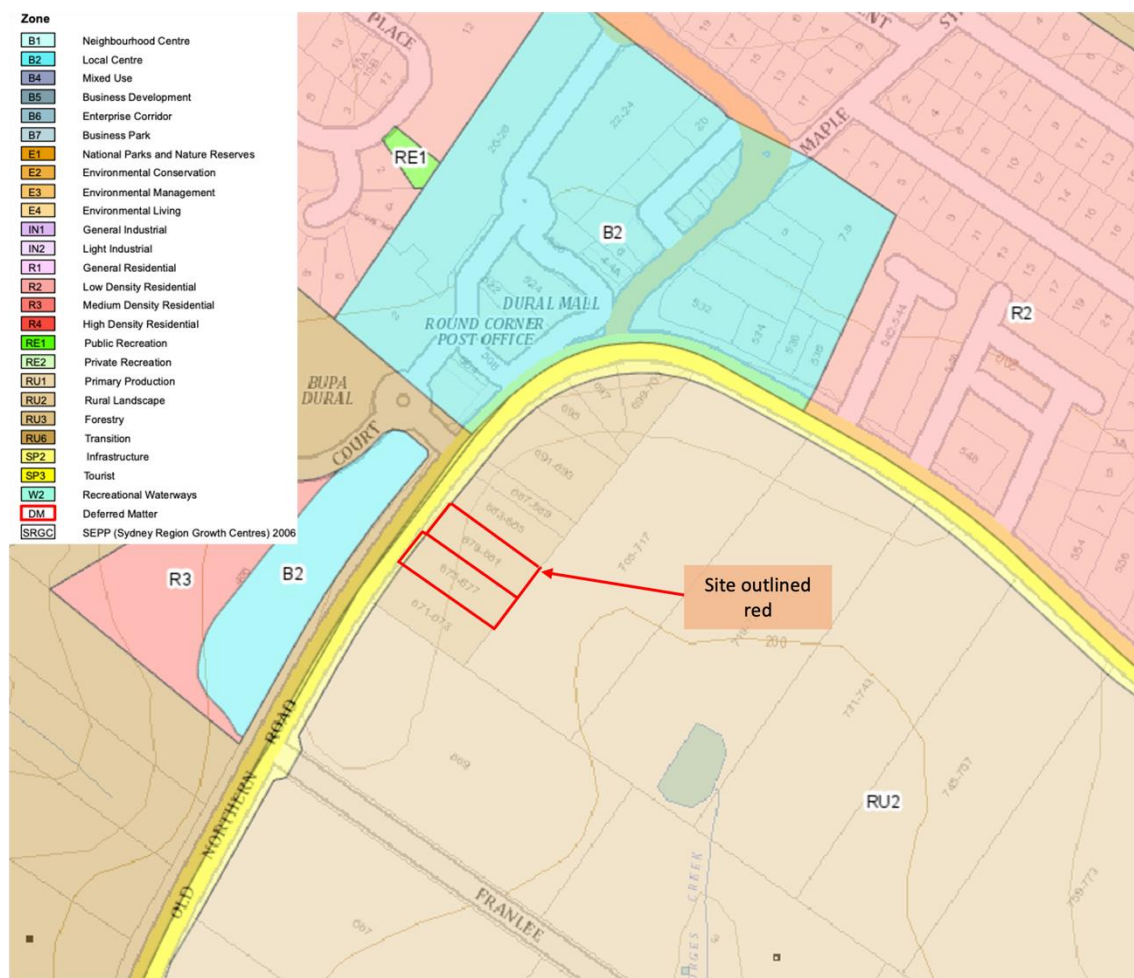


Figure 14: Land use zoning (Base Source: NSW Government ePlanning Spatial Viewer)

3.2 Height of Buildings

A maximum height of 10.5 metres applies to the Site as shown in Figure 15 below.

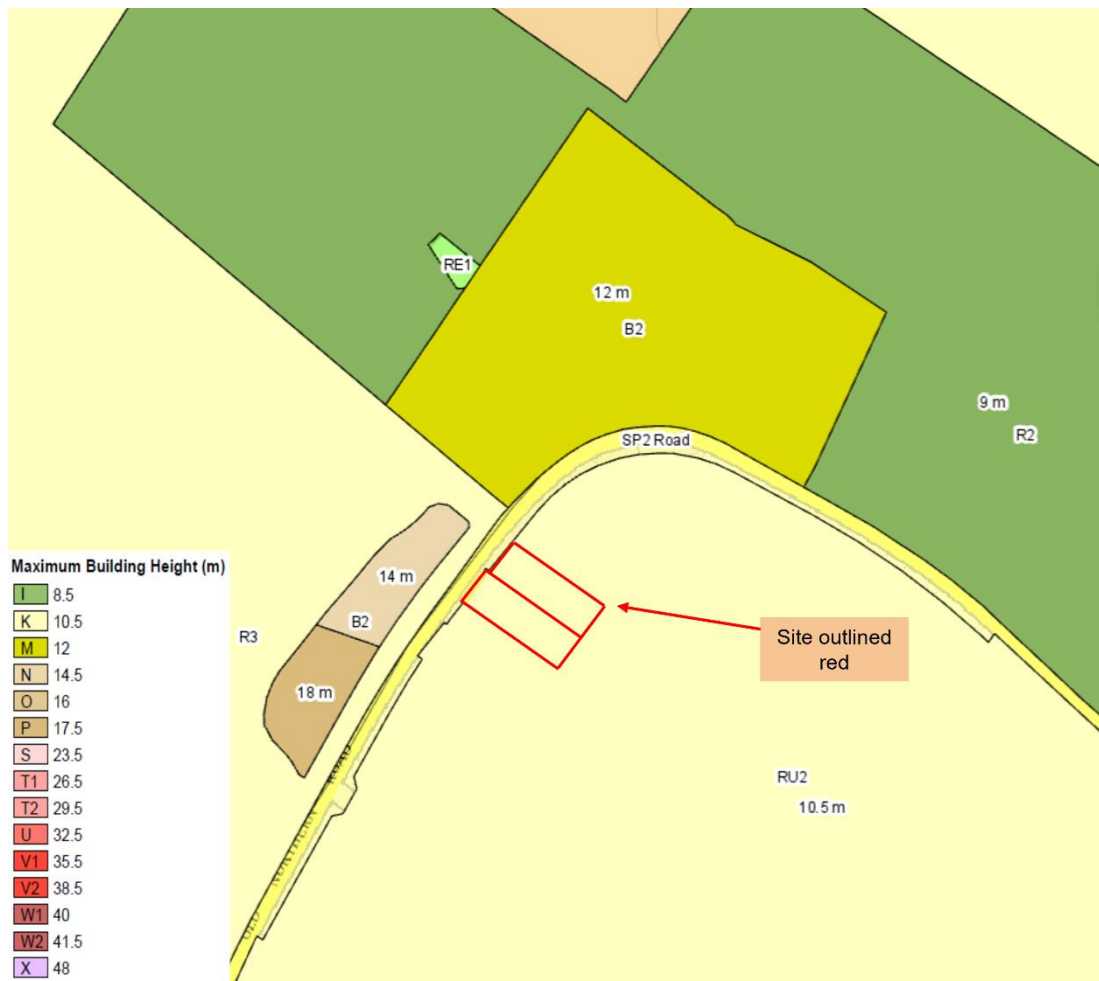


Figure 15: Height of Building (Base source: NSW Government ePlanning Spatial Viewer)

3.3 Floor Space Ratio

The HLEP 2013 does not establish a maximum FSR for the Site.

3.4 Heritage

The Site is not heritage listed, nor is it within a heritage conservation area. However, it is within the vicinity of the following items of local heritage significance, as illustrated in Figure 16 and Figure 17 below.

- Item No. 347 under the HLEP 2013 identified as a 'House' at 671–673 Old Northern Road. This item is located approximately 30 metres to the south-west of the Site
- Item No. 448 under the HLEP 2013 identified as 'Roadside Trees', located approximately 120 metres to the north-east of the Site
- Item No. A12 under the THLEP 2019 identified as 'Old Northern Road', located adjacent to the Site on the western side of the Old Northern Road within The Hills Shire LGA

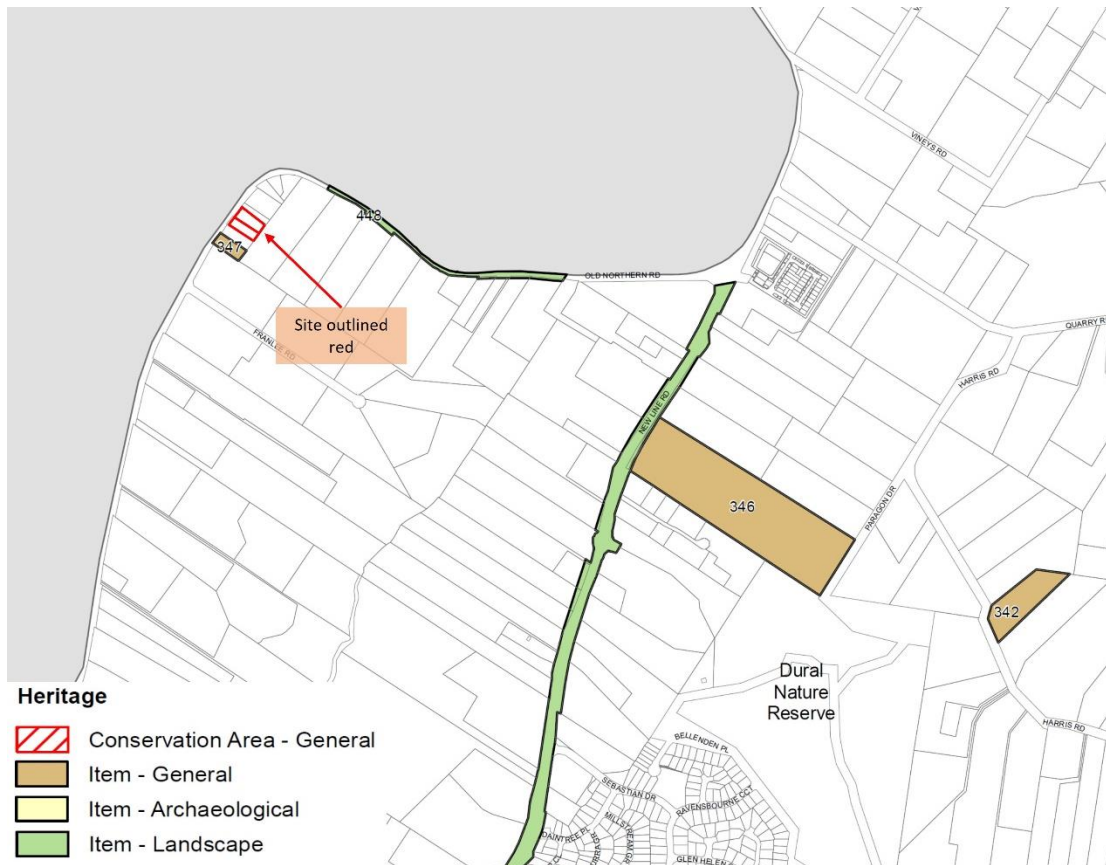


Figure 16: The Hornsby Shire Council Heritage Map (Base source: HLEP 2013)

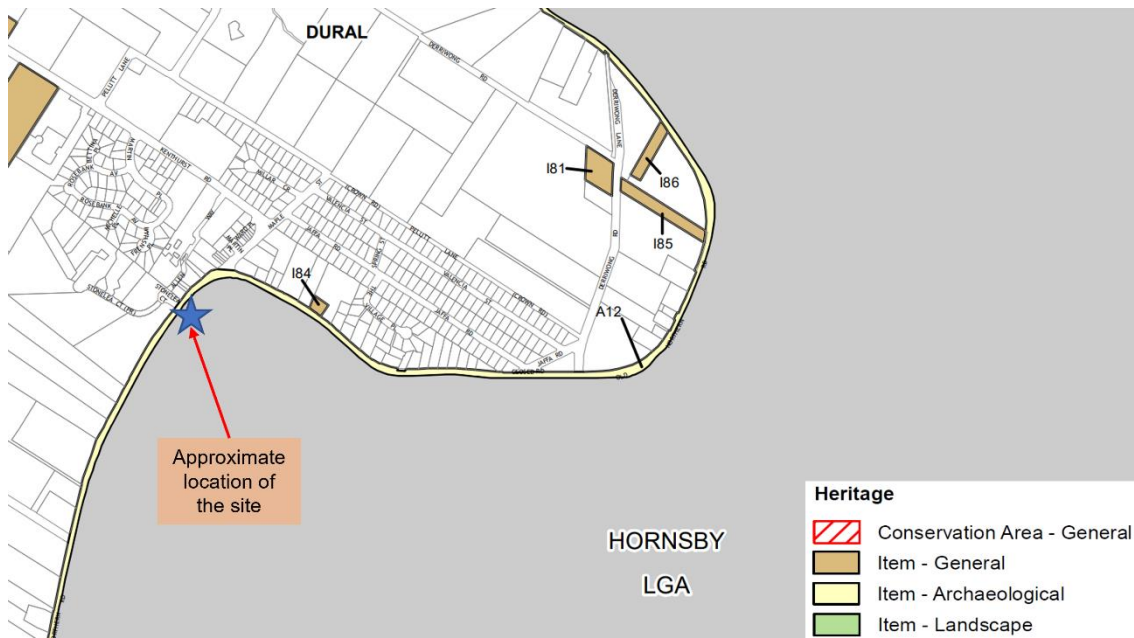


Figure 17: The Hills Shire Council Heritage Map (Base source: THLEP 2019)

3.5 Amendment to the Hornsby Local Environmental Plan 2013

Hornsby Shire Council currently has a Planning Proposal (PP-2020-3920) submitted to DPE to update clause 6.4 Terrestrial Biodiversity Mapping for their current LEP. The Site is not mapped under clause 6.4 Terrestrial biodiversity of the HLEP 2013, nor is it proposed to be mapped under the Planning Proposal amendments to clause 6.4 of the HLEP 2013.

4 The Case for Change

This Planning Proposal provides the opportunity to redevelop an underutilised site that is located within the urban footprint of the Round Corner Town Centre, and which meets the locational criteria for an HSF of the type proposed.

The Site is currently zoned RU2 Rural Landscape under the HLEP 2013 which is not compatible with the surrounding urbanised nature of the Round Corner Town Centre.

This zoning together with the constraints of the Site, including its size, location, topography and adjoining land uses, prevent any meaningful rural land uses occurring at the Site. This sterilises and limits the Site's capacity to be used for rural land uses including agricultural purposes.

The proposal is supported by a Market Assessment, prepared by Health Projects International, which identifies that the scheme responds to the predicted population growth and aims at capturing the ageing demographic of both The Hills Shire and Hornsby Shire LGAs (Appendix F).

The proposal will positively contribute to the emerging character of the Round Corner Town Centre by facilitating a suitably designed development that delivers an appropriate transition between the Round Corner Town Centre expansion site including apartments and townhouses to the west (up to 7 storeys) and the semi-rural land further east.

Furthermore, the Planning Proposal entails tailored and site-specific amendments to the HLEP 2013 which do not seek to rezone the Site, but which would permit the development of an HSF in a manner that is not inconsistent with the objectives of the RU2 Rural Landscape zone (as outlined in Section 5.2.1).

The case for change for the Site is summarised by key themes. Consideration of these key themes of strategic justification is outlined throughout this report and summarised below.

The Planning Proposal responds to existing market demand for a health services facility

- Opportunity to provide a large health services facility that responds to the predicted population growth in the area and aims at capturing the ageing demographic of both The Hills Shire and Hornsby Shire LGAs.
- There are no day surgeries or hospitals with a 5km radius of the Site.
- There will be an undersupply in the primary catchment of same day care places by 122 places in 2025, increasing to 307 by 2035. Based on an analysis of Medicare utilisation in the area and the population growth profile, there is sufficient demand to require six additional GP consultation rooms every year to cater for residents located within 15 minutes' drive of the Site.
- The demand for private health care in Dural is much higher as the demographic structure consists of an aging population. The population has a higher private health coverage of 67% which is far greater than the state average of 47%.

The Planning Proposal is consistent with the relevant strategic planning framework

- The proposal achieves the objectives of both the Greater Sydney Region Plan and the North District Plan.
- The scheme responds to the Draft RLS by adopting a place-based planning approach through establishing a compatible land use with the surrounding mixed-use corridor and surrounding town centre.
- The proposal is consistent with Hornsby Shire Council's Economic Development and Tourism Strategy as it will positively contribute to the Health Care and Social Assistance sector which is a key industry for the Shire.
- The proposal is consistent with The Hills Shire strategic planning framework and will reinforce the role and function of the Round Corner Town Centre through the provision of new medical and health services.

The Planning Proposal is consistent with the urban character of the Round Corner Town Centre

- The Site is located within the urban footprint of the Round Corner Town Centre, specifically at its eastern edge.
- There have been multiple approvals within Round Corner Town Centre in recent years which demonstrate the evolving built form character of the area with an intensification of commercial, business and residential uses.
- The Site is strategic located opposite the Round Corner Town Centre expansion site, which is identified as the 'gateway' to the established local centre under the THDCP 2012.
- The proposal provides an opportunity to positively contribute to the character of the area by facilitating a suitably designed development that delivers an appropriate transition between the Round Corner Town Centre expansion site to the west and the semi-rural land further east
- The proposal will have a positive economic impact on the Round Corner Town Centre.

