

Environmental Impact Statement Neringah Hospital Stage 2 SSD-45121248

4-12 Neringah Avenue South,
Wahroonga



Prepared by Ethos Urban on behalf of
HammondCare

Submitted to NSW Department of Planning &
Environment

15 December 2022 | 2210216



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.

By using the green and blue colours to represent NSW, this painting unites the contrasting landscapes. The use of green symbolises tranquillity and health. The colour cyan, a greenish-blue, sparks feelings of calmness and reminds us of the importance of nature, while various shades of blue hues denote emotions of new beginnings and growth. The use of emerald green in this image speaks of place as a fluid moving topography of rhythmical connection, echoed by densely layered patterning and symbolic shapes which project the hypnotic vibrations of the earth, waterways and skies.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

We pay our respects to their Elders past, present and emerging.

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E	Landowners Consent <i>HammondCare</i>
F	Engagement Outcomes Report <i>TSA Advisory</i>
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JK Geotechnics

U Integrated Stormwater Management Plan

Northrop

V Civil Design Report

Northrop

W Civil Drawings

Northrop

X Flood Risk Assessment

WMS

Y Preliminary Dangerous Goods Screening Report

JHA

Z Detailed Site Investigation Report

JK Environments

AA Sampling, Analysis and Quality Plan

JK Environments

BB Remediation Action Plan

JK Environments

CC Waste Management Plan

Waste Audit

DD Hazardous Building Materials Survey

JK Environments

EE Aboriginal Cultural Heritage Assessment Report

Artefact

FF Statement of Heritage Impact

NBRS

GG Historical Archaeological Assessment

Artefact

- HH** Accessibility Design Review Report
ABE Consulting
- II** Building Code of Australia (BCA) Compliance Statement
Blackett Maguire + Goldsmith
- JJ** Social Impact Assessment
Ethos Urban
- KK** Infrastructure Requirements and Utility Assessment
Steensen Varming
- LL** Hydraulic Services Report
Northrop
- MM** Capital Investment Value Statement
WT
- NN** Section 10.7 Planning Certificate
Ku-ring-gai Council
- OO** Archdale Walk Upgrade Plans
Arterra
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ABE Consulting
- QQ** Archdale Walk Upgrade Pre-DA Comments (PRE0078/22)
Ku-ring-gai Council

Statement of Validity

Development Application Details	
<i>Applicant name</i>	HammondCare
<i>Applicant address</i>	Level 4, 207B Pacific Highway, St Leonards NSW 2065
<i>Land to be developed</i>	4-12 Neringah Avenue South, Wahroonga NSW 2076
<i>Proposed development</i>	Redevelopment of part of the site for the purposes of delivering additional community health services, seniors housing, as well as upgraded palliative care facilities, as described in Section 3.0 of this Environmental Impact Statement
Prepared by	
<i>Name</i>	Chris Forrester
<i>Qualifications</i>	BPlan (Hons 1), UNSW
<i>Address</i>	173 Sussex Street, Sydney
<i>In respect of</i>	State Significant Development - Development Application
Declaration by registered environmental assessment practitioner	
<i>Name</i>	Schandel Fortu
<i>Registration number / organisation</i>	Planning Institute of Australia. Registration number: 9852
<p>The undersigned declares that this EIS:</p> <ul style="list-style-type: none">• has been prepared in accordance with the Environmental Planning and Assessment Regulation 2021;• contains all available information relevant to the environmental assessment of the development, activity or infrastructure to which the EIS relates;• does not contain information that is false or misleading;• addresses the Planning Secretary's environmental assessment requirements (SEARs) for the project;• identifies and addresses the relevant statutory requirements for the project, including any relevant matters for consideration in environmental planning instruments;• has been prepared having regard to the Department's State Significant Development Guidelines - Preparing an Environmental Impact Statement;• contains a simple and easy to understand summary of the project as a whole, having regard to the economic, environmental and social impacts of the project and the principles of ecologically sustainable development;• contains a consolidated description of the project in a single chapter of the EIS;• contains an accurate summary of the findings of any community engagement; and• contains an accurate summary of the detailed technical assessment of the impacts of the project as a whole.	

Signature

gfaem

Executive Summary

Purpose of this Report

This submission to the Department of Planning and Environment (the DPE) comprises an Environmental Impact Statement (EIS) for a Development Application under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It relates to a State Significant Development Application (SSDA) at 4-12 Neringah Avenue South, for the development of seniors housing, residential aged care facilities and upgraded health services facilities at Neringah Hospital.

Development for seniors housing located in the Greater Sydney Region and with a Capital Investment Value (CIV) of more than \$30 million is identified as SSD by virtue of Clause 28 of Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP). As the proposed development will have a capital investment value of \$78,626,000 it is SSD.

A request for the issue of Industry Specific Secretary's Environmental Assessment Requirements (SEARs) was sought on 10 June 2022. Accordingly, the SEARs were issued on 24 June 2022. This submission is in accordance with the Department's guidelines for SSD applications lodged under Part 4 of the EP&A Act, and addresses the issues raised in the SEARs.

Project Overview

The State Significant Development Application (DA) seeks approval for the following:

- Site preparation works comprising:
 - Demolition of the Neringah Hospital building, kiosk, and existing at-grade carparks;
 - Clearing of nominated vegetation on the proposed development area;
 - Bulk earthworks including basement excavation; and
 - Remediation works where necessary across the site.
- Construction and use of an integrated seniors housing and health services facility across two buildings up to 5 storeys above ground, comprising:
 - 2 basement levels containing 130 car parking spaces and service dock;
 - 12 residential aged care facility beds (as an extension to the existing Stage 1 provision);
 - 18 palliative care hospice beds (Schedule 3 health services facility);
 - 57 seniors housing dwellings;
 - Community healthcare services, including outpatient palliative care, centre for positive aging and Hammond at Home;
 - On-site administration, amenities, and ancillary operations spaces including a café, salon and pharmacy.
 - Connection through to the existing Stage 1 'Wahroonga' aged care building with new library and staff area.
- Ground level and on-building landscaping works, including the provision of a through-site pedestrian link connecting Archdale Park and Balcombe Park;
- Public domain works including the upgrade of part of the pedestrian walkway known as 'Archdale Walk' to provide accessible connection to the Wahroonga town centre (to be delivered via a condition of consent); and
- Extension and augmentation of infrastructure and services as required.

Strategic Context

The proposed development has been initiated as part of HammondCare's overarching vision to revitalise their existing palliative care facilities at Neringah Hospital, which have reached the end of their usable life and are no longer fit for purpose, as well as providing additional seniors housing to address key demographic trends that are prevalent in northern Sydney. By 2031, the number of people aged 65 or older in northern Sydney is expected to increase to 18% (approximately 1.3 million people) of the population and the need for specialist dementia care is estimated to double in NSW by 2051. At the current occupancy of 5% of 65+ residents in seniors housing, the

projected ageing population equates to demand for an additional 65,000 new aged care spaces in the next 10 years.

As part of the Site Compatibility Certificate (SCC) and subsequent detailed design process, numerous designs have been tested and scrutinised with regard to their response to the surrounding streetscape and presentation to the public domain, as well as their relationship with the other components of the site including the Stage 1 building and surrounding heritage.

The subject site is proximate to Wahroonga Village and well connected by the T1 North Shore Line. The proposal is consistent with the following strategic planning frameworks:

- NSW Premier's Priorities;
- Greater Sydney Region Plan;
- North District Plan;
- Ku-ring-gai Local Strategic Planning Statement; and
- Ku-ring-gai Local Housing Strategy.

Statutory Context

Section 4.0 of the EIS considers all applicable legislation in detail. The proposal is consistent with the requirements of all relevant Environmental Planning Instruments (EPI's), including the applicable State Environmental Planning Policies.

The area of the site that is subject to the new seniors housing and health buildings is zoned R4 – High Density Residential under the *Ku-ring-gai Local Environmental Plan 2015* (Ku-ring-gai LEP). It is noted that the proposal relies on the provisions of the now repealed *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (Seniors SEPP) for the proposed seniors housing, and the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&I SEPP), for the proposed health services facilities.

Community Engagement

A range of consultation methods were used throughout the EIS process to engage community members and stakeholders. During the preparation of the EIS, the following engagement methods were used:

- Project newsletter;
- Media release;
- Online information sessions;
- In-person information sessions;
- Individual stakeholder briefings;
- Dedicated information line and email address; and
- Project website.

Broadly, all stakeholders were supportive of the proposal, though some had concerns about specific amenity impacts such as noise, traffic, drainage and dust. These concerns have been addressed through the environmental assessment process.

Following its submission, DPE will exhibit the EIS on the Major Projects NSW Website and invite submissions from government agencies and the public. Once the exhibition period is complete, DPE may require the Proponent to prepare a Submissions Report in response to issues raised. The Proponent will continue to liaise with DPE and stakeholders during the assessment phase to address queries that may arise.

Environmental Impacts and Mitigation Measures

This EIS provides an assessment of the environmental impacts of the project in accordance with the SEARs and sets out the undertakings made by HammondCare to manage and minimise potential impacts arising from the development.

Key assessment issues include:

- **Built form and urban design** – the design responds to the streetscape with its bulk, scale and proposed heights, aligning with the existing residential setbacks.
- **Residential amenity** – the design demonstrates consistency with the key design criteria of the Apartment Design Guide, with particular reference to cross ventilation, solar access and privacy.
- **Overshadowing** – overshadowing impacts of the proposed development are negligible.
- **Trees and landscaping** – the proposed landscaping, including green roofs, results in a net improvement in canopy cover and a generous deep soil area to complement the existing garden character of the site.
- **Traffic and transport** – no adverse traffic impact on the road network will result from the proposed development.
- **Contamination and remediation** – the site can be made suitable for the proposed development subject to the implementation of the Remediation Action Plan. Following remediation, a site validation report shall be prepared and submitted to the relevant authorities to demonstrate that the site is suitable for occupation.
- **Environmental heritage** – the proposed development is considered to be acceptable from a heritage perspective.

Conclusion and Justification

The EIS addresses the SEARs, and having regard to biophysical, economic and social considerations, including the principles of ecologically sustainable development, the carrying out of the project is justified for the following reasons:

- The development will support a significant piece of social infrastructure, including upgraded palliative care facilities, 12 new residential aged care beds and 57 new seniors housing dwellings to cater for the increased need for such facilities in Northern Sydney;
- The proposed redevelopment will provide state of the art facilities and services in line with HammondCare's leading model of care;
- The design and use of the development is compatible with its surrounding context and integrates with the landscape character of the area.
- The proposal will increase the canopy cover of the site.
- Upgrades to Archdale Walk will improve accessibility to the Wahroonga town centre for all.
- The assessment of the proposal has demonstrated that the development will not result in any environmental impacts that cannot be appropriately managed and consistent with the relevant planning controls for the site.
- The proposal is consistent with the principles of ecological sustainable development as defined by Schedule 2(7)(4) of the *Environmental Planning and Assessment Regulation 2021*.
- The site is suitable for the development, and it is in the public interest.

Given the merits described above it is recommended that the application be approved.

1.0 Introduction

This Environmental Impact Statement (EIS) is submitted to the NSW Department of Planning and Environment (DPE) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) in support of a State Significant Development Application (SSDA) for the redevelopment of the existing health services facility at 4-12 Neringah Avenue South, Wahroonga (the site) for the purposes of delivering upgraded and additional health and community services, residential aged care facilities, as well as a new seniors housing offering, which will contribute to the broader operation of 'Neringah Hospital.'

Development for seniors housing located in the Greater Sydney Region and with a Capital Investment Value (CIV) of more than \$30 million is identified as SSD by virtue of Clause 28 of Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP). Since the proposed development has a CIV of greater than \$30 million, and is located within Greater Sydney, it is classified as SSD.

This report has been prepared by Ethos Urban on behalf of HammondCare and is based on the Architectural Plans provided by Bickerton Masters (Bickerton Masters) (see **Appendix B**) and other supporting technical information appended to the report (see Table of Contents).

This EIS has been prepared in accordance with the requirements of Part 4 of the EP&A Act, Clause 175 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation), and the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of the EIS. **Attachment 1** provides a SEARs compliance table that shows where the SEARs have been addressed in this EIS. This EIS should be read in conjunction with the supporting information and plans appended to and accompanying this report. The EIS intends to inform the community and stakeholders about the Project, including its social, economic and environmental impacts, mitigation measures and benefits.

1.1 The Applicant

The Applicant's details are presented in **Table 1** below.

Table 1 *Applicant Details*

Applicant	HammondCare
Address:	Level 4, 207B Pacific Highway, St Leonards, NSW 2065
ABN:	48 000 026 219

1.2 Overview of Proposed Development

The proposal seeks development consent under 'Division 4.7 - Stage Significant Development' of the EP&A Act, and comprises the redevelopment of part of the site for the purposes of delivering additional community health services, seniors housing, as well as upgraded palliative care facilities to replace the existing provision on site. The proposal comprises the demolition of the existing 3-4 storey hospital building and ancillary kiosk building in the eastern portion of the site, and construction and operation of two buildings up to 5 storeys in height, encompassing:

- 12 residential aged care facility beds;
- 57 self-contained seniors living dwellings;
- 130 parking spaces within basement parking areas;
- Community services and ancillary uses, including 18 community palliative care beds, centre for positive aging and Hammond at Home (Schedule 3 health services facility); and
- Associated amenities, landscaping and public domain works.

Section 3.0 of this EIS provides further details regarding the proposed development.

1.2.1 Objectives of the Development

The principal objective of the proposed development relates to the provision of additional residential aged care and seniors housing facilities to respond to key demographic trends in Northern Sydney, including an ageing population with more complex health needs. The project also seeks to deliver upgraded palliative care facilities to replace the existing provision on site, which has become outdated and no longer fit for purpose.

Key objectives of the development are to:

- Deliver upgraded health, aged and community care facilities on site that represent best practice with respect to design and operation in accordance with HammondCare's leading model of care.
- Expand HammondCare's services at the site, particularly in response to key demographic and health trends prevalent in the local community (including the number of residents aged 80 or over projected to more than double by 2036).
- Provide a built form outcome that integrates into the unique surrounding context, characterised by a rich landscaped setting.
- Provide improved connectivity within the site through the provision of a green spine bisecting the proposed buildings and linking Neringah Avenue South with Woonona Avenue.
- Complete HammondCare's broader development vision for the site, which will result in an integrated and high amenity operation that is equipped to address the local community's health and aged care requirements.

1.2.2 Site Overview

The site is located at 4-12 Neringah Avenue South, Wahroonga within the Ku-ring-gai Council Local Government Area. **Figure 1** below shows the Site and its context, whilst **Section 2.1** and **2.2** of this EIS provides a more detailed description of the site and its surrounding context. The site's legal description is also provided below in **Table 2**.

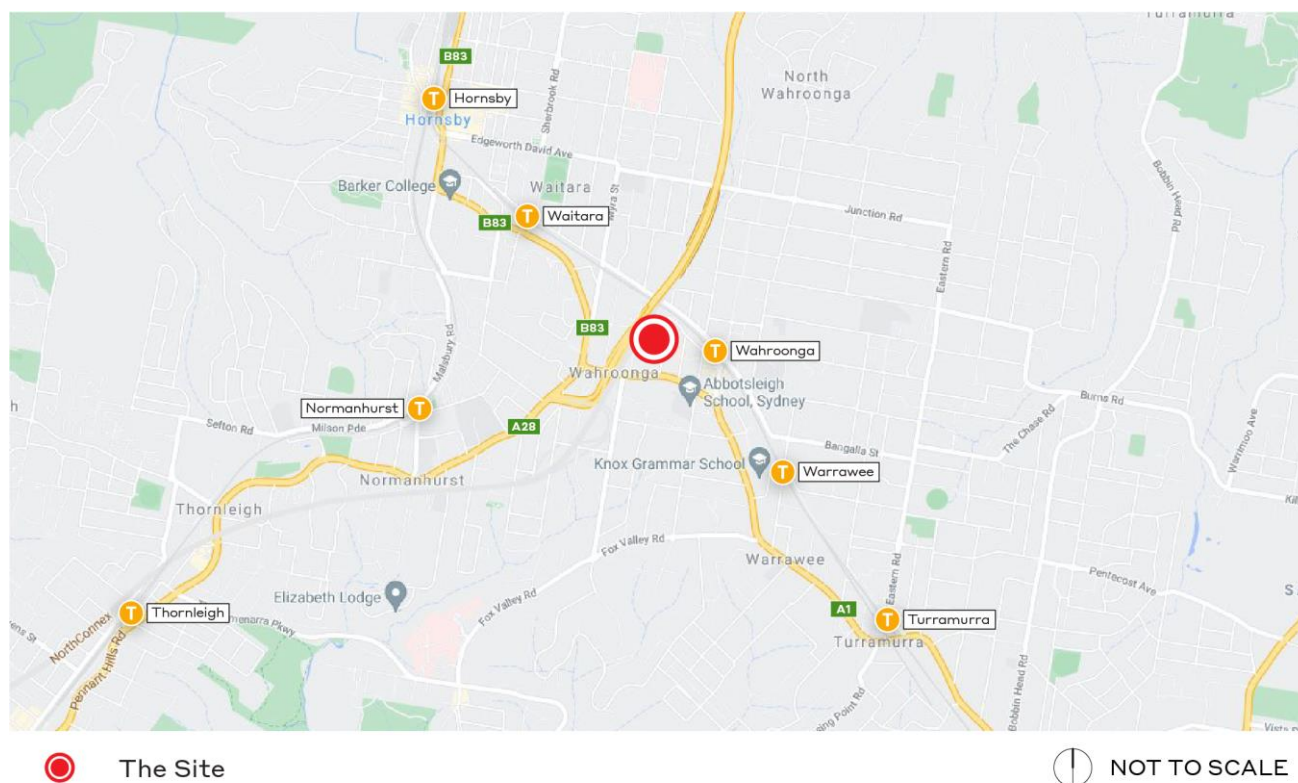


Figure 1 Site Context

Source: Google Maps, edited by Ethos Urban

Table 2 *Legal description of site*

Address	Lot and DP
2 Neringah Avenue South, Wahroonga	Lot 1 in DP960051
4-10 Neringah Avenue South, Wahroonga	Lot 1 in DP1199937
No street address	Lot 52 in DP2666

1.3 Background to the Development

HammondCare is an independent Christian charity that specialises in dementia and aged care, palliative care, rehabilitation and older people's mental health. They are committed to supporting people of low or no financial means as part of their mission and are recognised both nationally and internationally as being one of Australia's most innovative health and aged care providers. They offer hospital care, residential aged care, and community services across NSW, QLD, ACT and VIC, and Dementia Support Australia nationwide.

HammondCare is listed as an Affiliated Health Organisation under Schedule 3 of the *Health Services Act 1997*, meaning it is recognised as part of the public health system. Section 13(3) of the Act cites the principal reason for recognising affiliated health organisations is to enable certain non-profit, religious, charitable or other non-government organisations and institutions to be treated as part of the public health system where they control hospitals, health institutions, health services or health support services that significantly contribute to the operation of that system. Accordingly, HammondCare is best defined as a health care provider and plays an important role in the public health care system.

HammondCare is also recognised as a social housing provider as defined under the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*. Specifically, HammondCare is a not-for-profit organisation registered with the Australian Charities and Not-For-Profits Commission. It is also a direct provider of housing for seniors, owning and managing a number of seniors housing, health and aged care facilities where they specifically offer support for aged and dementia patients and provide relevant palliative care, rehabilitation, pain management and support for younger onset dementia.

The proposed development has been initiated as part of HammondCare's overarching vision to revitalise their existing palliative care facilities at Neringah Hospital, which have reached the end of their usable life and are no longer fit for purpose, as well as providing additional seniors housing to address key demographic trends that are prevalent in northern Sydney. By 2031, the number of people aged 65 or older in northern Sydney is expected to increase to 18% (approximately 1.3 million people) of the population and the need for specialist dementia care is estimated to double in NSW by 2051. At the current occupancy of 5% of 65+ residents in seniors housing, the projected ageing population equates to demand for an additional 65,000 new aged care spaces in the next 10 years.

As can be seen below in **Figure 2**, the proposed development will complete HammondCare's provision of health and aged care services at the site, and deliver an integrated facility that will enable the target demographic to continue to live well and maintain independence as they age via access to appropriate support and care. HammondCare Wahroonga seeks to provide onsite specialist care, targeted at those who are generally older (with an expected age of 75+) and who have complex and chronic health needs. The project will retain the same number of palliative care beds at the site, whilst diversifying the range of care services available and contributing to the provision of seniors housing options in the area.

Importantly, the seniors living dwellings aim to bridge the gap between general community living and residential aged care by providing social and clinical support for older people who may lack family support or require specialised care but want to remain as independent as possible. Further, unlike some other forms of retirement living, the seniors housing accommodation proposed will all be offered on a licensed basis. As such, HammondCare will retain ownership of all dwellings which will not be able to be strata subdivided and sold off to individuals.

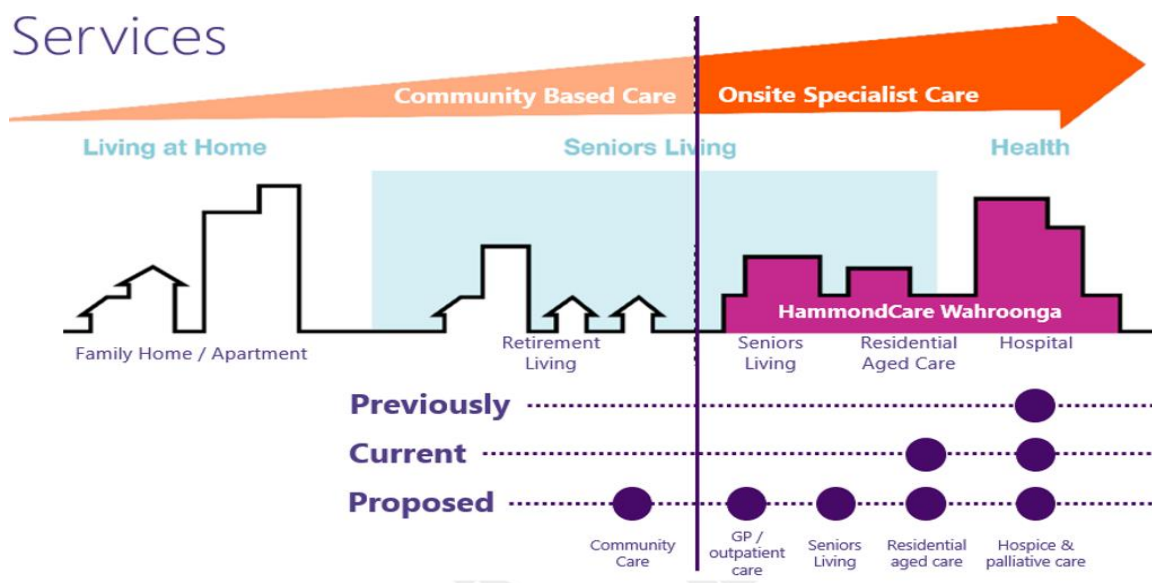


Figure 2 HammondCare services provision

Source: HammondCare

1.3.1 Prior Applications

Site Compatibility Certificate

On 13 April 2022, the Sydney North Planning Panel issued a Site Compatibility Certificate (SCC) for the site pursuant to Clause 45 'Vertical Villages' of the now repealed *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (Seniors SEPP), which enables a maximum additional FSR of 0.5:1 on top of the maximum FSR for the site stipulated in the *Ku-ring-gai Local Environmental Plan 2015* (Ku-ring-gai LEP), which is 1.3:1. As such, the maximum permissible FSR for the site is 1.8:1.

The eligibility requirements for a SCC dictate that only the portion of the site zoned R4 – High Density Residential under the Ku-ring-gai LEP is subject to the additional FSR provision, and as such, only the portion of the site zoned R4 (refer **Figure 3** below) is subject to the SCC, and by extension, only this portion of the site is included in the GFA/FSR calculations for the development. The remainder of the site is zoned R2 – Low Density Residential and is occupied by a locally heritage listed dwelling, which is utilised by HammondCare for on-site administration purposes. Notwithstanding, the site for the purposes of the development includes the R2 lot for the purposes of landscaping and other ancillary development.

This is discussed in more detail where relevant in the following sections. The SCC has also been provided at **Appendix A**, with further discussion also being provided at **Section 4.0**.



Figure 3 Portion of the site subject to the Site Compatibility Certificate (shaded in red)

Source: Nearmap, Ethos Urban

1.3.2 Related Development

'Stage 1' of HammondCare's redevelopment of the Neringah Hospital site (DA0058/12 - approved by Sydney North Planning Panel on 16 August 2012) was completed in 2016 and comprised the redevelopment of the western portion of the site for the purposes of delivering 54 additional residential aged care beds as well as a specialist dementia care facility. These facilities occupy a 4-storey building known as the 'Wahroonga' building which is shown below in **Figure 4**.

In light of this, the proposed development comprises 'Stage 2' of the site's broader redevelopment scheme which is envisaged to integrate with the operation of the 'Stage 1' Wahroonga building so as to ensure the site operates as a health campus delivering specialist care and a range of seniors housing options.



Figure 4 *Stage 1 'Wahroonga' building, as viewed from Woonona Avenue*

Source: Ethos Urban

2.0 Strategic Context

This chapter identifies the key issues that are relevant to the Project's strategic context and provides a justification for the Project in light of this context. The chapter also provides an analysis of alternatives that were considered as part of the scoping process.

2.1 Site Overview

The Site is located at 4-12 Neringah Avenue South, Wahroonga, within the Ku-ring-gai Council Local Government Area. The Site is legally described as:

- Lot 1 in DP960051 (2 Neringah Avenue South, Wahroonga);
- Lot 1 in DP1199937 (4-10 Neringah Avenue South, Wahroonga); and
- Lot 52 in DP2666 (no street address).

The site is located approximately 300m west of Wahroonga Train Station and 100m north of the Pacific Highway, with the M1 Pacific Motorway being approximately 200m to the west of the site. Approximately 2km northwest is the suburb of Hornsby, a major commercial centre servicing the northern suburbs of Greater Sydney. An aerial image of the Site is shown below in **Figure 5**.



Figure 5 Aerial view of the site

Source: Nearmap, edits by Ethos Urban

As noted above in **Section 1.3.1**, only the portion of the site zoned R4 – High Density Residential under the Ku-ring-gai LEP is subject to the approved SCC, and therefore subject to the GFA/FSR calculations. Whilst some development is proposed within the R2 zone, this is limited only to minor landscaping works and the provision of a

pedestrian pathway, as part of the proposed 'green spine' that is a key feature of the proposal. No new GFA is proposed within the R2 zone.

Figure 6 below provides an overview of the site's composition.



Figure 6 Approximate area of proposed development activity (shaded in red)

Source: Nearmap, edits by Ethos Urban

2.2 Key Features of Site and Surrounds

2.2.1 Existing Development

The site currently comprises three main buildings. The western portion of the site, fronting Woonona Avenue, contains the 4 storey 'Wahroonga' building, which is currently utilised as the primary location for residential aged care facility beds and associated amenities. To the south of the Wahroonga building, is the locally heritage listed 'Woonona Cottage'; a single storey former dwelling that is now utilised by HammondCare for on-site administration purposes. The existing residential aged care facility has a GFA of 3,736sqm and Woonona Cottage has a GFA of 265sqm.

Of note, as can be seen in **Figure 6** above, the zoning boundary (as well as the associated height of buildings and FSR boundaries) in the western portion of the site does not align with any current lot boundary, instead, bisecting a portion of the Stage 1 'Wahroonga' building. As such, the portion of the Stage 1 building that protrudes into the current 0.3:1 FSR zone (i.e. the R2 zone) is attributed to the FSR limit applying to that part of the site. This results in the Stage 1 building having approximately 360m² of GFA within the R4 portion of the site and 3,376m² of GFA within the R2 zone (with a total of 3,736m²).

The eastern portion of the site, which is the subject of this proposal, is currently occupied by 'Neringah Hospital,' a Schedule 3 health services facility that comprises HammondCare's existing palliative care facilities as well as hospital administration areas. This building is four storeys in height and has a GFA of 3,736sqm. Adjacent to the Neringah Hospital building are two car parks – one to the north and one to the south, and a small multi-purpose 'kiosk' building of approximately 100m² that is currently utilised by hospital and HammondCare staff.

Figure 7 to Figure 12 shows the existing development on site.



Figure 7 The existing Stage 1 Wahroonga Building, viewed from Woonona Avenue facing East

Source: Ethos Urban



Figure 8 The existing 'Neringah Hospital,' viewed from the car park facing North

Source: Ethos Urban



Figure 9 The local heritage listed 'Woonona Cottage,' viewed facing West

Source: Ethos Urban



Figure 10 The existing kiosk, viewed facing South

Source: Ethos Urban



Figure 11 Interface between the Southern car park, Neringah Hospital and Wahroonga Building, viewed facing West

Source: Ethos Urban



Figure 12 Existing car park to the South of the Neringah Hospital building, viewed facing Southeast

Source: Ethos Urban

2.2.2 Geotechnical conditions

The Geotechnical Assessment prepared by JK Geotechnics (refer **Appendix R**) notes that the site is located mid-slope and presents a level change of approximately 12m from the southern most end to the northern most end of the site. Boreholes drilled as part of on-site investigations encountered fill covering residual silty clay that graded into weathered shale or siltstone bedrock at depths ranging from 1.2m to 3.6m. The rock was noted to be extremely weathered and of low strength for several metres. Groundwater was detected at depths ranging from 3.6m to 7.5m, which gradually decreased towards the North in alignment with the hillside slope.

Further detail on the geotechnical conditions of the site is presented in **Section 6.10**.

2.2.3 Vegetation

Vegetation on site comprises largely planted urban native / exotic vegetation and planted grasses, owing to the site's historical development activity and highly disturbed nature. Of note, an isolated remnant Sydney Red Gum *Angophora costata* tree corresponding to Plant Community Type (PCT) 1237 was identified within the north-eastern corner of the site, with this PCT being listed under the *Biodiversity Conservation Act 2016* (BC Act). It is noted that this tree will be retained as part of the proposal. Whilst Magenta Lily Pilly was also identified within the site, a threatened species under the EPBC Act and BC Act, this species' presence within the study area is attributed to landscaping works only and does not form part of any natural distribution.

Vegetation removal and associated impacts are discussed further in **Sections 3.3.1** and **6.6**.

2.2.4 Heritage

The south-west corner of the site comprises an item of local heritage significance known as 'Woonona Cottage' which is currently utilised by HammondCare for on-site administration purposes (refer **Figure 13**). As well as this, numerous other items of local and state heritage significance are located within the general vicinity, including the following:

- Sydney Water Reservoir – Wahroonga (I972) – State heritage significance;
- 'Warrina' dwelling house (I1010) – local heritage significance; and
- 'The Briars' dwelling house (I1011) – local heritage significance.

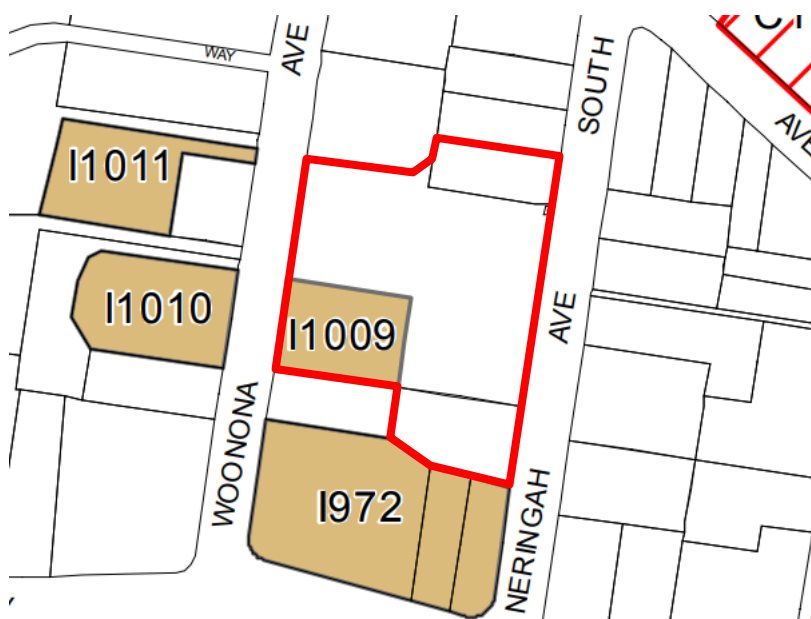


Figure 13 Surrounding heritage context

Source: NSW Government

In light of this, a Statement of Heritage Impact has been prepared by NBRS Architecture and is provided at **Appendix FF**. Heritage impacts are also discussed further in **Section 6.16.2**.

2.2.5 Flooding

The site is identified within the Cockle Creek catchment, a tributary of Cowan Creek, which drains northwards into the Hawkesbury River. A desktop review of the site's topography as well as surrounding hydraulic characteristics has revealed that the risk of flooding at the site is minimal, from both mainstream flooding as well as overland flow. Flooding is discussed further at **Section 6.12**.

2.2.6 Transport and Access

Wahroonga Train Station is located approximately 290m walking distance to the north-east of the subject site, servicing the T1 North Shore & Western Line and T9 Northern Line. A train service is provided every 5 – 10 minutes in commuter peak periods and provides direct access between Berowra and the Sydney CBD.

The subject site has access to an existing bus stop located approximately 180m walking distance to the south of site on Pacific Highway. The bus stop services existing bus route N90 (Hornsby to City Town Hall via Chatswood (Night Service)), provided by State Transit.

The subject site also has access to existing bus stops 180m to the south (Pacific Highway), and 400m to the east (Illoura Avenue). The bus stops service existing bus routes 576 (Wahroonga to North Wahroonga Loop Service), and N90 (Hornsby to City Town Hall via Chatswood (Night Service)).

2.2.7 Contamination

A Hazardous Materials Survey has been prepared by JK Environments and is provided at **Appendix DD**. This report confirms that asbestos, lead-based paints, polychlorinated biphenyls (PCB's) and synthetic mineral fibres are present within the existing buildings to varying degrees. This is discussed further in **Section 6.14**.

2.2.8 Surrounding Development

Development to the North

To the north of the Site, a recently completed 5 storey residential flat building known as 'The Sirius' is located at 14-18 Neringah Avenue South. As well as this, there is also a variety of other low to medium density residential dwellings located before the North Shore Rail corridor, which is situated approximately 150m to the north of the Site.

Development to the East

To the east of the Site, across Neringah Avenue South, are more medium density residential flat buildings, which are traversed by 'Archdale Walk,' a pathway that leads to the nearby Wahroonga Shopping Village and Wahroonga Train Station. Wahroonga Shopping Village contains all the required services under the Seniors Housing SEPP such as shops, bank service providers, retail and commercial services, community services and recreational facilities. A detailed breakdown of the available infrastructure and services is provided in **Section 5.3** of this report.

Development to the South

To the south-west of the Site, at 1 Woonona Avenue, is a two storey residential dwelling. The predominant feature in the streetscape is the local heritage listed Sydney Water Reservoir, which fronts onto the Pacific Highway, approximately 150m to the south of the Site.

Development to the West

To the west of the Site is a variety of low to medium density residential dwellings, as well as the primary school campus of Abbotsleigh Girls School at 22 Woonona Avenue.

Figure 14 to Figure 17 depicts the development surrounding the site.



Figure 14 7 Neringah Avenue South (east of site), viewed facing East

Source: Ethos Urban



Figure 15 'The Sirius' residential flat building, located at 14-18 Neringah Avenue South (north of site), viewed facing West

Source: Ethos Urban



Figure 16 Sydney Water Reservoir (south of site), viewed from Neringah Avenue South facing Southwest

Source: Ethos Urban



Figure 17 Townhouses located at 15-17 Woonona Avenue (north west of site), viewed from the site facing Northwest

Source: Ethos Urban

2.3 Strategic Planning Context

The relevant strategies, environmental planning instruments, policies and guidelines as set out in the SEARs are addressed below in **Table 3**.

