



STRATEGY > DEFINITION > DELIVERY > TRANSITION

SENIORS HOUSING DEVELOPMENT ROUND CORNER DURAL

**APPLICATION FOR A SITE
COMPATIBILITY CERTIFICATE
795-821 OLD NORTHERN ROAD**

APP CORPORATION PTY LIMITED ON BEHALF OF
THE FOLKESTONE LYON GROUP JOINT VENTURE

DECEMBER 2017



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This report has been prepared and reviewed in accordance with our quality control system. The report is a preliminary draft unless it is signed below.

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1. Introduction

This report, and the related studies and plans have been prepared on behalf of Statewide Property Ventures (Folkestone Limited and Lyon Group JV) in support of an application to the Director-General of the NSW Department of Planning for a Site Compatibility Certificate (SCC) under clause 24 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (Seniors Living SEPP).

The site subject of this application is known as 795-821 Old Northern Road, Dural. The site consists of two (2) lots, strategically positioned to the south of Round Corner village. The lots are proposed to be consolidated into one holding as part of a forthcoming development application (DA).

The site is zoned RU2 Rural Landscape and seniors housing developments are prohibited on the land under Hornsby Local Environmental Plan (LEP) 2013. Pursuant to clause 4 and Part 2 of the SEPP a SCC is sought for the site; being land that adjoins land zoned for urban purposes.

A concept master plan for the proposed seniors housing has been developed by Calder Flower Architects which underpins this submission. The plan has been developed on sound design principles that include new linkages to existing destinations and access through the site. The plan is underpinned by a comprehensive site analysis and consideration of the surrounding environment. As a result, the proposed development celebrates and preserves important site features, including ecologically significant vegetation communities. The development has been carefully integrated with existing landforms, vegetation, drainage corridors and existing access points. The plan has also considered the broader traffic, access, infrastructure and service features of the locality.

The Vision of the proposal is to create a high-quality master planned seniors living development that meets the increasing demand for seniors housing in the South Dural locality. It will provide a diverse mixture of housing types to cater for a range of abilities and levels of care. The proposal includes serviced self-care housing in the form of self-contained dwellings and apartments and an on-site residential care facility.

The site is currently serviced by existing potable water, power and gas in the Old Northern Road corridor. The site is part of the West Hornsby Waste Water system catchment which has sufficient capacity for the development. The site is not currently sewered however there exists potential connection options into the wastewater network.

The bus networks operating along Old Northern Road will transport residents and visitors to nearby essential services at the Round Corner village, Cherrybrook village and Castle Towers. Access to the existing bus stop on the southern side of Old Northern Road 50 metres to the east of the site will be provided with a newly constructed footpath. Additionally, a newly constructed signalised intersection

at the frontage of the site on Old Northern Road will provide safe crossing for elderly residents, providing access to bus stops on the northern side of the road. These future works are discussed in this report and a detailed engineering designs will accompany the development application (DA).

This report describes the opportunities and constraints to development and demonstrates how the proposal can become an integral part of the Round Corner village community.



1.1 Background

The site is in South Dural in the Hornsby Shire Council (HSC) Local Government Area (LGA). It is immediately to the south of the Round Corner village on Old Northern Road. The locality is characterised as rural-residential fringe bordering the residential suburbs of Cherrybrook, Castle Hill and Glenhaven. The area is undergoing a gradual transition to an urban character focussed around the Round Corner retail and commercial centre.

South Dural has been the subject of numerous applications seeking rezoning since the early 1990s. A planning proposal was lodged to Hornsby Shire Council (HSC) in 2012 to rezone the land for future residential release. The proposal received a Gateway Determination in March 2014 which required the proponent to demonstrate the proposal's consistencies with the S.117 Directions.

In 2012 South Dural was nominated by the residents and rate payers group to be included in the State Government's Potential Home Sites (PHS) Program. The precinct was later identified for further strategic investigation, acknowledging urban release in South Dural had strategic merits in line with urban policy and infrastructure investment in the area.

Technical studies were commissioned by the proponent (the Folkestone Lyon Group Joint Venture) to investigate environmental and physical constraints across the precinct. The studies considered infrastructure and servicing, bushfire impacts, flooding, ecology, traffic and social factors. Some of the

details in these previous reports have been relied upon in this submission to demonstrate the sites' compatibility for a senior's housing development.

1.2 Supporting Material

In addition to the South Dural technical studies the following plans and reports have been prepared in support of this SCC application:

- Concept master plans, site planning and elevations prepared by Calder Flower Architects (**Appendix A**)
- Bushfire Threat Assessment Report prepared by Eco Logical Australia (**Appendix B**)
- Transport and Traffic Assessment prepared by WSP Brinckerhoff (**Appendix C**)
- Accessibility Study prepared by Judith Stubbs & Associates (**Appendix D**)

1.3 Consultation

APP and the proponent have met with the NSW Department of Planning and Environment (DPE) and strategic planners from HSC to discuss the proposal and SCC application.

DPE – Hornsby Locality Officers

At the meeting 19 October 2017 the DPE Hornsby Locality Officers noted the following key considerations for the SCC application:

- The Applicant must consider the provisions under Schedule 1 of the SEPP which would preclude application of the policy. These provisions preclude seniors housing developments on lands identified as environmentally sensitive or similarly described by another environmental planning instrument.
- The Applicant is to confirm that the site is 'adjoining' land zoned for urban purposes as part of the SCC application.
- The Applicant is to consider the locality, site analysis and accessibility provisions under the SEPP that would qualify the sites' compatibility.

The land is not mapped or otherwise identified as environmentally sensitive under the Hornsby Local Environmental Plan (LEP) 2013 or any other relevant environmental planning instrument.

The land is adjoining urban purpose lands to the north in the Round Corner retail and commercial centre. The two separate parcels will be consolidated under a subdivision application prior to the commencement of the proposed development. The Applicant is accepting of a condition to be imposed as part of the SCC determination requiring the site consolidation.

All of the location and access to services provisions under the SEPP have been addressed in this report. The site satisfies the requirements of the SEPP.

HSC Strategic Planning Department

At the meeting 26 October 2017 the HSC acknowledged that a number of SCC applications and site-specific proposals had been lodged in South Dural for seniors living and subdivision developments. HSC expressed their preference to consider these developments in a more holistic manner to better understand the future impacts on infrastructure and community service. This is consistent with previous advice where the Council's Strategic Planning Department has sought to investigate the whole of South Dural for future urban release.

2. Site and Context Analysis

2.1 The Site

The site is referred to as 795 – 821 Old Northern Road, Dural. It includes land bounded by Old Northern Road to the north, the Sydney Hills Holiday Park to the east and privately owned properties to the south and west. The site is shown in **Figure 1** below.

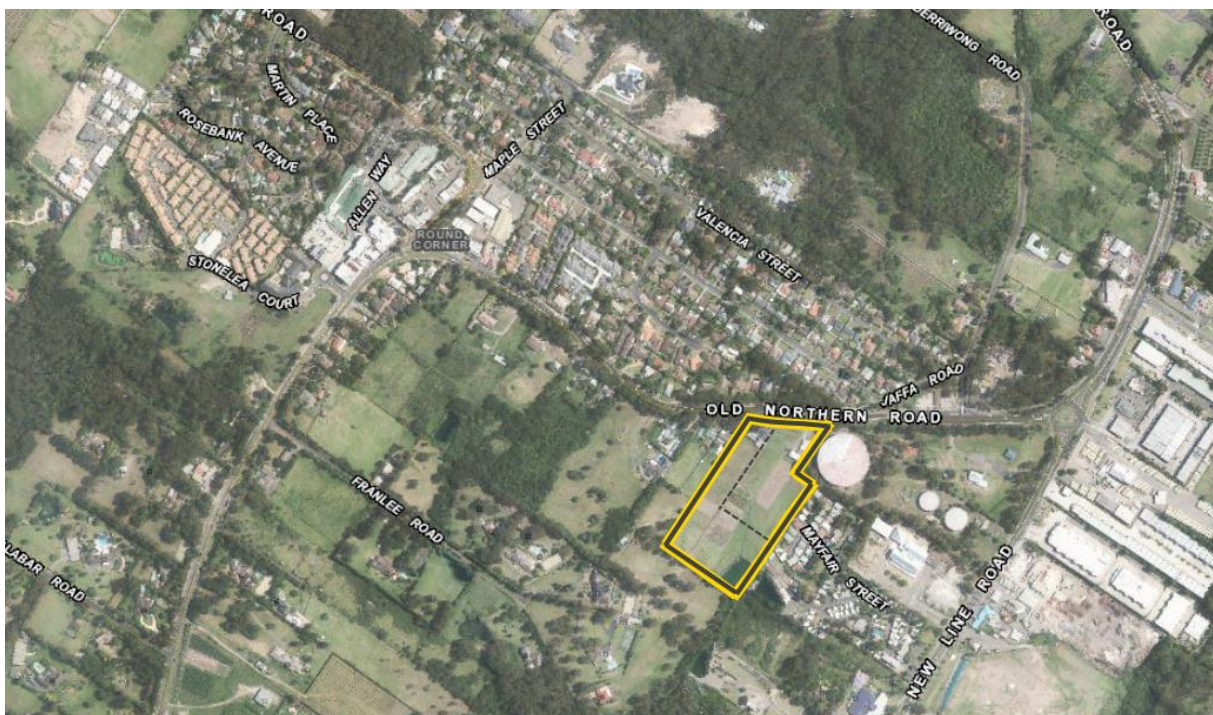


Figure 1 The Site

The site includes two allotments described as follows:

- Lot X DP 399017 – 795-803 Old Northern Road, Dural
- Lot 3 DP 576771 – 805-821 Old Northern Road, Dural

The properties will be consolidated in to one parcel as part of the proposed development.

The site has a total land area of approximately 3.6 hectares. It has a frontage along the northern boundaries to Old Northern Road measuring approximately 130m.

The site is part of the Georges Creek drainage catchment area with a lower order tributary intersecting the south-eastern part of the site. The tributary feeds an online farm dam in the south-east corner.

The site is adjacent to lands zoned for urban purposes in the Round Corner retail and commercial centre and surrounding low density residential lands to the north. The site is located adjacent to the properties at 574-578 Old Northern Road zoned for urban purposes, namely R2 Low Density Residential, separated only by Old Northern Road.

An existing single storey dwelling is located on the property 795-803 Old Northern Road. A large shed and detached garage are positioned adjacent to the east of the dwelling on the property 805-821 Old Northern Road.

Much of the site has been historically cleared of trees and vegetation for agricultural purposes. The site was historically utilised for small-scale market garden activities however currently it is used primarily for the production of ornate tree species. Endangered Ecological Communities (EECs) including Sydney Turpentine Ironbark Forest occurs in the southern part of the site (see **Figure 1** on the previous page). The vegetation forms part of the Georges Creek riparian corridor.

The land falls gently from the northern boundaries in a southerly direction from the ridge line at Old Northern Road. Average gradients of 5% are observed across the site with the steepest slopes occurring in the south-east corner to the farm dam.

2.2 The Locality

2.2.1 South Dural Precinct

The South Dural Precinct is in the HSC LGA. The lands to the west and north of the site on the opposite sides of Old Northern Road are within The Hills Shire Council LGA.

South Dural covers 240 hectares between Castle Hill and Round Corner (Dural) in Sydney's northwest. It is bounded by Old Northern Road to the north, west and south and New Line Road and Hastings Road to the east. The precinct is approximately 35km to the northwest of the Sydney CBD, 3km northwest of Castle Hill town centre and is nestled between Cherrybrook to the southeast, Dural to the north and Glenhaven and Castle Hill to the west and southwest. **Figure 2** on the following page identifies the site, surrounding context and the South Dural Precinct boundaries.

South Dural is characterised as a rural-residential area serviced by a local village that is transitioning into a higher order local centre. The precinct contains dwelling houses and larger homesteads typically set upon 2-3 hectare parcels. Small scale agricultural operations and hobby farming occurs infrequently across together with nurseries and landscape supply businesses. A number of large seniors living and childcare facilities are located in close proximity to the site.

