



**WILLOWTREE**  
PLANNING

**SCOPING REPORT FOR SECRETARY'S ENVIRONMENTAL  
ASSESSMENT REQUIREMENTS:  
PROPOSED RESIDENTIAL AGED CARE FACILITY, INDEPENDENT  
LIVING UNITS AND ANCILLARY LAND USES**

Uniting War Memorial Hospital Waverley – Bronte Road, Birrell Street, Carrington Road & Church Street, Waverley

—

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on behalf of Uniting c/- Savills

**October 2022**

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**SCOPING REPORT - REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS**

Proposed Residential Aged Care Facility, Independent Living Units and Ancillary Land Uses

Uniting War Memorial Hospital Waverley – Bronte Road, Birrell Street, Carrington Road &amp; Church Street, Waverley

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2	Preliminary QS Report	WT
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## **PART A      PRELIMINARY**

### **1.1      INTRODUCTION**

This Scoping Report has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) on behalf of Uniting c/- Savills and is submitted to the NSW Department of Planning and Environment (DPE) in support of a formal request for Secretary's Environmental Assessment Requirements (SEARs).

This formal request for SEARs is made in relation to the development of land comprising a Residential Aged Care Facility (RACF), Independent Living Units (ILUs) and Ancillary Land Uses – 'Uniting Waverley Project' at the Uniting War Memorial Hospital site – identified within the confines of Bronte Road, Birrell Street, Carrington Road & Church Street, Waverley (the Subject Site). The proposed development is for the purposes of Seniors Housing. Development Consent would be sought via the provisions under Part 5 of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP), with consideration of the relevant provisions applying to the Subject Site under the *Waverley Local Environmental Plan 2012* (WLEP2012). The Housing SEPP will form the prevailing Environmental Planning Instrument (EPI) as part of this formal request for SEARs.

Pursuant to this request for SEARs, approval for the masterplan, comprising provision for the built form construction and operational use would be sought. Subsequent to consent being formally granted, the intent is to strategically construct the Subject Site via transitional phases, enabling services and relevant built form components to be delivered accordingly, and expanded in line with the anticipated growth of the Subject Site, whilst not impacting on surrounding land uses.

The Subject Site is located within the Waverley Local Government Area (LGA) and is zoned R3 Medium Density Residential and SP2 Infrastructure (Health Services Facilities) pursuant to the provisions of WLEP2012. Development for the purposes of Seniors Housing is permitted with consent under the R3 Medium Density Residential zone, as well as land uses being ordinarily incidental and ancillary to the existing health services facility on the Subject Site, zoned SP2 Infrastructure. A number of ancillary uses, including short term accommodation and food and drink premises will be included within the proposed development to enhance and complement the Seniors Living facilities, improve the lives of residents and visitors and contribute to the overall heritage conservation and management of the Subject Site.

The proposed development satisfies the definition of State Significant Development (SSD) pursuant to Schedule 1, Clause 28 of *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP) as the Capital Investment Value (CIV) exceeds \$30 Million on land within the Greater Sydney Region. The proposed development would attain a CIV of \$375,999,779 Million (refer to **Appendix 2**) and includes provision for a RACF component comprising approximately 105 - 114 rooms, and ILU component comprising approximately 210 - 230 units.

This Scoping Report provides a brief overview of the proposed development and the relevant planning framework that applies to enable the issuance of the SEARs, which will guide the preparation of a formal Environmental Impact Statement (EIS) for future development of the land.

Environmental considerations relevant to the proposed development have been identified pertaining to the following parameters:

- Soil and water;
- Noise and vibration;
- Air quality;



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- Biodiversity;
- Waste;
- Traffic and transport;
- Hazards and risks;
- Energy efficiency;
- Heritage, including Aboriginal Cultural Heritage and Non-Aboriginal (European) heritage;
- Visual amenity and site design (including design excellence);
- Infrastructure and services;
- Social impacts;
- Economic impacts; and
- Community and stakeholder participation.

The proposed development would promote the enhanced development of the Sydney Metropolitan Region, ultimately providing for employment opportunities and a modernised facility, via means of a Seniors Housing development comprising a RACF and ILUs to support the growth and development of the aged care/seniors industry sector across the State and the whole of Australia with direct response to the State's 'ageing' population.





## **PART B SITE ANALYSIS**

### **2.1 SITE LOCATION AND CHARACTERISTICS**

The identified portion of land, that is the subject of this Scoping Report is described as the parcels pertaining to the 'Uniting War Memorial Hospital' comprising frontages to Bronte Road, Birrell Street, Carrington Road and Church Street, Waverley – which includes the War Memorial Hospital. The Subject Site comprises 30 allotments as outlined in **Table 1** below.

<b>Table 1: Site Identification</b>	
<b>Street Address</b>	<b>Legal Description</b>
101 Birrell Street, Waverley	Lot 2 DP 515904
103 Birrell Street, Waverley	Lot 1 DP 515904
105 Birrell Street, Waverley	Lot A DP 437866
107 Birrell Street, Waverley	Lot B DP 437866
109 Birrell Street, Waverley	Lot 1 DP 961790
111 Birrell Street, Waverley	Lot 11 DP 667554
113 Birrell Street, Waverley	Lot 4 DP 520982
115 Birrell Street, Waverley	Lot 3 DP 520982
117 Birrell Street, Waverley	Lot 2 DP 212655
119 Birrell Street, Waverley	Lot 1 DP 212655
121 Birrell Street, Waverley	Lot A DP 317831
125 Birrell Street, Waverley	Lot 1 DP 172133
	Lot 1 DP 567694
	Lot 1 DP 948186
	Lot 2 DP 1061588
	Lot 3 DP 667555
	Lot 2 DP 1061548
	Lot 1 DP 1061548
	Lot 7 DP 948185
Lot B DP 317831	
124-160 Bronte Road, Waverley	Lot 4 DP 593710
162 Bronte Road, Waverley	Lot 1 DP 166786
164 Bronte Road, Waverley	Lot 1 DP 1115706
2 Church Street, Waverley	Lot 1 DP 630460
4 Church Street, Waverley	Lot 2 DP 630460
6 Church Street, Waverley	Lot 1 DP 167332
8 Church Street, Waverley	Lot 1 DP 1098550
	Lot 2 DP 1098550
	Lot 3 DP 1098550

The entire Subject Site is subject to the applicable provisions outlined within the Housing SEPP and WLEP2012. Access to the Subject Site is currently obtained via Bronte Road, Birrell Street, Carrington Road and Church Street; however, proposed access arrangements as part of the Masterplan would be provided to centralise traffic flows and mitigate traffic along other roads. Access and traffic generation will be further investigated as part of the qualitative and quantitative Traffic and Parking Impact Assessment to be prepared in support of the SSD Application.

The Subject Site is situated approximately 5.15km southeast of the Sydney CBD. It is within close proximity to transport infrastructure routes (including the bus and rail networks) along Bronte Road and Birrell Street



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and close by (approximately 760m) to Bondi Junction Station, as well as sharing direct links with the wider regional road network, including connections to Oxford Street and Moore Park Road providing passage to the M1 Motorway and Sydney CBD. All of which provide enhanced connectivity to the Subject Site and immediate vicinity, as well as the wider locality. Additionally, the Subject Site is located within close proximity to active transport links, such as bicycle routes, providing an additional mode of accessible transport available to the Subject Site.

In its existing state, the Subject Site comprises a mixture of land use typologies including medium density residential dwellings; the Uniting Edina Building and the existing War Memorial Hospital Campus which includes residential aged care and senior's accommodation.

In accordance with the WLEP2012, land uses surrounding the Subject Site comprise the following zoning categories, including:

- R3 Medium Density Residential;
- SP2 Infrastructure (Health Services Facilities);
- SP2 Infrastructure (Educational Establishment);
- SP2 Infrastructure (Place of Public Worship);
- SP2 Infrastructure (Telecommunications Facility);
- E1 Local Centre;
- MU1 Mixed Use; and
- R2 Low Density Residential.

The nearest sensitive land uses comprise the R3 Medium Density Residential zone surrounding the Subject Site. Accordingly, planned management, mitigation and protection measures will be implemented as part of the proposed development, in order to preserve the amenity of the Subject Site and surrounding sites in accordance with maintaining the streetscape character intended for the locality.

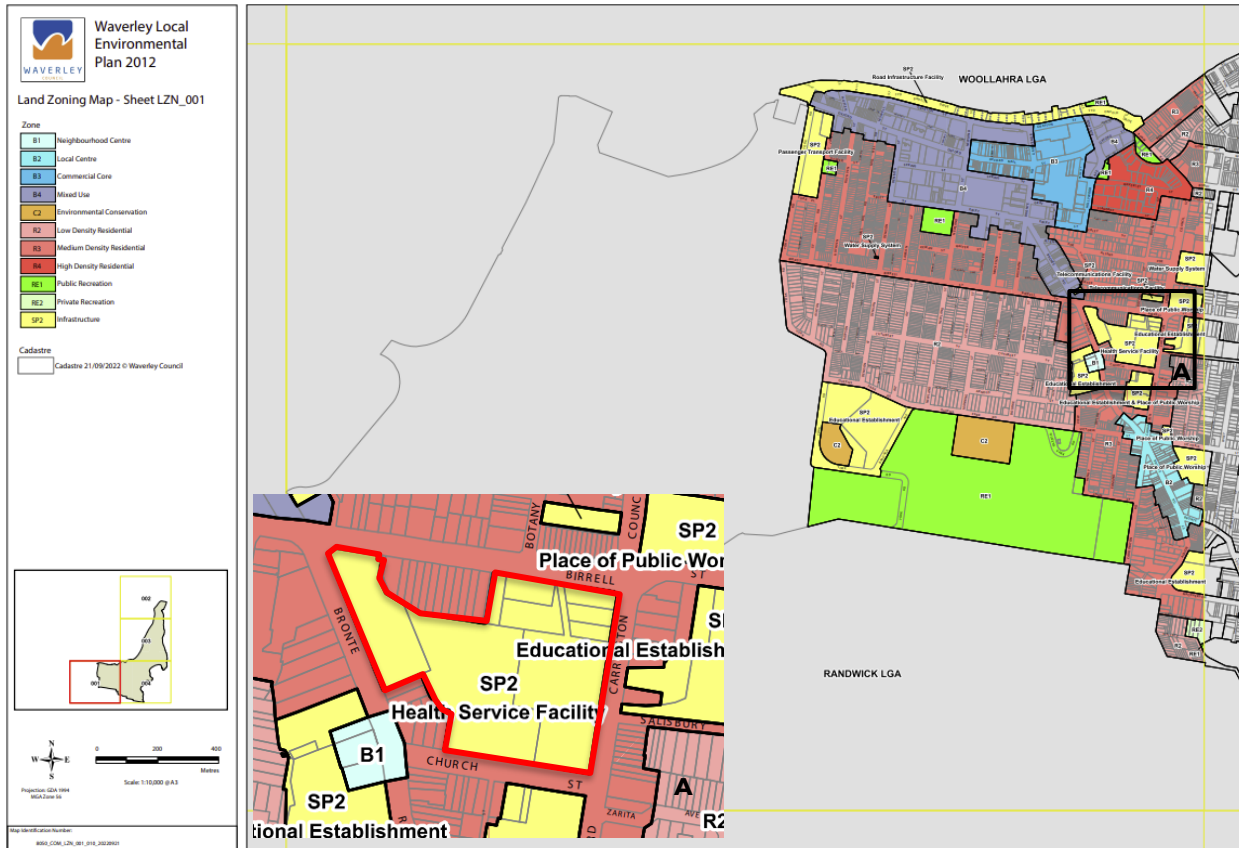
The Subject Site and proposed development are subject to the provisions outlined within the Housing SEPP and WLEP2012, whereby the primary Environmental Planning Instrument (EPI) pertaining to zoning (WLEP2012) categorises the Subject Site within the R3 Medium Density Residential and SP2 Infrastructure (Health Services Facilities) zones, as displayed in **Figure 1** below. The Subject Site and surrounding context are illustrated in **Figures 2** and **3** below.



