



# **PROPOSED HOSPITAL**

**35 WATER STREET  
AND  
64 BILLYARD AVENUE  
WAHROONGA**

## **PRELIMINARY ASSESSMENT REPORT**

**Prepared for  
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# **1. INTRODUCTION**

## **1.1 Overview**

This Preliminary Assessment Report accompanies a project application lodged pursuant to Section 75E of the *Environmental Planning and Assessment Act 1979* ("the Act") for the development of land located at No. 35 Water Street and No. 64 Billyard Avenue, Wahroonga ("the site") for the purposes of a hospital. A description of the major project is provided in Section 4.

The Minister for Planning has been separately requested to confirm that the proposed hospital is a major project for the purposes of State Environmental Planning Policy (Major Projects) 2005 ("the Major Projects SEPP") and Part 3A of the Act. If it is determined that the development is of a kind that is described in Schedule 1 of the Major Projects SEPP, and is therefore a project to which Part 3A of the Act applies, this Preliminary Assessment Report is intended to assist the Director-General in the preparation of the Director-General Environmental Assessment Requirements ("DGEARs").

## **1.2 Purpose of this Report**

The purpose of this Preliminary Assessment Report is to assist the Minister in forming an opinion that the proposal is a major project for the purposes of the Major Projects SEPP and to provide an informed basis for the DGEARs.

The Preliminary Assessment Report includes:-

- a site description and analysis;
- an overview of the major project;
- a preliminary assessment of the major project; and
- the legislative framework applying to the major project.

The Preliminary Assessment Report is accompanied by:-

- a brochure outlining details and preliminary plans of the proposed hospital;
- a completed application form; and
- the required initial fee, as advised by the Department of Planning, being \$1,000.00.

A checklist against the matters required to be addressed in the Guidelines for Major Projects is provided at Section 1.5.

## **1.3 Summary of Project**

The Project Application seeks the Minister's approval for the redevelopment of land located at No 35 Water Street and No 64 Billyard Avenue, Wahroonga ("the site") for the purposes of a hospital. The project involves restoration and adaptive re-use (for hospital purposes) of the heritage-significant buildings on the site, restoration of heritage-significant land use elements, construction of three inter-linked hospital buildings, separate nurses' accommodation, and minimal impacts on the Blue Gum High Forest on the eastern and southern parts of the site.

The proposed occupants of the hospital will be predominantly aged between 75 to 100 years and will be dependent on the provision of nursing assistance for bathing, dressing, feeding and, in most cases, for the taking of medication, and for whom occupational therapy and physiotherapy will also be available. Parking will be provided for visitors and staff. None of the patients will drive.

## 1.4 Capital Investment Value and application of Part 3A

Through the operation of the Major Projects SEPP, it is apparent that the Minister will be the consent authority for the project in that:-

- the project is for a hospital pursuant to the definition contained in Group 7, Category 18 of the Major Projects SEPP (refer Section 5.3.1 of this PAR); and
- the Capital Investment Value of the project, as defined in the Major Projects SEPP, is approximately \$56 million.

Nevertheless, confirmation has been sought from the Minister, that the proposal is a major project, thereby authorising the submission of a Project Application under Section 75E of the Act.

## 1.5 Application Checklist

A draft Department of Planning Guideline, "Steps in the Assessment and Approval of Major Projects under Part 3A", dated 14 September 2005, lists the matters to be addressed in a Project Application. The following table sets out the matters and notes where or how each requirement is addressed:-

**Table 1: Matters required to be addressed**

Requirement	Where addressed
(a) A written and graphical description of the project and any ancillary components, including relevant preliminary plans	Section 4, and Appendices 1 and 2
(b) The location(s) and a map identifying the site(s) / alignment / corridor	Section 2 and all Figures
(c) The capital investment value and other relevant information in relation to parameters set out in the Major Project SEPP or any relevant order relevant for determining whether Part 3A applies to the project	Section 1.4; Section 5.2.1
(d) The planning provisions applying to the site and whether the project is permitted under the prevailing Environmental Planning Instruments (EPIs), DCPs, policies etc, and if the project is inconsistent with such instruments/plans/policies	Section 5

