

Consultation Report

Welcome to
HammondCare



As an independent Christian charity, HammondCare champions life.

November 2022

Quotes

This report has been supplemented with quotes from questions and comments received during the online information sessions and individual stakeholder briefings. Quotes have been corrected for spelling errors and grammar, where necessary. Often, commentary shared has covered a range of topics and issues. This report therefore includes excerpts from such commentary relevant to the issue being discussed in the report. The words or intent shared have not been changed.

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1. Introduction

TSA Management was engaged by HammondCare to undertake a round of community and stakeholder engagement for the Wahroonga Stage 2 project. The purpose of the engagement was to introduce HammondCare's vision to transform Neringah Hospital through Stage 2 of the Wahroonga site's redevelopment, a project which would achieve an integrated, contemporary Wahroonga Health Campus.

This engagement report documents the engagement and communications program and approach, and summarises key themes and feedback received during consultation.

HammondCare will lodge an Environmental Impact Statement (EIS) with the NSW Department of Planning in November 2022. Consistent with requirements, pre-lodgement engagement with the community and interested stakeholders was undertaken by HammondCare with the support of TSA Management, from August to October 2022. It is noted there will be further opportunity for the community and interested stakeholders to make formal submissions following the EIS lodgement as part of the public exhibition process.

2. Background

HammondCare is pursuing a vision to transform Neringah Hospital located in Wahroonga into a contemporary, integrated health campus, offering palliative care, aged care and seniors living.

The population of Northern Sydney is growing older and with that their health needs are changing and becoming more complex. Local Population projections show a 200% increase in residents aged 80 or over by 2036 in the Northern Sydney Local Health District. Accompanying this ageing population will be a higher prevalence of chronic disease, prolonged illness duration and complex comorbidities (such as diabetes and heart disease).

Health care trends in the Northern Sydney Local Health District indicate:

- A higher prevalence of chronic disease
- Prolonged duration of illness
- Complex co-morbidities
- More than half of people aged 76 and over have 5 or more chronic health conditions

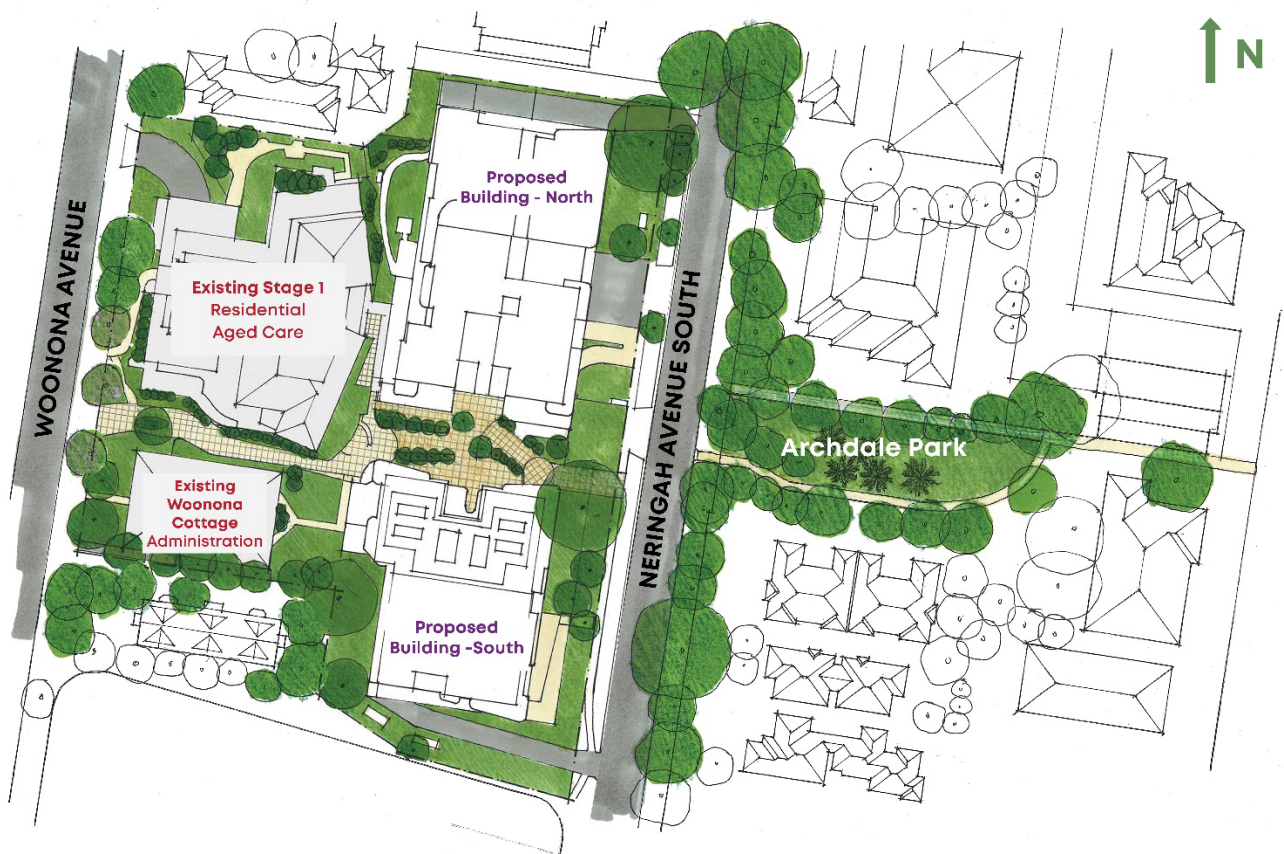
HammondCare is preparing to address this challenge in accordance with our mission to improve the quality of life for people in need.

Stage 2 will expand HammondCare Wahroonga's excellent dementia care that makes use of internationally recognised best practice principles to promote choice, minimise confusion and maximise independence.

The Wahroonga site transformation began with the delivery of Stage 1, a residential aged care service which opened in 2017 and provides dementia care on a domestic scale. This service will benefit under the Stage 2 proposal through the addition of 12 new residential beds and improved connectivity to Neringah Hospital. Stage 2 will be delivered with no interruption to the residential aged care service delivered at Wahroonga.

The project will involve:

- Demolition of the existing Neringah Hospital facility
- Construction of a new hospital facility along 4-12 Neringah Avenue South (comprised of two new buildings) up to 5-storeys above ground level, plus basement parking
- A new palliative care service with 18 inpatient beds
- 12 additional residential aged care beds
- 57 Seniors Living dwellings for residents aged over 75 years of age with chronic health needs (including access to 24/7 personal and health care, provided on a licensed basis)
- GP and outpatient clinics (including specialist palliative care clinics)
- Community-based Palliative Care team offices
- More than 100 car parking spaces within basement level
- Retention and conservation of heritage-listed Woonona Cottage
- Site works and landscaping



Above: Site context plan

3. Engagement objectives

The key objectives of this early engagement process were to:

- Identify key stakeholders for Wahroonga Stage 2;
- Create awareness of the proposal and establish a line of communication between HammondCare and the community; and
- Gather early feedback from the local community and stakeholders to identify opportunities and areas of interest as the project progresses.

4. Engagement methods

4.1 Project newsletter

A two-page A4 project newsletter (see Appendix A) was distributed to 708 properties (including 91 businesses) on 18 August 2022. The newsletter introduced HammondCare's vision for the Wahroonga Health Campus, specifically the Stage 2 project to transform Neringah Hospital, and invited the community and interested stakeholders to attend one of three upcoming information sessions to learn more about the proposal and to register for project updates. See Appendix B for a copy of the distribution map.

4.2 Media

A media release was distributed on 25 August 2022 (see Appendix C) to announce the project and promote the community information sessions. As a result, the announcement received media coverage from the following outlets (see Appendix D for copies):

- Inside Ageing, business news for aged care services website (25 August 2022)
- The Weekly Source, a national aged care news website (30 August 2022)
- Aged Care Housing News, a subscription seniors housing news website (30 August 2022)

4.3 Online information sessions

Two online information sessions were held on Tuesday 30 August from 6 to 7pm and Thursday 1 September 2022 from 12 to 1pm and hosted using the Microsoft Teams platform. The sessions involved a formal presentation by members of the HammondCare project team, Dr Andrew Montague (General Manager of Health and Palliative Care) and Katie Formston (Head of Design, Property and Capital Works), covering:

- Project timeline
- About HammondCare
- Health and aged care trends in Northern Sydney
- Wahroonga Health Campus vision
- Recap of Stage 1 – residential aged care project delivered in 2017
- What is proposed
- Benefits and design features, including concept design and elevation
- Construction timeframe
- Next steps and further opportunity for community input

The sessions were interactive and provided an opportunity for interested stakeholders to hear about the project and ask any questions of the HammondCare project team.

A copy of the presentation (see Appendix E) is available on the HammondCare website and emailed to all community members and interested stakeholders who attended or registered to attend an online information session.

The sessions were attended by approximately 5 community members and interested stakeholders. Key topics raised during the sessions included:

- Construction impacts, specifically impacts on neighbours (dust, noise)
- Traffic management during construction and more generally
- General questions about the new service provision including the composition of Seniors Living Dwellings and Residential Aged Care beds

The HammondCare project team answered all questions at the session.