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**Figure 1. Land Zoning Applicable to the Subject Site under the Waverley Local Environmental Plan 2012**  
 (Source: NSW Legislation, 2023)



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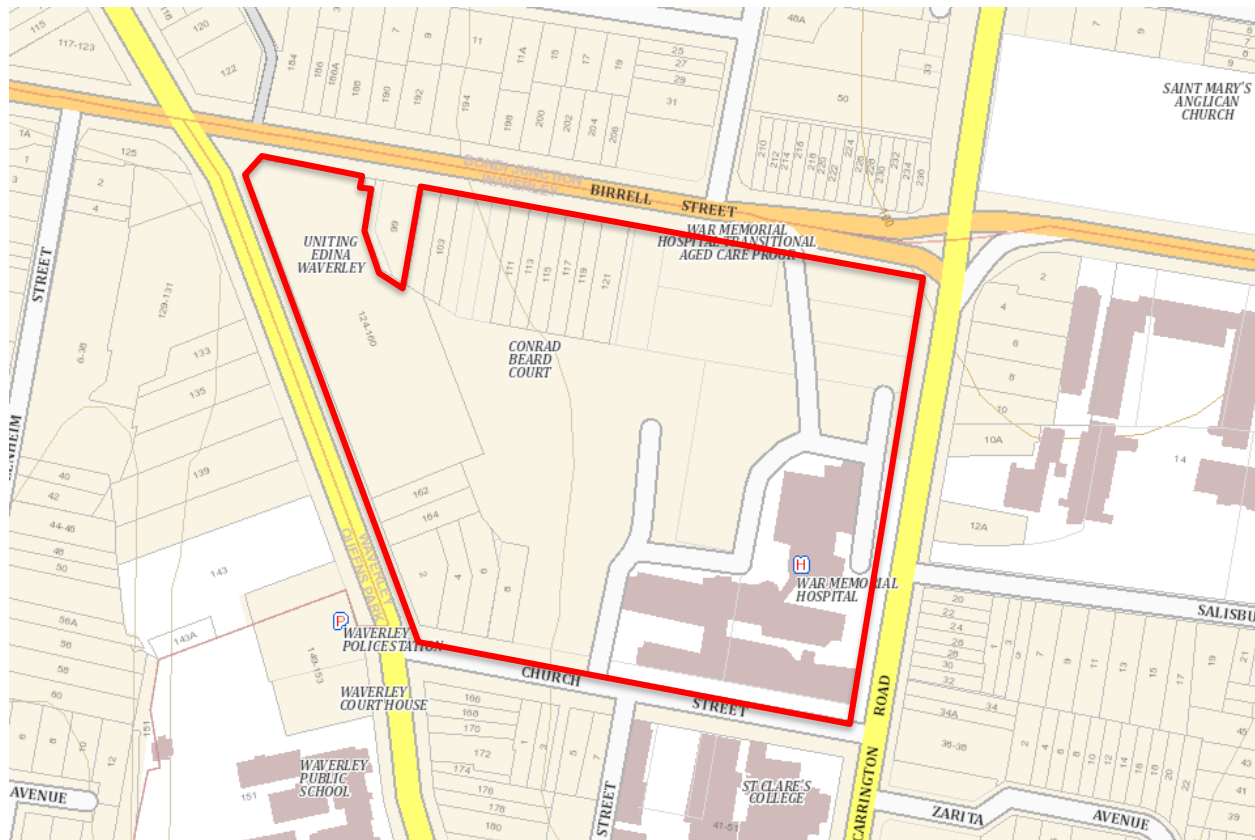
**Figure 2. Existing Site Context and Surrounding Area** (Source: Nearmap, 2023)



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**Figure 3. Existing Site Context** (Source: SIX Maps, 2023)

### 2.2 LOCAL AND REGIONAL CONTEXT

The Subject Site is located in the suburb of Waverley, which forms part of the wider Waverley LGA.

The immediate Subject Site context exhibits a developed character, with existing residential, health and aged care/senior housing typologies zoned under the WLEP2012.

Other land uses in the vicinity of the Subject Site include:

- Waverley Court House, to the west;
- Waverley Police Station, to the west;
- Waverley Public School, to the west;
- Bondi Junction (Westfield including Bondi Junction Station), to the north;
- Queens Park, to the south;
- Bronte Beach, to the east; and
- Existing medium density residential dwellings surrounding the Subject Site.

The Housing SEPP will be invoked under the proposed development and the application will be made under that EPI. Notwithstanding, the WLEP2012 remains the applicable EPI with respect to relevant provisions guiding the future development. It is noted that the surrounding regional road network is located in close proximity to the Subject Site, which includes Bronte Road and Birrell Street, providing passage through the Eastern Suburbs and links to other arterial roads such as Oxford Street and Moore Park Road providing direct links to the M1 Motorway and wider Sydney Metropolitan Region.

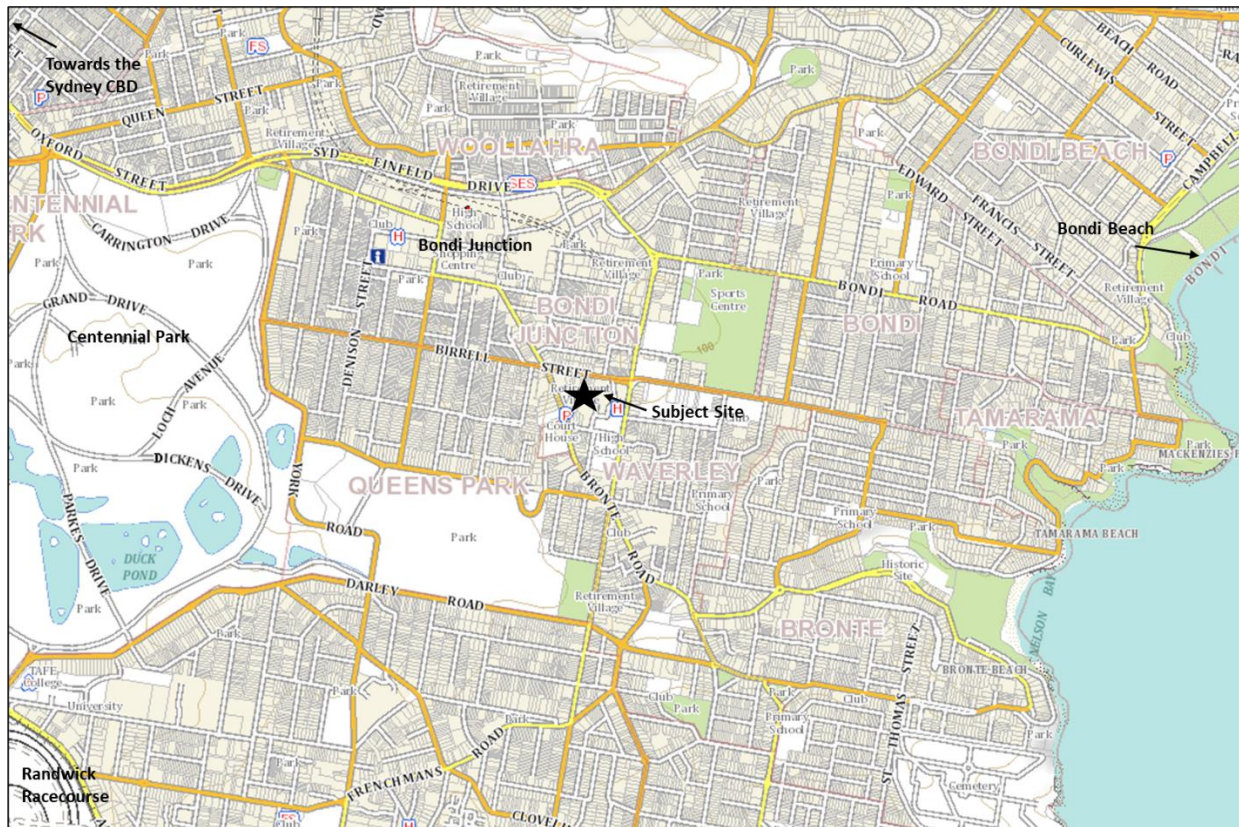


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The Subject Site context is illustrated in **Figure 4** below.



**Figure 4. Site Context** (Source: SIX Maps, 2023)

### 2.3 DEVELOPMENT HISTORY

The proposed development has been informed by years of negotiation with Waverley Council to establish a planning framework that is capable of supporting a proposed development to the likes of the proposed development. This has included two (2) Planning Proposal - PP-2020-447 and PP-2021-4641. The Planning Proposals have amended both the maximum building heights and Floor Space Ratio (FSR) able to be achieved across the Subject Site under WLEP2012, thereby allowing Uniting to undertake and prepare an Application for Seniors Housing and additional permitted uses in the SP2 zone on the Subject Site.



## **PART C PROJECT SUMMARY**

### **3.1 AIMS AND OBJECTIVES OF THE PROPOSED DEVELOPMENT**

The proposed development seeks Development Consent for the construction and operational use of a Seniors Housing development, comprising a RACF component, ILUs and ancillary land uses to support the future operational functions intended for the Subject Site. The following objectives have been identified as forming the basis of the proposed development, as well as being consistent with the aims set out within both the Housing SEPP and WLEP2012, including:

- Continue to provide accommodation and services to the Waverley community and surrounding areas and meet the significant increase in demand and expectation of such services in the future;
- Further build on Uniting's strengths to ensure they are leaders in the aged care/seniors sector with respect to modernised aged care developments;
- Harmonise existing land uses, i.e. the War Memorial Hospital and proposed development to create a cohesive Subject Site capable of leveraging existing shortages in beds within the aged care/seniors sector in close proximity to existing health services facilities;
- Upskill the existing workforce in the latest practices pertaining to seniors living and aged care services;
- Provide for an employment-generating land use;
- Increased capacity to service the present and growing demand for quality industry personnel through the establishment of a modernised aged care facility on the Subject Site;
- Design the Subject Site to achieve a viable economic return;
- Ensure minimal environmental and amenity impact;
- Ensure ongoing compliance with all operational legislative requirements;
- Ensure development is compatible with surrounding development and both the local and regional context; and
- Ensure development is satisfactory with respect to emanating design excellence.

The Subject Site and proposed design are considered to meet the objectives of the proposed development, as it allows for development that would be suitably located and zoned for such permissible purposes.

A preliminary Site Masterplan is illustrated below for reference (refer to **Figure 5** below) and the Preliminary Architectural Plans are located in **Appendix 1** of this Scoping Report.

### **3.2 DESCRIPTION OF THE PROPOSED DEVELOPMENT**

The Subject Site forms part of the wider 'Uniting War Memorial Hospital' comprising existing Uniting assets, the War Memorial Hospital (a Uniting asset operated as a Joint Venture between Uniting and NSW Health) and surrounding residential typologies, for which consent is sought for the construction and operational use of a Seniors Housing development, comprising a RACF component, ILUs and ancillary land uses to support the functions intended for the Subject Site. The Uniting Waverley development will exemplify and showcase a State-of-the-Art and modernised facility, that considers and fuses existing heritage values of significance; complements the existing and desired future streetscape character; and builds on the fundamental necessities required to achieve local, regional and state planning/strategic objectives with respect to the shortage of seniors housing. The proposed development will include the demolition of Cadi Cottage in the Subject Site's north east and the refurbishment and adaptive reuse of a number of the existing heritage listed buildings. A number of ancillary uses will be included within the proposed development to enhance and complement the Seniors Living facilities, enhance the lives of residents and visitors and contribute to the overall heritage conservation and management of the Subject Site.



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Accordingly, consent is sought for the construction and operational use of a Seniors Housing development, comprising a RACF component, ILUs and ancillary land uses to be operated by Uniting (as identified as on the Architectural Plans provided in **Appendix 1**) and subsequent refurbishment, redevelopment and adaptive reuse of the existing heritage buildings on the Subject Site. The proposed development will operate with synergies pertaining to the adjoining War Memorial Hospital operated by Uniting and NSW Health.

The proposed Masterplan is demonstrated in **Figure 5** below, whilst **Appendix 1** of this Scoping Report contains the preliminary plans pertaining to the proposed development. **Table 2** outlined below considers the proposed development particulars.

<b>Table 2: Proposed Development Particulars</b>	
<b>Project Element</b>	<b>Development Particular</b>
<b>Site Area</b>	35,000.21m <sup>2</sup>
<b>Primary Land Use</b>	Seniors Housing: <ul style="list-style-type: none"> <li>- RACF (Seniors) (105 - 114 rooms)</li> <li>- ILUs (Seniors) (210 - 230 units)</li> </ul>
<b>Ancillary Land Uses</b>	Short term accommodation and food and drink premises
<b>Development Gross Floor Area (GFA)</b>	<ul style="list-style-type: none"> <li>- Building A: 11,275m<sup>2</sup></li> <li>- Building B+C: 8,884m<sup>2</sup></li> <li>- Building D: 4,261m<sup>2</sup></li> <li>- Building E: 6,190m<sup>2</sup></li> <li>- Building F: 2,942m<sup>2</sup></li> <li>- Building H: 2,798m<sup>2</sup></li> <li>- Church St Cottages: 356m<sup>2</sup></li> <li>- Winston O'Reilly (Ellerslie): 347m<sup>2</sup></li> <li>- L. E. King (Banksia/Wych Hazel): 568m<sup>2</sup></li> <li>- Elizabeth Hunter Lodge: 547m<sup>2</sup></li> <li>- Nellie Vickery Chapel: 78m<sup>2</sup></li> <li>- Vickery Building (Edina): 1,447m<sup>2</sup></li> <li>- Morgan Building (Hospital): 2,523m<sup>2</sup></li> <li>- Stables: 299m<sup>2</sup></li> <li>- Morgue: 41m<sup>2</sup></li> <li>- Physiotherapy: 416m<sup>2</sup></li> <li>- Maintenance: 154m<sup>2</sup></li> <li>- RAC Servicing Area: 846m<sup>2</sup></li> </ul> <p><b>Total GFA: 43,127m<sup>2</sup></b></p>
<b>Floor Space Ratio (FSR) as identified under the Housing SEPP</b>	1.25:1 (noting that the RAC Servicing Area is excluded from calculation)
<b>FSR as identified under WLEP2012</b>	1.28:1
<b>Building Height</b>	Between 14.3m and 23.95m
<b>Subdivision</b>	Subdivision is not proposed under this application; however, it is anticipated the allotments will be consolidated as part of any development consent with the exception of those lots identified as Heritage Items.
<b>Bulk Earthworks</b>	Earthworks (including cut and fill) would be required across the Subject Site to establish the building pads for the future development on the Subject Site, including basement car parking areas.
<b>Site Access</b>	Primary site access will be designed to provide direct passage to the proposed basement car parking area. Safety measures will be implemented accordingly to manage flows and separate pedestrians from vehicles.