Requirement	Where addressed
(e) The views of the other agencies, local council and/or the community if known	Section 3
(f) List any other approvals required in particular if a licence from the Department of Environment and conservation under the Protection of the Environment Operations Act is required	Section 5.1.2
(g) If relevant, justification as to why the project should be considered to be a Major Project under Part 3A, taking into consideration the relevant criteria	Section 4
(h) A preliminary assessment to identify the likely environmental issues	Section 6
(i) A completed application form	A completed application form is provided under separate cover.
(j) The prescribed application fee	The application fee for lodgement of this Preliminary Assessment Report is \$1,000.00. The balance of the total fee will be submitted with the Environmental Assessment Report.
(k) The number of copies of application documents requested by the Department, including documents in electronic format	10 copies of the Preliminary Assessment Report are provided. An electronic copy of the Preliminary Assessment Report is provided on CD.
(l) Any other matters required by the Director-General, following consultation with the Department	If and when identified, these will be addressed.

## 2. SITE DESCRIPTION

### 2.1 Site Location, Description and Ownership

The subject site is located within the suburb of Wahroonga, approximately 1km north-east of Wahroonga railway station. The land to which the project application relates comprises 35 Water Street and 64 Billyard Avenue, Wahroonga and is also known as Lot 1 in DP 375262 (No. 35 Water Street), Lot 1 in DP 726091 (No.64 Billyard Avenue) and Lot 2 in DP 375262, Wahroonga. Plans and photographs of the site are provided in the project brochure in Appendix 1.

The principal development allotment, being 35 Water Street, is rectangular in shape and is zoned 5(a) Special Uses (Hospital). No 64 Billyard Avenue consists of the lot located on the corner of Billyard and Young Streets and is zoned 2(c) Residential. The remaining Lot 2, DP375262, is a small curved adjunct lot along the southern boundary of the site which is zoned 5(a) Special Uses (Hospital).

The site has frontages to Water Street, Young Street and Billyard Avenue of 124.625m, 135.13m and 23.65m, respectively. It extends along the length of Young Street between Water Street and Billyard Avenue. The site has an area of approximately 22,932m<sup>2</sup> and falls between 15m and 24m across the site to the south-eastern corner.

No's 35 - 45 Water Street (Lot 1 in DP 375262) is heritage listed under Schedule 7 of the Ku-ring-gai Planning Scheme Ordinance ("KPSO") and contains a Federation Queen Anne house (Rippon Grange) and its associated garden structures and features, a grove of Eucalypts and various hospital additions. According to the Heritage Office of NSW, the site has heritage significance for the following reasons:-

- *The property includes a fine Federation Queen Anne house designed by the prominent architect Howard Joseland, and retains much of its original fabric and integrity. The 1954 alterations and additions were designed by Cobden Parkes, Government Architect.*
- *The house and surviving grounds are generally in the form created for Frederick George Sargood. The grounds retain much of the original layout of paths and driveways and include early garden features such as croquet lawns, rock retaining walls and octagonal seating, and mature gum trees.*
- *The property is also associated with Ernest Robert Williams, a founding director of Woolworths."*

"Rippon Grange" was designed by the architectural firm Sulman and Power and probably by Mr John Sulman and was completed in around 1898 with additions in 1905 by Joseland and Gilling, architects. "Rippon Grange" is the main building and was originally constructed as a two-storey dwelling house with ancillary structures. In about 1952, the land was donated to the State government for use as a hospital, firstly to provide respite child care for polio sufferers and infectious diseases. Further, mostly intrusive additions to "Rippon Grange" were made by the hospital administration at that time. Following cessation of the hospital use, the property was sold by the State government in 2005 to the Proponent.

The site contains remnant Blue Gum High Forest, a critically endangered ecological community under the NSW Threatened Species Conservation Act 1995, covering approximately 6,350m<sup>2</sup> of the subject site. This area forms a reverse “L” shape along the boundary to Young Street to the east and along the majority of the southern boundary of No. 35 Water Street. The remaining vegetation on the subject site consists of landscaped gardens with a variety of exotic and native species.