Attendees also heard about the project's next steps, HammondCare's intention to lodge the Environmental Impact Statement (EIS) in late 2022 and further opportunities for engagement and to provide feedback.

A copy of the presentation was emailed to all online information session attendees in the week following the sessions.

4.4 In-person information session

An informal drop-in information session was held on Saturday 3 September from 10am until 1pm to provide community members with an opportunity to view project visuals and hear about the vision for HammondCare in a one-on-one setting with project team representatives.

About 10 community members attended the session. HammondCare representatives shared the project vision and visuals and had individual conversations with attendees guided by their specific areas of interest or questions.

Key themes and areas of interest included:

- Will a traffic study be undertaken? Specifically, how will traffic be managed on Neringah Avenue South? Residents cited anecdotal evidence of congestion and lack of visibility when entering their properties, and queries about how the project may/may not contribute to this.
- How will construction impacts be managed, specifically noise, dust and truck movements in neighbouring streets?
- When is construction due to be completed?
- Will the current services provided at Neringah Hospital continue?
- Queries around building height (particularly the north building which is closest to residences).
- Will patients and staff need to be relocated during construction?
- Trees and sight lines.

4.5 Individual stakeholder briefings

The HammondCare project team also sought to undertake individual stakeholder briefings with the local Members of Parliament, Ku-ring-gai Council and several local interest groups.

The purpose of these briefings was to introduce the project vision and benefits, while gauging early sentiment, issues and opportunities. A summary of the themes discussed at these meetings is provided in Section 4.2 *Individual stakeholder briefings*.

- Briefing to Ku-ring-gai Council planning executive on the State Significant Development application on Wednesday 10 August
- Drop-in session for HammondCare staff and volunteers on Wednesday 10 August
- Federal Member for Bradfield, the Hon. Paul Fletcher MP on 16 September 2022
- Abbotsleigh Junior School and Early Learning Centre on 28 September 2022
- State Member for Ku-ring-gai, the Hon. Alister Henskens MP on 21 October 2022
- Australia Post on 8 November 2022

Briefings were also offered to the following groups but not accepted at this time:

- Ku-ring-gai Council General Manager
- Palliative Care Australia
- Northern Sydney Local Health District
- Dementia Australia
- Aged and Community Care Providers Association (ACCPA)
- Abbotsleigh Senior School
- Friends of Ku-ring-gai Environment (FOKE)
- Ku-ring-gai Chamber of Commerce
- Ku-ring-gai Historical Society

4.6 Dedicated information line and email address

HammondCare established project-specific contact details which have been promoted on all engagement material and will provide another avenue for ongoing contact with the project team through planning and design to construction:

Phone: 1300 426 666

Email: AskWahroonga@hammond.com.au

4.7 Website

A webpage dedicated to the project has been established and will host project information and updates. The webpage will host all project collateral (including the newsletter and information session presentation), a webform to sign up for emailed project updates and will be updated as the project progresses.

5. Key themes

5.1 Summary of key themes raised

The intention of this engagement process was to introduce the proposal for Wahroonga Stage 2 and gauge sentiment, opportunities and questions early in order to inform the design, construction and engagement process as the project progresses.

Themes have been identified through review of commentary received during the online information sessions and during one-on-one stakeholder briefings. The key themes were identified as being most frequently referenced by community members and interested stakeholders:

- **Parking**

Parking was consistently raised as a topic of interest from all community members and stakeholders engaged through this process. On-street parking is highly utilised in the streets surrounding HammondCare's Wahroonga site. Anecdotal evidence suggests the area is popular for commuter carparking due to the proximity to Wahroonga Train Station and other transport connections, and traffic is very heavy during peak periods such as school drop off.

HammondCare was praised for its foresight to include basement parking provision (over 100 spaces) for visitors and staff of the new Wahroonga Health Campus to alleviate some pressure on the current parking situation.

Further, parking was cited as an issue for residents of an apartment block on Neringah Avenue South who requested HammondCare's support for the removal of a number of spaces close to the property's driveway which are considered a hindrance to visibility on an already congested street. This view was supported by the local State Member of Parliament.

- **Traffic management and safety**

There was a level of interest around how the proposal would affect traffic volumes (and congestion at peak times) in the area, both during construction and at completion. Safety was considered a primary concern with some residents indicating the level of on-street parking can reduce visibility for both vehicular traffic and pedestrians.

The proposal for Stage 2 will see the construction of two new buildings along Neringah Avenue South and therefore any increased traffic during construction would be concentrated in this area. HammondCare has committed to keeping local residents informed as the project progresses.

Given the proposal is to replace an already operational facility, any change in visitation and traffic once construction is complete is expected to be negligible. Further, the addition of on-site basement carparking is likely to reduce any demand for on-street parking by visitors and staff of the Wahroonga Health Campus.

- **Construction impacts and timeline**

Neighbouring residents enquired about the expected construction impacts, specifically noise, dust and truck movement. There was also strong interest in understanding the timeline of the project including the duration of the construction period and an expected timeframe for completion.

HammondCare is aware of the sensitive operating requirements at Wahroonga and assured residents of its commitment to working with the site team to ensure every effort is made to minimise any impact on neighbouring properties and the community, from preliminary site

investigations through to construction completion.

It is important to note that HammondCare's Stage 1 residential aged care facility will continue to operate throughout construction, and administrative functions will also continue to be delivered from the site at Woonona Cottage, therefore HammondCare has a vested interest in ensuring construction impacts are minimised.

Further, a noise and vibration management plan will be submitted with the Environmental Impact Statement to demonstrate the measures which will be implemented to mitigate noise, dust and vibration impact.

Topics which were raised less frequently but worth noting include:

- **Service provision** – specifically, how services would be delivered during construction, and once project is complete. Interest in accessing the Seniors Living offering once project is complete.
- **Opportunity** – leveraging the project to achieve greater pedestrian safety and linkage with the local Wahroonga community.
- **Water run-off/drainage** – specifically at the northern end of site which shares a boundary with a residential apartment property.
- **Building height and mass** – expected building heights and elevation, specifically at the northern end of the site.

In summary, the feedback received has been generally positive and there was a consistent acknowledgement of the need for local, integrated health and aged care services which are provided in accordance with contemporary practices. The proposal did not receive opposition.

Several community members expressed an interest in accessing services provided at the Wahroonga Health Campus once completed, praising the ability for local residents to have a choice to age in their own community rather than being forced to move away to access appropriate health and aged care services.

While the project announcement and engagement process did not generate overwhelming interest from the local community, local intelligence indicates that a reasonable level of development has recently been undertaken in the area neighbouring HammondCare's Wahroonga site. It was suggested that the context of the site, being in a location which already features several multi-storey buildings and is bordered by a passenger railway line, the Pacific Motorway and Pacific Highway, meant it was likely the community is accepting of development in the area and therefore the project was not likely to face significant opposition.

It is evident that HammondCare and the Neringah Hospital are highly regarded, with a real sense of community demonstrated through commentary from community members who have a firsthand experience with past patients, through volunteerism, or those expressing a desire for greater involvement in supporting the cause and building a greater relationship with the new Wahroonga Health Campus.

5.2 Individual stakeholder briefings

A number of briefings were provided by HammondCare project representatives including:

- Health and Palliative Care General Manager, Andrew Montague
- Head of Design, Katie Formston
- Head of Public Affairs, Kelvin Bissett

5.2.1 Briefing to Federal Member for Bradfield

A briefing was provided to Federal Member for Bradfield, the Hon. Paul Fletcher MP on 16 September 2022. The main points of interest which were discussed included:

- Engagement process undertaken (and methods of engagement) to seek early community feedback.
- The provision of off-street parking places under the proposal, including for hospital visitors.
- State and Federal Government funding sources for the Neringah Hospital and residential aged care services.
- The proposed height and form of the new Wahroonga Stage 2 hospital buildings.
- The number of new residential aged care places.
- The timeline for the development.

5.2.2 Briefing to Abbotsleigh Junior School

A briefing was provided to the Head of Abbotsleigh Junior School, Sally Ruston and Director of the Abbotsleigh Early Learning Centre, Shelley Hancock on 28 September 2022 to discuss the Wahroonga Stage 2 project. The main points of interest which were discussed included:

- Traffic and congestion in surrounding streets, both during construction and once the development is complete. Abbotsleigh representatives explained that students are on campus between 7am and 6.30pm (with peak drop-off and pick-up periods from 7.30 – 8.45am, 2.30 – 3.45pm and 4.30 – 4.45pm respectively). HammondCare was pleased to confirm any increase in traffic for the new Wahroonga Health Campus would be negligible, given the site is currently operational.
- Support for the pedestrian through-link feature, particularly for students at the Junior School campus who walk to the Senior School campus. Students use a route which takes them through the Neringah site to Archdale Park, south on Coonanbarra Street to the Pacific Highway overpass.
- A request was made for HammondCare to lobby the Council to establish a Wombat Crossing on Neringah Avenue South between HammondCare's proposed through-link and the existing Archdale Walk (through Archdale Park) to improve pedestrian safety. The highly utilised on-street parking reduces visibility in the area.
- Construction impacts and a desire to be kept informed as the project progresses for any potential impacts on the school's activity/access.
- Strong interest in establishing opportunities for ongoing student involvement at, and support for, the Wahroonga Health Campus. Past initiatives have included choir performances. Representatives referred to the positive impact of the ABC television program '*Old People's Home for 4 Year Olds*' and felt there is an opportunity to foster the relationship between Abbotsleigh and HammondCare.
- The provision of on-site basement parking was well received.
- Abbotsleigh has recently undergone a lengthy construction program (approximately 2 years) with further work planned in future.