The Site's and locality's characteristics are incompatible with the RU2 Rural Landscape zone and it is unable support a viable rural or agricultural use

- The RU2 Rural Landscape zoning of the Site under the HLEP 2013 is not compatible with the surrounding urbanised precinct and expanding nature of the Round Corner Town Centre.
- An Agricultural Viability Report and Economic Impact Assessment has been prepared for the Site and concludes that the Site cannot feasibly deliver, rural or agricultural land use resulting from multiple site constraints.
- Any intensification of agricultural land uses on the Site would result in significant land use conflicts with surrounding residential and commercial uses within the town centre.
- The proposal does not result in a foregone opportunity to develop the Site as per permitted uses in the RU2 Rural Landscape zone, given the unlikelihood of the Site being developed for these uses.
- Relevant NSW Land and Environment Court (NSW LEC) Principles outline how the proposal can be categorised as compatible with the locality, although the zoning does not permit the land use.

1) The Planning Proposal responds to market demand requiring a Health Services Facility

Over the past 5 years, The Hills Shire and Hornsby Shire LGAs have grown by 35,000 and 8,500 residents respectively. The annual growth rate of 4.1% in the Hills Shire LGA is one of the largest in the State, with Hornsby Shire LGA experiencing a growth rate of 1.2% annually. The primary catchment area is provided at Figure 18.

The Hills Shire LGA will see an additional 100,000 residents over the next 15 years, with Hornsby Shire LGA expected to grow by 15,000 over the same period. The Hills Shire LGA is expected to grow at a rate over double the State's average (2.9% vs 1.3%), whilst Hornsby Shire LGA will grow at half of the State's average (0.6% vs 1.3%). When viewing this as a population age structure, both LGAs are anticipated to grow in the proportion of residents over the age of 65 at a slightly faster rate than the NSW average. The table below outlines the predicted population growth for the Hornsby Shire and The Hills Shire LGAs when compared to the State.

Catchment	Total Population			% Over 65		
	2020	2035	CAGR	2020	2035	Change
Hornsby Shire LGA	154,303	168,969	0.6%	17%	21%	+4%
The Hills Shire LGA	190,645	291,568	2.9%	14%	17%	+3%
NSW	8,278,547	9,974,485	1.3%	17%	20%	+3%

Table 8: Population change, Total and Proportion over 65, 2020-2035 (Source: HPI Market Assessment)

The proposal responds to the predicted population growth and aims at capturing the ageing demographic of both The Hills Shire and Hornsby Shire LGAs. The proposed location of this facility is situated on the fringe of higher population regions to the north of The Hills Shire suburbs and is well positioned to take advantage of new urban development towards the north and west of The Hills Shire LGA.

There is an identified gap in northern Dural as there are no licensed hospitals to the north of this proposed site, only a handful of independently run medical centres or sole practitioners. This catchment to the north of Dural is poorly serviced for inpatient beds, as well as same day and outpatient services. The proposal has the potential to intercept this outflow with the provision of a high-quality private HSF. Furthermore, the proximity of the proposal to these dwellings enables residents to 'age in place'.

There will be an undersupply in the primary catchment of same day care places by 122 places in 2025, increasing to 307 by 2035. Based on analysis of Medicare utilisation in the area and the population growth profile, there is sufficient demand to require six additional GP consultation rooms every year to cater for residents located within 15 minutes' drive of the Site. Additionally, the demand for private health care in Dural is much higher as the demographic structure consists of an aging population. The population has a higher private health coverage of 67% which is far greater than the state average of 47%.

The closest private hospital to the Site is The Hills Private hospital, which is nearly 7km away, while the closest public hospital is the Hornsby Ku-ring-gai Hospital which is over 10km away. There are no day surgeries or hospitals with a 5km radius and none to the north of Dural, which presents as a suitable opportunity to tap into the patient outflow from these areas.

The Planning Proposal fills the gap in the market which services a need to provide for a diversified health services facility that can cater to the existing population as well as the projected population growth. A hospital gap analysis is provided at Figure 19.

Private hospitals are also increasingly being relied upon to reduce the burden the public health system has been exposed to in recent times. The impact COVID-19 has had on the public health system has meant that elective surgeries were postponed, resulting in long public waiting lists for procedures that could readily transferred to private facilities. The Planning Proposal addresses this issue as it provides services that support the needs of North Dural, whilst reducing pressure on the public health system.

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. 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. Rouse Hill Hospital will be located approximately 9km from the Site and works are scheduled to start by early 2023.

As detailed within the Market Assessment (Appendix F), 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.

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.

Furthermore, the locality surrounding the Round Corner Town Centre is poorly connected to the Hornsby Ku-ring-gai Hospital and Health Precinct and 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, consistent with the 30 minute city principle in the Greater Sydney Region Plan.

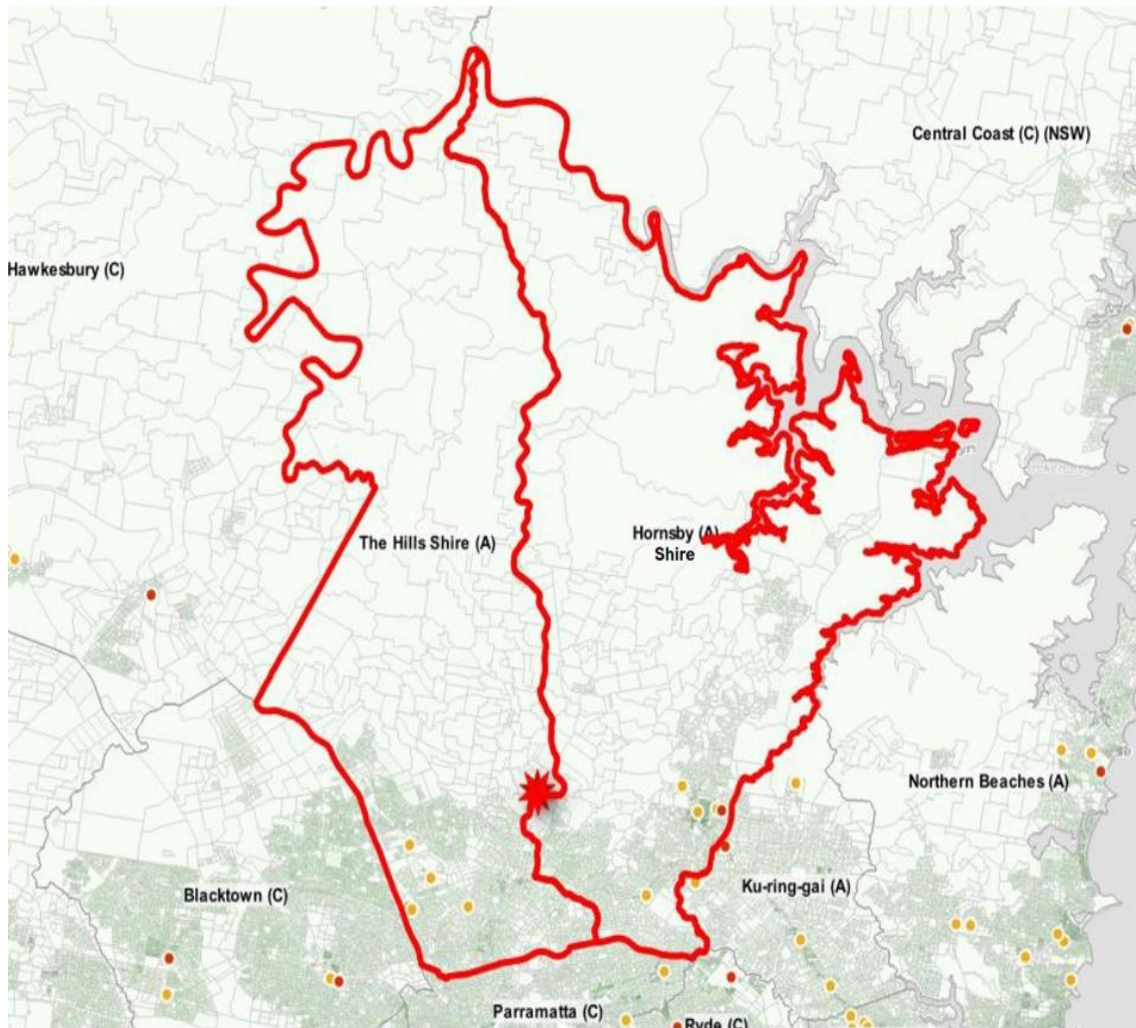


Figure 18: Dural Health Hub primary catchment area with boundary highlighted in red (Source: HPI Market Analysis)

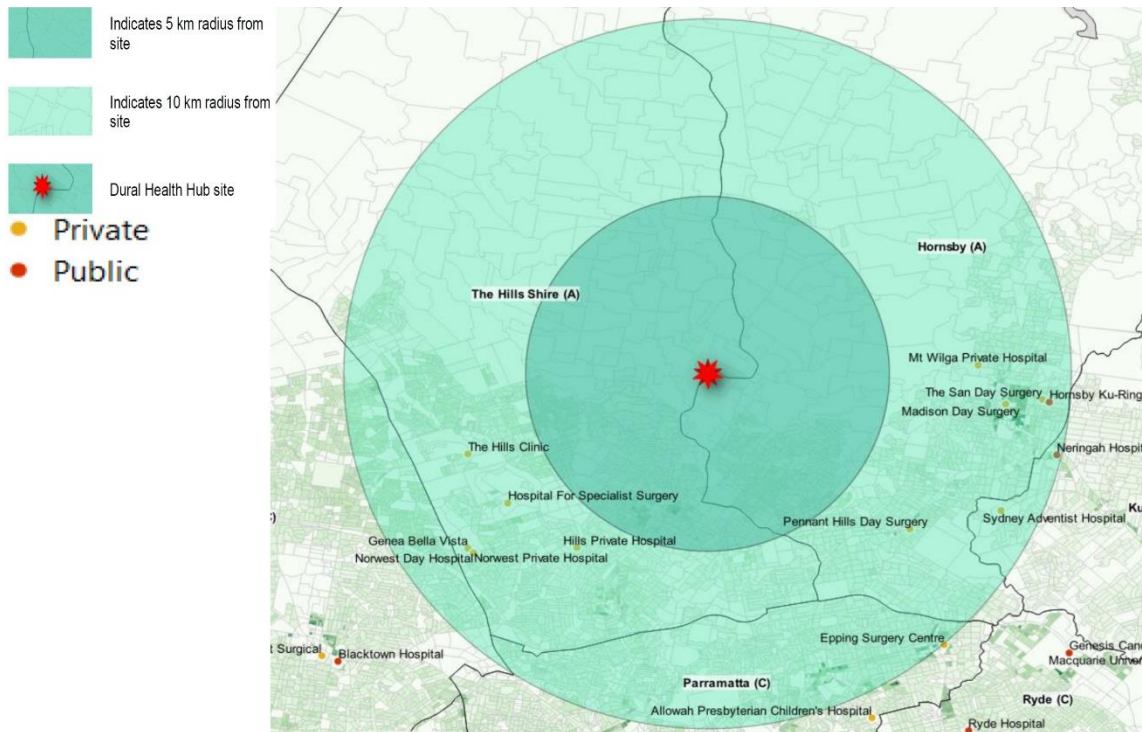


Figure 19: 5km and 10km hospital gap analysis (Source: HPI Market Analysis)

2) The Planning Proposal is consistent with the strategic planning framework

As outlined in Section 5.3, the Planning Proposal responds to the relevant strategic planning framework including:

- Greater Sydney Region Plan – A Metropolis of Three Cities
- North City District Plan
- Hornsby Shire Council Local Strategic Planning Statement (LSPS)
- Hornsby Shire's Community Strategic Plan 2018-2028
- Hornsby Shire Council Employment Lands Study
- Hornsby Economic Development and Tourism Strategy
- Draft Hornsby Shire Rural Lands Strategy
- The Hills Shire Council Local Strategic Planning Statement (LSPS)
- The Hills Shire Productivity and Centres Strategy
- The Hills Shire Community Strategic Plan
- The Hills Shire Integrated Transport and Land Use Strategy

3) The Planning proposal is consistent with the urban character of the Round Corner Town Centre

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 rural or agricultural purposes.

The Site is also located directly opposite the Round Corner Town Centre expansion site at 488-494 Old Northern Road and will therefore form part of the ‘gateway’ to the existing Round Corner Town Centre retail precinct by integrating with the emerging urban character. The THDCP 2012 recognises the entrance to the Round Corner Town Centre as providing a “gateway” to the established Round Corner Town Centre retail precinct through higher density building forms. Specifically, the DCP states:

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...

... 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.

OBJECTIVES

- vii. *To provide a strong sense of arrival into Round Corner Town Centre.*
- viii. *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.*
- ix. *To ensure that the development is active and inviting and emphasises the pedestrian where practical and possible.*

The provision of a new health services facility on the Site is also consistent with the principle in the North District Plan of prioritising direct, safe and accessible routes to local destinations and services within a 10-minute walk of centres (Planning Priority N12) and to provide fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres (Planning Priority N6 Action 19(c)).

The urbanised character of the Round Corner Town Centre was specifically recognised by the NSW Land and Environment Court (NSW LEC) in its decision on the adjoining Thompson Health Care's residential aged care facility (*Boston Blyth Fleming v Hornsby Shire Council [2018] NSWLEC 1270*), in which the Commissioner stated that.

“I agree with both the experts that this area is already characterised as an urbanised precinct...”

Based on the above, this Site is within an urbanised environment that is inconsistent with its classification within the Metropolitan Rural Area (MRA) under the North District Plan and Hornsby Shire Council's LSPS. Furthermore, the mapping of the MRA is undertaken at a regional scale only and the Site is not located in area of agricultural land use or of high scenic value.

In this regard, the Site is in the Georges Creek Landscape Area under the Draft RLS which states the following in relation to this Landscape Area:

There is a wide variety of land uses in this landscape area, including urban services ..., retirement living, and rural lifestyle properties. These activities are clustered along Old Northern Road and New Line Road, across from the South Dural Service Centre. The feel along main roads is one of mixed uses...

It is therefore considered that a place-based planning approach should be adopted for the Site with consideration of the surrounding character and existing built form. This is also consistent with Action 19 of the North District Plan which encourages a place-based planning approach, including providing fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres. Further, the North District Plan encourages the provision of opportunities for a centre's employment function to grow and change over time and not solely be focused on housing (Planning Priority N6). These place-based planning principles are also featured in the Central City District Plan (Planning Priority C6) which governs The Hills Shire LGA. This includes a collaborative approach for townships that share a municipal boundary, as also recommended in the Draft RLS. Given the Site is immediately opposite the densely urbanised Round Corner Town Centre expansion site in The Hills Shire LGA and otherwise ringed by existing and approved urban development on all sides in the Hornsby Shire LGA, it is logical to consider the Site in an urbanised context rather than being in a rural setting.

It is also noted that the existing built form of the Round Corner Town Centre retail precinct has not been built to its maximum permissible building height of 12 metres under THLEP 2019. It is therefore anticipated that future redevelopment would include building heights of up to 12 metres (3 to 4 storeys). Providing compatibility of built forms between LGA's is important to deliver a place-based planning approach.

The NSW LEC has established planning principles on determining the compatibility of a proposal with surrounding development. This principle was established in *Project Venture Developments v Pittwater Council [2005] NSWLEC 191*.

In establishing 'Compatibility' with a locality, *Project Venture Developments v Pittwater Council [2005] NSWLEC 191*, provides two tests:

- *Are the proposal's physical impacts on surrounding development acceptable? The physical impacts include constraints on the development potential of surrounding sites.*
- *Is the proposal's appearance in harmony with the buildings around it and the character of the street?*

The potential physical impacts associated with the future development of the Site are also addressed at Section 5 of this report. This assessment concludes that the proposal is compatible with its surroundings and will not unreasonably impact on neighbouring sites.

The Indicative Concept Architectural Plans illustrate that a 3-storey building can be accommodated within the proposed 14 metre height limit (Appendix A). This approach ensures the building envelope appropriately responds to the topography of the Site and will provide an appropriate transition between the Round Corner Town Centre expansion site to the west and the semi-rural landscape further east. The proposed Dural Health Hub building would be consistent with the 10.5m existing height limit when viewed from Old Northern Road and would not be inconsistent with the surrounding street character.

As detailed on the Indicative Concept Landscape Plans, the built form will also be integrated into the natural landscape by providing extensive planting ensuring harmony with the streetscape and surrounding developments (Appendix D), consistent with the RU2 Rural Landscape zone objectives.

The Planning Proposal is supported by an Economic Impact Assessment which demonstrates that the proposal will not negatively impact on the Round Corner Town Centre but will deliver synergistic benefits with existing aged care and medical occupiers and contribute to the trade catchment of the centre through increased visitation and employment. Importantly, the proposal will facilitate the delivery of medical services in an area of high demand facilities and would be utilised by local residents who would otherwise have to travel further afield for specialist care.

