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Mr Stephen Head
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Dear Mr Head

Draft Employment Land Study

The Property Council welcomes the opportunity to provide Council with comments on the draft Employment Land Study (the Study).

As Australia's peak representative of the property and construction industry, the Property Council's members include investors, owners, managers and developers of property across all asset classes. We are pleased to provide the following comments for your consideration.

The Study provides Council with a good evidence base to inform future decisions that support the growth and renewal of Hornsby's employment and commercial centres. We encourage Council to prioritise the actions that are required to give achieve the employment targets within the North District Plan.

Should you have any questions regarding the content of this submission, please contact Troy Loveday, NSW Policy Manager, on 0414265152 or tloveday@propertycouncil.com.au

Yours sincerely



Jane Fitzgerald
NSW Executive Director
Property Council of Australia

Submission to Hornsby Shire Council

Draft Employment Land Study

26 November 2020

1.0 General Comments on the Study

1.1 Strategic Planning

This study has been prepared to satisfy actions relevant to Hornsby Shire Council that are contained within the Greater Sydney Regional Plan and North District Plan. We look forward to Council adopting this strategy and taking action to implement its recommendations following its endorsement by the Department of Planning, Industry and Environment.

It is also understood that finalisation of this study was an action of the Hornsby Local Strategic Planning Statement (Action PA3).

1.2 Hornsby Economic Profile

Council has estimated Hornsby's population was approximately 142,600 in 2016 and will reach about 179,500 by 2036. It is noted the Department of Planning, Industry and Environment data indicates that at 2016 Hornsby had a resident population of 147,400. DPIE projections have forecast Hornsby's population to increase to approximately 174,800 in 2041. It is important that Council and DPIE population numbers are accurate and consistent. Council should indicate the source of these projections prior to finalising the study.

Employment growth in Hornsby increased by 2% (899 jobs) in the 10-year period between 2006 and 2016, reaching a total of 42,300 jobs. Health and education were the industries with the greatest growth, increasing by 15% to 1,673 jobs. This is a trend that is occurring within many parts of Sydney as the health and education sector continue to grow to meet increasing demand.

Most of Hornsby's jobs are concentrated around Hornsby town centre and the Asquith employment precinct. Compared to other parts of the North District, Hornsby's three main industries for employment are retail trade; transport, postal and warehousing; and education, training and health care. The presence of the large Westfield regional shopping centre would explain the dominance of retail jobs in the Hornsby town centre.

2.0 Employment Precincts

The North District Plan has adopted a 'retain and manage' approach for industrial land within the Hornsby Shire. This requires all existing industrial and urban services land to be safeguarded from competing pressures, including residential and mixed-use zones. Council has satisfied this requirement, which is in some cases is appropriate for the North District. The Property Council has for some time advocated for a review of this policy approach and we welcome the NSW Budget announcement that this policy is to be reviewed.

The Strategy indicates that the Shire's main employment areas are spread across eleven (11) employment precincts, occupying more than 190 hectares of industrial zoned land (90% developed and 10% undeveloped) and 800,000sqm of floor area. Notwithstanding this, Mt Kuring-gai, Asquith and Thornleigh are the largest within the LGA, each comprising more than 100,000 sqm of floor area. Apart from these there are many smaller employment precincts that are located adjacent to existing commercial centres or along corridors.

2.1 Employment Zones

The Hornsby LGA employment precincts occupy one or more of the following zonings under *Hornsby Local Environmental Plan 2013*:

- IN1 General Industrial (118 hectares/61%),
- IN2 Light Industrial (42 hectares/22%)
- B6 Enterprise Corridor (25 hectares/13%)
- B5 Business Development (7 hectares) and
- IN4 Working Waterfront (0.9 hectares).

These zones allow for viable employment land uses to support the Shire's urban areas.

2.2 Future Demand & Current Capacity

Section 7 of the Strategy analyses future demand of employment land across the Shire. Based on two scenarios modelled and considered within the Strategy, there will be demand for between 112,100sqm and 214,600sqm of employment land within Hornsby LGA.

Section 9 provides a capacity assessment of employment precincts and tests their ability to accommodate projected growth in demand until 2036. The Strategy presents the results of testing four capacity scenarios to understand the capacity of each precinct to accommodate future demand between 2016 and 2036. This includes testing varying requirements for floorspace due to changes in manufacturing and other industries. The Property Council supports the conservative approach that Council has taken in this review.

