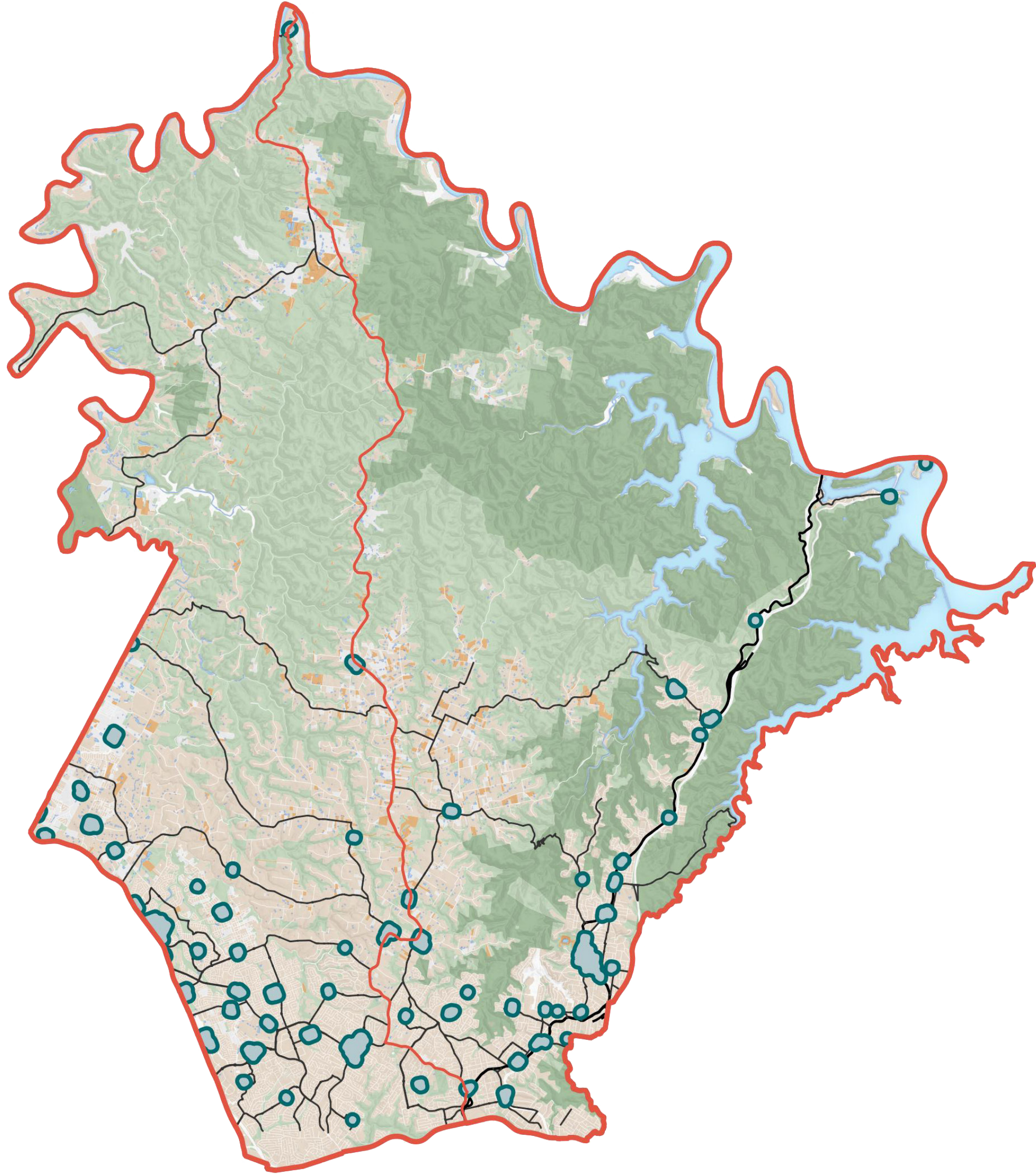


5) Appendix E

**Sieving Assessment
prepared by
Architectus**



Sieving of sites appropriate for Health Services Facility

679-6885 Old Northern Road Dural

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Project and report	679-685 Old Northern Road Dural	
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Client	Healing ONR	
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Report contact	Oscar Stanish Associate, Urban Design and Planning	
This report is considered a draft unless signed by a Director or Principal	Approved by: 	

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1 Introduction

1.1 Purpose of this document

Architectus has been engaged by Healing ONR Pty Limited to undertake a sieve mapping exercise in relation to the provision of a health services facility in the Dural area.

This report provides a 'site sieving' exercise that reviews available land for these facilities within a defined catchment area.

A number of criteria have been provided by the project team that have been combined with Architectus' expertise in defining the basis of this work.

1.2 Methodology

The methodology for the sieve mapping is described below. It includes:

- 1 The development of sieving criteria by the project team
- 2 Stage One sieving, which is GIS sieve mapping based on key planning and design criteria for a health services facility
- 3 Stage Two review of remaining sites - each site is analysed and their suitability for redevelopment assessed through investigation of size, current use, zoning, current development capacity of site, existing strata-title ownership and other site conditions.
- 4 Conclusions have been drawn from the above

1.3 The Study Area

The study boundary for this analysis has been defined by the consultant team in the central and northern portions of both the Hornsby, and The Hills LGA's, as shown in the diagram to the right.

It is noted as comprising of 10,709 dwellings and 32,939 residents (equating to ~37,000 in 2020 which is ~11% of both LGA's).