4) The Site's characteristics are incompatible with the RU2 Rural Landscape zone and it is unable support a viable rural and agricultural land use

The Planning Proposal is supported by an Agricultural Viability Report prepared by Edge Planning at Appendix G. The key findings of this report include:

- The size of the land prevents an economically viable agricultural land use being feasibly established
- The slope of the land would require a large amount of cut and fill to flatten the land for a greenhouse
- Agricultural uses on the Site will generate unreasonable amenity impacts on surrounding land uses and are therefore incompatible with these surrounding uses

Specifically, the report concludes that:

... the only type of agriculture that is sustainable and can support a family without an appropriate source of off farm income is protected cropping, but this is marginal having regard to the size of the site, its slope and upfront capital costs, all of which make it difficult to construct an adequately large enough greenhouse to be attractive and financially feasible for a future operator.

Furthermore, given the urbanised character of the locality and as the Site is not located in an area of high scenic value, the current and future uses of the Site and locality are incompatible with the objectives of the RU2 Rural Landscape zone. Notwithstanding, the HSF can be developed generally in accordance with the zone objectives through appropriate building design, setbacks and landscaping.

The Economic Impact Assessment prepared by Atlas Urban Economic states that the Site is not suitable for agricultural use given its physical characteristics and lack of buffer from adjacent residential and commercial uses. 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 another agricultural or rural land use permitted in the RU2 Rural Landscape zone. Accordingly, the proposal does not result in a foregone opportunity to develop the Site as per permitted uses in the RU2 Rural Landscape zone, given the unlikelihood of the Site being developed for these uses.

5 The Planning Proposal

The Planning Proposal has been prepared in accordance with Section 3.33(2) of the EP&A Act which outlines the required contents of a Planning Proposal. Accordingly, this Planning Proposal includes:

- a description of the Site and the surrounding locality (refer Section 2)
- a statement of the objectives or intended outcomes of the proposed instrument (refer Section 5.1)
- an explanation of the provisions that are to be included in the proposed instrument (refer Section 5.2)
- the justification for those objectives, outcomes and provisions and the process for their implementation, including whether the proposed instrument will give effect to the local strategic planning statement of the council of the area and will comply with relevant directions under Section 9.1 of the EP&A Act (refer Section 5.3)
- maps to be adopted by the proposed instrument (refer Section 5.4)
- details of the community consultation that is to be undertaken before consideration is given to the making of the proposed instrument (refer Section 5.5)
- details on the proposed project timeframe for the completion of the Planning Proposal (refer Section 5.6)

The Planning Proposal has also been prepared in accordance with DPE's *Local Environmental Plan Making Guideline December 2021*.

5.1 Part 1: Objectives and Intended Outcomes

The objective of the Planning Proposal is to:

Amend the *Hornsby Local Environmental Plan 2013* to facilitate the Site's future redevelopment as a three-storey diversified health services facility encompassing specialist and allied health services along with 23-hour hospital services plus associated basement carparking.

The intended outcomes of the Planning Proposal are to enable the future redevelopment of the Site which provides a unique opportunity to:

- deliver a diversified HSF which provides an agglomeration of health services in one location
- address a gap in the market to support the existing needs of the local community and cater for future population growth
- provide a land use that supports the ageing population of Dural to enable the existing community to age in place and promote walkability due to its location adjacent to the existing Round Corner Town Centre retail precinct and two bus stops
- to provide a land use that is compatible with the Site's location within the eastern edge of the Round Corner Town Centre and within a locality undergoing significant urban expansion and transition including apartments and townhouses
- to support the locality with appropriate public domain infrastructure and pedestrian connectivity upgrades

5.2 Part 2: Explanation of provisions

The Planning Proposal seeks to achieve the intended outcomes outlined under Part 1 (refer Section 5.1) through the following amendments to HLEP 2013:

- amend the **Additional Permitted Uses Map**, Sheet 9 (APU_009)
- include a new clause under **Schedule 1 Additional permitted uses** to permit a Health Services Facility on the Site. The suggested clause is:

10 Use of certain land at 679-685 Old Northern Road, Dural

- (1) This clause applies to land identified as "Area 10" on the Additional Permitted Uses Map, being Lot 3 in DP 395437 and Lot 1 in DP 120004 Old Northern Road, Dural.*
- (2) Development for the purpose of a Health Services Facility is permitted with development consent.*

- include a new clause under Part 6 Additional Local Provision to permit the development of an HSF with a height up to 14 metres on the Site. The suggested clause is:

6.10 Despite any other provision of this Plan, development consent may be granted for the construction of a health services facility with a maximum building height of 14 metres on land in Lot 3 in DP 395437 and Lot 1 in DP 120004

An HSF is defined in the HLEP 2013 as follows:

health services facility means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following—

- (a) a medical centre,*
- (b) community health service facilities,*
- (c) health consulting rooms,*
- (d) patient transport facilities, including helipads and ambulance facilities,*
- (e) hospital.*

A comparison of the existing and proposed planning controls for the Site under the Planning Proposal is contained in the table below:

Planning control	Existing land use zones and development controls	Proposed amendments
Land use zone	RU2 Rural Landscape SP2 Infrastructure	N/A (no change)
Minimum Lot Size	2 ha	N/A (no change)
Height of buildings	10.5 metres	14 metres in relation to the development of a Health Services Facility on the Site via an Additional Local Provision in Part 6 of HLEP 2013
Floor space ratio	N/A	N/A (no change)
Schedule 1 Additional permitted uses	N/A	Add an APU under Schedule 1 for a 'Health Services Facility'

Table 9: Summary of proposed amendments to the HLEP 2013

The proposed amendments to the Additional Permitted Uses Map are shown in Figure 34.

5.2.1 Rationale for Proposed Amendments

The Sieving Assessment identified that although an HSF is not permissible under the Site's zoning, the Site is suitable for such a facility given its location on the eastern edge of the Round Corner Town Centre.

Notwithstanding this sieving assessment, whilst the Site and locality are part of an urbanised precinct, they remain zoned RU2 Rural Landscape under HLEP 2013. As the Planning Proposal relates to the subject Site only and not the broader locality, it proposes an APU for a HSF on the Site, rather than a site-specific rezoning to a zone in which this type of development is permissible. This retains the existing zoning of the Site and seeks to secure a specific future use of the site (ie, a HSF), which avoids the creation of a relatively small site with a different zoning to the surrounding land in the Hornsby Shire LGA, as well as the introduction of a zone with a broader range of permissible uses than the surrounding locality.

The Planning Proposal also includes a specific provision which enables a maximum building height of 14 metres only in relation to the development of an HSF on the Site, rather than an amendment to the Height of Building Map.

These site-specific provisions are proposed in order to:

- retain the existing zoning of the Site and avoid the creation of a relatively small site with a different zoning to the surrounding land in the Hornsby Shire LGA
- avoid the introduction of a standalone zone with a broader range of permissible uses than the surrounding locality
- limit the proposed maximum building height to the development of an HSF on the Site rather than a general height increase that would apply to other forms of permissible development on the Site

Accordingly, the proposed amendments will not result in a precedent for similar development in the locality as they are specifically tailored to the development of an HSF on the Site for which there is a demonstrable demand and a clear strategic justification.

As there has been no comprehensive review of the planning controls for the local area since development and approvals of the Thompson Health Care residential aged care facility, Maronite Church and 488-494 Old Northern Road, which have changed the character of the precinct, it is noted that Council may in future seek a strategic review of the future other sites on the eastern side of Old Northern Road, particularly those between the Maronite Church and 488-494 Old Northern Road.

The information presented in this site-specific Planning Proposal demonstrates that the proposed future HSF on the Site will fit comfortably within the existing context without the need for changes to the zoning and development standards applying to those other sites. However, the Planning Proposal does not preclude such changes should Council seek such a review.

It is noted that the objectives of the RU2 Rural Landscape zone under HLEP 2013 include:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To maintain the rural landscape character of the land.*
- *To provide for a range of compatible land uses, including extensive agriculture.*
- *To encourage land uses that support primary industry, including low-scale and low-intensity tourist and visitor accommodation and the provision of farm produce direct to the public.*
- *To ensure that development does not unreasonably increase the demand for public infrastructure, services or facilities.*

Zone objectives are relevant to the consideration of any future DA, but not APUs. Specifically:

- Under clause 2.3(2) of the HLEP 2013, Council must have regard to zone objectives for the determination of any future DA (but not in relation to APUs)
- Clause 2.5(2) of HLEP 2013, which enables the inclusion of APUs in Schedule 1 of the LEP, states that “*This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.*”

Notwithstanding the above, the Planning Proposal is not inconsistent with the zone objectives as:

- the Site is not currently used for primary industry production and is heavily constrained in terms of its location, size, soils and slope for agricultural uses – the future development of an HSF on the Site will therefore not compromise primary industry production or the natural resource base
- 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
- the Site is located on a main road with a “mixed use character” as identified in the Draft RLS. The Site is part of an urbanised precinct and is ringed by existing and approved urban development including apartments and townhouses (up to 7 storeys) – the future

development of an HSF on the Site will not have a significant visual impact or compromise the rural landscape character of other parts of the RU2 Rural Landscape zone

- the future development of an HSF can be adequately serviced and supported by road infrastructure and public transport services. The Planning Proposal is also accompanied by a letter of offer to enter into a VPA for the provision of improved public domain and pedestrian connectivity works within the Round Corner Town Centre. Accordingly, the proposal does not unreasonably increase the demand for infrastructure

The proposed 14 metre height limit results in a three-storey building height at the Site, which is consistent with the existing urban character and surrounding built form. When viewed from Old Northern Road, the proposed Dural Health Hub building would be consistent with the 10.5m existing height limit. Land immediately adjacent has building heights ranging from 10.5 metres to 18 metres. The proposed 14 metre height is consistent with the immediately adjacent land and will appear lower than the future development at 488-494 Old Northern Road as the built form follows the natural topography of the land which slopes towards the east.

An Urban Design and Visual Impact Assessment has been prepared by Architectus and is provided at Appendix C. This report describes the urban design considerations and visual impact of the indicative HSF concept design for the Site in accordance with the planning proposal's proposed controls.

5.3 Part 3: Justification

5.3.1 Section A: Need for a Planning Proposal

Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?

The Planning Proposal is consistent with the goals and priorities outlined in the following local strategic plans and reports that have been prepared and endorsed by Council:

- *Hornsby Local Strategic Planning Statement*
- *Hornsby Shire Community Strategic Plan*
- *Hornsby Draft Economic Development and Tourism Strategy*
- *Hornsby Shire Council Employment Lands Study*
- *Draft Hornsby Shire Rural Lands Strategy*
- *The Hills Shire Council Local Strategic Planning Statement*
- *The Hills Shire Productivity and Centres Strategy*
- *The Hills Shire Community Strategic Plan*
- *The Hills Shire Integrated Transport and Land Use Strategy*

The above listed plans are addressed in further detail below.

Hornsby Shire Local Strategic Planning Statement

The Hornsby Local Strategic Planning Statement (LSPS) was finalised in March 2020. The LSPS is a 20-year plan which sets out Council's land use vision and planning priorities for the LGA and includes a Structure Plan for the LGA (Figure 20).

The proposal is consistent with the LSPS as it:

- achieves the liveable priorities by providing an HSF that will service the surrounding community, while achieving a high-quality design that contributes to the emerging character of the area
- achieves the sustainably priorities through incorporating appropriate ecologically sustainable development (ESD) measures together with suitable landscape planting to ensure the proposal is consistent with the rural landscape (Appendix U)
- achieves the productive priorities as it revitalises a Site that is unsuitable for rural or agricultural purposes and delivers an economic driver for the wider Dural area that supports the Round Corner Town Centre and broader Hornsby Shire LGA.

An assessment against the relevant planning priorities within the LSPS is provided in Appendix T.

(Note: given the Site's location on the LGA boundary with The Hills Shire, The Hills Shire LSPS is also considered below).

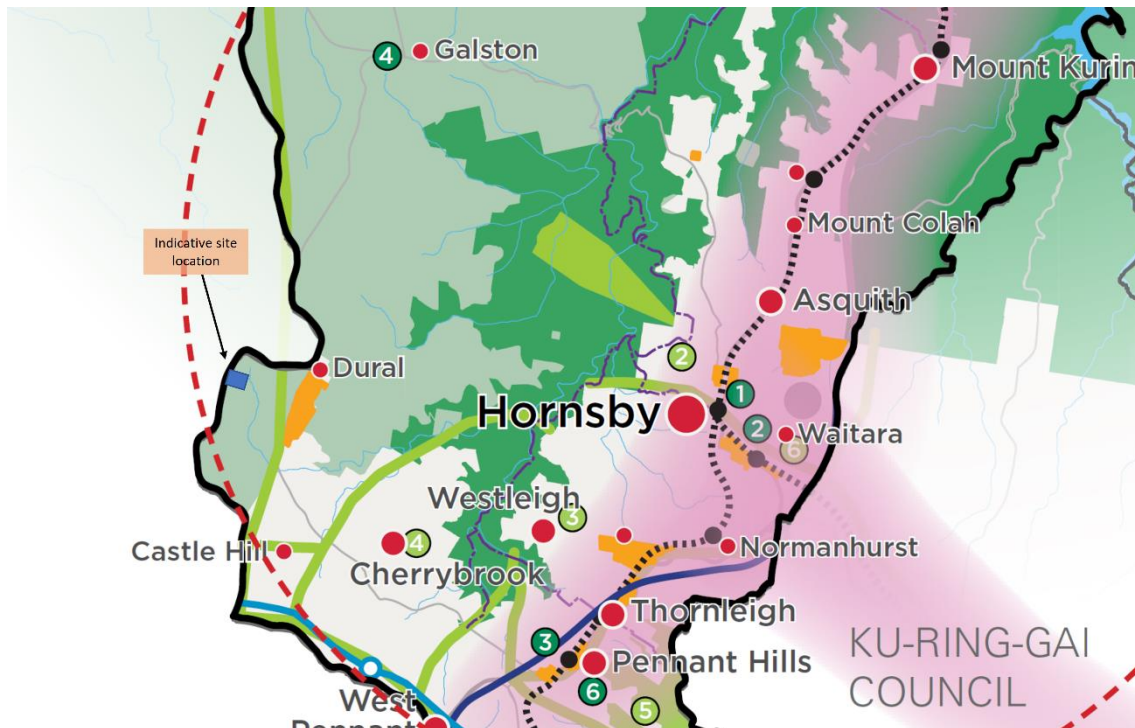


Figure 20: Structure Plan (Source: LSPS)

Hornsby Shire Community Strategic Plan

The *Hornsby Shire Community Strategic Plan 2018-2028* (Community Strategic Plan) establishes Council's vision and priorities for the LGA. The Community Strategic Plan addresses long term social, environmental and economic goals for the LGA that have been developed following extensive community consultation and engagement.

The proposal is consistent with the key themes of the Community Strategic Plan as summarised below:

- **Liveable:** This theme predominately relates to housing and improving community outcomes. The Planning Proposal relates to the future development of an HSF which will service the growing and ageing population of Dural, together with the wider community.
- **Sustainable:** The Planning Proposal responds to the theme through the provision of appropriate landscaping and incorporating ESD principles to ensure the future building better adapts to climate change and resilience (Appendix U).
- **Productive:** The Planning Proposal will provide an economic boost to Dural and the Hornsby Shire LGA through investment and jobs. The proposal will provide positive economic impacts for the Round Corner Town Centre, facilitating the ongoing revitalisation of the area.
- **Collaborative:** 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 Applicant to appropriately respond to issues raised. A summary of stakeholder consultation is provided at Section 1.2.2 and Appendix V.

Draft Economic Development and Tourism Strategy

The Hornsby *Draft Economic Development and Tourism Strategy* (The Strategy) aligns with the strategic objectives in Hornsby Shire Council's Community Strategic Plan and other plans and strategies prepared by Council. The Strategy outlines 3 key themes:

- Theme 1: Connected Hornsby Shire
- Theme 2: Smart and Innovative Hornsby Shire
- Theme 3: Destination Hornsby Shire

The Strategy identifies that Hornsby Shire's key employment sectors include health care and social assistance, retail trade, education and training, construction, professional, scientific and technical services and accommodation and food services (tourism). The main health care facility in the area is the Hornsby Ku-ring-gai Hospital. The need to support the economic growth of Hornsby is realised through the provision of land uses that contribute to the economic success of the LGA.

The Strategy identifies Hornsby Shire's reliance on the growth of their economy through health-related land uses. The economic growth and economic sustainability of health care uses were of particular importance during the COVID-19 pandemic, where significant economic impacts on the Hornsby Shire local economy resulted in loss of jobs and reduction in gross domestic product (GDP).

The value loss felt to the Hornsby Shire Council was substantial with only two industries not creating an economic burden, being Information Media and Telecommunications and Health Care and Social Assistance.

The Strategy confirms that the health care and social assistances sector is the best performing industry in terms of both 'value added' and jobs in the LGA.

It also states that 'knowledge-intensive' service industries, together with areas of specialisation in education and health will likely form the foundation of future economic growth and development in the LGA.