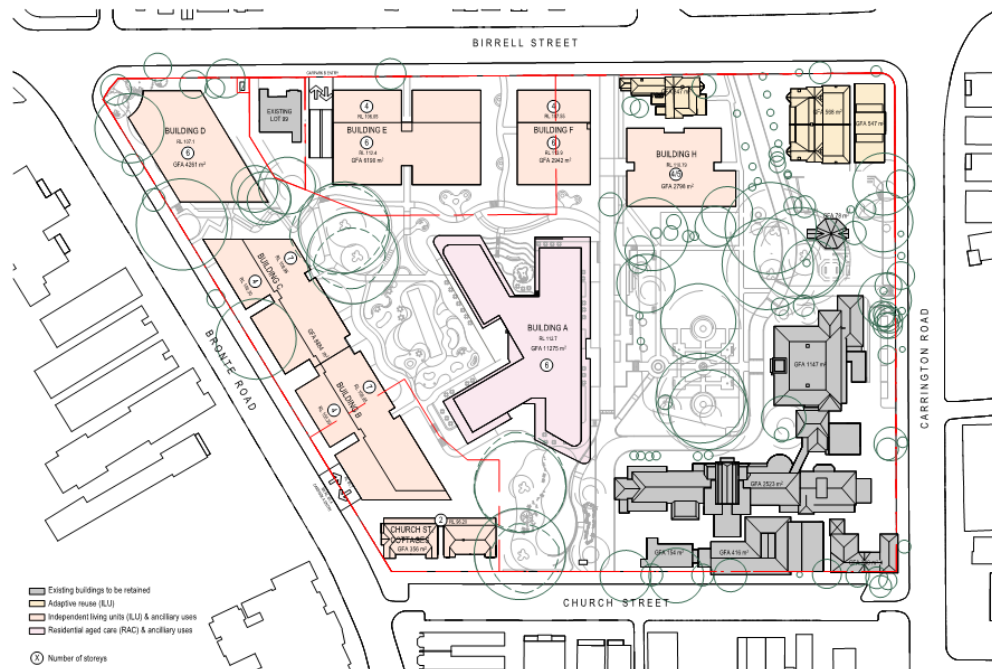




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	Internal access will be afforded to workers and visitors by means of proposed through-site linkages which will activate the Subject Site and improve the overall amenity functions able to be explored.
<b>Biodiversity and Vegetation Clearing</b>	Vegetation clearing would be proposed across relevant portions of the Subject Site to facilitate the proposed development.
<b>Car Parking</b>	Required: 284 spaces Provided: Approximately 450 - 465 spaces
<b>Employment Generation</b>	375 operational jobs
<b>Capital Investment Value</b>	\$375,999,779



Uniting Waverley



Drawing no: SK-0110  
 Issue: A  
 Scale @ A3: 1:1000  
 Date: 11/07/23

Endorsed Masterplan  
 Drawing no: SK-0110  
 Issue: A  
 Scale @ A3: 1:1000  
 Date: 11/07/23

Architectus  
 Level: 25 Martin  
 Sydney NSW  
 sydney@architectus.com.au

architectus

**Figure 5. Proposed Masterplan (Source: Architectus, 2023)**

**3.3 STAGING OF DEVELOPMENT**

The approval strategy sought seeks to obtain Development Consent to complete the construction works over several construction phases as detailed in **Section 3.2** above. The proposed stages will be completed as demand for the aged care facility is required throughout the Subject Site.

**3.4 CAPITAL INVESTMENT VALUE**

While costs have not yet been finalised, the CIV of this proposed development is expected to be approximately \$375,999,779. The costs will be finalised once the final design is confirmed. As this exceeds the \$30 Million threshold under Schedule 1, Clause 28 of the Planning Systems SEPP and is located within the Greater Sydney Region, the proposed development is considered SSD.

A Preliminary Cost Report is attached to verify the CIV (refer to **Appendix 2**).



### 3.5 CONSULTATION

Ongoing consultation is currently and will continued to be undertaken with the following stakeholders:

- NSW DPE;
- Waverley Council;
- NSW DPE – SDRP and Government Architect NSW (GANSW);
- La Perouse Aboriginal Land Council;
- Registered Aboriginal Parties;
- NSW Environment Protection Authority;
- Transport for NSW;
- Ausgrid;
- Sydney Water;
- Jemena;
- NBNCo;
- NSW Rural Fire Service;
- Fire and Rescue NSW;
- NSW DPE – Environment, Energy and Science Group; and
- Surrounding landowners.

Consultation with relevant stakeholders will be undertaken whilst preparing a detailed EIS in keeping with the Department's Major Project Community Consultation Guidelines.

The Uniting Waverley community consultation approach has been designed to comply with the IAP2 best practice community engagement framework, including the Core Values of the International Association of Public Participation (IAP2) and the IAP2 Spectrum of Public Participation.

This framework is a familiar logic to Council and the DPE. The proposed development has been determined to require an engagement level on this IAP2 spectrum at 'Consult'. This scalable level of input from the community aims to obtain initial public feedback on the masterplan and analyse alternatives or suggestions provided in the engagement feedback process. This involved meaningful and informed discussions with local residents, businesses and stakeholders throughout 2021.

The consultation approach considered the characteristics of the Waverley LGA using publicly available, Australian Bureau of Statistics (ABS) 2016 data, including languages spoken at home, jobs and employment profiles and age. These demographics were the starting point for considering targeted consultation activities and gave the project team confidence in the reach and inclusivity of the activities.

**Table 3** below provides a snapshot of the ABS 2016 data and Uniting's actions to ensure inclusivity and reach.

<b>Table 3: Community Consultation Actions</b>	
<b>ABS 2016 Data Summary</b>	<b>Implemented Actions</b>
The top three ancestries in Waverley are Australian (50.3%), English (7.1%), South African (4.2%), with Russian (2.2%), Spanish (2.1%) and Portuguese (1.9%) languages being the most commonly spoken after English (68.8%).	Cultural and linguistically diverse (CALD) residents across the Waverley LGA were included in recruited participation for targeted consultation activities.  An example includes seven (7) out of 32 recruited Waverley LGA residents selected to participate in the Research Focus Groups, with main languages spoken at home including Italian, Spanish, Russian, French, Samoan and Arabic.



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8.6% of Waverley LGA residents had supported someone with a disability and 18.8% had been involved in volunteering activities.	Some targeted outreach included those who had supported ageing people with a disability to gather feedback in light of their lived experience.
The average age of people in Waverley LGA is 35 years with people aged 65 years and older making up 12.7% of the population.	In targeted consultations, the team ensured a mix of ages to demographically represent the Waverley population.
Women make up 51.4% of the population in the Waverley LGA.	In some targeted consultation, the team ensured a mix of gender to demographically represent the Waverley population.

In 2021, Uniting committed to the following community engagement objectives for the proposed development.

- To listen and understand the 'big picture' community ideas and aspirations for the Subject Site;
- To understand community and stakeholder issues and preferences around the design process and outcomes;
- To add value to the design process by ensuring the voice of community is considered in progressing a masterplan through to detailed design;
- To share relevant project information with the community in a timely and accessible way;
- To engage a wide cross-section of community members and other stakeholders in consultations about the Subject Site;
- To appropriately manage stakeholder expectations and provide clear information about what levels of influence they have on the proposed development, including demonstrating where feedback has been considered in the design of the proposed development;
- To demonstrate fair accountability in project decision making; and
- To contribute to positive planning outcomes for the Subject Site and its respective planning pathway with the appropriate determining authority.

### Community consultation that meets the expectations of DPE

Uniting has undertaken appropriate community consultation during 2021 as part of the preliminary planning. Once SEARs are issued, Uniting will work with its partners to meet the relevant NSW State Government guidelines for SSD projects. DPE has published the following SSD guidelines that will shape ongoing consultation methodology for Uniting that supports the development of an EIS:

- State Significant Development Guidelines;
- Undertaking Engagement Guidelines for State Significant Projects; and
- Planning Engagement for State Significant Projects.

As the proposed development progresses, the community engagement methodology will be underpinned by community participation objectives to satisfy EIS requirements, as described in DPE's Guideline for undertaking engagement for State Significant Projects. These objectives are:

- Open and inclusive;
- Easy to access;
- Relevant;
- Timely, and
- Meaningful.



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Uniting is committed to continuing to deliver effective engagement that is proportionate and appropriate based on the scale and impact of this proposed development and meet the expectations of the Guideline. By assessing the guide to planning engagement provided by DPE, the proposed development has been assessed to require extensive and broad engagement going forward.

### Consultation History Summary

Uniting has undertaken community engagement with Waverley local residents, Waverley Council, local businesses, and community groups for over (5) five years, beginning with the Planning Proposals for the Subject Site.

To date, Uniting has worked with SEC Newgate to undertake community consultation between October 2021 and March 2022, which was designed to build upon the feedback provided by the community during the 2017 consultation period activities.

Uniting is committed to continuing community consultation throughout 2023 that will satisfy the SEARs for the proposed development. The consultation chronology below summarises the depth and breadth of engagement activities undertaken to date.

<b>Timeframe</b>	<b>Activity</b>	<b>Description</b>	<b>Stakeholder Reach</b>
November 2014	Initial stakeholder engagement and communication plan developed for the proposed development	An initial stakeholder engagement and communication plan, and stakeholder map, were developed.	Nil, for internal use only
April 2016	Updated stakeholder engagement and communication plan developed for the proposed development	The initial stakeholder engagement and communication plan, and stakeholder map, were updated to reflect the proposed development's progression.	Nil, for internal use only
11 May 2017	Letter to all Uniting Waverley residents, clients, employees and volunteers	The letter informed the residents and clients of the redevelopment plans and invited them to a community information day scheduled for 3 June 2017.	Onsite stakeholders: 28 Uniting Conrad Beard Village residents, 23 Uniting Bushell and Johnston Village residents. Letter was also made available to stakeholders at the Uniting Edina residential aged care home, Uniting Seniors Gym, Uniting War Memorial Hospital and the Men's Shed.
18 May 2017	Presentation to independent living residents	The presentation was given to the independent living residents by the Director of	Onsite stakeholders: 28 Uniting Conrad Beard Village residents and 23 Uniting Bushell and



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		Independent Living at the time.	Johnston Village residents.
May 2017	Stakeholder letter and email mailout	A community outreach activity which introduced the proposed development, invited stakeholders to a community information day scheduled for 3 June 2017, and provided project team contact details for people to find out more about the proposed development.	Recipients included local MPs, neighbours, local businesses, community groups, the Uniting Church and representatives from the Vickery and Waterhouse families.
3 June 2017	Community information day	The community information day was held onsite from 10am-2pm. It provided the community with the opportunity to view the masterplan and ask questions of the project team.	More than 60 community members attended the information day. Most people provided verbal feedback on the plans, with 13 written feedback forms received.
20 June 2017	Written update for key stakeholders	An update on the status of the planning proposed development was provided. Independent living residents also received a separate Q & A.	Onsite stakeholders: 28 Uniting Conrad Beard Village residents, 23 Uniting Bushell and Johnston Village residents. The update was also made available to stakeholders at the Uniting Edina residential aged care home, Uniting Seniors Gym, Uniting War Memorial Hospital and the Men's Shed.
November 2019	Written update for key stakeholders	An update on the stalled planning process.	Onsite stakeholders: 28 Uniting Conrad Beard Village residents and 22 Uniting Bushell and Johnston Village residents
December 2019	Written update for all Uniting Waverley residents, clients, employees and volunteers	An update on the stalled planning process and next steps.	Onsite stakeholders: 28 Uniting Conrad Beard Village residents, 22 Uniting Bushell and Johnston Village residents. The update was also made available to stakeholders at the Uniting Edina residential aged care home, Uniting Seniors Gym, Uniting War



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			Memorial Hospital and the Men's Shed.
30 January 2020	Letters to independent living residents and WMH staff	The letters included an invitation to attend meetings designed to provide an update on the masterplan and planning process.	Onsite stakeholders: 28 Uniting Conrad Beard Village residents, 23 Uniting Bushell and Johnston Village residents, and Uniting War Memorial Hospital staff.
20 February 2020	Presentation	The presentations were given at meetings with the independent living residents and staff. The residents and staff also received a fact sheet with further information.	Onsite stakeholders: 28 Uniting Conrad Beard Village residents, 23 Uniting Bushell and Johnston Village residents, and Uniting War Memorial Hospital staff.
3 April 2020	Letter and Q & A fact sheet	An information pack was provided to the independent living residents, consisting of a cover letter, a copy of the presentation that was given in February 2020, and a Q & A document.	Onsite stakeholders: 29 Uniting Conrad Beard Village residents and 23 Uniting Bushell and Johnston Village residents.
October 2020	Written update for key stakeholders	An update on the status of the planning proposed development and next steps.	Onsite stakeholders: 29 Uniting Conrad Beard Village residents.
January 2021	Letter to residential aged care stakeholders	The letter communicated the closure of the Uniting Edina residential aged care home.	Over 40 onsite residents, families, employees and volunteers of the Uniting Edina residential aged care home.
May 2021	Written update for all Uniting Waverley residents, clients, employees, and volunteers	An information sheet informing residents that the planning proposed development was going on exhibition and the likely dates for construction commencement.	Onsite stakeholders: 29 Uniting Conrad Beard Village residents, 23 Uniting Bushell and Johnston Village residents. Information sheet was also made available to stakeholders at the Uniting Edina residential aged care home, Uniting Seniors Gym, Uniting War Memorial Hospital and the Men's Shed.