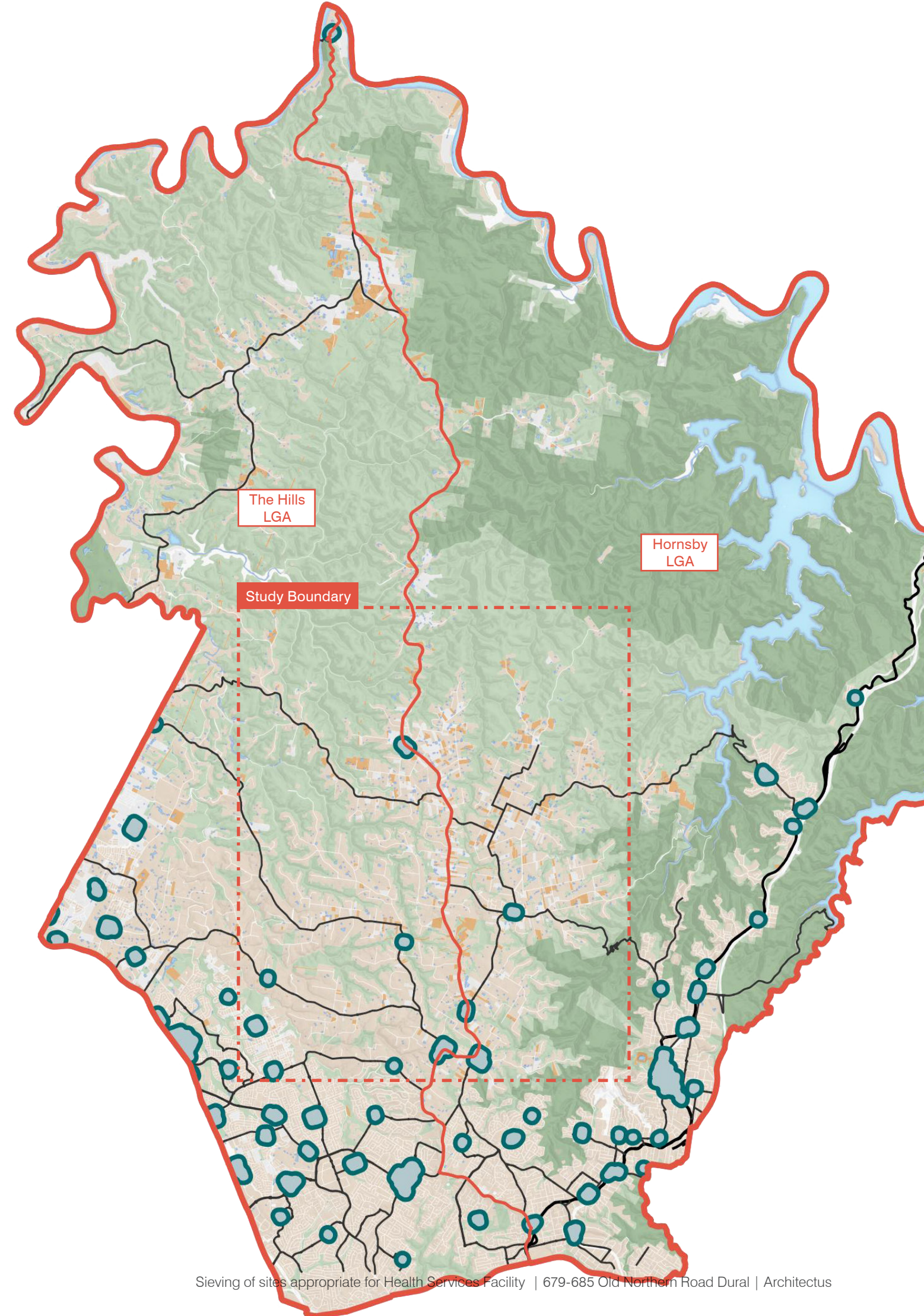
1.4 Additional Notes on Analysis

For the purpose of this sieving assessment, we have only considered zones where health service facilities is a permissible with consent use. Consideration has been given to the prescribed zones set out in 'Division 10 Health service facilities' of the Infrastructure SEPP (ISEPP). However it is noted that Section 57(4) of the ISEPP states:

"(4) Nothing in this clause—
(a) prevents a consent authority from—
(i) granting consent for development on a site by reference to site and design features that are more stringent than those identified in a site compatibility certificate for the same site, or
(ii) refusing to grant consent for development by reference to the consent authority's own assessment of the compatibility of the development with the surrounding land uses..."

The prohibition of health service facilities in the excluded zones of the Hornsby LEP 2013 and The Hills Shire LEP 2019 is in itself an indication of Council's view of areas where they do not feel that health services facilities are compatible with the surrounding land uses. For this reason zones where a health services facility is not a permissible use have been excluded. This includes land zoned SP2.

1:150,000 0 1.2 2.4 3.6 4.8 6.0KM



2

2.1 Stage One - GIS based sieve mapping

Initial sieve mapping of the study area has been undertaken to reflect the following three criteria based on advice from the project's team including planning advice:

1 Land Zoning that permits, with consent, a 'health services facility'

These are, for Hornsby LEP 2013:

- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor

For Hills Shire LEP 2019:

- R1 General Residential
- R3 Medium Density Residential
- R4 Medium Density Residential
- B2 Local Centre
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- B7 Business Park