The Strategy also contains Hornsby Shire Council's Economic Development and Tourism Charter, which states that Council:

Prioritises opportunities that support innovation and development of the Shire's key industries of education, health & wellbeing, advanced manufacturing, business services, the creative industries and tourism, to grow existing, new and emerging markets.

Consistent with the Strategy and Charter, the proposed HSF will generate further economic value, boost employment opportunities and provide sustainable growth in the health care sector to support the economic growth of the LGA. The economic benefit of the proposal is outlined in the EIA at Appendix R.

The EIA states that post construction the facility will provide 180 additional full time employment jobs (including 135 additional full time employment jobs directly related to

activity on the Site. Additionally, during operation the facility will generate the following annual economic activity:

- \$34.9 million in output (including \$20.7 million in direct activity)
- \$21.6 million contribution to gross regional product (including \$13.4 million in direct activity)
- \$14.3 million in incomes and salaries paid to households (including \$10.5 million in direct income)

Hornsby Shire Council Employment Lands Study

The Hornsby Shire Employment Land Study (ELS) provides a strategic framework to facilitate and accommodate future employment growth within the Hornsby Shire LGA. The ELS identifies the key economic and employment issues and trends affecting the LGA in the context of the North District Plan and provides directions to support sustainable growth that will meet the employment targets for the North District Plan. The Planning Proposal achieves the ELS objectives as:

- it facilitates the future redevelopment of the Site in a manner that supports and is in keeping with the emerging character of the Round Corner Town Centre
- will facilitate a future HSF that can cater to the growing needs of the LGA given its aging and expanding population
- although the Site isn't located within the designated Hornsby health and social services precinct, the proposal responds to the need for an HSF within a catchment that is not currently serviced, as detailed within the Market Assessment (Appendix F)
- 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 planned Rouse Hill Hospital, it is appropriate to provide an HSF that is within the catchment of local residents, adjacent to the existing Round Corner Town Centre retail precinct and two bus stop that will meet the identified shortfall of health services in this locality, consistent with the 30 minute city principle of the Greater Sydney Region Plan

Further consideration of the ELS is contained in Appendix T.

Draft Hornsby Shire Rural Lands Strategy

The Draft Hornsby Shire Rural Lands Strategy 2020 (Draft RLS) was publicly exhibited from mid-September to mid-November 2020.

The Draft RLS provides key principles and recommendations for managing rural lands into the future and addresses obligations for rural lands prescribed by the State Government.

It sets a strategic direction for rural areas and informs amendments to the Hornsby Shire LSPS and planning controls HLEP 2013 and HDCP 2013. It addresses relevant planning priorities from the *North District Plan*, in particular *N18 Better Managing Rural Areas* to establish visions and principles set out in each landscape category for rural land uses.

The rural area in Hornsby Shire is designated as part of Greater Sydney's MRA, as established under the Region and District Plans. It is noted that the Site is located within the MRA.

However, the Draft RLS adopts a ‘place-based’ approach to planning for rural areas which it states is achieved by concentrating on the look and feel of places, their form and their character, instead of focusing only on conventional categories of lands use, such as the suburb or zoning.

This indicates that a place-based approach must be taken to planning for the Round Corner Town Centre and the Site, having regard to their form and character rather than their existing zonings only. This place-based approach is consistent with the principles set out for local centres in the North District Plan.

Furthermore, the Draft RLS provides a character statement and recommendations for each “landscape area” within the LGA. The Site is located within the Georges Creek landscape area, for which the character statement includes the following:

There is a wide variety of land uses in this landscape area, including urban services (garden centre, auto repairs), retirement living, and rural lifestyle properties. These activities are clustered along Old Northern Road and New Line Road, across from the South Dural Service Centre. The feel along main roads is one of mixed uses, while travelling down smaller local roads gives a sense of arrival in a rural lifestyle area.

Clearly, the Site is located in an area with a mixed-use character (i.e, the Round Corner Town Centre) along a main road, consistent with this character statement. Surrounding land uses include residential aged care, commercial, medium density residential development, the Maronite Church and the Round Corner Town Centre expansion site.

Further consideration of the principles for the George Creek landscape area is contained in Appendix T.

The Draft RLS also states that Council will take a collaborative approach to managing townships that share a municipal boundary with The Hills Shire. In this regard, the Site is located on the LGA boundary, with adjacent land in The Hills Shire zoned B2 Local Centre, including the B2 Local Centre Round Corner Town Centre expansion site, located immediately opposite the Site on the western side of Old Northern Road.

It is therefore logical and consistent with the Draft RLS, that planning for the Site has close regard to and is integrated with the substantial land use transition that is occurring immediately opposite the Site in The Hills Shire LGA.

The Hills Shire Local Strategic Planning Statement 2036

The Hills Shire Local Strategic Planning Statement (The Hills Shire LSPS) aims to support future planning decisions as well as drive future land use planning and how population, housing and economic growth is managed in The Hills Shire over the next 20 years.

The Hills Shire LSPS is relevant to the Planning Proposal given the Site is located on the LGA boundary between Hornsby Shire and The Hills Shire and its proximity to Round Corner, which is identified as a town centre in The Hills Shire LSPS as illustrated in Figure 21 below.

The hierarchy of centres provided within The Hills LSPS includes the following centre classifications:

- Metropolitan centres
- Strategic centres
- Town centres
- Transit centres
- Village centres
- Planned village centres
- Neighbourhood centres
- Planned neighbourhood centres
- Rural villages



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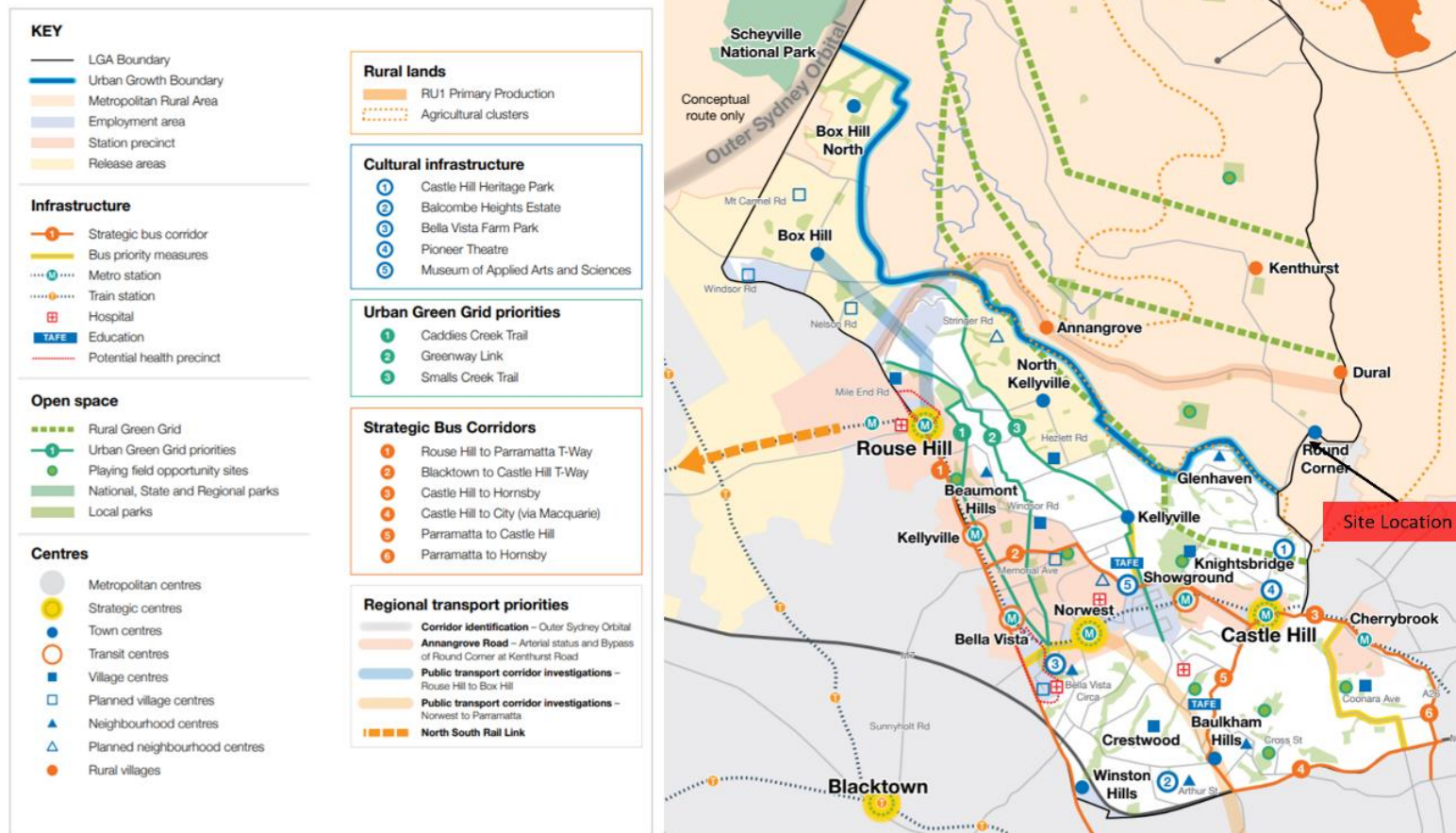


Figure 21: The Hills Shire LSPS Structure Plan highlighting the Strategic Centres overview.

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.

The Greater Sydney Region Plan provides an overview of the relevant hierarchy of centres. This hierarchy is as follows:

- Metropolitan centres
- Strategic centres
- Local centres
- Rural towns and villages

Round Corner is classified as a local centre in accordance with this hierarchy. The Region Plan describes 'Local Centres' as follows:

Local centres are important for access to day-to-day goods and services. These centres create a strong sense of place within the local community. Local centres are collections of shops and health, civic or commercial services. Larger local centres, such as those anchored by a supermarket, can form the focus of a neighbourhood. Supermarket-based centres also provide local employment, accounting for close to 18 per cent of all Greater Sydney's jobs.

While local centres are diverse and vary in size (as measured by floor space), they play an important role in providing access to goods and services close to where people live. Increasing the level of residential development within walking distance of centres with a supermarket is a desirable liveability outcome.

The management of local centres is best considered at a local level. Developing a hierarchy within the classification of local centres should be informed by a place-based strategic planning process at a council level including an assessment of how, broadly, the proposed hierarchy influences decision-making for commercial, retail and other uses.

As the Site is located on the eastern edge of the Round Corner Town Centre and directly opposite the Round Corner Town Centre retail precinct, in an already increasingly urbanised precinct, its planning should be coordinated with planning for the broader Round Corner Town Centre in The Hills Shire LGA. This includes consideration of and integration with the higher density, mixed use development occurring on the "gateway" Round Corner Town Centre expansion site immediately opposite the Site.

The Hills Shire Productivity and Centres Strategy

The Productivity and Centres Strategy establishes the basis for strategic planning of employment lands and centres in The Hills Shire until 2036. It informs the planning priorities and five-year actions contained in The Hills Shire LSPS. The Productivity and Centres Strategy

was developed around five planning priorities that reflect the priorities of The Hills Shire LSPS. These priorities are:

- plan for sufficient jobs, targeted to suit the skills of the workforce
- build strategic centres
- provide retail services to meet residents' needs
- renew and create great places
- retain and manage valuable industrial and urban service land

The Strategy identifies Round Corner as a Town Centre which comprises a range of typologies and land uses including medical and health practices.

The Planning Proposal achieves consistency with these priorities as:

- it facilitates the future redevelopment of the Site in a manner that supports and is in keeping with the emerging character of the Round Corner Town Centre
- it will facilitate a future HSF that can cater to the growing needs of the LGA given its aging and expanding population

A detailed assessment of the proposal against the Strategy is provided in Appendix T.

The Hills Shire Community Strategic Plan

The *Hills Shire Future 2017 – 2021: Community Strategic Plan* (Community Strategic Plan) is a 4-year plan for The Hills Shire. The plan contains five strategic directions for the LGA and provides a high-level plan for how these directions and subsequent objectives will be achieved. The five directions are:

- *Building a vibrant community and prosperous economy*
- *Proactive leadership*
- *Shaping growth*
- *Delivering and maintaining infrastructure*
- *Valuing our surroundings*

The proposal demonstrates consistency with the community strategic plan as it will:

- strengthen the economy of the Round Corner Town Centre by providing investment and new jobs
- contribute to the urban revitalisation of the area.
- provide local residents with access to health services
- have acceptable environmental impacts on the surrounding environment

A detailed assessment of the proposal against the Community Strategic Plan is provided in Appendix T.

The Hills Shire Integrated Transport and Land Use Strategy

The Hills Shire Integrated Transport and Land Use Strategy (The Hills ITLUS) aims to address issues in the current network, and plan for a sustainable future.

The Hills ITLUS has been developed around five planning priorities that reflect the priorities of The Hills LSPS. These priorities are:

- build strategic centres to realise their potential and renew and create great places
- influence travel behaviour to promote sustainable choices
- plan for convenient, connected and accessible public transport to shape and support growth
- expand and improve the active transport network
- plan for a safe and efficient regional road network

The Planning Proposal is consistent with these priorities as it provides an HSF in a highly accessible location that will service the needs of the ageing and expanding population. The Planning Proposal is supported by a Traffic and Transport Assessment which concludes that the traffic generated by the HSF would have a minor impact to the surrounding road network, relative to the substantial development and growth expected in the area.

Furthermore, the Planning Proposal is accompanied by a letter of offer to enter into a VPA for improved public domain and pedestrian connectivity works which will integrate with and complement recently approved public domain works in the Round Corner Town Centre Expansion Site. This will contribute to the creation of a walkable town centre north at the intersection of Old Northern Road and Franlee Road, which has approval for a signalised pedestrian crossing, and improve pedestrian connectivity and accessibility within the broader Round Corner Town Centre.

A detailed assessment of the proposal against The Hills ITLUS is provided in Appendix T.

Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. Health services facilities are a prohibited use in the RU2 Rural Landscape zone and therefore the development of an HSF requires a Planning Proposal to make the development permissible on the Site. As outlined in Section 5.2.1, achieving permissibility via an APU is considered preferable to a rezoning of the Site.

Similarly, the current height control of 10.5 metres is insufficient for a building envelope required for an HSF facility on the Site due to the slope of the land from west to east. An increase in the height control to 14 metres provides sufficient flexibility for such a building and greater certainty on future built form outcomes rather than reliance on a clause 4.6 variation to increase building height as part of a future development application. When viewed from Old Northern Road, the proposed HSF building would be consistent the 10.5 metre existing height limit. The proposed 14 metre height control is compatible with the future 14 metre and 18 metre height of buildings being developed at the Round Corner Town Centre expansion site to the immediate west of the Site.

A new clause under Part 6 Additional Local Provision to permit the development of an HSF with a height up to 14 metres on the Site is proposed. This specific provision enables a maximum building height of 14 metres only in relation to the development of an HSF on the Site, rather than an amendment to the Height of Building Map. These site-specific provisions are proposed in order to:

- retain the existing zoning of the Site and avoid the creation of a relatively small site with a different zoning to the surrounding land in the Hornsby Shire LGA
- avoid the introduction of a standalone zone with a broader range of permissible uses than the surrounding locality
- limit the proposed maximum building height to the development of an HSF on the Site rather than a general height increase that would apply to other forms of permissible development on the Site

Accordingly, the proposed amendments will not result in a precedent for similar development in the locality as they are specifically tailored to the development of an HSF on the Site for which there is a demonstrable demand and a clear strategic justification.

On the basis of the above, the proposed amendments to the HLEP 2013 are considered the most appropriate method to deliver the desired outcomes.

5.3.2 Section B: Relationship to Strategic Planning Framework

Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

The Planning Proposal aims to give effect to the objectives and actions of the following metropolitan, district and other plans:

- *Premier's Priorities*
- *Greater Sydney Region Plan – A Metropolis of Three Cities*
- *North District Plan*
- *NSW Future Transport 2056*
- *Better Placed – An integrated design policy for the built environment of NSW*

Premier's Priorities

On 28 June 2019, the Premier announced 14 Premier's Priorities for this term of government. These Priorities are an ambitious set of targets to improve the lives of the citizens of NSW and include challenging, complex social issues.

- Bumping up education results for children
- Increasing the number of Aboriginal young people reaching their learning potential
- Protecting our most vulnerable children
- Increasing permanency for children in out-of-home care
- Reducing domestic violence reoffending
- Reducing recidivism in the prison population
- Reducing homelessness
- Improving service levels in hospital
- Improving outpatient and community care
- Towards zero suicides
- Greener public spaces
- Greening our city
- Government made easy
- World class public service

The proposal is consistent with the relevant priorities, in particular, improving service levels in hospitals and improving outpatient and community care by:

- providing an HSF that will relieve pressure on the public and private health system, which will enable faster response times because of reduced pressure
- providing additional health services for residents of Hornsby Shire and The Hills Shire LGAs and reducing the requirement for patients to travel greater distances to other facilities, that have limited public transport connectivity

Greater Sydney Region Plan

The *Greater Sydney Region Plan* (Region Plan) outlines how Greater Sydney will manage growth and change in the context of social, economic and environmental matters. It sets the vision and strategy for Greater Sydney, to be implemented at a local level through District Plans.

The overriding vision for Greater Sydney in the Region Plan is to rebalance Sydney into a metropolis of 3 unique but connected cities, an Eastern Harbour City, the Western Parkland City and the Central River City with Greater Parramatta at its heart.