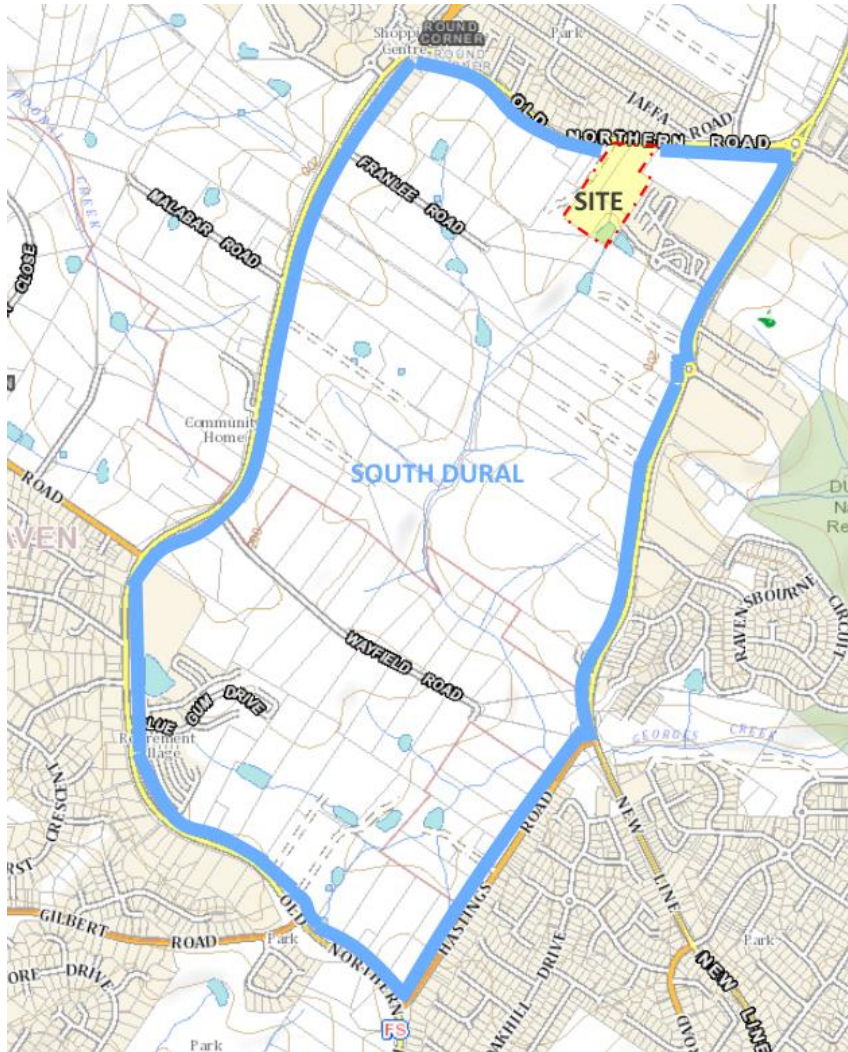


Figure 2 South Dural Precinct

2.2.2 Surrounding Context

To the east of New Line Road the lands comprise a mixture of light industrial uses, recreational facilities, take-away food restaurants, manufacturing and wholesale distributors and warehousing. The Sydney Hills Holiday Park, Dural Hotel/Motel is to the east and wholesale nurseries and restaurants are to the south-east aligning New Line Road.

The Round Corner retail and commercial centre to the north is a growing mixed use centre. The centre is home to a large Woolworth's supermarket and local shops including specialty retail, financial institutions, essential services, real estate, cafes and restaurants, a service station and town housing developments.

A low density residential area surrounds the Round Corner retail and commercial centre to the north and east. The residential properties are typically 700m² and contain single and two storey dwellings constructed in the 1980's and 1990's. A medium density residential area adjoins the centre to the south and comprises a retirement village and aged care development.

The lands further to the south, north-west and west are characterised as transition rural-residential areas. Properties in the suburbs of Kenthurst and Glenhaven are generally 2-5 hectares in size and contain larger homesteads with landscaped gardens and preserved remnant bushland. Operational agricultural and rural business are located to the north and west in the suburbs of Kenthurst, Annangrove and Middle Dural.

The surrounding areas are further depicted in **Figure 3** below.

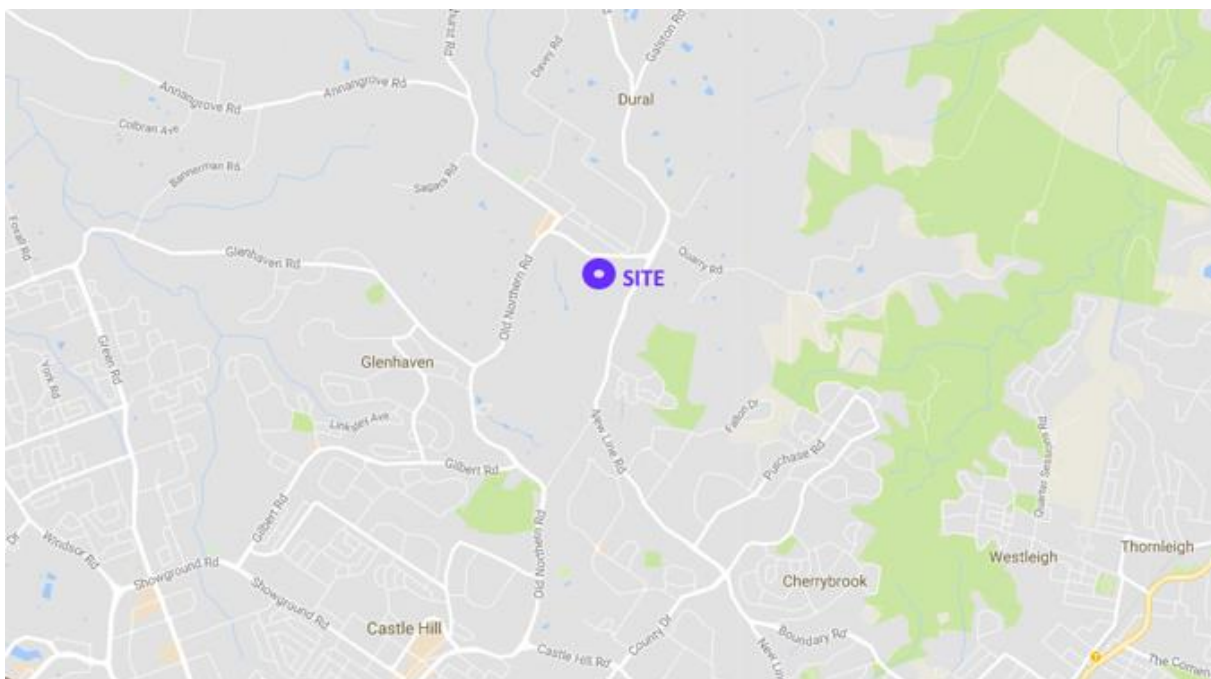


Figure 3 Surrounding Context

2.2.3 Planning Context

A number of rezoning and development applications have been submitted to The Hills Council and HSC in recent years for mixed use apartment buildings, seniors housing, aged care facilities and medium density housing. These are summarised in **Table 1** on the following page. The development applications summarised in Table 1 represent urban development which is complimentary to the rural and residential land uses in the area. The proposed development for this site is envisaged to similarly

service the existing community by providing an urban built form development adjoining both urban and rural land uses.

Table 1 *Planning Applications and Approvals*

Land / Proponent	Description	Outcome
South Dural Resident and Ratepayers / Folkestone-Lyon Group Joint Venture	Planning proposal to rezone the precinct to mixed residential and mixed use.	Gateway Approval on 7 March 2014. The proposal is with DPE.
Dural Service Centre at 268-278 New Line Road, Dural.	Rezoning from IN2 Light Industrial to B2 Local Centre	Gateway Approval issued in support of the proposal, request for further studies.
Former Timber Yard at 582-582A Old Northern Road, Dural.	Rezoning from RU6 Transition to R3 Medium Density	Approved.
North Derriwong Development Management Services Pty Ltd	Rezoning of two consolidated sites on Old Northern Road, Dural from RU6 Transition to R2 Low Density Residential.	Planning Proposal not supported by Hills Council.
The Cascades, Dural JC Constructions	Mixed use development application including apartments, seniors living, retail and recreational facilities.	DA approved.
705-717 Old Northern Road, Dural	Residential care facility comprising a 153 bed nursing home.	SCC approved. DA under assessment by HSC – to be determined by Sydney North Planning Panel
3 Quarry Road and 4 Vineys Road, Dural	Seniors living and residential care facility	SCC approved.

2.2.4 Environmental Setting

The South Dural precinct has significant biodiversity attributes which contribute to a broader network of nature reserves and riparian corridors. The Georges Creek riparian lands are in the central parts of South Dural precinct and extend across the south-eastern corner of the site. The vegetation communities in the creek corridor include Sydney Turpentine Ironbark Forest (see **Figure 4** overleaf),

Acacia Growth, Blackbutt Gully Forest and Shale Sandstone Transition Forest. Scattered trees exist within the subject site, however surrounding lands contain larger proportions of ecologically significant vegetation.

The precinct drains in to the Berowra Waters Creek system to the north-east and the Cattai Creek system to the north-west. Major water bodies in the locality include Georges Creek (the main tributary in the South Dural), the Dooral Dooral Creek to the north-west and the Funks and Berowra Creeks to the north and east. Pyes Creek is another major tributary of the Berowra Waters catchment which traverses the suburbs of Dural, Cherrybrook and Castle Hill.

Much of the surrounding locality is also impacted by bushfire, flooding and ecological constraints which will be discussed in greater detail in Section 4.



Figure 4 Sydney Turpentine Ironbark Forest

2.3 Infrastructure, Services and Facilities

2.3.1 Utility Services

The Cardno Infrastructure Services Report (Ref No. 80216070) (see **Appendix E**) investigated the current servicing arrangements for utilities in the precinct. The following key points are summarised from the report in relation to the subject site:

- The site is currently being serviced by Sydney Water’s Prospect North Trunk water delivery system by the Dural South and Dural elevated water supply reservoir zones.
- The site is not currently sewered, however there exists potential connection options into the West Hornsby wastewater system. An existing Sydney Water carrier main is available at the intersection of New Line Road and Hastings Road which can be extended to service the site.
- Endeavour Energy and Ausgrid both service the site and will serve as the certifying authority for any reticulation design and works to service the site. Power services are available to the site at Old Northern Road.
- NBN Co. is responsible for providing telecommunications to the area. Individual developers are tasked with preparing pit and pipe plans with communications conduits to be installed by suitably qualified contractors.
- Natural gas services are available to the site from Old Northern Road.

2.3.2 Road Network

The existing road network (see **Figure 5**) services an expansive area, including residential communities around Dural, Kenthurst, Annangrove and Galston. Access to the site from the north is provided from Old Northern Road which is the main road in and out of Round Corner.

Old Northern Road is a Classified State Road of two-way configuration within a four-lane, 19 metre wide (variable) carriageway. It includes an 8 metre wide median set within a 30 metre wide (variable) road reserve. The road narrows to a single lane in either direction along the site frontage.

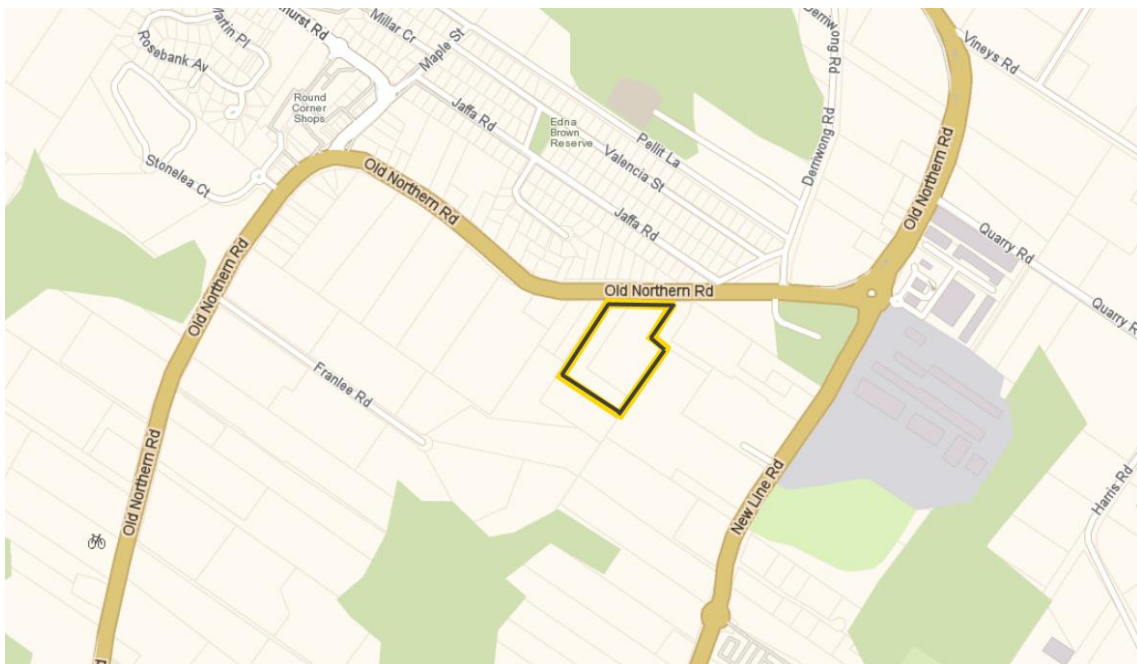


Figure 5 Road Network

The irregular signalised intersection between Kenthurst Road and Old Northern Road in Round Corner is a major intersection to the north-west of the site. The intersection provides access to Kenthurst and Annangrove to the north, Dural and Galston to the east and Castle Hill and Glenhaven to the south.