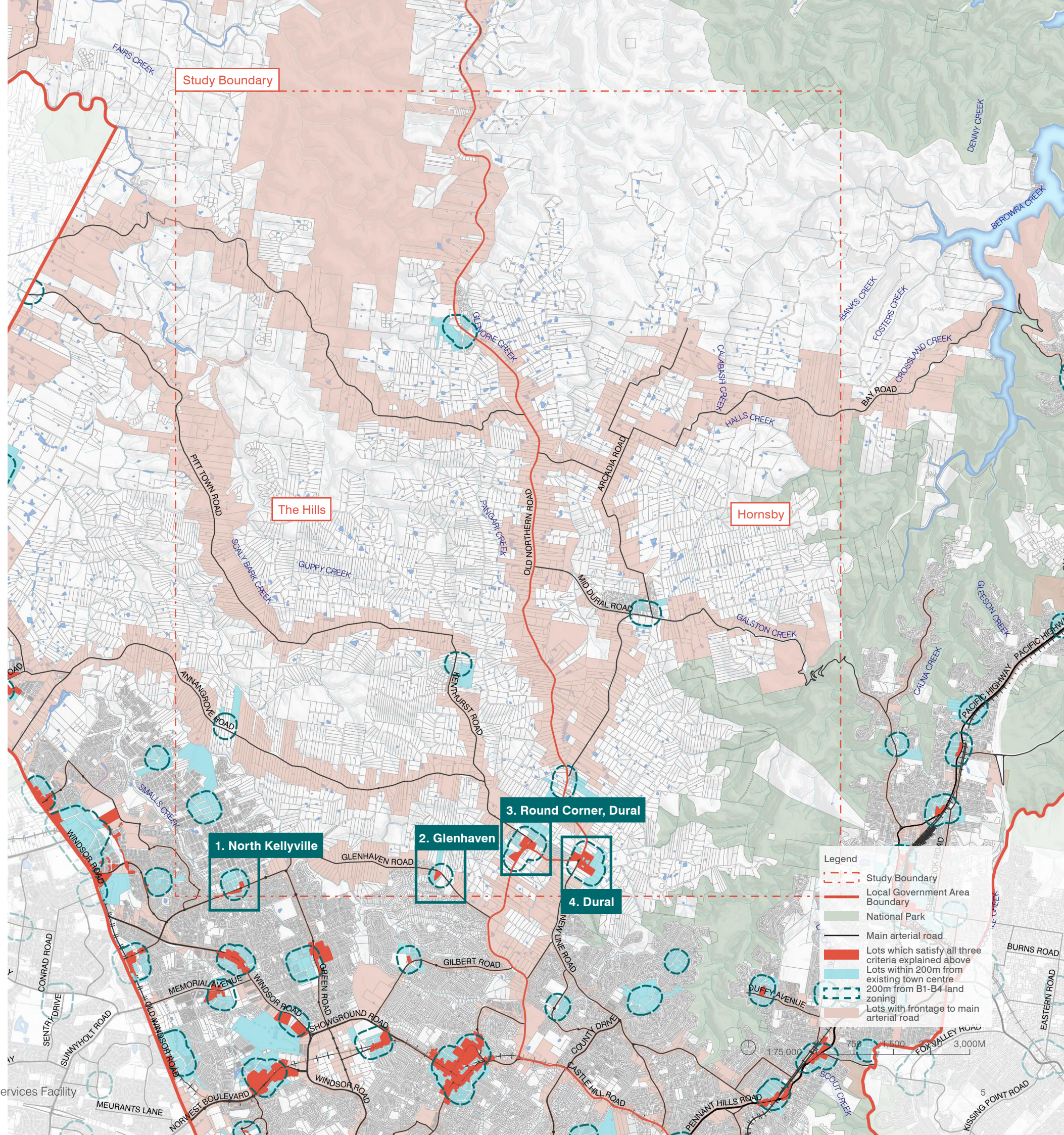
2 Within 200m from existing town centres

Lots must overlap within a 200m buffer from existing town centres (B1-B4 Land Zoning).

3 Access and egress from a main arterial road

Lots must have a frontage to an 'Arterial', 'Distributor', or 'Primary' road, as classified by NSW Foundation Spatial Data Framework, Transport Theme.

This analysis has identified 4 local centres within the study boundary that have at least one lot which satisfies all three of the above criteria. These are identified in the map opposite and are examined in detail across the following pages.