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July 2021	Letter to Uniting Bushell and Johnston Village residents	The letter provided a general update and advised the residents of the updated proposed development timetable.	Onsite stakeholders: 23 Uniting Bushell and Johnston Village residents.
30 September 2021	Government relations activities	Site tour and briefing on the Uniting Waverley redevelopment plans.	Dr Marjorie O'Neill MP, Member for Coogee, attended the site tour and briefing.
October 2021	Briefs for onsite users and other employees on the communication and stakeholder engagement activities	The briefs provided an overview of the purpose, objectives and activities involved in the communication and stakeholder engagement about the proposed development. The briefs also outlined the triage process for enquiries.	Four (4) briefs were prepared in total for: The Uniting Customer Service Centre, the War Memorial Hospital employees, employees of the local Uniting residential aged care homes, and the Uniting Executive and Board.
21 October 2021	Neighbourhood letterbox drop	A flyer was letterbox dropped to inform and invite people to learn about the Uniting Waverley proposed development and invite people to participate in upcoming consultations.	1,705 residences and 80 businesses letterbox dropped
10 November 2021	Project neighbours' forum	A one-hour online meeting was independently facilitated for the Uniting team to share information about the proposed development with participants and to listen to feedback.	24 community members registered their interest to participate from the letterbox drop flyer, nine (9) stakeholders attended the meeting.
12 November 2021	Online presentation and Q&A session	A one-hour presentation on the redevelopment and Q&A session was held for War Memorial Hospital and seniors' gym employees. The session provided an opportunity to share information about the proposed development, listen to feedback and answer questions.	Approximately 15-20 employees attended the session.
12 November 2021	Online presentation and Q&A session on the proposed development	A one-hour presentation on the redevelopment and communication/stakeholder engagement plan was held	16 senior Uniting team members and employees attended the session.



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	and community engagement plan	for members of the Uniting senior leadership team. The session provided an opportunity to brief the senior team and engage them in the process.	
12 November 2021	Government relations activities	The letter included an update on the community engagement activities planned for December 2021, and an invitation to attend the Citizens' Panel meetings.	The letter was sent to Dr Marjorie O'Neill MP, Member for Coogee
16 November 2021	Stakeholder consultation meetings	A series of four, one-hour online meetings were held with relevant community stakeholder organisations and independently facilitated for the Uniting team to share information about the proposed development, listen to their feedback and investigate each stakeholder's interest in providing information to their networks, to support community outreach for the proposed development.	11 email invitations were sent. The following four (4) organisations sent representatives to attend a stakeholder meeting: 1. Waverley College 2. Waverley Historical Society 3. Bronte Beach Precinct Committee (of Waverley Council) Charing Cross Village Precinct Committee (of Waverley Council)
25 November 2021	Online seniors' gym presentation and Q&A session	A one-hour online presentation on the redevelopment was held with current clients of the Uniting Seniors' Gym in Waverley. The session provided an opportunity to share information about the proposed development, listen to feedback and answer questions.	307 invitations were emailed to the current Waverley seniors' gym clients on 16 November. A reminder email was sent to 282 clients on 23 November. 32 clients attended the online session.
29 November 2021	Letters to Uniting Conrad Beard Village residents, Uniting Bushell and Johnston Village residents and Wills Property	The letter to the Uniting Conrad Beard Village residents included an update on the proposed development and a commitment to meeting with each resident individually to discuss their personal circumstances, closer to when Uniting will learn the outcome of its Development Application.	A letter was distributed to 29 Uniting Conrad Beard Village residents, 23 Uniting Bushell and Johnston Village residents and one real estate agency – Wills Property.





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		<p>The letter to the Uniting Bushell and Johnston Village residents included an update on the proposed development and an invitation to meet with the Head of Village Services to discuss their personal circumstances in December 2021.</p> <p>The letter to Wills Property included an update on the proposed development and information about the proposed individual meetings with the Uniting Bushell and Johnston Village residents.</p>	
1 December 2021	Citizens' Panel first session	The first of three, two-hour online meetings independently facilitated by SEC Newgate. Session 1 was designed to share information about the Uniting Waverley proposed development, introduce participants to the current proposed development for the Subject Site and seek participants' issues in order to shape subsequent panel sessions. The presentations by Uniting and participant feedback created a deliberative conversation	30 participants secured by a specialist research recruiter to demographically represent the population of the Waverley community, who attended all three citizens' panel meetings.
2 December 2021	Stakeholder email mailout	A community outreach activity which introduced the proposed development, shared details of the proposed development website and project team contact details for people to find out more about the proposed development. The introductory email was sent to groups identified within 500m of the Subject Site and sought support from	57 emails were sent from the Uniting Waverley project email box, segmented by: 41 local businesses 15 community groups One (1) local school – all not previously engaged in the stakeholder consultation meeting process.



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		local businesses and community groups to share information about the proposed development with their business and group networks.	
7 December 2021	Research Focus Groups	Two (2), 1.5 hour focus group sessions were independently moderated to help understand community reactions and insights into the Uniting Waverley proposed development.	14 participants as broader residents of the Waverley LGA were recruited by a specialist research recruiter to demographically represent the population of the Waverley community, with seven participants attending each session across two age segments: 18-39 years and 40 years+.
8 December 2021	Research Focus Groups	Two (2), 1.5 hour focus group sessions were independently moderated to help understand community reactions and insights into the Uniting Waverley proposed development.	14 participants as nearby neighbours of the Subject Site were recruited by a specialist research recruiter to demographically represent residents of Waverley, Bondi Junction, Bronte and Queens Park, with seven participants attending each session across two (2) age segments: 18-39 years and 40 years+.
8 December 2021	Citizens' Panel second session	The second of three (3), 2-hour online meetings reconsidered what panel members heard during the previous session and answered questions participants were keen to receive further information about related to the concept masterplan. The session explored the increasing proportion of ageing residents in the Waverley LGA and what future housing needs and wants might look like. The	30 participants secured by a specialist research recruiter to demographically represent the population of the Waverley community, who attended all three citizens' panel meetings.



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		<p>focus of this second session was on the Independent Living Units, considering future residents and their ability to participate in activities across the Subject Site. Discussions focussed on site landscape, parking and traffic, and placement of the buildings in the concept masterplan.</p>	
9 December 2021	Letters to Uniting Church representatives and Vickery/Waterhouse family descendants	The letters provided an update on the redevelopment and the community engagement activities that were being implemented during December	10 letters were sent to representatives of the Uniting Church, Vickery family and Waterhouse family.
9 and 16 December 2021	Online individual meetings with residents of Uniting Bushell and Johnston Village	23 residents of Uniting Bushell and Johnston Village were invited to attend an online, individual meeting with the Head of Village Services, to discuss their living arrangements, next steps and how Uniting could assist.	Three (3) residents took up the opportunity to have an online individual meeting.
13 and 21 December 2021	Brief for Uniting Customer Service Centre	The briefs provided an overview of the purpose, objectives and updated activities involved in the communication and stakeholder engagement about the proposed development. The briefs also outlined the updated triage process for enquiries.	Two (2) briefs were prepared for the Uniting Customer Service Centre.
14 December 2021	Citizens' Panel third session	The third of three, two-hour online meetings reconsidered what panel members heard during the previous session and answered questions participants were keen to receive further information about related to the concept masterplan and the key characteristics of people who choose to live in ILUs.	30 participants secured by a specialist research recruiter to demographically represent the population of the Waverley community, who attended all three citizens' panel meetings.



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		<p>The focus of the final session helped the participants to understand the typical characteristics of Uniting's Residential Aged Care (RAC) residents and consider how the concept masterplan addressed their needs. Participants discussed how Uniting can appropriately design the community places and connecting spaces to ease the transition from ILUs to a higher level of care through to RAC.</p>	
20 December 2021	Q&A for seniors' gym clients	<p>The Q&amp;A covered the key themes and questions that arose during the presentation to the seniors' gym clients in November. The objective of this follow-up activity was to ensure the clients were fully informed and remain engaged with the proposed development.</p>	<p>The Q&amp;A was emailed to the 41 current Waverley seniors' gym clients who attended the presentation in November or expressed an interest in attending.</p>
9 November - present	Project email address and 1800 phone line contact and feedback management	<p>A continuous, open communication channel to receive enquiries and community feedback about the proposed development. Uniting has included the project email address on all project communications from late-2021 and on the project website. A 1800 community phone line (1800 864 846), for enquiries about the Uniting Waverley proposed development is available. All email and phone enquiries are documented in a client relationship management (CRM) tool for Uniting.</p>	<p>As at February 2022, 24 email enquiries have been received from 24 individual community members. Six (6) phone enquiries from six (6) individual community members have been triaged from the 1800 community phone line to the project communications and engagement team to respond and close the queries out.</p>
3 March 2022	Briefs for onsite users and other employees on the communication and	<p>The briefs provided an overview of the purpose, objectives and updated activities involved in the</p>	<p>Five (5) briefs were prepared in total for: The Uniting Customer Service Centre, the War Memorial</p>



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	stakeholder engagement activities	communication and stakeholder engagement about the proposed development. The briefs also outlined the triage process for enquiries.	Hospital employees, employees of the local Uniting residential aged care homes, Uniting Seniors Gym' employees and Uniting retirement and independent living employees.
3 March 2022	Neighbourhood letterbox drop	A community newsletter was letterbox dropped to inform people about the Uniting Waverley proposed development and share the feedback that was obtained during the community consultation activities undertaken in late 2021.	4,244 residences and businesses were letterbox dropped.
14 March 2022	Stakeholder email mailout	A community outreach activity whereby the community newsletter was emailed to key community stakeholders. The newsletter aimed to inform stakeholders about the Uniting Waverley proposed development and share the feedback that was obtained during the community consultation activities undertaken in late 2021. The email was sent to groups identified within 500m of the Subject Site, including community groups, local businesses and schools. It was also distributed to people who had participated in the community consultation activities or expressed an interest in receiving updates on the Uniting Waverley proposed development.	98 emails were sent from the Uniting Waverley project email box, segmented by: 11 stakeholder groups previously engaged with in November 2021 (a mix of community groups and schools), four (4) other schools and community groups, 57 local businesses and clubs, and 40 people who had participated in the community consultation sessions or expressed an interest in receiving updates.
14 March 2022	Stakeholder email mailout	A letter was sent by eDM to Seniors Gym clients who attended the Uniting presentation in November 2021 to provide an update following the consultation.	41 emails were sent from the Uniting Waverley project mailbox.



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14 March 2022	Stakeholder email mailout	A letter was sent by eDM to Seniors Gym clients who did not attend the Uniting presentation in November 2021. The email contained the same information as the one sent to clients who did attend the presentation however the introduction was altered.	261 emails were sent from the Uniting Waverley project mailbox.
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### Key Learnings from Community Consultation

There are a number of consistent, key themes that were discussed with the community and stakeholders. They will remain important to ongoing consultations. The themes are:

- Accepting that there is a need for quality aged care services and affordable housing for the ageing community in Waverley, and in the future this need will increase;
- Traffic and vehicle parking generated by the proposed development in an already busy neighbourhood, and potential impacts to the local area impacting already limited on-street parking, increased local traffic volumes and disrupted access to other nearby buildings or activities such as local schools and businesses;
- The preservation of on-site environment features, including preserving the existing mature Moreton Bay fig trees on-site and maximising the amount of green space available to on-site residents and visitors;
- The importance of site security, including view lines to community spaces, how public accessible areas are cordoned off to accommodate the night-time security needs of onsite residents;
- The ease of navigating the Subject Site - for both future residents and visitors. This includes the importance of site accessibility for people with physical disabilities, good signage, drop-off and 'greet' facilities, WIFI and many further suggestions;
- Building a sense of community and connection within the residential aged care precinct of the Subject Site; with curated spaces for formal and informal activity, group and individual private spaces; and
- Active consideration around site integration with the wider community and what this could look like for various local community groups.

This community feedback has helped to refine the design proposed development in early-2022, where site design adjustments and other technical studies are being considered, to best optimise outcomes for the local community.



## **PART D PROJECT JUSTIFICATION**

### **4.1 PROJECT NEED**

Given the forecasted growth in the ageing population, which is due to significantly increase over the next decade, additional aged care services and accommodation are considered to be required to meet such demand. The proposed development is considered to directly align with the current trends which are calling for increased construction and operation of seniors housing in NSW, specifically the Greater Sydney Region as specifically identified within Waverley Council's Housing Strategic which identifies a shortage in senior's housing.

