



NSW GOVERNMENT  
**Department of Planning**

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Our ref: S06/01212

Mr Keith Johnson  
Director  
Johnson Property Group  
PO Box A1308  
SYDNEY SOUTH NSW 1235

Dear Mr Johnson,

**Wahroonga Estate Redevelopment (incorporating Sydney Adventist Hospital) Director General's Requirements – Concept Plan (Major Project 07\_0166)**

I refer to your letter dated 19 September 2007 and revised preliminary environmental assessment for the Wahroonga Estate Redevelopment submitted February 2008. In your correspondence you requested Director-General's environmental assessment requirements for the preparation of an environmental assessment to support the Concept Plan.

As you will be aware since you first requested Director-General requirements, significant work has been undertaken, including revision of the preliminary environmental assessment document, formation of the Community Reference Group, for which the first meeting was held on 6 March 2008 and extensive agency consultations. Core issues of density, urban design and natural impacts still need to be addressed in the environmental assessment.

Please find attached the Director-General's environmental assessment requirements. These requirements have primarily been prepared based on information provided to date and consultation with key stakeholders, including the Community Reference Group. Please note that under Section 75F(3) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the requirements may be altered at any time.

Once you have lodged the environmental assessment, the Department will undertake a "test of adequacy" of the submitted documentation. Following that review, the environmental assessment (together with the Director-General's environmental assessment requirements) will be publicly exhibited for a minimum period of 30 days. It is suggested that your State Significant Site study should be lodged at the same time as the environmental assessment to allow concurrent public exhibition.

If your proposal contains any actions that could have a significant impact on matters of National Environmental Significance, it will require approval under the Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). This approval would be additional to any approvals required under NSW legislation and it is your responsibility to contact the Department of Environment, Water, Heritage and Arts to determine if such an approval is required.

The Commonwealth Government has accredited the NSW environmental assessment process for assessing impacts on matters of National Environmental Significance. As a result, if it is determined that an approval is required under the EPBC Act, please contact the Department immediately as modified Director-General requirements will need to be issued.

You should keep the contact officer for this project up to date with the preparation of the environmental assessment and, where relevant, any emerging issues. The officer, Emma Hitchens can be contacted on (02) 9228 6434 or via email [emma.hitchens@planning.nsw.gov.au](mailto:emma.hitchens@planning.nsw.gov.au)

Yours sincerely



Jason Perica  
**Executive Director** 9/4/08  
**Strategic Sites and Urban Renewal**