The Region Plan provides broad *Priorities and Actions* which focus on the following 4 key themes:

- *Infrastructure and collaboration*
- *Liveability*
- *Productivity*
- *Sustainability*

The Planning Proposal achieves these priorities and actions as outlined below:

- *Infrastructure and collaboration:* The Planning Proposal relates to the future development of an HSF which will provide high quality health infrastructure in a suitable location. The proposal has been prepared in close consultation with both Hornsby Shire and The Hills Shire Councils. It will also be notified enabling community feedback.

- *Liveability*: This theme predominantly relates to housing and improving community outcomes. The Planning Proposal will improve the accessibility of health services, supporting the expanding and ageing population and facilitating residents to ‘age in place’.
- *Productivity*: The Planning Proposal will facilitate health services and employment opportunities within the Round Corner Town Centre, assisting with the ongoing revitalisation of the area. Furthermore, it will not result in the loss of rural or agricultural land including agricultural productivity given the Site is not currently used for such purposes and has minimal capacity for such a use in the future.
- *Sustainability*: The Planning Proposal responds to the theme through the provision of appropriate landscaping and incorporating ESD principles to ensure the future building better adapts to climate change and resilience (Appendix U).

Objective 12 of the Region Plan is “*Great places that bring people together.*” Under this Objective, Strategy 12.1 states:

“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.”

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.

Figure 22 displays the ‘elements of great places’, which includes the following relevant elements:

- *Health network*
- *Attractive with high quality materials*
- *Urban ecology and green grid*
- *Human scale*
- *Universal design*
- *Community culture*
- *Multigenerational facilities*

A detailed assessment of the Planning Proposal against the relevant provisions of the Region Plan is provided in Appendix T.



Figure 22: Elements of great places (Source: Greater Sydney Region Plan)

North District Plan

The *North District Plan* (District Plan) provides the district level framework to implement the goals and directions outlined in the Region Plan for the North District.

A detailed assessment of the Planning Proposal against the relevant provisions of the Region Plan is provided in Appendix T.

The Planning Proposal is consistent with Planning Priority N6 of the District Plan, specifically as the provision of a new health services facility 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.

The Planning Proposal is also consistent with Planning Priority N12 of the District Plan, as it 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.

It is noted that under the District Plan, the Site is located within the Metropolitan Rural Area (MRA) in the Hornsby Shire LGA. In particular, Planning Priority N18 of the District Plan seeks to better manage rural areas.

However, the MRA is mapped at a regional scale in the District Plan. Accordingly, the District Plan advocates 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.

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).

As the Site's development for a 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.

NSW Future Transport Strategy 2056

The *NSW Future Transport Strategy 2056* was published in March 2018 and outlines the strategic direction for Transport in NSW. It is an update of the 2012 Long Term Transport Master Plan for NSW.

The Transport Strategy focuses on the role of transport in delivering movement and place outcomes that support the character of the places and communities for the future. It emphasises technology-enabled mobility and its role in transforming the mass transit network.

The Site is strategically located on Old Northern Road and is directly accessible to the broader Round Corner Town Centre as well as several other centres via the following bus services:

- 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)

Due to the ongoing expansion of the Round Corner Town Centre and recent approved developments, several transport infrastructure upgrades are underway or planned. The

Round Corner Town Centre expansion site includes a number of upgrades which will improve the accessibility of the Site including:

- a new signalised intersection at Franlee Road and Old Northern Road
- roadway widening and regrading to Old Northern Road
- a new bus staging bay along the western side of Old Northern Road
- new pathways along area of frontage of the Round Corner Town Centre expansion site
- the refurbishment of the pedestrian refuge island on Old Northern Road and improvement of pedestrian connectivity between the eastern and western sides of the Round Corner Town Centre, specifically the Round Corner Town Centre expansion site (488-494 Old Northern Road, Dural) and the recently approved Maronite Church (669 Old Northern Road)

It is also noted that The Hills Shire LSPS identifies a potential road bypass of Round Corner at Kenthurst Road, in order to alleviate traffic within the area.

The proposal is supported by a Traffic and Transport Assessment prepared by TPPP (Appendix H). This report identifies that the Site can be suitably accessed by car, public transport and active transport modes. The report concludes that the traffic generated by the HSF 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.

Is the Planning Proposal consistent with a Council's Local Strategy or Other Local Strategic Plan?

Yes. The Planning Proposal is consistent with the following local strategies prepared by Council:

- *Hornsby Local Strategic Planning Statement*
- *Hornsby Shire Community Strategic Plan*
- *Hornsby Draft Economic Development and Tourism Strategy*
- *Hornsby Shire Council Employment Lands Study*
- *Draft Hornsby Shire Rural Lands Strategy*
- *The Hills Shire Council Local Strategic Planning Statement (LSPS)*
- *The Hills Shire Productivity and Centres Strategy*
- *The Hills Shire Community Strategic Plan*
- *The Hills Shire Integrated Transport and Land Use Strategy*

The above listed local strategies are addressed in detail at Section 5.3.1 and Appendix T.

Strategic and site-specific merit

The strategic and site-specific merit test is outlined in DPE's *Local Environmental Plan Making Guide* to assist proponents in justifying a Planning Proposal. An assessment against this test is provided in the below table.

Provision	Consistency
Strategic merit Does the proposal:	
<ul style="list-style-type: none"> Give effect to the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, and/or corridor/precinct plans applying to the site. This includes any draft regional, district or corridor/precinct plans released for public comment or a place strategy for a strategic precinct including any draft place strategy; or 	<ul style="list-style-type: none"> As detailed within this report the Planning Proposal is consistent with the relevant objectives and planning priorities of the Region Plan and the North and Central City District Plans. In particular, the proposal is consistent with the themes of <i>Infrastructure, Liveability, Productivity and Sustainability</i> as it relates to the future development of an HSF which will provide high quality health infrastructure in a suitable location, servicing the needs of the surrounding community and promoting land use diversity and walkability within the Round Corner Town Centre. It will also result in net economic benefits at both the construction and operation phases and significant additional employment opportunities. The economic benefit of the proposal is addressed at Appendix R. The EIA states that post construction the facility will provide 180 additional full time employment jobs (including 135 additional full time employment jobs related to activity on the Site. Increasing the number of local employment opportunities for working residents is a key goal of the Hornsby Economic Development and Tourism Strategy 2021-2026. 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. Additional medical facilities will derive synergistic benefits with existing aged care and medical occupiers, whilst contributing to the trading potential of the Round Corner Town Centre through increased visitation and on-site employment. The Site forms part of Greater Sydney's MRA, as established under the Region and District Plans. However, the proposal adopts a 'place-based' approach to planning for rural areas as it responds to the character of Round Corner Town Centre rather than focusing only on conventional categories of lands use, such as the suburb or zoning. This approach is consistent with the Region and District Plans. Furthermore, the Site is not suitable for rural uses including agricultural purposes given its physical characteristics and lack of buffer from adjacent residential and commercial uses. Accordingly, the proposal does not result in a foregone opportunity to develop the Site as per permitted uses in the RU2 Rural Landscape zone, given the unlikelihood of the Site being developed for these rural uses.
<ul style="list-style-type: none"> Demonstrate consistency with the relevant LSPS or 	<ul style="list-style-type: none"> As detailed in this report, the Planning Proposal is consistent with the:

Provision	Consistency
strategy that has been endorsed by the Department or required as part of a regional or district plan; or	<ul style="list-style-type: none"> ○ Hornsby Shire Local Strategic Planning Statement ○ Hornsby Shire Community Strategic Plan ○ Hornsby Shire Draft Economic Development and Tourism Strategy ○ Hornsby Shire Employment Lands Study ○ Hornsby Shire Draft Rural Lands Strategy ○ The Hills Shire Council Local Strategic Planning Statement ○ The Hills Shire Productivity and Centres Strategy ○ The Hills Shire Community Strategic Plan ○ The Hills Shire Integrated Transport and Land Use Strategy
<ul style="list-style-type: none"> • Respond to a change in circumstances that has not been recognised by the existing planning framework 	<ul style="list-style-type: none"> • The Planning Proposal responds to the shortfall of health care facilities as identified within the Market Assessment prepared by HPI (Appendix F). Specifically: <ul style="list-style-type: none"> ○ the proposal responds to predicted population growth and aims at capturing the ageing demographic of both The Hills Shire and Hornsby Shire LGAs. ○ there is an identified gap in northern Dural as there are no licensed hospitals to the north of this proposed site. This catchment to the north of Dural is poorly serviced for inpatient beds, as well as same day and outpatient services. ○ there will be an undersupply in the primary catchment of same day care places by 122 places in 2025, increasing to 307 by 2035. Based on analysis of Medicare utilisation in the area and the population growth profile, there is sufficient demand to require six additional GP consultation rooms every year to cater for residents located within 15 minutes' drive of the Site. ○ the demand for private health care in Dural is much higher as the demographic structure consists of an aging population. The population has a higher private health coverage of 67% which is far greater than the state average of 47%. • The Site is suitably located within the urban footprint of Round Corner Town Centre. The locality is undergoing significant transition and is now characterised by a range of urban uses and higher density built forms. In this regard, the urbanised character of the locality was specifically recognised by the NSW Land and Environment Court (NSW LEC) in its decision on Thompson Health Care's adjoining residential aged care development (Boston Blyth Fleming v Hornsby Shire Council [2018] NSWLEC 1270)
Site specific merit Does the proposal give regard and assess impacts to:	
<ul style="list-style-type: none"> • The natural environment on the site to which the proposal relates and other 	<ul style="list-style-type: none"> • There are no known site-specific environmental considerations identified in the Planning Proposal and

Provision	Consistency
affected land (including known significant environmental areas, resources or hazards)	supporting material that would preclude further consideration of the proposed HSF.
<ul style="list-style-type: none"> Existing uses, approved uses, and likely future uses of land in the vicinity of the land to which the proposal relates 	<ul style="list-style-type: none"> As detailed within Section 2.3, Round Corner Town Centre is undergoing significant change due to recent approvals including: <ul style="list-style-type: none"> The approved Maronite Church at 669 Old Northern Road which will contain a 440-seat place of public worship and community facility. The recently completed Thompson Health Care residential aged care facility at 705 - 717 Old Northern Road. The Round Corner Town Centre expansion site, which is to accommodate a mixed-use development of 4,000m² retail/commercial (2 storeys, DA approved), 18 x townhouses (3 storeys, under design), 46-61 apartments and 400m² additional retail (7 storeys, under design). The Site sits within the existing urban footprint of the Round Corner Town Centre and is surrounded by existing and approved urban uses on all sides. There is no agricultural land in the immediate vicinity of the Site.
<ul style="list-style-type: none"> Existing uses, approved uses, and likely future uses of land in the vicinity of the land to which the proposal relates 	<ul style="list-style-type: none"> The Site is well serviced by existing infrastructure, utilities and services. The Proponent proposes to deliver further benefits to the community through a VPA including upgrades to the public domain and improved pedestrian connectivity within the Round Corner Town Centre.

Table 10 Strategic and site-specific merit test

Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

State Environmental Planning Policy (Transport and Infrastructure) 2021

The *State Environmental Planning Policy (Transport and Infrastructure) 2021* seeks to guide the provision of well-designed and located infrastructure including transport.

Chapter 2 – Infrastructure

Chapter 2 aims to facilitate the effective delivery of infrastructure across the State. This includes identifying matters to be considered in the assessment of development adjacent to types of infrastructure development and providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing.

Many of the provisions relate to development by the Crown and exempt development of certain development by on behalf of the Crown, which is not relevant to the Planning Proposal.

It is also noted that Chapter 2, Part 2.3, Division 10 – Health Services Facility at Section 2.60(1) provides that development for the purpose of health services facilities may be carried out by any person with consent on land in a prescribed zone. However, as “prescribed zones” do not include the RU2 Rural Landscape zone, Section 2.60(1) does not apply to the Site.

Chapter 2, Part 2.3, Division 17 contains provisions that, while not relevant to the Planning Proposal, would be considered at future DA stage:

- Section 2.118(2):
 - Stipulates that the consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that, where practicable and safe, vehicular access to the land is provided by a road other than the classified road and the safety, efficiency and ongoing operation of the classified road will not be adversely affected.
 - The Site fronts Old Northern Road, which is a classified road, and the proposed HSF development includes vehicular access from Old Northern Road. It is noted that the Site has no other street frontage, meaning that alternative vehicular access is not practicable. Whilst this issue is a matter for consideration at DA stage, as discussed in Section 5.3.3, a Traffic and Transport Assessment (Appendix H) has been undertaken and concludes that the traffic generated by the HSF would have a minor impact to the surrounding road network, relative to the substantial development and growth expected in the area.
- Section 2.119:
 - Applies to development for several purposes, including hospital (which falls under the definition of health services facility) on land adjacent to a road corridor with an annual average daily traffic volume of more than 20,000. It states that before determining a relevant DA, the consent authority must take into consideration any relevant guidelines.
 - The Planning Proposal is accompanied by an Acoustic Assessment prepared by Norrebro Design (Appendix M) which addresses Section 2.119. This report concludes that the acoustic criteria stipulated in the relevant codes and guidelines can be met at the Site in terms of noise emissions towards adjacent properties. It was found that the existing noise levels were generally high, and any future mechanical plant can be acoustically treated to achieve compliance.
- Section 2.121:
 - Requires that DAs for certain traffic generating development, as set out in Schedule 3 of the SEPP, to be referred to TfNSW and that any submission from TfNSW be considered prior to the determination of the application.
 - The proposed HSF is below the threshold criteria for number of beds for a hospital development and the future DA will therefore not require referral to TfNSW under this section.

State Environmental Planning Policy (Resilience and Hazards) 2021

The *State Environmental Planning Policy (Resilience and Hazards) 2021* seeks to reduce risk and build resilience in the face of natural hazards as well as development-related hazards.

Chapter 4 – Remediation of land

Chapter 4 applies to the State and states that where a DA is made concerning land that is contaminated, the consent authority must not grant consent unless:

- (a) it has considered whether the land is contaminated, and
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

A contamination report has been prepared by Geotechnique (Appendix N) and finds that the Site is considered suitable for the proposed land use, specifically:

- The Site is not located within an investigation area within the meaning of the *Contaminated Land Management Act 1997*
- No known land activities under Table 1 of the draft Contaminated Land Planning Guidelines have been known to be undertaken on the land
- The land has been used for residential development for 50 years with limited evidence to suggest that contamination has occurred
- If contamination is found on the land, the Site can be made suitable subject to successful remediation and validation

State Environmental Planning Policy (Biodiversity and Conservation) 2021

The *State Environmental Planning Policy (Biodiversity and Conservation) 2021* seeks to value, protect, conserve and manage the innate value and external benefits of NSW's natural environment and heritage.

Chapter 6 – Bushland in Urban Areas

Chapter 6 aims to protect and preserve bushland within urban areas.

The future HSF development on the Site will require the removal of trees and vegetation. An Arboricultural Impact Assessment (AIA) and Flora and Fauna Assessment (FFA) have been prepared by EcoLogical Australia (Appendix I and Appendix J) to identify threatened species issues and identify and provide appropriate amelioration strategies to minimise adverse impacts resulting from each proposal.

The study area contains two existing residential dwellings and planted native vegetation. 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.

The AIA identifies that there are currently 26 trees on the land, 19 of which are proposed to be removed to accommodate the proposal. The tree IDs and retention values are as follows.

- high retention: 5 trees (trees 2, 3, 4, 6 and 18)
- medium retention: 2 trees (trees 5 and 27)
- low retention: 12 trees (trees 7,8, 15, 17, 20, 21, 23, 24, 28, 29, 31 and 35)

A total of 4 trees are proposed to be retained. Of these, 2 trees will be subject to low impact (<10% TPZ encroachment) (Trees 14 and 34) and two trees will be subject to no impact (0% TPZ encroachment) (Trees 16 and 30) from the indicative concept design.

A total of 3 trees have potential to be retained subject to further investigation. Tree IDs and retention values are as follows:

- high retention value: one high retention value tree (Tree 1)
- medium retention: two medium retention value trees (Tree 32 and 33)

The proposed future development of the Site for an HSF is unlikely to have a significant impact on any threatened flora and fauna species and is therefore consistent with Chapter 6.

Chapter 9 – Hawkesbury-Nepean River

Chapter 9 applies to land within the Hawkesbury Nepean River Catchment including the Hornsby Shire LGA. The Site is located within this catchment and therefore the chapter applies.

Chapter 9 provides for general planning considerations, specific planning considerations and recommended strategies to be taken into consideration by consent authorities in determining DAs. These generally relate to matters such as water quality, surface and groundwater flows, cultural heritage, flora and fauna, scenic qualities within the catchment.

This Planning Proposal is supported by a range of technical studies addressing these issues and demonstrating that future development of the Site for an HSF can be undertaken without adverse environmental impacts, consistent with Chapter 9.

Is the Planning Proposal consistent with applicable Ministerial Directions (section 9.1 directions)?

Yes. The Planning Proposal is consistent with the Directions issued by the Minister for Planning and Public Spaces under Section 9.1 of the EP&A Act. The Directions that are relevant to the Planning Proposal are addressed in the below table.