Table 3 Summary of Strategic Context

Strategic Plan	Strategic Context
NSW Premier's Priorities	<p>The proposal will deliver on two key Premier's Priorities. The project is fundamentally aligned with 'Improving the Health System' by delivering an upgraded and expanded Neringah Hospital. The facility will ensure that the ageing population of the local area is catered for with specialty services and can 'age in place'. The facility has been designed to cater for those suffering chronic disease and dementia.</p> <p>Further, the proposal aligns with the priority for 'Better Environment'. The proposal targets 25% canopy cover on the site through the planting of additional trees. This represents a significant improvement over the existing canopy cover of 16%. This is achieved by the provision of an overall landscape area equal to 61% of the site. Further, the proposal includes the provision of green roofs, helping to offset the urban heat island effect and adding additional greening to the local area.</p>

Strategic Plan

Greater Sydney Region Plan: *A Metropolis of Three Cities*

Strategic Context

The Greater Sydney Region Plan: *A Metropolis of Three Cities* was adopted in March 2018 to shape the future development of the Sydney metropolitan area over the next 40 years. Under the Region Plan, Sydney comprises three cities, with the site being located within the Eastern Harbour City.

The proposed redevelopment will support the vision of boosting Greater Sydney's liveability, productivity and sustainability. The proposal will closely align with the key priorities of the Region Plan by:

- Integrating and targeting delivery of services and infrastructure to support an ageing population and respond to the needs of this demographic;
- Increase housing supply and more diverse and affordable housing; and
- Integrating a diverse range of services on site.



A city supported by infrastructure

The proposed development benefits from existing public transport infrastructure, particularly the existing train service from Wahroonga Station. Resident-serving social infrastructure will be delivered on site to compliment the existing green infrastructure to the east and west of the proposal. The site is able to be serviced by key utilities.



A city for people

The proposal is designed to facilitate social interactions and active transport. This is primarily realised through the provision of a green through site link which serves as a social spine for the proposed development and improves connections between streets for residents and the wider community. This on-site link will complement the existing Archdale Walk which connects the site to Wahroonga Village. Archdale Walk is also proposed to be upgraded to improve accessibility, ensuring all people can traverse the path.



Housing the city

The proposed development will deliver an additional 57 seniors living dwellings of varying sizes in an area of Sydney noted for its aging population. Of note, at least 10% of these dwellings will also be designated as affordable housing, in alignment with the requirements of the SCC. Therefore, the proposal will deliver a diverse range of housing for all members of the community.



A city of great places

The site is in close proximity to the Wahroonga Village, where numerous retail, food and drink offerings are available. Residents benefit from a range of open spaces in walking distance, including Archdale Park and Balcombe Park, as well as Wahroonga Park across the railway line.



Jobs and skills for the city

The proposal will provide 15 additional jobs (increasing over time), marking a substantial increase over the existing employment opportunities on site. This is in addition to the 89 temporary construction jobs that will be created as part of the project.



A city in its landscape

The proposed development seeks to retain existing vegetation where possible, including the retention of the endangered Sydney Red Gum in the Northeast corner of the site.

New landscaping and deep soil planting will be provided throughout the site alongside green roofs to contribute to the landscape character of the area and increase the urban tree canopy, in full alignment with the prevailing locality character.

On top of this, a landscaped 'green spine' bisecting the site will connect the public open spaces on Neringah Avenue South and Woonona avenue respectively, facilitating passive recreation and further contributing to a distinctly landscaped character.



An efficient city

The proposal targets a minimum 4-Star Green Star rating. Further, Photovoltaic panels will be used to generate energy on the site. A minimum Bronze WELL rating will be targeted for the development



A resilient city

The proposal has sought to minimise exposure to natural hazards by confirming the site is not subject to flooding or bushfire risk, and seeking, through extensive landscaping, to offset the urban heat island effect.

The environmental initiatives implemented throughout the development will contribute to enhanced environmental outcomes and seek to mitigate impacts related to climate change.

North District Plan 2018

In March 2018, the Greater Sydney Commission released the North District Plan. The Plan establishes the 20-year vision for the North District and sets key priorities for the district. The proposal is consistent with a number of these priorities, as follows:

- **Infrastructure and collaboration:** The proposal is located in an area that is adequately serviced and benefits from close proximity to public transport and road infrastructure, making it appropriate for the provision of seniors housing and additional health facilities.
- **Liveability:** The proposal provides seniors housing in an area with an established community that is well-connected to transport and local amenities, and that maintains the existing character of the area whilst providing additional pedestrian connections to promote active lifestyles.
- **Productivity:** The additional supply of seniors living dwellings will support the ongoing operations of Neringah Hospital, continuing to facilitate expanded employment opportunities.
- **Sustainability:** Existing vegetation on the site will be maintained and protected where possible, and landscaping throughout the site will enhance the site's existing character. The proposal includes the provision of photovoltaic panels to generate renewable energy on site in addition to a range of other ESD measures.

Ku-ring-gai Local Strategic Planning Statement (LSPS)

The Ku-ring-gai LSPS is the principal strategic planning document guiding land use planning and development within the Ku-ring-gai Local Government Area (LGA). The LSPS establishes a 20-year vision for the LGA's overall land use and provides a clear line of sight between identified priorities at the regional/district level and how this will influence change at the local area level.

In the context of four key themes, the LSPS outlines a variety of finer-grain planning priorities that guide the delivery of suitable development outcomes for the LGA. Under the theme of 'Liveability,' the following planning priorities are:

- K3: Providing housing choice close to transport, services and facilities to meet the existing and future requirements of a growing and changing community.
- K4: Providing a range of diverse housing to accommodate the changing structure of families and households and enable ageing in place.
- K5: Providing affordable housing that retains and strengthens the local residential and business community.
- K12: Managing change and growth in a way that conserves and enhances Ku-ring-gai's unique visual and landscape character.

The proposed development is in full alignment with the above planning priorities in that it will deliver additional seniors living dwellings in a well-serviced local centre (being Wahroonga) that is close to transport, services and other facilities.

As well as this, it is reiterated that the proposal is responding to key demographic trends prevalent in Northern Sydney regarding an ageing population, and in this sense the proposal is addressing key community requirements and providing opportunities for ageing

Strategic Plan	Strategic Context
	<p>in place. The proposal's incorporation of a variety of 1, 2 and 3-bedroom dwellings also provides diverse options for the community, and the allocation of 10% of the overall dwelling provision to be affordable housing also directly aligns with Ku-ring-gai's planning priorities.</p> <p>As will be discussed further in Section 3.0, the proposal's design led solution has resulted in a significant provision of deep soil and landscaping areas so as to embellish the development and contribute to the distinctly landscaped character of the broader locality, which is also in direct alignment with the above planning priorities.</p>
Ku-ring-gai Housing Strategy	<p>The Ku-ring-gai Housing Strategy outlines a variety of objectives to deliver additional housing options for the LGA towards 2036 and beyond, consistent with the requirements of the North District Plan. The Housing Strategy identifies that by 2036, over 14,400 additional people over 50 years of age are forecast to live in the LGA, approximately 4,000 of these will be over 80 years old, likely requiring specialist healthcare and living options. In this context, the Housing Strategy notes that the forecast growth rate for people over 65 is going to require approximately 387 additional aged care places, and the Strategy also acknowledges that the LGA's older cohort are tending to remain in their detached dwelling homes, suggesting the need to address suitable ageing in place options for the LGA.</p> <p>Of note, the Housing Strategy outlines the following objectives that relate to the proposed development:</p> <ul style="list-style-type: none"> • To monitor the delivery of housing choice within areas close to services, cultural and community facilities and within a 10min walking distance to key public transport nodes. • To encourage a mix of dwelling types and sizes: <ul style="list-style-type: none"> - Monitor delivery of seniors housing as alternative dwelling which provides accommodation for the ageing population. • To facilitate high quality housing that is responsive to Ku-ring-gai's local character : <ul style="list-style-type: none"> - Ensure unique visual and landscape character is protected, and the impacts of new development is managed. <p>The proposed development is in full alignment with each of these objectives, given that it seeks to deliver additional seniors housing options in a well-serviced centre, provides for a range of dwelling types to address a diverse community demographic, and delivers a high-quality development outcome that represents best practice design and healthcare, being mindful of the locality's landscape character.</p>

2.4 Cumulative Impacts

The proponent has not identified any other significant development(s) in the suburb of Wahroonga or its immediate surroundings, including any other State Significant Development(s), that will generate material cumulative impacts requiring further assessment under this proposal.

The specialist consultant reports appended to this EIS, and environmental assessment at **Section 6.0** consider the expected environmental impacts of the proposal, during both construction and operation, in the short, medium, and long term.

2.5 Project Agreements

No Voluntary Planning Agreements currently apply to the site nor are any proposed as part of this development. It is noted that the proposed upgrade to Archdale Walk is proposed to be delivered via a condition of consent and no offset of contributions is required for these works.

2.6 Project Justification

As detailed within **Section 7.0** of this EIS, the proposal is justified in the context of biophysical, social, and economic environments, as well as the proposal's alignment with the objectives of the EP&A Act and other statutory instruments applicable to the site.

2.7 Analysis of Alternatives

HammondCare has considered numerous options during design development of the proposal so as to most appropriately respond to the strategic needs and objectives of the broader site as well as HammondCare's operation and purpose. A summary of the key options considered are outlined below.

2.7.1 'Do Nothing' Alternative

The 'do nothing' alternative would result in there being no provision of upgraded palliative care facilities or additional seniors housing to address key demographic trends influencing Northern Sydney (including the doubling of residents in the Northern Sydney Local Health District aged over 80 doubling by 2036). This would also be in direct contradiction with HammondCare's broader vision for the site which, as aforementioned, seeks to deliver an integrated health services and seniors housing facility that delivers a wide range of services including community care and outpatient care. Doing nothing would retain the current institutional appearance of the existing Neringah Hospital building and adjacent at-grade parking areas, which do not exhibit design excellence or provide a positive contribution to the streetscape. This presents a risk to future health and aged care services as the building becomes unstable for care delivery, in turn reducing access to public hospital and aged care services.

As such, doing nothing on the site would represent a poor outcome for the site and community.

2.7.2 Use of the site for an alternative purpose

The site has a long history of being operated as a hospice, dating back to 1955. As well as this, it is reiterated that Neringah Hospital is a Schedule 3 health services facility and is therefore an integral part of Northern Sydney's health system. The development will revitalise the existing palliative care facilities, which have reached the end of their usable life, and provide a range of complementary uses to support the health and housing needs of the ageing demographic. It is also noted that a SCC has been issued for the site which confirms its suitability for the scale and typology of development proposed. Given this, redeveloping the site for a purpose that is not consistent with HammondCare's mission would be an unfavourable and unviable option for the site.

2.7.3 Upgrade of existing buildings

Upgrading the existing buildings would also represent a missed opportunity for the site to make a major contribution to healthcare and aged care specialist services in Wahroonga and the surrounding community. It would involve prohibitive costs to bring the building up to today's standards and would not respond to the need for increased specialist care by increasing the floorspace for the delivery of new services. Furthermore, it is noted that the existing buildings contain asbestos, lead-based paints and other potential contaminants which represent another barrier to their adaptive reuse.

2.7.4 Alternative designs

As is discussed in further detail in **Section 3.2**, the proposed development represents a design led solution that has been facilitated to simultaneously revitalise the existing hospital and aged care facilities on site as well as delivering a development outcome that integrates with the built form character of the surrounding locality. As part of the SCC and subsequent detailed design process, numerous designs have been tested and scrutinised with regard to their response to the surrounding streetscape and presentation to the public domain, as well as their relationship with the other components of the site including the Stage 1 building and local heritage item 'Woonona Cottage'.

As can be seen below in **Figure 18**, the concept scheme presented as part of the SCC process has been further refined to improve the outcome for the site by removing portions of the built form which previously protruded into the front setback to Neringah Avenue South and in close proximity to Woonona Cottage. This is in direct feedback to comments made by Council in relation to the SCC scheme.

As well as this, the proposed design concept has been subject to a consultation process with the State Design Review Panel (SDRP), which is discussed further in **Section 5.0**. As part of this, alternative design concepts have been refined in response to key feedback including Connecting with Country, landscaping strategies, building articulation and materiality.



Figure 18 Concept scheme prepared for the SCC

Source: Bickerton Masters

2.7.5 The proposed development

Given the above factors, the chosen design represents the highest and best use of the site, and is most responsive to the site and locality's prevailing attributes. Taking guidance from the Ku-ring-gai Development Control Plan, and feedback received during the SCC process and SDRP, the proposal has sought to provide a 10m building setback to Neringah Avenue South across the entirety of the frontage, as well as increase the setback to the heritage item on site to retain its curtilage and visual significance. A generous, through-site link and landscape design also form a key feature of the selected design.

3.0 Description of Proposed Development

This chapter describes the proposed development, including the Project area, layout and design, main uses and activities.

3.1 Project Overview

HammondCare will seek development consent under 'Division 4.7 - Stage Significant Development' of the *EP&A Act* for the proposed development.

Specifically, this SSDA seeks approval for the following:

- Site preparation works comprising:
 - Demolition of the Neringah Hospital building, kiosk, and existing at-grade carpark;
 - Clearing of nominated vegetation on the proposed development area;
 - Bulk earthworks including basement excavation; and
 - Remediation works where necessary across the site.
- Construction and use of an integrated seniors housing and health services facility across two buildings up to 5 storeys above ground, comprising:
 - 2 basement levels containing 130 car parking spaces and service dock;
 - 12 residential aged care facility beds (as an extension to the existing Stage 1 provision);
 - 18 palliative care hospice beds (Schedule 3 public health services facility);
 - 57 seniors housing dwellings;
 - Community healthcare services, including outpatient palliative care, centre for positive aging and Hammond at Home;
 - On-site administration, amenities, and ancillary operations spaces including a café, salon and pharmacy.
 - Connection through to the existing Stage 1 'Wahroonga' aged care building with new library and staff area.
- Ground level and on-building landscaping works, including the provision of a through-site pedestrian link connecting Archdale Park and Balcombe Park;
- Public domain works including the upgrade of part of the pedestrian walkway known as 'Archdale Walk' to provide accessible connection to the Wahroonga town centre (to be delivered via a condition of consent); and
- Extension and augmentation of infrastructure and services as required.

Architectural drawings of the proposed development have been prepared by Bickerton Masters (Bickerton Masters) and are included at **Appendix B**. A 3D perspective of the proposed development is shown at **Figure 20**.



Figure 20 *Photomontage of proposed development*

Source: Arterra



Figure 21 *Photomontage of proposed development*

Source: Arterra

Table 4 below provides an overview of the Project's key information.

Table 4 Key Project Information

Component	Proposal																		
Proposed land use	Seniors Housing (residential care facility and self-contained dwellings), Health Services Facility (palliative care)																		
Legal Description	<table> <tr> <th>Address</th><th>Lot and DP</th></tr> <tr> <td>2 Neringah Avenue South, Wahroonga</td><td>Lot 1 in DP960051</td></tr> <tr> <td>4-10 Neringah Avenue South, Wahroonga</td><td>Lot 1 in DP1199937</td></tr> <tr> <td>No street address</td><td>Lot 52 in DP2666</td></tr> </table>	Address	Lot and DP	2 Neringah Avenue South, Wahroonga	Lot 1 in DP960051	4-10 Neringah Avenue South, Wahroonga	Lot 1 in DP1199937	No street address	Lot 52 in DP2666										
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2 Neringah Avenue South, Wahroonga	Lot 1 in DP960051																		
4-10 Neringah Avenue South, Wahroonga	Lot 1 in DP1199937																		
No street address	Lot 52 in DP2666																		
Site area	10,770m ² (entire site) 8,929m ² (R4 zone – subject to SCC)																		
GFA	<table> <tr> <th>Component</th><th>GFA</th></tr> <tr> <td>Palliative Care</td><td>1,600m²</td></tr> <tr> <td>Residential Aged Care</td><td>950m²</td></tr> <tr> <td>Seniors living dwellings</td><td>6,600m²</td></tr> <tr> <td>Community & Neighbourhood Uses</td><td>1,215m²</td></tr> <tr> <td>Circulation & Services</td><td>650m²</td></tr> <tr> <td>Total (new) GFA</td><td>11,015m²</td></tr> <tr> <td>Existing GFA (Stage 1)</td><td>3,376m²</td></tr> <tr> <td>Total GFA (portion subject to SCC)</td><td>14,751m²</td></tr> </table>	Component	GFA	Palliative Care	1,600m ²	Residential Aged Care	950m ²	Seniors living dwellings	6,600m ²	Community & Neighbourhood Uses	1,215m ²	Circulation & Services	650m ²	Total (new) GFA	11,015m²	Existing GFA (Stage 1)	3,376m ²	Total GFA (portion subject to SCC)	14,751m²
Component	GFA																		
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Total (new) GFA	11,015m²																		
Existing GFA (Stage 1)	3,376m ²																		
Total GFA (portion subject to SCC)	14,751m²																		
FSR	1.61:1 for the R4 zone, noting that the maximum permissible is 1.8:1 with the SCC.																		
Maximum Height	<p>17.5m (as defined by the Seniors SEPP definition below). Accordingly, roof top features such as plant is excluded from the maximum height.</p> <p><i>Height in relation to a building, means the distance measured vertically from any point on the ceiling of the topmost floor of the building to the ground level immediately below that point.</i></p>																		
Self-contained dwellings	57																		
Residential Aged Care Facility Beds	12																		
Palliative Care Beds	18																		
Boundary Setbacks	<ul style="list-style-type: none"> North South East West <ul style="list-style-type: none"> 6m to building line and 1.65m to basement car park entry lid 11.5m 10m (primary setback) above ground and 4m below ground (basement) Existing development 																		
Car spaces	130																		
Site coverage	63%																		
Communal Open Space	4,952m ² (61%) comprising 3,954m ² at ground level and 998m ² on roof top.																		
Deep Soil Area	1,668m ² (15.6%) as per Seniors SEPP definition and 2,277m ² (21.2%) total.																		
Canopy Cover	26% (including an additional 2,800m ² of cover compared to current site).																		
Operational Details	Hours of operation:																		

Component	Proposal
	<p>Being for the purposes of a hospital and health facility, the proposed development will operate 24 hours a day, 7 days a week following its completion, as consistent with the hours of operation of the existing hospital. Staff shift times will remain the same as per existing conditions, with three shifts per day and changeovers in the morning, afternoon, and evening.</p> <p>Visitors will be permitted at the site 24 hours a day, 7 days a week and will not be restricted to any specific area.</p> <p>The expected hours of operation for on-site café and salon and are follows. These ancillary facilities will operate as part of the hospital use of the site.</p> <ul style="list-style-type: none"> • 8:00 – 17:00 Mondays to Fridays; • 9:00 – 16:00 Saturdays; and • 9:00 – 16:00 Sundays and Public Holidays. <p>Staff numbers: 25, with a maximum peak of 36 at shift handovers.</p>
Capital Investment Value	\$78,626,000. Refer to the Capital Investment Value Statement provided at Appendix LL.
Construction Hours	Construction activities are anticipated to be undertaken between 7:00am and 6:00pm Monday to Friday, and 8:00am to 1:00pm on Saturday. No work is to take place on Sunday or public holidays.

3.2 Development and Design Principles

An Architectural Design Report has been prepared by Bickerton Masters and is provided at **Appendix C**, which details the progression of the proposed design concept and provides an insight into the massing process of the proposed development, particularly in the context of the additional GFA afforded to the development via the SCC. To inform this, Bickerton Masters has undertaken a detailed site analysis to ensure the design of the proposed development is highly responsive to the surrounding built form and natural context, as well as delivers a superior design outcome for the site that represents best practice for seniors living and health services facilities.

HammondCare's vision statement and key success measures which have guided the concept design have been extracted from the Architectural Design Report, and are included below:

- An integrated, contemporary health care campus providing specialist care services and a continuum of care to ageing in place.
- A community, a campus, a home like, de-institutionalised environment.
- Connection to the local community, not gated.
- Integrated community areas, shared by patients, residents and visitors, unified by our mission.
- Connection between the inside and outside. Landscape and building are integrated.
- Provision of choice in how care is received.
- Highly visible normalised daily living, invisible provision of care
- A proactive response in increasing wellness, rather than solely delivering treatment.
- Easy to navigate spaces - see and sense where you are and where to go.
- A place where people are not afraid to live, visit or work.
- A sustainable building, designed to be flexible to enable hospital and aged care services to be delivered across the campus as demand necessitates with only minor building modification.

As noted in the Architectural Design Report, the massing responds to the planning controls, and then takes inspiration from the terrain and surrounding built environment. Extracts of this process are shown at **Figure 22**, demonstrating the response to context and the splitting of the built form along a pedestrian desire line.

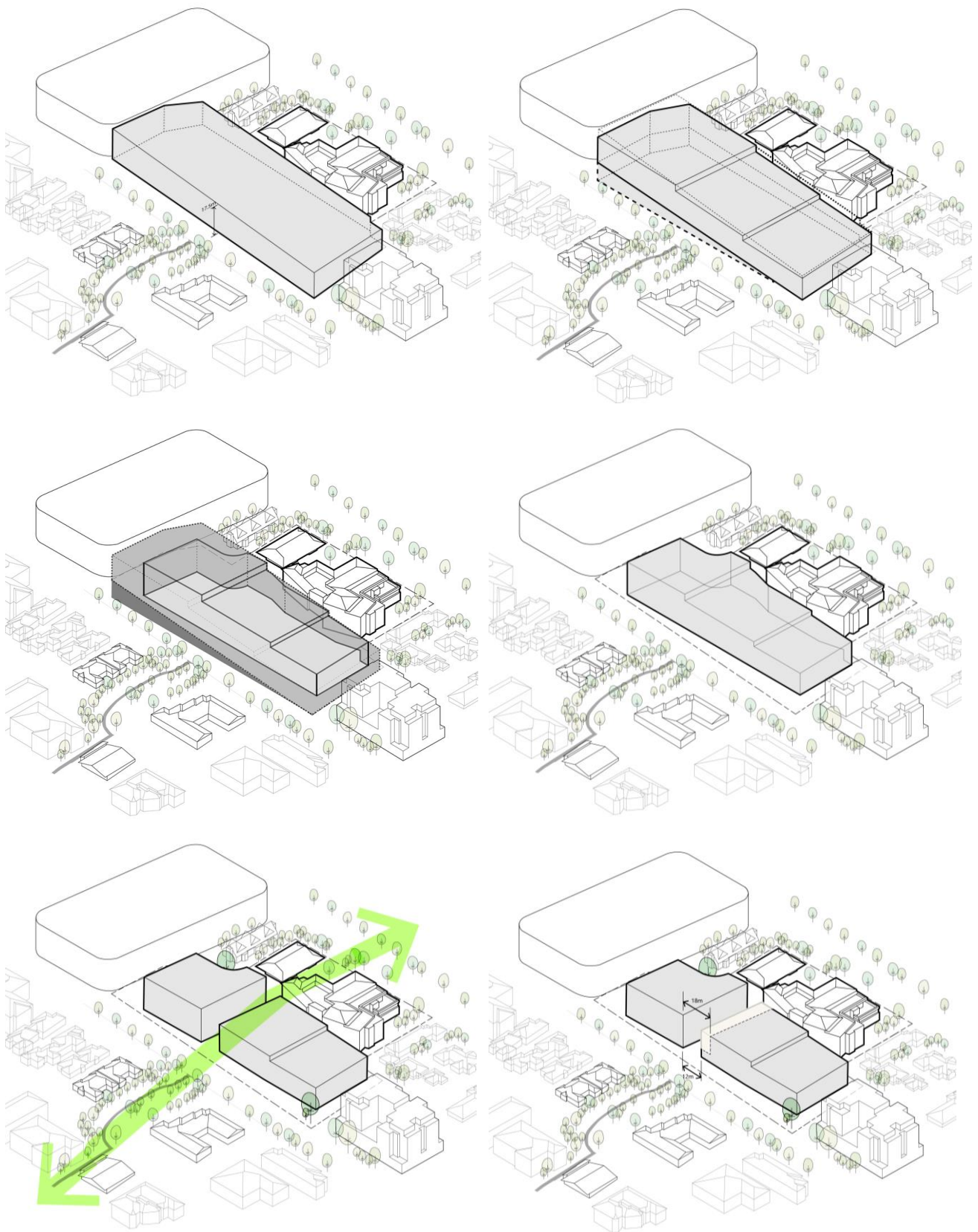


Figure 22 *Massing Process*

Source: Bickerton Masters

3.3 Demolition and Site Preparation Works

It is proposed to demolish the existing Neringah Hospital building, kiosk, at-grade car parks as well as any other ancillary structures within the portion of the site to be redeveloped. A site demolition plan is shown at **Figure 23**. Following this, all necessary site preparation works will also be undertaken including excavation and bulk earthworks to accommodate the proposed development. As noted in the Geotechnical Report (refer **Appendix R**), the bulk excavation level is expected to range from approximately 7-11.5m below the existing ground level.

A Construction Environmental Management Plan (CEMP) will be prepared prior to construction activity commencing, detailing the extent of the proposed earthworks as well as any required sediment and erosion control measures.

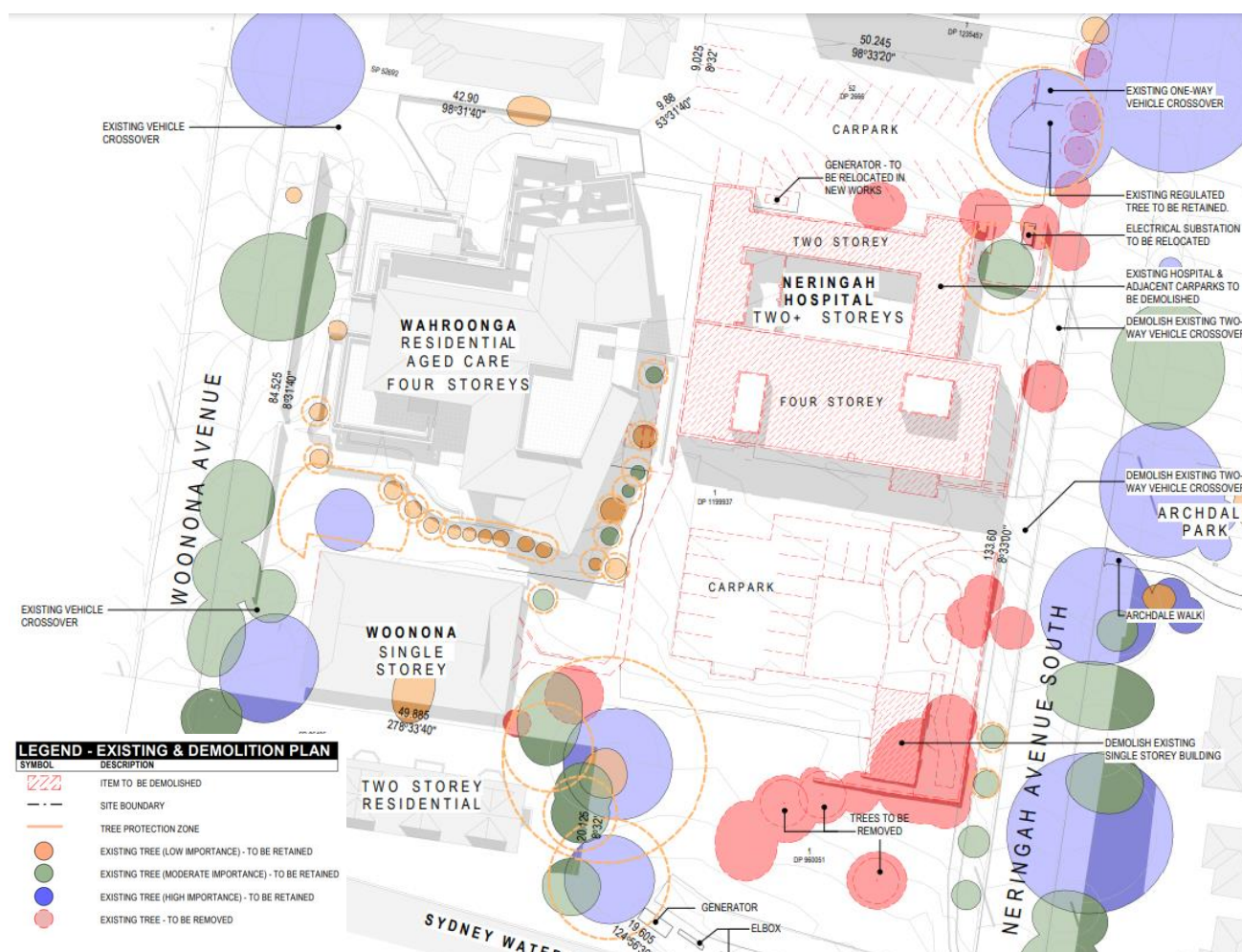


Figure 23 Demolition site plan

Source: Bickerton Masters

3.3.1 Vegetation Removal

As part of the site preparation works, a total of 32 trees are proposed for removal. Notably, all 'high' retention value trees (14 trees) are proposed to be retained and protected and the majority of 'moderate' retention value trees (48 trees) are being retained and protected. Of the 32 trees proposed for removal, 23 trees are within the footprint of the proposed works and 9 trees are identified as poor specimens or weeds. This includes 7 small street trees on Neringah Avenue South that are proposed to be replaced with healthier and better placed new street trees.

3.4 Built Form and Urban Design

The development proposes two new buildings up to 5 storeys in height, which will be utilised for the purposes of self-contained dwellings, a residential aged care facility (RACF), a palliative care hospice as well as ancillary

administration and community spaces. The proposed development also includes an integrated two storey basement carpark, which will connect with the basement level of the Stage 1 building at the Lower Ground Level.

Figure 24 below illustrates the proposed building siting and locations. The Architectural Design Report prepared by Bickerton Masters (refer **Appendix C**) also provides an analysis of how the proposed development responds to adjoining development and the site's locality and context.

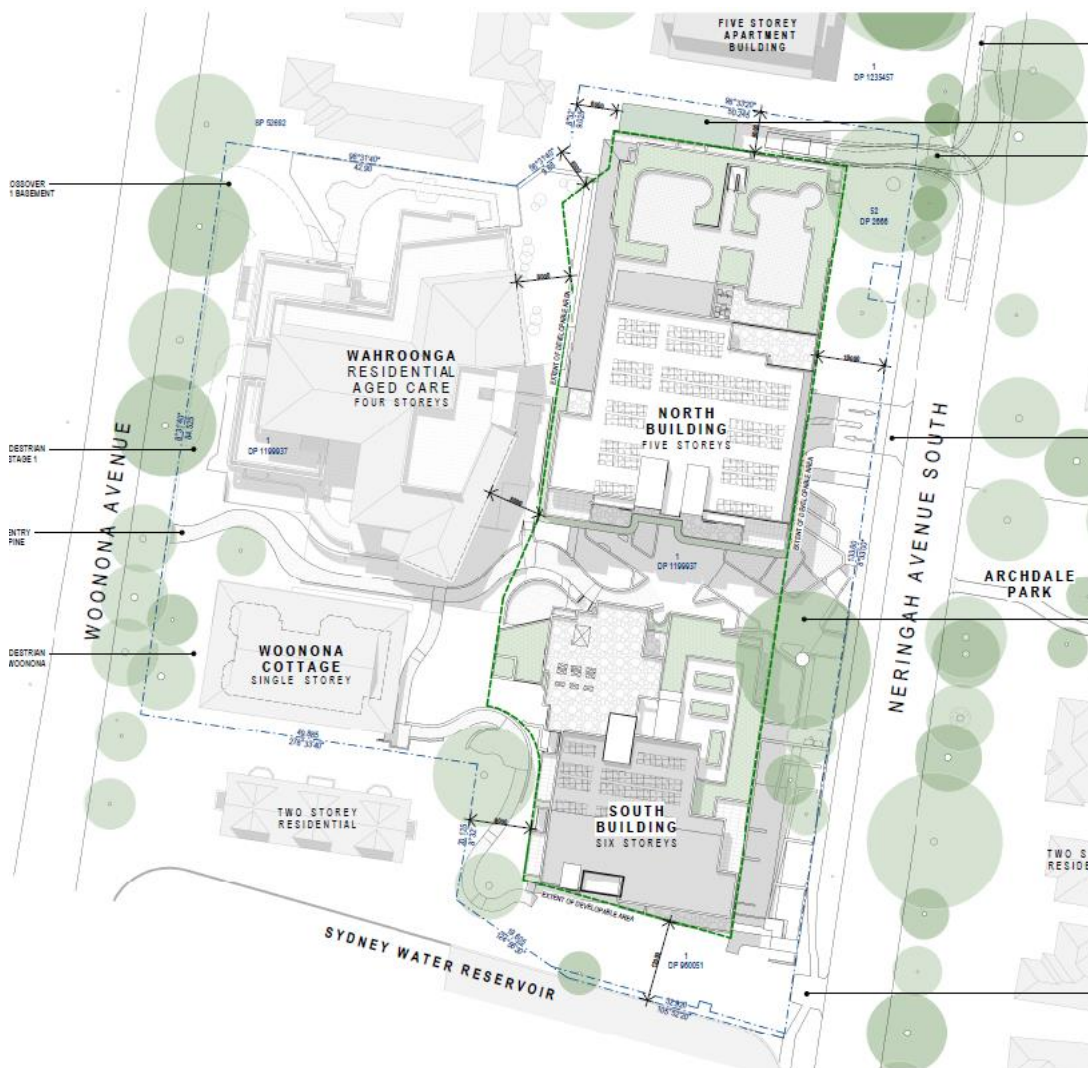


Figure 24 Proposed Site Plan

Source: Bickerton Masters

South Building

The South Building generally presents as a five storey built form when viewed from the public domain, through stepping the built form down in accordance with the sloping ground plane. This building is the primary location for the community spaces associated with the proposal and therefore comprises a café, chapel, hair salon, therapy pool and rehabilitation gym, all of which are located at the Ground Floor so as to provide a highly activated pedestrian spine bisecting the two buildings.

Levels 1-5 comprises a total of 35 seniors living dwellings, comprising of 4 x 1-bedroom dwellings, 30 x 2-bedroom dwellings and 1 x 3-bedroom dwelling. Each dwelling is provided with private open space in the form of a balcony, and a common lounge area is also proposed on Level 5, adjacent to the green roof.

The South Building provides a setback of 10m from Neringah Avenue South to the primary building structure, noting that this setback area comprises pedestrian pathways and planted retaining wall structures so as to provide access to the Ground level.

North Building

The North Building presents a four to five storey built form when viewed from the public domain, and is the primary location for inpatient and outpatient palliative care, with two houses of nine beds each being provided at the Ground Floor. The Lower Ground Floor comprises of the 12 RACF beds.

At lower Ground Level, a connection through to the existing Stage 1 aged care development will be provided. This will include the provision of a new library and staff area at the south eastern corner of the Stage 1 building.