5.2.3 Briefing to State Member for Ku-ring-gai

A briefing was provided to the State Member for Ku-ring-gai, the Hon. Alister Henskens MP on 21 October 2022. The main points of interest which were discussed included:

- General support for the integrated health campus proposal as it would help meet the growing needs of the ageing population of the Ku-ring-gai electorate/ Upper North Shore more broadly.
- The view that HammondCare's investment into the site would 're-invigorate' what is currently an older hospital building.
- Concern regarding existing traffic issues in the streets surrounding the site.
- Support for HammondCare's foresight to include provision of basement carparking on site for visitors and staff.
- Local resident advocacy for the removal of a section of street parking on Neringah Avenue South (this was also raised separately with HammondCare by community members), to improve traffic flow, safety, and visibility from vehicles exiting a residential apartment property located at 16-18 Neringah Avenue South.
- The Member shared local intelligence on the context of the site, being in a neighbourhood surrounded by the passenger railway line and the Pacific Highway and Motorway and did not believe there would be significant resident concerns.
- Enquiry about workforce issues at HammondCare and in the aged care sector more broadly.

5.2.4 Briefing to Australia Post

A briefing was provided to Australia Post Manager of Retail Network Planning, Michael Trenaman on 8 November 2022 at Australia Post's Wahroonga site (located at 20 Coonanbarra Road, Wahroonga).

The main points of interest which were discussed included:

- Proposed upgrade works to the Archdale Walk pathway which is located adjacent the Australia Post Wahroonga site:
 - Works will be undertaken to improve the gradient of the pathway down from Archdale Park through to Coonanbarra Road to ensure compliance with the relevant State Environmental Planning Policy (SEPP), a requirement of the Site Compatibility Certificate for the Wahroonga Stage 2 proposal.
 - It was indicated that Australia Post would agree in principle to the works which would improve access for seniors and people with a disability.
 - There is currently a gap in the separation wall between the path and the Post Office – this would need to be moved several metres north to avoid a step and facilitate continued direct access from Archdale Walk to the Post Office.
 - Consideration to be given to the location of underground stormwater and drainage as part of the works.
 - General discussion regarding the colour and style of handrails which would be installed.
- Timeline for the project and specifically the Archdale Walk upgrade works.

6. Next steps

The realisation of HammondCare’s vision for the Neringah Hospital is a long-term project.

HammondCare will continue to communicate with the community and interested stakeholders as the project develops, providing opportunities for formal and informal feedback.

- **Letterbox and emailed project updates** – Community members and interested stakeholders are encouraged to register for project updates via the HammondCare website. Project newsletters will be letterboxed to site neighbours to share updates on project milestones, and an email will also be sent to stakeholders who have registered for project updates.
- **Dedicated project contact details** – Feedback and queries can be raised with the project team anytime via the AskWahroonga@hammond.com.au email address or via the phone line.
- **Website** – the project website will continue to be updated as more information becomes available.

7. Appendices

Appendix A	Project newsletter
Appendix B	Distribution area
Appendix C	Media release
Appendix D	Media coverage
Appendix E	Presentation – information sessions
Appendix F	Information session handouts – fact sheet and timeline



August 2022

Transforming Neringah Hospital

Our vision for an integrated health campus at Wahroonga

Dear Wahroonga community member,

I am writing to share with you that HammondCare is pursuing a vision to transform the Neringah Hospital located in Wahroonga from a 1960s era facility into a contemporary, integrated health campus.

People are living longer and the need for complex aged health services is increasing. HammondCare has a proud history of providing relationship-based care for people with complex needs.

It is vital for HammondCare to realise the Neringah Hospital site's potential to ensure we can meet the growing health and aged care demand in Northern Sydney, where population projections show a 200 per cent increase in residents aged 80 or over by 2036.

The Stage 2 development at Wahroonga aims to complete what HammondCare started some years ago in Stage 1, a \$21 million residential aged care service which opened in 2017.

This facility is an integral part of the HammondCare network, providing dementia care on a domestic-scale, and will be expanded with 13 additional residential beds under the new proposal.

Stage 1 will continue to operate as we realise the long-term vision for the site and will benefit through improved connectivity to the Neringah Hospital.

Our vision

HammondCare is proposing to extend on Stage 1 with a new building along the 4-12 Neringah Avenue South site.

The new facility will include a palliative care service, seniors living dwellings (for people aged 75 and older), additional residential care beds, GP and outpatient clinics, and specialist palliative care clinics.

In recognising the Neringah Hospital is a much-loved community asset, HammondCare is committed to working closely with residents and stakeholders as the project develops.

I look forward to sharing more about this exciting new project in the coming months and hope you will be able to join us at one of the upcoming community information sessions - please read on for further detail.

Yours sincerely,

Dr Andrew Montague

General Manager, Health and Palliative Care
HammondCare

Below: Artist impression of the new Wahroonga health campus from Neringah Avenue South.



As an independent Christian charity, HammondCare champions life.

Project benefits

Benefits of the proposal:

- ✓ Palliative care inpatient services
- ✓ Seniors Living dwellings, with support services to provide 'ageing in place' opportunities for older people to maintain their independence
- ✓ Specialised dementia support services for people living with dementia and their carers
- ✓ Improved accessibility and connection to ground-level and landscaped terraces for residents, patients, visitors and staff
- ✓ Relocation of on-grade carparking to basement and enhanced servicing and delivery facilities
- ✓ Enhancing connectivity and the landscape setting around the heritage listed Woonona Cottage

The project will also deliver benefit to the broader Wahroonga community, by providing improved pedestrian access through the site and an upgraded pathway to Wahroonga town centre which connects through Archdale Park.

We invite you to find out more about the vision for the Neringah Hospital by attending an upcoming community information session or by visiting:

www.hammond.com.au/wahroonga



Community information sessions

HammondCare invites community members and interested stakeholders to attend an upcoming information session to learn more about the vision for Neringah Hospital from project representatives, including early concept designs for the site and to ask any questions.

Two sessions will be hosted online:

- **Tuesday 30 August 2022 from 6pm - 7pm**
- **Thursday 1 September 2022 from 12pm - 1pm**

Please register your attendance by emailing AskWahroonga@hammond.com.au or calling us on 1300 426 666.

Online sessions will be hosted via Microsoft Teams. A link and details on how to participate will be provided ahead of each session.

An informal drop-in community information session will be held at the Neringah Hospital site in Wahroonga:

- **Saturday 3 September from 10am until 1pm**

Keeping you updated

The realisation of HammondCare's vision for Neringah Hospital is a long-term project.

We encourage you to register for project updates via the HammondCare website by visiting **www.hammond.com.au/wahroonga**

If you have any queries or would like to speak with a member of the team, please contact us:

Phone **1300 426 666**

Email **AskWahroonga@hammond.com.au**

Next steps

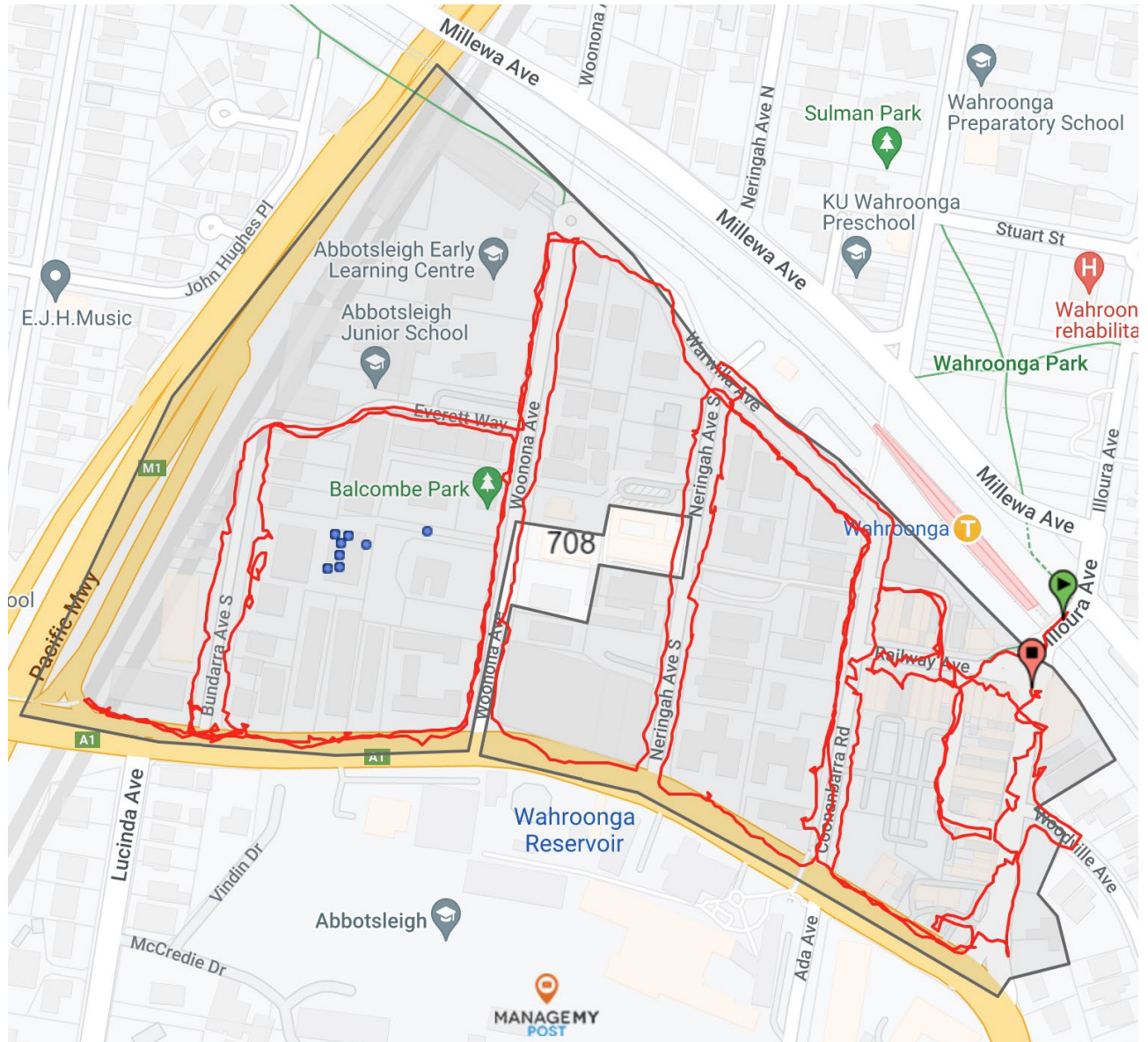
HammondCare is committed to achieving the best outcome for an integrated Wahroonga health campus, the community, current and future users of Neringah Hospital.

While the project team undertakes preliminary investigations to inform the planning and design process, you may notice some increased activity at the site.

We are aware of the sensitive operating requirements at Wahroonga and will work with the site team to ensure every effort is made to minimise any impact from the works required.

Appendix B: Distribution area

Blue dots indicate non-delivery due to residential preference on non-Australia Post authorised material





Media Release

For release: Immediately

Date: August 25, 2022

Vision for an integrated health campus at Wahroonga on Neringah Hospital site

HammondCare has announced a long-term plan to transform Neringah Hospital from a facility built in the 1960s into a contemporary, integrated health campus providing palliative care, aged care and seniors living accommodation.

The Wahroonga Stage 2 proposal to be submitted to the Department of Planning and Environment later this year will complete HammondCare's vision for a campus that will meet the growing needs of an ageing population in Northern Sydney.

Care services proposed for the new campus at 4-12 Neringah Avenue South, Wahroonga include inpatient and community based palliative care services, residential aged care, seniors living, GP & outpatient clinics (including specialist palliative care clinics run by multidisciplinary teams), 24/7 onsite care, Centre for Positive Ageing and HammondCare at Home community care.

General Manager Health and Palliative Care Dr Andrew Montague said the campus would help HammondCare, an independent Christian charity, pursue its mission to improve the quality of life for people in need.

"This integrated health campus will offer best practice palliative care, in both inpatient and community settings, as well as offering aged care services based on HammondCare's relationship-based model of care," Dr Montague said.

"We look forward to consulting with the local community and other stakeholders as we progress our long-term plan that will take a number of years to complete. HammondCare understands that Neringah Hospital is a much-loved community asset – this plan will enhance its services."

HammondCare's proposal to be submitted as State Significant Development for the site includes the following:

- palliative care inpatient beds and community palliative outpatient services in a Schedule 3 health services facility
- 12 residential aged care beds, additional to those already on site
- seniors living dwellings
- provision of more than 100 car parking spaces within basement level
- associated amenities; and
- site works, landscaping and public domain works.

The seniors living accommodation will come with access to 24/7 personal and health care, provided on a licensed basis. The accommodation will be home to residents aged over 75 with chronic health needs.

The project is comprised of a single building that will present to Neringah Ave South as two buildings, no higher than five floors plus basement parking, on the 12,000 square metre site. A pedestrian throughlink between the two buildings, accessible to the community, will join Archdale Park and Balcombe Park and link to Wahroonga shopping village..

The heritage-listed Woonona Cottage on Woonona Ave will not be impacted by the project. The adjacent HammondCare Wahroonga aged care service, Wahroonga Stage 1 opened in 2017, will also continue unaffected.

Population projections for the Northern Sydney Local Health District show an increase of up to 200 per cent in residents aged 80 or more by 2036. Accompanying this aging population will be a higher prevalence of chronic disease, prolonged illness duration and complex co-morbidities.

HammondCare is inviting community members and interested stakeholders to attend an upcoming information session to learn more about Wahroonga Stage 2 with two online sessions on Tuesday, August 30 from 6pm to 7pm and Thursday, September 1 from midday to 1pm. Please register your attendance by emailing Ask Wahroonga@hammond.com.au or calling us on 1300 426666,

An informal drop-in community information session will be held at Neringah Hospital site in Wahroonga on Saturday, September 3 from 10am to 1pm.

To learn more about the project, go to <https://www.hammond.com.au/transforming-neringah-hospital>

The Wahroonga Stage 2 vision compliments HammondCare's commitment to the Greenwich Health Campus project for the Lower North Shore. A Concept State Significant Design was approved for the Greenwich Hospital site in November 2020 for an integrated hospital and residential care building, serviced seniors living, a respite facility, community facilities and basement car parking. Work will begin in 2024, subject to approvals.

Media: For more information contact Kelvin Bissett on 0418 222 107 or email at kbissett@hammond.com.au

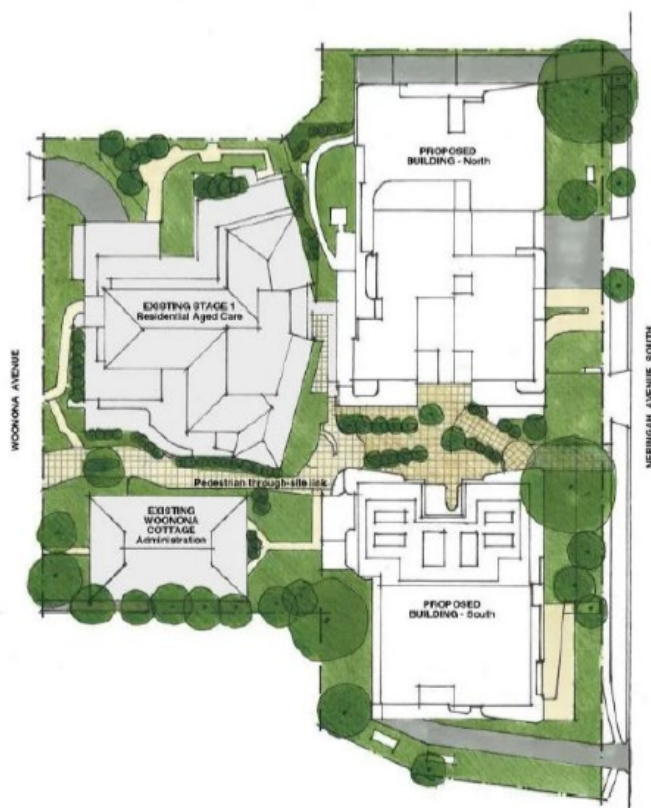
HammondCare: HammondCare provides health, aged and dementia care expertise that empowers the people that we serve. Regarded nationally and internationally as one of Australia's most innovative health and aged care providers, HammondCare offers hospital care, residential care and community services. HammondCare is an independent Christian charity.

INSIDE AGEING

business news for aged care services

HammondCare announces stage 2 proposal for Neringah Hospital in Sydney's north

By Sean McKewin - 25 August 2022



HammondCare has announced a long-term plan to transform Neringah Hospital from a facility built in the 1960s into a contemporary, integrated health campus providing palliative care, aged care and seniors living accommodation.

The Wahroonga Stage 2 proposal to be submitted to the Department of Planning and Environment later this year will complete HammondCare's vision for a campus that will meet the growing needs of an ageing population in Northern Sydney.

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Artists impression: Wahroonga Stage 2 Pedestrian through link

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"This integrated health campus will offer best practice palliative care, in both inpatient and community settings, as well as offering aged care services based on HammondCare's relationship-based model of care," Dr Montague said.

"We look forward to consulting with the local community and other stakeholders as we progress our long-term plan that will take a number of years to complete..HammondCare understands that Neringah Hospital is a much-loved community asset – this plan will enhance its services."