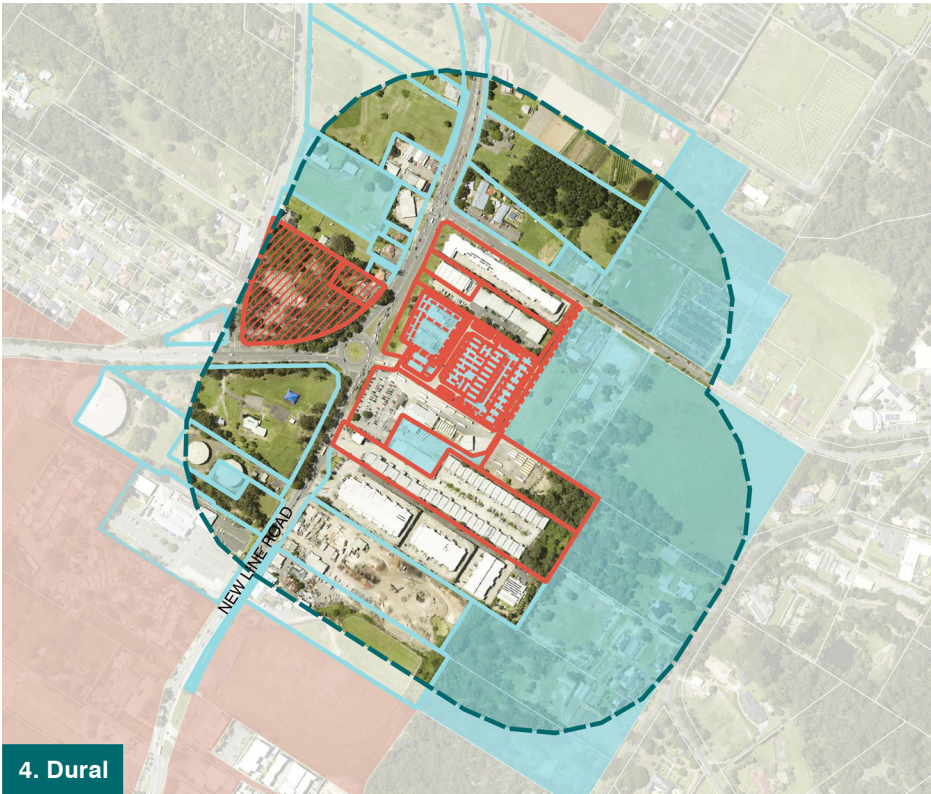
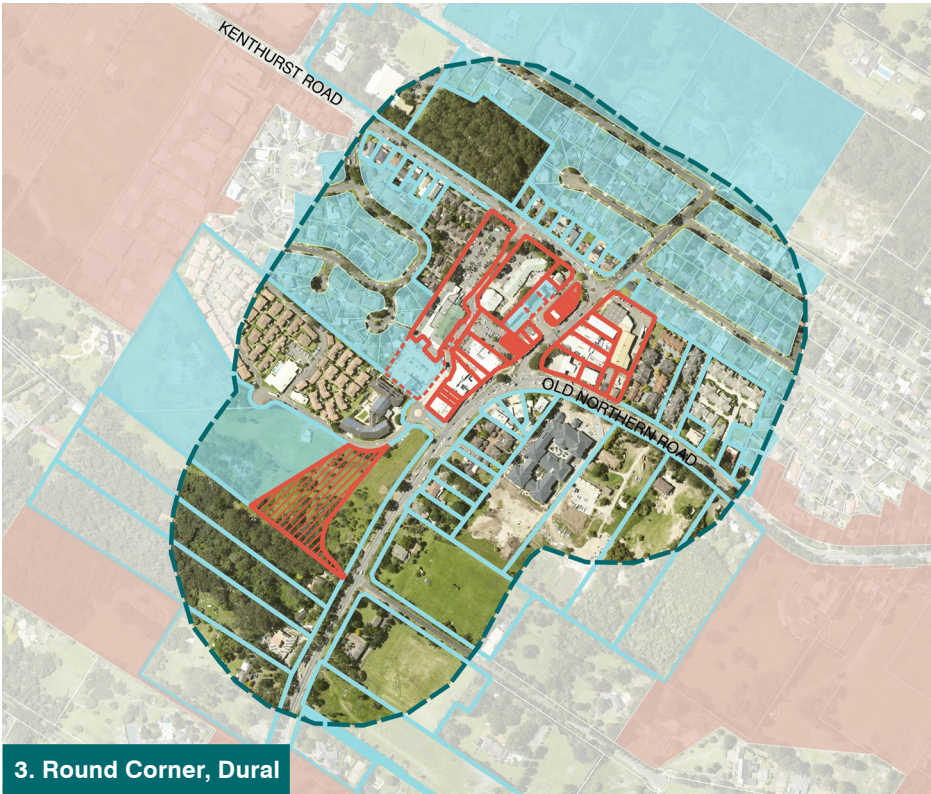
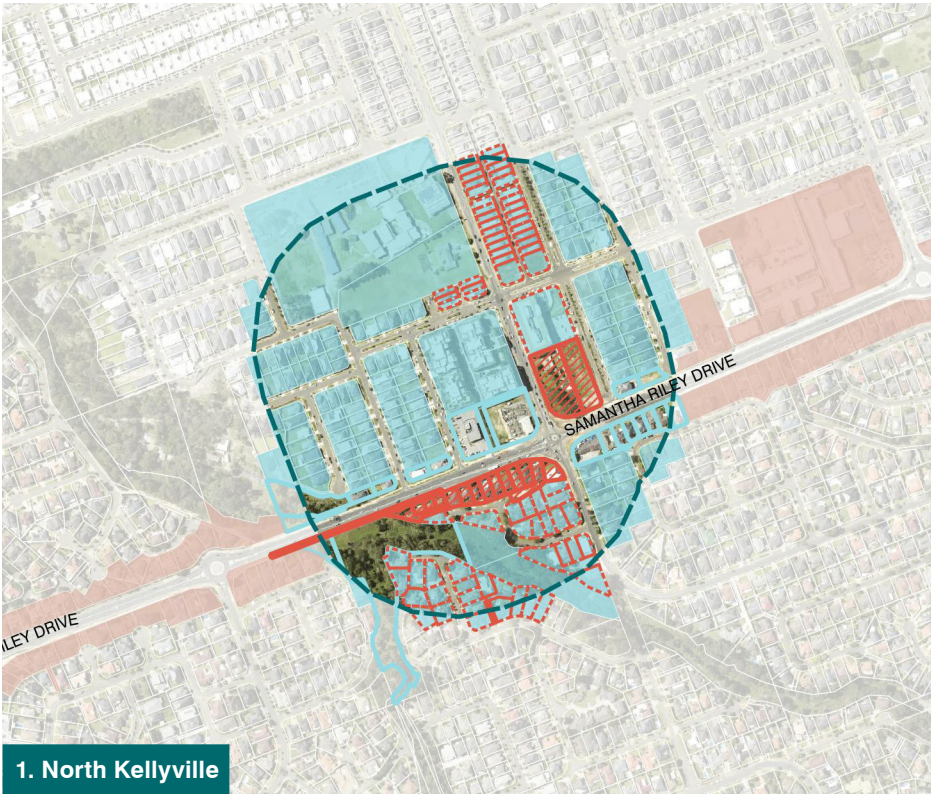
2.4 Stage Two - Review of remaining sites

The results of Stage 1 identified sites in four local centres for further consideration.

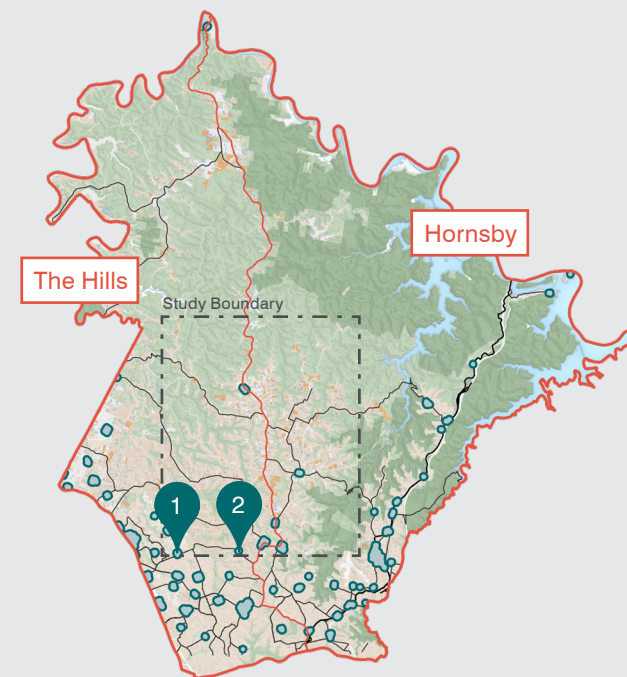
This stage reviews individual sites within each of these centres. For each, reasons for exclusion from consideration of being redeveloped are described. A number of different reasons, including in combination, have been identified which show where sites may be unlikely to be available to be redeveloped as a health services facility.