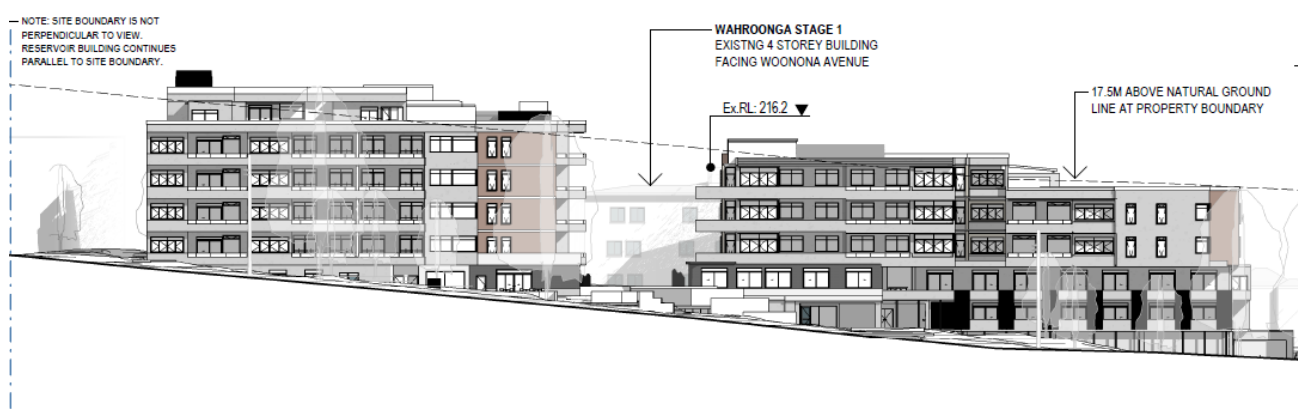


Figure 25 Site Elevation

Source: Bickerton Masters

3.5 External Materials and Finishes

The proposed development will be constructed using various materials and finishes to create a contemporary, high-quality development that is compatible with the surrounding built form, while providing visual interest and amenity to the streetscape. The proposed materials will include different fenestration patterns and colours to be sympathetic to the local landscape settings and the immediate context. Specifically, the materials palette includes:

- Light grey precast concrete walls;
- Feature face brick with protruding bricks;
- Rendered concrete blocks;
- Powdercoat aluminium door and window framing;
- Ceramic tiling for blockwork; and
- Prefinished compressed FC cladding.

The proposed key materials palette is shown at **Figure 26** and is included at **Appendix B**.

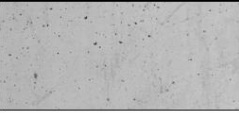
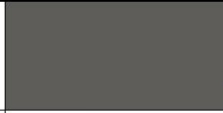


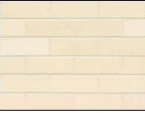



PROPOSED MATERIAL PALETTE			
			
1	CONC IN-SITU CONCRETE BALUSTRADE LIGHT GREY		5 POWDERCOATED ALUMINIUM DOOR AND WINDOW FRAMES, INCLUDING WINDOW HOODS. DARK COLOUR DARK GREY COLOUR, TO BLEND WITH DARK RENDERED CONCRETE BLOCK
			
2	CONC PRECAST CONCRETE WALL LIGHT GREY, HONED AND SANDBLASTED		6 CT1 EXTERNAL CERAMIC TILE ON BLOCKWORK, SOLDIER COURSE BROWN FACE BRICK (FB3) BENEATH
			
3	FB1 - FEATURE PROTRUSION, FB2 - RUNNING BOND, FB3 - SOLDIER COURSE FEATURE FACE BRICK WITH PROTRUDING BRICKS AUSTRAL BOWRAL CHILLINGHAM WHITE & MURRAY GREY		7 CFC PREFINISHED COMPRESSED FC CLADDING
			
4	RCB RENDERED CONCRETE BLOCK DARK GREY COLOUR, TO BLEND WITH WINDOW AND DOOR FRAMES		

Figure 26 Proposed materials palette

Source: Bickerton Masters

3.6 Landscaping and Public Domain

The landscape design has been split into a number of precincts, which are summarised as follows:

- **Pedestrian Link** – provision of an accessible through site link that create a central activity spine for the development.
- **Entry Plaza** – this plaza serves as the eastern terminus of the pedestrian link and is elevated creating a sense of arrival and offering views across the street to Archdale Park.
- **Main Plaza** – the main plaza offers a place to pause for pedestrians traversing the through site link, being the central activity point of the proposed development. It includes extensive raised garden beds and is able to facilitate small community events such as markets.
- **Woonona 'Pocket Park' & Secret Garden** – an existing well used lawn will be retained and enhanced to become a pocket park in the centre of the site. This will be complemented by a new 'Secret Garden' and path traversing the south western side of the proposed development. This will provide a circuitous path loop around the southern portion of site.
- **Residential Courtyard** – this proposed courtyard occupies the north western corner of the site and seeks to provide a 'backyard' for residents, providing opportunities for activities such as gardening.

A ground landscaping plan is shown at **Figure 27**.



Figure 27 Ground level landscape plan

Source: Arterra

3.6.1 Rooftop landscaping

Rooftop gardens and green spaces will provide further building articulation and integrate with the existing tree canopy and garden character. The proposal includes two accessible rooftop terraces, one on each of the proposed buildings. The northern rooftop terrace will include extensive planting and a space suitable for private events and activities. Similarly, the southern rooftop terrace includes extensive planting and a space for events, but also includes a rooftop community garden set in raised planters.

In addition to these accessible spaces, extensive green roof planting will feature across the roof of the northern building underneath the proposed photovoltaic panels, atop the loading and services dock, and on the roof of the chapel.

A plan showing the proposed rooftop greenery is shown in **Figure 28**.

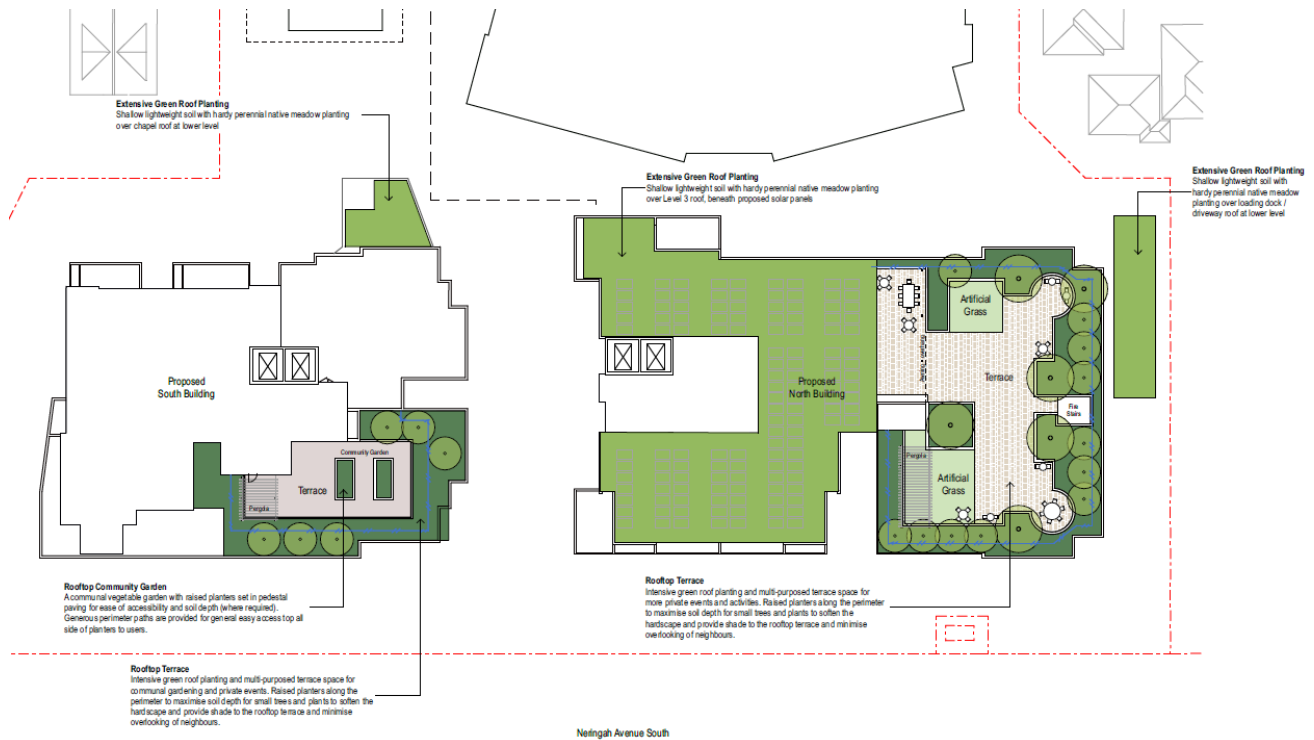


Figure 28 Rooftop landscaping plans

Source: Arterra Design

3.7 Signage

Consent is sought for the installation of building identification signage at the two (2) primary entry points fronting Neringah Avenue South, which will replace the existing signage at the site. **Figure 29** below identifies HammondCare's standard signage template, which also specifies the dimensions. Whilst specific signage content will be confirmed at the Construction Certificate stage, it will comply with the prescribed dimensions.

Further information on the materiality and sizing of the proposed signage is provided within the Architectural Design Report (refer **Appendix C**).

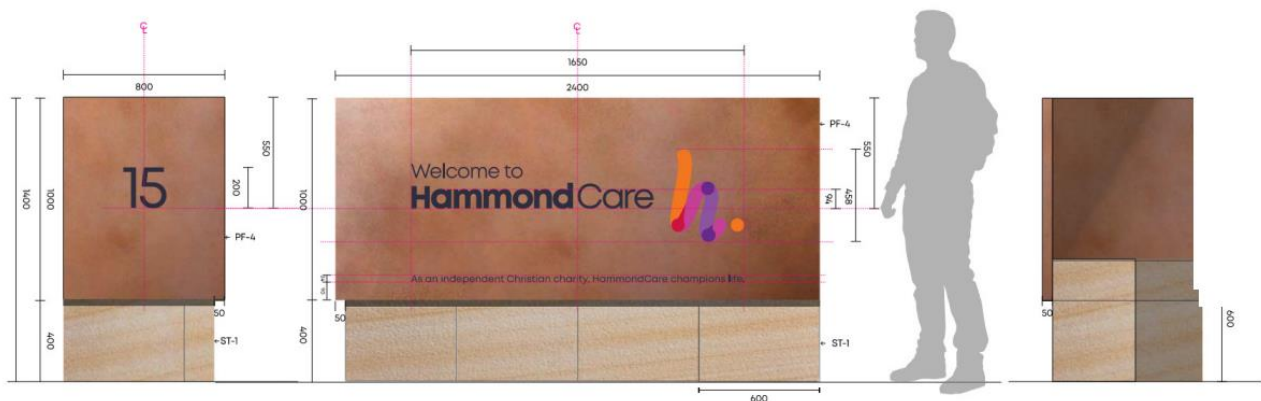


Figure 29 HammondCare standard signage scheme

Source: Bickerton Masters

3.8 Vehicular Access and Parking

Vehicular access for resident, staff and visitor parking is proposed to be consolidated to one central entry located south of the through site link. This entry point provides access to the basement, which spans Lower Ground, Basement 1 and Basement 2.

The northern vehicular access point, which currently serves the surface car park, will become an access point to the services and loading facilities, with no authorised access to general traffic proposed. The loading dock accommodates two loading bays, with the larger bay able to accommodate vehicles up to 8.8m in length, as well as a 9.38m laundry truck. The loading bays will be restricted to a maximum headroom clearance of 3.5m. A plan of the loading dock is shown at **Figure 30**.

Vehicle access to the centre of the site (opposite Archdale Park) will be removed to facilitate the construction of the pedestrian-only through site link. Access at the southern end will be retained for service access to the substation and made accessible to residents for general recreation and access to pocket exercise stations.

The proposed plans include 130 car parking spaces. This includes 16 accessible spaces and one ambulance space.

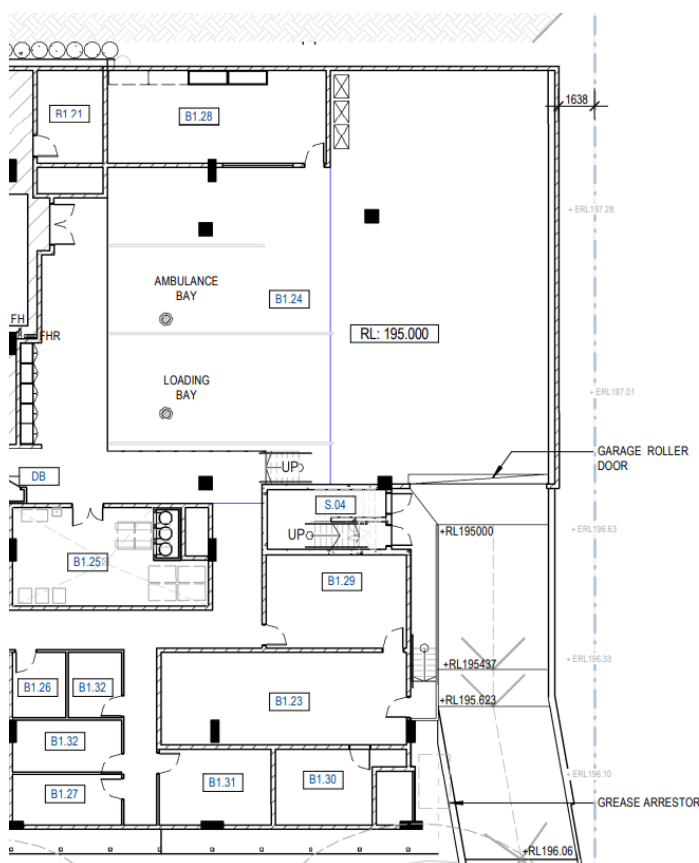


Figure 30 Loading dock plan extract

Source: Bickerton Masters

3.9 Environmentally Sustainable Development

The proposed development has been designed taking into account Environmentally Sustainable Development (ESD) principles. An ESD Report has been prepared by Steensen Varming (refer **Appendix N**) which outlines the proposal's incorporation of ESD initiatives and confirms that the development meets the relevant energy and water reduction targets.

The following outlines a summary of the key design initiatives that have been incorporated into the proposed development, which will improve the environmental performance of the development and deliver long term energy efficiency.

- Energy efficient LED lighting;
- Performance glazing;
- Solar photovoltaic (PV) array;
- High efficiency HVAC (Heating, Ventilation & Air-conditioning) systems;
- Water efficient fixtures / fittings will be specified;
- Rainwater Reuse; and
- Recycling building materials wherever possible.

Of note, the proposal is seeking to meet key environmental targets such as the requirements of Section-J of the National Construction Code, as well as aligning with the Green Star 4 Star Buildings Rating. Further details on the proposed sustainability measures are provided in the ESD Report at **Appendix N**, and are discussed further in **Section 6.7**.

3.10 Water Cycle Management

An Integrated Stormwater Management Plan has been prepared by Northrop and is provided at **Appendix U**. It is noted that the site currently contains numerous pits and pipes which drain to Neringah Avenue South and Woonona Avenue for the eastern and western portions of the site, respectively. The report also notes that in accordance with the Ku-ring-gai DCP, the post-development scenario will require On-site Detention (OSD) with a capacity of 145m³, which will be achieved through the usage of a rainwater tank.

Regarding stormwater quality, a series of measures are proposed such as in-pit filtration baskets and tertiary treatment filtration devices being installed in the stormwater inlet pits so as to achieve MUSIC modelling targets.

Further discussion is provided at **Section 6.11** and at **Appendix U**.

3.11 Infrastructure and Services

Consent is sought to in principle connect the proposed development to the relevant utilities infrastructure, including sewer drainage, potable water, gas services, telecommunications and electrical infrastructure. Provision for these will be confirmed during detailed design and further detail is included at **Section 6.22** below.

3.12 Public Domain Works

In order to achieve compliance with the access gradients required under Clause 26(2) of the Seniors SEPP, it is proposed to upgrade a portion of the walkway known as 'Archdale Walk,' which provides access between the site and Wahroonga Shopping Village.

As part of these upgrades, it is proposed to regrade approximately 20m of the walkway to ensure that the gradient does not exceed 1:12, in accordance with the provisions of the Seniors SEPP. This will involve the following works:

- installation of a reinstated concrete path surface matching the levels of the adjacent trench drain and pavement at the Post Office;
- extension of existing and provision of new handrails where necessary;
- demolition of a portion of the existing brick wall adjacent to Post Office landing;
- make good works where necessary to embellish the new pathway; and
- installation of concrete kerbing at the street level.

A concept for the upgrade of this path has been discussed extensively with Council as part of the pre-lodgement consultation (refer to **Appendix QQ**) and, in accordance with the outcomes of this consultation it is requested that a condition of consent be imposed on the SSD requiring HammondCare to apply for approval under the Roads Act and deliver the path upgrade prior to Occupation Certificate.

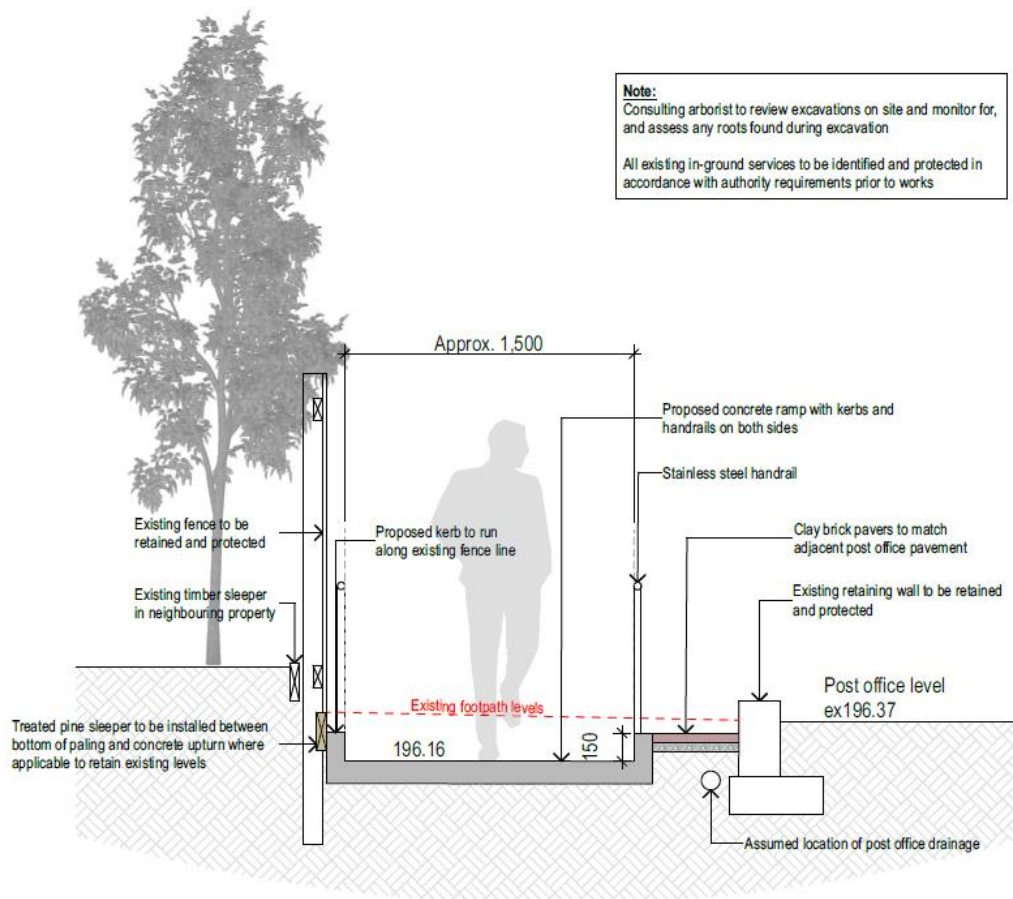


Figure 31 Excerpt of proposed Archdale Walk upgrades

Source: Arterra

3.13 Staging

No staging is proposed for the development. Given the nature of the buildings (with common basement and shared facilities) and to minimise construction impacts and service disruptions for existing residents and neighbours, it is proposed to construct the development in a single stage. On this basis, all required infrastructure (or connections) will be accommodated within the initial construction period. Where particular sequencing of works is required, this is detailed within the respective infrastructure and service reports appended to the EIS. Refer to **Section 6.22** for further detail.

Construction is expected to commence in early 2024 and take approximately 18-20 months to complete.

4.0 Statutory Context

4.1 Background

On 28 June 2021, HammondCare lodged an application for a Site Compatibility Certificate (SCC) pursuant to Clause 45 'Vertical Villages' of the now repealed Seniors SEPP. Subject to meeting certain criteria, Clause 45 of the Seniors SEPP provides for up to an additional 0.5:1 FSR on top of the base FSR for the site of 1.3:1 under the *Ku-ring-gai Local Environmental Plan 2015* (Ku-ring-gai LEP).

On 13 April 2022, the Sydney North Planning Panel issued a SCC for the site, which granted a maximum FSR for the site of 1.8:1, and included the following requirements:

- *The land area subject to the additional FSR sought under cl45 Vertical Villages is indicated in Figure 1. This area does not include the 'Woonona House' heritage item and area of the site zoned R2 Low Density Residential;*
- *The through site link / green spine proposed to link Neringah Avenue South and Woonona Avenue as indicated in Figure 2 is to be made publicly accessible;*
- *Consideration of the provision for access to relevant off-site facilities in accordance with the provisions of cl.26 of State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 including any necessary modifications to Archdale Walk or existing footpath gradients in the surrounding streets are to be completed to the satisfaction of Ku-ring-gai Council;*
- *Consideration of SEPP 65 and the Apartment Design Guide relating to the independent living units proposed;*
- *Consideration of the proposed encroachment into the front setback and an appropriate design response is adopted to mitigate any impacts to the streetscape; and*
- *Consideration of the proposed bulk and scale and its relationship with the heritage item and its curtilage to be resolved at DA stage through assessment under section 4.15 of the Environmental Planning and Assessment Act 1979.*

A copy of the SCC is provided at **Appendix A**.

It is noted that on 26 November 2021, the Seniors SEPP was repealed and consolidated into the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP). Notwithstanding, the savings and transitional provisions stipulated in Schedule 7A of the Housing SEPP provide for the following:

(2) The repealed Seniors SEPP continues to apply to, and this Policy does not apply to, a development application made after the commencement date if—

(a) the development application relies on a site compatibility certificate, within the meaning of the repealed Seniors SEPP, and

As such, this SSDA will be assessed in accordance with the repealed Seniors SEPP as opposed to the provisions for Seniors Housing under the Housing SEPP and the SCC remains valid.

4.2 Key Statutory Requirements

Development approval is sought for the project under the State Significant Development provision of Part 4 of the *Environmental Planning & Assessment Act 1979*. The below sections outline the project's key statutory requirements. This section is complemented by a statutory compliance table at **Attachment 2** that identifies all statutory requirements and where those requirements have been addressed in the EIS.

4.2.1 Land Use Definition

The Project is defined as 'Seniors Housing' (residential care facility and self-contained dwellings) as well as a 'Health Services Facility' (palliative care) under the Standard Instrument. A range of ancillary uses are also proposed, as set out below.

4.2.2 Permissibility

The site is zoned as R4 – High Density Residential and R2 – Low Density Residential under the Ku-ring-gai LEP. Under Clause 4(1) of the Seniors SEPP, seniors housing is permissible on land that is zoned primarily for urban purposes and where residential flat buildings are a permissible use. The site's R4 zoning permits residential flat buildings, and as such the provisions of the Seniors SEPP apply.

With respect to the health services facility component, Clause 2.60 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&I SEPP), identifies that health services facilities are permissible with consent in a number of prescribed zones, one of which is R4. As such, health services facilities are able to be developed on the site in accordance with the T&I SEPP.

It is noted that the portion of the site zoned R2 does not permit residential flat buildings and is therefore not subject to the Seniors SEPP. This is reflected in the fact that the SCC issued for the site does not apply to the R2 zoned portion. Whilst works are proposed on the R2 zoned portion of the site in the form of landscaping and pedestrian paths to facilitate the proposed 'green spine,' these do not contribute GFA and fall outside the scope of the SCC.

The development also includes a number of ancillary uses, including a pharmacy, salon and café at ground level. These uses are intended to primarily serve the dominant health and seniors housing uses of the site and are typical offerings in such health care campuses. They will provide essential on-site services for residents and have been informed by HammondCare's best practise model of care, offering meaningful and engaging complementary uses for residents. The facilities will be managed by HammondCare and appropriately contracted to meet the needs of the residents.

Similarly, a 'shop' is proposed at lower ground level, however, this is not a real retail premises where goods are sold to the public. Rather, the shop is part of HammondCare's model of care for dementia patients which provides residents with the experience of visiting a shop. As part of HammondCare's model of care, residents are encouraged to participate in daily activities such as cooking to provide them with a familiar and homelike environment. This activity extends to shopping for ingredients and the onsite 'shop' is provided to replicate this experience in a safe and convenient environment.

Regarding the proposed public domain works at Archdale Walk, these are permissible under the RE2 zoning, as an ancillary function of the 'recreation area' use.

4.2.3 Power to Grant Consent

Declaration of State Significant Development

Development consent will be sought under 'Division 4.7 - Stage Significant Development' of the EP&A Act. Section 4.36(2) of the EP&A Act states that:

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

Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP) lists development that is declared State significant development. Clause 28 of Schedule 1 of the Planning Systems SEPP states that:

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—more than \$30 million**, or
- (ii) otherwise—more than \$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.

As the project is located within Greater Sydney with a CIV in excess of \$30 million, has a residential care facility component, and the health services facility component (including ancillary uses) is not a prohibited use, it is declared State significant development. Before a State significant development can be determined, it is subject to a comprehensive assessment under the EP&A Act.

Consent Authority

Section 4.5 of the EP&A Act and Section 2.7 of the Planning Systems SEPP stipulate that the consent authority is the Minister for Planning and Homes (or the Department of Planning and Environment as their delegate) unless the development triggers the matter set out in Section 2.7(1) in which case the consent authority will be the Independent Planning Commission (IPC).

4.2.4 Other Approvals

The following section outlines other legislative approvals required for the Project in addition to a development consent under Division 4.7 of the EP&A Act.

Consistent Approvals

Section 4.42 of the EP&A Act stipulates that certain authorisations cannot be refused if they are necessary for carrying out State significant development. The following table lists legislative approvals that are required for the Project and cannot be refused if the Project is approved.

Table 5 Consistent Approvals under Section 4.42 of the EP&A Act

Act	Approval Required
Legislation that must be applied consistently	
Fisheries Management Act 1994	No
Mine Subsidence Compensation Act 1961	No
Mining Act 1992	No
Petroleum (Onshore) Act 1991	No
Protection of the Environment Operations Act 1997	No
Roads Act 1993	Yes
Pipelines Act 1967	No

EPBC Approval

The *Environmental Protection and Biodiversity Act 1999 Act* (EPBC Act) provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities, and heritage places. These are known as matters of National Environmental Significance. If the proposed development will, or is likely, to impact a matter of National Environmental Significance, then it is required to be referred to the Federal Department of the Environment for assessment to determine if it constitutes a 'controlled action' requiring EPBC approval. Presently, a bilateral agreement allows the Commonwealth Minister for the Environment to rely on the NSW environmental assessment process when assessing a controlled action under the EPBC Act.

As outlined in the BDAR Waiver (**Appendix P**), the Project is not likely to impact a matter of National Environmental Significance. Therefore, the Project is not required to be referred to the Federal Department of the Environment to determine if it constitutes a controlled action and the bilateral agreement applies.

Other Approvals

A Section 138 Roads Act Approval will be required for the proposed development, as a result of the proposed public domain upgrades of Archdale Walk. As outlined above, a concept for the upgrade of this path has been discussed extensively with Council as part of the pre-lodgement consultation and in-principle support has been provided for the works (refer to **Appendix QQ**). In accordance with the outcomes of this consultation, it is requested that a condition of consent be imposed on the SSD that requires HammondCare to apply for the necessary approval under the Roads Act to facilitate the delivery of the path upgrade generally in accordance with the concept design prior to Occupation Certificate.

Approvals not required for State Significant Development

Section 4.41 of the EP&A Act stipulates that certain authorisations are not required for State significant development. The following legislative approvals would otherwise be required if the Project was not State significant.

Table 6 Legislation that does not apply

Legislation	Approval Otherwise Required
Legislation that does not apply to State Significant Development	
Fisheries Management Act 1994	No
Heritage Act 1977	No
National Parks and Wildlife Act 1974	No
Rural Fires Act 1997	No
Water Management Act 2000	No

4.2.5 Pre-Conditions to Exercising the Power to Grant Consent

The following section identifies pre-conditions to be fulfilled by the consent authority before exercising their power to grant development consent.

Table 7 Pre-Conditions

Legislation	Pre-Condition
<i>Biodiversity Conservation Act 2016</i>	<p>A Biodiversity Development Assessment Report (BDAR) Waiver has been granted for the proposed development and is provided at Appendix P.</p> <p>Biodiversity impacts are also discussed further in Section 6.6.</p>
<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>	<p>Clause 2.122 of the T&I SEPP requires the consent authority to provide the TfNSW with written notice of the development application for developments considered a 'traffic generating activity'. The site is located on a road that connects to a classified road (Pacific Highway) within 90m of the connection, however, the development will not result in 75 or more additional dwellings and the hospital component is less than 200 beds. Furthermore, in accordance with the estimated traffic generation calculated within the Traffic and Parking Assessment (Appendix O), the proposal will not result in 50 or more motor vehicle trips per hour.</p> <p>As such, the proposal is not classified as 'traffic generating development' and referral to TfNSW is not required.</p>
<i>State Environmental Planning Policy (Industry and Employment) 2021</i>	<p>Section 3.6 stipulates that a consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied that:</p> <ul style="list-style-type: none"> the signage is consistent with the objectives of the SEPP, and the signage satisfies the assessment criteria specified in Schedule 1 of the SEPP. <p>Signage is proposed as part of this application and an assessment is undertaken below in Table 8.</p>

Legislation	Pre-Condition
State Environmental Planning (Resilience and Hazards) 2021	<p>Section 4.6 of State Environmental Planning (Resilience and Hazards) 2021 (R&H SEPP) stipulates that a consent authority must not consent to the carrying out of development unless:</p> <p><i>It has considered whether the land is contaminated, and</i> <i>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</i> <i>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.</i></p> <p>A Remediation Action Plan has been prepared by JK Environments which sets out a remediation strategy (including excavation and off-site disposal) for an Underground Storage Tank, asbestos-impacted fill and long term management strategies for zinc-impacted fill. The RAP confirms that the proposed remediation methodology is capable of making the site suitable for the proposed development. Refer to Section 6.13 for further information.</p>

Signage Assessment

An assessment of the proposed signage against the relevant provisions of the I&E SEPP is provided below in **Table 8**.

Table 8 Assessment of signage against I&E SEPP

Objective	Assessment	Compliance
1 – Character of the Area		
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed signage is consistent with the area's existing character. It is proposed to replace the existing building identification signage at the site to reflect Neringah Hospital.	Yes
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	No specific outdoor advertising theme applies to the area or locality. The design of the signage is considered to be appropriate with the surrounding context of the locality with regards to its size and scale.	Yes
2 – Special Areas		
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The proposal does not detract from the visual quality of any surrounding open space or sensitive area. The signage is designed to positively address and not adversely impact the amenity of the locality. This includes specifically designing the sign so that it is located on the entry facade and does not protrude outside the built structures.	Yes
3 – Views and Vistas		
Does the proposal obscure or compromise important views?	The proposed signage will not obscure or compromise any important views or vistas.	Yes
Does the proposal dominate the skyline and reduce the quality of vistas?	As, above, the proposed signage will not protrude above the building and dominate the skyline and/or reduce the quality of vistas.	Yes
Does the proposal respect the viewing rights of other advertisers?	There are no other advertisers within the vicinity of the proposed signage. The signage has been designed to integrate into the built forms of the proposed Neringah Hospital.	Yes
4 – Streetscape, setting or landscape		

Objective	Assessment	Compliance
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The scale, proportion and form of the proposed signage is appropriate for the setting and will respond to the needs for building identification.	Yes
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The signage will improve the visual interest of the setting and landscape through facilitating high quality signage that enables easy building identification.	Yes
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	The proposal replaces the existing sign at the site entrance.	Yes
Does the proposal screen unsightliness?	The proposed signage has been designed for building identification purposes.	N/A
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposed signage does not protrude above buildings, structures or tree canopies in the area or locality.	Yes
Does the proposal require ongoing vegetation management?	The proposed signage does not require ongoing vegetation management	N/A
5 – Site and Building		
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The proposed signage has been designed in tandem with the proposed built form at the site to ensure that it is well integrated with, and respects, the design of overarching redevelopment of Neringah Hospital.	Yes
Does the proposal respect important features of the site or building, or both?	The proposed signs are respectful in their design and appropriately respond to the design of the proposed buildings, Pallister House, and the site surroundings.	Yes
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The proposed signage has been designed for wayfinding and building identification purposes. Showing innovation/imagination is not the intention of, and would not be appropriate for, the proposed signage.	Yes
6 – Associated devices and logos with advertisements and advertising structures		
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	Not applicable for the proposed signage.	N/A
7 – Illumination		
Would illumination result in unacceptable glare?	No illumination proposed.	N/A
Would illumination affect safety for pedestrians, vehicles or aircraft?		
Would illumination detract from the amenity of any residence or other form of accommodation?		
Can the intensity of the illumination be adjusted, if necessary?		
Is the illumination subject to a curfew?		
8 – Safety		
Would the proposal reduce safety for any public road?		Yes

Objective	Assessment	Compliance
Would the proposal reduce safety for pedestrians/cyclists?	Due to the design, location, scale and intensity of the proposed signage, the proposal will not reduce the safety of any public road.	Yes
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposal would not obscure sightlines from any public area.	Yes

4.2.6 Mandatory Matters for Consideration

The following section identifies matters that the consent authority is required to consider in deciding whether to grant consent to any development application.

Table 9 **Mandatory Matters for Consideration**

Legislation	Matter for Consideration
<i>Environmental Planning & Assessment Act 1979</i>	<p>The development is consistent with the objects of the EP&A Act for the following reasons:</p> <ul style="list-style-type: none"> • It will support the delivery of additional seniors housing, in direct response to current demographic trends in Northern Sydney. • It will accommodate a range of upgraded community and health care facilities for the benefit of future residents and the community. • It seeks to protect and maintain natural vegetation where possible. • It allows for additional employment opportunities throughout the construction and operation phases. • It will facilitate ecologically sustainable development. • It will facilitate high quality design outcomes that will benefit future residents, visitors and surrounding neighbours.
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	<p>Coastal management</p> <p>The development does not contain land identified as coastal wetlands and/or littoral rainforest within the meaning of Chapter 2 of the Resilience and Hazards SEPP. The site is also not in proximity to such lands. Additionally, the site is not identified within a Coastal Use Area, Coastal Environmental Area or Coastal Vulnerability Area.</p> <p>Hazardous and offensive development</p> <p>Chapter 3 of the Resilience and Hazards SEPP (former SEPP 33) applies to the proposal as hospitals can be considered a 'hazardous storage establishment' within the meaning of the SEPP.</p> <p>A Preliminary Dangerous Goods Screening Report has been prepared by JHA at Appendix Y. The report confirms that the proposed development does not meet the definitions of a potentially hazardous industry. See Section 6.13 below.</p> <p>Remediation of land</p> <p>In accordance with Chapter 5 of the SEPP, a Detailed Site Investigation and Remediation Action Plan have been prepared by JK Environments at Appendix Z and BB respectively. Refer to further discussion at Section 6.13.</p>
<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>	<p>Clearing vegetation in non-rural areas</p> <p>Chapter 2 of <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> (BC SEPP) details provisions regarding the preservation and management of vegetation in non-rural areas. Since the site is zoned R4 – High Density Residential and is located within the Kuring-gai LGA, the provisions of this chapter apply to the proposed development.</p> <p>As discussed in further detail in Section 6.5, vegetation removal is required across the subject areas of the site to facilitate the proposed development, although it is noted that this vegetation is largely planted urban native and exotic vegetation which does not constitute any ecological significance. As aforementioned, an isolated remnant Sydney Red Gum exists at the northeast boundary of the site which will be retained as part of the proposal. As such, the consent authority can be satisfied that appropriate tree protection measures will be implemented to ensure the ongoing health and viability of this tree.</p>

Legislation

Matter for Consideration

Bushland in urban areas

Chapter 6 of the Biodiversity and Conservation SEPP (former SEPP 19) aims to protect and preserve bushland in urban areas, including Ku-ring-gai LGA. The proposal is consistent with the consent requirements as stipulated in clause 6.5 of Chapter 6 of the SEPP as:

- A comprehensive assessment of vegetation impacts has been made by a qualified arborist with regards to the proposal, which has found said impacts to be acceptable. Refer to **Appendix K** and **Section 6.5** below.
- Removal of existing vegetation is required to deliver an essential purpose which is in the public interest and all reasonable alternatives have been explored (including prioritising the retention of significant vegetation).
- Vegetation and bushland will be restored to the site as part of the proposal, above and beyond existing conditions, which will increase the overall canopy tree cover.