HammondCare's proposal to be submitted as State Significant Development for the site includes the following:

- palliative care inpatient beds and community palliative outpatient services in a Schedule 3 health services facility
- 12 residential aged care beds, additional to those already on site
- seniors living dwellings
- provision of more than 100 car parking spaces within the basement level associated amenities; and
- site works, landscaping and public domain works.

The seniors living accommodation will come with access to 24/7 personal and health care, provided on a licensed basis. The accommodation will be home to residents aged over 75 with chronic health needs.

The project is comprised of a single building that will present to Neringah Ave South as two buildings, no higher than five floors plus basement parking, on the 12,000 square metre site. A pedestrian through link (below) between the two buildings, accessible to the community, will join Archdale Park and Balcombe Park and link to Wahroonga shopping village..

Source: <https://insideageing.com.au/hammondcare-announces-stage-2-proposal-for-neringah-hospital-in-sydneys-north>



| HammondCare bids to demolish hospital site in Sydney's Upper North for 57 senior living units

Published on August 30, 2022

Sydney-based HammondCare is inviting public feedback on a long-term plan to demolish the Neringah Hospital site at Wahroonga in Sydney's Upper North to make way for 57 senior living units.

Eight additional aged care beds would be added to the existing HammondCare Wahroonga aged care home next to the hospital, which was built in the sixties.

The Not For Profit's plan is to create an integrated health campus providing senior living, aged care, and palliative care. There would also be GP & outpatient clinics (including specialist palliative care clinics run by multidisciplinary teams), 24/7 on-site care, Centre for Positive Ageing, and HammondCare at Home community care.



The 57 self-contained seniors living dwellings will be for people aged 75 and older.

"These dwellings will be designed for people needing more support for independent living than is normally offered at home or in retirement living, with access to on-site health services and nursing staff. They will provide 'ageing in place' opportunity," said HammondCare.

Neringah Hospital's palliative care service will be revitalised in a new 18-bed, schedule-3 health facility.

HammondCare is inviting community members and interested stakeholders to attend an information session to learn more about the plans, with two online sessions today from 6-7pm and Thursday, September 1, from midday to 1pm.

Please register your attendance by emailing AskWahroonga@hammond.com.au or calling HammondCare on 1300 426666.

An informal drop-in community information session will be held at Neringah Hospital site in Wahroonga on Saturday, September 3, from 10am to 1pm.

Source: <https://www.theweeklysourc.com.au/hammondcare-bids-to-demolish-hospital-site-in-sydneys-upper-north-for-57-senior-living-units/>

AGED CARE HOUSING NEWS

Online

Neringah Hospital in line for new seniors living units

Aged Care Housing News · None · Online · 30 Aug 2022, 03:01 AM

SYDNEY: A private hospital on Sydney's upper north shore is in line for a multimillion To read the full story... Existing Subscribers Login Below:

Keywords

Neringah Hospital (1)

Region/Location	National
Unique Daily Visitors	11
Avg. Story Audience	1
ASR	0 AUD
Word Count	26
Item ID	1694128099

Source: <https://seniors-housing.net/>
Subscription only

Wahroonga Health Campus

Transforming Neringah Hospital

Community information session
September 2022

HammondCare
Champion Life



Inspiring our Next Chapter



Acknowledgement of Country

We would like to acknowledge the Darramuragal people, traditional custodians of the land on which the Wahroonga site sits, and pay our respects to their Elders past, present and emerging.

HammondCare is committed to our reconciliation journey and acknowledges all First Nations staff, residents, clients, patients and families.



Agenda

1. Session format
2. Introductions
3. Timeline
4. About HammondCare, health and aged care trends
5. Project Vision and Services
6. What is proposed?
7. Project benefits and design features
8. Questions
9. Next steps

Welcome and Introductions

Dr Andrew Montague General Manager, Health and Palliative Care, HammondCare

Katie Formston Head of Design, Property and Capital Works, HammondCare

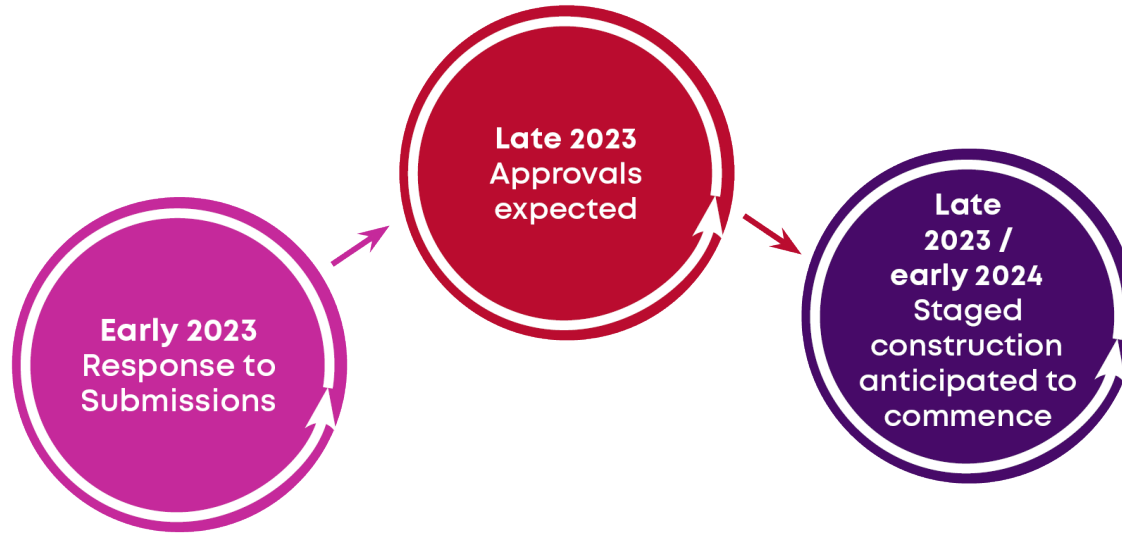
Peter Whelan TSA Management (Chair)

Timeline



..... Ongoing community engagement▶

Timeline



Ongoing community engagement



About HammondCare

We are an independent Christian charity, with a proud history of providing quality care and supporting people in need for 90 years.

Our ambition is to set the global standard of relationship-based care for people with complex needs and to increase our care for those that others won't or can't.

HammondCare is pursuing a long-term vision for the Wahroonga site as an integrated health campus for seniors and others with complex health needs, in line with our mission.

This project aims to meet the growing health and aged care demand in Northern Sydney.

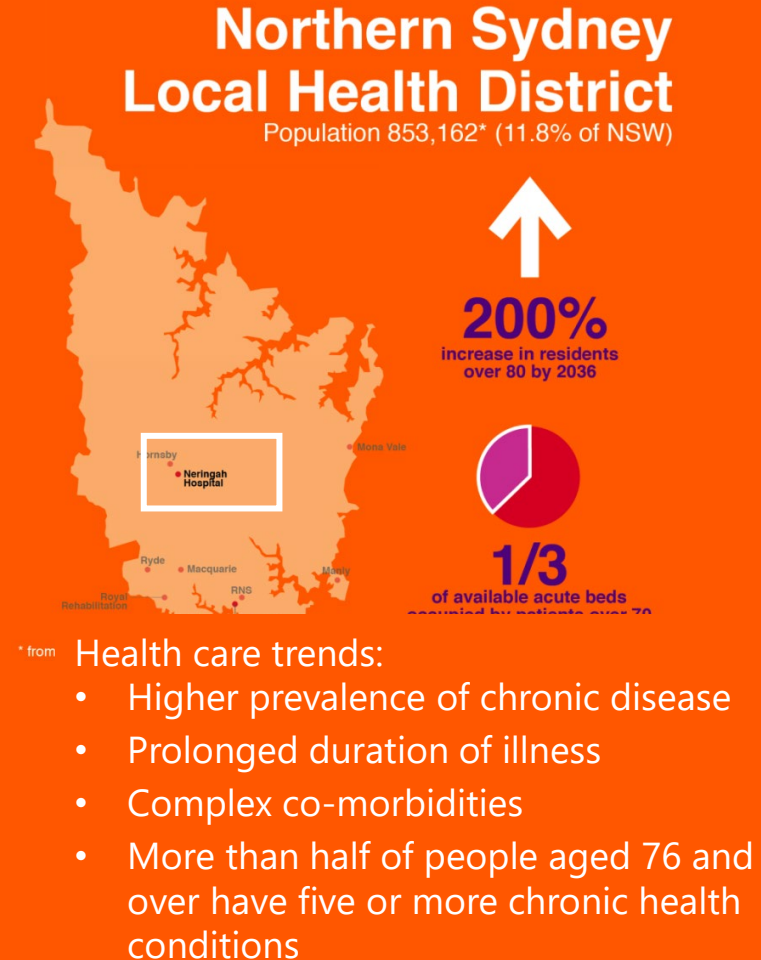


Increasing community needs

People are living longer and the need for complex aged health services is increasing.

The provision of healthcare is changing, with a preference for:

- Shorter hospital stays
- Flexibility in the way treatments are offered, and more treatment in the home
- Opportunities to 'age in place' or live in communities with access to specialized health services.