These include the following, and have been described over the following pages on a site by site basis.

- Sites that are not large enough (including consideration of amalgamation) to accommodate the needs of the health services facility which has been identified by the project team as requiring 4,500m² NLA total, with a minimum floorplate of 1,500m² plus appropriate setbacks.
- Sites containing existing uses that are not desirable in planning terms to be replaced or removed from their current context (e.g. local retail centres).
- Sites in an R1, R3 or R4 zone in the Hills Shire LGA where a health services facility is technically permissible however is likely to be inconsistent with the street character and/or the objectives of the zone.
- Sites where existing development is close to the capacity of planning controls where redevelopment is therefore unlikely or unfeasible.
- Existing strata-title ownership, which is likely to limit the potential for amalgamation and redevelopment.
- Other site conditions such as inconsistency with local context or existing trees on site.



Stage Two - Review of remaining sites



1 North Kellyville

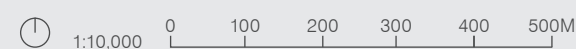
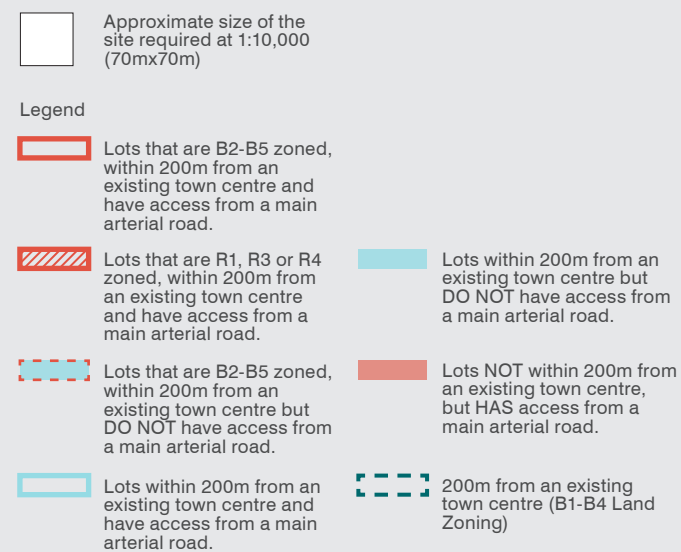
Lots which satisfy all three criteria in this centre:

Lot/Deposited Plan	Reason for exclusion
Lot 101, DP1213071 Lot 2401, DP1082890	R1 zoning - development for a health services facility is inconsistent with desired character of the zone, noise and traffic will adversely affect adjacent residential uses. Residential uses are likely to be both the intended use and achieve the highest and best use of the land.
Lot 464, DP838193 Lot 2, DP837483	Too small for redevelopment; currently a footpath/verge for Samantha Riley Drive. R3 zoning - development for a health services facility is inconsistent with desired character of the zone.
Lots 5-2, DP1072290 Lots 20-12 and 1, DP1006698	Requirement for amalgamation- <ul style="list-style-type: none"> Existing height of building control is 10m meaning approximately 6 lots would be required Site character and context including- <ul style="list-style-type: none"> R3 zoning - development for a health services facility is inconsistent with desired character of the zone. Noise and traffic will adversely affect adjacent residential uses. Character: As the lots are ~30m depth with lower density residential immediately adjacent to the south and a main road to the north, a health services facility is likely to have a significant impact

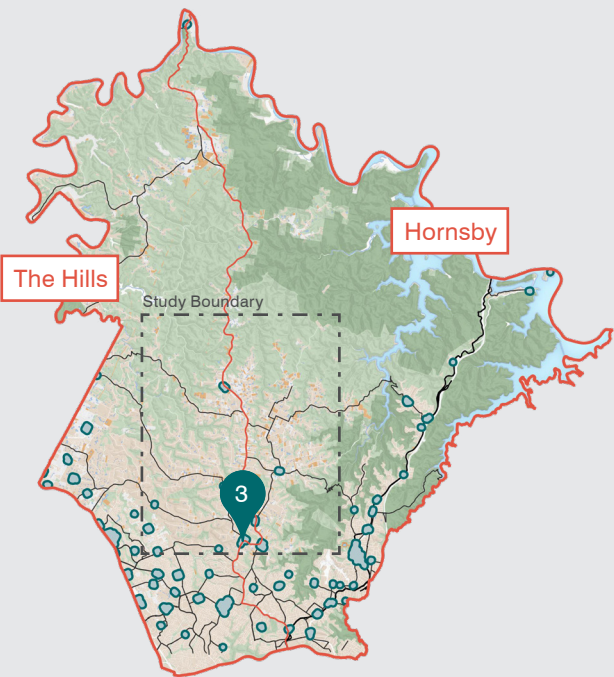
2 Glenhaven

Lot which satisfy all three criteria in this centre:

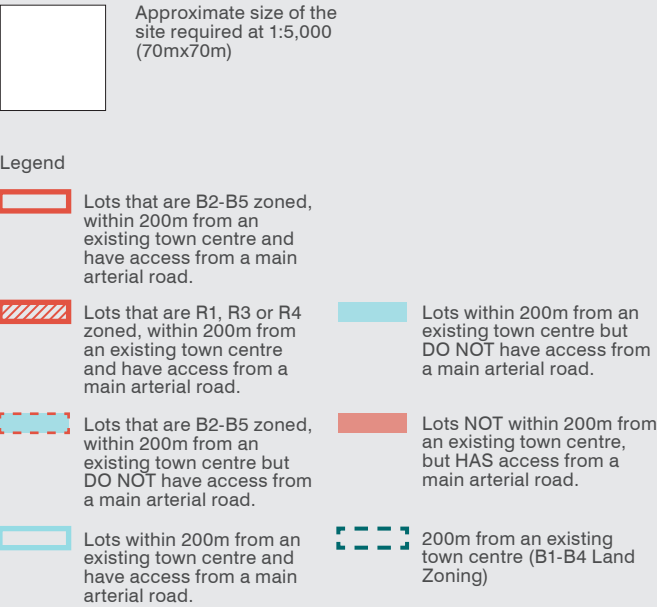
Lot/Deposited Plan	Reason for exclusion
SP74524	Strata titled - this lot contains 37 existing strata-addresses and is unlikely to be able to be amalgamated for redevelopment. R3 zoning - development for a health services facility is inconsistent with desired character of the zone.



