

20) Appendix S

**Voluntary Planning Agreement
Letter to Hornsby Shire Council
Prepared by
Healing ONR**

2 March 2022

The General Manager
Hornsby Shire Council
PO Box 37
Hornsby NSW 1630

Dear Mr Head,

Proposed Voluntary Planning Agreement in connection with a Planning Proposal at 679-685 Old Northern Road, Dural

We act on behalf of the Healing ONR PTY LTD (Healing ONR) with respect to the preparation of a Planning Proposal for land at 679-685 Old Northern Road, Dural (the Site), in the Hornsby Shire local government area (LGA).

As part of the Planning Proposal, Healing ONR anticipates making an offer to Hornsby Shire Council (Council) to enter into a Voluntary Planning Agreement (VPA). This letter provides an outline of the items that Healing ONR may include in a letter of offer to enter into a VPA and is provided for the purpose of continuing discussions with Council.

1. Parties to a VPA

- Hornsby Shire Council
- Transport for NSW
- Healing ONR PTY LTD

2. Land to which a VPA would relate

The Site comprises the land detailed in Table 1 and shown in Figure 1 as follows:

Address	Lot and DP	Total Area
679 -681 Old Northern Road Dural	Lot 3, DP395437	3,471 m ²
683- 685 Old Northern Road Dural	Lot 1, DP120004	

Table 1: Site Details



Figure 1: Land to which the VPA relates

3. Development to which the VPA would relate

The Planning Proposal seeks to amend the *Hornsby Local Environmental Plan 2013* (HLEP 2013), the primary environmental planning instrument applicable to the Site. Specifically, the Planning Proposal proposes the following amendments:

- 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 a health services facility with a maximum height of 14 m on the Site

The proposed health services facility on the Site will comprise a diversified health services facility encompassing specialist and allied health services along with 23-hour hospital services. Proposed services include:

- day surgery
- inpatient and outpatient services
- dental services
- imaging services
- general practice
- pathology services

An indicative concept has been prepared to support the Planning Proposal. 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 retail space, medical laboratories and a day surgery with 4 operating rooms, 20 recovery bays and 15 short stay beds
- two basement car parking levels accommodating 164 spaces

4. Nature and extent of potential development contributions and timing of delivery

The items which Healing ONR 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 the Maronite Church at 660 Old Northern Road and the Round Corner Town Centre Expansion Site at 488-494 Old Northern Road. This will contribute to the creation of a walkable town centre north of Franlee Road and improved pedestrian connectivity and accessibility within the broader Round Corner Town Centre.

Such works may include:

- the provision of a footpath along the Site's frontage and footpath upgrades to improve accessibility, including via an accessible ramp (switch back formation) along the eastern side of the Round Corner Town Centre and Old Northern Road and to connect the existing signalised pedestrian crossing, at the intersection with Kenthurst Road and the approved pedestrian crossing, at the intersection with Franlee Road
- the potential for additional road works to complement the approved road widening works along Old Northern Road (The Hills Shire Ref No. 979/2016/HB) including the refurbishment of the pedestrian refuge island on Old Northern Road to improve 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)
- street planting along the eastern side of Old Northern Road between the Site and the existing signalised pedestrian crossing, at the intersection with Kenthurst Road
- the provision of an improved bus shelter at the Site's frontage

Concept plans outlining these potential works are included at Attachment A to this letter.

The timing of the delivery of the Works will be the subject of further discussions.

5. Conditions of offering potential development contributions

Any offer to undertake the Works would include a condition that they are works in kind in satisfaction of development contributions that Council considers payable under the *Hornsby Policy on Planning Agreements 2007* as a result of a successful Planning Proposal and subsequent HLEP 2013 amendment.

Healing ONR anticipates that the calculation of the development contributions under the Hornsby Policy on Planning Agreements 2007 and the value of the Works will be a collaborative effort between Healing ONR and Council.