It is understood that if all industrial and employment land lots were developed to their maximum theoretical potential, approximately 1.8 million sqm of floor space could be accommodated within the Hornsby LGA. When current floor space is excluded there is a potential for 977,000sqm of theoretical additional capacity.

Although the current planning controls have potential to meet future demand, the Strategy does not expect demand can be satisfied using current planning controls and recommends that additional industrial land be made available to accommodate future demand. More industrial floor space will be needed at Mount Kuring-gai, Dural Service Centre and Asquith.

3.0 Commercial Centres

The Hornsby Shire has 31 commercial centres that occupy an area of approximately 68 hectares. These range from the Hornsby town centre (26 hectares) and Dural Service Centre (7.6 hectares) to small neighbourhood centres and rural villages.

3.1 Business Zones

The current planning controls under Hornsby Local Environmental Plan 2013 apply to the following zones:

- B1 Neighbourhood Centre (13 hectares / 19%)
- B2 Local Centre (26 hectares / 39%)
- B3 Commercial Core (9 hectares / 13%)
- B4 Mixed Use (17.7 hectares / 26%)
- RU5 Rural Village (2.3 hectares / 3%)

The Strategy indicates that the largest centre in the LGA, Hornsby town centre, comprises both B3 Commercial Core and B4 Mixed Use zones. Hornsby is identified in the North District Plan as a Strategic Centre. We support Council implementing actions to reinforce the strategic commercial role of Hornsby's town centre and increase employment numbers from approximately 14,000 to more than 18,000, which the District Plan requires (Action 40).

Hornsby's other smaller centres such as Cherrybrook, Asquith, Beecroft and Thornleigh are zoned B2 Local Centre. The identification of these centres as local centres is also in accordance with the North District Plan.

3.2 Future Centres Demand

Section 8 of the Strategy analyses future demand and current supply for retail and office space across the Shire. Demand for floorspace has been divided into non-retail and retail categories.

The Strategy projects an additional 89,000sqm of non-retail floorspace will be required to accommodate the projected increase in employment within Hornsby LGA. When current vacant floorspace is taken into account, a further 76,000sqm of non-retail floor space will be needed in the 20 years to 2036. Most of this additional demand will need to be met in the Hornsby town centre (54,000sqm) and smaller growth expected in Beecroft (3,600sqm) and Pennant Hills (3,100sqm). Council should ensure there is an adequate supply of zoned land to accommodate the expected increase in demand for employment floorspace.

Currently supply for retail is meeting demand, however the Strategy recommends a further 91,000sqm will be needed to meet future demand. More than 60% of this growth is expected to be needed in the Hornsby town centre (53,700sqm). Significant growth in retail floor space will also be needed in Cherrybrook (14,000sqm), Asquith (7,500sqm) and Thornleigh (5,600sqm).

4.0 Planning Control Review

Section 11 of the Strategy has reviewed the *Hornsby Local Environmental Plan 2013* and proposes a future role and function for each zone, potential changes to controls and implications. Suggested changes are considered here:

2.3.1 IN1 General Industrial

Suggested Change	Property Council response
1. Protect remaining industrial land from higher and better use encroachment.	Where the land is viable for industrial purposes, agreed noting our support for the review of this policy announced in the NSW budget.
2. Consider the removal of building heights from industrial areas. If building heights are not to be removed, consider increasing the building heights to at least 16 metres to enable greater flexibility in built form design.	Agreed.
3. Consider removing or varying the maximum site cover in the DCP (Mount Kuring-Gai and Dural) to enable greater development footprints. The landscaping, parking and setback controls would need to also be considered when undertaking this review.	Agreed.
4. Investigate opportunities for additional IN1 land.	Where this is achievable, agreed.

2.3.2 IN2 Light Industrial

Change	Property Council response
1. Protect remaining industrial land from higher and better use encroachment.	Where the land is viable for industrial purposes, agreed, noting our support for the review of this policy announced in the NSW budget.
2. Consider rezoning the IN2 Light Industrial land adjoining the Brickpit Playground on Pennant Hills Road to RE1 Public Recreation.	Agreed.
3. Explore opportunities for additional IN2 land around Dural.	Where this is achievable, agreed.

2.3.3 IN4 Working Waterfront

Change	Property Council response
1. Review the permissibility of uses to take out any uses that are not dependent on access to water or may introduce reverse amenity impacts that would restrict the zone operating as per its intended function (ie shop top housing).	Agreed.