# Director-General's Requirements

## Section 75F of the *Environmental Planning and Assessment Act 1979*

<b>Major Project No.</b>	MP07_0166 (Concept Plan)
<b>Project Description</b>	<b>Concept Plan – Sydney Adventist Hospital, Wahroonga</b> The proponent is seeking concept plan approval to redevelop the site. The main elements include upgrade and expansion of existing hospital; new low, medium and high density dwellings; educational facilities and commercial/retail floor space.
<b>Site</b>	<b>Sydney Adventist Hospital, Wahroonga</b> , comprising 191-213 Comenarra Parkway; 128-172 & 145-189 Fox Valley Road; 73-79 & 64-104 Mt Pleasant Avenue; 21 Elizabeth Street; 76 Hinemoa Avenue, 7 Nicholas Crescent.
<b>Proponent</b>	Johnson Property Group (acting on behalf of ACA)
<b>Date of Issue</b>	09 April 2008
<b>Date of Expiration</b>	09 April 2010 (2 years from issue)
<b>General Requirements</b>	The Environmental Assessment (EA) must include: <ol style="list-style-type: none"> <li>(1) Executive summary.</li> <li>(2) Description of the proposal comprising:             <ol style="list-style-type: none"> <li>(a) project vision, objectives and need;</li> <li>(b) description of the site, including cadastral and title details;</li> <li>(c) various precincts and staging (including infrastructure staging); and</li> <li>(d) alternatives considered.</li> </ol> </li> <li>(3) Consideration of:             <ol style="list-style-type: none"> <li>(a) all relevant State Environmental Planning Policies;</li> <li>(b) Ku-ring-gai Planning Scheme Ordinance and any relevant DCP's;</li> <li>(c) Metropolitan Strategy "City of Cities" and draft North Subregion Strategy.</li> </ol> </li> <li>(4) Draft Statement of Commitments outlining commitments to public benefits including State and local infrastructure provision or contributions, environmental management, mitigation and monitoring measures and clear indication of responsibilities.</li> <li>(5) Signed statement from the author of the EA confirming that the information is neither false nor misleading.</li> <li>(6) Report from a quantity surveyor identifying the capital investment value of the Concept Plan.</li> </ol>
<b>Key Assessment Requirements</b>	<ol style="list-style-type: none"> <li><b>1. Site Analysis</b> <ul style="list-style-type: none"> <li>• Site opportunities and constraints, identifying natural and built environmental features within and adjoining the site.</li> </ul> </li> <li><b>2. Land Use</b> <ul style="list-style-type: none"> <li>• Identify proposed precincts, stages, timing, uses contained in each precinct, road and pedestrian networks.</li> <li>• Existing and proposed zones.</li> <li>• Table outlining different land uses, FSR, development yield, site coverage for each use and total GFA for the development.</li> <li>• Consider surrounding land use, patterns, density and character and assess/resolve potential land use conflicts.</li> <li>• Justify proposed commercial development with particular regard to impacts on existing local town centres.</li> </ul> </li> <li><b>3. Ownership and Title</b> <ul style="list-style-type: none"> <li>• Identify proposed staging, ownership and titling arrangements for each of the proposed land uses.</li> <li>• Identify measures to ensure residential accommodation for hospital and church staff will be retained for that purpose.</li> </ul> </li> <li><b>4. Urban Design – Built Form</b> <ul style="list-style-type: none"> <li>• Typical plans (elevations and sections) and associated development controls, identifying the height, bulk, scale, density and typologies of the proposed built form in</li> </ul> </li> </ol>

relation to existing development site, surrounding development and landscape.

- Typical plans and sections of the proposed public domain, identifying the proposed street network and car parking, pedestrian and bicycle linkages and landscape treatments.
- Assessment of any potential visual impacts using photomontages and view analysis.

#### **5. Heritage**

- Heritage Impact Statement assessing impacts on the Adventist Administration Building (local heritage item under KPSO), Mahratta Urban Conservation Area, views from distant sites along the ridge tops on either side of the Lane Cove River (eg Cheltenham and West Pymble) and timber framed houses north of Fox Valley Road for any significance.
- Assess the development against the Department of Environment and Climate Change's draft *Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation*.

#### **6. Traffic, Transport and Car Parking**

- Traffic Study in accordance with the Roads and Traffic Authority's *Guide Traffic Generating Developments*, with particular regard to:
  - Existing road capacity, expected impacts on local and regional roads and any upgrade requirements;
  - Internal road layout and access arrangements;
  - Pedestrian and bicycle linkages; and
  - Access for emergency vehicles.
- Transport Management and Accessibility Plan (TMAP) for the entire site, in accordance with the Ministry of Transport's *Interim TMAP Guidelines*, also including:
  - Staging/ Sequencing Plan;
  - Construction Management Plan; and
  - Voluntary Planning Agreement addressing MoT's requirements.
- Car parking plans showing location and number of existing and proposed car parks, allocation to proposed uses and evidence confirming adequacy.

#### **7. Bushfire**

- Demonstrate compliance with NSW Rural Fire Service's *Planning for Bush Fire Protection 2006*, with particular regard to ensuring Special Fire Protection purpose developments are located away from the bushland interface; and
- Identify vegetation types, ownership and ongoing management of any proposed Asset Protection Zones.

#### **8. Biodiversity**

- Identify the location, extent and species of vegetation proposed to be cleared.
- Assess impacts of proposed vegetation clearing and development generally on critically endangered and endangered communities, identified threatened species, having regard to the Department of Environment and Climate Change's *Threatened Species Assessment Guidelines*.
- Biodiversity conservation strategy including offset and/or rehabilitation measures to avoid or mitigate impacts.
- Assess and mitigate impacts on edge effects, ecological corridors, watercourses and associated riparian vegetation, existing rock outcrops and Lane Cove National Park.
- Identify the location, extent, timing of dedication, intended ownership and long term management for conservation lands.
- Address relevant requirements of the *Environment Protection and Biodiversity Conservation Act (EPBC Act)*.