Sydney Harbour Catchment

Chapter 10 of the Biodiversity and Conservation SEPP is technically a matter of consideration for the proposal as it is located within the Sydney Harbour Catchment within the meaning of the SEPP. However, it is not located within the Foreshores and Waterways Area within the meaning of the SEPP.

The proposal will not impact the hydrological, ecological, and geomorphological processes of Sydney Harbour, and is therefore consistent with Chapter 10 of the SEPP.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

It is noted that a BASIX certificate is not required for the seniors housing buildings as these buildings are to be built to Class 9C (residential care building) standards, instead of a Class 2 (apartment building) standards. As such, Section J is the relevant sustainability benchmark for these buildings.

State Environmental Planning Policy (Sustainable Buildings) 2022

This policy is due to commence on 1 October 2023 and does not apply to the development due to the savings and transitional provisions for lodged applications. Notwithstanding, consideration of energy and water efficient design and future 'electrification' has been given in the design of the building. Refer to **Section 6.7** and **Appendix N**.

State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development

Although not strictly residential flat buildings, the proposed seniors housing buildings have been designed in accordance with the principles of SEPP 65 and the accompanying Apartment Design Guide (ADG). In particular;

- 37 out of 57 dwellings (65%) are naturally cross ventilated.
- 41 out of 57 dwellings (72%) receive more than 2 hours direct sunlight during midwinter, with only 2 units (3.51%) not receiving sunlight midwinter.
- Over 15% of the site comprises of deep soil.

An assessment of the seniors housing component of the development against the design principles of SEPP 65 and the ADG has been provided within the Design Report by Bickerton Masters at **Appendix C**. This report demonstrates that the buildings have been designed in accordance with the ADG design guidance and exhibit a high level of amenity for future residents whilst protecting the amenity of surrounding development.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

Notwithstanding the fact that the Seniors SEPP has been repealed and consolidated into the Housing SEPP, as aforementioned in **Section 4.1**, the proposed development is still subject to the provisions of the Seniors SEPP. A detailed analysis of the proposal's consistency with the Seniors SEPP is provided below in **Table 11**.

Ku-ring-gai Local Environmental Plan 2015

Clause	Control	Proposal
2.2 – Land Use Zoning	R4 – High Density Residential R2 – Low Density Residential	As aforementioned, the portion of the site subject to this proposal is zoned R4 – where the proposed uses are permissible with consent by virtue of the Seniors SEPP and T&I SEPP. The proposed upgrades to Archdale Walk are also permissible with consent in the RE2 zone.

Legislation	Matter for Consideration		
	2.3 – Zoning Objectives	The proposal is consistent with the objectives of this zone given that it will provide additional housing types within a high density development environment, on land that is in close proximity to services that meet the day today needs of residents.	
	2.7 – Demolition requires development consent	Consent is sought for all required demolition in accordance with this clause.	
	4.3 – Height of Buildings	17.5m	17.5m (as defined by the Seniors SEPP definition which is measured to the ceiling of the topmost floor).
	4.4 – Floor Space Ratio	1.8:1 with SCC	1.61:1. Refer below for calculation.
	5.10 – Heritage Conservation	An item of local heritage significance is located on the site, known as ‘Woonona Cottage,’ and the site is also surrounded by a number of other local and State heritage items. A Statement of Heritage Impact has therefore been prepared and is provided at Appendix FF , which stipulates that the proposed development will have an acceptable impact on the heritage significance of the area. This is discussed further in Section 6.16.2 .	
	5.21 – Flood Planning	The site is not considered to be affected by mainstream flooding or overland flow. This is discussed further in Section 6.12 , and a Flood Impact Assessment is also provided at Appendix X .	
	6.1 – Acid Sulfate Soils	The site is located on Class 5 Acid Sulfate Soils (ASS) and is not located in proximity to another other class of ASS.	
	6.2 – Earthworks	Consent is sought for all required earthworks in accordance with this clause.	
	6.3 – Biodiversity protection	A small portion of the site in the northeast corner is mapped as containing biodiversity value. Notwithstanding, a Biodiversity Development Assessment Report (BDAR) waiver has been granted for the proposal, given that the native vegetation at this portion of the site is proposed to be retained, with there being no remnant impacts on biodiversity values.	
	6.4 – Riparian land and adjoining waterways	The site is not identified as riparian land.	
	6.5 – Stormwater and water sensitive urban design	Stormwater and Water Sensitive Urban Design measures are discussed in Section 6.11 , as well as in Appendix U .	
Ku-ring-gai Development Control Plan 2015	It is noted that development control plans are not a matter for consideration in the assessment of SSDAs by virtue of Clause 11 of the SRD SEPP, which states that ‘Development Control plans... do not apply to... State significant development’.		
	Notwithstanding, guidance has been taken from the Ku-ring-gai DCP in certain instances to ensure that the proposed development provides a sympathetic built form outcome to the surrounding streetscape. This is discussed in further detail in the below sections.		

FSR Calculation

Table 10 provides a breakdown of the FSR calculation of the proposal. Of note, as shown at **Figure 3** above, the zoning boundary (as well as the associated height of building and FSR boundaries) in the western portion of the site do not align with any current lot boundary or logical development, instead, bisecting a portion of the Stage 1

'Wahroonga' building. As such, the portion of the Stage 1 building that protrudes into the current R2 zone has been attributed to the FSR for that part of the site (i.e. the part of the site with a maximum FSR of 0.3:1). The calculation of the FSR associated with the SCC area (i.e. the R4 zoned land, subject to a maximum FSR of 1.8:1 with the SCC) comprises the existing GFA of the 'Wahroonga' building, which falls within the R4 zone, and the GFA of the two new buildings proposed.

Table 10 SCC FSR Calculation

Component	Area	Notes
SCC Site Area (R4 land)	8,929sqm	Based on survey data
Maximum Base FSR	1.3:1	Based on the Ku-ring-gai LEP
Maximum Vertical Village FSR	1.8:1	Based on the SCC issued in accordance with the Vertical Village provisions of the Seniors SEPP which permit an additional 0.5:1 FSR
Existing GFA (R4 land)	3,376m ²	The existing GFA is based on the DA documentation for DA0058/12 (Wahroonga Residential Aged Care). Note that 360m ² of GFA from this building is situated on the R2 portion of the site.
GFA of proposed new buildings	11,015m ²	Calculated in accordance with the Seniors SEPP definition of GFA.
Total Proposed GFA	14,391m²	
Proposed FSR	1.61:1	

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP Seniors), although a repealed instrument following the implementation of *State Environmental Planning Policy (Housing) 2021* (Housing SEPP), continues to apply to the proposal. The new Housing SEPP does not apply to the development by virtue of the savings and transitional provisions provided within clause 3 of Schedule 7 of the Housing SEPP, due to being a development made subsequent to a SCC granted before the commencement date. Therefore, SEPP Seniors continues to apply.

The proposed residential aged care uses within the hospital building (though not the hospital use), and seniors housing uses, are considered to be 'residential care facilities' and 'self-contained dwellings' within the meaning of SEPP Seniors. In accordance with Clause 18 of the SEPP, the accommodation will only be occupied by the following:

- Seniors or people who have a disability,
- People who live within the same household with seniors or people who have a disability, or
- Staff employed to assist in the administration of and provision of services to housing provided under this Policy.

An assessment of the proposed development's compliance with the Seniors SEPP is provided below in **Table 11**.

Table 11 Assessment of proposal against relevant provisions of Seniors SEPP

Provision	Response
Chapter 1 – Preliminary	
Clause 2 – Aims of Policy	
(1) This Policy aims to encourage the provision of housing (including residential care facilities) that will—	The proposed development is consistent with the aims of the Seniors SEPP as it:

(a) increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and
(b) make efficient use of existing infrastructure and services, and
(c) be of good design.

(2) These aims will be achieved by—

(a) setting aside local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in this Policy, and
(b) setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and
(c) ensuring that applicants provide support services for seniors or people with a disability for developments on land adjoining land zoned primarily for urban purposes.

- Provides flexibility in the application of the applicable FSR standard for the site to provide for additional housing for seniors and/or people with disabilities;
- Provides for an additional 57 self-contained dwellings and 12 residential aged care rooms on site, thereby increasing the current supply and diversity of seniors housing typologies which will meet the future demands in the Ku-ring-gai LGA;
- Will revitalise the existing palliative care services currently provided as part of Neringah Hospital; and
- The proposal represents a design led solution to the site which is capable of accommodating the proposed scale of development.

Accordingly, the proposal will facilitate a development which increases the supply and diversity of seniors housing (and associated health care services), makes efficient use of existing infrastructure (both on site and external) and is capable of achieving a high standard of design excellence.

Clause 4 - Land to which Policy applies

(1) General This Policy applies to land within New South Wales that is land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only if—

(a) development for the purpose of any of the following is permitted on the land—
(i) dwelling-houses,
(ii) residential flat buildings,
(iii) hospitals,
(iv) development of a kind identified in respect of land zoned as special uses, including (but not limited to) churches, convents, educational establishments, schools and seminaries, or
(b) the land is being used for the purposes of an existing registered club.

The site's R4 zoning permits residential flat buildings, and as such the provisions of the SEPP apply.

Clause 45(1) of the Seniors Housing SEPP identifies land to which the 'Vertical Villages' provisions apply, being land on which development for the purposes of residential flat buildings is permitted. As such, the Site is able to pursue the floor space bonus associated with this clause via the issued SCC.

Part 1A Site Compatibility Certificates

(1) This clause applies to a development application made pursuant to this Chapter in respect of development for the purposes of seniors housing (other than dual occupancy) if—

(a) the development is proposed to be carried out on any of the following land to which this Policy applies—
(i) land that adjoins land zoned primarily for urban purposes,
(ii) land that is within a zone that is identified as "special uses" under another environmental planning instrument (other than land on which development for the purposes of hospitals is permitted),
(iii) land that is used for the purposes of an existing registered club, or
(b) the development application involves buildings having a floor space ratio that would require the consent authority to grant consent under clause 45.

A SCC has been issued for the development, confirming compliance with the relevant provisions of Part 1A. Specifically, a SCC has been issued in accordance with the vertical villages' provisions under Clause 45 of the SEPP.

Part 2 – Site Related Requirements

Clause 26 – Location and access to facilities

(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) to—

(a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and
(b) community services and recreation facilities, and
(c) the practice of a general medical practitioner.

The Site has adequate access to all required services, which are all located in Wahroonga Shopping Village. Of note, the following key services are accessible:

- Shops such as retail, supermarket, post office, take away restaurants, cafes, legal services.
- Bank services including a Westpac and Commonwealth Bank branch.
- General Practitioner, dentist and physiotherapy services.

It is also noted that a variety of services will be provided on site, including medical services, a salon and recreational facilities.

Further to these services, Wahroonga Train Station is also located adjacent to the shopping village, connecting the site with key commercial centres across metropolitan Sydney. The station has recently been upgraded to provide equitable access via new lifts as part of the Transport Access Program.

(2) Access complies with this clause if—

(a) the facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is no more than 1:14, although the following gradients along the pathway are also acceptable—

(i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,
(ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time,
(iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time,

As noted in **Section 3.12**, a small section of 'Archdale Walk' – the primary pedestrian pathway between the site and Wahroonga shopping village, is non-compliant with the required gradient provision, having a gradient of 1:8 for a length of 2.6m.

As such, this portion of the pathway is proposed to be upgraded as part of the proposed development, to ensure access complies with the aforementioned gradients. A concept design has been submitted as part of this proposal and it is requested that a condition of consent be imposed on the development that necessitates the works to be undertaken prior to Occupation Certificate.

(b) in the case of a proposed development on land in a local government area within the Greater Sydney (Greater Capital City Statistical Area)—there is a public transport service available to the residents who will occupy the proposed development—

(i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and
(ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and
(iii) that is available both to and from the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive), and the gradient along the pathway from the site to the public transport services (and from the public transport services to the facilities and services referred to in subclause (1)) complies with subclause (3),

As noted previously, Wahroonga Train Station is located approximately 350m away adjacent to Wahroonga Shopping Village, and it is also noted that upgrade works have recently been completed which include the provision of an accessible lift from the overpass to the platforms. This will further improve accessibility of the site to the broader Sydney region.

Clause 27 – Bushfire prone land

The site is not identified as bushfire prone land as identified in **Section 6.23**.

Clause 28 – Water and Sewer	<p>The subject site is located in an established residential area and has access to existing water and sewer services.</p> <p>Necessary arrangements will be made with Sydney Water, Endeavour Energy and Jemena for any required augmentation to existing services. The proposed arrangements are capable of supporting the proposed development as discussed in the Infrastructure Utilities Statement prepared by Steensen Varming at Appendix KK (also discussed further in Section 6.22).</p>
Part 3 Design Requirements	
Clause 30 – Site analysis	A detailed site analysis plan has been prepared by Bickerton Masters and is included at Appendix B . The site analysis is supported by this EIS.
Clause 32 – Design of residential development	The proposed development has been designed with regard to the principles of Division 2 (cl33-39). Refer below discussion.
Clause 33 – Neighbourhood Amenity and Streetscape	
<i>(a) recognise the desirable elements of the location's current character (or, in the case of precincts undergoing a transition, where described in local planning controls, the desired future character) so that new buildings contribute to the quality and identity of the area, and</i>	<p>As is discussed further in Section 6.1, the design of the proposed development has been subject to a rigorous design development process to ensure that the site responds appropriately to the current and future character envisaged for the locality, with particular consideration to surrounding residential development.</p> <p>The desired future character of the locality is established in the Kuring-gai DCP, which has been utilised during the design development phase to ensure the proposal integrates with the streetscape. The desired character of the area can be described as <i>'buildings situated with a garden setting dominated by tall trees'</i> (DCP Section 7A.3, Objectives 1, 3 & 14), and it is considered that the proposed development achieves this through the following features:</p> <ul style="list-style-type: none"> • Provision of generous, DCP compliant setbacks that replicate adjoining development, allowing significant deep soil landscaping to be planted to act as a visual buffer between the proposal and public domain. • Stepping the overall building height as well as articulating facades in a manner that ensures the bulk and scale of the development generally matches that of the adjoining development. • Provision of a landscaped 'green spine' bisecting the site and connecting Archdale and Balcombe Parks, which will act to create a distinct green network through the locality. <p>As such, the proposal is considered to complement the scale of built form within the vicinity while integrating with the existing and future landscaped residential character. Refer to Section 6.1 for additional discussion on built form and urban design.</p>
<i>(b) retain, complement and sensitively harmonise with any heritage conservation areas in the vicinity and any relevant heritage items that are identified in a local environmental plan,</i>	<p>Whilst the portion of the site that is subject to this SSDA is not identified as a heritage item, the locally heritage listed 'Woonona Cottage' is located within the western portion of the site, fronting Woonona Avenue. As such, the proposed built form has been established so as to respond to the heritage amenity of this item, by incorporating generous building setbacks and separation to maintain its legibility from within the site as well as from the public domain.</p> <p>Additional discussion is provided in Section 6.16.2 and as part of the Statement of Heritage Impact (refer Appendix FF).</p>
<i>(c) maintain reasonable neighbourhood amenity and appropriate residential character by:</i>	<p>The proposed development maintains reasonable neighbourhood amenity as it:</p> <ul style="list-style-type: none"> • Provides appropriate setbacks that allow for internal amenity while not resulting in any adverse impacts to surrounding residents;

<p>(i) providing building setbacks to reduce bulk and overshadowing, and</p> <p>(ii) using building form and siting that relates to the site's land form, and</p> <p>(iii) adopting building heights at the street frontage that are compatible in scale with adjacent development, and</p> <p>(iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and</p>	<ul style="list-style-type: none"> • Incorporates a design led solution to built form that ensures the site remains compatible with the surrounding streetscape and siting; and • Adopts a maximum building height that is commensurate with the existing and future residential character and the objectives of the R4 High Density Residential zone. <p>Further discussion is provided in Section 6.1.</p>
<p>(d) be designed so that the front building of the development is set back in sympathy with, but not necessarily the same as, the existing building line, and</p>	<p>The proposed development is setback approximately 10m from Neringah Avenue South, which has been established so as to align with the Ku-ring-gai DCP controls for residential flat buildings, as well as generally align with the prevailing setbacks provided for adjacent residential development.</p> <p>Additional discussion on the proposal's built form response is provided at Section 6.1.</p>
<p>e) embody planting that is in sympathy with, but not necessarily the same as, other planting in the streetscape, and</p>	<p>The proposed development includes an extensive hard and soft landscaping scheme to respond to the existing environment and it is reiterated that the major canopy tree within the north eastern corner of the site will be retained.</p> <p>The proposal includes a minimum deep soil provision of 1,668m² (15.6% of site area), with the total landscaped area of the site being approximately 7,491m² (69%). Landscape Plans including species type, quantity and size is included at Appendix M, with additional discussion also provided in Section 6.5.</p>
<p>(f) retain, wherever reasonable, major existing trees, and</p>	<p>The single existing Sydney Red Gum located adjacent to the north eastern boundary of the site will be retained as part of the proposal, given that it has been identified as exhibiting ecological value. All other vegetation proposed to be removed on site has been assessed as having little to no ecological value and therefore does not contribute to any landscape amenity.</p> <p>As well as the retention of the major existing tree on site, an extensive landscaping scheme is also proposed that incorporates deep soil within setback zones.</p>
<p>(g) be designed so that no building is constructed in a riparian zone.</p>	<p>The site is not located near a riparian zone.</p>

Clause 34 – Visual and Acoustic Privacy

The proposed development should consider the visual and acoustic privacy of neighbours in the vicinity and residents by:

<p>(a) appropriate site planning, the location and design of windows and balconies, the use of screening devices and landscaping,</p>	<p>The orientation and design of windows and balconies has been carefully considered in the design of the proposed development, including reference to the minimum separation distances contained within the ADG. The offsetting of windows and balconies, and the inclusion of landscaping and screening at sensitive interfaces, will also minimise overlooking. Refer to Section 6.2.5.</p>
<p>(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.</p>	<p>Given the existing configuration of the site and with it being located in a dense urban area, the positioning of all rooms away from driveways and car parking areas is unavoidable. However, it is noted that the northern entrance to the basement car park (which will be used by service and emergency vehicles) has been covered with a landscaped lid to protect the amenity of rooms/dwellings both within and adjacent the site.</p>

Clause 35 – Solar Access and Design for Climate

<p>(a) ensure adequate daylight to the main living areas of neighbours in the vicinity and residents and adequate sunlight to substantial areas of private open space, and</p>	<p>The proposed development has been designed to maximise solar access internally for all habitable rooms, adjoining development and open space. Importantly, the proposed development has been configured to provide courtyard areas and terrace areas which</p>
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	receive high levels of sunlight during the winter solstice (including through the use of roof top terraces to maximise communal open space).
<i>(b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation solar heating and lighting by locating the windows of living and dining areas in a northerly direction</i>	All rooms have been designed and oriented to achieve adequate solar access while minimising overlooking onto adjoining development. In addition, the substantial retention and planting of trees within the front setback will provide natural means for shading by increasing the existing canopy cover of the site and will reduce reliance on air conditioning and the like.
Clause 36 – Stormwater	
<i>(a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas,</i>	The proposed development will incorporate a range of stormwater measures to minimise disturbance and impacts of runoff to adjoining properties as shown on the Civil and Stormwater Plans at Appendix V .
<i>(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.</i>	The proposal includes stormwater management measures to ensure compliance with Ku-ring-gai Council's post-development water quality measures for this development. Further discussion is provided at Appendix U .
Clause 37 – Crime Prevention	
<i>(a) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins any such area, driveway or street, and</i>	The proposed development aims to enhance natural surveillance both to the development itself and to Neringah Avenue South, which is achieved through the following key measures: <ul style="list-style-type: none"> • Dwellings and habitable spaces oriented towards the streetscape with direct lines of sight. • Additional activation at the ground level through the provision of a neighbourhood amenity space at the corner of Neringah Avenue South. • The provision of a pedestrian oriented green spine through the site facilitates a clear direct path with numerous lobby entrances and windows orientated to face the spine. • High level of territorial reinforcement achieved through clear ownership cues. Additional discussion is provided in the Crime Prevention Through Environmental Design (CPTED) Report provided at Appendix J , and in Section 6.4 .
<i>(b) where shared entries are required, providing shared entries that serve a small number of dwellings and that are able to be locked, and</i>	
<i>(c) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.</i>	
Clause 38 – Accessibility	
<i>The proposed development should:</i>	
<i>(a) have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities, and</i>	The site has a safe and legible pedestrian link to Wahroonga Shopping Village (upon completion of the Archdale Walk upgrades) and the adjacent Wahroonga Train Station, which provides services and public transport links.
<i>(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.</i>	The proposed development provides distinct pedestrian and vehicular access points, improving safety across the site. The entry lobby to the proposed development has been appropriately delineated through landscaping and footpaths. Primary vehicular access will continue to be provided via the existing driveways adjacent to the eastern and western boundaries on the site. The north eastern driveway will provide one way access to the car park and loading areas / ambulance bay and the south eastern driveway will provide the exit point for all vehicles. The car parking arrangement will be secure and convenient and will provide direct access to the lobby area on the Ground Floor level.
Clause 39 – Waste Management	

The proposed development should be provided with waste facilities that maximise recycling by the provision of appropriate facilities

Dedicated waste management rooms and facilities have been incorporated within the proposed development. Further discussion is provided within the Waste Management Plan prepared by Waste Audit (refer **Appendix CC**), as well as in **Section 6.15**.

Part 4 – Development standards to be complied with

Clause 40 – Development Standards

Site Size – Minimum 1,000sqm

Site Frontage – Minimum 20m

Height zones where residential flat buildings are not permitted

If the development is proposed in a residential zone where residential flat buildings are not permitted:

- the height of all buildings in the proposed development must be 8 metres [as defined within the Seniors Housing SEPP] or less, and
- a building that is adjacent to a boundary of the site (being the site, not only of that particular development, but also of any other associated development to which this Policy applies) must be not more than 2 storeys in height, and
- a building located in the rear 25% area of the site must not exceed 1 storey in height.

The requirements of this clause do not apply to the proposal by virtue of subclause (5)(b), as HammondCare is considered to be a 'social housing provider' within the meaning of SEPP Seniors. Notwithstanding, it is noted the proposal meets these standards regardless.

Clause 41 – Standards for hostels and self-contained dwellings

(1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purpose of a hostel or self-contained dwelling unless the proposed development complies with the standards specified in Schedule 3 for such development.

The proposal has been designed to achieve the relevant requirements of Schedule 3, noting that it is being undertaken by a social housing provider.

(2) Despite the provisions of clauses 2, 7, 8, 9, 10, 11, 12, 13 and 15–20 of Schedule 3, a self-contained dwelling, or part of such a dwelling, that is located above the ground floor in a multi-storey building does not have to comply with the requirements of those provisions if the development application is made by, or by a person jointly with, a social housing provider.

Clause 45 – Vertical Villages

(6) Requirements relating to affordable places and on-site support services

A consent authority may only grant consent to a development application as referred to in subclause (2) if—

(a) the consent authority is satisfied, on written evidence, that—

- (i) the proposed development will deliver on-site support services for its residents, and
- (ii) at least 10% of the dwellings for the accommodation of residents in the proposed development will be affordable places, and

HammondCare has made provision for all on-site support services and will make these available to future residents as required. HammondCare is also a registered charity which specialises in providing health care services to the elderly and those that are financially disadvantaged. Of note, across HammondCare's facilities:

- 45% of aged care recipients are low income or disadvantaged.
- 50% of inpatients and outpatients are public patients.
- 15% of seniors living residents benefit from affordable options.

(b) the applicant identifies, to the satisfaction of the consent authority, which of the dwellings for the accommodation of residents

Accordingly, HammondCare will designate at least 10% of the self-contained dwellings to be affordable places, in line with their charitable vision to provide health care services to people irrespective of their financial situation. Notwithstanding, it is requested that

in the proposed development will be set aside as affordable places.

specific dwellings not be nominated for this purpose to prevent flexibility in the allocation of dwellings (noting that HammondCare maintains control of all dwellings as they are offered on a licenced basis only and not strata subdivided) and to prevent the potentially perverse outcome whereby a member of the community is denied care due to their financial status.

Clause 48 – Standards that cannot be used to refuse development consent for residential care facilities

(a) **building height:** if all proposed buildings are 8 metres or less in height (and regardless of any other standard specified by another environmental planning instrument limiting development to 2 storeys),

Clause 48 is not a development standard, and any non-compliance would not require a Clause 4.6 variation request. Irrespective, it is noted that the proposal maintains compliance with the maximum building height standard of 17.5m prescribed by the Ku-ring-gai LEP, in accordance with the definition of building height stipulated in the Seniors SEPP:

***height** in relation to a building, means the distance measured vertically from any point on the ceiling of the topmost floor of the building to the ground level immediately below that point.*

(b) **density and scale:** if the density and scale of the buildings when expressed as a floor space ratio is 1:1 or less,

The proposed development will have a maximum FSR of 1.61:1, which is the result of a design led response to the site's characteristics in the context of the 0.5:1 FSR uplift afforded to the site by virtue of the approved SCC. Further discussion is provided in **Section 6.1**.

(c) **landscaped area:** if a minimum of 25 square metres of landscaped area per residential care facility bed is provided,

In total the proposal will provide 3,954m² of landscaped area in accordance with the SEPP definition. This equates to approximately 60m² of landscaped area for each bed, including the existing 66 beds within Stage 1 and 12 additional beds as part of this proposal.

(d) **parking for residents and visitors:** if at least the following is provided—
(i) 1 parking space for each 10 beds in the residential care facility (or 1 parking space for each 15 beds if the facility provides care only for persons with dementia), and
(ii) 1 parking space for each 2 persons to be employed in connection with the development and on duty at any one time, and
(iii) 1 parking space suitable for an ambulance.

130 car parking spaces are proposed which exceeds the rates specified in this control. Further discussion is provided in **Section 6.4** and at **Appendix O**.

Clause 50 – Standards that cannot be used to refuse development consent for self-contained dwellings

(a) **building height:** if all proposed buildings are 8 metres or less in height (and regardless of any other standard specified by another environmental planning instrument limiting development to 2 storeys),

Refer above.

(b) **density and scale:** if the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,

Refer above.

(c) **landscaped area:** if—
(i) in the case of a development application made by a social housing provider—a minimum 35 square metres of landscaped area per dwelling is provided, or
(ii) in any other case—a minimum of 30% of the area of the site is to be landscaped,

In total the proposal will provide 3,954m² of landscaped area in accordance with the SEPP definition. This represents 37% of the site area and therefore is consistent with this provision. Additionally, over 35m² of landscaped area is provided for each dwelling, even when taking into account the landscaped area attributed to the existing and proposed residential care facility beds. Furthermore, the proposal also includes roof top terraces in addition to this.

(d) **Deep soil zones:** if, in relation to that part of the site (being the site, not only of that particular development, but also of any other associated development to which this Policy

Complies. A minimum of 15.6% of the site comprises deep soil area.

applies) that is not built on, paved or otherwise sealed, there is soil of a sufficient depth to support the growth of trees and shrubs on an area of not less than 15% of the area of the site (the deep soil zone). Two-thirds of the deep soil zone should preferably be located at the rear of the site and each area forming part of the zone should have a minimum dimension of 3 metres,

(e) **solar access:** if living rooms and private open spaces for a minimum of 70% of the dwellings of the development receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter.

Solar access is provided in line with the Apartment Design Guide.

(h) **parking:** if at least the following is provided—

Complies. 130 car parking spaces are provided.

- (i) 0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provider, or
- (ii) 1 car space for each 5 dwellings where the development application is made by, or is made by a person jointly with, a social housing provider.

Clause 55

A consent authority must not grant consent to carry out development for the purpose of a residential care facility for seniors unless the proposed development includes a fire sprinkler system.

A fire sprinkler system has been incorporated into the design of the buildings.

4.2.7 Consistency with SCC

On 13 April 2022, the Sydney North Planning Panel issued a SCC for the development pursuant to Clause 25(4) of the Seniors SEPP which certifies the site is suitable for more intensive development, it is compatible with the surrounding environment and the development is compatible with the surrounding land uses subject to the requirements listed at Schedule 2 of the SCC. **Table 12** summarises the proposal's consistency with the SCC.

Table 12 Consistency with SCC

SCC Matter	Response
Schedule 1 – Site and development	
	<p>The SSD is subject to the same site as that specified in the SCC, specifically;</p> <ul style="list-style-type: none"> • Lot 1 in DP960051 • Lot 1 in DP1199937 • Lot 52 in DP2666 <p>The proposal is also generally consistent with the project description of the SSD which involved 'a seniors housing development across two buildings o include a mix of 60 self-contained dwellings and 9 residential age care facility beds, 18 palliative care beds, 90 parking spaces with basement parking and associated amenities and landscaping'.</p>
Schedule 2 – Requirements imposed on determination	
The land area subject to the SCC is identified in Figure 1, which is the portion of the site zoned R4 High Density Residential. This area does not include the "Woonona House"	As identified above, the area subject to new GFA and calculated as part of the FSR is confined to the R4 portion of the site.

SCC Matter	Response
heritage item and area of the site zoned R2 Low Density Residential	
<i>The through site link / green spine proposed to link Neringah Ave South and Woonona Ave as indicated in Figure 2 is to be made publicly accessible</i>	The through site link is proposed as part of the development and is not constrained by fencing or the like that would restrict public access.
<i>Consideration of the provision for access to relevant off-site facilities in accordance with the provisions of clause 26 of the Seniors SEPP including any necessary modifications to Archdale Walk or existing footpath gradients in the surrounding streets are to be completed to the satisfaction of Ku-ring-gai Council</i>	As outlined above, a concept has been prepared and discussed with Council for the proposed works to Archdale Walk. It is requested that a condition of consent be imposed which requires these works to be undertaken.
<i>Consideration of SEPP 65 and the ADG relating to the independent living units proposed</i>	The development has considered SEPP 65 and the ADG as outlined within the Design Report at Appendix C .
<i>Consideration of the proposed encroachment into the front setback and an appropriate design response is adopted to mitigate any impacts to the streetscape</i>	This aspect of the proposal has been reviewed through the detailed design and the encroachment into the front setback has been removed.
<i>Consideration of the proposed bulk and scale and its relationship with the heritage item to be resolved at DA stage through the assessment of the DA under Section 4.15 if the EP&A Act 1979.</i>	Refer to Section 6.1 below, a design-led approach has been taken to the site which ensures an appropriate bulk and scale is achieved, including in respect of the adjacent heritage items (refer to Section 6.16.2).

5.0 Community Engagement

This chapter describes community consultation undertaken to date, outlines initial community views and describes the proposed community engagement strategy to be undertaken following the lodgement of the EIS. The Applicant's approach to community engagement is informed by the Department's *Undertaking Engagement Guidelines for State Significant Development* (2021). This includes adopting the following community participation objectives provided in the Guideline. Additionally, a Consultation Report has been prepared by TSA Advisory which describes the engagement process and outcomes in greater detail. It is made available at **Appendix F**.

5.1 Engagement Carried Out

5.1.1 Identified Stakeholders

A comprehensive list of community members and stakeholders to consult throughout during the preparation of the EIS process was developed through:

- The identification of neighbours who would be impacted by the Project unless mitigation measures were implemented.
- The identification of stakeholders who would have a particular interest in the Project.
- The identification of stakeholders who would have information of value to the Project, for example, Aboriginal groups with cultural knowledge relating to the Project site.
- Consultation with the DPE. This included the community members and stakeholders listed in the Project's SEARs that the Applicant was required to consult with.

As a result of the above process, the following stakeholders were identified for consultation:

- Local community members.
- Heritage NSW.
- Native Title Service Corporation (NTSCorp).
- National Native Title Tribunal.
- Office of the Registrar, Aboriginal Land Rights Act 1983.
- Ku-ring-gai Council.
- Metropolitan Local Aboriginal Land Council.
- Ku-ring-gai Council planning executive.
- HammondCare staff and volunteers.
- Abbotsleigh Junior School and Early Learning Centre.
- Wahroonga Post Office.
- Federal Member for Bradfield, the Hon. Paul Fletcher MP.
- State Member for Ku-ring-gai, the Hon. Alister Henskens MP.

Additionally, 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.

5.1.2 Consultation Methods

A range of consultation methods were used throughout the EIA process to engage community members and stakeholders. During the preparation of the EIS, the following engagement methods were used:

- Project newsletter.
- Media release.
- Online information sessions.
- In-person information sessions.
- Individual stakeholder briefings.
- Dedicated information line and email address.
- Project website.

5.1.3 Aboriginal Community Consultation

Consultation was undertaken with Aboriginal groups during the preparation of the Aboriginal Cultural Heritage Assessment in accordance with the 'Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010' and the requirements of Clause 60 of the *National Parks and Wildlife Regulation 2019*.

The aim of the consultation process was to integrate cultural and archaeological knowledge and ensure registered Aboriginal stakeholders have information to make decisions on Aboriginal cultural heritage. The Aboriginal consultation process involved the following stages:

- Stage 1 – Notification & Registration of Interest
- Stage 2 – Presentation of Project Information
- Stage 3 – Gathering Information about Cultural Significance
- Stage 4 – Review of Draft Cultural Heritage Assessment

A summary of the Aboriginal consultation process and outcomes is provided in the Aboriginal Cultural Heritage Assessment Report (**Appendix EE**).

5.2 Stakeholder Views

The following table outlines the key issues/matters raised by community members and stakeholders during the preparation of the EIS. This has been included in lieu of a separate attachment due to the nature and quantity of views.

Table 13 Summary of Stakeholder Views

Category	View	Stakeholders	EIS Section / Comment
Economic, Environmental and Social Impacts	The inclusion of basement parking is supported to avoid contributing to demand for limited street parking spots.	Local Residents	The Project's parking and traffic impacts are addressed in the Traffic and Parking Assessment, included as Appendix O and summarised in Section 6.8 .
	Concern over safety impacts of increased traffic volumes	Local Residents	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.
	Interest and concern around construction timeframes	Local Residents	Construction timeframes and management are discussed at Section 3.13 .

Category	View	Stakeholders	EIS Section / Comment
			Construction is expected to commence in early 2024 and take approximately 18-20 months to complete.
	Concern around noise impacts	Local Residents	The project's noise impacts are assessed in the Noise and Vibration Impact assessment attached at Appendix Q and discussed in Section 6.9 . These confirm that noise impacts fall within the allowable thresholds.
	Concern around dust impacts	Local Residents	Any potential dust impacts will be addressed through a Construction Management Plan to be prepared before the commencement of works.
	Interest in how services would be delivered during construction	Local Residents	HammondCare is committed to ensuring there is no interruption to the Stage 1 Residential Care service, with residential aged care, palliative care and in patient services to continue.
	Opportunity for greater pedestrian amenity	Local Residents	Accessibility and active transport access is discussed further at Section 6.8 .
	Concern over water run-off/drainage	Local Residents	The project's stormwater and wastewater impacts are assessed in the Integrated Water Management Plan attached at Appendix U and discussed in Section 6.9 . These confirm that noise impacts fall within the allowable thresholds.
	Interest and some concern surrounding building height and mass	Local Residents	Built form and urban design assessment has been included in Section 6.1 . Further, environmental amenity impacts are assessed at Section 6.2
Issues Beyond the Project's Scope	Visibility due to parked cars on Neringah Avenue South	Local residents	While HammondCare supports the removal of selected street parking to improve visibility for vehicles entering and leaving driveways, this decision lies with Council and is outside the scope of this application.