Relevant Ministerial Direction	Consideration
Focus Area 1 - Planning Systems	
Direction 1.1: Implementation of the Minister's Planning Principles	N/A This Direction was revoked on 14 March 2022.
Direction 1.2: Implementation of Regional Plans	The objective of Direction 1.2 is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans. The Greater Sydney Region Plan is addressed in detail at Section 5.3 and the proposal is considered to be consistent with the plan. The proposal is consistent with this Direction.

Relevant Ministerial Direction	Consideration
Direction 1.3: Development of Aboriginal Land Council Land	The Site is not in the ownership of the Aboriginal Land Council nor are there any known Aboriginal objects or places of heritage significance within the Site.
Direction 1.4: Approval and Referral Requirements	<p>The objective of Direction 1.4 is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p> <p>The Planning Proposal does not include consultation, concurrence or referral above and beyond the existing provisions of the HLEP 2013. The Planning Proposal is consistent with this Direction.</p>
Direction 1.5: Site Specific Provisions	<p>The objective of Direction 1.5 is to discourage unnecessarily restrictive site-specific planning controls.</p> <p>The Planning Proposal seeks to add an APU for an HSF with a maximum height of 14 metres via an Additional Local Provision under Part 6.</p> <p>As the proposal seeks to alter current land use permissibility and principal development standards to facilitate the HSF, appropriate site-specific development provisions will be required.</p> <p>The Proponent is open to preparing a site-specific DCP to address the relevant merit issues subject to a Gateway determination noting the HDCP 2013 does not provide for appropriate built form controls for an HSF at the Site.</p> <p>It is also noted that this Planning Proposal includes indicative concept architectural plans for the future proposed health services facility and basement car park on the Site. The inclusion of indicative concept designs or plans is common practice for Planning Proposals relating to changes to built form controls as it provides greater clarity on the form of development envisaged by the proposed changes and the manner in which relevant environmental, social and economic issues can be satisfactorily addressed.</p> <p>As outlined in Direction 1.5, a planning proposal may be inconsistent with this Direction if it can be demonstrated that the inconsistency is of minor significance. The inconsistency with this Direction is considered to be relatively minor and justifiable as it provides greater certainty on the form and function of future development on the Site.</p>
Focus Area 1 - Planning Systems – Place-based	
Direction 1.6: Parramatta Road Corridor Urban Transformation Strategy	N/A

Relevant Ministerial Direction	Consideration
Direction 1.7: Implementation of Northwest Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A
Direction 1.8: Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
Direction 1.9: Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
Direction 1.10: Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A
Direction 1.11: Implementation of the Western Sydney Aerotropolis Plan	N/A
Direction 1.12: Implementation of the Bayside West Precincts 2036 Plan	N/A
Direction 1.13: Implementation of Planning Principles for the Cooks Cove Precinct	N/A
Direction 1.14: Implementation of St Leonards and Crows Nest 2036 Plan	N/A
Direction 1.15: Implementation of Greater Macarthur 2040	N/A
Direction 1.16: Implementation of the Pyrmont Peninsula Place Strategy	N/A
Direction 1.17: Northwest Rail Link Strategy	<p>The Site is located within the Hornsby Shire LGA as such this Direction applies. The objectives of the Direction state:</p> <p><i>(a) promote transit-oriented development and manage growth around the eight train stations of the North West Rail Link (NWRL)</i></p> <p><i>(b) ensure development within the NWRL corridor is consistent with the proposals set out in the NWRL Corridor Strategy and precinct Structure Plans.</i></p> <p>The Site is located outside of the scope of the NWRL and the closest station is at Cherrybrook which is 10 minute drive away.</p> <p>The development will not impact the function of the corridor strategy.</p>
Focus Area 2 - Design and Place	

Relevant Ministerial Direction	Consideration
This Direction is not applicable as it relates to the to <i>State and Environmental Planning Policy (Design and Place) 2021</i> which is yet to be finalised.	
Focus Area 3 - Biodiversity and Conservation	
Direction 3.1: Conservation Zones	<p>The objective of this Direction is to protect and conserve environmentally sensitive areas.</p> <p>The land is not identified to be an environmentally sensitive area and therefore this Direction does not apply.</p>
Direction 3.2: Heritage Conservation	<p>The objective of this Direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>The Site does not contain any hertiage items nor is it located within a heritage conservation area.</p> <p>The Planning Proposal is supported by a SOHI which concludes:</p> <p><i>The proposed Dural Health Hub will have no direct impact on any local heritage items in the vicinity. While the indicative concept design will present a new urban development into the setting, this aligns with the existing urban environment. There is no strong historical character to the immediate area, and therefore will have no impact to significant historic views and settings. The height and scale of the indicative concept design are partially alleviated by the inclusion of a stepped-back upper storey.</i></p>
Direction 3.3: Sydney Drinking Water Catchments	N/A
Direction 3.4: Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A
Direction 3.5: Recreation Vehicle Areas	N/A
Focus Area 4 - Resilience and Hazards	
Direction 4.1: Flooding	<p>The objectives of Direction 4.1 are:</p> <ul style="list-style-type: none"> to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land. <p>The land is not identified to be flood prone land.</p>
Direction 4.2: Coastal Management	N/A

Relevant Ministerial Direction	Consideration
Direction 4.3: Planning for Bushfire Protection	<p>The Site is not identified to be bushfire impacted and Section 9.1 of the EP&A Act is therefore not applicable. An assessment of the proposal under Planning for Bushfire Protection 2019 is not required. This is confirmed via the Bushfire advice statement provided at Appendix P.</p>
Direction 4.4: Remediation of Contaminated Land	<p>The objective of this Direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered.</p> <p>A PSI has been prepared by Geotechnique and is provided at Appendix N.</p> <p>The PSI confirms the Site is suitable for use subject to its recommendations. Section 5.3.2 of this document address this in further detail.</p>
Direction 4.5: Acid Sulfate Soils	<p>The objective of Direction 4.5 is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p> <p>The land is not mapped to be impacted by acid sulfate soils.</p>
Direction 4.6: Mine Subsidence and Unstable Land	N/A
Focus Area 5 - Transport and Infrastructure	
Direction 5.1: Integrating Land Use and Transport	<p>The objectives of Direction 5.1 is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</p> <ul style="list-style-type: none"> • Improving access to housing, jobs and services by walking, cycling and public transport • Increasing the choice of available transport and reducing dependence on cars • Reducing travel demand including the number of trips generated by development and the distances travelled, especially by car • Supporting the efficient and viable operation of public transport services • Providing for the efficient movement of freights <p>Despite bus routes to Parramatta, Castle Hill and the Sydney CBD, the locality surrounding the Round Corner Town Centre is disconnected from the Hornsby Ku-ring-gai Hospital and Health Precinct and the planned Rouse Hill Hospital without sufficient improvement in public transport connections.</p> <p>The Planning Proposal provides an HSF that is within the catchment of local residences, that can be easily</p>

Relevant Ministerial Direction	Consideration
	accessed by existing public transport services. This will enable residents to age in place, enhance walkability and diversity of employment and services in the broader Round Corner Town Centre and avoid long commutes to access health service facilities.
Direction 5.2: Reserving Land for Public Purposes	<p>The objective of Direction 5.2 is to facilitate the provision of public services and facilities by reserving land for public purposes.</p> <p>The Site contains a portion of land identified as SP2 Classified Road on the Land Reservation Acquisition Map under the HLEP 2013.</p> <p>It is understood this relates to future road widening on Old Northern Road. The Planning Proposal will be referred to TfNSW who are the responsible acquisition authority. The Proponent has commenced discussions with TfNSW.</p> <p>Notwithstanding, the indicative concept design has taken the potential acquisition of this land into consideration and the front building line has been appropriately set back.</p>
Direction 5.3: Development Near Regulated Airports and Defence Airfields	N/A
Direction 5.4: Shooting Ranges	N/A
Focus Area 6 - Housing	
Direction 6.1: Residential Zones	N/A
Direction 6.2: Caravan Parks and Manufactured Home Estates	N/A
Focus Area 7 - Industry and Employment	
Direction 7.1: Business and Industrial Zones	<p>The objective of Direction 7.1 is to:</p> <ul style="list-style-type: none"> • encourage employment growth in suitable locations, • protect employment land in business and industrial zones, and • support the viability of identified centres, <p>Whilst the Site is not within a business or industrial zone, it is situated on the eastern fringe of the Round Corner Town Centre and is located directly opposite the Round Corner Town Centre expansion site which is zoned B2 Local Centre.</p> <p>The Planning Proposal is consistent with this Direction as it:</p>

Relevant Ministerial Direction	Consideration
	<ul style="list-style-type: none"> relates to a Site within the existing urban footprint of the Round Corner Town Centre and provides additional employment opportunities within the centre, specifically the Health Care and Social Assistance sector, the major employing industry of Hornsby Shire residents 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 will not result in the loss of any land zoned for business or industrial purposes will not impact on the viability of the Round Corner Town Centre as additional 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.
Direction 7.2: Reduction in non-hosted short-term rental accommodation period	N/A
Direction 7.3: Commercial and Retail Development along the Pacific Highway, North Coast	N/A
Focus Area 8 - Resources and Energy	
Direction 8.1: Mining, Petroleum Production and Extractive Industries	N/A
Focus Area 9 - Primary Production	
Direction 9.1: Rural Zones	<p>The objective of this Direction is to protect the agricultural production value of rural land. A planning proposal must:</p> <p><i>(a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.</i> <i>(b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village).</i></p> <p>The Planning Proposal is consistent with this Direction as:</p> <ul style="list-style-type: none"> it does not seek to rezone the Site from a rural zone whilst it will increase the maximum building height on the Site (and therefore density of development), it relates to a Site within an existing town centre, i.e., within the Round Corner Town Centre, and this is not inconsistent with its surrounding urban context <p>Whilst the proposed APU maintains the RU2 Rural Landscape zoning the proposed land use does not support rural or agricultural land use. Notwithstanding</p>

Relevant Ministerial Direction	Consideration
	<p>this, the HSF can be developed to be consistent with the underlying landscaped character of the area.</p> <p>In addition, a Planning Proposal may be inconsistent with the terms of this Direction in certain circumstances. In this regard, it is noted an Agricultural Viability Assessment has been prepared which considers the objectives of this Direction and concludes:</p> <p><i>This study has demonstrated that due to land size, slope, soil quality and being located on the eastern fringe of the Round Corner Town Centre amongst other reasons outlined in Chapter 3, the site is not suitable for intensive agriculture. The significant upfront capital costs are unlikely to attract a future operator due to the limitations with being able to make an adequate return and to provide a sufficient income to support a family. In considering the findings of the study, the property is not large enough to protect the agricultural production value of the land and there is potential for conflicting land uses in all directions.</i></p>
Direction 9.2: Rural Lands	<p>N/A</p> <p>This Direction does not apply to LGAs in the Greater Sydney Region (except for Wollondilly and Hawkesbury)</p>
Direction 9.3: Oyster Aquaculture	N/A
Direction 9.4: Farmland of State and Regional Significance on the NSW Far North Coast	N/A

Table 11 Section 9.1 Directions by the Minister

5.3.3 Section C: Environmental, Social and Economic Impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the Proposal?

The Planning Proposal is supported by a FFA prepared by EcoLogical Australia (Appendix J). This report found no remnant vegetation and no threatened flora and fauna species within the study area.

The FFA identified that site contains native canopy species which may provide supplementary foraging habitat for urbanised threatened birds, microbat and flying-fox species. No tests of significance under Section 7.3 of the BC Act were undertaken for threatened species, given the impact of the proposed works are considered negligible on foraging habitat utilised by these species.

Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The Planning Proposal includes a detailed consideration of a range of relevant issues which demonstrates that it will have minimal environmental impact and is an appropriate response to the site and its context. These issues include:

- built form, urban design and public domain
- Aboriginal heritage
- European heritage
- contamination
- stormwater and sewage
- arboricultural
- flora and fauna
- bushfire
- visual impact
- servicing
- survey
- agricultural viability
- traffic and transport
- market supply
- site suitability
- acoustic
- economic impact

Built Form, Urban Design and Public Domain

Indicative Concept Architectural Plans have been prepared by HPI (Appendix A). The concept proposal comprises:

- a three-storey health services facility, with 19 specialist consulting rooms, a 16-room medical centre, pathology collection area, medical imaging centre, 172m² of retail space, medical laboratories and a day surgery with 4 operating rooms, 20 recovery bays and 15 short stay beds and ambulance bay

- two basement car parking levels accommodating 164 spaces
- incorporation of a range of sustainable design initiatives including energy-efficient design (such as photovoltaic solar cell array for onsite power generation), incorporation of sun-shading devices, materials selection reflecting carbon footprint minimisation aims, rainwater collection and reuse, tree retention and landscaping (Appendix U)

As detailed in Section 2, 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 LGA. 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.

An aerial view artist's impression of the proposed HSF in the context of the future Round Corner Town Centre context is shown in Figure 23, while an artist's impression of the proposed HSF from the intersection of the Old Northern Road and Stonelea Court looking east is shown at Figure 24.

As illustrated on the Indicative Concept Architectural Plans, the bulk and scale of the building can be effectively broken down through design techniques including the provision of appropriate landscaped setbacks and setting back the upper level of the building. In particular:

- The indicative concept design responds to the natural topography of the land. This enables the future building to present as two storeys when viewed from Old Northern Road, maintaining consistency with the current 10.5m height control and the scale of adjoining development which is predominantly two storeys.
- The proposed height is compatible with the immediately adjacent Round Corner expansion site at 488-494 Old Northern Road, which has a maximum building height range of 10 metres to 18 metres and incorporates apartments and townhouses (up to 7 storeys). The proposed 14 metres building height on the Site provides an appropriate transition in height from west to east.
- The indicative concept building envelope demonstrates appropriate front, side and rear setbacks, that are consistent with the requirements of the HDCP 2013. This facilitates the inclusion of substantial landscape planting as illustrated in the Indicative Concept Landscape Plans, enabling the development to respond to the surrounding landscape character, while also providing screen planting to neighbouring properties to mitigate potential privacy impacts.

The Planning Proposal is supported by an Urban Design and Visual Impact Assessment (VIA) prepared by Architectus (Appendix C), which is further discussed below. The Urban Design and Visual Impact Assessment provides key recommendations towards the development of a final scheme, which include:

- *Established trees on site are retained where possible and new screening vegetation and deep soil is encouraged along Old Northern Road within the front setback.*
- *Screening vegetation should be provided along the side boundaries to mitigate any privacy/overlooking issues.*

- *The facade design, particularly fronting Old Northern Road should be high quality and designed to fit in with the surrounding context.*

These elements have been successfully incorporated within the Indicative Concept Architectural Plans, demonstrating an appropriate urban design outcome will be achieved at the Site.

With regard to the public domain, 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) The items which the Proponent may include in a letter of offer will provide key public benefits associated with the future redevelopment of the Site, comprising of public domain and pedestrian accessibility works which will integrate with and complement recently approved public domain works associated with the Maronite Church at 669 Old Northern Road and the Round Corner Town Centre Expansion Site at 488-494 Old Northern Road immediately opposite the Site. This will contribute to the creation of a walkable town centre north of the approved signalised pedestrian intersection at Old Northern Road and Franlee Road and improve pedestrian connectivity and accessibility within the broader Round Corner Town Centre.



Figure 23: Aerial view of the proposed HSF in context with the future Round Corner Town Centre
 (Source: Haycraft Duloy)



Figure 24: The proposed HSF from the roadside (Source: Haycraft Duloy)

Visual Impact

The Urban Design and VIA prepared by Architectus (Appendix C) assesses the visual impact the proposed health services facility would have on the public domain, specifically the wider locality of Dural and Hornsby Shire LGA. The VIA identifies 5 key viewpoints and provides an assessment on each.

- 1) 488-494 Old Northern Road, Dural
- 2) 502 Old Northern Road, Dural
- 3) 548 Old Northern Road, Dural
- 4) Stonelea Circuit, Dural
- 5) Franlee Road, Dural

Figure 25 displays the 5 key viewpoints in context.



Figure 25: Key viewpoints from the VIA (Source: Architectus)

View 1 – Looking north from 488-494 Old Northern Road

The importance of the existing view is low to moderate. The proposal is predominantly obscured by vegetation and seen within the context of the established Round Corner Town Centre retail precinct.



Figure 26: May 2021 (left) & photomontage of proposal (right) (Source: Architectus)

View 2 – Looking south from 502 Old Northern Road

The importance of the existing view is low-moderate, viewing out from the Round Corner Town Centre retail precinct. The proposal is visible however within the context of the centre, the overall visual impact is moderate.



Figure 27: May 2021 (left) & photomontage of proposal (right) (Source: Architectus)

View 3 – Looking south-west from 548 Old Northern Road

The proposal is not visible in the view as it is obscured by existing buildings and vegetation and will be of low or negligible impact on this view of low-moderate significance.



Figure 28: May 2021 (left) & photomontage of proposal (right) (Source: Architectus)

View 4 – Looking south-east from Stonelea Circuit

The proposal is visible and will be a similar scale and use to the existing and DA approved buildings. The overall visual impact is moderate and consistent with the surrounding street character as it is consistent with the existing 12 metre and 14 metre height controls within the Round Corner Town Centre retail precinct and Round Corner Town Centre expansion site, as well as the 18 metre height control further south.