Stage Two - Review of remaining sites



3 Round Corner, Dural
This is a well established centre with a number of shopping areas including ‘Dural Mall’, ‘Round Corner Plaza’ and ‘The Village Green’. Additionally there are a high number of smaller and larger business around the centre.



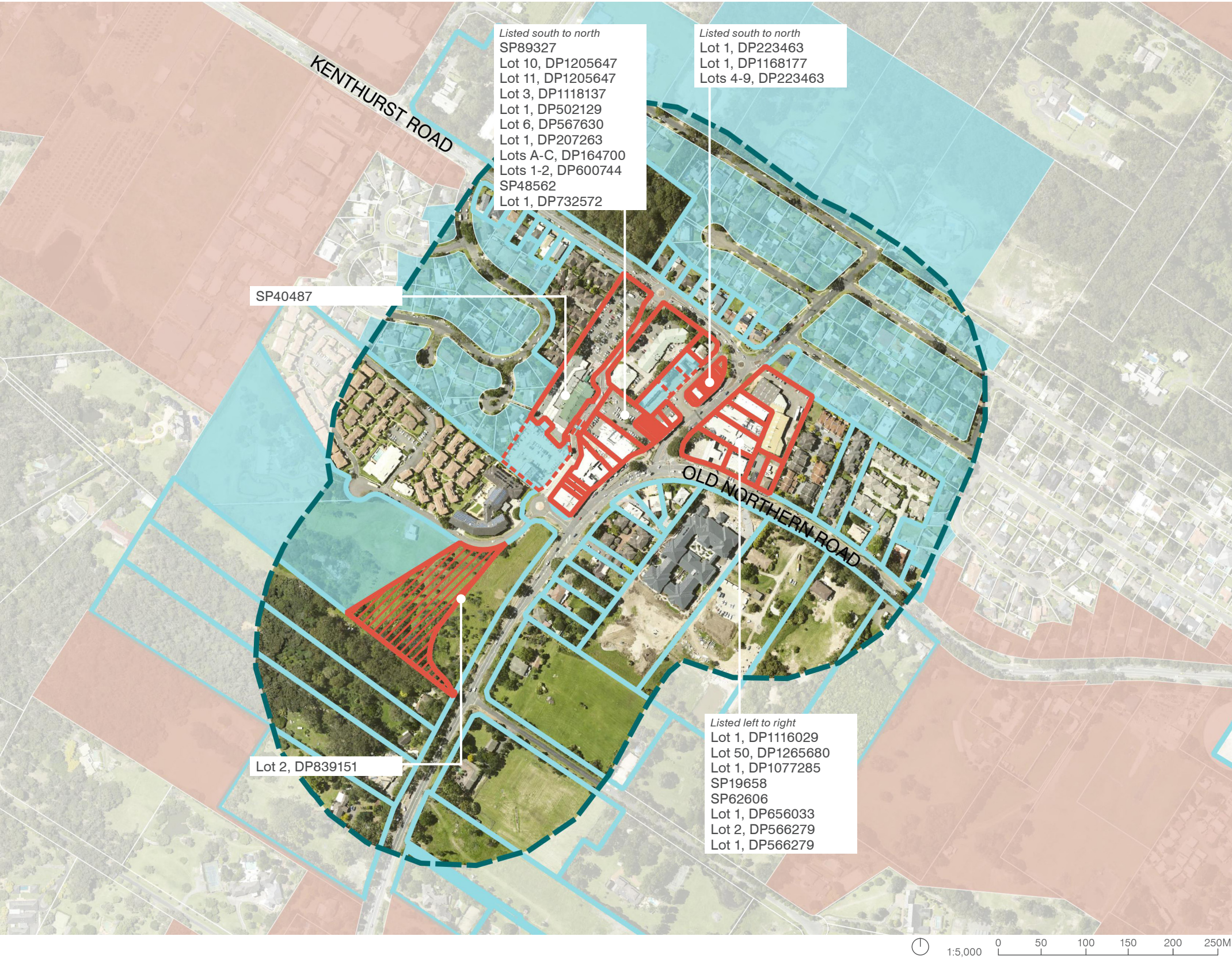
Lots which satisfy all three criteria in this centre:

Lot/Deposited Plan	Reason for exclusion
SP40487	Strata titled - 22 lots Existing retail centre providing important function in centre
SP89327	Strata titled - 9 lots. Small lot - Would require amalgamation to provide an appropriately sized development. Additionally, corner site on roundabout intersection unlikely to be a safe location for a health services facility given potential traffic constraints. Lots include national tenant, likely to be on long lease (Subway).
Lot 10, DP1205647 Lot 11, DP1205647	Two small lots, existing business include national tenant (CBA), likely to be on a long lease and unlikely to turnover. Would require amalgamation with lot to the north (multiple businesses) to provide an appropriately sized development. Would result in loss of retail/commercial floor space in centre.
Lot 3, DP1118137 Lot 1, DP502129 Lot 6, DP567630	Multiple business in these lots, including national tenants such as Gloria Jeans, ANZ, LJ Hooker and NAB. These are likely to be on long leases and unlikely to turnover. Would require amalgamation to provide an appropriately sized development and result in loss of retail/ commercial floor space in centre.
Lot 1, DP207263	Current use as a carpark and vehicular connection for neighbouring sites. Unlikely to be available for redevelopment.
Lots A-C, DP164700 Lots 1-2, DP600744	Small lots, even if all are amalgamated site area will be too small (~1200sqm). Additionally, national tenants such as Ray White and Westpac likely to be on long leases.
SP48562	Strata titled - 21 lots. Existing retail centre providing important function in zone
Lot 1, DP732572	Too small, single lot with neighbouring use (The Mirabelle Centre) unlikely to turn over