2.3.4 B5 Business Development

Change	Property Council Response
1. Retain existing B5 zone on the periphery of centres and industrial areas.	Agreed.
2. Review ground floor level to ceiling heights to maximise and protect the diversity of uses that can be accommodated in a space.	Support actions that make ground floor uses attractive and viable.
3. Consider prohibiting shop-top housing.	Only where there is evidence this prevents the expansion of commercial and industrial uses in this zone.
4. Consider enabling office premises, wholesale supplies and vehicle body workshops.	Agreed.
5. Consider increasing the height of buildings to at least 14.5m to enhance employment density and flexibility on site.	Agreed.
6. Investigate opportunity for releasing more B5 zoning to accommodate demand.	Where this is achievable, agreed.

2.3.5 B6 Enterprise Corridor

Change	Property Council Response
1. Enable residential flat buildings as a permissible use, however introduce a Part 6 – Additional Local Provision within the LEP that specifies that residential accommodation in a B6 Enterprise Corridor is only permissible where a commercial or light industry premise is enabled at the ground floor.	Agreed.
2. Review ground level floor to ceiling heights to maximise and protect the diversity of uses that can be accommodated in a space.	Support actions that make ground floor uses attractive and viable.
3. Retain and encourage the opportunity for local distribution premises and light industries.	Agreed.
4. Investigate opportunities to further expand the B6 Enterprise Corridor.	Where this is achievable, agreed.
5. Review FSR and Building Height controls to enable higher density employment activities. Consider FSR of 1:1 and building height of 14.5m – subject to design and feasibility testing.	Agreed.

2.3.6 B1 Neighbourhood Centre

Change	Property Council Response
1. Permit residential only as shop-top housing or introduce an additional local provision specifying that residential accommodation is only permissible where a commercial premise is enabled at the ground floor.	Agreed.
2. No change to height of building or floor space ratio.	Agreed, unless these controls are too low in which case they should be reviewed and small increases allowed.

2.3.7 B2 Local Centre

Change	Property Council Response
1. Consider introducing a no net loss of commercial floorspace as an additional local provision in Part 6 of the LEP.	Actions to support and encourage the vitality and viability of local centres are supported.
2. Review FSR and building heights to ensure buildable development outcomes.	We welcome a review of these heights and densities of the B2 local centres.
3. Implement a non-residential FSR in strategic and local centres where future demand is anticipated.	Local centres should be developed with both jobs and housing and the planning controls should encourage both.
4. Consider introducing with consent Light Industries with additional local provision around maximum floorspace and design requirements in the DCP.	In some cases, light industries will work in a B2 zone. Council should identify what types of uses it wants to encourage.

2.3.8 B3 Commercial Core

Change	Property Council Response
1. Investigate opportunities to optimise commercial development in line with future growth requirements including potentially setting aside an area for commercial and administrative uses.	Agreed.
2. Encourage education, health and government activities in the centre through potential bonus FSR provisions.	Agreed.

2.3.9 B4 Mixed Use

Change	Property Council Response
1. To the greatest extent possible, optimise employment uses in the Strategic Centre.	Agreed.
2. Enable Residential Flat Buildings, however introduce an additional local provision specifying that residential accommodation is only permissible where a commercial premise is enabled at the ground floor. This is effectively a broadened scope of Shop Top Housing.	Agreed.
3. Retain and encourage the opportunity for local distribution premises and light industries.	Agreed.
4. Specify minimum ground floor level to ceiling heights to maximise the types of uses that can operate.	Agreed.

5.0 Strategies and Actions

Section 12 of the Strategy sets out the important strategies and actions to achieve its objectives relevant to employment land.

The following table considers the strategies and actions and provides the views of the Property Council in respect of each.