### **4.2 CONSIDERATION OF ALTERNATIVES**

The options considered and subsequently dismissed, in arriving to the current proposed development with regard to the proposed development included:

#### ***(a) 'Do Nothing' Scenario***

This option was dismissed as the objectives of the proposed development would not be met, including the objective of facilitating an employment-generating seniors/aged care development. If the proposed development was not to proceed, the Subject Site would continue to remain underdeveloped, or be potentially developed for another permissible development. It is noted that the existing RAC building has ceased operation as it is no longer financially viable given it is a deteriorating asset and no longer fit for purpose. It is expected that a number of other buildings will also be expected to close in the near future as a result.

#### ***(b) Development on an Alternative Site***

Consideration was given to carrying out development on alternate sites; however, these were dismissed as the Subject Site resulted in the most beneficial outcomes for the proposed development as:

- It is located on land zoned for seniors housing and permissible-related ancillary land uses;
- It will be co-located to the existing War Memorial Hospital;
- All potential environmental and amenity impacts can be suitably mitigated within and beyond the Subject Site;
- The proximity to the local and regional road network provides increased economic and social benefits;
- The proposed development includes provision for significant employment-generating potential, during both the construction and operational phases;
- Sufficient separation is maintained in relation to the interface of surrounding receivers through an informed architectural design and aesthetically pleasing landscape design;
- The proposed development does not adversely affect any area of heritage value or significance, including any item of archaeological potential and significance. Rather, the proposed development harmonises existing heritage values within the Subject Site to ensure compatibility can be achieved with proposed built form and existing heritage items of value and significance; and
- The proposed development can be developed with appropriate visual amenity given its surrounding context.

The proposed development is justified on the basis it is compatible with the locality in which it is proposed, while having no unacceptable economic, environmental or social impacts.



## SCOPING REPORT - REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

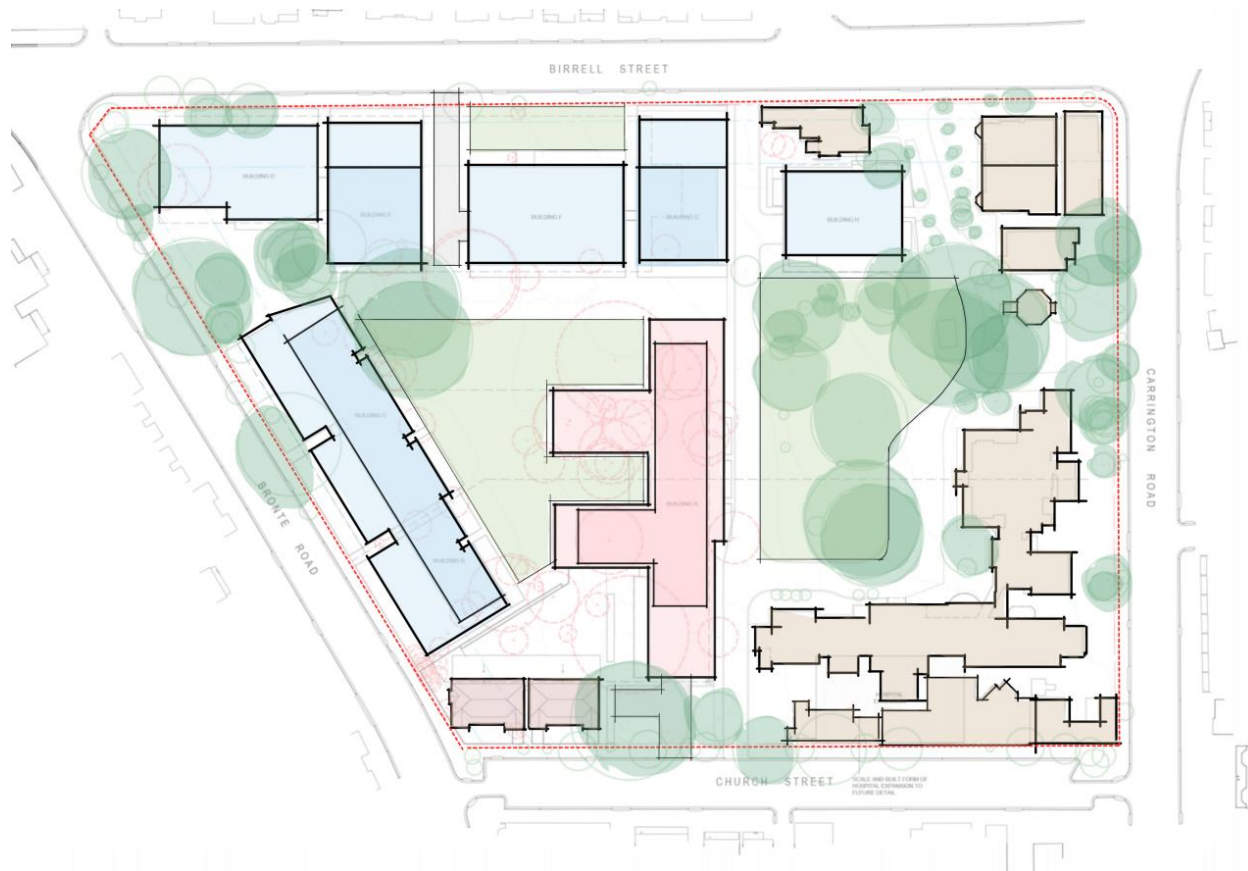
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### (c) Different Site Configuration

The configuration of the proposed development was chosen based on the Subject Site's topography; street access; minimal native vegetation/landscaping; as well as the need to respond to the character of the surrounding Waverley LGA. A preliminary masterplan and the key considerations of the earlier iteration have been shown in **Figures 6** and **7** below.



**Figure 6 Preliminary Site Masterplan** (Source: Architectus, 2023)

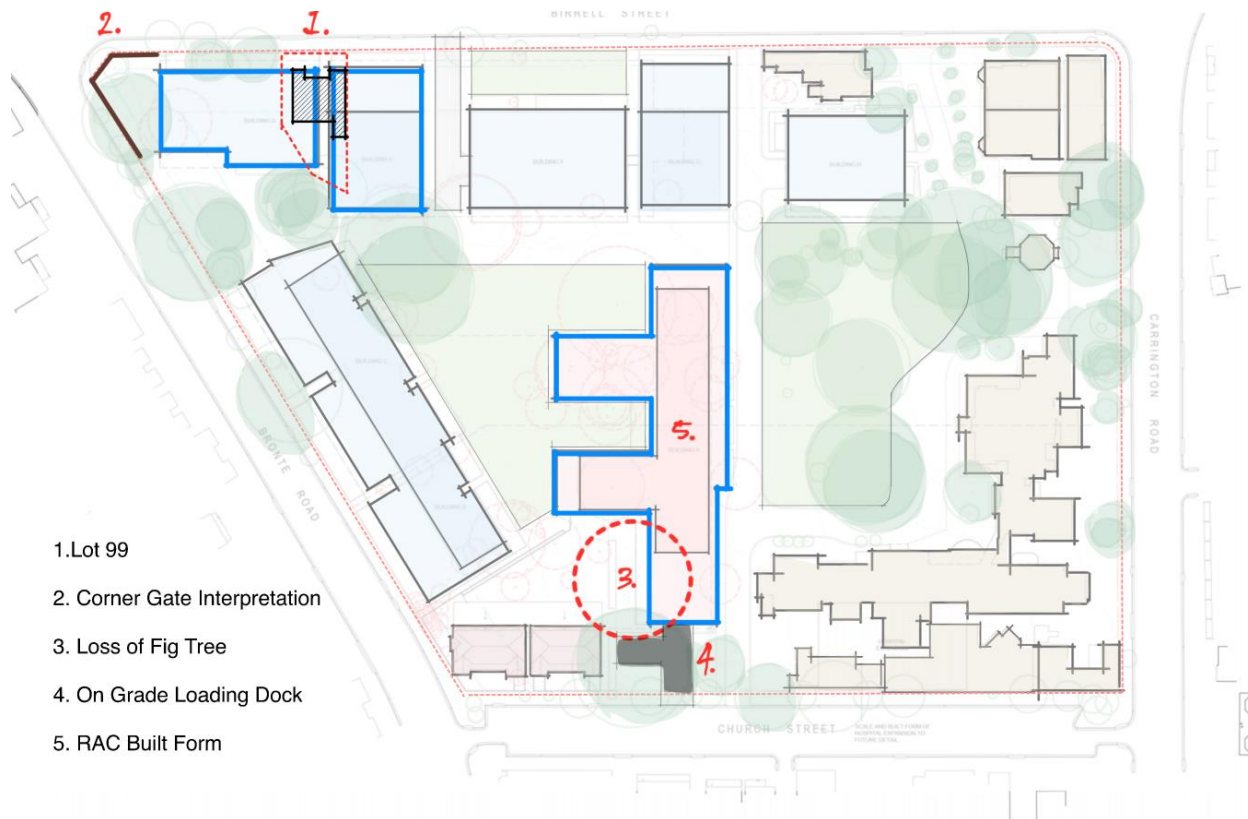




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**Figure 7 Preliminary Site Considerations** (Source: Architectus, 2023)

As a result of further consideration of the site opportunities and constraints, the above masterplan has undergone numerous design iterations. **Figures 8** and **9** below show the current masterplan and key design considerations which have informed this current masterplan.



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**Figure 8 Current Site Masterplan** (Source: Architectus, 2023)



**Figure 9 Current Site Considerations** (Source: Architectus, 2023)



It is noted that a different site configuration would not have been able to respond to the abovementioned site opportunities and constraints and Council and community feedback given the specific operational requirements of Uniting and the need to ensure a building envelope that encapsulates all operational particulars for the Subject Site. This option was therefore not considered appropriate.

Notwithstanding, the proposed development, is derived from the group learnings of a design competition involving some of Australia's leading urban designers and architects and is justified on the basis, that it is compatible with the locality in which it is proposed, resulting in positive social and economic benefits, whilst appropriately managing and mitigating any potential environmental impacts requiring consideration.

#### **4.3 UNITING BRIEF**

Uniting is the community service and advocacy arm of the Uniting Church. It is one of the leading not-for-profit aged care, retirement living and community housing providers, with approximately 3,000 social, affordable and independent living units across 80 Retirement Villages and 76 Residential Aged Care Facilities. Uniting also runs early learning services, disability services, counselling services and other support services across NSW and the ACT.

Uniting has been delivering essential community services from its Waverley campus for over 100 years. Our services have included War Memorial Hospital, residential aged care, respite care, home care, retirement living, senior's gym, men's shed and a range of related allied health services. Many local residents have been under Uniting's care at some time at one of these local facilities and Uniting are proud of the positive impact on the wellbeing of the community. The proposed development will regenerate and expand these services to meet a strong growing demand in the area as well as adding new service offerings including an early learning centre and a proportion of affordable housing.

The proposed redevelopment of the Subject Site is a rare opportunity to rejuvenate a landmark urban site, which would provide substantial employment and economic impetus, deliver much needed housing and services and create a new vibrant and diverse community hub in the Eastern Suburbs of Sydney. The proposed development will become an outstanding example of intergenerational living, in close access to Sydney's finest beaches, parks and retail facilities.



## **PART E LEGISLATIVE AND POLICY FRAMEWORK**

### **5.1 CONTROLS AND POLICIES OVERVIEW**

The following current and draft Commonwealth, State, Regional and Local planning controls and policies have been considered in the preparation of this Report:

#### **Commonwealth Planning Context**

- *Environment Protection and Biodiversity Conservation Act 1999*

#### **State & Regional Planning Context**

- *A Metropolis of Three Cities – Greater Sydney Regional Plan*
- *Eastern City District Plan*
- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning & Assessment Regulation 2021*
- *Protection of the Environment Operations Act 1997*
- *Biodiversity Conservation Act 2016*
- *Heritage Act 1977*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Housing) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development*
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*

#### **Local Planning Context**

- *Waverley Local Environmental Plan 2012*
- *Waverley Development Control Plan 2012*
- *Site-Specific Development Control Plan 2021*
- *Draft Waverley Local Environmental Plan 2021*
- *Draft Waverley Development Control Plan 2022*
- *Waverley Local Strategic Planning Statement 2020-2036*
- *Waverley Development Contributions Plan 2006*

This planning framework is considered in detail in the following sections.

### **5.2 COMMONWEALTH PLANNING CONTEXT**

#### **5.2.1 ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999**

Under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), any action (which includes a development, project or activity) that is considered likely to have a significant impact on Matters of National Environmental Significance (MNES) (including nationally threatened ecological communities and species and listed migratory species) must be referred to the Commonwealth Minister for the Environment. The purpose of the referral is to allow a decision to be made about whether an action requires approval on a Commonwealth level. If an action is considered likely to have significant impact on MNES, it is declared a “controlled action” and formal Commonwealth approval is required.



Based on preliminary investigations carried out, the proposed development does not warrant referral to the Commonwealth Minister for Environment.