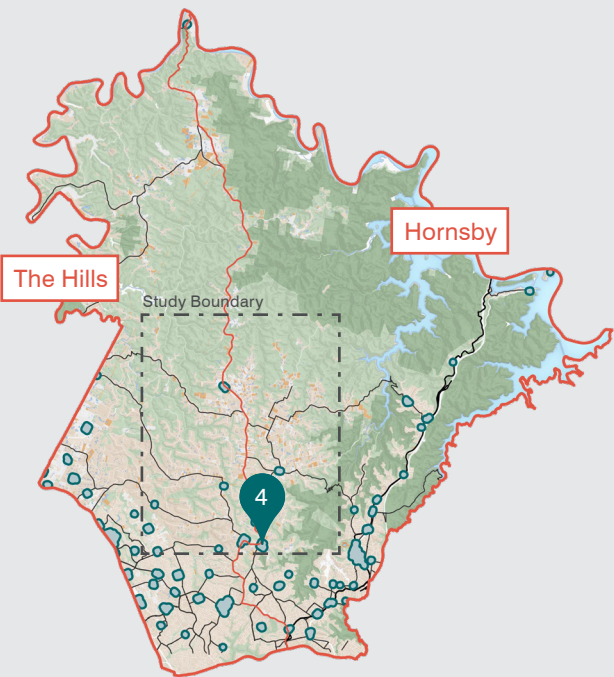
Lot/Deposited Plan	Reason for exclusion
Lot 1, DP223463 Lot 1, DP1168177 Lots 4-9, DP223463	Isolated sites - even if all are amalgamated site area will be too small (~1000sqm). Would result in loss of retail space in centre.
Lot 1, DP1116029	Service centre (petrol station) - national tenant (Caltex and Woolworths) likely to have a long lease in place and unlikely to turnover. Would require amalgamation. Potential contamination issues likely to mean it is commercially unfeasible.
Lot 50, DP1265680 Lot 1, DP1077285	Recently renovated and well established pub (The Duke of Dural), likely to have long lease in place with associated poker machine licences, therefore, unlikely to turnover. Any redevelopment would result in loss of employment floor space in the centre.
SP19658	Business Centre close to maximum allowable FSR, strata titled lot unlikely to turnover. Additionally, any redevelopment would result in loss of employment floor space in the centre.
SP62606	Strata titled - 4 lots and 6 lots respectively, unlikely to turnover. Would require amalgamation to achieve required size and result in loss of employment floorspace.
Lot 1, DP566279	Multiple business in these lots, including national tenants such as Pet Barn. This is likely to be on a long lease and unlikely to turnover. Potential for additional noise and traffic caused by a health services facility would be inconsistent with surrounding residential character.
Lot 1, DP656033 Lot 2, DP566279	Uses unlikely to turnover, would need to amalgamate to achieve required size and result in loss of employment floorspace.

Lot/Deposited Plan	Reason for exclusion
Lot 2, DP839151	Split between R3 and B2 zoning. B2 zoned area is DA approved for residential apartments, townhouses and commercial and will not be available as a health services facility. The remainder of the site (R3 zoned) redevelopment would impact on character of the landscape particularly as extensive views to the west are available across this land.