Strategies and Actions	Property Council Response
Direction 1 – Improve the utilisation and appeal of employment lands <u>Strategy 1.1 – Prioritise the employment growth in Hornsby Town Centre</u> <u>Actions:</u> 1.1.1 Optimise the commercial core to secure long term capacity for office space. 1.1.2 Investigate increasing building heights of the commercial core, aiming to maximise redevelopment feasibility and consistency. 1.1.3 Establish non-residential floorspace provisions to average a non-residential FSR of 1.7:1 across the Hornsby Town Centre (excludes B5 zoned areas). 1.1.4 Undertake a Masterplan for the Hornsby Town Centre to: - Establish a clear identity and economic direction - Improve connectivity within the station - Enhance the public realm and more effectively integrate with community facilities - Investigate opportunities to facilitate a night-time economy - Address parking constraints in the centre.	The Property Council supports Strategy 1.1 and the four (4) associated actions. In particular, we support the actions that promote more flexibility and provide for greater innovation in building design. Council needs to also look beyond the planning controls applying to Hornsby town centre regarding job growth. Other factors may play a part in the attractiveness of commercial centres as a location for new jobs.
<u>Strategy 1.2 – Revitalise Pennant Hills to Thornleigh Corridor</u> <u>Actions:</u> 1.2.1 Prepare a Pennant Hills to Thornleigh Corridor combined masterplan to establish a clear identity for the centres and revisit the planning controls and zoning to incentivise a higher density of commercial and residential development. 1.2.2 Consider enabling a full line supermarket to establish in Pennant Hills, which would support the revitalisation of the centre. This should be located in the B2 zone, over B5 or B6 zones. It should reinforce the centre hierarchy. 1.2.3 Encourage Pennant Hills to transition into a higher order centre to complement Hornsby Town Centre with a greater provision of business and office space. 1.2.4 Encourage an increased diversity of retail uses at Thornleigh by establishing a specific brand (ie boutique retail) and encouraging the delivery of more non-food retail floor space.	The Property Council supports Strategy 1.2 and the four (4) associated actions. In particular, we agree with Council's desire to revitalise the Pennant Hills to Thornleigh corridor and make it more attractive to commercial and retail businesses. Council should review the planning controls for Pennant Hills and Thornleigh so that they do not become obstacles to the achievement of this Strategy.

Strategy and Actions	Property Council Response
<u>Strategy 1.3 – Grow Waitara into a vibrant eat street and convenience centre</u> <u>Actions:</u> 1.3.1 Consider rezoning land as identified in Figure 30 to B2 Local Centre, which would enable residential housing above. 1.3.2 Investigate the economic impacts of expanding the B2 Local Centre on Hornsby Town Centre and the B1 Neighbourhood Centre on Edgeworth David Avenue. Any rezoning should have consideration of the centre hierarchy. 1.3.3 Investigate development standards for the Edgeworth David Ave Neighbourhood Centre to provide further services and support to the high-density residential developments and the hospital precinct.	The Property Council supports Strategy 1.3 and the three (3) associated actions. In particular, we welcome and endorse Council investigating the transformation of a small centre into a unique dining destination and supported by appropriate small-scale housing development.
<u>Strategy 1.4 – Revitalise Asquith Village</u> <u>Actions:</u> 1.4.1 Undertake design and feasibility testing to consider the appropriateness of: - Increasing the FSR controls across the whole centre zone (including supermarket site) - Increasing the building height of the supermarket site to enable redevelopment, potentially with housing above - Establishing a minimum non-residential FSR control of 1.2:1 – 1.6:1. 1.4.2 Consider facilitating a Business Improvement District scheme that encourages investment in building facades and shop frontages (if development is not achieved).	The Property Council supports Strategy 1.4 and the two (2) associated actions. Steps to revitalise Asquith village should consider development feasibility so that any change to planning controls will actually attract new development.
<u>Strategy 1.5 – Implement minimum non-residential FSR controls</u> <u>Actions:</u> 1.5.1 Establish minimum non-residential FSR controls or local provisions in line with the Table 39.	The Property Council supports Strategy 1.5 and the associated action.

Strategies and Actions	Property Council Response
<u>Strategy 1.6 – Increase the industrial capacity of Mount Ku-ring-gai and Asquith</u> Actions: 1.6.1 Consider removing building height controls from the industrial precincts and protecting character and sight lines through specific provisions in the DCP, if required. This would enable new forms of industrial development and design solutions to be achieved in response to topography constraints.	The Property Council supports Strategy 1.6 and the associated action. Where planning controls serve no amenity or aesthetic purpose, they should be removed or amended so as not to prevent development taking place.
<u>Strategy 1.7 – Deliver better places of employment</u> Actions: 1.7.1 Support businesses and workers by providing a planning framework that encourages: - convenience retail and services - a pleasant location for people to rest or interact with others during the working day, - Improve connectivity to surrounding open space and bushland (for workers to maintain bike or bushwalk or relax during breaks).	The Property Council supports Strategy 1.7 and the associated action. In particular we encourage Council to take steps to make its employment precincts more attractive to employees by the provision of better facilities and amenities.
Direction 2 – Establish a sustainable long-term supply of employment land	
<u>Strategy 2.1 – Establish a pipeline of industrial land</u> Actions: 2.1.1 Investigate opportunities for the expansion of existing general and light industrial land or release of additional land to accommodate future growth. While this investigation is beyond the scope of this work, it would need to consider the guiding principles identified in section 12.2, particularly access to motorways.	The Property Council supports Strategy 2.1 and the associated action. In particular, we would support Council looking at opportunities to consolidate existing industrial and employment precincts or expansion into surrounding land.
<u>Strategy 2.2 – Increase the utilisation capacity of Hornsby B5 Urban Service Land</u> Actions: 2.2.1 Protect the B5 zones within the Hornsby Town Centre 2.2.2 Increase the building height to at least 14.5m to be consistent with the other industrial areas or remove building height restrictions to enable redevelopment opportunity and densification the sites. Height controls should be altered after consideration has been given to visual impacts and view lines.	The Property Council supports Strategy 2.2 and the two (2) associated actions. In particular, we would welcome Council looking at the building height limits for the B5 zone to ensure they are appropriate (ie protect the amenity and aesthetic value of nearby land).