The Traffic and Transport Assessment prepared by WSP acknowledges the need for new traffic island treatments including a pedestrian refuge and turning / slip lane on Old Northern Road to facilitate safe access to the future development for vehicles and pedestrians crossing the road. The proponent is committed to delivering this infrastructure subject to costing and works to be negotiated with RMS.

2.3.3 Public Transport

The Hills Bus Company operates four services along the sites' frontage to Old Northern Road (see **Figure 6**). The services operate every 20-40 minutes and connect the site to local facilities at Cherrybrook, West Pennant Hills and Beecroft Train Station, as well as express services to Sydney CBD and Parramatta.



Figure 6 Bus Routes

Bus stops exist on both sides of Old Northern Road served by bus routes 637, 638 and 639. To improve the accessibility of the site to these services, and to improve pedestrian safety, the following changes are recommended (see **Figure 7**):

- Westbound stop (ID 215817) located near the site consists of a bus stop sign and shelter. It is recommended that this be connected to a new footpath from the site's frontage with upgraded facilities including a concrete pad for embarking/disembarking low floor accessible buses and a shelter.

- Eastbound stop (ID 215816) is located on the opposite (northern) side of Old Northern Road to the site and has a concrete pad and shelter. The newly constructed pedestrian refuge will provide safe, walkable access to the footpath on the northern side of the road and the bus stop within a 150 metre walking distance.

2.3.4 Pedestrian and Cycling Infrastructure

A pedestrian path exists along the northern side of Old Northern Road connecting the site to Round Corner village and the Dural light industrial area to the east.

As part of the proposal the proponent is committed to delivering a new footpath along the southern side of Old Northern Road connecting the site to the existing bus stop (see **Figure 7**). The proponent is also committed to providing new traffic infrastructure on Old Northern Road including a dedicated pedestrian refuge island. This will allow pedestrians to safely cross Old Northern Road to access the bus stops and pedestrian pathway along the northern side of Old Northern Road.

Design details, including the alignment and width of the pedestrian pathways and on-road infrastructure will support the DA. The path will be constructed within the existing road reserve, clear of impact on the heritage listed trees. Further correspondence with RMS will be required as part of a pre DA process.

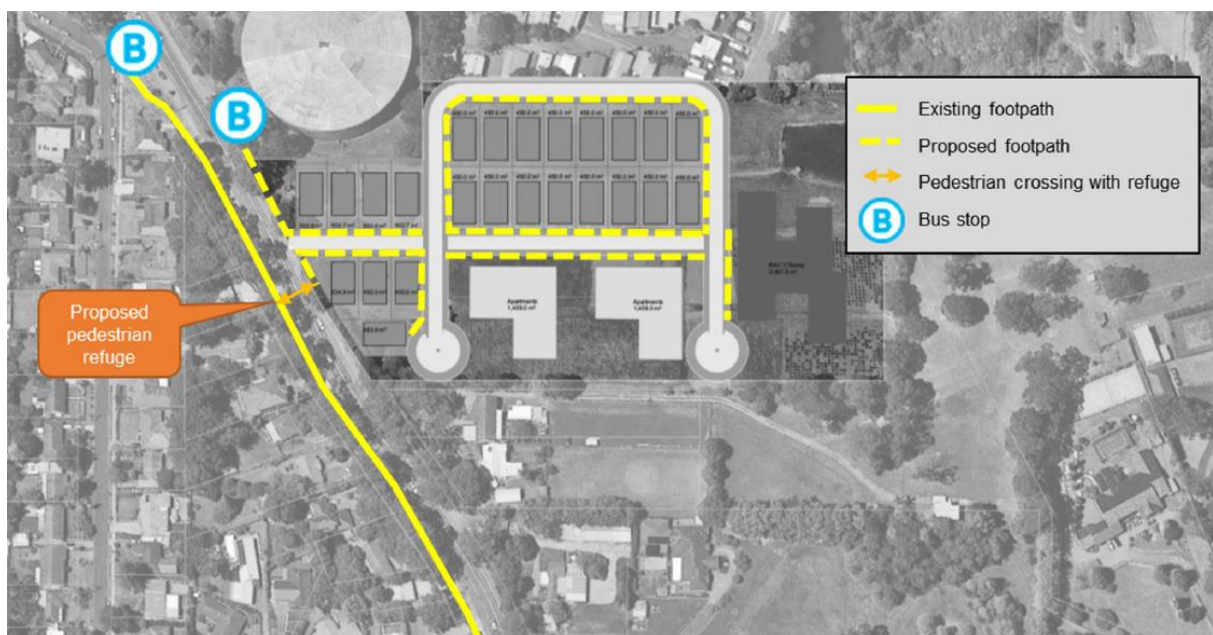


Figure 7 Proposed Pedestrian Network

2.3.5 Community and Social Infrastructure

Historically the locality has had limited social and community infrastructure. However, with recent attention being placed on the future developments at Round Corner the community and social infrastructure offerings are improving, particularly in relation to retail and essential day-to-day services. The site currently enjoys good access to retail, social and community infrastructure located at Round Corner, Caste Hill and Cherrybrook, all of which are accessible to the site via walking or public transport.

2.3.5.1 Shopping and Neighbourhood Centres

Sydney's North West is home to a number of large retail centres including Hornsby Westfield and Castle Towers that consist of hundreds of shops including (but not limited to) David Jones, Myer, Target, K-Mart, Coles and Woolworth's supermarkets with cinema complexes and specialty stores.

The Cherrybrook Shopping Centre is a large local centre 5 minutes' drive from the site. The centre is home to a Woolworth's supermarket, Liquorland, Martelli's Green Grocer, Butcher, Baker's Delight and numerous other specialty retail stores and small restaurants and take-away food outlets.

The retail and commercial centre at Round Corner (see **Figure 8**) (5 minute walk from the site) is a growing local centre which is home to a Woolworth's supermarket, Aldi supermarket, essential and supportive retail, commercial, financial services, lawyers and specialty shops. In recent years, a number of boutique restaurants and cafes have opened on Old Northern Road opposite the site. The centre now accommodates a majority of essential day-to-day services required by the Seniors Living SEPP, and all are within a short walking distance of the site.



Figure 8 Round Corner retail and commercial centre

2.3.5.2 Community Facilities

Public community facilities exist in Cherrybrook and Glenhaven. The Dural Memorial Hall is located within a short driving distance to the north on Old Northern Road. These community spaces are currently utilised by community groups and for special events managed by HSC's Communities Team.

The Round Corner retail and commercial centre is home to a number of privately owned and operated community facilities including the BUPA Aged Care Health Facility and a local Health and Wellness Centre as well as two gyms, the Dural Indoor Recreation and Squash Centre and places of public worship.

2.3.5.3 Open Space and Outdoor Recreation

The North-West region is home to some of Sydney's most spectacular parklands and nature reserves including the Cumberland State Forest, Fagan Park, Castle Hill Heritage Park and the Dural Nature Reserve.

There are no significant parks or open space / outdoor recreation areas within walking distance of the site or Round Corner. A small local park (Ellerman Park) exists to the north-west of the site on the corner of Kenthurst Road and Pettit Lane. This park is beyond a short walking distance from the site.

2.3.5.4 Medical and Aging Services

Dural and Castle Hill have some of the largest seniors living communities in the Sydney metropolitan area. The Anglican Retirement Villages (ARV) to the south on Old Northern Road provide a range of housing opportunities, including in-home care for seniors and an on-site care facility. ARV have plans to expand their existing facilities having recently purchased additional sites to the east of the existing village. ARV also own and manage a facility on Castle Hill Road which covers a substantial area and includes a number of integrated living villages and services for the elderly.

Other aged care facilities nearby include the Lady of Grace Nursing Home and the BUPA Aged Care Living facility and village in Round Corner (see **Figure 9** on the following page) to the north west of the site. Future residential aged care facilities are in the planning approval phases with two SCCs being recently issued for sites nearby.

In addition to aged care communities there are also a range of health and medical facilities for seniors in the area. Pharmacies and medical / health and wellbeing centres providing services targeted at the local aging populations are at Round Corner retail and commercial centre.

The closest regional hospitals include the Norwest Private Hospital at Bella Vista, Hornsby Hospital and the San Hospital in Wahroonga, all located within a 15-20 minute drive from the site.



Figure 9 BUPA Aged Care, Dural

2.4 Agricultural Capability

The surrounding areas have had a long history of agricultural use including market gardens, orchards and general farming. Following residential subdivisions in the 1980's and further urban development around Round Corner centre in the 1990's-2000's the agricultural use of the land has been substantially eroded. Today, only a handful of genuine rural / agricultural operators exist in South Dural including small-scale market gardens. Part of the subject land (795-803 Old Northern Road) is currently used for growing and on-selling of ornamental trees and nursery products wholesale (see **Figure 10** on the following page). Historically, the sites were utilised for hobby farms and micro crop production, however the urbanization of the surrounding areas has forced these agricultural operators further north and north-west to areas around Annangrove, Glenorie, Kenthurst and beyond.

The South Dural precinct was nominated for the Potential Homes Site (PHS) Program in 2012. The Minister for Planning and Infrastructure (Hon. Brad Hazzard) announced in 2013 that immediate action would be taken to support development of new homes for 7 sites nominated through the PHS Program. South Dural was not included on the list of sites, however was instead identified as a 'strategic investigation site', being seen as a 'strategic fit' in terms of planned growth and urban policy, but a challenge for delivery due to multiple landowners, high fragmentation, potential long lead times and cost to government.

Since 2013, two sites close to the subject site have been supported for rezoning to urban purposes whilst SCCs have been issued for two other sites in Dural, including the site to the west at 705-717 Old Northern Road. These applications for rezoning and seniors living developments demonstrate governments' support for transitions of rural lands to urban uses around key strategic centres.

The land no longer provides suitable space for agricultural activities or other land uses commensurate of the current rural zoning. The subject site is not deemed to be suitable for agricultural or related activities given:

- the character of the surrounding urban areas and future plans for the locality;
- the small-scale size and fragmentation of parcels limiting the scale of operations; and
- the environmental constraints including bushfire, flooding and ecology.



Figure 10 View of the property 795-803 Old Northern Road, Dural

3. The Seniors Housing Concept

3.1 Context of the Seniors Housing Concept

Calder Flower Architects examined the site from both a physical and social perspective identifying opportunities and constraints to develop the site for seniors housing.

The concept demonstrates the capacity of the site for a future senior's housing development capable of comprising:

- 21,228m² of residential and community floor space;
- Potential for a 130 bed residential care facility of 7,494m²;
- 8,454m² floor space for residential apartments, capable of accommodating 95 self-contained living apartments; and
- 24 self-contained living dwellings.

The following discussion identifies some of the key considerations in the design of the concept.

3.1.1 Social and Demographic Characteristics

Residents of the proposed development would likely come from the northwest region, thereby downsizing from family homes. Housing NSW surveys have shown that people tend and prefer to stay in the local area, if possible. This is important as the surrounding areas taking in Castle Hill, Dural, Middle Dural, Glenhaven and Kenthurst have an emerging ageing population compared with the Sydney Statistical Region.

Between 2011 and 2016 the population of the area increased by 15,295 people which represented an increase of 10.8%. Of this, seniors between the ages of 70-84 increased in numbers by 3,475 residents, representing a 23% increase over the 5 year period. An additional 2,087 people between the ages of 60 and 69 were also identified during this period. Residents over the age of 55 in the region are steadily increasing, demonstrating an immediate need to facilitate seniors housing and services in the area for the existing population and future demand.

The proposed seniors housing would be well placed to contribute to the northwest region's supply of multi-unit housing which, based on 2016 census data, constitutes 4.6% flats and apartments and 13.3% semi-detached, town housing and villa home categories. This compares with the Sydney Statistical Region of 23.5% and 20.3% respectively.