## **2.2 Surrounding Area**

### **2.2.1 Immediate Surrounds**

#### **2.2.1.1 To the North**

To the north of the site beyond Water Street are one and two-storey detached dwellings. To the north east, with a frontage to Water Street is the “Bush School”.

#### **2.2.1.2 To the East**

Adjoining the site to the east is Young Street, beyond which are single and two-storey dwellings with frontages to Young Street.

#### **2.2.1.3 To the South**

Adjoining the majority of the southern boundary are one, two and three dwellings, beyond which is Billyard Avenue.

#### **2.2.1.4 To the West**

To the west of the site are one, two and three storey dwellings detached dwellings.

### **2.2.2 Wider Area**

The subject site is located around 450 metres walking distance from a local shopping complex in Eastern Road (south of Tennyson Avenue), and approximately 3 minutes drive from Wahroonga railway station.

The surrounding area is predominantly residential with large, prestigious dwellings set in landscaped gardens, many of which comprise substantial trees. Scattered throughout the area are schools, churches and small parks.



### **3. VIEWS OF AGENCIES AND COMMUNITY, IF KNOWN**

The use of the land for the purpose of a hospital, being the purpose for which the majority of the site is specifically zoned, has yet to be discussed with Ku-ring-gai Council and with the local community. Numerous discussions with Council officers and local residents did, however, take place in relation to a development application lodged with Ku-ring-gai Council for redevelopment of the site for the purposes of seniors living self-care accommodation in 2006. The development application was refused. Key issues raised in determination of the development application related to heritage impacts on Rippon Grange and its landscape curtilage, and ecological impacts on the Blue Gum High Forest. These have been taken into full account in the formulation of the hospital proposal.

## **4. DESCRIPTION OF PROJECT**

The project comprises a hospital for the aged and disabled consisting of between 130 to 160 rooms which will accommodate frail, infirm, or disabled patients who require professional health services. The project involves demolition of non-heritage-significant existing buildings on the site, removal of various non-heritage-significant landscape elements, adaptive re-use (for hospital and related purposes) of the heritage-significant buildings, restoration of heritage-significant landscapes, preparatory excavation and bulk earthworks, protection of almost all of the Blue Gum High Forest community on the site, and construction and operation of a hospital and associated nurses' accommodation.

The hospital will comprise three new interconnecting buildings to be built across the southern central part of the site, south of Rippon Grange, which will be adaptively re-used as part of the hospital. It will be renovated to its former grand state and will possibly incorporate a café and communal facilities for occupants and their visitors.

All rooms in the hospital will be configured for individual occupation with sizes of between 25m<sup>2</sup> and 45m<sup>2</sup>. Dementia service specific wards will be provided. Wards for younger permanently disabled patients will also be provided.

A very high level of extra-care services will be provided including occupational therapy and physiotherapy.

The proponent intends to allocate in the region of 50 Commonwealth bed licences to the proposed hospital operations. An application will be lodged with the Department of Aged Care. Given the current scarcity of bed licence allocations in the North Sydney region the proponent is also seeking to acquire at least 50 pre 1997 aged care bed licences from an existing aged care operator. The proponent is confident these bed licences will be in place for allocation to this proposed hospital prior to the facility commencing operations.

The former nurses' accommodation block at No. 64 Billyard Avenue will be extended, re-used and improved as nurses' accommodation. (Hospitals and purposes ancillary to hospitals are permissible on No. 64 Billyard Avenue as they are on the balance of the site.)

Each of the new hospital buildings will be located so as to ensure minimal impact on the Blue Gum High Forest and on Rippon Grange. Rippon Grange will be conserved as a consequence of implementing the project. Important heritage landscapes will be restored.

Calculations of gross floor area, floor space ratio, and details of building height will be provided as part of the Environmental Assessment Report to be submitted in response to the DGEARS.