Figure 29: November 2021 (left) & photomontage of proposal (right) (Source: Architectus)

View 5 – Looking north from Franlee Road

The proposal is not visible in the view due to the DA approved Maronite Church development in the foreground. The proposal will be of low/negligible impact on this view.



Figure 30: May 2021 (left) & photomontage of proposal (right) (Source: Architectus)

The VIA and Urban Design report concludes that the proposal for an HSF on the Site:

- 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

Furthermore, as discussed above, it includes a number of design recommendations which have been adopted in the Indicative Concept Architectural Plans.

Heritage

A SOHI has been prepared by Extent Heritage Pty Ltd which is provided at Appendix L. The SOHI analyses the Planning Proposal and assess potential impacts to the heritage significance of neighbouring local heritage items.

The Site does not contain any heritage items nor is it in a heritage conservation area. As detailed within the SOHI, three heritage items have been identified as in the vicinity of the Site, including:

- Roadside Trees (item No. 448) and is located approximately 120 metres to the north-east of the Site
- A House (item No. 347) located approximately thirty metres to the south of the Site.
- 'Old Northern Road' (Item No. A12), located adjacent the Site on the western side of Old Northern Road within The Hills Shire LGA.

Roadside Trees

This heritage item Roadside Trees is not visible from the Site as it is separated at a right angle by several blocks of land. The SOHI concludes that proposed HSF will have no impact on the Roadside Trees.

House

This item is located 30 metres south of the Site and is within the visual curtilage of the proposal. Therefore, it will be impacted by the future redevelopment of the Site for an HSF through a change in the immediate setting.

As illustrated in the Indicative Concept Architectural Plans, the design presents as a two-storey structure to Old Northern Road due to the upper-level setback. This provides an appropriate presentation from the street and generally lessens the impact on surrounding developments. The indicative concept design also provides setbacks in accordance with the requirements of the HDCP 2013, which reduce visual and overshadowing impacts on this item.

The SOHI concludes that the proposed HSF will be compatible with the surrounding locality and will have minimal bulk and scale impacts this heritage item.

Old Northern Road

The Site is adjacent to the archaeological item, *Old Northern Road (The Hills LEP 2019, Item No. A12)*, located as Old Northern Road between Dural and Wisemans Ferry.

The SOHI identifies that this item relates to the original alignment of the Great North Road, parts of which form part of the current Old Northern Road alignment. At present, Old Northern Road at the location of the Site is a modern, regularly maintained public road. It is therefore unlikely that any archaeological material relating to the original road construction remains intact in this location. The indicative concept design does not propose to alter the alignment of Old Northern Road or disturb any part of the roadway in front of the Site.

The SOHI concludes that there is nil potential for the proposal to disturb historical archaeological resources.

Aboriginal Heritage

The Site is not known to have any archaeological potential for items of Aboriginal significance given the Site has been previously developed. The Site is also not known to be a site of Aboriginal significance. An Aboriginal heritage due diligence assessment prepared by Extent Heritage at Appendix K confirms the proposal contains low potential to containing Aboriginal

archaeological material. Based on the above, no further assessment of Aboriginal heritage has been undertaken for the purpose of this report.

Land Contamination

The Site has been used for residential purposes for a considerable amount of time. A Preliminary Site Inspection (PSI) prepared by Geotechnique at Appendix N concludes that the Site can be made suitable for the proposed development. The contamination report prepared for this proposal concludes the following:

- The Site is not located within an investigation area within the meaning of the *Contaminated Land Management Act 1997*
- No known land activities under Table 1 of the draft Contaminated Land Planning Guidelines have been known to be undertaken on the land
- The land has been used for residential development for 50 years with limited evidence to suggest that contamination has occurred
- If contamination is found on the land, the Site can be made suitable subject to successful remediation and validation

Stormwater & Flooding

The proposal is supported by a Stormwater Management Plan and Report prepared by CHRISP Consulting at Appendix O. The plan provides three options to address stormwater management of the Site which can be implemented at DA Stage to satisfy the relevant stormwater provisions.

The Site is not identified as flood prone land under the HLEP 2013.

Tree removal

The Planning Proposal is supported by an AIA which assesses the retention value of trees on the Site (Appendix I). The report identifies that there are currently 26 trees on the land, 19 of which are proposed to be removed to accommodate the proposal, based on the indicative concept design. The tree IDs and retention values are as follows.

- High retention: five high retention value trees (Trees 2, 3, 4, 6 and 18)
- Medium retention: two medium retention value trees (Trees 5 and 27)
- Low retention: 12 low retention value trees (Trees 7, 8, 15, 17, 20, 21, 23, 24, 28, 29, 31 and 35).

A total of 4 trees are proposed to be retained. Of these, 2 trees will be subject to low impact (<10% TPZ encroachment) (Trees 14 and 34) and two trees will be subject to no impact (0% TPZ encroachment) (Trees 16 and 30) from the indicative concept design.

A total three (3) trees have potential to be retained subject to further investigation. These trees will be subject to medium impact (<20% TPZ but >10% TPZ encroachment) from the proposed works and have potential to be retained subject to further investigation and mitigation measures. Tree IDs and retention values are as follows:

- medium retention: two medium retention value trees (Tree 32 and 33)
- low retention: one low retention value tree (Tree 28)

A total of 3 trees have potential to be retained subject to further investigation. Of these, trees (Tree 1) will be subject to medium impact (<20% TPZ but >10% TPZ encroachment) and two trees will be subject to high impact (>20% TPZ encroachment). In order to demonstrate that these trees can be viably retained further investigations (i.e. root mapping) are required to be completed prior to construction. Tree IDs and retention values are as follows:

- high retention value: one high retention value tree (Tree 1)
- medium retention: two medium retention value trees (Tree 32 and 33)

Figure 31 shows the trees protection zones (TPZ) with the indicative concept design overlaid over the Site.

To offset future tree removal, substantial planting at the Site will be included at DA Stage as illustrated in the indicative concept landscape plan (Appendix D).



Figure 31: Site Layout with tree TPZ mapping (Source: EcoLogical Australia)

Flora and Fauna

The Site is not mapped under clause 6.4 Terrestrial biodiversity of the HLEP 2013, nor is it proposed to be mapped under the current Planning Proposal PP-2020-3920, which Hornsby Shire Council has submitted to DPE to update clause 6.4 Terrestrial Biodiversity Mapping. Refer to Figure 32.



Figure 32 – Comparison of existing Biodiversity mapping against proposed (Source: Hornsby Shire Council)

The study area contains two existing residential dwellings and planted native vegetation. 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.

The FFA identified that the Site contains native canopy species which may provide supplementary foraging habitat for urbanised threatened birds, microbat and flying-fox species. No tests of significance under Section 7.3 of the BC Act were undertaken for threatened species, given the impact of the proposed works are considered negligible on foraging habitat utilised by these species.

Approximately 0.08 ha of planted vegetation that is native to NSW would be removed under the indicative concept plan. The amount of native vegetation clearing does not exceed the native vegetation clearing threshold (0.5 ha) under the Biodiversity Offsets Scheme (BOS) for the minimum lot size for the current zoning (RU2 Rural Landscape; 2 ha min. lot size).

Additionally, the land is not mapped on the Biodiversity Values Map. The BOS will not be triggered by future development on the Site and a BDAR will not be required. Following consideration of the administrative guidelines for determining a significant impact under the EPBC Act, the FFA concludes that the proposed future development of the study area is unlikely to have a significant impact on any threatened flora and fauna species and therefore, a referral to the Commonwealth will not be required.

Servicing

A desktop infrastructure assessment has been prepared by Diversi Consulting to determine the location of existing services within the vicinity of the Site and to identify opportunities for connections to service the proposed HSF (Appendix Q). Diversi Consulting has been engaged to date for the development of the relevant Works Authorisation Deed (WAD) in relation to Old Northern Road widening and servicing associated with the Round Corner Town Centre expansion site at 488-494 Old Northern Road.

This assessment concludes that the majority of utility connections are available within Old Northern Road fronting the Site or nearby, which should provide suitable connection points for the proposed HSF.

Sewer and electrical services may require lead in works or a new crossing under Old Northern Road. Notwithstanding, this is a detailed design matter and will be addressed at the DA stage.

Regarding water feasibility, the Proponent has engaged ACOR as the Sydney Water Services Coordinator and are consulting with Sydney Water. A Sydney Water feasibility letter is anticipated to be issued later.

The Planning Proposal is supported by a sewage infrastructure letter and plan at Appendix W which outlines four options which can be implemented to satisfactorily service the Site. These four options include:

- Option 1 – installation of an onsite septic tank system with a pressurised rising main to be installed along the eastern verge of Old Northern Road which would cross Old Northern Road towards an existing gravity sewer main on the western side.
- Option 2 – installation of an onsite septic tank system with a pressurised rising main which would cross Old Northern Road towards an existing pressurised rising main on the western side.
- Option 3 – installation of gravity main network which would cross Old Northern Road towards the western side.
- Option 4 – installation of gravity main network to be installed along the eastern verge of Old Northern Road which would cross Old Northern Road towards an existing gravity sewer main within Kenthurst Road.

The letter concludes that Option 1 or 3 should be further investigated as they would minimise disturbances to road traffic and neighbouring properties, minimise risks associated with delays in construction due to wet weather, long term traffic control installations and conflict with existing site services within the roadway verge or when crossing the road. Notwithstanding, this is a detailed design matter and can be addressed at the DA stage.

Agricultural Land Viability

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.

The AVA identifies four key criteria which severely limit the Site's ability to support an agricultural land use, these include:

- the size of the land
- the slope of the land
- surrounding land use
- soils

The AVA outlines that the size of the land is a major constraint because at 3,471m², it severely limits the potential of the land to be used for productive agriculture. The only options are intensive plant growing. This includes protected cropping and potentially nurseries. Given the land size, protected cropping is the only type that could earn sufficient income. A minimum size for a greenhouse is 2,000m². In addition to the greenhouse, there is a need for a packing shed and cool room, office, staff amenities and parking as well as truck parking and vehicle manoeuvring. The land size cannot support the required inputs to deliver an agricultural land use.

The AVA addresses the cost of construction of a greenhouse, which is approximately \$400,000. The cost of the internal infrastructure is approximately \$350,000 and the shed, carparking and manoeuvring area is approximately \$100,00. The upfront total cost is \$850,000, excluding labour costs, prior to any crop production or financial return. The upfront cost associated with the agricultural land use limits its viability. The land has a fall of approximately 6 metres from the road frontage to the rear of the lots. A greenhouse requires a flat site and so there would be a need for a significant amount of cut and fill to provide a sufficiently flat area for the greenhouse and associated infrastructure. The cost of the earthworks and associated drainage would be significant.

Land uses surrounding the Site are all urban in nature and include residential dwellings to the south, a veterinary surgeon and townhouse and apartment development to the north. Further north and north-west is the Round Corner Town Centre retail precinct. To the immediate east is a Thompson Health Care residential aged care facility. To the immediate west, is the Round Corner Town Centre expansion site.

The adjoining land uses do not include agriculture. Greenhouses can cause land use conflict from the use of machinery such as forklifts, plant such as high-pressure water cleaning machines, mist blowers and other noise and odour generating equipment. These noises and odours can be characterised as offensive and for that reason, land use conflict will be created. A greenhouse is unlikely to be supported by the surrounding community, adjoining landowners given the land use conflict and could prevent a development consent being issued by Council for this use.

The soil landscape is called Glenorie, which has low to moderate fertility. The size of the Site prevents soil-based agriculture. The AVA concludes that the only feasible agriculture land use that is sustainable and can support a family without an appropriate source of off farm income is protected cropping, but this is marginal having regard to the size of the Site, its slope and upfront capital costs, all of which make it difficult to construct an adequately large enough greenhouse to be attractive and financially feasible for a future operator.

Based on the above, it is clear that 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.

Traffic and Transport

A Traffic and Transport Assessment (TTA) has been prepared by The Transport Planning Partnership (TPPP) and is provided at Appendix H. The TTA assesses the proposal's impact on traffic generation and transport requirements needed to support the proposed health services facility.

Access and Egress

The indicative concept proposal provides two driveways on the Old Northern Road. The northern driveway is for left turn entry only while the southern driveway is for left turn exit via the Old Northern Road. The proposed driveways have been designed to comply with AS2890.1 requirements with a 6-metre-wide entry driveway and 6-metre-wide exit driveway.

The internal roads with widths ranging between 3.5 metres and 6.5 metres would provide one-way traffic circulation in anti-clockwise direction around the building envelope. Drop off activities would be undertaken at the western frontage of the building and access to the basement car park and loading dock will be at the eastern frontage of the building.

Whilst it is anticipated that a 6.4 metres Small Rigid Vehicle (SRV) would access the loading dock, the internal roads will be designed to accommodate up to an 8.8 metres Medium Rigid Vehicle (MRV) to enter and exit the Site in a forward direction, suitable for health-related service vehicles. The indicative site layout is provided at Figure 33.

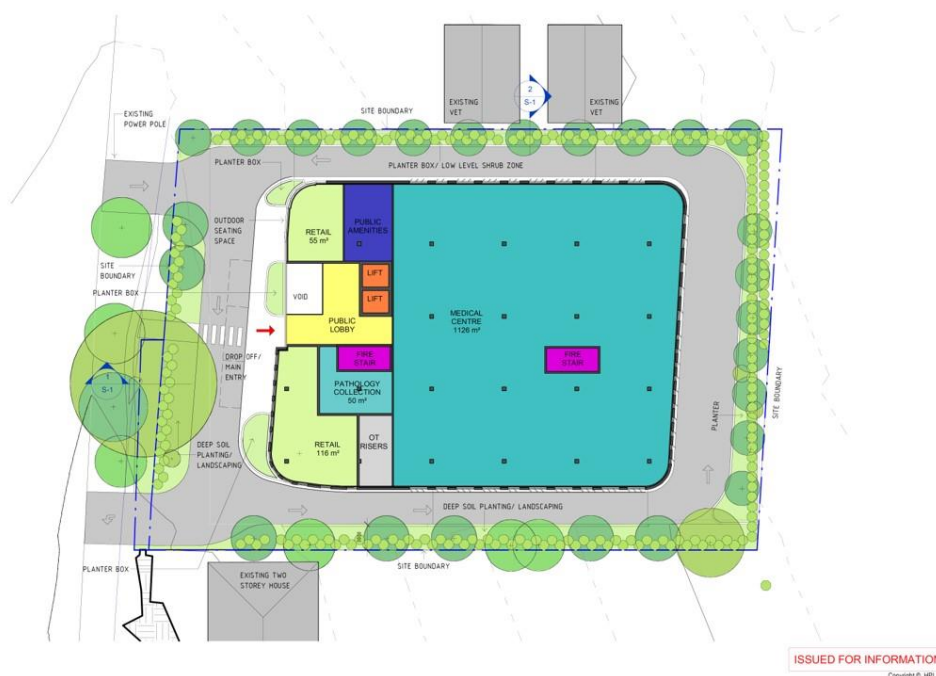


Figure 33 – Indicative Site Layout (Source: HPI)

Public Transport

The Site is connected with the wider locality through a public transport network. A bus stop is located 40 metres to the south of the Site on the same side of the Old Northern Road and another bus stop is located 70 metres to the north on the opposite side of the Old Northern Road. An improved bus layover is proposed opposite the Site at the Round Corner Town Centre expansion site.

A summary of the public transport services available near the site and the typical service frequencies is presented in the below table:

Bus Service	Route	Frequency	
		Peak	Off-Peak
604	Dural to Parramatta via Castle Hill	Every 30 minutes	Every 30-60 minutes
637	Glenorie to Castle Hill via Galston & Round Corner	Every 30 minutes	Every 60 minutes
638	Berowra Waters to Pennant Hills or Castle Hill	Every 30-60 minutes	3 services
639	Maraylya to Dural and Castle Hill	AM Peak: 1 service	2 services
641	Dural to Rouse Hill	AM Peak: 1 service PM Peak: 3 services	2 services
642X	Dural to City Wynyard via Land Cove Tunnel (Express)	AM Peak: Every 7-20 minutes PM Peak: Every 30 minutes	Every 10-30 minutes

Table 12: Public Transport Services (Source: TTPP)

As demonstrated in the table above, the locality surrounding the Round Corner Town Centre is well connected to Parramatta, Castle Hill and the Sydney CBD however it is poorly connected to the Hornsby Ku-ring-gai Hospital and Health Precinct and 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 consistent with the principle of a 30 minute city.

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 the Round Corner Town Centre is proposed at Kenthurst Road, which will alleviate traffic within the area.

Car Parking Assessment

To determine the most appropriate parking rates for the Site the proposal has been assessed against the following carparking requirements:

- *Hornsby Shire Development Control Plan 2013 (HDCP 2013)*
- *RMS Guide to Traffic Generating Developments 2002*
- *The Hills Shire Development Control Plan 2012 (HDCP 2012)*

The HDCP 2013 does not provide parking rates for HSF, whilst the RMS Guide to Traffic Generating Development provides for a negative coefficient in supplying parking. Both these guidelines do not provide for parking rates determine required amount of parking to support the development. However, the HDCP 2012 does provide for compatible rates. The HDCP 2012 parking rates are outlined in Table 12 below.