	<p><b>9. Ecologically Sustainable Development</b></p> <ul style="list-style-type: none"> <li>• Demonstrate how the development will satisfy ESD principles, including BASIX, water sensitive urban design measures, energy efficiency and recycling and waste disposal.</li> </ul> <p><b>10. Geotechnical and Contamination</b></p> <ul style="list-style-type: none"> <li>• Geotechnical report assessing matters such as the suitability of the site for its proposed uses, slope stability, erosion hazard, proposed earthworks and retention methods.</li> <li>• Assess suitability of site for proposed uses in accordance with SEPP 55.</li> </ul> <p><b>11. Utilities and Social Infrastructure</b></p> <ul style="list-style-type: none"> <li>• Utility and infrastructure servicing strategy, demonstrating the development can be adequately serviced for water supply, wastewater, stormwater, electricity, gas, communications and fire fighting.</li> <li>• Demonstrate appropriate provision of social infrastructure and services to support expected population increase.</li> <li>• Assess appropriateness of footprint size proposed for the school.</li> </ul> <p><b>12. Drainage, Stormwater and Groundwater Management</b></p> <ul style="list-style-type: none"> <li>• Identify drainage, stormwater and groundwater management issues, including riparian areas, topography, on site stormwater detention, water sensitive urban design measures and drainage infrastructure.</li> <li>• Identify and address any potential flooding risk.</li> <li>• Identify the location of water quality control measures (eg basins) relative to existing bushland.</li> </ul> <p><b>13. Developer Contributions</b></p> <ul style="list-style-type: none"> <li>• Scope and justification of developer contributions between the proponent and the State (via relevant agencies including Roads and Traffic Authority, Department of Education and Ministry of Transport), based on the demand for services generated by the development and Department of Planning guidelines.</li> <li>• Scope and justification of developer contributions between the proponent and Ku-ring-gai Council, based on existing Section 94 plans and Department of Planning guidelines.</li> </ul>
<p><b>Consultation Requirements</b></p>	<p>An appropriate and justified level of consultation should be undertaken with the following relevant parties during the preparation of the environmental assessment, having regard to any previous consultation.</p> <p>a) <i>Agencies and other authorities:</i></p> <ul style="list-style-type: none"> <li>• Ku-ring-gai Council;</li> <li>• Hornsby Council;</li> <li>• NSW Department of Water and Energy;</li> <li>• NSW Health;</li> <li>• NSW Ministry of Transport;</li> <li>• NSW Roads and Traffic Authority;</li> <li>• NSW Department of Education and Training;</li> <li>• NSW Department of Conservation and Climate Change;</li> <li>• NSW Rural Fire Service;</li> <li>• Commonwealth Department of Environment and Water Resources; and</li> <li>• All relevant utility providers.</li> </ul> <p>b) <i>Public</i></p> <ul style="list-style-type: none"> <li>• Community Reference Group;</li> <li>• Existing users of the site; and</li> <li>• Surrounding residents.</li> </ul>

	<p>Document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communications strategy.</p> <p>The consultation process and the issues raised should be described in the Environmental Assessment.</p>
<b>Landowner's Consent</b>	Landowner's consent is to be provided within the EA in accordance with clause 8F of the Environmental Planning & Assessment Regulation 2000.
<b>Deemed refusal period</b>	120 days (see Clause 8E of the <i>Environmental Planning &amp; Assessment Regulation 2000</i> )
<b>Application Fee Information</b>	The application fee is based on Capital Investment Value of the project as defined in the Major Projects SEPP and as set out in Clause 8H of the <i>Environmental Planning and Assessment Regulation 2000</i> .
<b>Documents to be submitted</b>	<p>Fifteen (15) hard copies of the environmental assessment with plans to be to scale and A3 in size.</p> <p>Fifteen (15) copies of the environmental assessment and plans on CD-ROM (pdf format)</p>