## 5. STATUTORY FRAMEWORK

### 5.1 Relevant Acts

#### 5.1.1 Part 3A Environmental Planning and Assessment Act 1979

On 1 August 2005, a new Part 3A was introduced in the Environmental Planning and Assessment Act 1979 ("the Act"). Part 3A and its accompanying Regulations and Guidelines contains a new assessment and determination framework for Major Projects.

As noted above, the Minister is requested to express his opinion that the development to which this application relates is a major project for the purposes of Part 3A of the Act.

#### 5.1.2 Approvals Under Other Acts

No other approvals are sought under any other Acts.

### 5.2 State Environmental Planning Policies

#### 5.2.1 State Environmental Planning Policy (Major Projects) 2005

State Environmental Planning Policy (Major Projects) 2005 was gazetted in May 2005 and aims to identify development of economic, social or environmental significance to the State or regions of the State, so as to provide a consistent and comprehensive assessment and decision-making process for that development. The Minister for Planning is the consent authority for development of the type, value or in a location, generally as identified in the SEPP, and Part 3A of the Act applies to the development, referred to as "projects" or "major projects".

Subsection 6(1) of the SEPP specifies that:-

*"Development that, in the opinion of the Minister, is development of a kind:*

*(a) that is described in Schedule 1 or 2 ...*

*is declared to be a project to which Part 3A of the Act applies."*

Schedule 1 of the SEPP is entitled Part 3A projects – classes of development. "Hospitals" are included in Schedule 1 as development of a kind that is declared to be a project to which Part 3A of the Act applies. Category 18, Group 7 in Schedule 1 states as follows:-

**"18 Hospitals**

*(1) Development that has a capital investment value of more than \$15 million for the purpose of providing professional health care services to people admitted as in-patients (whether or not out-patients are also cared for or treated there), including ancillary facilities for:*

*(a) day surgery, day procedures or health consulting rooms, or*

- (b) accommodation for nurses or other health care workers, or*
- (c) accommodation for persons receiving health care or for their visitors, or*
- (d) shops or refreshment rooms, or*
- (e) transport of patients, including helipads and ambulance facilities, or*
- (f) educational purposes, or*
- (g) research purposes, whether or not they are used only by hospital staff or health care workers and whether or not any such use is a commercial use, or*
- (h) any other health-related use.*

*(2) For the purposes of this clause, professional health care services include preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, care or counselling services provided by health care professionals.”*

The proposed hospital is consistent with this definition. It has a capital investment value of \$56 Million.

### **5.2.2 State Environmental Planning Policy No. 11 (Traffic Generating Developments)**

State Environmental Planning Policy No. 11 (Traffic Generating Developments) (“SEPP 11”) establishes the Roads and Traffic Authority as the traffic management authority to be consulted in relation to development proposals, and ensures it is given the opportunity to make a representation on a development application before the local council decides whether to approve a proposal. Schedules 1 and 2 of SEPP 11 identify forms of development which are required to be subject to varying levels of consultation.

Schedule 2 of SEPP 11 triggers the requirement for the proposal to be forwarded to the Roads and Traffic Authority. It includes development described as:-

- “(o) the erection of a building for the purposes of a hospital with accommodation for 100 or more beds or the enlargement or extension of a building for the purposes of a hospital where that enlargement or extension provides accommodation for 100 or more beds”*

The proposal consists of a hospital with 130 – 160 rooms and will therefore contain more than 100 beds. The application will therefore be referred to the RTA.

### **5.2.3 State Environmental Planning Policy No. 55 (Remediation of Land)**

State Environmental Planning Policy No. 55 (Remediation of Land) (“SEPP 55”) aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment by specifying certain considerations to be had in determining development applications in general, by requiring that remediation work meets certain standards.

The subject site has historically been used for residential and hospital purposes only. A detailed contamination analysis will accompany the project application.

## **5.3 Regional Environmental Plans**

### **5.3.1 Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River**

The site falls within the area covered by Sydney Regional Environmental Policy (SREP) 20 Hawkesbury-Nepean River (No.2 –1997).