5.3 Engagement to be Carried Out

The Applicant is committed to ongoing community consultation following the submission of the EIS. This includes during the exhibition and assessment of the Project, and if approved, following a determination.

5.3.1 Exhibition & Assessment

Following its submission, DPE will exhibit the EIS on the Major Projects NSW Website and invite submissions from government agencies and the public. Once the exhibition period is complete, DPE may require the Proponent to prepare a Submissions Report in response to issues raised. The Proponent will continue to liaise with DPE and stakeholders during the Project's assessment to address queries that may arise.

5.3.2 Post-Approval

The Applicant will implement the following post-approval stakeholder consultation strategies in addition to the Conditions of Consent requirements.

6.0 Assessment of Impacts

This section of the report assesses and responds to the environmental impacts of the proposed SSDA. It addresses the matters for consideration set out in the SEARs (see **Attachment 1**). The Mitigation Measures at **Attachment 3** complement the findings of this section.

6.1 Built Form and Urban Design

Architectural Plans depicting the proposed development have been prepared by Bickerton Masters and are provided at **Appendix B**. As well as this, an Architectural Design Report prepared by Bickerton Masters in conjunction with Arterra Landscape Architects (**Appendix C**) has been prepared in accordance with the SEARs requirements.

A summary of the assessment and proposed mitigation measures are provided below.

6.1.1 Assessment

In the first instance, when considering the appropriateness of the proposal's built form and urban design response, the following should be considered:

- The sites receipt of a Site Compatibility Certificate (SCC) pursuant to the 'Vertical Villages' provision of the Seniors SEPP has definitively concluded that the site is suitable for more intensive development that would not compromise compatibility with the surrounding environment.
- It is noted that key agencies including Ku-ring-gai Council, the Department of Planning & Environment, and the Sydney North Planning Panel reviewed the concept scheme prepared for the site as part of the SCC process, with a coalescence of feedback from these agencies informing the ultimate approval of the SCC.
- Regarding the above two points, the issuing of a SCC indicates that the proposed scheme has been deemed conceptually appropriate for the site and the subsequent detailed design has demonstrated that the development will not give rise to any unjustified environmental impacts.
- It is noted that notwithstanding the increase in FSR on the site beyond the base LEP control (as afforded by the SCC), the proposal maintains full compliance with the maximum building height standard across the site.
- Notwithstanding that DCP's are technically not a matter for consideration in SSD applications, the proposal has taken guidance from the Ku-ring-gai DCP where appropriate, in conjunction with the design guidance of the ADG, to inform key design principles such as setbacks, deep soil and landscaping. In doing this, the proposal has responded to the prevailing built form attributes of the streetscape and locality.
- The proposal has not sought to maximise the permissible FSR afforded under the SCC, instead opting for a design led approach that has informed a more bespoke response to the site and locality's unique characteristics.

As has been detailed throughout this EIS and within the supporting documentation, the proposed development has been the subject of a rigorous design development process that has sought to harmonise numerous key considerations including the following:

- Maximising the operation and functionality of the proposal as an integrated seniors housing and health services facility that will champion HammondCare's provision of health and aged care services.
- Providing a bespoke response to the current and future surrounding built form character, principally, with respect to the prevailing residential character of Neringah Avenue South and surrounding heritage.
- The retention of significant, native vegetation and generous provision of landscaping elements so as to mitigate the bulk and scale of the proposal when viewed from the public domain.

In consideration of the above, Bickerton Masters has developed a scheme that intrinsically fits in with the surrounding neighbourhood context, whilst simultaneously enhancing Neringah Hospital's status as a key community asset that contributes significantly to the wider locality. Of particular note, the proposal has been designed so as to not maximise the additional FSR afforded to the site under the approved SCC, which, as

forementioned, permits a maximum FSR provision of 1.8:1 across the subject portion of the site (limited to those areas zoned R4 – High Density Residential). Instead, the design proposes an FSR of 1.61:1, which has been derived from a detailed analysis of the site's opportunities and constraints as opposed to achieving a numeric FSR standard.

Building Height

It is reiterated that the proposed development maintains compliance with the maximum building height control nominated under the Ku-ring-gai LEP, which is 17.5m (as measured in accordance with the definition in the Seniors SEPP). By virtue of the site's sloping topography, the proposal presents a varied building height when viewed from the public domain, although generally maintains a maximum 5 storey built form across the entirety of the streetscape. As is identified below in **Figure 32**, the building height ensures the proposal is sympathetic to the surrounding development character, principally, the adjacent residential flat building known as 'The Sirius.' The image demonstrates that the proposed massing will sit comfortably within the existing streetscape and character of the area, by generally aligning with the height of the adjoining development. In this sense, the proposed massing has been designed and articulated to create a built form that corresponds with the natural topography of the site and concentrates the massing away from other sensitive uses.

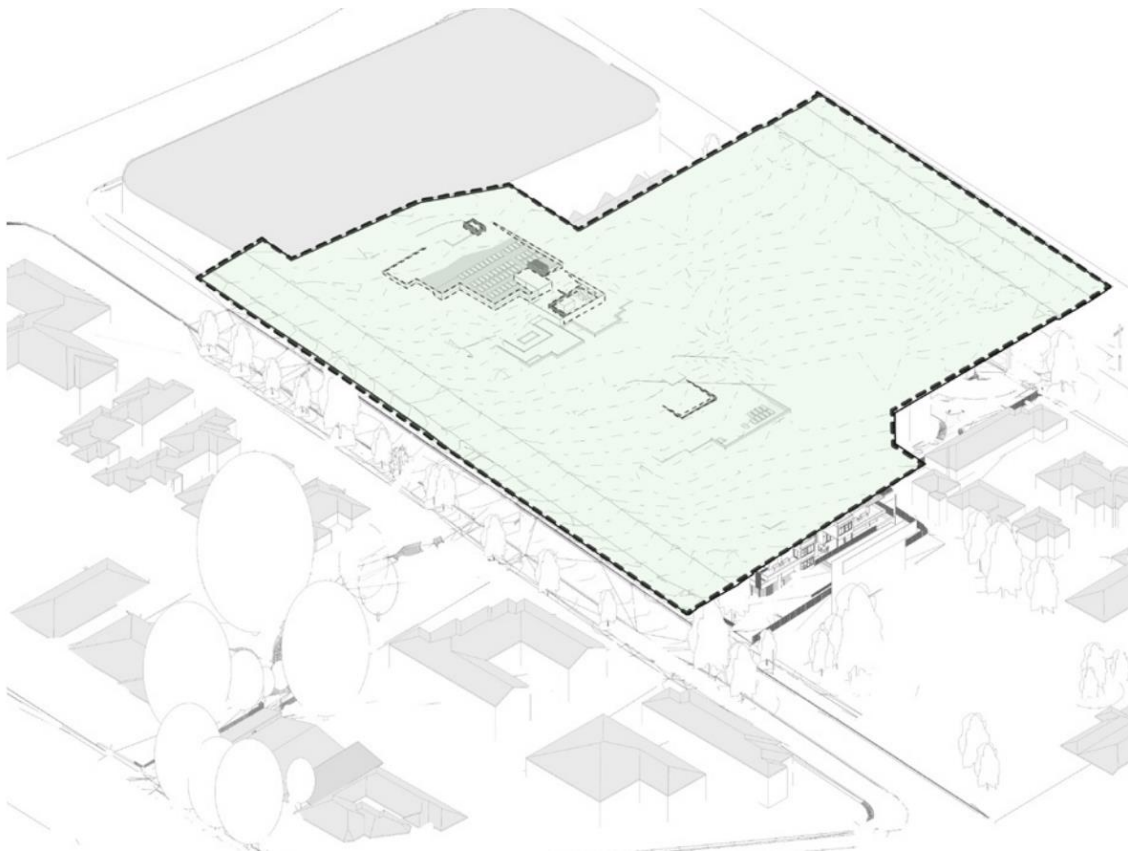


Figure 32 Height plane with proposed development

Source: Bickerton Masters

Building Setbacks and Separation

As noted previously, a condition of the SCC issued for the site was:

Consideration of the proposed encroachment into the front setback and an appropriate design response is adopted to mitigate any impacts to the streetscape;

As such, the proposal's setbacks have been revised in accordance with the Ku-ring-gai DCP controls for residential flat buildings, in recognition of the fact that this development typology is the prevailing land use of the streetscape. The proposal presents an approximately 10m setback to Neringah Avenue South, with the setback

area being foregrounded with extensive landscaping so as to soften the bulk and scale of the development when viewed from the public domain, as well as contribute to the 'garden setting' character of the Ku-ring-gai LGA.

6.1.2 Design Excellence

To ensure that a high standard of design is delivered at the site, with a high degree of environmental amenity, the project team has consulted with the NSW Government Architect's State Design Review Panel (SDRP) during the design development process.

The project team has met with the SDRP on two separate occasions: 6 July 2022, and 23 November 2022. Advice provided by the SDRP has informed the design of the proposal.

The project team has responded to the written advice received from the SDRP across both meetings within the Urban Design Report prepared by Bickerton Masters (refer **Appendix B**). A summary of the responses to the latest SDRP advice (from the 23 November meeting) is also shown in **Table 14** below.

Table 14 Response to SDRP feedback

SDRP comment	Response
Connecting With Country	
1. A process of 'walking country' together with Aboriginal Knowledge Holders is recommended to better understand opportunities for participatory design.	<ul style="list-style-type: none"> Notwithstanding the site response was developed pre-Stage one commencement in 2017, it is acknowledged that the detail design of Stage 2 has not been informed to date by way of 'walking Country' with Aboriginal Knowledge Holders. It is proposed to incorporate a 'walking Country' with the Aboriginal Knowledge Holders identified as part of the linguistic study It is recognised that the first step in understanding is to communicate. To make contact and to listen. As part of HammondCare's RAP, the conversation has commenced and will inform overall business operations as well as capital works projects. First Nation language cards have been created to help staff communicate with patients and residents, and HammondCare has released its first Indigenous language guide to support staff in the effective and respectful delivery of care. An Aboriginal Language researcher and educator was the guest speaker at HammondCare biannual Leadership day in November and spoke to the leadership group on the importance of Aboriginal language, and how language is in the land. People take the language from the land and hence language is part of the narrative of Country. The language of the Darramuragal people, the traditional custodians of the land upon which the Wahroonga site sits, is being researched and will be incorporated into design installations through out the building and landscape to educate and further the conversation and connection with Country. The linguistic study will be augmented by storytelling and educational installations throughout the proposal.
2. Consider how learnings from this engagement can move beyond a superficial use of applied patterning and language references to a more wholistic and embedded approach to the design development of the landscape and built form.	
Site Strategy and Landscape	
3. The green link needs to be considered as a destination within the development rather than merely a route through the site. Provide further development of the green link including:	<ul style="list-style-type: none"> The pedestrian link through the site negotiates a number of significant impediments to movement such as gradient change, pinch points and changes of direction. Despite these challenges, the design navigates the change in grade across the site and has achieved an accessible walkway. A key design response is the through site link traversing various landscape zones within the central spine. Strong visual sightlines are prioritised from zone to zone to support intuitive wayfinding as well as negate potential for pinch points. The spine incorporates regular opportunities for rest and passive engagement with landscape and community recognising many patients and residents will have mobility challenges. The interface of the spine and Neringah Ave South has been carefully considered to ensure an open and level transition between footpath and the through site link. This level transition is augmented by an additional access stair within the frontage to further widen the interface with the street, welcome pedestrians, and strengthen sight lines into the site. Low planter boxes and water features have also been incorporated to cater for the fall along Neringah Ave and increase the width of the access into the site.
a. Legible public access through the site, including clear sight lines	
b. More seamless level change from Neringah Avenue to the green link	
c. More opportunities for seating and gathering spaces	
d. Wayfinding and lighting to promote 24/7 public access	
e. Activation of spaces	

SDRP comment	Response
f. Consolidation of open spaces, as noted elsewhere	<ul style="list-style-type: none"> Lighting is proposed for all landscaped pathways. The design will be informed to ensure there is no light spill into resident or patient bedrooms or adjoining properties. From the western side, the proposed works are limited to the landscaping – the existing buildings are unaltered in this proposal. Access from Woonona Ave will be enhanced by the creation of a new opening in the sandstone boundary fence. Landscaping will be upgraded (and lowered) to provide for sightlines into the through site link and pocket park. Current signage will be upgraded to include access to Neringah Ave South. In addition to the landscaping there will be signage and lighting to identify the site entry point and through site link.
4. Consider the paving treatment for the southern driveway, how it can promote pedestrian use of the space and ensure safe vehicle access.	<ul style="list-style-type: none"> The landscape design has been adapted to replace the existing asphalt access road with usable landscape for residents. The new landscaping will still enable infrequent vehicular access for servicing of the infrastructure.
5. Prioritise deep soil planting areas and preservation of mature trees where possible	<ul style="list-style-type: none"> The proposal retains all trees on the site identified as 'significant' in the Arborist Report (refer Appendix K), and provides deep soil planting areas that are surplus to requirements.
Architecture	
6. The chapel has potential as a civic building that could be shared with the broader community if it was closer to a street front.	<ul style="list-style-type: none"> The location for the chapel has been carefully considered, and its position at the heart of the site is both symbolic as well as practical. The central location addresses the most important requirements of the project brief, namely, to provide a flexible, multi-denominational space for residents, their families and friends to gather. The space will be used most frequently for funerals and wakes, however will also provide a space for gatherings, small functions and performances. The chapel is intended to be a contemplative, inward facing space, primarily used by people on the site. A prominent street front location would result in a deactivation of the street and a dominance of blank walls to Neringah Ave South. By nestling the chapel into the hill, it cements it into the landscape and facilitates sightlines to and from the pocket park. It provides a protected outdoor area with semi privacy and respect for users who may be experiencing challenging discussions and emotions. The location in the centre of the site enables the space to be single storey and benefit from indirect lighting via roof lights. This strong architectural statement creates a powerful sense of contemplation and protection which is both appropriate and metaphoric of its function as a chapel. The rear of the chapel is almost buried in the landscape and ground levels, further prompting a sense of introspection.
7. Generally review access and entry to the proposed new buildings, particularly in relation to: <ol style="list-style-type: none"> The placement of front doors for both buildings and the street address to Neringah Avenue Access to residential care reception and waiting area at lower ground level, which conflicts with the underground car park entry and is both unsafe and not clearly legible from the street. 	<ul style="list-style-type: none"> To ensure ease of wayfinding, the site has one front door to Neringah Ave South, co-located with the vehicular access to the carpark. This provides an undercover dedicated drop off directly adjacent reception for resident and patient convenience. It also avoids confusion of multiple street access points and ensures the front door to the site is extremely legible. All the ancillary functions are accessible by lift from the carpark and have unique front doors from the pedestrian spine/plaza. Again, this ensures ease of wayfinding, activates the central plaza and avoids the need for complex navigation and wayfinding signage. Street activation and passive surveillance has been incorporated by locating resident and patient rooms along the street frontage and locating the café on the corner of the through site pedestrian link and Neringah Avenue South.
8. Provide further details on the sunlight access and cross ventilation for all apartments.	<ul style="list-style-type: none"> Solar access meets the requirements of the ADG and the Seniors SEPP. 42 of the 57 dwellings achieve 2+ hours of daylight at the Winter solstice, whilst no dwellings receive less than 1 hour of solar access at the Winter solstice.

SDRP comment	Response
	<ul style="list-style-type: none"> Seniors Living dwellings are configured with the living areas to the face of the building with balconies adjacent. This configuration allows for good solar access into the living areas. Cross ventilation requirements in the ADG and BCA have been achieved and are to be assisted with a mechanical outside air system which incorporates heat recovery. The incorporating of a mechanical outside air system was an intentional decision to meet the special needs and requirements of residents and patients. Frail aged care, palliative care and assisted seniors living residents are all typically 80+ and while some residents may be able-bodied, it cannot be assumed that all residents can gain access to and control windows for passive ventilation control.
9. Consider simplifying the alignment of residential corridors and opening up the ends of the corridors to increase natural light.	<ul style="list-style-type: none"> The 'stepping' of the corridors is an intentional design feature. This stepping helps to break up the length of the corridors by forming little pockets where frail residents can rest in the walk between the lift lobby and their dwelling. Each resident entry door is indented to create the feeling of a 'front porch' entry zone. These individual doorway entrances can be personalised. This design feature is one HammondCare also employs for aged care cottage design, dementia and palliative care facilities.
10. Consider extending areas of deep soil by concentrating the basement carpark into a more compact footprint, and excavating a further level if necessary.	<ul style="list-style-type: none"> The depth of the carpark - especially towards the south of the site has already been considered. As mentioned in the below comment to item 11, further excavation of the basement will have impacts on the surrounding structures, and should be mitigated where necessary. As aforementioned, the proposal currently exceeds deep soil requirements irrespective of the current basement design.
11. Review the extent and depth of excavation in relation to any 'angle of repose' constraints that may apply to the adjacent Sydney Water reservoir.	<ul style="list-style-type: none"> Preliminary structural and geotechnical advice has identified suitable options for structural retention systems including contiguous piling, soldier piles with shotcrete infill and anchoring. These take into account the proximity to the reservoir structure, zones of influence, depth of excavation for construction of the basement structure as well as issues related to groundwater, potential for dewatering and basement tanking options. For more information regarding the Sydney Water Reservoir please refer to consultant documentation.
12. Provide further details of shading devices and wind barriers on habitable green roofs.	<ul style="list-style-type: none"> The habitable green roofs are protected from strong winds by a glazed barrier which extends from the raised planters upwards of 1m. Following advice from the SDRP, pergola structures have also been added to these rooftop green terraces to provide shade.

6.2 Environmental Amenity

6.2.1 External lighting and reflectivity

A Lighting Design Statement has been prepared by Steensen Varming and is attached at **Appendix G**. The exterior lighting consisting of Pedestrian Lighting and Feature Lighting will be designed to meet specific standards and requirements, including relevant Australian Standards. The lighting will be provided to enhance the architectural and landscape vision and support safe passage without impacting on neighbouring properties.

The proposed development seeks to maximise visual connection and solar access while minimising glare and reflection into neighbouring properties. As such, hard, shiny surfaces and materials such as glass are used sparingly.

Mitigation Measures

The following mitigation measures shall be applied to the overall strategy:

- Lighting controls to limit the operation of lighting during curfew hours;
- Minimise sky glow with downward and/or directed lighting;
- Minimisation of spill light by utilising appropriate lighting distribution, direction and optical control;

- Developing a lighting strategy in accordance with relevant standards; and
- Minimising glare through proper aiming, mounting and dimming.

6.2.2 Wind Impact

A Wind Impact Assessment has been prepared by Vipac and is included at Appendix H. The assessment analyses pedestrian comfort as a result of any potential wind impacts resulting from the proposed development. The assessment concludes that the proposed development meets the wind comfort criteria for:

- Ground level footpaths and access ways (walking)
- Building entrances (standing)
- Seating areas (sitting), with mitigating landscaping/screening adopted
- Terraces and balconies (walking)

Further, the proposal fully satisfies wind safety criterion.

6.2.3 Residential amenity

The Design Report attached at **Appendix C** confirms that although not strictly a residential flat building, the proposed proposal has been designed in accordance with the principles of SEPP 65 and the criteria of the accompanying Apartment Design Guide (ADG).

The seniors housing units respond to ADG requirements for solar access, cross ventilation, size and layout, and private open space.

35 out of 57 units (61.4%) are naturally cross ventilated, as shown in **Table 15**. 42 out of 57 units (73.6%) receive more than 2 hours direct sunlight during midwinter, demonstrated at **Table 16**. Detailed assessment against SEPP 65 and ADG guidelines is provided in the Urban Design Report by Bickerton Masters at **Appendix C**.

Table 15 Solar access compliance

Level	# dwellings	# with winter sun	%
One	17	11	65%
Two	17	13	76%
Three	12	9	75%
Four	8	6	75%
Five	3	3	100%
TOTAL	57	42	73.6%

Table 16 Cross ventilation compliance

Level	# dwellings	# with cross ventilation	%
One	17	10	59%
Two	17	10	59%
Three	12	8	67%
Four	8	4	50%
Five	3	3	100%
TOTAL	57	35	61.4%

The distance between opposing dwellings within the site generally exceeds 12m, including private open space. Where adjacent dwellings are at angles to each other, the separation between windows exceeds 12m. In many

areas, deep balconies have been proposed to enhance privacy to the street or to neighbouring properties, whilst still enabling good levels of solar access.

Where balconies are adjacent to each other or to building entries, additional walls and screening have been used to increase visual and acoustic privacy. These often feature planting and cables to enable the landscape to grow up and thus improve the visual amenity of these spaces.

Master bedrooms and secondary bedrooms exceed the minimum area and width requirements, as well as the required access clearance around beds. The width of combined living and dining spaces in 1-bedroom dwellings exceed 3.8m. In 2 and 3 bedroom dwellings, the width of living areas is at least 4m. Access to bathrooms and laundries has been separated from living areas. All bedrooms provide a minimum 1.5m long wardrobe. The main bedroom wardrobe is a minimum of 1.8m by 0.6m deep. Units have been designed to provide a range of furnishing layouts and room uses.

Typically, residents living in HammondCare's seniors housing have higher accessibility and care needs than those in a typical retirement living building. As a result, the dwellings have been designed to Class 9C and include dirty utilities, including linen chutes, and other ancillary spaces to service residents, allowing them greater ability to age in place. Moreover, the site more broadly has been designed to espouse dementia-friendly design principles, which tend to improve building legibility, accessibility and ease-of-use for all people, not just those living with dementia.

6.2.4 Overshadowing

Overshadowing analysis has been undertaken for the proposed development with shadow diagrams included within the Design Report at **Appendix C**.

The analysis demonstrates that the proposed development results in an acceptable level of shadowing and does not compromise the solar access of neighbouring sites, nor preclude compliance with the ADG. A sample of the shadow diagrams at key times during the day is extracted at **Figure 33**, representing 10am to 3pm, midwinter. As shown, throughout the day the primary shadow is cast to the south onto the water reservoir and the more sensitive residential receivers to the south west and east (across Neringah Avenue) are protected. Equally, adequate separation is provided to the apartment building to the north, and between the buildings on site, to ensure the proposed dwellings receive high solar amenity.

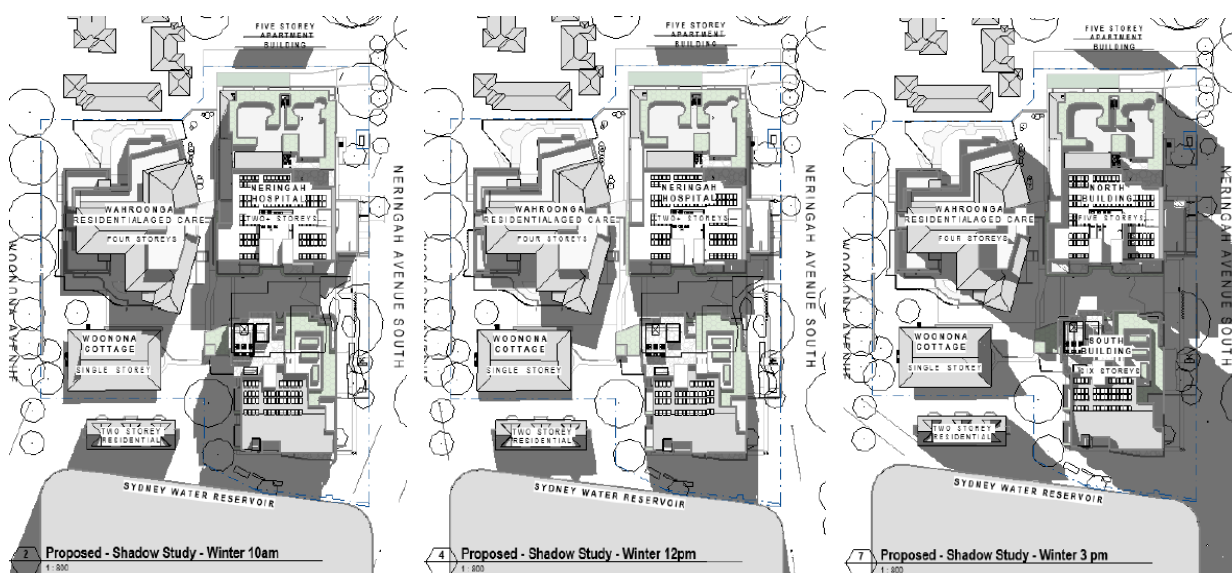


Figure 33 Shadow study diagrams

Source: Bickerton Masters

6.2.5 Privacy

Privacy has been addressed in accordance with the design guidance of the ADG, as outlined within the Architectural Design Report at **Appendix C**. Key interfaces have been addressed as follows:

- **North (Neighbouring Apartments):** A 12m separation distance (6m setback to the site's boundary) is provided to separate the proposed built form from the Sirius Apartments. Lower levels of the neighbouring building will be further shielded by planting along the northern boundary. At Level 5 the building is substantially setback with the incorporation of a roof top terrace (which has also been designed with setbacks to the useable area to prevent overlooking to the north). A minimum 6m setback is provided to the north western interface of the new development and dwellings have been orientated to avoid direct overlooking to the adjacent property.
- **East (Neighbouring Residential):** To the east, a 10m setback is provided to Neringah Avenue South. When taken with the road reserve and opposing residential setbacks, the total setback is considerable, and also benefits from established vegetation in the road reserve. Further, any outlook from balconies will look out-and-over rather than down onto properties to the east due to the proposed heights and existing gradients.
- **South (Sydney Water Reservoir):** A minimum 12m setback is provided to the south, however, no sensitive uses are located at this interface regardless.
- **Southwest (Neighbouring Apartments):** A minimum 9m setback to the boundary of the neighbouring two storey residential building is provided (resulting in a separation distance greater than 16.5m). This is in addition to extensive landscaping as part of the 'Secret Garden' component. This vegetation will effectively shield the two storey building, with the upper levels of the proposed development looking out-and-over.
- **West (Residential Aged Care):** As the western interface of the Wahroonga Residential Aged Care facility are treatment rooms, they are not governed by the ADG and as such no privacy compliance standards apply. Despite this, the proposed development is appropriately setback from the Residential Aged Care facility, with extensive landscaping proposed between the buildings and the offsetting of windows between adjacent rooms.

6.3 Visual Impact

A Visual Impact Assessment has been prepared by Envisage and is attached at **Appendix I**. The assessment considers changes to views and visual amenity from surrounding locations.

The area of visibility is confined largely to the closest streets (Neringah Avenue South (to east), Woonona Avenue (to west) and Warwilla Avenue (to north)). There would also be views from the Pacific Highway, down Neringah Avenue South (where these streets intersect). For travellers on the highway those views would represent only a glimpse of short duration.

There would be no clear views possible from locations such as Wahroonga shops, the North Shore Railway on the opposite side of Warwilla Avenue or from areas to the north of the railway due to the combination of intervening buildings, tall trees and landform. From the overhead railway pedestrian bridge there would be some glimpses, however, heavily filtered through trees.

No more than a low-moderate visual impact has been identified to views from the surrounding neighbourhood. The impact largely relates to the visual change associated with the introduction of the five storey southern building (over a currently mostly vacant site) and the northern which is of a similar scale to the existing four storey Neringah Hospital building which it replaces. The four selected representative viewpoints, and the visual impact ratings are detailed in **Table 17**. Included in **Figure 34** to **Figure 37**, are massing photomontages to show the likely bulk and scale of the proposal compared to the existing urban setting.

Table 17 Representative viewpoints and assessed visual impact

Representative viewpoint	Assessed visual impact
Viewpoint 1 – Blashcombe Park (Woonona Avenue)	Negligible
Viewpoint 2 – Neringah Avenue South (Warwilla Avenue intersection)	Low
Viewpoint 3 – Neringah Avenue South (Archdale Park)	Low-moderate
Viewpoint 4 – Neringah Avenue South (Pacific Highway intersection)	Low



Figure 34 View from viewpoint 1 showing proposed building silhouette

Source: Envisage



Figure 35 View from viewpoint 2 showing proposed building silhouette

Source: Envisage



Figure 36 View from viewpoint 3 showing proposed building silhouette

Source: Envisage

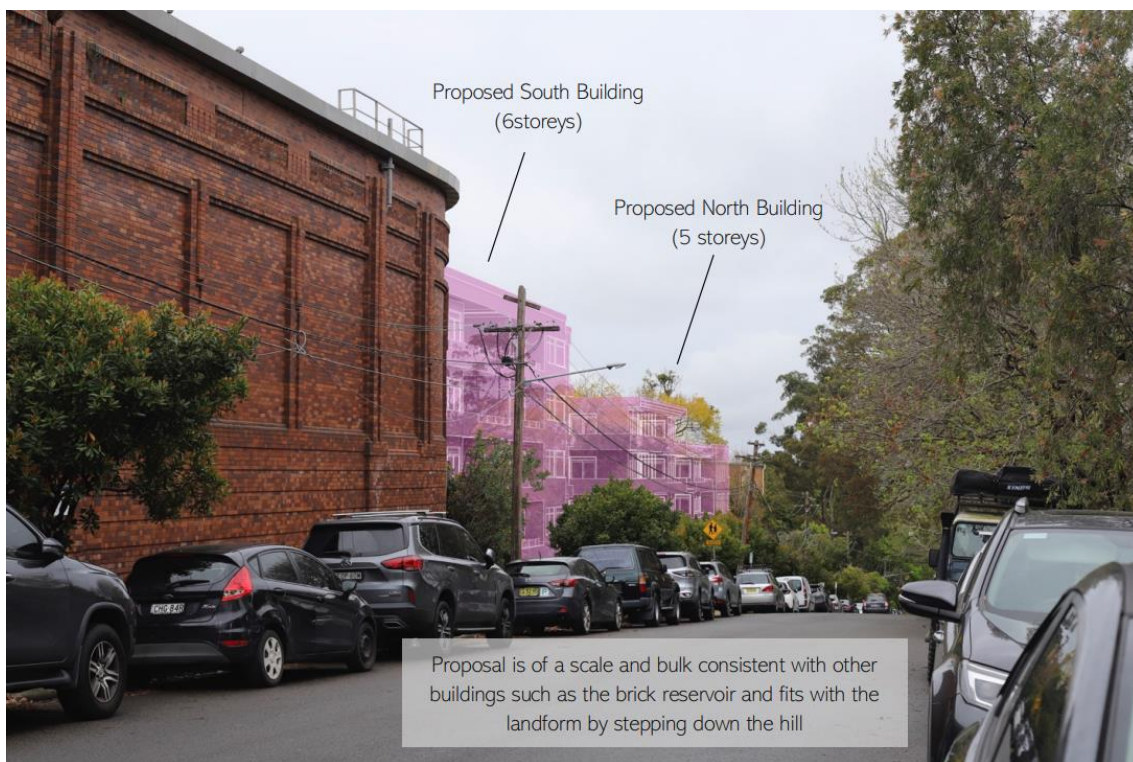


Figure 37 View from viewpoint 4 showing proposed building silhouette

Source: Envisage

6.4 Crime Prevention Through Environmental Design

A Crime Prevention Through Environmental Design (CPTED) Report has been prepared by Ethos Urban and is included at **Appendix J**. A summary of the assessment is provided below.

The report has assigned the site a Crime Risk Rating which considers the development as proposed. Acknowledging the existing and future site context along with the crime risks identified through site analysis, the Crime Risk Assessment Rating of the existing condition was rated within the 'moderate' category. This category was granted due to the site's existing conditions.

An assessment of the specific development area using the CPTED principles has found that, with the implementation of the recommendations discussed below, the rating could be improved to sit within the 'low' category. While the existing condition experiences very low levels of criminal activity, this is a reflection of the local area and urban environment rather than the existing development. However, the development has the opportunity to improve the safety and security of the site through the implementation of the below recommendations.

6.4.1 Recommendations

Surveillance

- Maintain sightlines to and from the proposed development and the surrounds by ensuring signage and equipment do not create a significant visual obstruction.
- Ensure opportunities for concealment are minimised by seeking to reduce any alcoves and recesses throughout building exteriors.
- Ensure circulation spaces (internal publicly accessible areas / lobby curtilage, basement ingress/egress) are unobstructed by structures, to remove opportunities for concealment and ensure that pedestrians can move freely with clear sightlines of their surrounds.
- The glazed facades of the building at street level should be free of clutter and excessive signage to allow sightlines between the development (especially within front of house areas) and the public domain.
- Where possible all new landscaping should ensure that sightlines are achieved. In this regard, proposed vegetation, shrubs and trees should not (as far as possible) impede sightlines for pedestrians and should be regularly maintained to minimise concealment opportunities throughout the site.

Lighting and Technical Supervision

- A CCTV network is essential for anywhere that is able to be traversed by public persons or semi-public persons, including the green spine, back of house areas and within the basement. The CCTV network is to be designed in consultation with a suitably qualified security consultant with a Class 2A licence under the *Security Industry Act 1997* who can provide specific advice on the placement, installation, monitoring and maintenance of the CCTV network.
- The CCTV network should endeavour to ensure blackspots of coverage are not created.
- The CCTV network strategy should be partnered with the internal and external lighting strategy to ensure facial recognition is achieved in all lighting conditions and a minimum colour rendering index of 60 is achieved.
- Discrete CCTV systems such as small dome cameras are recommended.
- A lighting strategy should be developed by or in consultation with a suitably qualified and experienced lighting expert. It is recommended that when designing the lighting strategy for the publicly accessible areas of the ground levels and the basements, a CPTED professional is consulted.
- As a guide exterior lighting should maintain a minimum of 20 Lux and also should have a minimum uniformity level of 0.4 Uo.
- A minimum Lux of 40 with a minimum uniformity level of 0.4 Uo is recommended in the basement car park levels, permitting facial recognition and visibility into a parked vehicle. Additionally, the materiality of the basements ceilings should complement lighting, ensuring the brightness of the lighting is not reduced. Suggestions to achieve this may include rendering the ceiling or walls as white, or similar.

Territorial Reinforcement

- Maintain that future building entrances are highly visible from the streetscape frontages, and avoid any entrapment areas associated with entries.

- Display CCTV security notice signs to convey that the site is under constant surveillance (if applicable).
- Clearly delineate between publicly and privately accessible areas via passive boundaries that do not appear to over fortify an environment. High fencing is discouraged in these areas.
- Provide signage throughout the precinct to direct pedestrian movements and deter loitering where it is not designated.
- Ensure that pathways within lobbies and the green spine are unobstructed at all times to avoid blind spots.

Environmental Maintenance

- Ensure an effective and prompt response to environmental maintenance for the development is clearly specified through a Plan of Management (or the like). Environmental maintenance should acknowledge the principles of CPTED and ensure general building maintenance and cleanliness is maintained throughout the precinct.
- Ensure mechanisms are in place to facilitate the on-going maintenance of the building, including the implementation of a rapid removal policy for vandalism repair and the removal of graffiti.
- Consistently manage vegetation so that sight lines are maintained and opportunities for concealment are minimised.

Activity and Space Management

- Ensure business, building and wayfinding signage is appropriate to deter access to private spaces and direct pedestrian movements to desired locations.
- Ensure the effective management of the proposed development is articulated through a Plan of Management (or similar). This is particularly important for areas that experience a cross-over with governance and responsibility such as the self-contained dwellings, the residential aged care bed spaces or the future health services spaces.
- Maximise the inclusion of glazed facades with anti-graffiti coatings wherever possible to maximise lines of sight and mitigate the risk of damage.