Statistical information also highlights a present need for disability assistance services in the north-west region, particularly for the growing aging population. Approximately 4,200 residents in the locality over the age of 55 requires daily assistance with core activities. This number represents 3.5% of the total population in the region. The proposal includes the provision of on-site disability and aged care services for higher care residents who are unable to independently undertake core activities.

The Castle Towers shopping centre comprises 110,000m² of retail floor space located three kilometres to the south of the site. The Cherrybrook shopping centre is located 2.7 kilometres to the south-east. Both of these retail service centres are located within a 10-15 minute bus trip from the site. The 2009/10 Household Travel Survey (BTS 2011) shows that the average bus trip for shopping in Sydney is 19.3 minutes. The Round Corner retail and commercial centre contains many of the essential retail, health care and medical services required by future residents. It is located approximately 400 metres from the site.

A variety of health, community, recreational and retail experiences are in close proximity to the site accessible by walking, and by private and public transportation. The area is lacking a genuine open space offering in the form of a local park within walking distance of the site. In recognising this, substantial communal open space areas are provided as part of the concept plan for the enjoyment of residents.

The Round Corner local centre services 32% of South Dural residents' needs for groceries and 10% for other services which outlines a significant reliance on the centre for general needs. In comparison, the Castle Hill major centre has a penetration rate of 12.5% for groceries and a 25% rate for other retail. These rates demonstrate the effectiveness of these centres in servicing the local community.

3.2 Urban Design Ethos

The site offers a unique opportunity for an exceptional urban design that makes clear connections between people and places, public and private space and the natural and built environments. This thinking has enabled a simple set of urban design objectives against which the Calder Flower concept can be tested. The objectives are:

- Character: Creating a distinct sense of place and character that responds to, and reinforces, local landscape development and cultural patterns.
- Continuity and enclosure: Establishing public and private spaces that are clearly defined by the continuity of built frontages and the enclosure of open space.
- Quality of the public realm: Initiating attractive, safe, uncluttered spaces that work effectively for all, including the elderly and disabled.
- Ease of movement: Ensuring accessibility and local permeability is promoted by putting people before traffic and integrating land uses and transport.
- Legibility: Designing and developing places that have a clear image and provide recognisable routes, intersections and landmarks.
- Adaptability: Ensuring changing social, technological and economic conditions can be effectively and economically accommodated.
- Diversity: Creating places with variety and choice by mixing compatible uses to create viable places that respond to local needs.

The response to each of these objectives is briefly discussed below.

Urban Design Principles

The following principles have been engrained in the Calder Flower design and concept master plan:

Connectivity

- A loop road is provided through the centre of the site to ensure all components of the development are connected to a 400m walking route to Round Corner retail and commercial centre.
- The internal road network has been designed to achieve level, walkable gradients that provide direct access to essential services, housing, recreation and the communal open space.

Environmental

- The proposal is a direct response to the environmental features of the site, by preserving large portions of existing vegetation, enhancing the natural drainage corridor and utilising topography as a design element.
- The south-east corner is preserved as a green space incorporating riparian areas and communal open space.
- Asset protection zones (APZs) have been considered in the layout of the built form and road network. Access for fire-fighting and ease of evacuation in the event of an emergency has also been considered in the design of the road network.
- Ecologically significant trees have been preserved in the development of the concept plan.

Built Form

- The built forms have been designed with consideration to topography. Apartment buildings have been positioned on steeper parts of the site where larger building envelopes can be more easily stepped.
- Lower density housing forms are positioned around the peripheries to provide a suitable transition to adjoining low-scale development.

Social

- A variety of community facilities have been proposed for the site, located on nodes of open space which encourage a walkable community, therefore minimising traffic generation, and improving the community facilities within the wider Round Corner retail and commercial centre.

Character

The concept recognises the Georges Creek tributary in the south-eastern part of the site and associated riparian area. These elements are major structuring components of the concept and ensure it responds to the local landscape features. A hierarchy of internal roads and entry points, and their relationship to existing structures and proposed community facilities, will further enhance the site's character. Retaining ecologically significant trees on site will also add to the overall character of the development.

Continuity and Enclosure

The concept establishes a clear intent to define street frontages and the edges of the creek and farm dams and riparian lands. There is also a clear design objective to create more formal open spaces associated with the communal services and facilities on site. In addition, the intent to have a hierarchy of built form will further reinforce a clear hierarchy of public and private spaces.

Quality of the Public Realm

This will be subject to detailed landscape and building design at future DA stage; however the concept shows that integrating built forms with the natural site features will provide a strong framework for creating a high-quality public realm. In this respect, it is important to note that the service hubs proposed will provide focal points for resident and community activities on the site.

Ease of Movement

The site's undulating topography, road frontages and internal road network suggests that vehicle movement into and out of the site will be easy and free of major choke points. The internal road network demonstrates that safe pedestrian and cycle movement within the site has been considered at this early stage. It is also important to note that the internal road network has been designed to ensure reduced gradients for ease of walking to Round Corner retail and commercial centre along the newly proposed pedestrian pathway on the southern side of Old Northern Road.

Legibility

The concept planning issues noted above clearly indicate that development of the site for seniors living will result in a neighbourhood with a clear image, recognisable movement routes with reduced grades and diverse built form. This is particularly important for older people, and those with a disability, who may have problems navigating complex street patterns, confusing and physically challenging environments.

Adaptability

The proposed internal road network will enable a simple progression of development stages. This will enable each stage to respond to changing market needs whilst maintaining the integrity of the site's overall concept.

Diversity

The Calder Flower concept communicates intent to provide a diversity of integrated living environments including higher density independent living units, low density housing and a residential care facility containing essential services and a community hub. In line with normal practice, the low density fringe will contain a variety of one, two and three bedroom dwellings. As a result, a wide variety of household types and abilities can age in place and be accommodated within a secure and attractive natural environment.

Importantly, the site will not be developed as a walled enclave. The legible and permeable internal movement network with its external connections will provide visitors with easy access.

3.2.1 Aims and Objectives of SEPP (Housing for Seniors of People with a Disability) 2004

The Policy aims to encourage the provision of housing that increases the supply and diversity of housing that meets the needs of seniors or people with a disability, make efficient use of existing infrastructure and services, and be of good design. The Folkestone Lyon Group proposal has the ability to:

- Add a substantial amount of housing designed specifically for seniors and people with a disability to the northwest region.
- Connect to existing infrastructure and services in the area; and
- Be well-designed, contributing to a high quality built form outcome for the site based on the principles established in this submission.

The housing will be located and designed for over 55 independent, mobile and active seniors, as well as those who are less active and those who are frail and others with a disability. The development will incorporate a range of care level services required to support assisted living, high care and independent residents. Additionally, the development will provide a range of dwelling types and allow current and future residents to age in place and remain in their local area.

3.2.2 Location and access to facilities

The residents will have access to shops, banks and other retail and commercial services, community services, recreational facilities and general medical practitioners and aged care services at Round Corner. Some of these services will be provided on site as part of the proposed development, however a number of these existing services are available at the Round Corner shopping centre. Compliant access to the facilities in Round Corner will be provided in the form of a newly constructed pedestrian paths along the southern side of Old Northern Road connecting the site to a bus stop (see **Figure 7**). The new path will be constructed within the road reserve clear of the heritage listed trees aligning the site frontage. The detailed design and engineering around this pathway will be provided as part of the future DA.

A new pedestrian refuge island will also be constructed on Old Northern Road to provide safe access to the footpath and bus stop on the northern side of the road. The detailed design and construction of this infrastructure will be subject to further liaison and approval from RMS as part of the DA process.

3.2.3 Bushfire prone land

Areas to the south of the site are within a nominated bush fire vegetation buffers. Demonstration of compliance with the requirements of *Planning for Bushfire Protection* is a matter of detailed design, however confirmation of adherence to the minimum APZs has been detailed in the Bushfire Safety Assessment prepared by Eco Logical Australia (see **Appendix B**). Appropriate design, building

construction and APZs can be detailed at DA stage, the nature of the site and concept proposal will enable compliance to be achieved. Management of the site will be detailed at future DA stage, nevertheless best practice will be adopted.

3.2.4 Water and sewer infrastructure

Reticulated water and sewer services can be made available to the site. Parts of the site are presently serviced by potable water infrastructure and therefore infrastructure provision should not be considered a constraint to future development. The site is located adjacent to an existing urban area and is serviced by all relevant utility infrastructure services. Augmentation of services will occur as part of the future development works to accommodate the concept plan. This will include the extension of a connection into the nearby sewer main infrastructure to the north at Round Corner retail and commercial centre.

3.2.5 Site analysis and design

Calder Flower and other consultants have undertaken initial site analysis to inform the concepts contained in this report. The analysis acknowledges the site analysis requirements relevant to this stage as contained in Chapter 3, Part 3, Division 1, Clause 30 of the Seniors Living SEPP. Relevant sections of the UDAS publication *Seniors Living Policy: Urban design guidelines for infill development* have been considered and adhered to in the development of the concept.

3.2.6 SEPP design principles

The Calder Flower concept for the site acknowledges and demonstrates that:

- New buildings must recognise desirable elements of the locations current and desired future character to ensure the amenity of the neighbourhood is enhanced,
- Acceptable levels of visual and acoustic privacy between the site and neighbours, and between residents, will be achieved,
- Detailed site planning, building design and landscaping will ensure appropriate levels of solar access, natural ventilation and lighting are achieved,
- The downstream impact and disturbance of storm water run-off will be minimised by careful design of the riparian zone along the existing tributary line along the eastern boundary of the site, the minimisation of paved areas or the use of semi-pervious materials, and the detention and reuse for second quality water use,
- Best practice architectural design will enhance resident security,
- The development can provide convenient access and parking, access to public transport and local facilities and be safe for pedestrians and motorists,
- The efficient recycling and management of water can be achieved by taking an integrated whole of site approach, and
- The development standards contained in the SEPP are, and can be easily met.

3.2.7 Hydrology

A key component of the concept master plan is the treatment of the Georges Creek tributary and farm dam in the south eastern corner of the site. The natural drainage line, the farm dam and the Sydney Turpentine Ironbark Forest will be treated as an integrated riparian corridor to provide natural open space for all residents. The creek and dam will also contribute to the character and unique identity of the setting, providing a key natural water feature.

The preservation of the watercourse and Sydney Turpentine Ironbark Forest as an integrated riparian corridor is significant to the Georges Creek's long term management. Management will improve bank stability and reduce sediment loads, as well as provide benefits for long-term biodiversity. The integrated management in perpetuity will reduce erosion and sediment problems and increase the values of the tributary as landscape links in to surrounding properties and the riparian lands.

3.2.8 Road Network

Complementing the natural components will be a road network comprising a loop road with north-south and east-west connections (see **Figure 11**). The new internal road network will link to an improved Old Northern Road.



Figure 11 Proposed Internal Road Network

The Transport Analysis prepared by WSP at **Appendix C** included an assessment of the proposal's trip generation impacts on the existing road network. The development will generate an additional 52 vehicle movements during the AM peak hour and 12 movements during the PM peak, contributing an

additional 329 trips per weekday. Relative to the current traffic volumes on the road network the traffic generated by the development is negligible.

SIDRA modelling analysis was undertaken to assess the impact of the future development generated traffic on the surrounding road network. The results of the analysis confirmed that the new intersection created at the entrance road to Old Northern Road can operate safely with new turning / slip lanes on Old Northern Road and associated road infrastructure. These improvements will ensure traffic turning into the site can safely cue on Old Northern Road and turn safely out of the site to the right of left without the need for a signalised intersection.

The internal road network has been designed in response to the sites' natural features and the trip generation considered in the WSP analysis. A small network of roads, laneways and shared driveways will be provided to access residential properties from the main internal road network. These slow-speed links are suited to cars, pedestrians and cyclists.

3.2.9 On-site Community Facilities

An opportunity exists to integrate certain community facilities in to the ground floor of the residential care facility. These are likely to include a small convenience store, café, community space for events and meetings and on-site medical / health services. Recreational facilities including a gymnasium, spa / pool and tennis courts could also be accommodated on site for the use of residents. These facilities will complement the nearby Round Corner services.

3.2.10 Built form

To ensure the future development acknowledges its existing and future neighbours, and is respectful to their scale and character, Calder Flower's concept proposes edging the development on all sides with low density housing. This would be a mix of single and two storey detached and attached one, two and three bedroom dwellings. Ideally these will establish a strong architectural character appropriate to the South Dural Precinct.

The central areas of the site are proposed to contain independent living units, high care dwellings and a residential care facility. These could be two to three stories high and similar in scale to the medium density BUPA Aged Care community to the west. It is understood that HSC favour these types of developments, because of the integrated community and the health support they provide to residents.