### **5.3.2 Aim of SREP 20**

The aim of SREP 20 is to:

*“protect the environment of the Hawkesbury-Nepean River system by ensuring the impacts of future land uses are considered in a regional context.”*

### **5.3.3 General Planning Considerations**

With regard to the general planning considerations the following comments are made:-

- the proposal is not inconsistent with the aim of the plan or the strategies listed in the Action Plan of the Hawkesbury-Nepean Environmental Planning Strategy; and
- the proposal will not adversely impact on the environment.

### **5.3.4 Total Catchment Management**

The SREP provides that total catchment management is to be integrated with environmental planning for the catchment. Full details of erosion and sedimentation controls during construction, and of on-site drainage and stormwater detention, will be submitted with the Environmental Assessment Report.

### **5.3.5 Environmentally Sensitive Areas**

The SREP provides that the environmental quality of environmentally sensitive areas must be protected and enhanced through careful control of land use changes and through management and remediation of existing uses. The site is not identified in the REP as an environmentally sensitive area.

### **5.3.6 Water Quality**

The SREP provides that future development must sustain the goals of primary contact recreation and aquatic ecosystem protection in the river system. The subject site is well distant from the river and will not impact on the river's water quality.

The proposed development adopts suitable environmental controls and principles, such as best practice sewerage and stormwater management and erosion and sedimentary controls.

### 5.3.7 Cultural Heritage

The policy provides that the significance of items and places of cultural heritage significance should be recognised, and these items and places should be protected and sensitively managed. The subject property is not identified as a heritage item in the REP.

### 5.3.8 Flora and Fauna

The SREP provides that the ecological processes of the catchment must be managed so that the diversity of flora and fauna communities, species and genetics is conserved and enhanced. In this regard, the impacts on the Blue Gum High Forest will be minimal.

The Environmental Assessment Report will be accompanied by a Species Impact Statement (notwithstanding that the impacts on the Blue Gum High Forest are minimal) and a Vegetation Management Plan.

### 5.3.9 Metropolitan Strategy

The SREP provides that the following impacts need to be considered:-

- the impacts of metropolitan waste disposal on water quality;
- the impacts of development on air quality;
- the needs for waste avoidance, waste reduction, reuse and recycling measures; and
- the implications of predicted climate change on the location of the development and its effect on conservation of natural resources.

The proposal will not adversely impact on air and water quality. The proposal has been designed as an environmentally sustainable development.

## 5.4 Local Planning Instruments and Policies

### 5.4.1 Ku-ring-gai Planning Scheme Ordinance

Pursuant to the provisions of the Ku-ring-gai Planning Scheme Ordinance ("KPSO"), the part of the subject site known as No. 35 Water Street is zoned 5(a) Special Uses (Hospital), that part of the site known as No.64 Billyard Avenue is zoned 2(c) Residential and the remaining lot (Lot 2 in DP 375262) which is a small lot curving along the southern boundary of the land is also zoned 5(a) Special Uses.

Within the 5(a) Special Uses and the 2(c) Residential zones, hospitals are permissible with consent. Hospital is defined within the KPSO to mean:-

*"a building used or intended for use as a hospital, sanatorium, health centre or dispensary, nursing home or home for aged, infirm, incurable or convalescent persons, whether public or private, and includes a shop or dispensary used in conjunction therewith, but does not include an institution."*

The proposal is consistent with this definition. There are no development controls specifically applying to hospitals in the existing KPSO. Accordingly, there is no height limit, FSR restriction, landscape requirement or the like in the existing KPSO with which the proposal, if submitted as a development application pursuant to Part 4 of the Act would need to comply.