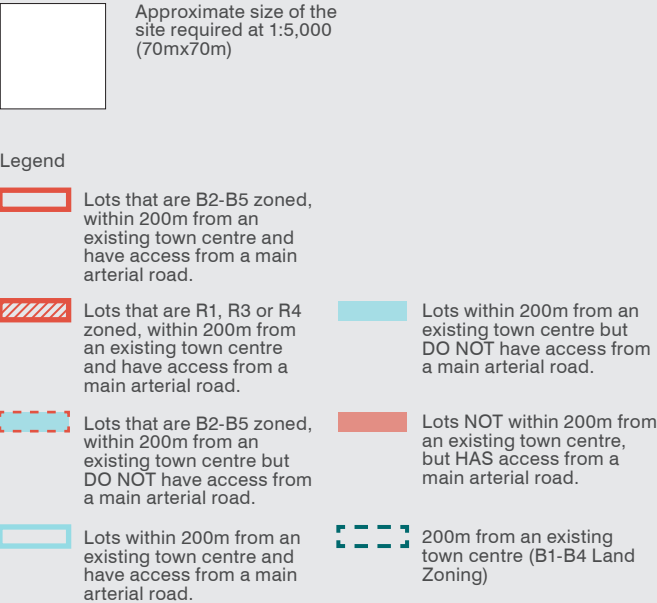
Stage Two - Review of remaining sites



Stage Two - Review of remaining sites

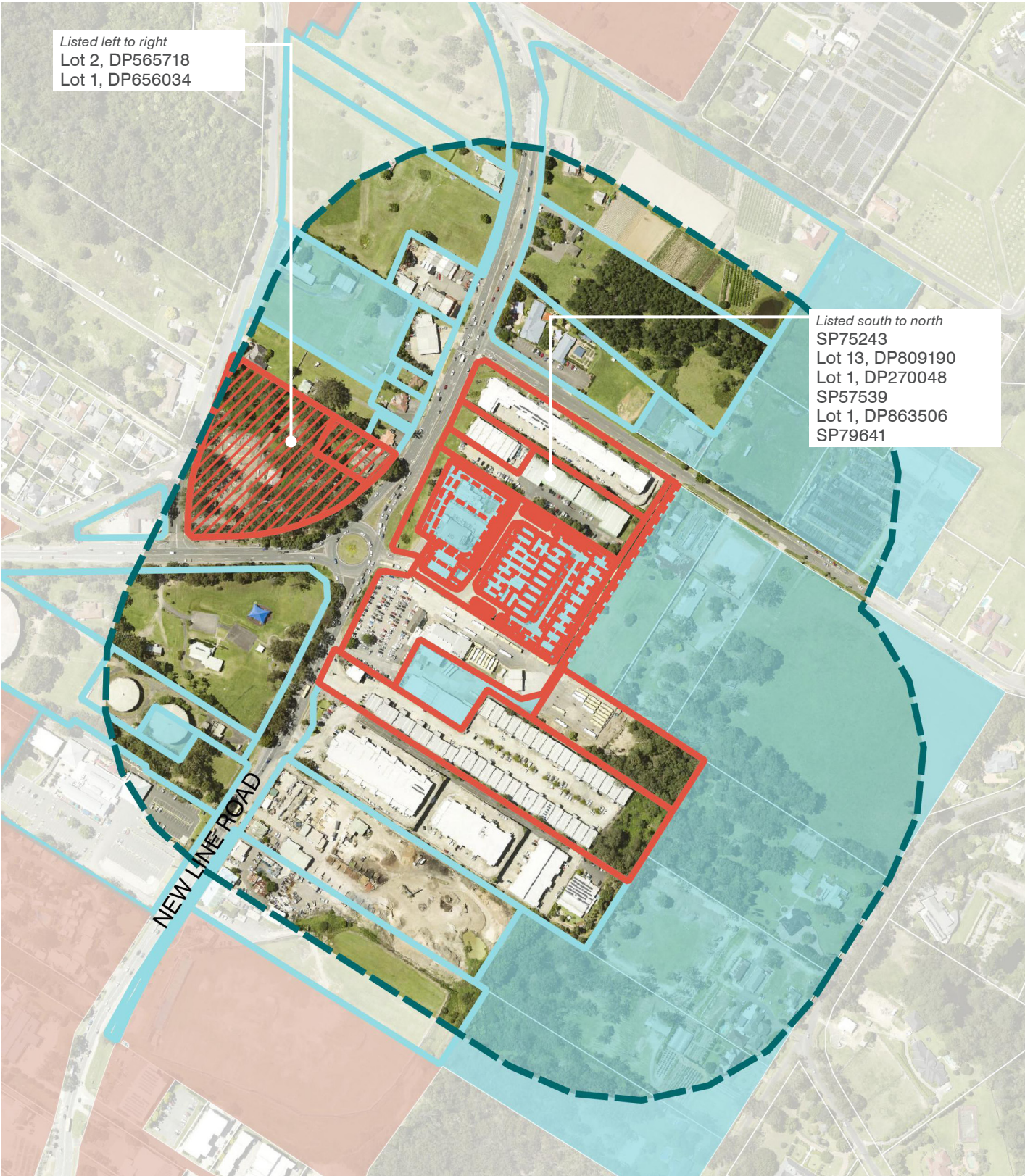


4 Dural
This is a well established, mainly industrial, centre, with some auxiliary uses to the north. Lots in the B2 zone are provided an FSR of 0.7:1 and height of 8.5m requiring a larger lot for redevelopment



Lots which satisfy all three criteria in this centre:

Lot/Deposited Plan	Reason for exclusion
Lot 2, DP565718 Lot 1, DP656034	R3 zoned, development for a health services facility is inconsistent with desired character of the zone Existing significant trees are likely to be a significant constraint for development
SP75243	Strata titled - 42 separate strata lots are unlikely to be able to be amalgamated for redevelopment
Lot 13, DP809190	Currently used as a bus depot, unlikely to turnover
Lot 1, DP270048	Land and road around Dural Business Park. Lots which have access from this lot are currently subdivided into a large number of small lots and include a number of national tenants including McDonalds, KFC and Horseland. These lots are unlikely to be able to be amalgamated with each other, the road and the land for redevelopment. Existing buildings are built close to capacity of current planning controls.
SP57539	Strata titled - 8 separate strata lots are unlikely to be able to be amalgamated for redevelopment. Existing buildings are built close to capacity of current planning controls.
Lot 1, DP863506	Not large enough to redevelop on its own - would have to amalgamate with adjacent strata titled sites. Multiple industrial tenants, unlikely to turnover.
SP79641	Strata titled - 16 separate strata lots are unlikely to be able to be amalgamated for redevelopment Existing buildings are built close to capacity of current planning controls.



3 Summary and conclusion

Reviewing the study area with the parameters provided results in no sites that satisfy the current zoning as well as all the development requirements for a site that are likely to be developable.

This document sets out a site sieving process to determine appropriate sites for the provision of a health services facility within a study area that includes the northern portion of Hornsby and Hills Shire local government areas.

A two step analysis has been undertaken within the area as follows:

- Stage one - GIS based sieve mapping - identifying only sites in the LGA that are:
 - Appropriately zoned
 - Within 200m of a local centre
 - Provide vehicular access from a main road
- Stage two - Review of remaining sites- A qualitative analysis of all sites remaining that considers:
 - Site size and amalgamation requirements including strata title ownership
 - Existing uses that are not desirable to remove from their current context
 - Sites where a health services facility is inconsistent with the street character and/or objectives of the zone
 - Sites which have already been developed close to the capacity of planning controls and are unlikely to be redeveloped
 - Other site constraints

Reviewing the study area with the parameters provided by the project team results in no sites that satisfy the current zoning as well as all the development requirements for redevelopment in the form of the desired health services facility.

The sieving exercise has also highlighted sites that satisfy the criteria for provision of a health services facility however are not currently zoned to permit this use.

Of these, the subject site of 675-685 Old Northern Road, Dural is anticipated to be one of the lowest impact on the landscape character of the area as it is adjacent to an existing larger centre, it doesn't require extensive amalgamation and the health services facility use is more consistent with the current infill development already occurring. The Round Corner area has a wide range of uses (both currently and proposed), from commercial, retail, seniors, mixed use and community uses.

Further work is proposed to be undertaken to determine the visual impact of a health services facility on this site.

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