Access Control

- Provide secure electronic access (card / key controlled entries / lifts etc.) to all private entrances of the building and differing lifts to facilitate in demarcating the residential and non-residential uses of the building and providing a delineation between public and private spaces.
- Basement car parking needs to include additional access control provisions to ensure that no members of the public are able to access private residential parking areas via vehicle or as a pedestrian.
- Provide security doors at an appropriate locations to prevent unauthorised individuals from entering restricted areas not intended for public use.

Design, Definition and Designation

- Security, personnel and/or employees of the facility are advised to do routine parole / occupy the publicly accessible areas visibly and regularly to minimise opportunities for anti-social behaviour.
- Provide wayfinding signage where appropriate to reinforce perceptions of safety and legibility and clearly define uses and directions (to be usable at night time).
- "Park Smarter" signage is recommended to be displayed in the unsecured car parking areas to remind people to secure their vehicles. Ensure that parking for emergency vehicle parking remains clearly signed.

6.5 Trees and Landscaping

6.5.1 Tree Removal

An Arboricultural Impact Assessment Report has been prepared by Arterra and is made available at **Appendix K**. Further, Arboricultural Plans are attached at **Appendix L**.

The report assesses the trees on the site, including those on the adjacent streets and on the boundary of neighbouring properties, that have potential to be affected by the development. The arboricultural survey extended to an area along Archdale Walk, opposite the Wahroonga Post Office Shop, where minor re-grading of Archdale Walk for accessibility is required under the previously issued SCC. 113 trees associated with the development proposal were recorded and assessed. 51 trees are located within the site, with a further 62 trees located outside the site boundary including 43 in adjacent streets and neighbouring properties and 19 trees (at No. 14-18 Coonanbarra Road, Wahroonga) adjacent to proposed regrading works on Archdale Walk.

There are 14 trees that were identified as having a 'high' retention value. The most significant trees relating to the site are representatives of the endangered Blue Gum High Forest, and cultural plantings associated with Woonona Cottage. These are represented by the following trees:

- T32 an *Angophora costata* (Smooth-barked Apple) on the north-eastern corner of the site.
- T47, T48 and T49 are large *Eucalyptus saligna* (Sydney Blue Gum) street trees, in the vicinity of T32.
- T63 a *Cupressus cashmeriana* (Kashmir Cypress), is a cultural planting associated with the Woonona Cottage curtilage.
- T66 a *Cedrus deodara* (Himalayan cedar) is a cultural planting associated with the Woonona Cottage curtilage.
- T1 & T6 are *Lophostemon confertus* (Brush Box) trees and form part of the setting of Woonona Cottage.

Arterra has been involved during the design development phase of the project and has worked closely with the design team to ensure that any major construction activities have been situated away from required tree protection zones. In the current design, 81 of the existing trees are to be retained and 32 trees are proposed for removal. The following data summarises the arboricultural impact of the development of the site:

- All 'high' retention value trees (14 trees) are proposed to be retained and protected.
- The majority of 'moderate' retention value trees (48 trees) are being retained and protected.
- Of the 32 trees proposed for removal, 23 trees are within the footprint of the proposed works and 9 trees are identified as poor specimens or weeds. This includes 7 small street trees on Neringah Avenue South that are proposed to be replaced with healthier and better placed new street trees.

Of the 81 trees to be retained and protected:

- 5 trees have a minor encroachment (less than or equal to 10%) into the nominal Tree Protection Zone (TPZ) and can be retained with acceptable impacts that are unlikely to adversely impact the trees in the long term.
- 1 tree has a 17% encroachment in the nominal TPZ. For this tree, it is not anticipated the TPZ encroachment would result in any significant impact as there has been a previous building situated within this part of their TPZ and the species is highly tolerant of root disturbance.
- 12 trees out of a row planting of 18 young *Elaeocarpus* have an encroachment of greater than 10% into their nominal TPZ as a result of pedestrian ramp re-grading at Archdale Walk. However, due to the topography and a pre-existing sleeper retaining wall, it is unlikely that any significant roots will be found in the area of the proposed works.

6.5.2 Landscaping

The proposed design seeks to respond to the need to minimise urban heat and the effects of climate change. This has been addressed in the landscape design (see **Appendix M** and **Appendix C**) through several interventions discussed below. Together, these interventions complement and embellish the garden and bushland settings of the locality and ensure that urban amenity is improved as a result of the development.

Tree planting

The proposal targets 26% canopy cover on the site through the planting of additional trees. This represents a significant improvement over the existing canopy cover of 10%. This is shown in **Figure 38** and **Table 18**. This is achieved by the provision of an overall landscape area equal to 69% of the site and a deep soil zone of 15.6% of the site's area. It is noted that the deep soil area increases to 21.2% when considering areas that do not strictly meet

the dimension requirements of the Seniors SEPP but which still provide for tree planting. For example, the narrow band of deep soil along the northern boundary of the site plays an important role in accommodating screening trees at the interface of the neighbouring development.

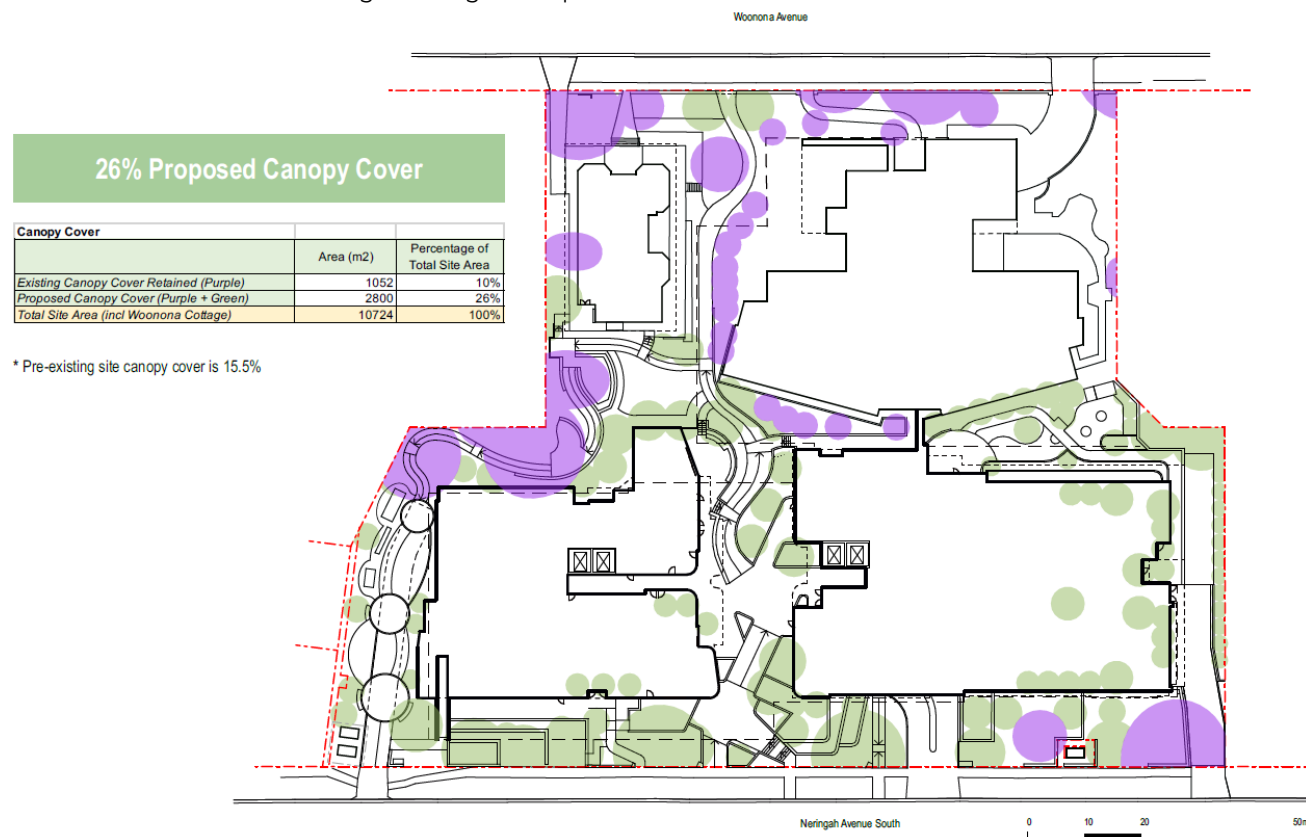


Figure 38 Proposed canopy cover

Source: Bickerton Masters

Table 18 Existing and proposed canopy cover

Canopy Cover (Refer to Figure 38)	Area (m ²)	Percentage of Total Site Area
Existing Canopy Cover (Purple)	1,052	10%
Proposed Canopy Cover (Purple + Green)	2,800	26%
Total Site Area	10,724	100%

Green rooftops

Green roofs on both the northern and southern buildings will extend the outdoor space options as well as serve an important environmental function in relation to thermal comfort within the buildings, biophilic design and contribution to stormwater management externally. The proposed tree planting for the rooftops is shown in **Figure 39**.



Figure 39 Green rooftop proposed tree planting

Source: Bickerton Masters

6.6 Biodiversity

In accordance with Section 7.9 of the Biodiversity Conservation Act 2016, an assessment of any SSD's biodiversity impacts must be undertaken as part of the assessment of any SSDA, including the provision of a Biodiversity Development Assessment Report (BDAR) in instances where it is required.

A small portion of the site in the northeast corner is mapped as containing biodiversity value. Notwithstanding, a Biodiversity Development Assessment Report (BDAR) waiver has been granted for the proposal (**Appendix P**), given that the native vegetation at this portion of the site is proposed to be retained, with there being no remnant impacts on biodiversity values.

As outlined above, whilst the proposal will result in the removal of some low quality vegetation, the design ensures the retention of all significant vegetation and overall the development will provide a net benefit through the planting of additional vegetation which will increase canopy cover at the site.

6.7 Ecologically Sustainable Development (ESD)

An ESD report has been prepared by Steensen Varming and is attached at **Appendix N**. The report provides an overview of how the proposed design responds to sustainable planning, through all stages of design, construction, and operation of the facility.

The ESD initiatives proposed for the project aim to reduce the environmental impacts typically associated with buildings during the construction and ongoing operation of the building. The project utilises a resource hierarchy approach, with emphasis on avoiding, then reducing the use of energy, water and materials. To ensure a sustainable outcome, the following key strategies have been incorporated into the project:

- The design of high quality spaces to promote comfortable and productive living and health care environments, while supporting the functional demand of the building. Key design emphasis is on achieving optimised Indoor Environmental Quality (IEQ) and occupant comfort (including optimised indoor air quality, thermal, acoustic and visual comfort).
- Incorporate appropriate passive and active design strategies to ensure a low-energy as well as low-maintenance design outcome.
- Adopt water sensitive urban design principles throughout the landscape.
- Adopt practices to minimise demolition, construction and operational waste.
- Utilise environmentally preferable materials for construction.

In addition, the following environmental targets are aspired by this project:

- Exceedance of the requirements of Section-J of the National Construction Code (NCC) for energy-efficiency in building fabric and building services / systems.

- A minimum 4 Star Green Star equivalence rating will be targeted for the development.
- A minimum Bronze WELL equivalence rating will be targeted for the development.
- The development will also align with the model of care and sustainable strategies provided by Hammond Care in accordance with their sustainability strategy.

Additionally, Section J Statements of Compliance for the development have been provided at **Appendix N** in accordance with the NCC. It is noted that a BASIX certificate is not required for the seniors housing buildings as these buildings are to be built to Class 9C (residential care building) standards, instead of a Class 2 (apartment building) standards. As such, Section J is the relevant sustainability benchmark for these buildings.

6.8 Traffic and Transport

A Traffic and Parking Assessment has been prepared by McLaren Traffic and is made available at **Appendix O**. The report addresses traffic generation, parking provision and green travel, which are discussed below.

6.8.1 Traffic

Operational

Traffic generation rates for the relevant land uses are provided in the RTA Guide to Traffic Generating Developments (2002) as adopted by Transport for NSW (TfNSW). The results of applying these rates to the proposed development are shown in **Table 19**.

Table 19 Estimated traffic generation

Use	Scale	Generation Rate	Trips	PM Peak Hour Split
Self-contained dwellings	57 units	0.4 per dwelling	23 trips	18 in; 5 out
Residential aged care / Palliative care	30 units	0.15 per dwelling	5 trips	1 in; 4 out
Total	-	-	28 trips	19 in; 9 out

As shown, the estimated traffic generation associated with the proposed development is in the order of 28 vehicle trips for the PM peak period. The AM peak traffic generation has been assumed to be the same for conservative analysis, with the traffic distribution split. Note that this traffic generation is considered to be conservative as it does not incorporate the traffic generation of the existing site use as a hospital.

To provide a reasonable split of expected staff and resident travel, the NSW Bureau of Transport Statistics 2016 Journey to Work data has been consulted for the suburbs of Waitara and Wahroonga. The data shows that on average 75% of employees who work in the area drive to and from work, with the detailed travel mode split from this data summarised in **Table 20**.

Table 20 Waitara & Wahroonga West (SA2) existing travel mode split

Mode of Transport	Usage Rate
Vehicle Driver	74.7%
Vehicle Passenger	5.7%
Train	10.4%
Bus	1.4%
Walk Only	6.0%
Bicycle	0.2%
Motorcycle / Scooter	0.4%

Mode of Transport	Usage Rate
Other Modes	0.9%

Based on the above, the report compares existing intersection operations to the future scenario under the increased traffic load. The results of this assessment are shown in **Table 21**.

Table 21 Intersection performance

Intersection	Peak Hour	Degree of Saturation	Average Delay (sec/veh)	Level of Service	Control Type	Worst Movement
Existing performance						
Neringah Avenue South / Warwilla Avenue	AM	0.10	1.9 (Worst: 10.2)	NA (Worst: A)	Give Way	RT from Neringah Avenue South
	PM	0.08	2 (Worst: 9.1)	NA (Worst: A)		Right Turn from Neringah Avenue South
Pacific Highway / Neringah Avenue	AM	0.54	0.4 (Worst: 20.6)	NA (Worst: B)	Stop	Left Turn from Neringah Avenue
	PM	0.41	0.3 (Worst: 12)	NA (Worst: A)		Left Turn from Neringah Avenue
Future Performance						
Neringah Avenue South / Warwilla Avenue	AM	0.13	2.1 (Worst: 10.3)	NA (Worst: A)	Give Way	Right Turn from Neringah Avenue South
	PM	0.09	2.1 (Worst: 9.1)	NA (Worst: A)		Right Turn from Neringah Avenue South
Pacific Highway / Neringah Avenue	AM	0.54	0.5 (Worst: 20.5)	NA (Worst: B)	Stop	Left Turn from Neringah Avenue
	PM	0.41	0.3 (Worst: 11.9)	NA (Worst: A)		Left Turn from Neringah Avenue
Neringah Avenue South / Warwilla Avenue	AM	0.13	2.1 (Worst: 10.3)	NA (Worst: A)	Give Way	Right Turn from Neringah Avenue South

As shown, the intersections of Neringah Avenue South / Warwilla Avenue and Neringah Avenue South / Pacific Highway both retain the same worst movement Levels of Service under future conditions with minimal delays and

additional capacity, indicating that there will be no adverse traffic impact on the road network as a result of the proposed development. As there are no adverse impacts expected to occur, no additional road infrastructure or impact mitigation measures are necessary.

6.8.2 Public and Active Transport

Public transport

The subject site has access to an existing bus stop located approximately 180m walking distance to the south of site on Pacific Highway. The bus stop services existing bus route N90 (Hornsby to City Town Hall via Chatswood (Night Service)), provided by State Transit.

The subject site also has access to existing bus stop (ID: 2076144) located approximately 400m walking distance to the east of the site on Illoura Avenue. The bus stop services existing bus route 576 (Wahroonga to North Wahroonga Loop Service), provided by Transdev NSW.

Wahroonga Train Station is located approximately 290m walking distance to the north-east of the subject site, servicing the T1 North Shore & Western Line and T9 Northern Line. A train service is provided every 5 – 10 minutes in commuter peak periods and provides direct access between Berowra and the Sydney CBD.

Active transport

Pedestrian walking facilities are abundantly provided within close proximity to the site. Specific details of the walking facilities are provided below:

- Neringah Avenue South:
 - Formalised pedestrian footpath provided along both sides of the street;
- Pacific Highway:
 - Formalised pedestrian footpath provided along both sides of the street;
- Woonona Avenue:
 - Formalised pedestrian footpath provided along both sides of the street;
- Archdale Walk:
 - Pedestrian only walkway, linking Neringah Avenue to Coonanbarra Road. This provides a pedestrian link between the subject site and both the Wahroonga local centre and subsequently Wahroonga Train Station. As previously mentioned, this path will be upgraded as a result of the development to ensure it meets the relevant gradients for achieving compliance with the Seniors SEPP.

The subject site is located nearby informal bicycle facilities in the form of “Useful Unmarked Routes” in accordance with the Cycling Ku-Ring-Gai Map along nearby roads. Cycle paths encourage individuals to utilise bicycles as a mode to travel, reducing motor vehicle congestion and overall motor vehicle usage. The location and nature of the cycle facilities within close proximity of the site are detailed below:

- Coonanbarra Road and Railway Avenue
 - Identified as a “Useful Unmarked Route” within the Cycling Ku-Ring-Gai Map.
 - Identified within the 2012 Ku-ring-gai Bike Plan as an “On Road (Proposed)” route in the proposed bicycle network.
 - Bicycle parking racks located on Coonanbarra Road.
- Millewa Avenue
 - Identified as a “Useful Unmarked Route” within the Cycling Ku-Ring-Gai Map.
 - Identified within the 2012 Ku-ring-gai Bike Plan as an “On Road (Proposed)” route in the proposed bicycle network.

Green travel plan

To promote sustainable travel choices by staff, residents and visitors of the development, a Green Travel Plan has been developed and is provided at **Appendix O**. The Green Travel Plan has been prepared to support the proposed seniors housing development and outlines:

- The alternative transport options available to staff of and visitors to the development;
- Suggested initiatives to increase the use of alternative transport modes, thereby reducing private car travel;
- Sustainable transport targets and milestones and methods to measure and report on transport behaviour over time.

The targeted transport mode share split is shown in **Table 22**.

Table 22 Targeted transport mode share split

Mode of Transport	Usage Rate				
	Existing	1yr	3yr	5yr	10yr
Vehicle Driver	74.7%	73%	71%	69%	64%
Vehicle Passenger	5.7%	6%	6%	6%	7%
Train	10.4%	11%	12%	13%	14%
Bus	1.4%	2%	2%	2%	2%
Walk Only	6%	6%	6%	6%	7%
Bicycle	0.2%	0.5%	1%	2%	4%
Motorbike / Scooter	0.4%	0.5%	1%	1%	1%
Other Modes	0.9%	1%	1%	1%	1%

6.8.3 Parking

Parking has been provided to satisfy the requirements of the Seniors SEPP and the guidelines set out in the Ku-ring-gai DCP. Strict application of the Seniors SEPP requires a minimum provision of 43 car parking spaces plus one ambulance spot. The Ku-ring-gai DCP recommends a series of rates, summarised in **Table 23**.

Table 23 Ku-ring-gai DCP Parking Rates

Land Use	Type	Scale	Rate		Parking Required
			Parking Use	Rate	
Self-contained dwellings	Resident-Funded	57 self-contained dwellings	Residents	2 per 3 units	38
			Visitors	1 visitor space per 5 units	12 (11.4)
			Staff	1.5 spaces per 2 employees	42 (41.25)
Aged Care	Residential and Palliative care units	30 beds / units & 55 staff	Visitors	1 space per 10 beds for visitors	3
			Ambulance	1 space for ambulance	1 ambulance space
Total	-	-	-	-	95 + 1 Ambulance

As shown above, strict application of the DCP requires the provision of 95 car parking spaces plus an ambulance space. The Seniors SEPP, stipulates that development cannot be refused for self-contained dwellings that provide at least 1 car space for each 5 dwellings.

The proposed plans detail the provision of 130 car parking spaces and an ambulance space within the loading area, exceeding Council's recommended DCP provision and the minimum requirements of the Seniors SEPP. These planning controls do not require the provision of bicycle and motorcycle parking facilities, however, the proposed development provides 14 bicycle parking spaces within the lower ground parking level to help achieve the objectives of the Green Travel Plan. No motorcycle parking spaces have been provided.

6.8.4 Internal Circulation and Servicing

Section 3 of the Traffic and Parking Impact Assessment outlines the standards to which the carpark is designed, most notably confirming compliant car parking basement ramp grades not exceeding 25% for private developments and no grade change greater than 12.5%. Key parking and crossover dimensions are included in the report at **Appendix O**.

Service access is via a loading dock at the Basement 1 level accessed via the northern driveway. A swept path analysis has been completed to establish the maximum vehicle dimensions able to utilise this dock.

The loading dock includes two loading bays, the first able to accommodate 6.4m small rigid vehicles (SRV), and the second able to accommodate 8.8m medium rigid vehicles (MRV). Additionally, a 9.38m length laundry truck proposed to be utilised was tested, and was found to be able to operate within the dock (refer to **Figure 40**).

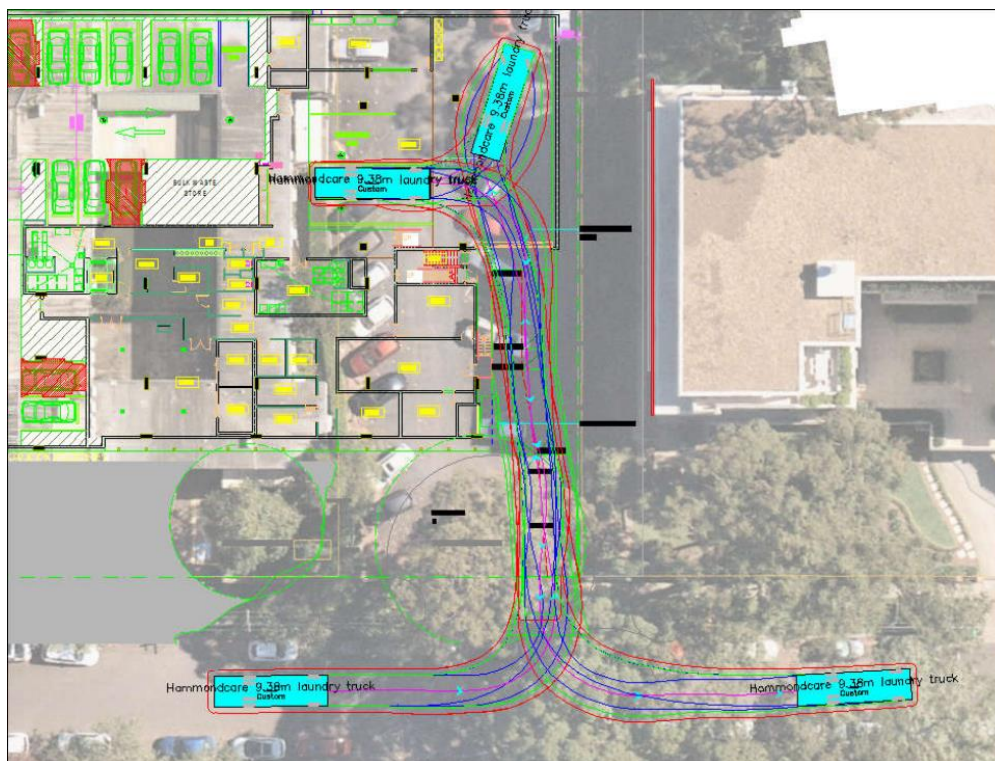


Figure 40 Laundry truck swept path analysis

Source: McLaren Traffic

6.8.5 Construction Management

Generally during construction, staff traffic will arrive to the site around 7:00am and depart the site around 5:00pm (or earlier), Monday to Saturday, with construction deliveries provided throughout the day. Considering the location and constraints of the site and surrounding environs, it is considered that some construction staff may be able to utilise any available parking within the basement of the existing HammondCare building located to the western end of the site. Otherwise, staff car parking will need to park on-street within the available unrestricted

parking areas until such time as the proposed basement car parking area is available to utilise for staff car parking. The site manager is to promote the use of carpooling amongst staff and public transport usage to reduce the construction staff on- street car parking demand. It is highly unlikely that heavy construction traffic in conjunction with staff traffic will exceed the assessed 27 peak hour movements.

Details of the proposed management measures can be found at **Appendix O**.

6.9 Noise and Vibration

A Noise and Vibration Impact assessment has been prepared by Acoustic Logic and is attached at **Appendix Q**.

An assessment of traffic noise impacts to the proposed re-development has been undertaken to achieve the internal noise levels requirements of the following acoustic noise criteria and standards:

- 'State Environmental Planning Policy (Infrastructure & Transport) 2021' as amended (I&TSEPP).
- NSW Department of Planning document – 'Developments near Rail Corridors or Busy Roads – Interim Guideline' ("DNRCBR") 2008.

Internal noise levels from noise intruding into the development will be compliant with the criteria noted above.

An assessment of potential noise emissions from the operation of the development has been undertaken in accordance with NSW Environmental Protection Authority (EPA) document – 'Noise Policy for Industry' ("NPfl") 2017. Provided the stated recommendations and management controls are adopted, noise emissions from the operation of the development will be compliant with the NPfl, as discussed in **Section 6.9.1**.

The impacts of and mitigation measures for construction noise and vibration are discussed in **Section 6.9.2**.

6.9.1 Noise emissions assessment

This report has assessed the noise emissions associated with the following areas of the development:

- Use of the loading dock.
- Use of the driveway/carpark spaces.
- Mechanical plant (in principle).

Loading dock

The assessment has been based on the following operational scenarios:

- Loading dock operating hours are to occur between 7am and 6pm, Monday to Saturday and 8am to 6pm on Sundays.
- The loading dock is to be only occupied by medium rigid vehicles (MRV) and a maximum of four MRVs per hour has been modelled.
- MRVs are to enter and exit from Neringah Avenue South.
- The loading dock is partially enclosed, with a "Green Lid" to minimise noise exposure to the nearest affected receivers.

Predicted noise levels and compliance with noise standards is summarised in **Table 24** below.

Table 24 Predicted noise levels to residential receivers

Receiver	Predicted Noise Level	Criteria	Compliance
R1	47	49 Residential Day-time Period (7am – 6pm)	Yes
R2	40		Yes
R3	35		Yes

Receiver	Predicted Noise Level	Criteria	Compliance
R4	<30	50 Residential Day-time Period (7am – 6pm)	Yes
R5	<30		Yes
R6	<30		Yes
R7	<30	49 Residential Day-time Period (7am – 6pm)	Yes
R8	<30		Yes
R9	<30		Yes
C1	<30	63 Commercial Receivers (When in Use)	Yes

Traffic and driveway noise

Regarding potential traffic noise generation, the following is noted:

- The site is currently an existing aged care facility and hospital which generates a low level of traffic to the surrounding roadways.
- There are no future planned road upgrades for the surrounding roadways which bound the site.
- Given that the noise levels from the surrounding roadways currently exceed those recommended by the RNP, a 2 dB(A) increase in traffic noise level is allowed for.

To achieve a 2 dB(A) increase, the existing total traffic volume would need to increase by at least two-thirds. Given that the estimate traffic generation totals to 28 trips during both AM and PM peak periods, the report concludes that the proposed development would not noticeably change noise generated by traffic on surrounding roadways.

Mechanical plant

At this point of the design process, the design and selection of plant has not been undertaken but would generally consist of carpark ventilation plant, air conditioning condensing units (typically on balconies), bathroom ventilation fans (which would typically be small fans located internally) and miscellaneous ventilation fans. In line with the Architectural Plans, it is expected that most major plant items would be located in an isolated plant room. Additionally, it is expected that most major plant items would typically discharge at the roof of the development – which is considered to be away from any nearest external receivers.

All plant will be selected to meet the noise levels required by the noise limits indicated above, and where required would be treated by enclosing the equipment, treating ducting, acoustic louvres, as required to meet limit noise emissions.

Operational recommendations and management controls

To ensure compliance with the noise emission criteria outlined in the acoustic assessment, the following recommendations and management controls are recommended:

- Waste collection within the loading dock is to occur between 7am and 6pm, Monday to Saturday and 8am to 6pm Sundays only.
- The loading dock is to only accommodate for medium-rigid vehicles.
- MRVs are to switch off engines whilst unloading and loading within the loading dock.
- MRVs are to enter and exit from Neringah Avenue South.
- Speed humps are to be avoided along the driveway and within the loading dock.
- The loading dock floor should be designed with a broom finish to avoid excess tire squeal.

6.9.2 Construction noise and vibration assessment

Without mitigation, noise at the nearest sensitive receivers will at times exceed the management levels stipulated in the Interim Construction Noise Guideline. Demolition and building structure works are likely to be the most significant source of noise and vibration for the project. This largely stems from the use of pneumatic hammer attachments on excavators and the use of electric hammer drills. Given the distance from the proposed works to the nearest receivers, vibration may marginally exceed the vibration criteria. Accordingly, mitigation measures should be applied in accordance with **Section 6.9.3** below.

6.9.3 Mitigation measures

Acoustic Logic has identified the following mitigation measures pertaining to construction noise and vibration.

Table 25 Mitigation measures regarding noise and vibration

Impact/Issue	Environmental Safeguard	Responsibility	Timing
Exceedance of construction noise criteria	Where feasible for the construction process, locate noisy construction activities or items away from the nearest sensitive receivers. If possible, considerations may be given to localised noise barriers particularly when works are being carried out close to site boundaries.	Proponent / Contractor	Construction
	Stationed equipment shall be located as far as practicable from immediate sensitive receivers	Proponent / Contractor	Construction
	Adopt quiet work methods/technologies	Proponent / Contractor	Construction
	Trucks and bobcats, in general use on site, are to use a non-tonal reversing beacon where possible (subject to WHS requirements) to minimise potential disturbance of surrounding receivers.	Proponent / Contractor	Construction
Community complaints	An afterhours contact number is displayed outside of the building site, so that in the event that surrounding development believes that a noise breach is occurring, they may contact the site.	Proponent / Contractor	Construction
	Inform and educate receivers on the noise controls being implemented and the time and duration of potential noisy activities	Proponent / Contractor	Construction
	Ensure that concerned individuals or groups are aware of and have access to a Site Complaints Register which will be used to address any construction noise related problems should they arise.	Proponent / Contractor	Construction

6.10 Ground and Water Conditions

A Geotechnical Assessment has been prepared by JK Geotechnics and is included at **Appendix R**. This assessment is accompanied by a Salinity Investigation (**Appendix S**) and an Acid Sulfate Soil Assessment (**Appendix T**).

A summary of the assessment and proposed mitigation measures are provided below.

6.10.1 Assessment

JK Geotechnics have conducted an analysis of the subterranean conditions of the site, which has revealed the following key information:

- The site is located approximately mid-slope on the northern side of a hill that generally slopes at about 4° to 5° down to the north from the Pacific Highway.
- The site is mapped to be underlain by Ashfield Shale, which comprises grey and dark grey shale with laminite bands.
- Groundwater was measured at a depth ranging from 3.6m to 7.5m. These groundwater results show a fall in groundwater levels down towards the north, with the hillside slope.
- Subsurface conditions generally comprised fill covering residual silty and then weathered rock of poor quality. Groundwater seepage was measured within the wells generally within the weathered rock flowing down to the north.
- Excavation to the anticipated depths of 7m to 13m is expected to encounter fill, residual silty clay and predominantly poor quality weathered rock. Some bands of low to medium strength or medium strength rock may be encountered, particularly within the deeper excavation areas.
- Excavation of the soils and the extremely weathered rock will be achievable using conventional excavation equipment, such as the buckets of hydraulic excavators.
- Excavation of any bands of low to medium strength or medium strength rock may require assistance with rock excavation equipment, such as hydraulic rock hammers, ripping hooks, rotary grinders or rock saws.
- The soil pH values ranged from 3.9 to 4.3, indicating acidic soil conditions. The sulphate contents ranged from 32mg/kg to 82mg/kg, and the chloride contents ranged from 16mg/kg to 89mg/kg. Based on these results, the soils would be classified as 'moderate' exposure classification for concrete piles in accordance with Table 6.4.2(C) of AS2159-2009 'Piling – Design and Installation'. For steel piles, the soils would be classified as 'mild' exposure classification in accordance with Table 6.5.2(C) of AS2159-2009. The Acid Sulfate Soil Assessment confirms that conditions that may pose a risk to the environment have not been encountered.

6.10.2 Recommendations

While the proposed development does not require specific mitigation measures due to limited anticipated impacts, the following actions are nonetheless recommended by JK Environments:

- Advice should be obtained from the structural engineer on the likely retention and footing design so that the scope of any additional geotechnical investigations can be assessed.
- Advice should be obtained from Sydney Water on the need for a Specialist Engineering Assessment so this can be taken into account when determining the scope of any additional geotechnical investigations required.
- Prior to the start of excavation, dilapidation surveys should be carried out on adjoining structures located within a distance of twice the excavation depth from the basement perimeter.
- During rock hammer use vibrations transmitted to the adjoining structures should be quantitatively monitored.
- During construction seepage should be controlled using conventional sump and pump techniques.
- In the long term, drainage should be provided behind all basement retaining walls and possibly below the basement slab. The completed excavation should be inspected by the hydraulic consultant to assess if the designed drainage system is adequate for the actual seepage flows.
- Given the depth of excavation and the poor quality of the rock, full depth retention systems will need to be installed prior to the start of excavation.
- Anchors should have their bond within rock and may provisionally be designed based on an allowable bond stress of 50kPa for extremely weathered rock or 150kPa for rock of at least very low strength.
- The anchor bond should be formed outside a line drawn up at 45° from the bulk excavation level, with a minimum free length of 3m and a minimum bond length of 3m.
- All anchors should be proof loaded to at least 1.3 times their design working load before locking off at about 85% of the working load. Lift-off tests should be carried out on at least 10% of the anchors 24 to 48 hours after locking off to confirm that the anchors are holding their load.

- Anchors should be installed on a design and construct contract so that optimisation of bond stresses does not become a contractual issue in the event of an anchor failing the test load.
- Commence the process of seeking permission from adjoining property owners for the installation of anchors below adjoining properties.
- The basement slabs are expected to be cast on a weathered rock subgrade. The subgrade should be inspected by a geotechnical engineer to confirm the suitability.
- The basement slab should be provided with a subbase layer of at least 100mm thickness of crushed rock to TfNSW QA specification 3051 unbound base material (or similar good quality and durable fine crushed rock) to provide a uniform base and act as a separation layer between the slab and the weathered rock subgrade. The subbase layer should be compacted to at least 100% of its Standard Maximum Dry Density (SMDD).
- The aggressivity results of the soils, rock and groundwater should be reviewed and incorporated into the design of the proposed development by the project team (civil, structural and landscaping).
- As part of the building design, considerations should be made for implementing the following:
 - Appropriate damp proof course (DPC) and moisture barriers should be used as outlined in the WSROC document '*Western Sydney Salinity Code of Practice, June 2003*' and other relevant building codes and industry standards;
 - Where required under the relevant building codes and standards, exposure class masonry must be used below the DPC, including for strip footings. This is especially important in areas where landscaping is located adjacent to built structures. An appropriate mortar and mixing ratio must be used with exposure class masonry. Admixtures for waterproofing and/or corrosion prevention should be used where necessary; and
 - Care should be taken to check that the infrastructure design process considers the existing patterns of surface and subsurface water movement through the site during both dry and wet periods.

6.11 Stormwater and Wastewater

An Integrated Stormwater Management Plan and Civil Design Report have been prepared by Northrop and are provided at **Appendix U** and **Appendix V** respectively. A summary of the assessment and proposed mitigation measures is provided below.