There are, however, objectives identified for the 2(c) Residential zone. These objectives are as follows:-

- “1. The general aims of this Ordinance in relation to land within Zones Nos 2(a), 2(b), 2(c), 2(d), 2(e), 2(f), 2(g) and 2(h) are -*
  - (a) to maintain and, where appropriate, improve the existing amenity and environmental character of residential zones; and*
  - (b) to permit new residential development only where it is compatible with the existing environmental character of the locality and has a sympathetic and harmonious relationship with adjoining development.*
- 2. The specific objectives of this Ordinance in relation to land within Zones Nos 2 (a), 2(b), 2(c), 2(d), 2(e), 2(f), 2(g) and 2(h) are to ensure that -*
  - (a) all new dwelling-houses and additions to dwelling-houses maintain a reasonable level of sunlight to neighbours' living areas and recreation space between 9 a.m. and 3 p.m. during the winter solstice on 22 June; and*
  - (b) all new dwelling-houses and additions to dwelling-houses are sited and designed so as to minimise overlooking of neighbours' living areas and recreation space; and*
  - (c) any building or development work shall maintain or encourage replacement of treecover whenever possible to ensure the predominant landscape quality of the Municipality is maintained and enhanced; and*
  - (d) any building or development work on a site avoids total or near total site utilisation by maintaining a reasonable proportion of the site as a soft landscaping area; and*
  - (e) all new dwelling-houses and additions to existing dwelling-houses are of a height, size and bulk generally in keeping with that of neighbouring properties and, where larger buildings are proposed, they are designed so as not to dominate and so far as possible to harmonise with neighbouring development; and*
  - (f) in areas where one period, style or genre of architecture predominates, the new dwelling-house reflects either that style or the main stylistic features such as roof pitch, materials, proportions, setbacks, etc. and additions to existing dwelling-houses reflect the style of and continue the main stylistic features of the existing structure; and*

- (g) *all new dwelling-houses and additions provide reasonable space on the site for the forward entrance and exit of vehicles; and*
- (h) *all applications will be assessed against the considerations of section 90 of the Environmental Planning and Assessment Act 1979, and section 313 of the Local Government Act 1919.*

The aims and objectives generally relate to residential developments and therefore do not apply to the proposed development. The objectives relating to tree cover and soft landscaping will be satisfactorily addressed by the proposal.

The relevant heritage provisions set out by the KPSO are as follows:-

Clause 61D provides that:-

*“(1) A person shall not, in respect of a building, work, relic, tree or place that is a heritage item -*

- (a) demolish, or alter the building or work;*
- (b) damage or move the relic, including excavation for the purpose of exposing the relic;*
- (c) damage or despoil the place or tree;*
- (d) erect a building on or subdivide land on which the building, work or relic is situated or that comprises the place; or*
- (e) make structural changes to the interior of a building or work listed in Part 1 of Schedule 7,*

*except with the consent of the council.*

- (2) The Council shall not grant consent to a development application under subclause (1) unless it has taken into consideration the extent to which the carrying out of the proposed development would affect the heritage significance of the item and any stylistic or horticultural features of its setting.”*

All relevant heritage considerations will be embraced in a Conservation Management Plan and Heritage Impact Statement. The heritage outcomes of the proposal will be positive in that the heritage item will be conserved, appropriately used and heritage landscape elements retained.



## **6. PRELIMINARY ASSESSMENT OF ENVIRONMENTAL ISSUES**

### **6.1 Overview**

Draft Part 3A Guidelines indicate that, as part of the project application, the proponent should undertake a preliminary environmental assessment based on the Preliminary Assessment Guidelines (gazetted by the Minister) and submit this information with the project application. There have been no Preliminary Assessment Guidelines gazetted by the Minister to date. The most relevant Guidelines are those included in the Draft Part 3A Guidelines, dated 24 July 2005 and subsequent guidelines and fact sheets issued by the Department of Planning in August 2005.

The purpose of the preliminary environmental assessment is to identify potential environmental issues associated with the construction and operation of the project. The likely key environmental issues are identified below.

### **6.2 Use**

The site is predominantly zoned for hospital use. Hospitals are also a permissible use on that part of the site zoned 2(c). It must therefore be reasonably expected that the site will be used for hospital purposes. It was previously used as a hospital. The type of hospital purpose, one catering to aged, infirm and disabled persons, is one which will be less intensive than, say, a general hospital, a children's hospital, or a hospital specialising in trauma, cancer, dentistry or the like. The impacts of the identified hospital use on the locality are therefore likely to be relatively benign. Full details of the staffing and operational aspects of the hospital will be submitted with the Environmental Assessment Report.