The concept master plan includes:

- 21,228m² of residential and community floor space;
- Potential for a 130 bed residential care facility of 7,494m²;
- 8,454m² floor space for residential apartments, capable of accommodating 95 self-contained living apartments; and
- 24 self-contained living dwellings.

3.2.11 ESD

The concept master plan incorporates flexibility for the future development to incorporate ESD principles in the design, construction and ongoing operational phases of the development, including water sensitive urban design measures, energy efficiency, and recycling and water disposal. These will be detailed as part of the future DA stage. It is noted that the project will not impact on water quality of the Georges Creek catchment or water available to the surrounding area. Management of the site will be detailed as part of the future DA, nevertheless best practice will be adopted.

4. Site Opportunities and Constraints

4.1 Overview

The Site Analysis prepared by Calder Flower informed the development concept for the site. It was based on studies undertaken in support of the previous South Dural rezoning proposal commissioned by the proponents of this SCC application. Additional site-specific studies have since been prepared addressing bushfire, traffic and accessibility.

4.2 Bushfire

Hornsby Council Bushfire vegetation mapping has been identified to the south of the site as being within a bushfire vegetation buffer and vegetation category 1 as shown below in **Figure 12**.

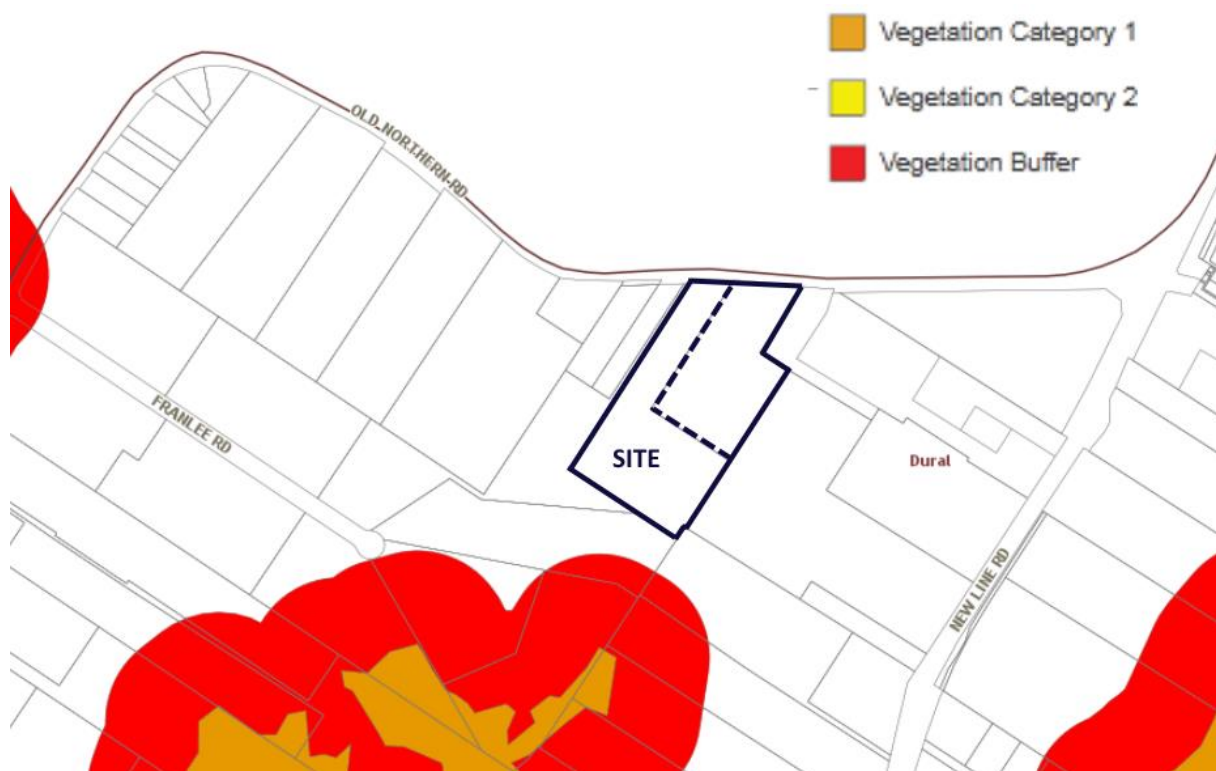


Figure 12 Extract from Hornsby Shire Council Bushfire Map

The Bushfire Threat Assessment prepared by Eco Logical Australia (see **Appendix B**) utilised *Planning for Bushfire Protection* (PBP) to determine the width of Asset Protection Zones (APZs) for the proposed development. The required APZs are summarised in **Figure 13** below.

Table 1: Threat assessment, APZ and category of bushfire attack

Direction	Slope ¹	Vegetation ²	PBP required SFPP APZ ³ to achieve 10 kW/m ²	Proposed APZ	Comment
South-east	>5-10° downslope	Forest	85 m	≥ 85 m	APZ provided both within the property boundaries and includes setbacks/management within existing cleared rural-residential land. Additional APZ easements may be provided within surrounding rural-residential lots due to the approved rezoning – these lots will be developed in the near future.
All other directions	Consists of managed lands within neighbouring rural residential and commercial development and public roads.				

Figure 13 Extract from Eco Logical Australia Report – APZs

The future development proposal will need to adhere to these APZs in order to achieve compliance with the SEPP and PBP requirements.

4.3 Flora and Fauna

A Biodiversity Assessment Report prepared by WSP Parsons Brinckerhoff (WSP) (Ref: 2267036A-ECO-REP-001 2016) and a Peer Review Report prepared by Cumberland Ecology (Ref: 16055 2016) supported the South Dural rezoning and are provided at **Appendix F and G**. The reports described and assessed the flora and fauna across the precinct, with particular regard for biota of conservation significance. Specifically, the objectives of the reports were to:

- Identify the likelihood of occurrence of threatened flora and fauna species and their habitats that may occur within the precinct;
- Identify the likelihood of occurrence of any endangered flora and fauna populations that may occur within the precinct;
- Identify the vegetation communities found on the site through a combination of field surveys, existing mapping and aerial photography interpretation; and
- Provide a vegetation map that identified the distribution of all vegetation communities and highlights the presence of relevant threatened ecological communities listed under NSW and Commonwealth legislation.

In relation to the subject site, the following concluding remarks from the assessments are relevant:

The key ecological attributes of the site are as follows:

- The presence of poor condition Sydney Turpentine Ironbark Forest (a listed Endangered Ecological Community under the Threatened Species Conservation Act (TSC Act) and Critically Endangered under the Environmental Protection Biodiversity Conservation Act (EPBC Act)).
- The presence of a slight corridor of riparian vegetation along the tributary that traverses the south-east corner which has ecological values in terms of the protection of water quality in the aquatic ecosystems onsite and downstream.
- Threatened fauna species known to use the habitat attributes on the site (i.e. Powerful Owl, Grey headed Flying-fox and Little Eagle).
- Potential habitat for 12 threatened flora species listed under the TSC Act and EPBC Act.
- Potential habitat for 24 threatened fauna species listed under the TSC Act / EPBC Act and 10 additional species of fauna listed as Migratory under the EPBC Act.

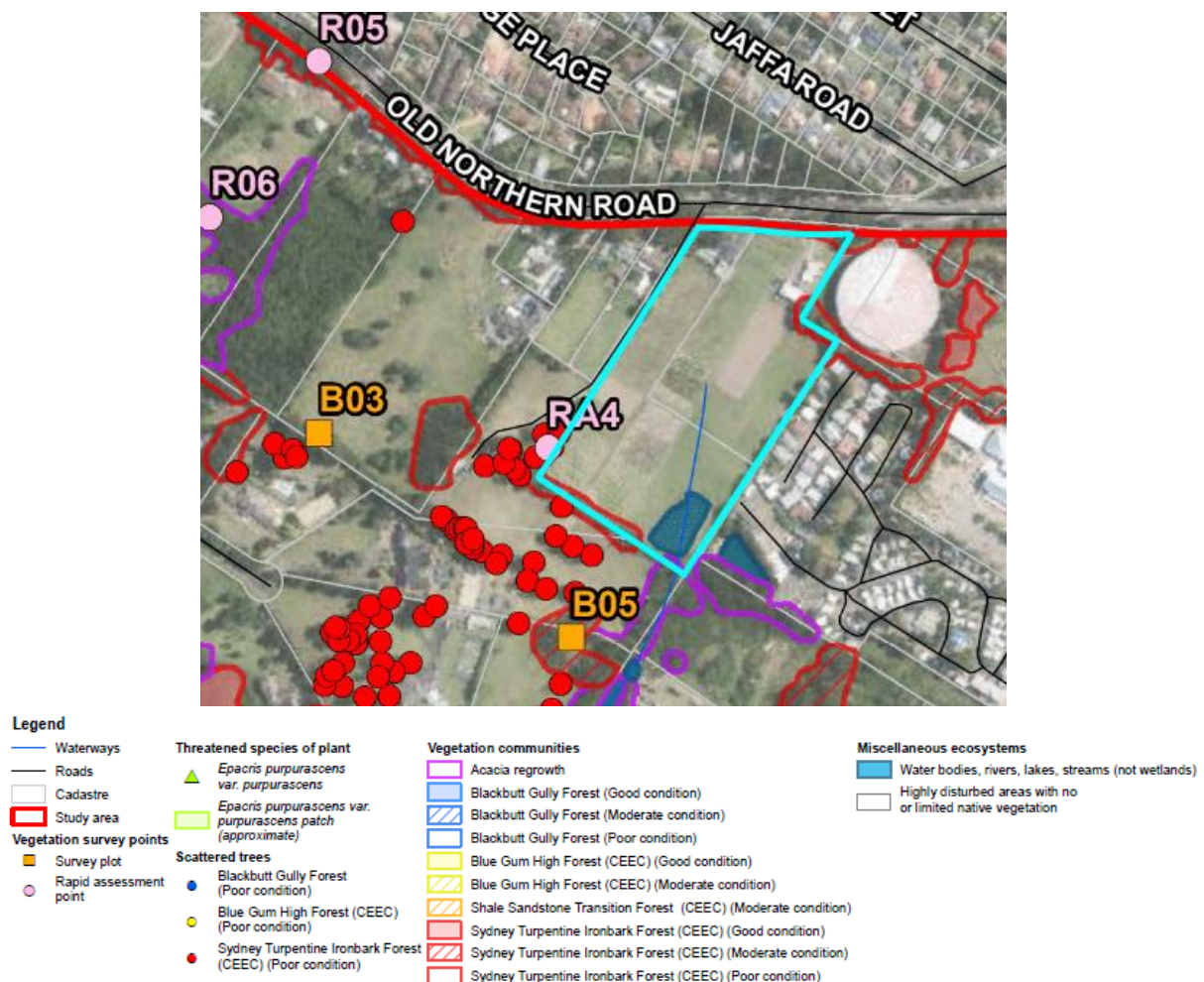


Figure 14 Threatened Species Mapping

The constraints mapping undertaken by WSP identified the location of natural water bodies, endangered vegetation communities and threatened species. **Figure 14** on the previous page identifies the locations of threatened species and vegetation communities within the site.

The mapping identifies the presence of good quality Sydney Turpentine Ironbark Forest and Acacia Regrowth in the south eastern corner and along the southern boundary. This area was also identified as having high conservation significance which would be least suitable for development. The riparian vegetation forms part of the core areas of native vegetation and habitat associated with Georges Creek.

The Concept Plan developed by Calder Flower has been mindful of these vegetation communities, including individual trees of moderate to low ecological significance. All built structures, roads and service infrastructure has been sited clear of EECs with substantial setbacks from the vegetation communities. The Concept Plan celebrates the significance of these EECs by preserving them wholly within a dedicated communal open space area that will be suitably managed.

The concept secures the conservation of pockets of native vegetation in the southern and northern parts of the site. The proposal does not involve the removal of Sydney Turpentine Ironbark Forest, including isolated trees. It does not involve the removal of any threatened plant population. Whilst a few individual trees are located within proposed development areas, these trees are to be retained in future lots or within landscaped road reserves to be confirmed at the detailed planning stage.

No adverse impact to EECs in the form of communities or individual species will be incurred by the development proposal. The integrity of fringe riparian vegetation and individual Ironbark's will be ensured under a plan of management to be developed in support of the future DA.