6. Application of local infrastructure contributions

We understand that the *Hornsby Shire Council Section 7.11 Development Contributions Plan 2020 – 2030* does not apply to the Planning Proposal. However, the *Hornsby Shire Council Section 7.12 Development Contributions Plan 2019 – 2029* does apply to the proposal at the DA stage as a ‘Health Services Facility’ falls under the category of “any other development”. Under this plan, a contribution of 1% of the development costs for all developments over \$200,000 is required at the DA stage.

It is proposed that the VPA would exclude the application of sections 7.11 and 7.12 to development in accordance with the indicative concept plan for the Site.

7. Additional Community Benefits

Additional community benefits are anticipated to be created as a result of the Planning Proposal for the Site, including:

- the provision of additional health and medical services that will cater for existing and future population growth and an ageing demographic structure of the Dural area and the broader Hornsby Shire and The Hills Shire LGAs
- public domain upgrades within the locality which will greatly enhance pedestrian accessibility and amenity improvements along Old Northern Road and within the Round Corner Town Centre
- the contribution to improving infrastructure, public domain and amenity upgrades within the locality, specifically providing additional pedestrian connections within the Round Corner Town Centre

7. Costs

It is anticipated that the VPA will include provisions for the payment of costs and incidentals relating to negotiation, preparation and entering into the agreement as well as administration and enforcement of the VPA from a date to be determined.

8. Conclusion

The formal VPA offer will be made following negotiations with Council and in consultation with TfNSW, at which time a value of the Works can be calculated and attributed to the benefits being offered. The VPA offer will only be entered into should the Planning Proposal proceed to Gateway, on terms that are acceptable to our client and as agreed in advance with Council.