### **5.3 STATE PLANNING CONTEXT**

#### **5.3.1 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979**

The EP&A Act is the overarching governing statute for all development in NSW and pursuant to Section 4.36(2) provides that:

*“A State environmental planning policy may declare any development, or any class or description of development, to be State significant development.”*

The proposed development has been identified as State Significant Development pursuant to Schedule 1, Clause 28 of the Planning Systems SEPP.

#### **5.3.2 ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021**

Section 7(1) of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) states that:

*“Development described in Schedule 3, Part 2 is declared to be designated development for the purposes of the Act unless it is not designated development under Schedule 3, Part 3.”*

The proposed development being for Seniors Housing does not trigger the Designated Development thresholds.

#### **5.3.3 PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997**

Schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO Act) contains a core list of activities that require a licence before they may be undertaken or carried out. The definition of an ‘activity’ for the purposes of the POEO Act is:

*“an industrial, agricultural or commercial activity or an activity of any other nature whatever (including the keeping of a substance or an animal).”*

Whilst unlikely to include provision for storage, the proposed development will include review of the relevant thresholds under Schedule 1 with respect to Dangerous Goods, including provisions for storage and any other hazardous goods required to be stored on-site to assist with the future operations, which may trigger the requirement for an Environmental Protection Licence (EPL).

#### **5.3.4 BIODIVERSITY CONSERVATION ACT 2016**

The *Biodiversity Conservation Act 2016* (BC Act) is the key piece of legislation in NSW relating to the protection and management of biodiversity and threatened species. The purpose of the BC Act is to maintain a healthy, productive and resilient environment for the greater well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development. The BC Act is supported by a number of regulations, including the *Biodiversity Conservation Regulation 2017* (BC Regulation).

The BC Act requires consideration of whether a development or an activity is likely to significantly affect threatened species. Preliminary desktop studies have been undertaken by Narla Environmental (2022) to



assess the overall ecological context of the Subject Site; however, further studies will be undertaken and a BDAR Waiver Request Sought.

### **5.3.5 HERITAGE ACT 1977**

Proposed developments involving activities over land that is mapped and identified as containing State or Local Heritage significance or value and must consider the provisions stipulated under the *Heritage Act 1977*. It is noted that the proposed development will be undertaken in close proximity to existing State and Local Heritage items identified across the Subject Site, for which a Statement of Heritage Impact will be prepared by a qualified Heritage Consultant (including consultation with Heritage NSW and Waverley Council). There is an existing Heritage Conservation Management Plan applying to the Subject Site, which will require consideration and further investigation, including any additional management and mitigation measures to be implemented to ensure the integrity of the heritage values identified on-site are maintained and preserved as a result of the Proposed development.

### **5.3.6 STATE ENVIRONMENTAL PLANNING POLICY (PLANNING SYSTEMS) 2021**

Developments involving activities that are listed in Schedule 1 of the Planning Systems SEPP are identified as being State Significant Development (SSD). Schedule 1, Clause 28 of the Planning Systems SEPP includes provisions for developments comprising Seniors Housing to be undertaken as SSD. Clause 28 states:

#### ***"28 Seniors Housing***

*Development for the purposes of seniors housing if –*

*(a) the seniors housing component has a capital investment value of –*

- i. for development on land in the Greater Sydney region – \$30 million, or*
- ii. otherwise – \$20 million, and*

*(b) the seniors housing component includes a residential care facility, and*

*(c) other components of the proposed development are not prohibited on the land under an environmental planning instrument."*

The CIV of the entire proposed development is in excess of \$30 Million (estimated at \$375,999,779) and contains a RACF component, thus the SSD provisions pertaining to Clause 28 are satisfied and apply to the proposed development.

### **5.3.7 STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021**

The Housing SEPP repeals the former *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* and includes provisions under Part 5 for Housing for seniors and people with a disability. It is important to note, that pursuant to Clause 8 of the Housing SEPP, the SEPP prevails over another EPI if there are any inconsistencies – in this instance, permissibility for the proposed development would be achieved pursuant to the provisions of the Housing SEPP. Notwithstanding, the WLEP2012 has been considered where required (refer to **Section 5.5.1** below).

**Table 5** outlined below includes a summary of proposed development against Part 5 of the Housing SEPP.



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<b>Table 5: Housing SEPP Provisions</b>	
<b>Clause</b>	<b>Comment</b>
Clause 79 – Land to which Part applies	It is noted that Part 5 of the Housing SEPP applies to both the R3 Medium Density and SP2 Infrastructure zones. The Subject Site is zoned R3 and SP2, for which the proposed development is able to be undertaken pursuant to the Housing SEPP.
Clause 80 – Land to which Part does not apply – general	The Subject Site is not identified under Clause 80; therefore, the Subject Site is suitable for the proposed development.
Clause 81 – Seniors housing permitted with consent	Clause 81 requires the development to be permissible on land under another EPI. Accordingly, development for the purposes of a RACF is permissible with consent within the R3 Medium Density Residential zone under the WLEP2012, for which the Masterplan has been designed to be consistent with the permissibility and overall zoning of the land.
Clause 83 – Amendments to the bush fire evacuation risk map	The Subject Site is not located on land mapped as bushfire prone land.
Clause 84 – Development standards – general	The proposed development will satisfy the general development standards where applicable. The EIS will be supported by an Architectural Design Statement that will consider Clause 84 and the other relevant provisions under the Housing SEPP.
Clause 85 – Development standards for hostels and independent living units	The proposed development includes provision for ILUs on the Subject Site. Schedule 4 of the Housing SEPP has been considered below with respect to standards applying to ILUs.
Clause 86 – Development standards for seniors housing – Zones RE2, SP1, SP2, RU5 and R2	The proposed development includes provision for built form within the SP2 Infrastructure (Health Services Facilities) zone, whereby the built form includes ILUs and supporting ancillary land uses which are considered to be consistent with the provisions of Clause 86.
Clause 87 – Additional floor space ratios	Subclauses 87(2)(b)(iii) & (c) will apply to the proposed development in the R3 zoned land, for which a 25% bonus Floor Space Ratio can be applied, as well as an additional 3.8 m in maximum building height.  The proposed development will seek consent for compliant FSR pursuant to the Housing SEPP, including the bonuses afforded to the Subject Site under the Housing SEPP. Minor variations to the maximum building height will be sought and will be accompanied by a Clause 4.6 Variation Request.
Clause 88 – Restrictions on occupation of seniors housing	It is confirmed the proposed operational requirements of the proposed development will remain consistent with the provisions of Clause 88 as the use will pertain to seniors housing/aged care to be wholly operated by Uniting.
Clause 90 – Subdivision	Subject to approval (and as a condition of consent), the allotments pertaining to the Subject Site will be consolidated accordingly.
Clause 91 – Fire sprinkler systems in residential care facilities	The proposed development will be supported by a fire engineering strategy, including fire sprinkler systems, for which Fire and Rescue NSW will be consulted with as part of the SSD Application process to understand any key matters for consideration. Accordingly, early consultation will be undertaken during the FEBQ process and subsequent FER process, subject to approval, so as not to delay relevant construction certificates being able to be issued.



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<b>Table 5: Housing SEPP Provisions</b>	
Clause	Comment
Clause 93 – Location and access to facilities and services – independent living units	Adequate transport facilities and services will be provided to residents. Further details will be provided as part of the formal EIS.
Clause 94 – Location and access to facilities and services – residential care facilities	Adequate transport facilities and services will be provided to residents. Further details will be provided as part of the formal EIS.
Clause 95 – Water and sewer	The proposed development is considered capable of augmenting existing services to facilitate the operational functions of the Subject Site once approved and constructed.
Clause 98 – Design of seniors housing	The proposed development has considered the Design Principles stipulated under Division 6, Clauses 99-105 of the Housing SEPP.
Clause 99 – Neighbourhood amenity and streetscape	The proposed development will satisfy the relevant provisions. Further details will be provided as part of the formal EIS.
Clause 100 – Visual and acoustic amenity	The proposed development will satisfy the relevant provisions. Further details will be provided as part of the formal EIS.
Clause 101 – Solar access and design for climate	The proposed development will satisfy the relevant provisions. Further details will be provided as part of the formal EIS.
Clause 102 – Stormwater	The proposed development will satisfy the relevant provisions. Further details will be provided as part of the formal EIS.
Clause 103 – Crime prevention	The proposed development will satisfy the relevant provisions. Further details will be provided as part of the formal EIS.
Clause 104 – Accessibility	The proposed development will satisfy the relevant provisions. Further details will be provided as part of the formal EIS.
Clause 105 – Waste management	The proposed development will satisfy the relevant provisions. Further details will be provided as part of the formal EIS.
Clause 106 – Interrelationship of Division with design principles in Division 6	The proposed development will satisfy the relevant provisions. Further details will be provided as part of the formal EIS.
Clause 107 – Non-discretionary development standards for hostels and residential care facilities – the Act, s 4.15	The proposed development will satisfy the non-discretionary development standards for residential care facilities where applicable.
Clause 108 – Non-discretionary development standards for independent living units – the Act, s 4.15	The proposed development will satisfy the non-discretionary development standards for independent living units where applicable.
Schedule 4 – Standards concerning accessibility and usability for hostels and independent living units	The proposed development will satisfy the standards concerning accessibility and usability for independent living units where applicable.

A detailed assessment against the Housing SEPP will be undertaken as part of the EIS demonstrating compliance with the relevant controls.





### **5.3.8 STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021**

The *State Environmental Planning Policy (Transport and Infrastructure) 2021* (Transport and Infrastructure SEPP) contains planning provisions relating to:

- infrastructure in NSW, such as hospitals, roads, railways, emergency services, water supply and electricity delivery.
- child-care centres, schools, TAFEs and Universities.
- planning controls and reserves land for the protection of three corridors (North South Rail Line, South West Rail Link extension and Western Sydney Freight Line).
- land use planning and assessment framework for appropriate development at Port Kembla, Port Botany and Port of Newcastle.

Of these, the proposed development must have regard to the following chapter: Chapter 2 – Infrastructure. Referral may be required for the erection of new premises, or the enlargement or extension of existing premises, where their size or capacity satisfy certain thresholds. Schedule 3 lists the types of development that are defined as Traffic Generating Development. The referral thresholds for residential accommodation are:

- 300 or more dwellings; or
- 75 or more dwellings (site with access to classified road or to road that connects to classified road (if access within 90m of connection, measured along alignment of connecting road)).

The existing site access is within 90m of a classified road (Birrell Street and Bronte Road) and contains more than 75 dwellings. Referral to TfNSW on the basis of traffic-generating development would be required. A Traffic and Parking Impact Assessment will support the SSD Application.

The Subject Site also contains an electrical easement to the north at 97C & 99 Birrell Street, as such consideration should be given to Clause 2.48 of Transport and Infrastructure SEPP which notes that a written notice must be sent to the electricity supply authority (Ausgrid) inviting comments on the proposed development and any response provided within 21 days must be considered by the Consent Authority.

Uniting is currently consulting with Ausgrid in relation to acquiring 97C Birrell Street.

### **5.3.9 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021**

The *State Environmental Planning Policy (Resilience and Hazards) 2021* (Resilience and Hazards SEPP) contains planning provisions relating to:

- land use planning within the coastal zone, in a manner consistent with the objects of the Coastal Management Act 2016.
- management of hazardous and offensive development.
- remediation of contaminated land and to minimise the risk of harm.

In relation to the Subject Site, the following matters are highlighted.

#### Hazardous and Offensive Development

To facilitate the operational use of the proposed facility, there may be a requirement for hazardous goods and combustibles stored on the Subject Site to support the future operational stages, i.e. plant and equipment. A Preliminary Risk Screening Report would be undertaken, prepared and included within the



EIS to assess the proposed development against the relevant provisions of Chapter 3 of the Resilience and Hazards SEPP.

#### Remediation of Land

Under the provisions of Chapter 4 of the Resilience and Hazards SEPP, where a Development Application (in this instance, SSD Application) is made concerning land that is contaminated, the consent authority must not grant consent unless:

- (a) *it has considered whether the land is contaminated, and*
- (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Detailed investigations are currently underway with respect to contamination on the Subject Site. An Environmental Site Assessment (Phase 2 Contamination Investigation) will be submitted with the SSD Application to confirm and validate the Subject Site is suitable for the proposed land uses.

#### **5.3.10 STATE ENVIRONMENTAL PLANNING POLICY NO 65 - DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT**

*State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development* (SEPP 65) aims to improve the design quality of residential apartment development across the State, by focusing on sustainability, aesthetics, streetscapes, accessibility, amenity, safety, security and affordability.

SEPP 65 applies to development for the purpose of a residential flat building, shop top housing or mixed use development with a residential accommodation component, if the building comprises three (3) or more storeys. Where a development is only for two (2) storey buildings, SEPP 65 would not be applicable.

Given the proposed buildings are over three (3) storeys, SEPP 65 applies. The proposed development therefore needs to demonstrate consistency with the design quality principles under SEPP 65 and comply with the detailed design criteria of the Apartment Design Guide (ADG). Furthermore, consultation has commenced with the State Design Review Panel (SDRP) and the proposed development will appropriately consider all comments received.