Strategies and Actions		Property Council Response
<u>Strategy 2.3 – Update the ELDM</u> Actions: 2.3.1 Propose an update to the Department of Planning, Industry and Environment to include the land area identified in Table 41.		The Property Council supports Strategy 2.3 and the associated action.
<u>Strategy 2.4 – Secure supply of enterprise and business development land</u> Actions: 2.4.1 Investigate opportunities to release B5 Business Development land or B6 Enterprise Corridor land near the Dural Service Centre. 2.4.2 Upgrade New Line Road to unlock additional capacity.		The Property Council supports Strategy 2.4 and the two (2) associated actions.
Direction 3 – Protect zones for uses that align with the role and function <u>Strategy 3.1 – Rezone land that no longer aligns with the function and role of the centre or employment precinct</u> Actions: 3.1.1 A portion of the Galston Village containing The Grove residential living and the residential component to the north along Griffith Close is currently not contributing to the local centre function. Rezone areas to R2 Low Density Residential where they do not contribute commercial uses. 3.1.2 Rezone the B1 Neighbourhood Centre at Somerville Road, Hornsby Heights. The zone currently accommodates residential dwellings and no commercial uses. 3.1.3 Rezone the industrial land at Thornleigh that contains the Brickpit Playground to RE1 Public Recreation.		The Property Council supports Strategy 3.1 and the three (3) associated actions.
<u>Strategy 3.2 – Protect the role and function of employment lands</u> Actions: 3.2.1 Consider updating the LEP in line with the objectives and recommendations outlined in the Planning Review chapter.		The Property Council supports Strategy 3.2 and the associated action. We have provided specific comments on these changes elsewhere and support the majority of these proposed changes noting our support for the review announced as part of the NSW budget.

Strategies and Actions	Property Council Response
Direction 4 – Attract a greater diversity of employment and learning opportunities <u>Strategy 4.1 – Attract knowledge intensive jobs in Hornsby Town Centre</u> Actions: 4.1.1 Establish a business incubator hub that provides collaborative working space for small business and start-ups in Hornsby Town Centre. This would provide an affordable alternative for people that want to operate a business in the area but do not want to operate a home-based business. A business incubator hub may encourage existing home-based business operators to relocate into the centre, which would support retail and hospitality uses. 4.1.2 Investigate opportunity for Hornsby Town Centre to become a trial ground for new technologies, such as 5G connectivity. 4.1.3 In the short-term encourage the supply of smaller floorplate office space at affordable prices in the commercial core.	The Property Council supports Strategy 4.1 and the three (3) associated actions. In particular we support Council looking into ways it can increase knowledge jobs in the Hornsby town centre. Council should consider building a coalition of stakeholders that can advise Council of the actions needed to achieve these actions.
<u>Strategy 4.2 – Support the growth of agriculture, manufacturing and tourism</u> Actions: 4.2.1 Work with local businesses and TAFE to run short courses for the community to upskill in target industries. 4.2.2 Undertake meaningful engagement with local agriculture producers and rural and tourism industries to determine pathways to further support the productivity of rural lands as part of the rural land strategy and economic development strategy.	The Property Council notes Strategy 4.2 and we generally support the two (2) associated actions.
<u>Strategy 4.3 – Explore synergies with the local TAFE and universities to develop training and education programs targeted to local industries.</u> Actions: 4.3.1 Encourage a university or a university outpost to establish in the Hornsby Town Centre. 4.3.2 Provide training spaces for the utilisation by businesses, universities and TAFE to run training courses. 4.3.3 Undertake meaningful engagement with local industries to determine the gap in employment skill sets and tailor training courses to suit.	The Property Council notes Strategy 4.3 and we generally support the three (3) associated actions.