Stormwater management requirements have been assessed in accordance with the provisions prescribed by the Ku-ring-gai DCP, specifically, with regards to addressing post-development water quantity and water quality requirements.

6.11.1 Water quantity

In accordance with Council's DCP, the site is in the Spring Gull Creek drainage catchment area for On-site Detention (OSD) which requires the OSD to be designed as per the following:

- Minimum OSD Storage Volume: 320 m³ /ha.
- Permitted Site Discharge (PSD): 134 l/s/ha.

As per advice received from Council, a 10% offset for OSD storage volume is permitted if a rainwater tank is connected for internal reuse purposes. A 160,000L rainwater tank is proposed and is to be used for irrigation of the site and as such the minimum OSD Storage Volume (without offset) is 145 m³ and 129 m³ with offset.

6.11.2 Water quality

Ku-ring-gai Council's DCP requires the following targets to be met to undertake stormwater quality measures to reduce post-development pollutant loads:

- 85% Total Suspended Solids Reduction
- 65% Total Phosphorus Reduction
- 45% Total Nitrogen Reduction
- 70% Gross Pollutant Reduction

Proposed measures

The following water quality control measures are proposed:

- A 160,000L rainwater tank is proposed and is to be used for irrigation.
- At least four stormwater inlet pits within the site are to be fitted with a fine mesh in-pit filtration baskets.
- Filters will be installed and maintained to treat stormwater run-off from roof, roads and other areas by-passing the rainwater tank.
- Appropriate erosion and sediment control measures are to be in place over the duration of the construction works (including sediment fencing, stockpiling of topsoil, and the timely rehabilitation of work areas).
- A concept erosion and sediment control plan has also been prepared as part of the Integrated Water Management Plan.

With these measures in force, software modelling undertaken by Northrop has confirmed the development achieves the relevant requirements for water quantity and quality reductions.

6.12 Flooding

A Flood Risk Assessment has been prepared by WMS and is included at **Appendix X**. A summary of the assessment and proposed mitigation measures is provided below.

6.12.1 Assessment

As aforementioned in **Section 2.2.5**, the site is identified within the Cockle Creek catchment, a tributary of Cowan Creek, which drains northwards into the Hawkesbury River. Upon a review of the hydraulic features and drainage network in the vicinity of the site, WMS notes that the flooding risk at the site is minimal, as the level difference between the site and the closest drainage channel means that it is highly unlikely that water would reach the site in the event of a mainstream flood event.

With respect to overland flow, whilst the local topography slopes steeply downward in a northerly direction from the Pacific Highway, WMS notes that the existing water reservoir fronting the Pacific Highway would act as a barrier for the site, diverting overland flows to Neringah Avenue South and Woonona Avenue respectively. Whilst a small parcel of land located between the reservoir and the site is undeveloped and would collect runoff, the relatively small size of this area in comparison to the site means that any runoff accumulated would not pose any flooding risk to the site.

As such, based on this review, WMS confirms that the site is not considered subject to flooding risk.

6.12.2 Mitigation Measures

Given the above conclusion, WMS does not provide any mitigation measures to manage flooding behaviour at the site. Notwithstanding, the following recommendations have been made to ensure that runoff is drained properly:

- Ensure any runoff generated from the vacant land South of the site is directed into the drainage systems of the site or Neringah Avenue South,
- Ensure runoff generated by rainfall on the site is managed appropriately in accordance with the relevant Ku-ring-gai Development Control Plan 2015 (Ku-ring-gai DCP) controls (discussed further in **Section 6.11**).

6.13 Hazards and Risks

Additionally, a Preliminary Dangerous Goods Screening Report has been prepared by JHA Services and is attached at **Appendix Y**. The report provides a preliminary risk screening of all dangerous goods and hazardous materials associated with the development, including those to be stored on-site. The proposed development does not meet the definitions of 'a potentially hazardous industry, nor those of a 'potentially offensive industry'.

6.14 Contamination and Remediation

Investigations by JK Environments, including a Detailed Site Investigation (**Appendix Z**), have identified;

- A Underground Storage Tank (UST).
- Asbestos impacts to fill in two locations in the east and central sections of the site.
- Zinc impacts to fill in one location in the east of the site.
- Total Recoverable Hydrocarbons (TRH) impacts to fill in the west of the site.

The investigation also found that groundwater has been impacted by heavy metals and perfluorooctanesulphonic acid. The heavy metal impacts were considered likely a regional/background issue and the concentrations were assessed to not pose a risk to on-site receptors in the context of the proposed development. Groundwater impacts are discussed further in **Section 6.10** above.

JK Environments has additionally prepared a Sampling, Analysis and Quality Plan (**Appendix AA**) and Remediation Action Plan (RAP) (**Appendix BB**), addressed below.

6.14.1 Remediation

Based on analysis and site conditions, JK Environments has outlined the following preferred remediation methods for the development:

- **Consolidation and isolation of impacted soil by cap and containment** – this option is the most applicable for the remediation of zinc-impacted fill within the tree protection zone (TPZ) in the east of the site, as it avoids disturbance of soils within the TPZ.
- **Removal of contaminated material to an appropriate facility and reinstatement with clean material** – This option is the most applicable for the remediation of the USTs/infrastructure as it aligns with the construction work (i.e. bulk excavation is required in the vicinity of the UST). This option is also applicable to the remediation of asbestos impacted fill given the likely small-scale of impacted fill and the extent of development proposed at the site.

JK Environments considers the preferred options for remediation are appropriate on the basis that:

- Considerable earthworks will be required to achieve the design levels.
- The asbestos impacts to fill are typically limited to the surficial/shallow fill soils.
- The potential hydrocarbon impacts associated with the UST and associated infrastructure are anticipated to be localised.
- The UST and associated infrastructure will be removed from site, removing a potential source of hydrocarbon impacts.
- The zinc-impacted fill is within a TPZ, and the vicinity will include surface plantings. The proposed approach avoids disturbance of the zinc-impacted fill.
- The strategies are sustainable, economically viable, commensurate with the level of risk posed by the contaminants and technically achievable to implement concurrently with the proposed development works.

On this basis, JK Environments concludes that the site can be made suitable for the proposed development subject to the implementation of the RAP. Following remediation, a site validation report shall be prepared and submitted to the relevant authorities to demonstrate that the site is suitable for occupation.

6.15 Waste Management

A Combined Operational, Demolition, & Construction Waste Management Plan has been prepared by Waste Audit and is attached at **Appendix CC**.

6.15.1 Construction and demolition waste

The WMP outlines principles to be implemented to minimise waste generation during demolition and construction. The project's key waste management objectives include maximising the quantities of materials diverted from landfill by reusing, recycling and reprocessing off-site to ensure no more than 20% of residual waste is sent to landfill.

In accordance with the analysis undertaken by Waste Audit, the proposal is expected to generate the following quantities of waste during demolition (**Table 26**) and construction (**Table 27**):

Table 26 Demolition Waste (Including Excavation) - Expected Materials

Type of Material	Estimated m ³	Destination/Treatment		
		Onsite (Reuse/Recycle)	Offsite (Reuse/Recycle)	Disposal (Landfill)
Excavated Soil, Rock	46,550	Possible onsite reuse in landscaping works	Material to be taken to facility for processing for reuse at other sites	No disposal to landfill
Bricks	300	Separated on site and crushed for use in pavement and/or temporary access road construction	Acceptable quality bricks collected by contractor for reuse. Unusable bricks collected and recycled at recycling facility to be used in aggregate gravel products	No disposal to landfill
Trees & Vegetation	120	Possible onsite reuse	Material to be taken to organic waste facility for processing for reuse in landscaping works	No disposal to landfill
Roofing & Structural Metals	100	No on-site reuse or recycling	Sent for reuse if feasible and/or recycling depending on condition	No disposal to landfill
Concrete	50	Crush for use in pavement and/or temporary road construction	Separate onsite and take material to concrete recycling facility	No disposal to landfill
Floor Coverings	50	No on-site reuse	Collected in designated bin and sent for recycling if of sufficient quality; otherwise sent to landfill	Material that cannot be recycled will be sent to landfill
Structural Timber	40	Possible onsite reuse	Untreated timber collected and recycled at timber yard. Unrecyclable timber will be sent to landfill	Material that cannot be recycled will be sent to landfill
Plasterboard	40	No on-site reuse	Material to be separated onsite and collected by contractor for recycling for use as soil improver with gypsum removed by recycler	Material that cannot be recycled will be sent to landfill
Bitumen	30	No on-site reuse	Collected by contractor for recycling at dedicated facility	No disposal to landfill
Glass	20	No on-site reuse or recycling	Sent for reuse if feasible and/or recycling depending on condition	No disposal to landfill
Wiring, Electrical Fittings	20	No on-site reuse	Collected by specialist metal subcontractor for separation into different metal types for recycling	No disposal to landfill
Plumbing, Fixtures	20	No on-site reuse		No disposal to landfill
Lighting Fixtures, Lamps (Non-Hazardous)	20	No on-site reuse or recycling	Collected by specialist contractor for recycling	No disposal to landfill
Ceiling Tiles	10	No on-site reuse or recycling	Collected by specialist contractor for recycling	No disposal to landfill
Bathroom & Kitchen Tiles	10	No on-site reuse or recycling	Sent for reuse if feasible and/or recycling depending on condition	No disposal to landfill

Type of Material	Estimated m ³	Destination/Treatment		
		Onsite (Reuse/Recycle)	Offsite (Reuse/Recycle)	Disposal (Landfill)
Hazardous Materials	5	No on-site reuse or recycling	Collected by specialist contractor for treatment and disposal	Disposal to licensed landfill
General Waste (All Materials Unsuitable for Reuse/Recycling)	2,000	No on-site reuse or recycling	Collected by waste contractors for disposal to landfill	Disposal to landfill
TOTAL MATERIALS GENERATED	47,485	The development's demolition stage will produce around 47,485 m ³ of materials, of which around 45,487 m ³ or 95.8% of all materials can potentially be diverted from landfill and recovered for beneficial on-site and off-site reuse and/or reprocessing at specialised facilities.		
TOTAL MATERIALS RECOVERED	45,487			

Table 27 Construction Waste - Expected Materials

Type of Material	Estimated m ³	Destination/Treatment		
		Onsite (Reuse/Recycle)	Offsite (Reuse/Recycle)	Disposal (Landfill)
Soft Plastics (e.g. pallet wrapping)	39	Possible onsite reuse	Collected by contractor and taken to recycling facility	No disposal to landfill
Used Pallets	37	Reuse on site for materials storage	Collected by contractor and taken to recycling facility	No disposal to landfill
Paper/Cardboard Recycling	30	Reuse cardboard boxes for storage where possible	Separated onsite into dedicated receptacles and collected by the waste contractor for recycling	No disposal to landfill
Metal Offcuts, Wiring, etc.	26	No on-site reuse	Collected by contractor for separation into different metal types for recycling	No disposal to landfill
General Waste	25	No on-site reuse or recycling	Separated onsite into dedicated receptacles and collected by waste contractor for disposal	Disposal to landfill
Plasterboard Offcuts	24	No on-site reuse	Material to be separated onsite and collected by contractor for recycling for use as soil improver with gypsum removed by recycler	Material that cannot be recycled will be sent to landfill
Floor Coverings	22	No on-site reuse	Collected in designated bin and sent for recycling if of required quality; otherwise sent to landfill	Material that cannot be recycled will be sent to landfill
Recyclable Glass, Metal, & Plastic Containers	19	No on-site reuse	Separated onsite into dedicated receptacles and collected by the waste contractor for recycling	No disposal to landfill
Timber Offcuts	17	Reuse for formwork where possible	Untreated recyclable timber will be collected and recycled at timber yard. Unrecyclable timber will be sent to landfill	Material that cannot be recycled will be sent to landfill
Concrete (Excess)	15	No on-site reuse	Collected by contractor and taken to concrete recycling facility	No disposal to landfill
Glass (Excess)	12	No on-site reuse or recycling	Sent for reuse if feasible and/or recycling depending on condition	No disposal to landfill

Type of Material	Estimated m ³	Destination/Treatment		
		Onsite (Reuse/Recycle)	Offsite (Reuse/Recycle)	Disposal (Landfill)
TOTAL MATERIALS GENERATED	266 m ³	The development's construction stage will produce around 266 m ³ of materials, of which around 241 m ³ or 90.7% of all materials can potentially be diverted from landfill and recovered for beneficial on-site and off-site reuse and/or reprocessing at specialised facilities.		

6.15.2 Operational waste

The proposal's future operational waste has been calculated by Waste Audit and is summarised in **Table 28**. Central waste, recycling and bulky good storage areas have been included in the loading dock which have been designed to accommodate the projected amount of waste generate by the development. General waste is expected to be collected three times per week for the health services use and once per week for the seniors housing.

Waste and recycling will be transferred from the dedicated bin rooms on each level of the buildings by dedicated garbage chutes for collection by a private waste contractor via the loading dock at the northern end of the basement. Waste from the Stage 1 aged care development will also be redirected to this loading dock to consolidate the service.

The WMP also outlines specific policies for the management of clinical and other specialised waste streams.

Table 28 Operational Materials Streams (Future Operations)

Material Stream	Annual Cubic Metres
General Waste	576.43
Cardboard & Paper Recycling	135.30
Commingled Recycling	63.60
Confidential Paper Recycling	1.20
Medical Waste	46.50
Sanitary Waste	9.08
Pharmaceutical Waste	3.60
Cytotoxic Waste	3.00
Food Organics Recycling	101.72
Cooking Oil Recycling	6.24
Polystyrene Recycling	10.40
E-Waste Recycling	0.52
Lamp Recycling	0.26

6.15.3 Hazardous Building Materials

A Hazardous Building Materials Survey has been prepared by JK Environments and is included at **Appendix DD**. The report provides an analysis of existing buildings and structures on the site, and whether they contain hazardous materials (e.g., asbestos).

Due to restrictions associated with COVID-19 at the time of the survey, only limited inspections were conducted of patient and resident rooms on the ground level of the main hospital building. General movement areas and staff areas were inspected. This is not considered to impact the completeness of the survey; however, it is recommended that these areas are re-inspected when vacant and prior to demolition. Access throughout the site was generally restricted due to furniture, fittings, floor coverings, stored materials and occupation by patients,

residents, and staff of the hospital. All electrical switchboards and mechanical equipment were operational at the time of the inspection and sampling was not undertaken.

In summary, the survey found:

- Asbestos containing materials were identified within the interior and the exterior of the existing buildings and structures at the site at the time of the inspection. The asbestos is to be removed by a licensed Class A asbestos removalist and an Asbestos Removal Control Plan and Asbestos Management Plan is to be prepared prior to commencement of works.
- Deteriorated lead containing paint systems were identified on the external timber framework, windows/door frames, internal walls and window frames of the main building and on the external timber fascia panels and internal walls of the Kiosk building. All identified lead containing paint films must be removed / treated in accordance with the regulations and codes outlined in **Appendix DD** and by an experienced hazardous materials removal contractor.
- Light fittings potentially housing polychlorinated biphenyl (PCB)-containing metal capacitors were identified. PCBs are a scheduled waste and are to be removed in accordance with the requirements provided within the report.
- Sources of synthetic mineral fibre (SMF) containing materials were found to be present in the form of foil wrapped insulation, foil backed insulation, metal wrapped insulation, vinyl sheeting, bituminous pipework wrapping, hot water services and insulation batts at the site. All SMF containing materials must be removed in accordance with the national Standard and code outlined in **Appendix DD** and by an experienced hazardous materials removal contractor.

The proposed demolition of existing structures will implement the findings and recommendations of the Hazardous Building Materials Survey as confirmed within the Mitigation Measures at **Appendix DD**.

6.16 Aboriginal Cultural Heritage

An Aboriginal Cultural Heritage Assessment Report (ACHAR) has been prepared by Artefact and is provided at **Appendix EE**. A summary of the assessment and proposed mitigation measures are provided below.

6.16.1 Assessment

Artefact has conducted a search of the Aboriginal Heritage Information System (AHIMS) database which reveals that there are no recorded Aboriginal sites within a 1km radius of the site. As well as this, upon further review of historical aerial imagery, desktop assessment and previous archaeological assessments prepared within the general vicinity, Artefact confirms that the site is not located within a sensitive landform feature and has been highly disturbed by past development activity – both characteristics that indicate nil to low archaeological potential.

A site survey was also conducted by Artefact on 26 July 2022 to inspect the ground surface of the site, identify any potential Aboriginal sites and ascertain whether further archaeological investigation would be required. No areas of archaeological sensitivity were identified during this survey, and Artefact also confirmed that no vegetation engravings or carvings were present given the relative age of the vegetation on site.

Given that no Aboriginal sites were identified on site or previously recorded within the locality, Artefact confirms that the site has nil to low archaeological potential. By extension, consultation with Registered Aboriginal Parties (RAP's) regarding the proposal has not revealed that the site contains any social, cultural, historical, aesthetic or scientific significance.

6.16.2 Mitigation Measures

Notwithstanding the above assessment, Artefact proposes various mitigation measures to ensure that any unanticipated Aboriginal objects are addressed in an appropriate manner. These mitigation measures are identified below in **Table 29**.

Table 29 Mitigation measures regarding Aboriginal Cultural Heritage

Impact/Issue	Environmental Safeguard	Responsibility	Timing
Potential disturbance of heritage amenity or archaeological relics	Ongoing consultation with registered aboriginal parties to continue throughout the life of the project as necessary.	Proponent	Pre-construction / Construction
	Unexpected Finds Protocol to be included as part of the Construction Environmental Management Plan (CEMP), detailing procedures to be followed in the event any unanticipated objects are uncovered during construction activity.	Proponent / Contractor	Construction

6.17 Environmental Heritage

A Heritage Impact Statement has been prepared by NBRS and is made available at **Appendix FF**. The report details the heritage context and proposed impacts, and is summarised below.

The subject property contains, 'Woonona House,' located at 3 Woonona Avenue, Wahroonga, which is listed as an item of local heritage significance on Schedule 5 of the Ku-ring-gai Local Environmental Plan (LEP) 2015, (item number I1009). It is also located in the vicinity of a number of other listed items, including:

- 'Sydney Water Reservoir,' 1635 Pacific Highway, Wahroonga, item number I972;
- 'Warrina' Dwelling House, 8 Woonona Avenue, Wahroonga, item number I1010; and
- 'The Briars' Dwelling House, 14 Woonona Avenue, Wahroonga, SHR 00274, local item number I1011.

6.17.1 Assessment

The impacts of the proposed development on heritage items contained within and adjacent to the site were assessed by the HIA. Key assessment matters are summarised as follows:

- **Use of Woonona Cottage:** The proposed works are acceptable from a heritage perspective, as the use of Woonona Cottage will be retained and continue to remain legible.
- **Setting of Woonona Cottage:** The proposed works are acceptable from a heritage perspective, as the overall form and features of Woonona Cottage, will be retained unaltered.
- **Relationship of Woonona Cottage to the proposal:** The proposed works are acceptable from a heritage perspective, as open, landscaped areas will be retained around Woonona Cottage, which will in turn, ensure the curtilage, setting and views to and from the cottage, are retained. The addition of a landscaped, through site link is a positive heritage impact and will ensure continued appreciation of the heritage item and add to the existing landscaped setting surrounding Woonona Cottage.
- **Form and scale of the proposal:** The proposed form and scale of the proposed new building is acceptable from a heritage perspective, as the significance of Woonona Cottage will continue to be understood and its aesthetic significance appreciated.
- **Architectural character of the proposal:** The proposed addition of a new modern building to the site is acceptable from a heritage perspective, as the legibility of Woonona Cottage will be retained.
- **Archdale Walk works:** The works to Archdale Walk will constitute minor changes, including the addition of a new concrete ramp and metal balustrade, and will not alter the relationship between Archdale Walk and the heritage items in the vicinity. As such, the works to Archdale Walk are acceptable from a heritage perspective, as the physical fabric associated with heritage items in the vicinity, as well as views between Archdale Walk and the heritage items in the vicinity, will be retained unaltered.
- **Sydney Water Reservoir – Wahroonga:** The proposal is acceptable from a heritage perspective, as the Reservoir's former use will continue to be understood, and its aesthetic significance will continue to be appreciated.

- **'The Briars' and 'Warrina':** The proposed development will be of a height which is in keeping with the existing height of buildings on the subject site, and as such, the proposal will produce no unacceptable overshadowing over the heritage items in the vicinity. The proposal is acceptable from a heritage perspective, as the setting and views of, 'The Briars,' and 'Warrina,' heritage-listed dwellings will be retained.

Accordingly, NBRS conclude that the proposed development is considered to be acceptable from a heritage perspective for the following reasons:

- Views of Woonona Cottage will remain available from the site and will not be obscured from Woonona Avenue.
- The physical fabric, architectural form and character of Woonona Cottage will be retained and conserved.
- The proposed development is clearly contemporary and reflects its use for aged care and health care in its scale, bulk and form. The development does increase the density of the site, however Woonona Cottage will retain its ability to be interpreted as a significant former residence, and its aesthetic significance will continue to be appreciated, albeit in an altered context.
- There will be no adverse impact on the established heritage significance of heritage items in the vicinity.
- There will be no change to the interpretation or appreciation of the heritage items in the vicinity from the public domain.
- Views to and from heritage items in the vicinity will be retained.

6.17.2 Mitigation measures

Given the lack of significant impacts, the report does not provide any mitigation measures to further manage heritage impacts. However, the following recommendations have been made:

- That if any future changes be contemplated for Woonona Cottage, that the 2013 Conservation Management Plan be updated to reflect subsequent changes to the place.
- That the stonework associated with the kiosk and front fence is retained for future use on site. The detailed resolution of its use will be resolved as part of any future application.
- That the interpretation panel be updated in the near future to reflect the changes on the site and be available to be viewed from the public domain.

6.17.3 Archaeology

Additionally, a Historical Archaeological Assessment has been prepared by Artefact and is made available at **Appendix GG**. This assessment concludes that the site has low-nil potential to contain legible archaeological remains and that the proposed works are unlikely to result in archaeological impacts. It recommends the adoption of an unexpected finds procedure set out in the report.

6.18 Bushfire

The subject site is not identified on Ku-ring-gai Council's Bushfire Prone Land Map, as shown at **Figure 41**. Therefore, no further assessment is required in this regard.

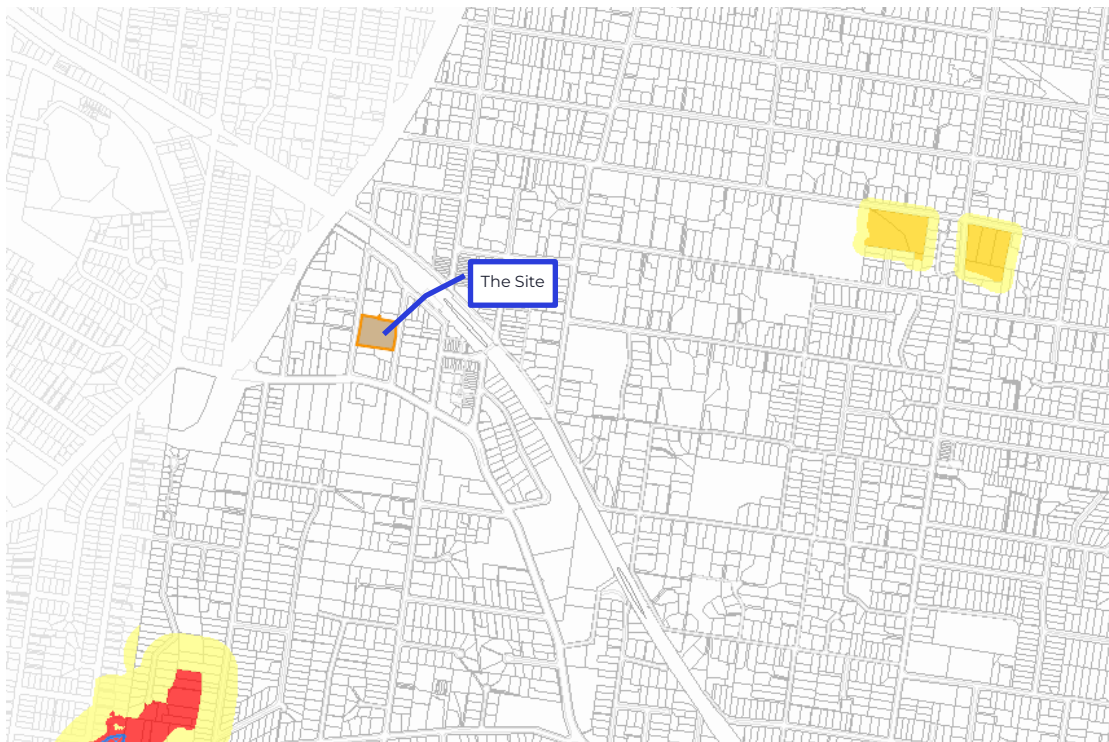


Figure 41 Bushfire Prone Land Map (site outlined in orange)

Source: Ku-ring-gai Council

6.19 Accessibility

An Accessibility Design Review Report has been prepared by ABE Consulting and is appended to this report at **Appendix HH** and **Appendix PP**. The report provides an assessment of the development with regards to the relevant disability access requirements of the *Disability (Access to Premises – Buildings) Standards 2010*, 'deemed-to-satisfy' requirements of the Building Code of Australia, relevant Australian Standards, as well as State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP Seniors).

The reports confirms that the development is generally capable of compliance with the relevant requirements, including the access requirements for the upgrade of Archdale Walk. A further review will be required during design development to ensure appropriate outcomes are achieved which will occur prior to Construction Certificate.

6.20 BCA and Fire Safety

A BCA Report has been prepared by Blackett Maguire + Goldsmith and included at **Appendix II** to review the capability of the proposed design to meet the requirements of the Building Code of Australia 2019 (BCA).

Overall, it is considered that the design is generally capable of meeting the deemed to satisfy provisions and performance requirements of the BCA. In addition, it is considered that such matters can adequately be addressed in the preparation of the Construction Certificate documentation.

6.21 Social Impacts

A Social Impact Assessment has been prepared by Ethos Urban and is attached at **Appendix JJ**. The assessment of social impacts has been based on the *Social Impact Assessment Guideline* (NSW DPE 2021), applicable to all State-significant projects and developments. The assessment considers the potential impact on the community and social environment should the social impacts envisaged occur, compared to the baseline scenario of the existing use of the Project Site and social context.

On balance, the range of positive and negative social impacts have been assessed, and temporary impacts to way of life, health and wellbeing, environment and amenity (associated with construction activity) as long as they are

effectively mitigated, will not outweigh the permanent positive social outcomes in terms of health and wellbeing, way of life and accessibility.

The proposal has the potential to result in the following significant positive social impacts:

- The provision of a more diverse and enhanced range of appropriate seniors housing, aged care and palliative care services to support residents of the Ku-ring-gai LGA. As a result there will be increased opportunities for local residents to remain living in the area as they age, consistent with broader 'age in place' strategic objectives.
- Potential for the improved layout of the site, with the through-site link connecting to Archdale Walk, to assist in encouraging clear delineation of spaces, pathways and access points, creating safer streets for local residents to move throughout, contributing to opportunities of increased health and wellbeing outcomes.
- Potential to enhance social connectedness with the community in the surrounding neighbourhood through the enhanced permeability of the site to its surrounds. Improved access to Wahroonga Rail Station and Town Centre is likely to arise.
- Increased opportunities for social interaction through the provision of updated and well-designed spaces for informal gatherings, in a safe and aesthetically pleasing environment. The redesign will support enhanced community identity and connectedness.
- Improved mental health and wellbeing for residents arising from the development, related to improved opportunities for social connections, reducing levels of isolation and loneliness.

Key potential negative social impacts identified with the proposal relate to:

- Short term noise, dust and vibration impacts, and traffic impacts for residents living within and around the area during construction. It is important that these construction impacts are appropriately managed through a Construction Management Plan (and Construction Traffic Management Plan) as well as through ongoing community engagement with existing residents and stakeholders to give opportunities for feedback and discuss concerns with relevant staff contacts, should issues arise. It is also recommended that construction updates are provided to residents regarding construction plans, timeframes and activity stages.
- A Communications and Engagement Strategy should be prepared to assist with a good level of communication for nearby affected stakeholders.
- Consultation outlined concerns with potential traffic safety impacts as a result of highly utilised on street parking, which reduces visibility in the area.
- Opportunities to improve social outcomes include local events and activities to be introduced to encourage social connections and build positive relationships between residents and surrounding community and exploring opportunities with local community groups, and Aboriginal organisations, to preserve and maintain local connections to cultural heritage. Consultation revealed strong interest for ongoing student involvement at and support for, the Wahroonga Health Campus (e.g. choir performances + intergenerational care programs).

Overall, the proposal has received general support for the integrated health campus proposal. It would help meet the growing needs of the ageing population of the Ku-ring-gai electorate/ Upper North Shore more broadly, and subject to incorporation of recommended mitigation measures, will not have significant social impacts on the surrounding residents, visitors, students and staff of the PSA and SSA.

The SIA Guideline classifies social impacts in the following categories, the impacts to which are summarised below:

Way of life

Potential for disruption to daily routines of residents, workers, patients, visitors, and users of surrounding roads during the construction phase of the proposal. Onsite parking and traffic mitigation measures result in a likely negligible way of life impact once operational in terms of traffic.

Overall, improved facilities at the site including palliative care, increased residential aged care, and seniors housing, will contribute to a significant social benefit once operational.

Social impact ratings associated with changes to way of life are considered High with following overall ratings:

- **Construction: High (Likely Major) - negative**
- **Operation: High (Likely Major) - positive**

Health and wellbeing

Potential wellbeing impacts associated with aspects of construction activity (e.g., sensitivity to noise and vibration), which may reduce opportunities for or discourage physical activity. Overall improved amenity and provision of the new facilities would have a significant positive benefit to health and wellbeing, once the site is operational. The redevelopment of the site, if impacts associated with construction are well mitigated, will ensure positive health and wellbeing outcomes for the community.

Social impact ratings associated with the change to Health and Wellbeing are considered High with following overall ratings:

- **Construction: High (Likely Major) - negative**
- **Operation: High (Likely Major) - positive**

Accessibility

Temporary accessibility impacts in relation to construction may occur but can be appropriately mitigated. Potential additional traffic and accessibility impacts due to the increased capacity on site would be permanent but this also includes positive impacts such as the upgrade to Archdale Walk. Social impact ratings associated with changes to accessibility are considered to be Medium with following overall ratings:

- **Construction: Medium (possible, moderate) impact – negative**
- **Operation: Medium (likely, minor) impact – positive and negative**

Community

Potential changes to community character and sense of place and belonging associated with changes to streetscape and construction activity, and disruption and/or change to the access of some existing community infrastructure (e.g., Abbotsleigh School).

The proposal has the potential to contribute to positive social outcomes for the community if impacts associated with operation and construction of the site are well mitigated.

Social impact ratings associated with the change to community are considered Medium to High with following overall ratings:

- **Construction: Medium (Possible moderate) impact - negative**
- **Operation: High (likely, moderate) impact - both positive and negative**

Culture

Potential changes to connection to place due to the change of the appearance of the site, including temporary changes during construction. It is noted there is a heritage item on site, however, 'the use, setting, and external and internal heritage fabric associated with Woonona Cottage will be retained unaltered'.

Mitigation methods are recommended to ensure protection of this heritage item is maintained during construction. Positive permanent outcomes in terms of connection to place would include the delivery of a high quality seniors facility and palliative care facility that would contribute to new place narratives for users of the Wahroonga Hospital.

Social impact rating associated with the change to culture is considered medium with following overall ratings:

- **Construction: Medium (possible, moderate) - negative**

- **Operation: Medium (possible, moderate) - both positive and negative**

Surroundings

Social impact rating associated with the change to surroundings is considered high with following overall ratings:

- **Construction: High (likely, moderate) impact - negative**
- **Operation: High (likely moderate) - both positive and negative**

Livelihoods

The proposed development is unlikely to have significant impacts on the quantity and or diversity of local employment opportunities, temporarily or permanently.

Social impact ratings associated with the change to livelihoods are considered low - positive and negative impact - with the following overall ratings:

- **Construction: Low (unlikely minor) impact – positive or negative, dependant on receiver**
- **Operation: (unlikely minor) impact - positive or negative, dependant on receiver**

6.22 Infrastructure and Utilities Requirements

An Infrastructure and Utilities Requirements Assessment has been prepared by Steensen Varming and is made available at **Appendix DD**. Further, a Hydraulic Services Report has been prepared by Northrop and is attached at **Appendix LL**. As discussed at **Section 3.13**, no staging is proposed in the delivery of infrastructure.

6.22.1 Electricity

A preliminary maximum demand calculation has been completed for the proposed building to determine the electrical power requirements. The total demand for the proposal was calculated to be 1559.2 kVA. Given the anticipated loads, the existing kiosk transformer will need to be replaced and, whilst the rating of the new transformer/s is pending feedback from Ausgrid, an initial review suggests two new 750kVA transformers will be required.

The existing transformer supplying the hospital is to be decommissioned and removed. The new substations will require a 6000mm x 5300mm easement and will need to be constructed prior to the decommissioning of the existing transformer to pick up existing loads of other customers that are also connected to the existing transformer, namely street loads and the adjacent apartment complex.

There are no existing Ausgrid assets within the site, apart from the existing incoming power supplies, and therefore there is no potential impact on existing infrastructure by the works. Based on the existing infrastructure, Steensen Varming, consider there would be sufficient capacity in the area. An approach to the diversion of existing loads and the installation of new transformers has been established in consultation with Ausgrid, detailed at **Appendix DD**.

6.22.2 Telecommunications

The telecommunications requirements of the project can either be serviced via a connection directly to the authority network as a new service or linked back to the IT network in the existing Wahroonga Residential Aged Care building which has its own incoming telecommunications service.

In the case of a new service, an application will need to be made to NBN Co, however no issues are anticipated in this request. There are five telecommunications authorities in the vicinity of the works, namely NBNCo, Nextgen NCC, Optus and Uecomm, Telstra and TPG. Both NBN Co and Telstra have existing connections to the site. No authority has infrastructure passing through the site, therefore, the existing authority services outside the site should not be impacted upon.

6.22.3 Water

Fresh water

The proposal will utilise the existing connection that serves the hospital's current operations. This takes the form of a 100mm water main in Neringah Avenue South. The incoming water will service the required potable supply for the new buildings.

Sewer

The existing site has a 225mm sewer main which serves the existing Residential aged care and existing hospital. This connection is considered adequate to service the proposed development. Final assessment for the sewer main will be assessed by Sydney Water as part of the section 73 application submission following the SSDA process.

Fire Hydrant and Sprinkler

It is anticipated that a connection into the 150mm water main in Woonona Avenue would be made and reticulate new 150mm fire main within the site to service the proposed development.

6.22.4 Gas

There are two separate gas connection serving the site. One of Woonona Avenue serving the existing aged care while the other from Neringah Avenue serving the existing hospital. The proposed development is expected to be serviceable from the existing connection to Neringah Avenue South. Final assessment of proposed gas loads for the development to be confirmed during detailed design in consultation with Jemena Gas.

6.23 Construction Management

Prior to the commencement of works and once a contractor is appointed for the project, a detailed Construction and Environmental Management Plan (CEMP) will be prepared for the proposed development and will be provided as a condition of development consent. The CEMP will be prepared in accordance with the relevant applicable Australian Standards and Occupational Health and Safety requirements. It will address the following:

- Site access control, public safety, amenity and security;
- Construction hours;
- Noise and vibration control;
- Material management, waste and material re-use;
- Sediment and erosion control;
- Construction traffic management;
- Dust suppression; and
- Notification of surrounding properties and complaints handling.

6.24 Public Benefits

The proposal presents numerous public benefits by renewing the existing Neringah Hospital facility. The provision of a more diverse range of appropriate seniors housing and aged care services supports the existing and future demographics of the Ku-ring-gai LGA. As a result there will be increased opportunities for local residents to remain living in the area as they age, consistent with broader 'age in place' strategic objectives.