4.4 Creeks, Drainage and Riparian Corridors

The South Dural Water Cycle Management Plan (Ref: 80216070 – 20 July 2016) prepared by Cardno is provided at **Appendix H**. The plan considered the natural hydrology conditions on site. The areas around South Dural are the headwaters of Georges Creek which discharges to the south, then east to Pyes Creek and ultimately to the Hawkesbury River. One of the creek's northernmost tributaries runs in to the south-eastern corner of the site (see **Figure 15** on the following page). The tributary exists in the form of a natural drainage line in the south-eastern corner of the site and has a small vegetated riparian corridor of low-moderate conservation significance along its banks within the site.

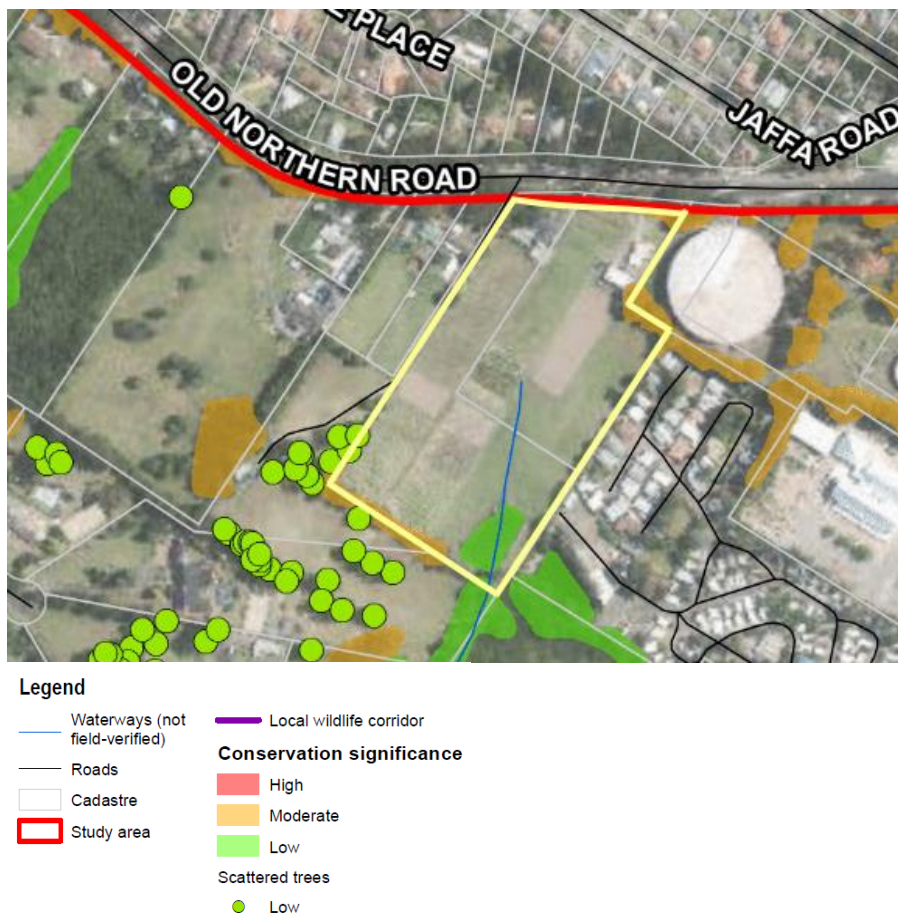


Figure 15 Conservation Significance and Location of Water Bodies

Parts of the site are subject to flooding under the 100yr ARI event (see **Figure 16** on the following page). During the major flood event only very limited parts of the site would be inundated with water up to depths of between 300mm and 1m. The inundated areas are around the existing farm dam and tributary.

Areas clear of the riparian corridor will be subject to some minor earthworks associated with the proposed development, hence the local flooding conditions under a post-development scenario will differ slightly. The majority of the site is clear of any flood affectation and is considered suitable for a seniors living development. Development in the areas affected by minor flooding can be suitably designed to ensure the safe access and occupation of dwellings by seniors.



Figure 16 **Flooding Conditions**

4.5 Contamination

JBS&G were commissioned to undertake a Phase 1 Preliminary Site Investigation Report of the South Dural precinct. The report (Ref: 51286/103593 – 13 July 2016), provided at **Appendix I**, reviewed the available site history and background information to identify potential areas of concern. The investigation reviewed historical photos of the area, title records, and environmental incidents registers and included a comprehensive inspection of the site.

The photos taken from the JBS&G report show structures and evidence of historical agricultural use that could indicate areas of potential contamination / environmental concern and warrant additional investigations within the subject site.



Figure 17 View of the property 805-821 Old Northern Road

The JBS&G report concluded that:

- The lands along the northern part of the precinct (including the subject site) had historical uses as market gardens and orchards.
- A site history review and a site inspection of accessible areas identified potential for contamination to exist at the site. The majority of the site was assessed as being of low to moderate risk of potential contamination.
- The investigation did not identify the potential for gross or widespread contamination which may preclude future residential development.
- There was potential for soil, soil vapour, surface water and ground water impacts to be present at the site. Identified potential soil and groundwater impacts are considered representative of common contaminants and potentially contamination land use activities which can be readily dealt with during the DA stage.
- Upon submission of a DA for residential development of any land within the site, preliminary and detailed site investigations be undertaken in accordance with the requirements of SEPP 55.

Notwithstanding the site's historical agricultural use as a market garden and/or orchards, the widespread risk of contamination is considered unlikely. The DA for seniors housing will be supported by site-specific preliminary (phase 1) and detailed (phase 2) contamination reports.

4.6 Access and Movement

Judith Stubbs & Associates have prepared an Accessibility Study in support of this application (see **Appendix D**). The report confirmed that subject to the following recommendations, the proposed development would meet the requirements of Clause 26 of the SEPP:

- A sealed pathway of appropriate width and gradient is to be provided between the entrance of the site and the bus stops located nearby on Old Northern Road.
- A suitably sized community facility and outdoor open space suitable for passive recreation will be provided as part of the development.

The proponent is committed to delivering these contributory access works beyond the sites boundaries to ensure compliance with the SEPP is achieved.

Further detailed surveys of the internal areas of the site are required to demonstrate suitable access gradients for wheelchair access. The initial review of site gradients and the concept plan have indicated that compliant access for seniors will be achieved.

4.7 Heritage

4.7.1 Indigenous Heritage

The Kelleher Nightingale Indigenous Heritage Assessment (Ref: 1524 – August 2016) prepared in support of the South Dural rezoning included a comprehensive assessment of the potential impacts of indigenous heritage on the future redevelopment potential of the land. No aboriginal archaeological sites or objects were identified within the precinct. Four areas of moderate archaeological potential were identified based on landform and assessment of likely integrity (i.e. low visible disturbance), however these were located beyond the site. The site was identified as having low archaeological potential (see **Figure 18**).



Figure 18 Archaeological Potential

4.7.2 European Heritage

NBRS Partners prepared a Statement of Heritage Impacts (SOHI) (Ref: 16004 – 3 June 2016) for the South Dural Precinct, provided at **Appendix J**. The site contains the following items that are identified on Schedule 5 of the Hornsby LEP 2013 (see **Figure 19**):

- The remnant trees along the northern frontage to Old Northern Road (landscape item No. 448); and
- The alignment of Old Northern Road bordering the site.

The SOHI considered the potential cultural heritage impacts associated with the removal or replacement of the heritage listed trees along the northern site boundary. The report concluded that any future development needed to retain the remnant forest trees aligning Old Northern Road. The importance of these roadside trees is intrinsically associated with the area's historical orcharding activities and the convict construction of this section of Old Northern Road.

An additional site-specific SOHI will be prepared in support of the future DA which assesses any potential impact of the development on the heritage items. The concept plan has considered retention of the roadside trees and a small curtilage around the frontage to ensure their ongoing preservation in perpetuity.



Figure 19 European Heritage Map (Source: Extract from Hornsby LEP 2013 Heritage Map)

4.8 Existing Improvements

The existing improvements on the site are a variety of residential, rural and agricultural structures. In many instances these buildings are not compatible with the future use of the site for seniors housing. The non-compatible structures will be removed and the land remediated where necessary to enable residential occupation.

5. Strategic Planning Framework

5.1 State and Metropolitan Strategies

This section provides an assessment of the proposed concept in respect of the relevant local and State strategic planning frameworks.

5.1.1 Draft Greater Sydney Region Plan

The Draft Greater Sydney Region Plan provides key directions and actions to guide Sydney's productivity, environmental management, and liveability, including the delivery of housing, employment and infrastructure and open space. Directions and actions in the plan around housing growth and choice include:

- Accelerate housing supply and local housing choices;
- Accelerate new housing in designated infill areas (established urban areas) through the Priority Precincts and UrbanGrowth NSW programs;
- Deliver more housing by developing surplus or under-used Government land;
- Undertake urban renewal in transport corridors;
- Require local housing strategies to plan for a range of housing types;
- Deliver more opportunities for affordable housing; and
- Promote subdivision in existing areas to drive medium density housing.

An important aim of the plan is to locate 70% of all new housing within walking distance of centres. Location of housing in proximity to public transport is consistent with the liveability and community objectives to reduce car dependence and make walking, cycling and public transport more viable to residents. This approach is supported by the Centre for International Economics, whose analysis indicated that *"...the most beneficial urban form for Sydney would be achieved by locating at least 70 per cent of new housing within the existing urban area"* and that *"greenfield development will continue to play a significant role in meeting Sydney's long-term housing needs"*.

The site is located on the Metropolitan Urban fringe which has been identified by local and State Governments as having some growth potential for in-fill housing. The proposal aligns with the housing directions and actions in the plan in that:

- It seeks to develop a site adjoining established urban areas.
- It delivers housing for the growing aging population of north-west Sydney.
- It provides medium density housing in a location with good access to future transport corridors, retail and essential services.
- The site is well positioned in close proximity to a number of centres and regular bus services, ensuring an uptake of public transportation to the major regional centres of Castle Hill and Parramatta.

- The site is located close to the Round Corner retail and commercial centre where residents will be able to take a short 5 minute stroll from the proposed development to access a range of essential services via a newly constructed pedestrian path along Old Northern Road.

5.1.2 Draft North District Plan

The Draft North District Plan includes regional priorities and targets for productivity, liveability and sustainability that align with the Region Plan. The site is located on the western edge of the North District which borders the areas around Castle Hill to the south that are located in the West Central District (see **Figure 20**).

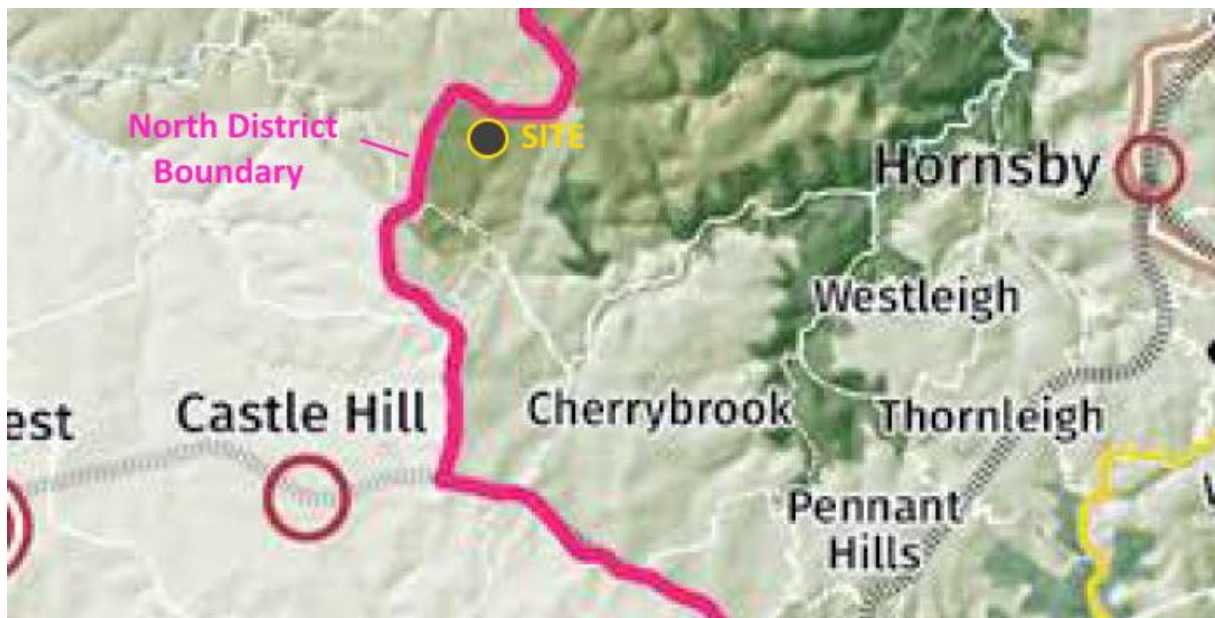


Figure 20 Site Location in North District

The North District is predicted to undergo a population growth averaging 9,800 people every year through to 2036. The greatest rates of growth in the population are expected to occur in the 65-84 and 85+ age brackets with almost double the number of people over the age of 85 in the next 20 years. These statistics highlight a growing need for the provision of seniors housing and facilities in the North District.