#### **5.3.11 STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY INDEX: BASIX) 2004**

The aim of this Policy is to establish a scheme to encourage sustainable residential development (the BASIX scheme). This on-line assessment tool calculates the dwelling's energy and water scores based on a range of design data. This SEPP requires the submission of a BASIX certificate to accompany an application for development consent for any "BASIX affected building".

As the proposed development incorporates independent living units, a BASIX certificate will be required to accompany the SSD Application.



## **5.4 STRATEGIC PLANNING CONTEXT**

### **5.4.1 A METROPOLIS OF THREE CITIES – GREATER SYDNEY REGION PLAN**

*A Metropolis of Three Cities – Greater Sydney Region Plan* (Greater Sydney Commission, 2018) divides the Sydney Region into three (3) Cities, with a vision of growth until 2056 (refer to **Figure 10** below). The Plan aims to anticipate the housing and employment needs of a growing and vastly changing population. The overall vision pursues an objective of transforming 'Greater Sydney' into a Metropolis of Three Cities, including:

- The Western Parkland City;
- The Central River City; and,
- The Eastern Harbour City.

The division into three (3) cities puts workers and the wider community closer to an array of characteristics such as, intensive jobs, 'city-scale' infrastructure & services, entertainment and cultural facilities. By managing and retaining residential & infrastructure-zoned land close to city centres and transport, this will ensure critical and essential services are readily available to support community members and residents, including the capacity for seniors housing. Once constructed and operational, the Subject Site would achieve economic growth and prosperity, as well as encourage employment-generating opportunities within an area zoned for such permissible purposes, that is considered relatively close in conjunction to residential communities, providing an ease of commute for workers and families. The proposed development across the Subject Site considers the availability in seniors housing and employment-generating outcomes that can be achieved for the immediate and wider localities.

The proposed development also contributes to the four (4) standardised elements communicated across for all three (3) cities, including:

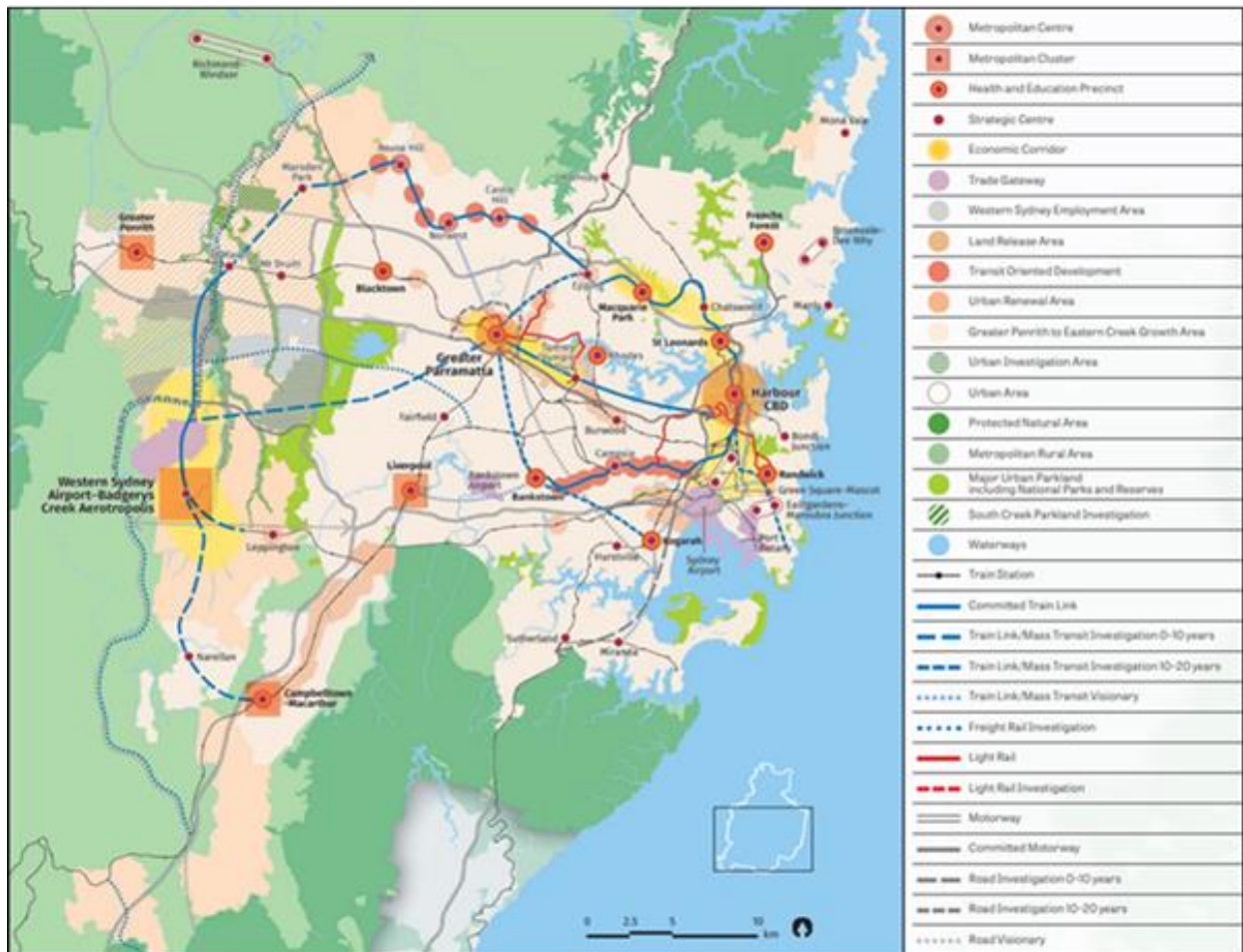
- Infrastructure and Collaboration – the proposed development of the Subject Site for the purposes of Seniors Housing, would provide an increase in aged care services that represent a State-of-the-Art facility setting a precedent for modernised seniors and aged care facilities in NSW;
- Liveability – the proposed development encourages diversified aged care living options, employment-generating opportunities and economic prosperity, which has positive influences on the wider locality, specifically achieving the objectives identified for the State and Nation's ageing population;
- Productivity – the proposed development is situated within the *Eastern City District Plan* (refer to **Section 5.4.2** below); and,
- Sustainability – the proposed development would not exhibit or emit any detrimental impacts to its wider residential and environmental surroundings.

In summary, the Subject Site contributes to the objectives set out in the *A Metropolis of Three Cities – Greater Sydney Region Plan* by promoting minor environmental impacts and the further promotion of increased yield and availability of aged care services (including employment-generating opportunities) to the wider locality and community, positioned within the Waverley LGA.



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**Figure 10 Metropolis of 3 Cities A Vision to 2056** (Source: Greater Sydney Commission, 2018)

**5.4.2 EASTERN CITY DISTRICT PLAN**

The *Eastern City District Plan* covers the Eastern Harbour City area, including the Waverley LGA in which the Subject Site is located. The Plan sets out a twenty-year vision to help achieve the goals contained in A Metropolis of Three Cities – the GSC vision for developing Sydney as a world-class future city. The Plan agglomerates City, Regional and Local planning. The Subject Site is situated within the Eastern City District, which falls within the Eastern Harbour City.

The *Eastern City District Plan* reinforces the four (4) planning priorities of the GSC. The Plan establishes a number of priorities and actions to guide growth, development and change. It also emphasises connectivity to infrastructure, collaboration, liveability, productivity and sustainability. The GSC’s mission statement further reinforces the Plan’s concentrated aims by outlining its main strategies, namely:

- *Strengthening the international competitiveness of the Harbour CBD, supported by the Innovation Corridor, health and education precincts and the District's strategic centres*
- *Boosting innovation and creative industries alongside knowledge-intensive jobs growth*
- *Stimulating the night-time economy within a responsive regulatory environment*
- *Protecting international trade and freight routes*
- *Retaining industrial and urban services land*



- *Nurturing quality lifestyles through well-designed housing in neighbourhoods close to transport and other infrastructure*
- *Sustaining communities through vibrant public places, walking and cycling, and cultural, artistic and tourism assets*
- *Aligning growth with infrastructure, including transport, social and green infrastructure, and delivering sustainable, smart and adaptable solutions*
- *Being innovative in providing recreational and open space areas, and increasing urban tree canopy*
- *Transitioning to a low-carbon, high-efficiency District through precinct-scale initiatives*
- *Building effective responses to climate change and natural and urban hazards.*

The proposed development would contribute to the objectives set out in the *Eastern City District Plan* by promoting a greater range of land uses of benefit to the community including the proposed development (Seniors Housing) and other commensurate land uses; facilitating the provision of greater and improved infrastructure; and, promoting additional employment-generating opportunities to the wider locality and community closer to home, whilst supporting an economically and environmentally sustainable operation.

**5.5 LOCAL PLANNING CONTEXT**

**5.5.1 WAVERLEY LOCAL ENVIRONMENTAL PLAN 2012**

Whilst permissibility is being pursued for the proposed development under the Housing SEPP, the WLEP2012 includes provisions that require due consideration as part of the overall proposed development due to their applicability to the Subject Site.

**Table 6** outlined below includes a summary of the relevant provisions of WLEP2012 as they apply to the proposed development.

<b>Table 6: Waverley Local Environmental Plan 2012</b>	
<b>Requirement</b>	<b>Application to Proposed Development</b>
Clause 2.3 - Zone objectives and Land Use Table	<i>(2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.</i>
<b>R3 Medium Density Residential</b>	
Objectives of Zone	<ul style="list-style-type: none"> <li>▪ <i>To provide for the housing needs of the community within a medium density residential environment.</i></li> <li>▪ <i>To provide a variety of housing types within a medium density residential environment.</i></li> <li>▪ <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i></li> <li>▪ <i>To maximise public transport patronage and encourage walking and cycling.</i></li> </ul>
Permitted without consent	<i>Home occupations</i>
Permitted with consent	<i>Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Group homes; Home industries; Kiosks; Markets; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Respite day care centres; Roads; <b>Seniors housing</b>; Tank-based aquaculture; Any other development not specified in item 2 or 4</i>



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	<p>The proposed development seeks consent for seniors housing as the dominant purpose of the Subject Site which is permissible with consent on the land.</p> <p>In addition to the seniors housing use, ancillary land uses including short term accommodation and food and drink premises are proposed. These used are proposed to be operated by Uniting as a service for residents, staff and visitors and ultimately serve the dominant purpose of the Subject Site, being seniors housing. The amount of land used for the ancillary components will be of a small percentage of the Subject Site and total operations and will not be run independently to the seniors housing component.</p> <p>The intention of these ancillary uses is to complement the dominant use in providing key services for residents, staff and visitors. The overall management of such uses as ancillary will be thoroughly demonstrated in a supporting Plan of Management and, if required, legal advice can be obtained confirming as such.</p>
Prohibited	<p><i>Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Shop top housing; Signage; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities; Wholesale supplies</i></p>
SP2 Infrastructure	
Objectives of Zone	<ul style="list-style-type: none"> <li>▪ <i>To provide for infrastructure and related uses.</i></li> <li>▪ <i>To prevent development that is not compatible with or that may detract from the provision of infrastructure.</i></li> </ul>
Permitted without consent	<i>Nil</i>
Permitted with consent	<p><i>Aquaculture; Roads; <b>The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose</b></i></p> <p>Refer to above discussion.</p>
Prohibited	<i>Any development not specified in item 2 or 3</i>
LEP Clauses	
Clause 4.1 – Minimum subdivision lot size	<p>The Subject Site is subject to a minimum lot size of 325m<sup>2</sup> pursuant to Clause 4.1 of WLEP2012. Subject to approval (and as a condition of consent), the allotments pertaining to the Subject Site will be consolidated accordingly, with the exception of the identified Heritage Items, as the Subject Site will be operated wholly by Uniting.</p>



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Clause 4.3 - Height of buildings	Pursuant to Clause 4.3 of WLEP2012, the Subject Site comprises varied building heights of 9.5-12.5 m; however, it is important to note Clause 6.13 captures alternate building heights available to be explored for the Subject Site, which includes 15 m & 21 m respectively across relevant portions of the Subject Site.
Clause 4.4 - Floor space ratio	Pursuant to Clause 4.4 of WLEP2012, the Subject Site comprises varied Floor Space Ratios of 0.6:1-0.9:1; however, it is important to note Clause 6.13 captures alternate building heights available to be explored for the Subject Site which includes an alternative FSR of approximately 1.2:1 able to be achieved across the Subject Site under Clause 6.13.
Clause 4.6 - Exceptions to development standards	Any breach to a development standard will be accompanied by a Clause 4.6 Variation Request.
Clause 5.10 - Heritage conservation	<p>The proposed development will be undertaken in close proximity to existing State and Local Heritage items identified across the Subject Site, for which a Statement of Heritage Impact will be prepared by a qualified Heritage Consultant. There is an existing Heritage Conservation Management Plan applying to the Subject Site, which will require investigation, including any additional management and mitigation measures to be implemented to ensure the integrity of the heritage values identified on-site are maintained and preserved as a result of the proposed development.</p> <p>The proposed development will include the demolition of Cadi Cottage, which is identified as Heritage Item (Item No.449), in the Subject Site's north east and the refurbishment and adaptive reuse of a number of the existing heritage listed buildings.</p> <p>A Preliminary Heritage Impact Statement has been provided in <b>Appendix 3</b> which provides a high-level assessment of the proposed development in terms of the relevant heritage provisions of the WLEP2012 and undertakes a preliminary evaluation of the proposed development against the policies in the updated Conservation Management Plan (CMP) version 2.2, prepared by Hector Abrahams Architects, dated April 2017 for the Subject Site.</p> <p>This preliminary heritage impact assessment has reviewed the key development aspects of the proposed development and has identified where special attention needs to be taken to mitigate any adverse impacts. Accordingly, recommendations have been included for guidance. The key changes on the Subject Site are the relationships between the existing heritage fabric and the new development in the context of the planning proposed development approvals.</p> <p>Following the preparation of a detailed proposed development, taking into account any SEAR's requirements and further design resolution, a detailed heritage impact assessment will be prepared to accompany the future SSDA application.</p>
Clause 5.21 - Flood planning	With regard to water quantity, the proposed development will include provisions for a treatment train that allows for discharge throughout the Subject Site, via means of On-site Stormwater Detention (OSD). The Stormwater Treatment Measures (STMs) will be designed accordingly to accommodate sufficient treatment measures and mitigate increased peak flows generated from the newly constructed impervious areas (roofs and hardstand areas) to pre-development flows for all storm events, up to and including the 1% AEP Flood Extent, as per Council's flooding and engineering requirements.
Clause 6.1 - Acid sulfate soils	The Subject Site is not mapped as containing the potential for Acid Sulfate Soils. Notwithstanding, the SSD Application will include geotechnical,