Further, the improved layout of the site, with the through-site link connecting to Archdale Walk, will assist in connecting their neighbourhood and improving the pedestrian experience. This is furthered by the accompanying upgrade of Archdale Walk to comply with maximum gradient and step-free accessibility standards. Together these measures will create safer streets for local residents to move throughout, contributing to opportunities of increased health and wellbeing outcomes.

The proposal also offers the following:

- Potential to enhance social connectedness with the community in the surrounding neighbourhood through the enhanced permeability of the site to its surrounds. Improved access to Wahroonga Rail Station and Town Centre is likely to arise.
- Increased opportunities for social interaction through the provision of updated and well-designed spaces for informal gatherings, in a safe and aesthetically pleasing environment. The redesign will support enhanced community identity and connectedness.
- Improved mental health and wellbeing for residents arising from the development, related to improved opportunities for social connections, reducing levels of isolation and loneliness.
- Improved Crime Prevention Through Environmental Design, improving real and perceived safety in the local area.
- Increased canopy cover, assisting in the mitigation of urban heat.

6.25 Development Contributions

The relevant section 7.11 contributions plan is the *Ku-ring-gai Contributions Plan 2010* which applies to the developable portion of the site (refer to **Figure 42**) and includes all forms of residential development that creates additional dwellings.



Figure 42 Extract of Figure 1.7 of the *Ku-ring-gai Contributions Plan 2010*

Source: Ku-ring-gai Council

6.25.1 Seniors Housing Component

Notwithstanding the Contributions Plan, it is noted that the Ministerial Direction dated 14 September 2007 exempts from the payment of contributions developments for the purpose of any form of seniors housing, as defined under the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (SEPP Seniors), provided that the development is by a social housing provider. Social housing is defined (also within SEPP Seniors) as:

Social housing provider means any of the following:

- a) the New South Wales Land and Housing Corporation,*
- b) the Department of Housing,*
- c) a community housing organisation registered with the Office of Community Housing of the Department of Housing,*
- d) the Aboriginal Housing Office,*
- e) a registered Aboriginal housing organisation within the meaning of the Aboriginal Housing Act 1998,*
- f) the Department of Ageing, Disability and Home Care,*
- g) a local government authority that provides affordable housing,*
- h) a not-for-profit organisation that is a direct provider of rental housing to tenants.*

HammondCare is a not-for-profit organisation registered with the Australian Charities and Not-For-Profits Commission. It is also a direct provider of housing for seniors, owning and managing a number of seniors housing, health and aged care facilities where they specifically offer support for aged and dementia patients and provide relevant palliative care, rehabilitation, pain management and support for younger onset dementia.

The term 'rental housing' is not defined under the SEPP, however, the Macquarie Dictionary defines rent as 'a return or payment made periodically by a tenant to an owner for the use of land or building'. HammondCare provides accommodation to its residents under the auspices of the Aged Care Act 1997 (Commonwealth) and the Retirement Villages Act 1999 (NSW) as well as under standard Tenancy Agreements. None of the accommodation provided is owned by the person residing in it, with the ownership residing with HammondCare.

In respect of the accommodation, a resident moving into aged care undergoes an income and assets assessment to determine how their accommodation is to be paid for:

- If a person's assets and income are below a certain amount the Australian Government pays the accommodation costs on behalf of the resident to the provider (in effect, the Government pays the rent).
- If a person's assets and income are above the threshold, the resident is required to pay a contribution towards the cost of accommodation and the Australian Government pays the rest (in effect, part payment of the rent by the resident and part by the Australian Government). This is on a sliding scale with the Government contribution phasing out when a further threshold is reached.
- The resident assets and income are at a level where they pay the accommodation payment in full (resident pays the full rent).

The accommodation cost, where they are paid for by a resident can be made as a lump sum refundable accommodation deposit (the interest on which is effectively the rent and is paid to the accommodation provider) or a rental type payment called a 'daily accommodation payment' (or a combination of both). At any one time, the proportion of residents in one of the two categories above will vary depending on individual financial circumstances. Similarly, the percentage of residents opting for a one-off lump sum payment or daily accommodation payment or combination of both will also vary. All of these arrangements are simply different methods of "paying the rent".

It should be noted that in none of these instances does the resident own accommodation which they reside in. Payments are made periodically, at agreed times, to HammondCare consistent with the above definition.

It is therefore evident that the Ministerial Direction dated 14 September 2007 exempts the seniors housing component of the proposal from the payment of development contributions. It is noted that this is also consistent with the intent of the Draft *Environmental Planning and Assessment Amendment (Infrastructure Contributions) Regulation 2021* which excludes seniors housing carried out by a social housing provider from the payment of local levies.

6.25.2 Palliative Care Component (health service facility)

Section 1.4 of the Contributions Plan states that:

*For the purposes of this Contributions Plan, development may include subdivision, all forms of residential development including single dwelling houses, dual occupancies, villas and townhouses and multi-unit development including seniors living dwellings and non-private dwellings, increased **commercial floorspace** in the form of **floorspace for business purposes, office, retail, industrial** or other **for-profit use and increased intensity of usage or employment in any such premises**, or any combination of these.*

Accordingly, the redevelopment of the palliative care facilities is not considered to attract a contribution as:

- The use is not involve a type of commercial or industrial floorspace;
- The development is being carried out on a not-for-profit basis; and
- The intensity of the palliative care facility is not increasing, rather the existing facilities are being replaced to provide better quality care (a total of 18 beds will continue to be retained on site).

Furthermore, merit exemptions are available under Section 1.26 of the Contributions Plan for developments by non-profit organisation which provide a distinct public benefit. As outlined above, HammondCare is listed as an Affiliated Health Organisation under Schedule 3 of the *Health Services Act 1997*, meaning it is recognised as part of the public health system. The principal reason for recognising Affiliated Health Organisations is to enable certain non-profit, religious, charitable or other non-government organisations and institutions that significantly contribute to the operation of the public health system to be treated as part of said system where they provide hospital and healthcare services.

HammondCare is a not-for-profit, independent Christian charity which is reflective in the underlying objectives of the project: to provide quality health infrastructure and services for the most vulnerable members of the community. By extension, the proposed palliative care facility is not-for-profit, unlike a typical private hospital. Furthermore, as there is no public money or government funding for capital works on Schedule 3 hospitals, the capital for this important project is fully funded by HammondCare and its donors.

The underlying intention of development contributions is to enable Council to fund the provision, extension or augmentation of public amenities and services that will or are likely to be required as a consequence of development within the LGA. The proposed palliative care facility is in and of itself a public amenity and service, providing direct benefit in critical healthcare amenities and services to members of the public in Wahroonga and the broader Ku-ring-gai LGA.

Further, HammondCare is a self-sufficient facility in that it provides its own facilities and services on the premises including medical, therapeutic, entertainment, recreational and cultural programs. Given the characteristics of the development's population and the provision of community facilities on site, the clients will not create an increase in demand for public amenities and services provided by Council nor are they likely to avail themselves of the facilities to be funded through the section 7.11 contributions. The provision of the health care facility is in fact more likely to reduce the demand for Council amenities and facilities than would be the case if in the broader community where they would be reliant on the services provided by the Council and the local health authorities.

The levying of 7.11 payments in this instance is effectively a tax on a charitable institution and Affiliated Health Organisation in the public health system, with little or no benefit to the clients. It disadvantages the not-for-profit organisation and reduces its capacity to provide additional or enhanced health and care facilities. Further, it redirects the donations provided by the public and donated specifically for the provision of HammondCare's care services to non-related causes. An exemption from contributions will allow HammondCare to better serve the needs of the elderly and those in need within the LGA, which will ultimately reduce their reliance on government agencies.

Accordingly, it is considered that the development as a whole should not be subject to any local development contributions.

7.0 Project Justification

In general, investment in major projects can only be justified if the benefits of doing so exceed the costs. Such an assessment must consider all costs and benefits, and not simply those that can be easily quantified. As a result, the EP&A Act specifies that such a justification must be made having regard to biophysical, economic and social considerations and the principles of ecologically sustainable development.

This means that the decision on whether a project can proceed or not needs to be made in the full knowledge of its effects, both positive and negative, whether those impacts can be quantified or not.

The proposed development involves the deliver of additional community health services, seniors housing, as well as upgraded palliative care facilities to replace the dated Neringah Hospital and kiosk buildings at the site. The assessment must therefore focus on the identification and appraisal of the effects of the proposed change over the site's existing condition.

Various components of the biophysical, social, and economic environments, as well as the proposal's alignment with the objects of the EP&A Act and other statutory instruments applicable to the site, have been examined in this EIS and are summarised below.

7.1 Ecologically Sustainable Development

The EP&A Regulation lists 4 principles of ecologically sustainable development to be considered in assessing a project. They are:

- The precautionary principle;
 - Intergenerational equity;
 - Conservation of biological diversity and ecological integrity; and
 - Improved valuation and pricing of environmental resources.
- An analysis of these principles follows.

Precautionary Principle

The precautionary principle is utilised when uncertainty exists about potential environmental impacts. It provides that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. The precautionary principle requires careful evaluation of potential environmental impacts in order to avoid, wherever practicable, serious or irreversible damage to the environment.

This EIS has not identified any serious threat of irreversible damage to the environment and therefore the precautionary principle is not relevant to the proposal. Notwithstanding, as noted in the ESD report, the landscape strategy has been developed to enhance the environmental performance of the land through measures such as integrating native plant species and incorporation of water sensitive urban design features to passively manage storm water and to enhance biodiversity.

Intergenerational Equity

Inter-generational equity is concerned with ensuring that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations. The proposal has been designed to benefit both the existing and future generations by:

- Incorporate appropriate passive and active design strategies to ensure a low-energy as well as low-maintenance design outcome;
- Adopting water sensitive urban design principles;
- Adopting practices to minimise demolition, construction and operational waste including recycling of demolition and construction waste;

- Utilising environmentally preferable materials;
- Consideration of Connection to Country principles and the integration of indigenous and Aboriginal design features;
- Implementing safeguards and management measures to protect environmental values during construction and operation, including reduced waste to landfill and reduced portable water consumption;
- Facilitating job creation in the regions; and
- Improving health outcomes of the community.

The proposal has integrated short and long-term social, financial and environmental considerations so that any foreseeable impacts are not left to be addressed by future generations. Issues with potential long term implications such as waste disposal would be avoided and/or minimised through construction planning and the application of safeguards and management measures described in this EIS and the appended technical reports.

Conservation of biological diversity and ecological integrity

The principle of biological diversity upholds that the conservation of biological diversity and ecological integrity should be a fundamental consideration.

The proposal would not have any significant effect on the biological diversity and ecological integrity of the study area, as addressed in **Section 6.6** above. The landscape strategy considers the protection of existing ecological features, and the design will maintain and improve the overall biodiversity and ecological performance of the site through conservation measures.

Improved valuation, pricing and incentive mechanisms

The principles of improved valuation and pricing of environmental resources requires consideration of all environmental resources which may be affected by a proposal, including air, water, land and living things. Mitigation measures for avoiding, reusing, recycling and managing waste during construction and operation would be implemented to ensure resources are used responsibly in the first instance.

As outlined in the ESD Report (**Appendix N**), a sustainability strategy has been developed to achieve the highest sustainability and environmental performance whilst aiming to minimise high costs and facilitating the best possible care for residents. A key design criterion of the development also includes the sustainable selection of building systems and materials. Materials are selected based on a life cycle assessment which considers the cradle-to-grave environmental impact and preference will be given to materials that contain high-recycled content and/or are highly recyclable.

7.2 Environmental Planning and Assessment Act 1979 – Objects of the Act

This EIS has examined and considered all possible matters affecting or that are likely to affect the environment by reason of the proposed development. The project is consistent with the relevant Objects of the EP&A Act, as outlined in **Section 4.0**, and will not result in any unjust or significant environmental impact.

7.3 Environmental Planning and Assessment Act 1979 – Clause 4.15 Evaluation

The following section assesses the proposal against the relevant heads of consideration listed in Section 4.15 of the EP&A Act.

7.3.1 Environmental Planning Instruments

As described in **Section 4.0**, the proposal is consistent with all relevant EPIs relating to the site, including:

- *Environmental Planning and Assessment Act 1979*;
- *Biodiversity Conservation Act 2016*;
- *State Environmental Planning Policy (Planning Systems) 2021*;
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*;

- *State Environmental Planning (Resilience and Hazards) 2021*;
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*;
- *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development*;
- *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*;
- *Ku-ring-gai Local Environmental Plan 2015*.

The Statutory Compliance Table at **Attachment 2** outlines the relevant statutory requirements of each EPI and the location in the EIS where those requirements have been assessed. Those statutory requirements that are yet to be assessed in the EIS are addressed below.

7.3.2 EP&A Regulations

The EIS has addressed the specification criteria within clause 190 and clause 192 of the EP&A Regulation. Similarly, the EIS has addressed the principles of ecologically sustainable development through the precautionary principle (and other considerations), which assesses the threats of any serious or irreversible environmental damage (see above). As required by clause 4.42, the following additional approvals will be required in order to permit the proposed development to occur:

- Section 138 Roads Act Approval for the proposed upgrade to Archdale Walk.

7.3.3 Likely Impacts of Development

Social and Economic

The social and economic impacts and benefits associated with the proposed development have been assessed at Section 6.21 above. The proposal will result in substantial social and economic benefits associated with the provision of much needed care and seniors housing to help respond to the needs of the ageing population.

Biophysical

The environmental impact assessment of the proposed development has demonstrated that:

- The development will not have significant impacts on any threatened flora or fauna species.
- The risks associated with the development are capable of being appropriately mitigated through the mitigation measures outlined in **Attachment 3**.

7.3.4 Suitability of the Site

Having regard to the characteristics of the site and its location in Wahroonga the proposed development is considered suitable in that:

- A SCC has been issued for the development, confirming the use and scale of development is suitable for its context;
- It is located in an area where there is strong and increasing demand for the services on offer.
- The scale, height and form of the proposed building envelope is compliant with the relevant development controls;
- The site is suitably located with access to all required services for future residents;
- The site will have access to all utility services to accommodate the demand generated by the proposed development;
- The local road network and key intersections have been assessed to be able to accommodate the traffic volumes generated by the proposal, without adverse impact on performance or safety; and
- The proposed development will not result in any unacceptable or material environmental impacts in relation to adjoining and surrounding properties, particularly in terms of overshadowing, views, privacy and solar access.

7.3.5 Public Interest

The proposed development is in the public interest for the following reasons:

- The development will support a significant piece of social infrastructure, including upgraded palliative care facilities, 12 new residential aged care beds and 57 new seniors housing dwellings to cater for the increased need for such facilities in Northern Sydney;
- It replaces an existing health facility that is no longer fit-for-purpose;
- It provides a publicly accessible the through-site link, connecting to Archdale Walk and linking the site and surround block with Wahroonga Village and local green space;
- It creates opportunities for social connectedness through the enhanced permeability of the site;
- It increases opportunities for community interaction and gathering through the provision of updated and well-designed spaces for informal gatherings; and
- The proposed development will generate 89 construction jobs and 15 FTE operational jobs.

8.0 Conclusion

The Environmental Impact Statement (EIS) has been prepared to consider the environmental, social and economic impacts of the proposed Neringah Hospital redevelopment. The EIS has addressed the issues outlined in the SEARs (**Appendix A**) and accords with Schedule 2 of the EP&A Regulations.

Having regard to biophysical, economic and social considerations, including the principles of ecologically sustainable development, the carrying out of the project is justified for the following reasons:

- The development will support a significant piece of social infrastructure, including upgraded palliative care facilities, 12 new residential aged care beds and 57 new seniors housing dwellings to cater for the increased need for such facilities in Northern Sydney;
- The proposed redevelopment will provide state of the art facilities and services in line with HammondCare's leading model of care;
- The design and use of the development is compatible with its surrounding context and integrates with the landscape character of the area.
- The proposal will increase the canopy cover of the site.
- Upgrades to Archdale Walk will improve accessibility to the Wahroonga town centre for all.
- The assessment of the proposal has demonstrated that the development will not result in any environmental impacts that cannot be appropriately managed and consistent with the relevant planning controls for the site.
- The proposal is consistent with the principles of ecological sustainable development as defined by Schedule 2(7)(4) of the *Environmental Planning and Assessment Regulation 2021*.
- The site is suitable for the development, and it is in the public interest.

Given the merits described above it is requested that the application be approved.

Attachment 1 – SEARs Compliance Table

Key Issues and Documentation	Location in EIS	
<i>Issue and Assessment Requirements</i>	<i>EIS Section</i>	<i>Technical Study</i>
<p>1. Statutory Context</p> <ul style="list-style-type: none"> • Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies and guidelines. • Identify compliance with applicable development standards and provide a detailed justification for any non-compliances. • If the development is only partly State significant development (SSD) declared under Chapter 2 of SEPP (Planning Systems) 2021, provide an explanation of how the remainder of the development is sufficiently related to the component that is SSD. • Address the requirements of any approvals applying to the site, including any concept approval or recommendation from any Gateway determination. 	Section 4.0	-
<p>2. Capital Investment Value and Employment</p> <ul style="list-style-type: none"> • Provide a detailed calculation of the capital investment value (CIV) of the development, prepared by a qualified quantity surveyor. • Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided. 	Section 3.1	Appendix MM
<p>3. Design Quality</p> <ul style="list-style-type: none"> • Demonstrate how the development will achieve: <ul style="list-style-type: none"> - design excellence in accordance with any applicable EPI provisions. - good design in accordance with the seven objectives for good design in <i>Better Placed</i>. • Where required by an EPI or concept approval, or where proposed, demonstrate how the development has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy. Recommendations (from the jury or Design Integrity Panel) are to be addressed prior to lodgement. • In all other instances, demonstrate that the development has been reviewed by the State Design Review Panel (SDRP). Recommendations are to be addressed prior to lodgement. 	Section 3.4 Section 6.1	Appendix C
<p>4. Built Form and Urban Design</p> <ul style="list-style-type: none"> • Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach. • Demonstrate how: <ul style="list-style-type: none"> - the development considers the design principles in Part 5, Division 6 of State Environmental Planning Policy (Housing) 2021 and the Seniors Housing Guidelines 2021. - the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. - the building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours, any signage and integration of services. • Assess how the development complies with the relevant accessibility requirements. 	Section 3.4 Section 0 Section 6.1	Appendix C
<p>5. Environmental Amenity</p> <ul style="list-style-type: none"> • Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces. • Assess amenity impacts on the surrounding locality, including lighting impacts, reflectivity, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated. 	Section 6.2	Appendix C Appendix G Appendix H Appendix I

Key Issues and Documentation	Location in EIS	
<ul style="list-style-type: none"> • Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant). • For any applicable parts of the development, provide an assessment against SEPP 65 and the Apartment Design Guideline. 		
<p>6. Visual Impact</p> <ul style="list-style-type: none"> • Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. • Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment. 	Section 6.3	Appendix I
<p>7. Public Space</p> <ul style="list-style-type: none"> • Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department. • Demonstrate how the development: <ul style="list-style-type: none"> - ensures that public space is welcoming, attractive and accessible for all. - maximises permeability and connectivity. - maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. - maximises street activation. - minimises potential vehicle, bicycle and pedestrian conflicts. • Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines. 	Section 6.4	Appendix C Appendix J
<p>8. Trees and Landscaping</p> <ul style="list-style-type: none"> • Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site. • Provide a detailed site-wide landscape plan, that: <ul style="list-style-type: none"> - details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage. - provides evidence that opportunities to retain significant trees have been explored and/or informs the plan. - demonstrates how the proposed development would: <ul style="list-style-type: none"> - contribute to long term landscape setting in respect of the site and streetscape. - mitigate the urban heat island effect and ensure appropriate comfort levels on-site. - contribute to the objective of increased urban tree canopy cover. - maximise opportunities for green infrastructure, consistent with Greener Places. 	Section 6.5	Appendix K Appendix L Appendix M
<p>9. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development. • Demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards. • Demonstrate how the development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources. 	Section 6.7	Appendix N

Key Issues and Documentation	Location in EIS	
<p>10. Traffic, Transport and Accessibility</p> <ul style="list-style-type: none"> • Provide a transport and accessibility impact assessment, which includes: <ul style="list-style-type: none"> - an analysis of the existing transport network, including the road hierarchy and any pedestrian, bicycle or public transport infrastructure, current daily and peak hour vehicle movements, and existing performance levels of nearby intersections. - details of the proposed development, including pedestrian and vehicular access arrangements (including swept path analysis of the largest vehicle and height clearances, and an explanation of how residents will access facilities and services), parking arrangements and rates (including bicycle and end-of-trip facilities), drop-off/pick-up-zone(s) and bus bays (if applicable), and provisions for servicing and loading/unloading. - analysis of the impacts of the proposed development (including justification for the methodology used), including predicted modal split, a forecast of additional daily and peak hour multimodal network flows as a result of the development (using industry standard modelling), identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cyclist conflict) and any cumulative impact from surrounding approved developments. - measures to mitigate any traffic impacts, including details of any new or upgraded infrastructure to achieve acceptable performance and safety, and the timing, viability and mechanisms of delivery (including proposed arrangements with local councils or government agencies) of any infrastructure improvements in accordance with relevant standards. - proposals to promote sustainable travel choices for employees, residents, guests and visitors, such as connections into existing walking and cycling networks, minimising car parking provision, encouraging car share and public transport, providing adequate bicycle parking and high quality end-of-trip facilities, and implementing a Green Travel Plan. • Provide a Construction Traffic Management Plan detailing predicted construction vehicle movements, routes, access and parking arrangements, coordination with other construction occurring in the area, and how impacts on existing traffic, pedestrian and bicycle networks would be managed and mitigated. 	Section 6.8	Appendix O
<p>11. Biodiversity</p> <ul style="list-style-type: none"> • Assess any biodiversity impacts associated with the development in accordance with the Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method 2020, including the preparation of a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted, or the site is on biodiversity certified land. • If the development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification. 	Section 6.6	Appendix P
<p>12. Noise and Vibration</p> <ul style="list-style-type: none"> • Provide a noise and vibration assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented. 	Section 6.9	Appendix Q
<p>13. Ground and Water Conditions</p> <ul style="list-style-type: none"> • Provide an assessment of the potential impacts on soil resources, including related infrastructure and riparian lands on and near the site. • Provide an assessment of the potential impacts on surface and groundwater resources (quality and quantity), including related infrastructure, hydrology, aquatic and groundwater dependent ecosystems, drainage lines, downstream assets and watercourses. • Provide an assessment of salinity and acid sulfate soil impacts. 	Section 6.10	Appendix R Appendix S Appendix T
<p>14. Stormwater and Wastewater</p> <ul style="list-style-type: none"> • Provide an Integrated Water Management Plan for the development that: 	Section 6.11	Appendix U Appendix V Appendix W

Key Issues and Documentation	Location in EIS	
<ul style="list-style-type: none"> - is prepared in consultation with the local council and any other relevant drainage or water authority. - details the proposed drainage design for the site including any on-site treatment, reuse and detention facilities, water quality management measures, and the nominated discharge points. - demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse impacts on any downstream properties. • Where drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority, provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with, and comply with the relevant standards, the local council or other drainage or water authority. 		
<p>15. Flooding Risk</p> <ul style="list-style-type: none"> • Identify any flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the NSW Floodplain Development Manual. • Assess the impacts of the development, including any changes to flood risk on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required. 	Section 6.12	Appendix U Appendix V Appendix X
<p>16. Hazards and Risks</p> <ul style="list-style-type: none"> • Where there are dangerous goods and hazardous materials associated with the development provide a preliminary risk screening in accordance with Chapter 3 of SEPP (Resilience and Hazards) 2021. • Where required by SEPP (Resilience and Hazards) 2021, provide a Preliminary Hazard Analysis prepared in accordance with Hazardous Industry Planning Advisory Paper No.6 – Guidelines for Hazard Analysis. • If the development is adjacent to or on land in a pipeline corridor, report on consultation outcomes with the operator of the pipeline, and prepare a hazard analysis. 	Section 6.13	Appendix Y
<p>17. Contamination and Remediation</p> <ul style="list-style-type: none"> • In accordance with Chapter 4 of SEPP (Resilience and Hazards) 2021, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development. 	Section 6.14	Appendix Z Appendix AA Appendix BB
<p>18. Waste Management</p> <ul style="list-style-type: none"> • Identify, quantify and classify the likely waste streams to be generated during construction and operation. • Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. • Identify appropriate servicing arrangements for the site. • If buildings are proposed to be demolished or altered, provide a hazardous materials survey. 	Section 6.15	Appendix CC Appendix DD
<p>19. Aboriginal Cultural Heritage</p> <ul style="list-style-type: none"> • Provide an Aboriginal Cultural Heritage Assessment Report prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site. 	Section 6.16	Appendix EE
<p>20. Environmental Heritage</p> <ul style="list-style-type: none"> • Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated. 	Section 6.16.2	Appendix FF Appendix GG
<p>21. Social Impact</p> <ul style="list-style-type: none"> • Provide a Social Impact Assessment prepared in accordance with the Social Impact Assessment Guidelines for State Significant Projects. 	Section 6.18	Appendix JJ
<p>22. Infrastructure Requirements and Utilities</p> <ul style="list-style-type: none"> • In consultation with relevant service providers: 	Section 6.22	Appendix KK Appendix LL

Key Issues and Documentation	Location in EIS	
<ul style="list-style-type: none"> - assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site. - identify any infrastructure upgrades required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained. - provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development. 		
<p>23. Bush Fire Risk</p> <ul style="list-style-type: none"> • If the development is on bush fire prone land, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection. 	Section 6.23	-
<p>24. Aviation</p> <ul style="list-style-type: none"> • If the development proposes a helicopter landing site (HLS), assess its potential impacts on the flight paths of any nearby airport, airfield or HLS. • If the site contains or is adjacent to a HLS, assess the impacts of the development on that HLS. 	-	-
<p>25. Construction, Operation and Staging</p> <ul style="list-style-type: none"> • If staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated. 	Section 3.13	-
<p>26. Contributions and Public Benefit</p> <ul style="list-style-type: none"> • Address the requirements of any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind and include details of any proposal for further material public benefit. • Where the development proposes alternative public benefits or a departure from an existing contributions framework, the local council, the Department and relevant State agencies are to be consulted prior to lodgement and details, including how comments have been addressed, are to be provided. 	Section 6.25 Section 6.24	-
<p>27. Engagement</p> <ul style="list-style-type: none"> • Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with: <ul style="list-style-type: none"> - the relevant Department assessment team. - any relevant local councils. - any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City). - the community. - if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation. 	Section 5.0	Appendix F

Attachment 2 – Statutory Compliance Table

Statutory Requirement		Report / EIS	Technical Study
Commonwealth Acts of Parliament			
Environmental Protection and Biodiversity Conservation Act 1999			
Section 136 General Considerations			
1) In deciding whether or not to approve the taking of an action, and what conditions to attach to an approval, the Minister must consider the following, so far as they are not inconsistent with any other requirement of this Subdivision: <div><div>(a.) matters relevant to any matter protected by a provision of Part 3 that the Minister has decided is a controlling provision for the action</div><div>(b.) economic and social matters.</div></div>	Section 4.2.4	Appendix P	
2) In considering those matters, the Minister must take into account: <div><div>(a.) the principles of ecologically sustainable development; and</div><div>(b.) the assessment report (if any) relating to the action</div></div>			
Section 139 Requirements for decisions about threatened species and endangered communities			
1) In deciding whether or not to approve for the purposes of a subsection of section 18 or section 18A the taking of an action, and what conditions to attach to such an approval, the Minister must not act inconsistently with: <div><div>(a.) Australia’s obligations under:<div><div>(i.) the Biodiversity Convention; or</div><div>(ii.) the Apia Convention; or</div><div>(iii.) CITES; or</div></div></div><div>(b.) a recovery plan or threat abatement plan.</div></div>	Section 4.2.4	Appendix P	
2) If: <div><div>(a.) the Minister is considering whether to approve, for the purposes of a subsection of section 18 or section 18A, the taking of an action; and</div><div>(b.) the action has or will have, or is likely to have, a significant impact on a particular listed threatened species or a particular listed threatened ecological community;</div></div> <div>the Minister must, in deciding whether to so approve the taking of the action, have regard to any approved conservation advice for the species or community</div>			
NSW Acts of Parliament			
Environmental Planning and Assessment Act 1979			
Section 1.3 Objects of the Act			

Statutory Requirement	Report / EIS	Technical Study
(a.) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources, (b.) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment, (c.) to promote the orderly and economic use and development of land, (d.) to promote the delivery and maintenance of affordable housing, (e.) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats, (f.) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage), (g.) to promote good design and amenity of the built environment, (h.) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants, (i.) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State, (j.) to provide increased opportunity for community participation in environmental planning and assessment.	Section 4.0 Section 7.0	-

Section 4.15 Evaluation

1) Matters for consideration—general In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application— (a.) the provisions of— (i.) any environmental planning instrument, and	Section 7.3.1 & refer to the Environmental Planning Instruments presented further below.	-
(ii.) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	Section 5.0	-
(iii.) any development control plan, and	Section 4.0	-
(iiiia.) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and	-	-
(iv.) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,	Section 7.3.2	-
(b.) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	Section 7.3.3	-
(c.) the suitability of the site for the development,	Section 7.3.4	-

Statutory Requirement	Report / EIS	Technical Study
(d.) any submissions made in accordance with this Act or the regulations	Public consultation is expected to be carried out by DPE on the submitted development application. Any submissions received as a result are for DPE's consideration in its assessment of the application against applicable plans and policies.	
(e.) the public interest	Section 7.3.5	-
Biodiversity Conservation Act		
2) The Minister for Planning, when determining in accordance with the <i>Environmental Planning and Assessment Act 1979</i> any such application, is to take into consideration under that Act the likely impact of the proposed development on biodiversity values as assessed in the biodiversity development assessment report. The Minister for Planning may (but is not required to) further consider under that Act the likely impact of the proposed development on biodiversity values	Section 4.2.4	Appendix P
3) If the Minister for Planning is of the opinion that proposed State significant development or State significant infrastructure that is the subject of an application to which this Division applies is likely to have serious and irreversible impacts on biodiversity values, the Minister— (a.) is required to take those impacts into consideration, and (b.) is required to determine whether there are any additional and appropriate measures that will minimise those impacts if consent or approval is to be granted		
NSW EPIs		
State Environmental Planning Policy (Transport and Infrastructure) 2021		
Chapter 2 – Infrastructure	Section 4.2.5	Appendix O
State Environmental Planning Policy (Resilience and Hazards) 2021		
Chapter 2 – Coastal management	Section 4.2.5	-
Chapter 3 – Hazardous and offensive development		Appendix Y
Chapter 4 – Remediation of land		Appendix BB
State Environmental Planning Policy (Biodiversity and Conservation) 2021		
Chapter 2 – Vegetation in non-rural areas	Section 4.2.5	Appendix P
Chapter 6 – Bushland in urban areas		
Chapter 10 – Sydney Harbour Catchment		-
State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development		
Part 4 – Application of design principles (Apartment Design Guide)	Section 6.2	Appendix C
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004		
Chapter 1 – Preliminary	Section 0	Appendix C
Chapter 3 – Development for seniors housing		
Ku-ring-gai Local Environmental Plan 2015	Section 0	-

Attachment 3 – Mitigation Measures

The collective measures required to mitigate the impacts associated with the proposed works have been derived from the previous assessment in **Section 6.0** and those detailed in appended consultants' reports.

Ref No.	Mitigation Measure
Design and Operation	
D/O-DD	Detailed design
D/O-DD1	All proposed buildings and structures are to be designed and constructed in accordance with the requirements of the National Construction Code 2019 and relevant Australian Standards.
D/O-DD2	All proposed buildings and structures are to be designed and constructed in accordance with the relevant requirements of the Building Code of Australia (BCA).
D/O-DD3	Where the design does not meet the prescriptive deemed-to-satisfy (DtS) provisions of the BCA as identified within the Accessibility Design Review Report prepared by ABE Consulting dated 11 November 2022 and the BCA Compliance Statement prepared by Blackett Maguire + Goldsmith dated 16 November 2022 (Appendix II), appropriate performance solutions should be documented and provided at construction certificate stage in accordance with the BCA
D/O-AH	Aboriginal Cultural Heritage
D/O-AH1	Ongoing consultation with registered aboriginal parties to continue throughout the life of the project as necessary.
D/O-SF	Stormwater and Flooding
D/O-SF1	Stormwater controls and management measures are to be implemented in accordance with the Stormwater Management Report prepared by Van Der Meer dated 4 May 2022 (Appendix BB).
D/O-DG	Dangerous Goods Management
D/O-DG1	A detailed Dangerous Goods Report is to be prepared for the proposed development prior to issuance of the relevant construction certificate. The detailed Report is not to be inconsistent with the Preliminary Dangerous Goods Screening Report prepared by JHA dated 5 May 2022 (Appendix GG). The transportation, storage and use of dangerous goods at the site is to be in accordance with the Dangerous Goods Report.
D/O-L	Lighting
D/O-L1	Installation of external lighting is to comply with AS/NZS 4282:2019 – <i>Outdoor Lighting Obtrusive Effects</i> .
D/O-CP	Crime Prevention
D/O-CP1	Implement the recommendations provided in the Crime Prevention Through Environmental Design (CPTED) Report prepared by Ethos Urban dated 10 November 2022 (Appendix J).
Construction Management	
CM-1	Prepare a detailed Construction Environmental Management Plan prior to the commencement of works on the site including all required technical management plans and with consideration of other nominated mitigation measures.
CM-NV	Noise and vibration
CM-NV1	Where feasible for the construction process, locate noisy construction activities or items away from the nearest sensitive receivers. If possible, considerations may be given to localised noise barriers particularly when works are being carried out close to site boundaries.
CM-NV2	Stationed equipment shall be located as far as practicable from immediate sensitive receivers
CM-NV3	Adopt quiet work methods/technologies
CM-NV4	Trucks and bobcats, in general use on site, are to use a non-tonal reversing beacon where possible (subject to WHS requirements) to minimise potential disturbance of surrounding receivers.

Ref No.	Mitigation Measure
CM-NV5	An afterhours contact number is displayed outside of the building site, so that in the event that surrounding development believes that a noise breach is occurring, they may contact the site.
CM-NV6	Inform and educate receivers on the noise controls being implemented and the time and duration of potential noisy activities
CM-NV7	Ensure that concerned individuals or groups are aware of and have access to a Site Complaints Register which will be used to address any construction noise related problems should they arise.
CM-AH	Aboriginal Cultural Heritage
CM-AH1	Unexpected Finds Protocol to be included as part of the Construction Environmental Management Plan (CEMP), detailing procedures to be followed in the event any unanticipated objects are uncovered during construction activity.
CM-CR	Contamination and Remediation
CM-CR1	Remediation of the site is to occur in accordance with the detailed remediation methodology as outlined within the Detailed Site Investigation prepared by JK Environments dated 11 November 2022 (Appendix Z) and Remediation Action Plan prepared by JK Environments dated 11 November 2022 (Appendix BB).
CM-CR2	Demolition of existing buildings is to incorporate the findings, protocols and recommendations as contained within the Hazardous Building Materials Survey by JK Environments dated 2 November 2022 (Appendix DD).
CM-G	Geotechnical
CM-G1	Construction of the proposed development should not be inconsistent with the recommendations and construction strategies as identified within the Additional Geotechnical Investigation prepared by JK Geotechnics dated 2 November 2022 (Appendix R)
CM-G2	Construction of the proposed development should not be inconsistent with the recommendations of the Salinity Investigation prepared by JK Environments dated 2 November 2022 (Appendix S)