One of the main priorities of the District Plan is to plan for the demographic change:

‘With an increase in the proportion of children and people over 65 and over 85, we need to plan for a greater choice in homes, as well as health care facilities, community buildings, schools, social and support services. Providing more opportunities for people over 65 to have access to local jobs will be important in addressing the changing demography within the North District...’

Action L4 encourages housing diversity to cater for a growing dynamic population. In respect of seniors housing the key actions are to:

- *Support adaptable housing that can be easily modified to become more accessible to accommodate people who are ageing or living with a disability.*
- *Provide seniors housing and aged care in co-located places that have a mix of different uses and services, with good quality footpaths and pedestrian connections that make it easy for people to meet their day to day needs, or visit health services and community and cultural facilities.*

The proposal aligns with the priorities and actions relevant to the provision and location of seniors housing under the plan. The development offers a diverse range of housing types to meet the changing needs and desirable living standards of the ageing population. These types of developments are high in demand across the North District and will continue to be with the projected growth of the local ageing population. The development has been designed having regard to adaptable dwelling styles and homes that incorporate higher care facilities. The proposed development will cater for a range of lifestyles and abilities from independent living units through to high-care dependents.

5.2 PHS Program and Rezoning Applications

The area of South Dural has been previously considered by government as having strategic merit for future housing under the Potential Home Sites (PHS) Program developed by DPE in 2012. HSC in their consideration of South Dural's listing in the PHS acknowledged the following in a report to Council in February 2012:

- HSC confirmed its support for the progression of investigations for the release of South Dural for urban purposes, subject to those investigations containing all the necessary studies to demonstrate that all required public infrastructure and community services would be in place to accommodate the additional population and surrounding neighbours.
- Any release of lands at South Dural should be accompanied by a funding and delivery plan for the associated infrastructure works and must assess the impacts on EECs.

In March 2013 the Minister identified South Dural as a 'strategic investigation site', being seen as a 'strategic fit' in terms of planned growth and urban policy. Without any firm resolution on the strategic investigation, it is considered that the area is still suitable for a transition from rural fringe lands to urban purposes associated with the growth of the Round Corner retail and commercial centre.

Recent Gateway Approvals for rezoning of lands for urban purposes has confirmed governments' position on the strategic merits of sites in South Dural being developed for urban purposes. The approval of two SCC applications on nearby sites under the SEPP has also affirmed the suitability of the area for seniors housing which is compatible with the areas' location on the urban fringe.

5.3 Local Planning Objectives

This section of the report provides an assessment of the site compatibility certificate and associated development in respect to the various local strategic planning documents.

The site is covered by the Seniors Living SEPP pursuant to Clause 4, being land zoned as rural which adjoins land zoned for urban purposes. The site is separated from properties zoned for urban uses (574-578 Old Northern Road Dural) by Old Northern Road. As a site is considered adjoining another site if only separated by a public road, the site is covered by the Seniors Living SEPP.

5.3.1 Hornsby Local Environmental Plan 2013

Under the provisions of the Hornsby Local Environmental Plan 2013 (LEP 2013), the site is zoned RU2 Rural Landscape. Under the RU2 zoning dwelling houses, dual occupancies (attached) and secondary dwellings are permitted with consent. Seniors housing is prohibited development in the RU2 zone.

The objectives of the RU2 zone are:

- 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.

As discussed previously in this report the RU2 zoning is now redundant. The land is no longer utilised, nor is it suitable, for agricultural and rural industries. The land is located adjacent to a growing urban centre at Round Corner; to the west of an employment centre at New Line Road, Dural and to the north and east of low density residential areas in Castle Hill, Cherrybrook, Glenhaven and Kellyville.

The land to the north and west is located in The Hills Local Government Area (LGA). These areas are zoned primarily for urban purposes including R2 Low Density Residential, R3 Medium Density Residential and B2 Local Centre zonings but are surrounded by RU6 Rural Transition lands (see **Figure 21** on the following page). Additionally, to the north of the site opposite Round Corner zoned as rural, has been subdivided for urban purposes and is being used in this manner.

The site is also currently subject to a minimum lot size provision of 2 hectares and a maximum building height of 10.5 metres (permitting a 3 storey form, or two storey development on sloping land).



Figure 21 **Zoning Context**

The site is also currently subject to a minimum lot size provision of 2 hectares and a maximum building height of 10.5 metres (permitting a 3 storey form, or two storey development on sloping land).

5.3.2 Hornsby Housing Strategy 2010

The Housing Strategy was developed to inform the rezoning of precincts in parts of Asquith, Beecroft, Carlingford, Hornsby, Mount Colah, Normanhurst, Pennant Hills, Thornleigh, Waitara and West Pennant Hills to allow for a mix of townhouses, five storey and eight to ten storey residential and mixed use developments. The strategy also provides the community and development industry a clear framework for how the future housing needs of Hornsby Shire will be accommodated through to 2020.

The strategy identifies broadly the need to improve local planning frameworks to allow for the fast-tracking of seniors housing developments to meet the demands of the ageing population in the shire. The strategy aims to ensure that sufficient choice of housing for older people or people with a disability is available to meet projected demand in appropriate areas in close proximity to transport and support services.

The proposal aligns with the aims of the strategy in that it delivers much needed seniors housing on land adjacent to an established urban area with good transport and support services including retail, financial institutions, aged and health care.

5.3.3 Hornsby Shire Community Plan 2010-2020

The Hornsby Shire Community Plan adopted 30 June 2010 represents a strategy for the future of the shire, establishing goals to deliver improved wellbeing for the communities and residents. The key strategic themes and goals set out in the plan include:

- Improvements to, and preservation of ecology;
- Continued sustainable growth in the economy;
- Attention to society and culture;
- Catering for the human habitat; and
- Strengthened governance.

The proposal aligns with the key principle which underline each of the key strategic themes, including:

- protection and enhancement of biodiversity as part of the development in perpetuity;
- maintaining the health of waterways and catchments through the implementation of in-built sediment, erosion and other water quality controls as part of a comprehensive water management system;
- limiting the extent of the ecological footprint outside of biodiversity areas through the use of ecologically sustainable building and site design;
- support for the growth of the local retail / commercial economies;
- support for sustainable housing growth for seniors; and
- increased short-term economic impacts associated with the local construction and development sectors and the long-term sustainability of the existing local centre at Round Corner with the provision of new housing close by.

Greater housing diversity, a focus on amenity, safety through urban design principles and the implementation of adequate public services and infrastructure will support the growth of a healthy and happy seniors community which develops a strong attachment to place.

5.3.4 Hornsby Development Control Plan 2013

The Hornsby Development Control Plan 2013 (DCP 2013) provides standards and regulations that apply when carrying out development within the Hornsby LGA and supports the Hornsby LEP 2013. Under the DCP, the area is still identified as a rural area, subject to standard rural development controls. The provisions of the DCP where relevant and not inconsistent with the provisions of the Seniors Housing SEPP would be addressed in any future DA lodged for the proposal.

The concept developed by Calder Flower has respected the surrounding rural character by incorporating increased setbacks to the tree-lined frontage to Old Northern Road. The building designs

have also had consideration for the design, landscaping and setback controls for buildings in the rural areas under Part 2 of the DCP.

6. Site Compatibility Assessment

The Seniors Housing SEPP aims to increase the supply and diversity of residences that meet the needs of seniors or people with a disability. In providing this housing, developments should seek to make efficient use of existing infrastructure and services, and be of good design.

The aim is facilitated by the provisions of the Seniors Living SEPP which set aside local planning controls that would otherwise prevent the development of housing for seniors on compatible lands. The SEPP nominates design principles to be addressed to achieve built form that responds to the characteristics of the site. It also seeks to ensure that future developments on land adjoining urban areas will be provided with support services for seniors or people with a disability.

The SEPP applies to land within the state of NSW where the land is zoned for urban purposes or adjoins urban areas and where dwelling houses are permissible. The site for the purpose of the SEPP is classified as land adjoining land zoned primarily for urban purposes. The land is zoned RU2 Rural Landscape under Hornsby LEP 2013 and dwelling houses are permissible with consent.

Clause 24 of the SEPP establishes the approval pathway for development of seniors housing on land adjoining urban areas and precludes the authority from granting consent to seniors housing development unless it is satisfied that the Director-General has certified that, in the Director-General's opinion:

- (a) The site of the proposed development is suitable for more intensive development, and*
- (b) Development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding environment having regard to (at least) the criteria specified in clause 25(5)(b).*

This section of the report will address the relevant criteria in clause 25 of the SEPP, and specifically sub-clause 25(5)(b) to demonstrate that the site is suitable for a more intense form of development and that a seniors housing development is compatible with the environment and surrounding locality.

6.1 Application for Site Compatibility Certificate

- (1) An application for a site compatibility certificate for the purposes of clause 24 may be made to the Director-General:*
 - (a) by the owner of the land on which the development is proposed to be carried out, or*
 - (b) by any other person, with the consent of the owner of the land.*
- (2) An application must be:*
 - (a) In writing, and*
 - (b) In the form (if any) approved by the Director-General from time to time, and*
 - (c) accompanied by such documents and information as the Director-General may require.*

The Folkestone Lyon Group Joint Venture has made an application in writing requesting the grant of a site compatibility certificate under clause 25 of the Seniors Housing SEPP. The application is accompanied by letters of owner's consent from each land owner. Copies of the owner's consent letters are included in **Appendix L**.

This submission addresses the issues and is accompanied by supporting information identified in consultation meetings held with representatives of DPE and HSC. The application is accompanied by the required fee as set by the Director-General.

6.2 Consultation with Government

- (3) Subject to subclause (4)(b), the Director-General must provide a copy of the application to the General Manager of the council for the area in which the development concerned is proposed to be carried out (the relevant General Manager) within the period of 7 days after the application is made.*

It is understood that the application for the SCC will be forwarded to HSC for consideration and comment. In order that the submission canvasses all relevant matters the Council was consulted in the preparation of the concept. The issues raised have been addressed in the concept master plan and the submission.

Both DPE and HSC have been consulted about the proposal.

6.3 Compatibility with surrounding land uses

- (5) The Director-General must not issue a site compatibility certificate unless the Director-General:*
- (b) is of the opinion that the proposed development is compatible with the surrounding land uses having regard to (at least) the following criteria:*
 - (i) the natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development.*

The site and locality is subject to constraints including biodiversity, bushfire, flooding and hydrology, heritage and topography.

Biodiversity

The locality comprises at least three (3) endangered vegetation communities including Shale Sandstone Transition Forest, Blackbutt Gully Forest and Sydney Turpentine Ironbark Forest. These vegetation communities provide critical habitat for a number of threatened flora and fauna species under the TSC Act and the EPBC Act. Sydney Turpentine Ironbark trees and understorey riparian vegetation aligns the southern boundary of the site and it will be retained and protected in perpetuity.

The Concept Plan developed by Calder Flower has been mindful of these vegetation communities, including individual trees of ecological significance. All built structures, roads and service infrastructure has been sited clear of EECs with substantial setbacks from the vegetation communities. The Concept Plan celebrates the significance of these EECs by preserving them wholly within a dedicated communal open space area that will be suitably managed.

The concept secures the conservation of native vegetation on the site. The proposal does not involve the removal of Sydney Turpentine Ironbark Forest of Shale Sandstone Transition Forest vegetation communities. It does not involve the removal of any threatened plant population. Whilst a few individual trees are located within proposed development areas, these trees are to be retained in future lots or within landscaped road reserves to be confirmed at the detailed planning stage.

No adverse impact to EECs in the form of communities or individual species will be incurred by the development proposal. The integrity of the riparian vegetation will be ensured under a plan of management to be developed in support of the future DA.

Bushfire

Land to the south of the site is identified as bushfire vegetation buffer. A Bushfire Assessment Report has been prepared by EcoLogical Australia for the proposal. The report assesses the potential threat to the development from bushfire and recommends the installation of asset protection zones (APZs) in the south east corner and along the western boundary. These APZs will be managed in accordance with the recommendations of the Bushfire Assessment Report and imposed as a requirement in the Vegetation Management Plan.