Land use Class	Land Use	Required Minimum provision
Health	Hospital, nursing and convalescent homes	1 space per 2 beds for visitors plus 1 space per 1.5 employees plus 1 space per 2.5 visiting medical officers Unless otherwise specified by Seniors Living SEPP
	Medical centres, health consulting rooms	3 spaces per consulting room plus 1 space per support employee

Table 13 The Hills Development Control Plan 2012 Health Services Facility parking rates

The above car parking rates are more suitable to assess the car parking requirements of the indicative concept design. At this stage, the number of doctors and support staff for the indicative concept design is unknown. The following car parking rates would be reasonable to adopt for the hospital component of the indicative concept design:

- 1 space per 2 beds (including theatres) for patients/visitors plus
- 1 space per 2 staff (including doctors and support staff)

In determining the parking rates for the proposal, TTPP has assessed the proposed development against the HDCP 2012, as illustrated in the table below.

Proposed Uses	Design Yields	Carparking Rates	HDCP 2012 Carparking Requirements	Proposed Car parking spaces
Medical centre	16 rooms	4 spaces per surgery	64 spaces	64 spaces
Health consulting	19 rooms	3 spaces per surgery	57 spaces	57 spaces
Retail	175m ²	1 space per 20m ²	8.6 spaces	3 spaces (1 for each tenancy)
Day surgery and day units	Up to 35 beds/theatres (incl. overnight beds and short stay beds) +45 staff (assumed)	1 space per 2 beds/theatres + 1 space per 2 staff	40 spaces	40 spaces
Total			170 spaces	164 spaces

Table 14 Proposed car parking rates for the Dural Health Hub Health Services Facility

The proposed parking provision within the two basement levels would accommodate 164 spaces, a shortfall of 6 spaces. The ancillary retail parking provision of three 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 medical facility and is unlikely to attract other retailers or consumers. As such, the proposed car parking provision is considered acceptable.

Traffic Generation

As detailed within the Traffic Impact Assessment at Appendix H, the future HSF is estimated to generate 117 vehicle movements per hour in the morning peak, 127 vehicle movements per hour in the afternoon peak and 131 vehicle movements during the Saturday peak.

SIDRA network modelling has been undertaken on Old Northern Road, to assess the impact of the additional traffic on the road network, for the years 2026 and 2036.

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.

Has the Planning Proposal Adequately Addressed Any Social and Economic Effects?

Economic Impact

An Economic Impact Assessment (EIA) has been prepared by Atlas Urban Economics (Appendix R). The key findings of the EIA are:

- The Site it is an appropriate location for a health services facility: it is of sufficient size and the proposed HSF use is compatible with neighbouring existing uses, including medical uses in the Round Corner Town Centre retail precinct and nearby residential aged care facilities located along Old Northern Road.
- In light of limited other locations, there is an opportunity for the Site to contribute to meeting the existing and projected health services demands of the surrounding population whilst contributing to the role of the Round Corner Town Centre.
- The proposal is estimated to result in a net increase in economic activity during the construction phase, including:
 - \$34.8 million in output (\$22.1 million directly)
 - \$11.8 million contribution to Gross Regional Product (GRP) (\$5.5 million direct contribution)
 - \$6.2 million in wages and salaries paid to local workers (\$3.0 million directly)
 - 75 Full Time Equivalent (FTE) jobs (38 direct FTE)
- The proposal is estimated to result in a net increase in annual economic activity during operation of:
 - \$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)

- The 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.
- The Site is not suitable for agricultural use given its physical characteristics and lack of buffer from adjacent residential and commercial uses. 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 another agricultural or rural land use permitted in the RU2 Rural Landscape zone. Accordingly, the proposal does not result in a foregone opportunity to develop the Site as per permitted uses in the RU2 Rural Landscape zone, given the unlikelihood of the Site being developed for these uses.
- 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 Kur-ring-gai Hospital.
- Without sufficient improvements in public transport connections, the locality surrounding the Round Corner Town Centre is disconnected from the Hornsby Ku-ring-gai Hospital and Health Precinct and the planned Rouse Hill Hospital. The Planning Proposal will provide an HSF that is within the catchment of local residences, that can be easily accessed by public transport and from the adjacent Round Corner Town Centre retail precinct, enhancing walkability in the centre. This will enable residents to age in place and avoid long commutes to access health service facilities.
- The proposal is expected to provide employment opportunities for some 135 additional FTE jobs and could therefore provide more opportunities for residents to work close to their homes. 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 and Region Plan.

Social Impact

The proposal will have significant positive social impacts as:

- 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.
- The proposal will provide an HSF that will cater for the identified population growth and ageing demographic structure of Dural and the broader Hornsby Shire and The Hills Shire LGAs, facilitating residents to 'age in place'.
- It will create synergistic benefits contributing to the trading potential of the wider Round Corner Town Centre through increased visitation and on-site employment.
- The proposal will contribute to the urban renewal of Round Corner Town Centre as it supports the realisation of the economic, social and place making opportunities created by appropriately locating an HSF within the footprint of an existing town centre.
- It will provide an appropriate transition between the Round Corner Town Centre expansion site to the west and the semi-rural landscape to the east.

- 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) The items which the Proponent may include in a letter of offer will provide key public benefits associated with the future redevelopment of the Site, comprising of improved public domain and pedestrian connectivity works to improve the connectivity to the broader Round Corner Town Centre.

5.3.4 Section D: State and Commonwealth interests

Is there Adequate Public Infrastructure for the Planning Proposal?

Yes. As detailed in sections regarding services and traffic/transport, the Proposal can be supported by the existing infrastructure, subject to implementation of augmentation and enhancements identified in the Planning Proposal and associated reports.

What are the views of State and Commonwealth Public Authorities Consulted in Accordance with the Gateway Determination?

Consultation with Councils has been undertaken prior to lodgement of this Planning Proposal and consultation with other relevant agencies, including Transport for NSW and Sydney Water, has commenced.

Further consultation with all relevant State and Commonwealth public authorities will be carried out in accordance with the Gateway determination.

5.4 Part 4: Mapping

The Planning Proposal seeks to amend the Additional Permitted Uses Map Sheet 9 (APU_009) of HLEP 2013 as shown in Figure 34.



KEYLAN
consulting pty ltd

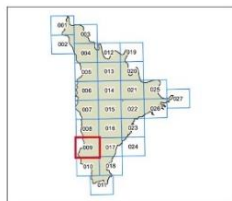
Suite 2, Level 1
1 Rialto Lane
Manly NSW 2095



Additional Permitted Uses Map -
Sheet APU_009

Additional Permitted Uses
Refer to Schedule 1

Cadastral
Cadastral 15/11/2012 © Hornsby Shire Council



N
0 200 400 Metres
Scale: 1:20,000 @ A3
Projection: GDA 1984
MGA Zone 56

Map identification number: 4568_C004_APU_009_00110000

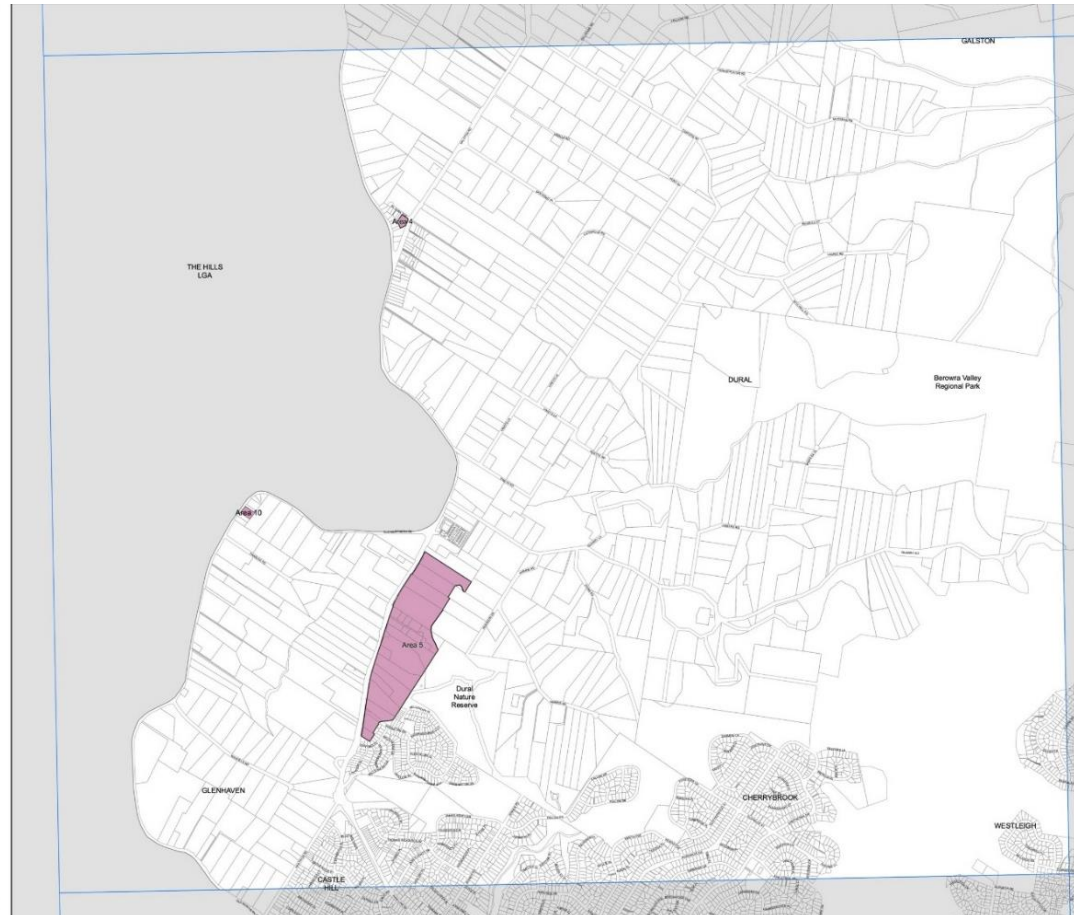


Figure 34 Proposed APU Map (Base Source: HLEP 2013)

5.5 Part 5: Community consultation

The Proponent has undertaken initial stakeholder consultation and copies of correspondence are provided at Appendix V.

Public notification and further community consultation will take place following a Gateway determination.

5.6 Part 6: Project Timeline

The proposed project timeframe for the completion of the Planning Proposal is dependent on the nature of any additional information that may be required by Council and DPE, including the need for agency and community consultation.

The application proposes to work in collaboration with Council, DPE and other relevant agencies on a proposed project timeline which will include the following key milestones:

- anticipated commencement date (date of the Gateway determination)
- anticipated timeframe for the completion of any additional technical information required to support the Planning Proposal
- the timeframe for government agency consultation (pre- and post-exhibition, as required by the Gateway determination)
- commencement and completion dates for public exhibition period
- the timeframe for consideration of submissions
- the date of submission to DPE to finalise the LEP
- anticipated date the Relevant Planning Authority will make the plan (if delegated).

6 Conclusion

The Planning Proposal has been prepared in accordance with Section 3.33 of the EP&A Act, as well as DPE's *A Local Environmental Plan Making Guideline December 2021* and relevant Section 9.1 Directions. The Planning Proposal is supported by technical information and investigations to justify the proposed amendments to the HLEP 2013.

This Planning Proposal has been prepared by *Keylan Consulting Pty Ltd* (Keylan) on behalf of Healing ONR PTY LTD (the Proponent) for 679-685 Old Northern Road, Dural in the Hornsby Shire Local Government Area (LGA).

The Planning Proposal seeks implement an additional permitted use (APU) and amend the current building height development standard that applies to the Site via an Additional Local Provision under Part 6 under the HLEP 2013. These amendments will facilitate the future redevelopment of the Site as a diversified health services facility encompassing specialist and allied health services along with 23-hour hospital services and basement level carparking.

Importantly, the Planning Proposal seeks to secure a specific future use on the Site, with an associated minimal increase in building height, rather than a rezoning and a general building height increase that would introduce a broad range of potential uses that could be developed up to 14 metres in height both on the Site and in the broader locality.

The proposal seeks to capitalise on the Site's strategic location within the Round Corner Town Centre and the demonstrable demand for a new HSF in this location. 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.

The Site is zoned RU2 Rural Landscape however, due to its location, size and adjoining land uses, it is currently under-utilised and 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.

The Planning Proposal will strengthen the local and regional economy, through the provision of a health services facility that will contribute to the provision of health infrastructure, services and employment opportunities in the locality. The proposal therefore aligns with the relevant strategic planning framework including the Hornsby Shire Council's Local Strategic Planning Statement, the Hornsby Employment Land Study, the Hornsby Economic Development and Tourism Strategy and The Hills Shire strategic planning framework.

The Planning Proposal demonstrates consistency with the aims and objectives set out in the NSW State government's strategic plans including the *Greater Sydney Region Plan* and *North District Plan* by delivering a compatible land use that is in accordance with the place-based planning approach that is encouraged for local centres and addresses the gap in the market by responding to existing demographic needs and future health needs of Dural and the local surrounds.

Consistent with DPE's guidelines, there is a compelling strategic justification for the Planning Proposal as:

- There is a demonstrable demand for an HSF to support the existing and aging population of Hornsby Shire and The Hills LGAs, facilitating residents to age in place.
- 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.
- There will be an undersupply in the primary catchment of same day care places by 122 spaces in 2025, increasing to 307 by 2035. Based on analysis of Medicare utilisation in the area and the population growth profile, there is sufficient demand to require six additional GP consultation rooms every year to cater for residents located within 15 minutes' drive of the Site.
- The demand for private health care in Dural is much higher as the demographic structure consists of an aging population. The population has a higher private health coverage of 67% which is far greater than the state average of 47%.
- 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 urban revitalisation of the area.
- Adjacent the Site are planned road upgrades to support the redevelopment of 488-494 Old Northern Road. The proposed HSF will benefit from the infrastructure upgrades.
- The provision of a new health services facility on the Site is also consistent with the principle in the North District Plan of prioritising direct, safe and accessible routes to local destinations and services within a 10-minute walk of centres (Planning Priority N12) and to provide fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres (Planning Priority N6 Action 19(c)).
- The proposed increased in height is consistent with the surrounding built form controls, including the adjacent Round Corner Town Centre mixed use expansion site (488-494 Old Northern Road, Dural) and higher density development which has height controls of 14 metres and 18 metres and is specifically recognised in the HDCP 2012 as providing a "gateway" to the established Round Corner Town Centre retail precinct through higher density building forms, including apartment and townhouses.
- The Site is within the Round Corner Town Centre locality which is undergoing significant transition and is now characterised by a range of urban uses and higher density-built forms, as recognised by the NSW LEC in its decision on Thompson Health Care's adjoining residential aged care development in which the Commissioner stated that *"I agree with both the experts that this area is already characterised as an urbanised precinct..."*
- It 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.
- As per the *Draft Hornsby Shire Rural Lands Strategy*, Council proposes to take a collaborative approach to managing townships that share a municipal boundary with The Hills Shire. As the Site is located opposite the Round Corner expansion site and within the Round Corner Town Centre, it is appropriate that planning controls in this locality be harmonised to reflect the urban character of the locality.
- The Planning Proposal will not result in the loss of or fragmentation of productive agricultural land.
- The Site benefits from direct main road and public transport access.

- 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.
- The Planning Proposal is supported by NSW strategic planning framework including:
 - *Greater Sydney Region Plan – A Metropolis of Three Cities*
 - *North City District Plan*
 - *Hornsby Shire Council Local Strategic Planning Statement*
 - *Hornsby Shire’s Community Strategic Plan 2018-2028*
 - *Hornsby Shire Council Employment Lands Study*
 - *Hornsby Draft Economic Development and Tourism Strategy*
 - *Hornsby Draft Shire Rural Lands Strategy*
 - *The Hills Shire Local Strategic Planning Statement*
 - *The Hills Shire Productivity and Centres Strategy*
 - *The Hills Shire Community Strategic Plan*
 - *The Hills Shire Integrated Transport and Land Use Strategy*

The Planning Proposal will also deliver significant public benefits to the local community and the wider LGA, including:

- The provision of an HSF that will cater for the population growth and ageing demographic structure of Dural, the Round Corner Town Centre and the broader Hornsby Shire and The Hills Shire LGAs
- The development of a centralised HSF that caters for an agglomeration of supporting medical uses
- Realisation of the economic, social and place making opportunities created by appropriately locating an HSF within the urban footprint of an existing town centre
- Positive economic benefits for the Round Corner Town Centre through synergistic benefits with existing residential aged care and medical occupiers and contributing to the trading potential of the town centre through increased visitation and on-site employment.

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). The items which the Proponent may include in a letter of offer will provide key public benefits associated with the future redevelopment of the Site, comprising of public domain works that will improve the pedestrian connectivity and accessibility within the broader Round Corner Town Centre.

In consideration of the above listed strategic justification and public benefits, it is considered that a compelling case is provided to Council to refer the Planning Proposal (as the Planning Proposal authority) to DPE for review and subsequent issue of a Gateway determination.