## SCOPING REPORT - REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Proposed Residential Aged Care Facility, Independent Living Units and Ancillary Land Uses

Uniting War Memorial Hospital Waverley – Bronte Road, Birrell Street, Carrington Road & Church Street, Waverley

	salinity and contamination investigations to ensure the Subject Site is suitable for the proposed land uses.
Clause 6.2 – Earthworks	Earthworks (including cut and fill) would be required across the Subject Site to establish the building pads for the future development on the Subject Site.
Clause 6.4 – Terrestrial biodiversity	Preliminary studies have been undertaken to assess the overall ecological context of the Subject Site; however, further studies would be undertaken and addressed within the EIS regarding potential impacts to flora and fauna species pertaining to a BDAR Waiver as there is limited biodiversity anticipated to be impacted by the subject proposed development.
Clause 6.9 – Design excellence	Uniting will implement a design excellence strategy to be presented to the State Design Review Panel, ensuring best-practice and innovative design outcomes are achieved for the Subject Site.
Clause 6.11 – Development requiring the preparation of a development control plan	The Subject Site is zoned under WLEP2012; however, it is important to note that a site-specific DCP is currently under assessment by Council and is expected to be finalized and adopted shortly.
Clause 6.13 – Development of the War Memorial Hospital Campus at Edina Estate Waverley	The proposed development will achieve compliance with the provisions as stipulated under Clause 6.13 of the WLEP2012. Further consideration will be given under the EIS supporting the SSD Application.
Schedule 1 – Additional Permitted Uses	The proposed development is consistent with the provisions under Schedule 1 of the WLEP2012.

### 5.5.2 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

The *Draft Waverley Local Environmental Plan 2021* and *Draft Waverley Development Control Plan 2022* have both been exhibited by Waverley Council. The SSD Application will consider the draft documents in further detail.

### 5.5.3 WAVERLEY DEVELOPMENT CONTROL PLAN 2012

The *Waverley Development Control Plan 2012* (WDCP2012) provides a non-statutory instrument to guide development in the Waverley LGA that is subsequently zoned under WLEP2012. The Subject Site is zoned under WLEP2012; however, it is important to note that a site-specific DCP is currently under assessment by Council and is expected to be finalised and adopted shortly.

### 5.5.4 SITE-SPECIFIC DEVELOPMENT CONTROL PLAN

Under Part 3, Section 3.6 of the EP&A Act, a Site-Specific DCP has been prepared and is under assessment by Council. The Site-Specific DCP will guide and facilitate permissible development across the Subject Site.

The proposed development will consider the relevant controls of the Site-Specific DCP, which will be articulated within the proposed built form design and further within the EIS to be prepared.

It is noted that approval of the Site-Specific DCP has been delayed by Council for a considerable period of time and it is anticipated that it will be finalised and adopted shortly. Nonetheless, it is requested that DPE assist in expediting this process so as not to further delay the proposed development.

### 5.5.5 WAVERLEY LOCAL STRATEGIC PLANNING STATEMENT 2020-2036

The *Waverley Local Strategic Planning Statement 2020-2036* (LSPS) applies to the Subject Site. The LSPS sets out Waverley Council's economic, social and environmental land use needs over the next decade. The LSPS identifies the key strategic planning priorities for the Waverley LGA that have been aligned against the four (4) key directions under the *Eastern City District Plan*.





Of relevance, the LSPS recognises the importance of providing Seniors Housing within the locality to accommodate the forecasted ageing population. The proposed development provides a direct and positive response to the LSPS's desire to provide greater housing diversity and choice in the form of Seniors Housing and will allow individuals to age in place. The location of the proposed development is considered to be highly appropriate for such an outcome, with particular consideration given towards the co-location of key infrastructure, namely the War Memorial Hospital.

Accordingly, the proposed development is considered to reflect the needs for the Waverley LGA, as identified within the LSPS.

#### **5.5.6 CONTRIBUTIONS PLAN**

As Uniting is a registered community housing provider, the proposed development will be exempt from the *Waverley Development Contributions Plan 2006*.



## **PART F      PRELIMINARY ENVIRONMENTAL ASSESSMENT**

A screening analysis of the environmental issues applicable to the proposed development is presented in the preceding sections below. This risk-based analysis has been used to identify the key environmental issues for further assessment and assist the preparation of the SEARs with respect to the proposed development.

The analysis is based on preliminary environmental assessment of the Subject Site only. The EIS for the proposed development will fully address these items and other key environmental issues relevant to the proposed development.

### **6.1 SOIL AND WATER**

During construction, an Erosion and Sediment Control Plan would be implemented to protect the downstream drainage system and receiving waters from sediment-laden runoff.

Earthworks would be designed to minimise the extent of cut and fill and allow the balance of soil to be re-used on-site. Topsoil would be stockpiled for re-use within landscaped areas where possible. Minor regrading would be required to facilitate the building pad for construction purposes.

With regard to water quantity, the proposed development will include provisions for a treatment drain that allows for discharge throughout the Subject Site, via means of On-site Stormwater Detention (OSD). The Stormwater Treatment Measures (STMs) will be designed accordingly to accommodate sufficient treatment measures and mitigate increased peak flows generated from the newly constructed impervious areas (roofs and hardstand areas) to pre-development flows for all storm events, up to and including the 1% AEP Flood Extent, as per Council's flooding and engineering requirements.

The proposed development will include a stormwater quality treatment drain approach to reduce pollutants contained in runoff from the Subject Site in accordance with Council's pollution reduction targets further facilitating a Water Sensitive Urban Design (WSUD) Strategy that is considered acceptable. It is anticipated that ongoing consultation with the NSW DPE and Council will occur throughout the SSD Application.

Rainwater harvesting would also be applied across the Subject Site (where considered practical), which will incorporate re-use in irrigation methods and recycled potable water components, i.e. toilet flushing.

### **6.2 NOISE**

The Subject Site is sufficiently separated from any sensitive receivers. The SSD Application would consider both construction and operational acoustic impacts (noise and vibration) having regard to the NSW Environment Protection Authority (EPA) Noise Criteria, including the *Noise Policy for Industry* (NPI) document, the *Interim Construction Noise Guideline*, as well as relevant controls articulated within the WDCP2012.

Potential noise and vibration impacts generated during the construction phase of the proposed development would be localised through construction traffic management and construction equipment selection, for which a Construction Noise and Vibration Management Plan (CNVMP) would be implemented to address any potential noise and vibration impacts anticipated during the construction phase.

Operational noise would be attributed to proposed operational activities associated with the Subject Site. It is noted that a qualitative and quantitative Noise and Vibration Impact Assessment would be undertaken



by a suitably qualified Acoustic Engineer to confirm the proposed development does not exceed the relevant acoustic emissions criteria. Where potential impacts are identified suitable acoustic attenuation and mitigation measures would be recommended and implemented where required.

### **6.3 BIODIVERSITY**

Preliminary studies have been undertaken to assess the overall ecological context of the Subject Site; however, further studies would be undertaken and addressed within the EIS regarding potential impacts to flora and fauna species pertaining to a BDAR or BDAR Waiver as there is limited biodiversity anticipated to be impacted by the proposed development.

### **6.4 AIR QUALITY**

Given the nature of the proposed development being for Seniors Housing, air quality impacts would be considered accordingly, with particular consideration given towards air quality impacts from various operational components across the Subject Site, including plant and equipment required to facilitate operations across the Subject Site. During construction, air quality would be managed through appropriate dust mitigation measures.

An Air Quality and Odour Impact Assessment Report prepared by a suitably qualified expert would accompany the EIS.

### **6.5 ABORIGINAL CULTURAL HERITAGE AND NON-ABORIGINAL HERITAGE**

Aboriginal Cultural Heritage will be considered across the Subject Site, for which the proposed development will be supported by an Aboriginal Cultural Heritage Assessment Report (ACHAR). Preliminary studies have been undertaken by Austral Archaeology; however, the formal ACHAR will be provided at the time of lodgement and documented within the EIS.

A Statement of Heritage Impact and revised Heritage Conservation Management Plan will support the proposed development.

### **6.6 WASTE**

Operational waste would be managed in accordance with a Plan of Management for the Subject Site. Waste generated throughout the construction phase would be disposed of in accordance with a Waste Management Plan, which would include provisions for recyclables and suitable off-site disposal.

### **6.7 TRAFFIC AND TRANSPORT**

Suitable provision is made to accommodate and service the proposed development in terms of traffic and transport, including appropriate access from Bronte Road, which provides enhanced connectivity to the wider regional road network. Additionally, suitable parking provisions and swept paths have been provided on-site, for which further analysis would be undertaken within the ensuing Traffic and Parking Impact Assessment (TIA) to be prepared as part of the SSD Application.

The TIA will be prepared by a suitably qualified Traffic Engineer, which would consider the potential traffic related impacts as a result of the proposed development on the surrounding road network; access and design; car parking; and trip generation (including relevant swept path analysis).



## **6.8 INFRASTRUCTURE AND SERVICES**

All essential infrastructure services would be augmented accordingly for the proposed development, including water, sewer, electricity and communications, for which a Service Infrastructure Assessment will be prepared delineating the proposed development's overall servicing strategy to be implemented across the Subject Site.

## **6.9 VISUAL AMENITY / URBAN DESIGN**

The built form would be designed to incorporate architectural elements that articulate the façades and provide a sufficient level of visual amenity within the public domain. This will be coupled with increased landscaping provisions to provide visual screening for any passersby in the distance utilising nearby roads and pedestrian paths surrounding the Subject Site.

Uniting have implemented a design excellence strategy which has been presented to the State Design Review Panel, ensuring best-practice and innovative design outcomes are achieved for the Subject Site. Furthermore, the proposed development has begun consultation with the NSW Police to inform the proposed development's consistency with the principles of Crime Prevention Through Environmental Design (CPTED).

## **6.10 HAZARDS AND RISKS**

The requirement for an Environmental Protection Licence (EPL) will be considered following the preparation of the finalised design and ensuing Preliminary Risk Screening has been undertaken for the proposed development.

## **6.11 SITE LAYOUT AND DESIGN**

The site layout and design respond to the Subject Site constraints, thus providing a highly functional development which enhances the visual amenity of the locality. Suitable provision is made for service vehicles within the Subject Site. Detailed swept paths would be provided within the EIS and Traffic Impact Assessment.

## **6.12 SOCIO-ECONOMIC**

The proposed development would positively impact on the social and economic conditions of the Waverley LGA. Operational jobs are expected to be in the order of 375, whilst construction jobs will be provided during the construction stages of the proposed development.



## **PART G CONCLUSION**

The proposed development would equate to a CIV of more than \$30 Million and include a component comprising a RACF, thus the proposed development is defined as SSD pursuant to Schedule 1, Clause 28 of the Planning Systems SEPP.

The Subject Site is situated within the Waverley LGA and is complemented by surrounding developments of similar contextual importance; therefore, the Subject Site is considered highly suitable for the proposed development, given the provision for aged care services and employment-related uses proposed in close proximity to the existing War Memorial Hospital.

The proposed development is considered to align with the strategic objectives of the Housing SEPP and WLEP2012 and continues to support the aged care sector through provision of enhanced aged care services and employment-generating opportunities within the wider Sydney Metropolitan Region. Furthermore, the Subject Site is located within close proximity to housing and key infrastructure. In this respect, the proposed development would provide for economic growth and prosperity for the Waverley LGA.

Additionally, as noted throughout this Scoping Report, the proposed development would be carried out in an environmentally and ecologically sustainable manner and would further implement suitable mitigation measures to ensure that the amenity and function of surrounding land uses would not be compromised.

It is requested that NSW DPE issue formal SEARs for the preparation of an EIS for the proposed development as SSD.