KEYLAN
consulting pty ltd

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Manly NSW 2095

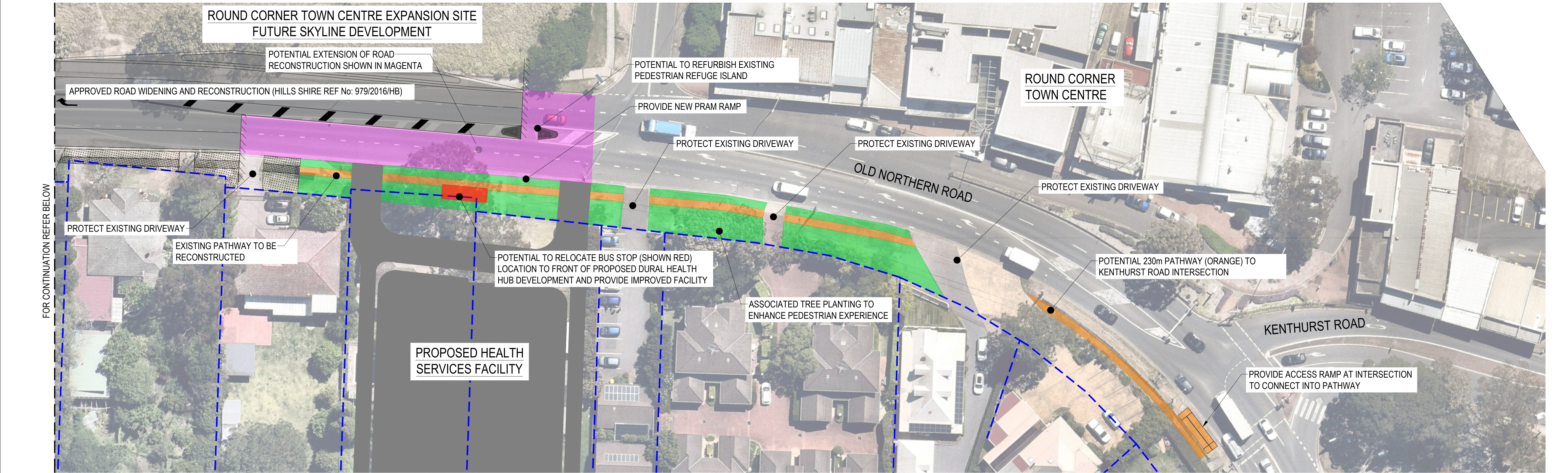
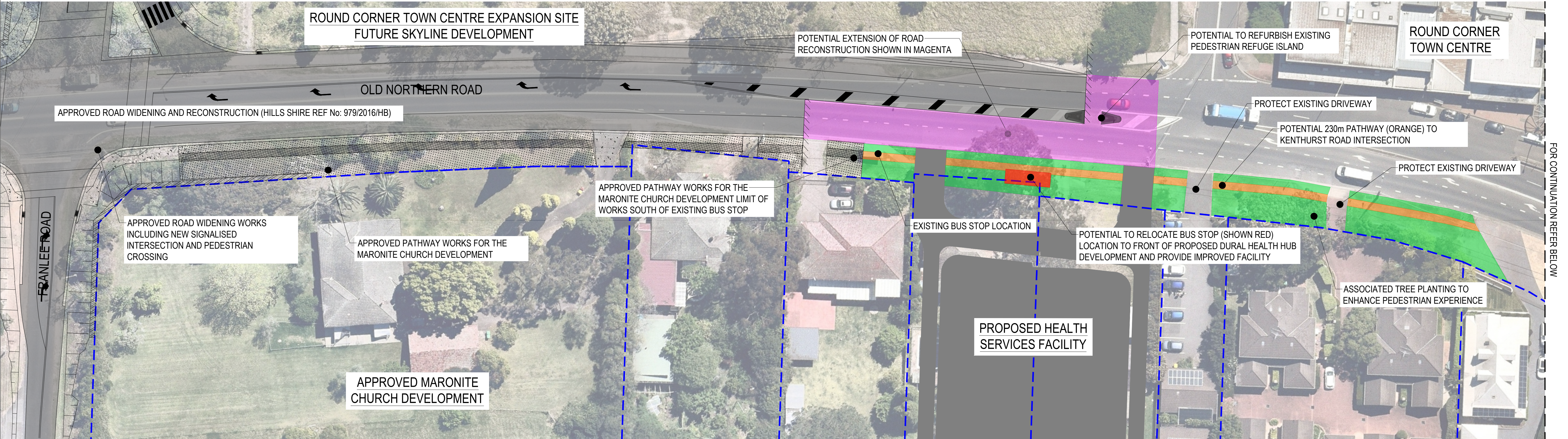
Should you have any questions regarding this letter of offer, please contact me directly on (02) 8459 7511 or via email at dan@keylan.com.au.

Yours sincerely

Dan Keary BSc MURP RPIA
Director

Attachment A

Concept Plan prepared by CHRISP Consulting



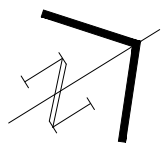
LEGEND

- PROPOSED PATHWAY
- PROPOSED TURF & LANDSCAPE VERGE TO BOUNDARY
- PROPOSED ROAD RECONSTRUCTION
- APPROVED ROAD WIDENING AND RECONSTRUCTION (HILLS SHIRE REF No: 979/2016/HB)
- LOT BOUNDARY

THIS TEXT TO BE PRINTED IN COLOUR

REV	DATE	REVISION DESCRIPTION
A	08.02.2022	ISSUE FOR REVIEW & COMMENT
B	12.02.2022	ISSUE FOR INFORMATION
C	15.02.2022	UPDATED PATHWAY EXTENT
D	18.02.2022	UPDATED NOTATIONS

TITLE	NAME
DRAWN	CP
DESIGNED	
DRG CHECK	
DESIGN CHECK	
APPROVED	CP



FOR INFORMATION ONLY

DURAL HEALTH HUB

ADDRESS
679-685 OLD NORTHERN ROAD, DURAL

VPA ASSESSMENT

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