### **6.3 Height and Scale**

The site is large. It is much larger than any of the neighbouring sites. It can therefore reasonably accommodate buildings of greater scale (ie. height, bulk and massing) than are commonplace on residential lots throughout the locality. The zoning of the land inherently anticipates buildings of a different and greater scale than dwelling houses.

The hospital buildings are to be designed by Tanner & Associates, Heritage Architects. Urban design input to the scheme will be provided by Professor Peter Webber. The scheme will ensure minimal impact by reason of height and scale on Rippon Grange and on adjoining properties.

## **6.4 Amenity Impacts on Neighbours**

Potential amenity impacts on neighbours include:-

- overshadowing;
- overlooking;
- noise;
- obstruction of outlook; and
- traffic generation.

These will be addressed in detail in the Environmental Assessment Report. However, the fact that the site has three street frontages reveals that potential impacts on neighbours are largely contained to those adjoining properties to the west and south. As part of the proposal, generous boundary setbacks will be provided and comprehensive landscaping installed and/or maintained. Impacts on neighbours will be carefully considered, but are likely to be minimal.

## **6.5 Heritage**

The site is the subject of a comprehensive Conservation Management Plan. The proposal will be the subject of a detailed Heritage Impact Statement. Heritage impacts will be positive overall, particularly as Rippon Grange will be conserved and adaptively reused, the former stables will be conserved, and heritage-significant landscape elements will be restored.

## **6.6 Flora and Fauna Impacts**

The significant natural element on the site is an area of Blue Gum High Forest, a critically endangered ecological community located along the eastern and southern boundaries of No. 35 Water Street. The proposal will have minimal impacts on this natural element. Impacts will be assessed in detail in a Species Impact Statement. A Vegetation Management Plan will provide for ongoing care, retention and improvement of the community.

## **6.7 Traffic and Parking**

A detailed traffic impact analysis will accompany the project application. Details will be provided of public transport services operating in the locality. Walking distances to public transport services, shops and other community facilities will be provided. Justification for the on-site parking supply will be included in the Environmental Assessment Report.

## **6.8 Stormwater**

Detail stormwater concept plans will be provided with the Environmental Assessment Report. Details will be provided of in-ground services within proximity of the Blue Gum High Forest.

## **6.9 ESD**

A wide range of ESD initiatives will be incorporated into the project. Details will be submitted with the Environmental Assessment Report.

## **7. CONCLUSION**

The subject site comprises 35 Water Street and 64 Billyard Avenue, Wahroonga. It contains the now disused John Williams Hospital heritage-listed buildings to be conserved. Heritage-listed landscape elements are a remnant Blue Gum High Forest.

The project comprises the demolition of existing non-heritage-listed buildings on the site, adaptive re-use and conservation of heritage-significant buildings, restoration of heritage-listed landscape elements, and the construction of three new inter-linked hospital buildings.

Pursuant to the provisions of the Ku-ring-gai Planning Scheme Ordinance, the part of the subject site is predominantly zoned 5(a) Special Uses (Hospital), whilst that part of the site known as No. 64 Billyard Avenue is zoned 2(c) Residential. Within the 5(a) Special Uses and the 2(c) Residential zones hospitals are permissible with consent.

A hospital of the type proposed will meet a well-established need within the wider region, in a readily accessible location, in a high-quality complex of old and new buildings in a landscaped setting. It will be of the highest standard.

Key issues will be addressed in detail in the Environmental Assessment Report that will be prepared following the release of the DGEARs. The Environmental Assessment Report will be accompanied by a draft Statement of Commitments outlining environmental management, mitigation and monitoring measures.

## **FIGURES**

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## **APPENDICES**

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## **APPENDIX 1**

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### **Preliminary project brochure**