Strategies and Actions	Property Council Response
Strategy 4.4 – Partnerships with the health and social services industry. Actions: 4.4.1 Designate the land, identified in Figure 31, as the Hornsby health and social services precinct. Encourage a concentration of outpatient facilities, short-term accommodation, hospital support facilities, allied health education facilities and allied health facilities. 4.4.2 Review planning uses to enable health and social service-related uses such as health consulting rooms, medical centres, respite day care centres, etc. Review building height controls to enable greater flexibility while keeping with the character of the broader area. 4.4.3 Investigate funding and delivering more patient support accommodation including short-term housing for families near the hospital to expand the appeal to the Central Coast market. 4.4.4 Investigate planning incentives to encourage the delivery of more diverse housing typologies and key worker accommodation in the nearby higher density residential areas. 4.4.5 Investigate strengthening pedestrian connections along Burdett Street, from the hospital to Hornsby Town Centre, to create a more pedestrian friendly and walkable catchment. This may include wider footpaths, dedicated on road bike land and more street lighting. E-scooter and E-bike hubs could be located at either end to encourage more people to utilise public transport and enable an easier commute. 4.4.6 Consider the implementation of a regular shuttle bus service between the hospital and Hornsby Station.	The Property Council notes Strategy 4.4 and we generally support the six (6) associated actions.

Strategies and Actions	Property Council Response
Direction 5 – Deliver infrastructure that supports current needs and future growth	
<u>Strategy 5.1 – Road networks are appropriate to accommodate growth.</u> Actions: 5.1.1 Undertake a Transport and Traffic Study or the broader LGA to identify the immediate priorities for investment. 5.2.1 Work with Transport for NSW to free up capacity on the priority road networks including New Line Road and Pennant Hills Road to accommodate the growth and expansion of the LGA.	The Property Council notes Strategy 5.1 and we generally support the two (2) associated actions.
<u>Strategy 5.2 – Industrial and urban service areas have strong public transport connectivity</u> Actions: 5.2.1 Investigate the implementation of a more regular bus service or the introduction of a shuttle bus to circulate from the station to the precincts during peak times. 5.2.2 Investigate the feasibility of enhanced public transport services in the Dural area.	The Property Council notes Strategy 5.2 and we generally support the two (2) associated actions.
<u>Strategy 5.3 – High-speed internet</u> Actions: 5.3.1 Advocate, on behalf of the community, for the timely delivery of improved internet and mobile services. Consider incentives for early delivery.	The Property Council notes Strategy 5.3 and we generally support the associated action.
<u>Strategy 5.4 – Sufficient provision of parking</u> Actions: 5.4.1 Implement the recommendations of the <i>Hornsby Parking Study</i> to assist in alleviating parking pressures. 5.4.2 Encourage out of centre commuter parking to alleviate pressure on parking in centres.	The Property Council notes Strategy 5.4 and we support the two (2) associated actions.
<u>Strategy 5.5 – Early deliver of utility service</u> Actions: 5.5.1 Plan for infrastructure deliver to new employment lands, including the supply of electricity, gas, water and sewer.	The Property Council notes Strategy 5.5 and we generally support the associated action.

Strategies and Actions	Property Council Response
Direction 6 – Establish a framework for sustainable and continued economic growth	
<u>Strategy 6.1 – Amend the definitions in the commercial centre hierarchy</u> <i>Actions:</i> 6.1.1 Consider updates in line with Table 42.	The Property Council supports Strategy 6.1 and the associated action.
<u>Strategy 6.2 – Update the commercial centre hierarchy in the DCP</u> <i>Actions:</i> 6.2.1 Update the centre hierarchy in line with the suggestions in the table.	The Property Council supports Strategy 6.2 and the associated action.
<u>Strategy 6.3 – Establish a clear economic identify for Hornsby LGA</u> <i>Actions:</i> 6.3.1 Implement the findings of the <i>Hornsby Economic Development and Tourism Strategy</i>. 6.3.2 Consider preparing an Investment Prospective for Hornsby LGA to market the opportunities to businesses and investors.	The Property Council supports Strategy 6.3 and the two (2) associated actions.