The proposed seniors housing will be constructed in accordance with the relevant requirements and conditions in *Planning for Bushfire Protection*.

Flooding and Hydrology

The eastern part of the site contains a northern tributary of Georges Creek. This section of the creek exists as a natural drainage channel which is classified as an ephemeral stream. The stream is subject to minor flooding during the 100yr ARI event. The majority of the flooding impact is contained to the existing farm dams. The tributary will be retained within a nominated open space area that will be sporadically vegetated. The farm dam will be retained as part of the overall water management strategy to be developed in support of the DA. This strategy will need to demonstrate how post-development flows do not exceed pre-development conditions at the property boundaries. Only minor earthworks will be required and the creek will be preserved as a natural feature of the development.

Heritage

Extensive heritage studies have unveiled that the site has low potential for indigenous archaeological items or places. European heritage in the area is evidenced in older farm buildings and associated structures which reflect the widespread orcharding activities. The heritage listed trees aligning the front boundary of the site will be preserved as part of any future redevelopment.

Topography

Slopes of between 5-8% (average gradients) are observed across the site. Steeper sections are in the south east corner along the banks of Georges Creek. Prominent ridge lines exist along Old Northern Road with the land falling towards Georges Creek.

The topography on the subject site is observed at its steepest in the south eastern corner. The gradients in these areas do not exceed 10% and will form parts of the internal road / driveway network and areas of communal open space. Dwellings are proposed across the flatter and predominantly cleared parts of the site across the central and northern sections.

Land Use

The existing land uses in the area are predominantly residential, with only a handful of nurseries and other agricultural operations. The properties in the site are all currently utilised as rural-residential blocks with established dwelling houses, sheds and garages. The proposed development is commensurate to the surrounding residential land uses to the north and south, the Sydney Hills Holiday Park and nurseries to the east and the Round Corner retail and commercial centre to the north.

Recent development approvals for seniors living, apartments, townhouses and detached dwellings nearby represent the emerging urban character of the area. The proposal is consistent with the emerging urban character of the locality.

(ii) the impact that the proposed development is likely to have on the uses that, in the opinion of the Director-General, are likely to be the future uses of the land.

South Dural has been identified in the Sydney Regional Plan and the Draft North District Plan as being on the fringe of the Metropolitan Urban Area. The plans at a regional level call for the provision of infill housing to accommodate the projected population growth and transitional uses on the fringe including low density housing, low-scale employment, environmental living and urban support services.

The locality around South Dural is home to a mix of housing product including predominantly low and medium density residential neighbourhoods. Recent rezoning approvals for medium and low density housing in the area indicates the likely future land uses in the precinct.

The areas around Castle Hill, Glenhaven and Dural are also home to aged care facilities and senior's housing developments including the ARV at Castle Hill and Glenhaven. The areas also provide for a range of specialised health, community and care services for the ageing populations.

The locality is suited to additional seniors housing given:

- the high levels of amenity;
- access to transportation and essential services; and
- the ageing demographic in the locality.

The proposal aligns with the existing character of the area, the likely future low and medium density housing developments and other senior's housing developments nearby.

(iii) the services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision.

The site, when developed, will have access to the services and infrastructure required to meet the needs of the future residents. The provision of services is discussed below:

Retail, Community Medical

The residents will have access to shops, banks, other specialty and essential retail and commercial services, community facilities and medical practitioners. These services are all available at the Round Corner centre, with more specialist services and recreational facilities are nearby at regional and district service hubs accessible by short bus trips.

Water

Sydney Water has indicated that there will be no major obstacles to servicing the site with potable water. The site is currently serviced by Sydney Water's Prospect North trunk water delivery system via the Dural South and Dural Elevated water supply reservoir zones. Connection and augmentation of the services to support the proposal will be designed as part of the DA stage in a Feasibility Application with Sydney Water.

Sewer

Sydney Water is the certifying authority for all potable and wastewater mains. The site is not currently sewered by Sydney Water's network however there are available connection options into the West Hornsby Wastewater System. The existing infrastructure to the south at the junction of Old Northern Road and Hastings Road can be extended to service the site and future development.

Stormwater

As part of the future development, detention facilities are to be provided to ensure the downstream flow of surface water will not be increased. It is proposed that all roof water will be collected and recycled for garden irrigation and non-potable water uses. A water cycle management plan and engineering drawings will be prepared in support of the DA.

Power, Gas and Telecommunications

Is available to service the development site from Old Northern Road.

6.4 Traffic and Transport

With regard to traffic and transport, the key issues for site compatibility for seniors living are:

- Capacity of the surrounding road network to accommodate a seniors housing development;
- Site accessibility (access to and from Old Northern Road); and
- Access to public transport.

Access to the site is available from Old Northern Road. The local road network includes two State classified roads being Old Northern Road and New Line Road which service the surrounding areas. The Traffic and Transport Assessment prepared by WSP (**Appendix C**) provides an assessment of the traffic and transport implications of the development as part of a SCC application for a change of use to seniors housing.

The analysis and assessment presented in the WSP report has concluded that:

- The proposed new intersection with Old Northern Road at the sites' entrance can operate safely with the inclusion of new road infrastructure and traffic devices including a new central median refuge, turning (cue) and slip lanes into and out of the site.
- The modelled trips generated by the development will have only a negligible impact to the operation of Old Northern Road at the frontage to the site. The traffic generated by the development will not necessitate the construction of a new signalised intersection.
- A new footpath is to be provided on the southern side of Old Northern Road to connect residents and visitors to the bus stop 100 metres to the east.
- A new central pedestrian refuge island with treatments is proposed on Old Northern Road to connect the site to the opposite side of the road, providing access to Round Corner and the eastbound bus services at the nearby bus stop.
- Parking rates are to be provided in accordance with the requirements of the SEPP. Spaces are to be designed to comply with the requirements of AS2890.1-2004, Parts 1 and 6.
- Streets within the proposed development shall be designed to comply with the requirements of HSC DCP, HSC Civil Works Specifications, Austroads Road Design Guide and AS2890.5.
- All internal streets and intersections are to be designed to permit NSW Fire Brigade aerial appliances, HSC's nominated garbage truck and ambulances.

The WSP Report has identified that the proposal will generate an additional 52 vehicle movements during the AM peak hour and 12 movements during the PM peak, contributing an additional 329 trips per weekday. This is considered to be a negligible impact, notwithstanding the existing lack of capacity of the local road network. A commitment by the proponent to install new traffic infrastructure on Old Northern Road will improve the function and safety of the road network at the frontage of the site.

The following services operate from and to the bus stops near the site:

- *Route 637 – Glenorie to Castle Hill via Galston*
- *Route 638 – Pennant Hills Station to Berrilee*
- *Routes 642 and 642X – Round Corner to Sydney CBD*

The proposed new pedestrian pathway along the southern side of Old Northern Road connecting the site to the nearby bus stop will ensure the proposal can comply with the accessibility requirements in the SEPP.

(iv) In the case of applications in relation to land that is zoned open space or special uses – the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development.

Not applicable.

Suitability of the Built Form

(v) Without limiting any other criteria, the impact that the bulk, scale and built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development.

The vision of the Folkestone Lyon proposal is to create a high-quality master planned seniors living development. It will comprise a mix of housing types carefully integrated with the existing landforms, vegetation, hydrology conditions, and the surrounding built form environments. The proposal places lower density development around the site which, together with high quality landscaping, will mitigate its visual impact and present a compatible built form to neighbouring residential properties.

Native Vegetation

(vi) If the development may involve the clearing of native vegetation that is subject to the requirements of section 12 of the Native Vegetation Act 2003 – the impact that the proposed development is likely to have on the conservation and management of native vegetation.

No clearing of threatened species or ecologically endangered communities is proposed to accommodate the development. Threatened Sydney Turpentine Ironbark trees and vegetation clusters will be retained and preserved on site in perpetuity. Furthermore, conservation of the site will be

enhanced with the creek line vegetation being formed as an integrated riparian corridor within the communal open space area.

Connectivity and Accessibility

The Accessibility Report prepared by Judith Stubbs & Associates (**Appendix D**) provides an assessment of the accessibility and connectivity of the site in accordance with the Seniors Housing SEPP through access to both Round Corner and Castel Hill. The assessment concluded that subject to compliance with the accessibility recommendations (discussed in Section 4.6 of this report), the site and proposal can comply with the access requirements under the SEPP and relevant Australian Standards.

The accessibility of Round Corner and Castle Hill centres to the site, combined with the adjacency of the site to urban uses, form the reasoning for seeking a SCC for the site under the Seniors Living SEPP.

7. Conclusion

The subject site, 795-821 Old Northern Road, Dural is strategically positioned on the fringe of the expanding urban area around the Round Corner local centre. The site is in the northern portion of the South Dural precinct which has been identified previously as having potential for future urban release and expansion. The site includes two rural-residential properties south of the Round Corner retail and commercial centre having frontage to Old Northern Road.

The seniors living concept developed for the site is based on sound design principles that include creating new linkages to existing destinations as well as maximising access through the site. Careful analysis of existing natural features has been undertaken to respond to the surrounding environment and to celebrate the natural attributes of the site.

The concept developed by Calder Flower Architects responds to the environmental features of the site, by preserving existing vegetation, enhancing the existing drainage corridor and utilising topography in the design of the road network and built forms. A key feature is the preservation of EECs within the riparian lands which extend into the south-eastern corner of the site. This area will contain the water body, a farm dam and riparian vegetation of Sydney Turpentine Ironbark Forest and Shale Sandstone Transition Forest to be preserved as communal open space for the enjoyment of residents.

The bulk and scale of the proposed development is consistent with the surrounding natural environment as the vision ensures protection of the identified areas of environmental significance, thereby allowing redevelopment of the site with minimal impact on flora and fauna. No clearing of threatened species would be required and conservation of the significant trees and vegetation will be ensured. Additionally, the proposed heights of buildings are consistent with current controls therefore conserving existing view lines from Old Northern Road.

The concept plan adheres to compliant APZs recommended by Eco Logical Australia in the Bushfire Protection Assessment (**Appendix B**). Future dwelling construction will comply with the relevant standards in *Planning for Bushfire Protection*. The road network will provide suitable emergency evacuation routes and access for fire fighting vehicles, ambulances and Council's waste trucks.

The periphery of the site has been treated as transitional land where the scale and density of the built form reflects and integrates with adjoining developments. The overall scale and heights of buildings proposed are commensurate of surrounding development in the area. The built forms will also respect the historic and transitional rural character of the locality by incorporating larger landscaped setbacks and separation distances.

A range of community facilities will be provided on site, integrated with the seniors living development and open space lands. The location of the facilities and services within the site and the permeable nature of the layout will integrate the site within the wider Round Corner retail and commercial centre.

Redevelopment of the site for seniors living in the form of a mix of housing types will cater for active residents and those requiring a higher level of care, enabling future residents to age in place. The development will be compatible with the existing and approved residential uses of land in the vicinity of the proposed development.

The development will include a commitment from the proponent to ensure the development complies with the access requirements in the SEPP. The following infrastructure upgrades are proposed:

- New traffic infrastructure and on-road treatments on Old Northern Road including a central median and refuge island with turning bay / slip lane to provide safe access for motorists and pedestrians into and out of the site.
- A new pedestrian pathway is to be constructed along the southern side of Old Northern Road connecting the development to the closest bus stop and shelter 100 metres to the east of the site.
- A new central pedestrian refuge island will be provided on Old Northern Road at the site's frontage to allow for safe crossing of pedestrians to the opposite side of the road, providing access to the existing footpath and eastbound bus stop and shelter.
- A suitably sized community facility and outdoor open space suitable for passive recreation will be provided on site as part of the development.

Appendix A. Concept Plans (Calder Flower Architects)

Appendices

Appendix B. Bushfire Threat Assessment (Eco Logical Australia)

Appendix C. Transport and Traffic Assessment (WSP Brinckerhoff)

Appendices

Appendix D. Accessibility Study (Judith Stubbs & Associates)

Appendix E. Infrastructure Servicing Report (Cardno)

Appendices

Appendix F. Biodiversity Assessment Report (WSP Brinckerhoff)

Appendix G. Ecology Peer Review (Cumberland Ecology)

Appendices

Appendix H. South Dural Water Cycle Management Plan (Cardno)

Appendix I. Preliminary Site Investigation (JBS&G)

Appendices

Appendix J. Indigenous Heritage Assessment (Kelleher Nightingale)

Appendix K. Statement of Heritage Impacts (NBRSPartners)

Appendices

Appendix L. Land Owners Consent

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