Our Vision

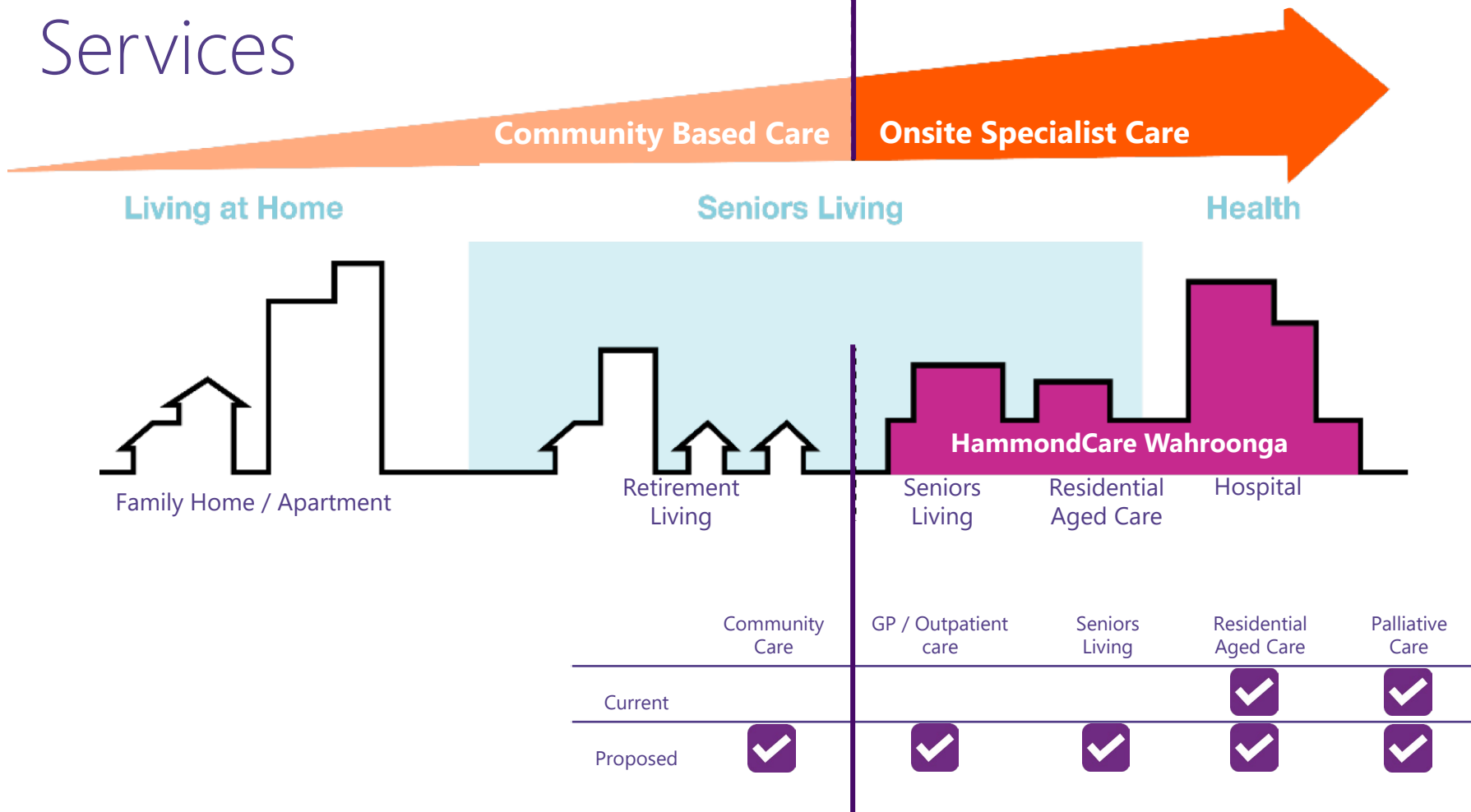
To transform Neringah Hospital into a contemporary, integrated health campus offering palliative care, aged care and seniors living.

Care services to be provided:

- ✓ Palliative care – inpatient and community
- ✓ Residential aged care
- ✓ Seniors living
- ✓ GP & outpatient clinics
- ✓ 24/7 onsite care
- ✓ Centre for Positive Ageing
- ✓ HammondCare at Home (community care)



Services



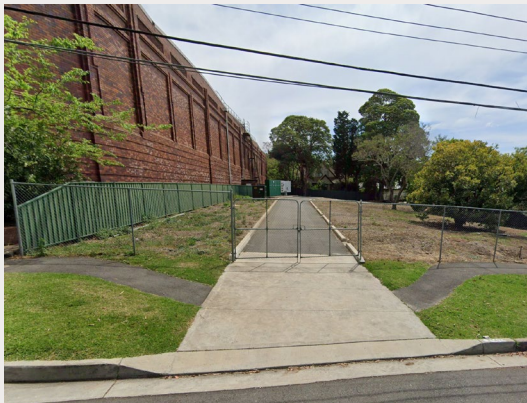
Stage 1 - residential care

The Wahroonga site transformation began with the delivery of a residential aged care service.

- Located on the west of the site, access from Woonona Avenue.
- Opened in 2017, providing dementia care on a domestic-scale.
- Will benefit through the addition of 12 new residential beds and improved connectivity to Neringah Hospital.
- Stage 2 will be delivered with no interruption to this service.
- Residential aged care, palliative care and in patient services will continue.



Stage 2 - Neringah Hospital



Above: Current site from Neringah Avenue South

Right: Current parking on site

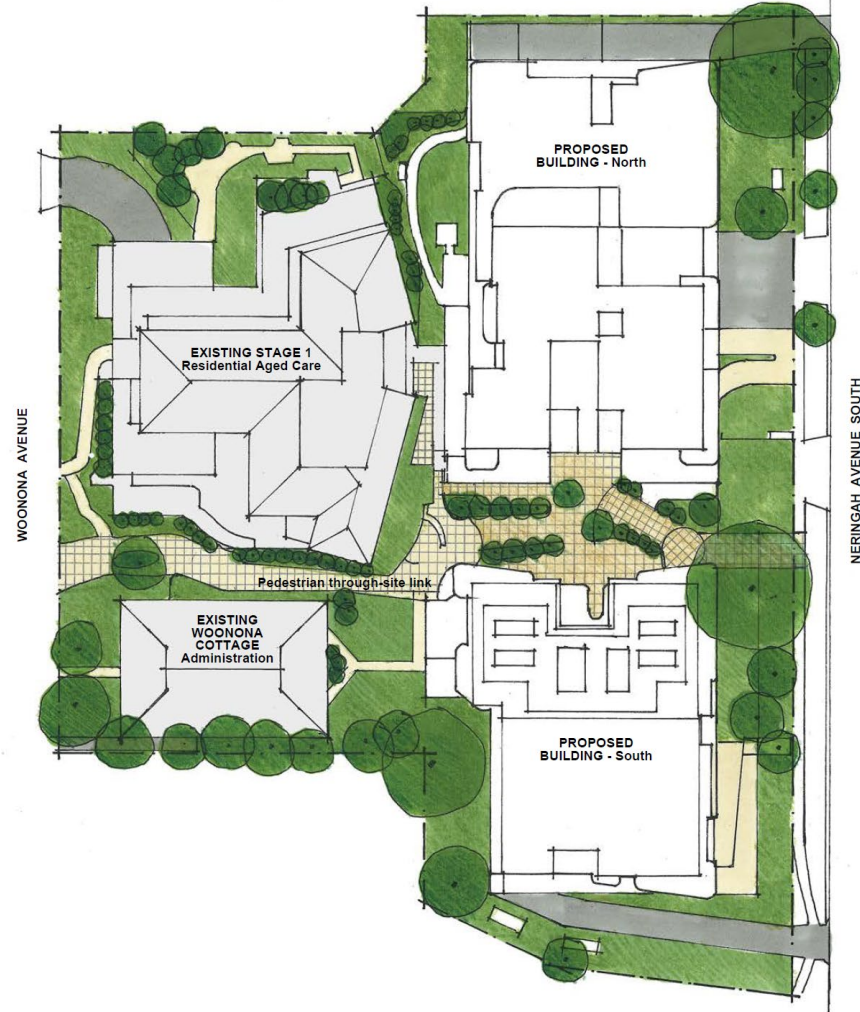


Location map



What is proposed?

- Demolition of the existing Neringah Hospital facility
- Construction of a new hospital facility along 4-12 Neringah Avenue South (comprised of two new buildings) up to 5-storeys above ground level, plus basement parking
- A new palliative care service with 18 inpatient beds
- 12 additional residential aged care beds
- 57 Seniors Living dwellings for residents aged over 75 years of age with chronic health needs (including access to 24/7 personal and health care, provided on a licensed basis)
- GP and outpatient clinics (including specialist palliative care clinics)
- Community-based Palliative Care team offices
- The provision over 100 car parking spaces within basement level
- Retention and conservation of heritage-listed Woonona Cottage
- Site works and landscaping



Project benefits

- A contemporary health and aged care campus providing international best-practice services including:
- Upgraded Palliative care inpatient and outpatient service facilities
- Specialised dementia support services for people living with dementia and their carers
- Seniors Living dwellings, with support services to provide 'ageing in place' opportunities for older people to maintain their independence

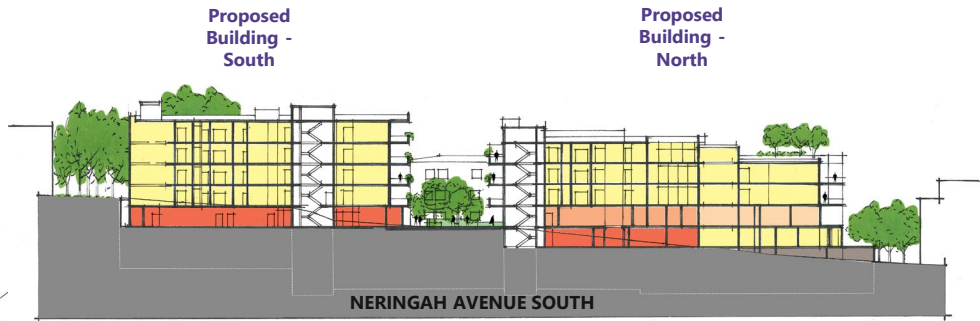


Design features

- **Specialist, contemporary best-practice health facilities to enhance the delivery of care.**
- **Improved connectivity pedestrian access** through the site connecting Woonona Avenue with Neringah Avenue South.
- **Enhanced accessibility to landscape** including the surrounds to heritage-listed Woonona Cottage.
- **Community amenities for patients, residents and staff** including a café, hairdresser/barber, gym, pool and chapel.
- **Relocation of on-grade carparking** to basement, with increased parking for staff and visitors.
- **Benefit to the broader Wahrenonga community** through an upgraded pathway to Wahrenonga town centre, which connects through Archdale Park.

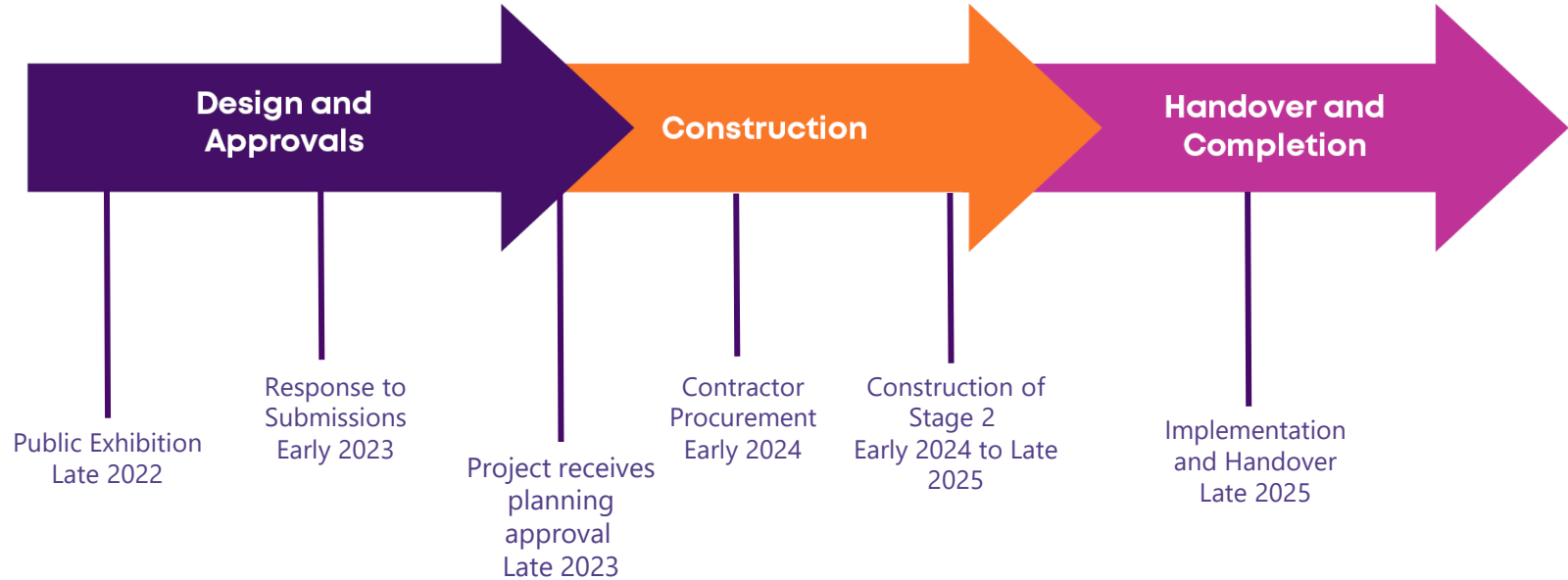


Concept Design



Construction

Proposed timeframes for Wahroonga Stage 2



Continued operation of Wahroonga Stage 1 & Woonona Cottage throughout

Questions?



Next steps

- Two online community information sessions this week.
- Informal drop-in community information session this Saturday 3 September between 10am and 1pm at Woonona Cottage (Woonona Avenue, Wahrenonga).
- Continued planning and design – preliminary investigations on site to inform this process
- Late 2022:
 - Lodgement Environmental Impact Statement
 - Public exhibition process calling for formal submissions

We encourage you to register for project updates via the HammondCare website by visiting www.hammond.com.au/transforming-neringah-hospital

If you have any queries or would like to speak with a member of the team, please contact us on **1300 426 666** or **AskWahrenonga@hammond.com.au**

Thank you.

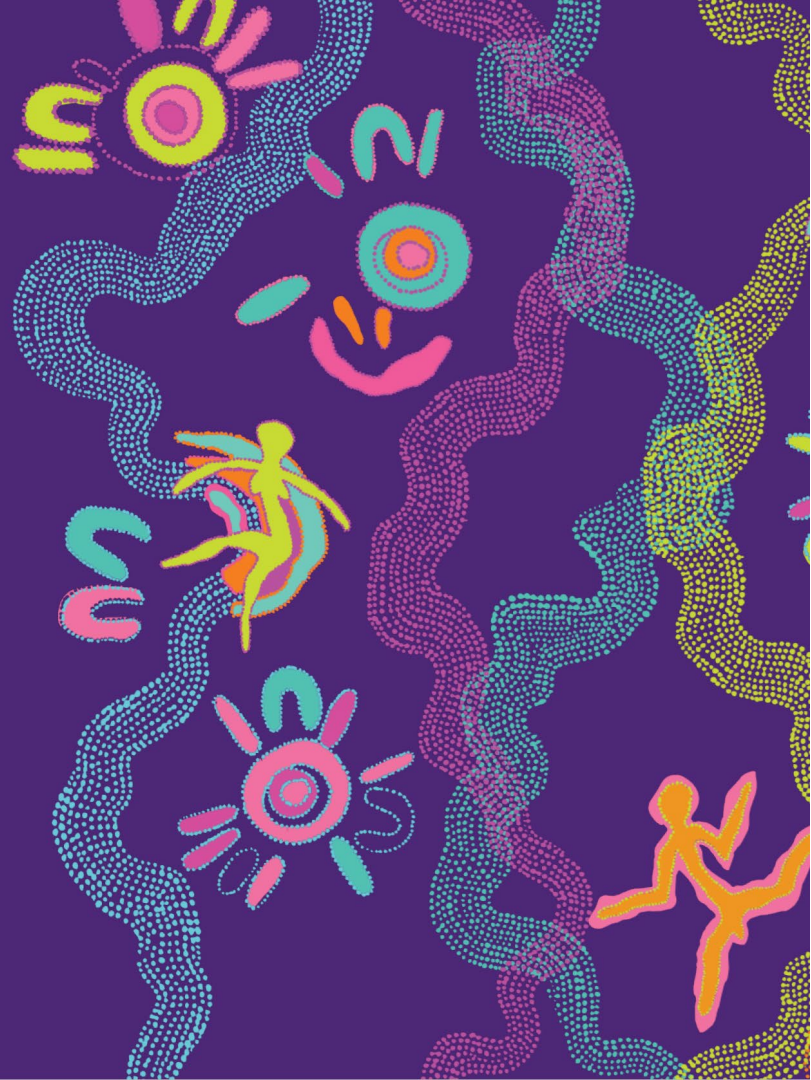
This presentation is designed using the enchanting artwork 'Spring Journey', created for HammondCare by Balarinji, a Sydney-based, Aboriginal-owned strategy and design agency.

'Spring Journey' represents a journey through time featuring a series of trails with people resting along the way. The pathways are all different colours, representing many unique songlines, but they are all on the same path reflecting belonging and community engagement.

Spring Journey is an inspiring representation of our relationship-based care approach, where we support the people we care for, walking alongside them on their journey every step of the way.



Inspiring our Next Chapter





September 2022

Wahroonga Health Campus Stage 2 fact sheet

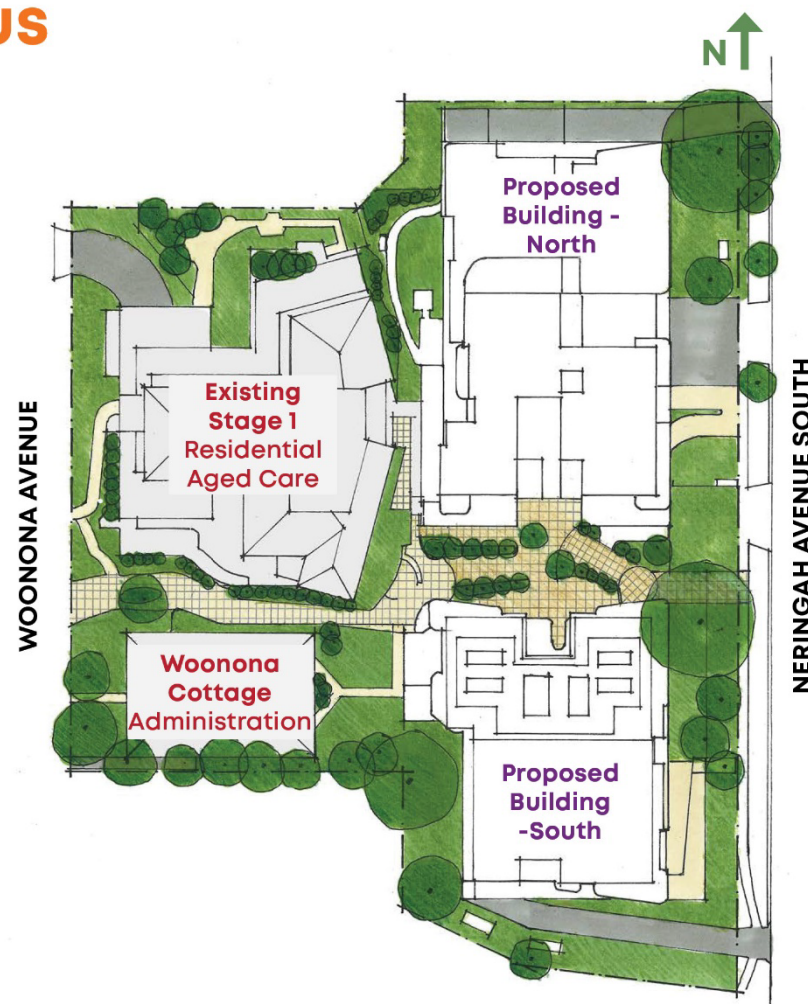
HammondCare is pursuing a vision to transform Neringah Hospital located in Wahroonga into a contemporary, integrated health campus, offering palliative care, aged care and seniors living.

The Wahroonga site transformation began with the delivery of Stage 1, a residential aged care service which opened in 2017 and provides dementia care on a domestic scale. This service will benefit under the Stage 2 proposal through the addition of 12 new residential beds and improved connectivity to Neringah Hospital.

Stage 2 will be delivered with no interruption to the residential aged care service delivered at Wahroonga.

What is proposed?

- Demolition of the existing Neringah Hospital facility
- Construction of a new hospital facility along 4-12 Neringah Avenue South (comprised of two new buildings) up to 5-storeys above ground level, plus basement parking
- A new palliative care service with 18 inpatient beds
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- GP and outpatient clinics (including specialist palliative care clinics)
- Community-based Palliative Care team offices
- More than 100 car parking spaces within basement level
- Retention and conservation of heritage-listed Woonona Cottage
- Site works and landscaping



As an independent Christian charity, HammondCare champions life.

Why is the project needed?

The population of Northern Sydney is growing older and with that their health needs are changing and becoming more complex.

Local Population projections show a 200% increase in residents aged 80 or over by 2036.

Health care trends in the Northern Sydney Local Health District indicate:

- A higher prevalence of chronic disease
- Prolonged duration of illness
- Complex co-morbidities
- More than half of people aged 76 and over have 5 or more chronic health conditions

HammondCare is preparing to address this challenge in accordance with our mission to improve the quality of life for people in need.

Additionally, Stage 2 will expand HammondCare Wahroonga's excellent dementia care that makes use of internationally recognised best practice principles to promote choice, minimise confusion and maximise independence.

Service provision

Care services to be provided at the new Neringah Hospital include:

- Palliative care – inpatient and community
- Residential aged care
- Seniors living
- GP & outpatient clinics
- 24/7 onsite care
- Centre for Positive Ageing
- HammondCare at Home (community care)

HammondCare expects palliative care services offered at Neringah Hospital to continue at another Upper North Shore location during the construction period with minimal interruption to staff and patients.

In integrated campus

A green pedestrian link through the campus will provide improved pedestrian access between Neringah Avenue South and Woonona Avenue. This will link up with an upgraded pathway to Wahroonga town centre through Archdale Park.

Woonona Cottage, a heritage-listed building important to the history of Wahroonga, will be retained and enhanced with a new landscaped setting. Woonona Cottage will continue to provide administrative functions to support the Wahroonga Health Campus.

Next steps

HammondCare will lodge an Environmental Impact Statement (EIS) with the NSW Department of Planning in late-2022.

The Public Exhibition will open for submissions in late 2022 and the community will be invited to have their say as part of this process.

Keeping you updated

Register for project updates by contacting us on the details below to receive latest news into your inbox.

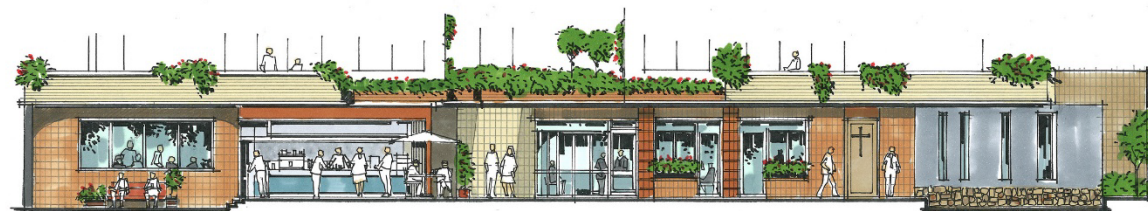
Project newsletters will be letterboxed to site neighbours to share updates as the project progresses.

If you have any queries or would like to speak with a member of the team, please contact us:

Phone **1300 426 666**

Email AskWahroonga@hammond.com.au

Web www.hammond.com.au/transforming-neringah-hospital



Above: Artist impression of the new Neringah Hospital within the Wahroonga Health Campus.

Wahroonga Health Campus Stage 2 timeline

The realisation of HammondCare's vision for Neringah Hospital is a long-term project and will take a number of years to take shape.

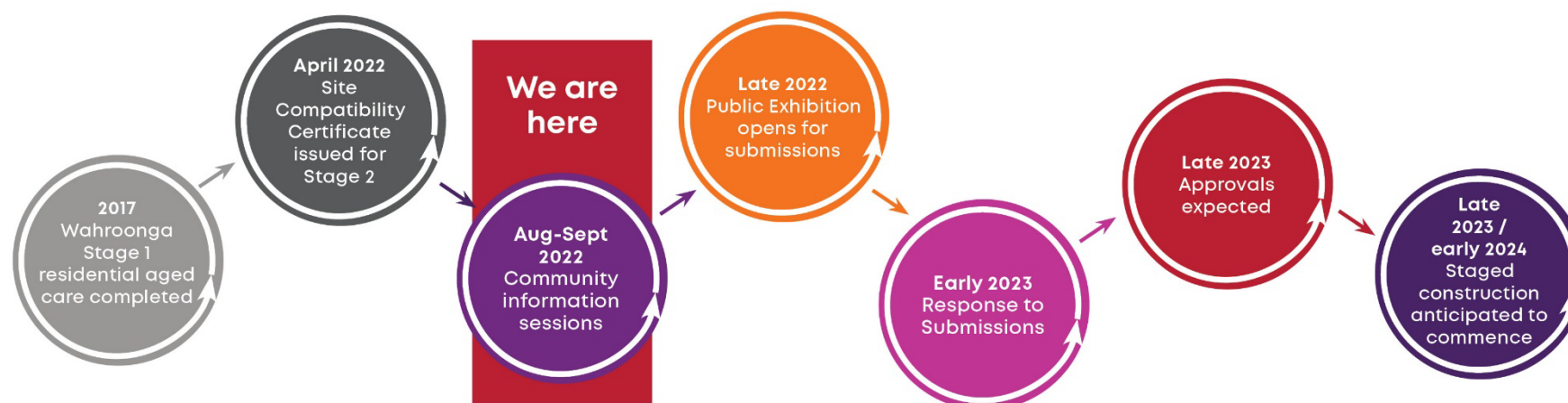
HammondCare recognises Neringah Hospital is a much-loved community asset, and is committed to working closely with residents and stakeholders as the project develops.

Register for project updates by contacting us on the details below to receive latest news into your inbox. If you have any queries or would like to speak with a member of the team, please contact us:

Phone **1300 426 666**

Email **AskWahroonga@hammond.com.au**

Web **www.hammond.com.au/transforming-neringah-hospital**



Best for Project

AUSTRALIA

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