

# Wahroonga Estate Redevelopment

Incorporating Sydney Adventist Hospital  
Comenarra Park Living Working Community  
Preliminary Assessment Report

September 2007





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REFORM

# Executive Summary

## Purpose of the report

This report provides information in support of an application under Clause 6 of the State Environmental Planning Policy – Major Projects (Major Projects SEPP) for the redevelopment of the Wahroonga Estate - Comenarra Park Living Working Community at the intersection of Fox Valley Road and Comenarra Parkway, Wahroonga. This report has been prepared by Urbis Pty Ltd on behalf of the applicant Johnson Property Group (JPG) and the property owner Australasian Conference Association Limited (ACA). The ACA is the property trustee for the Seventh-day Adventist Church.

The proposal is for the comprehensive redevelopment of the Sydney Adventist Hospital as part of the Wahroonga Estate to accommodate the expansion of the Hospital together with the provision of new educational and community facilities, residential dwellings and a small village centre. The preliminary concept for this existing specialised centre is illustrated in the Indicative Master Plan in Section 3 of the report.

This report accompanies an application to the Minister to consider the site as State Significant and be listed in Schedule 3 of the Major Projects SEPP. The report includes information to enable the Director-General to generate his Environmental Assessment Requirements for the preparation of an Environmental Assessment for the proposal.

## An existing specialised centre and major employment generator

The site exists as one of the major health care employment hubs in Sydney is recognised as such in the Draft North Sub-Regional Strategy. There is a prescribed objective to investigate strengthening this employment hub and its role as specialised educational and medical infrastructure. The ACA Wahroonga Estate features an amalgam of health related uses including the Hospital, associated clinics, the Adventist Church administration building and media centre, a relief agency, churches, a primary school, a retirement village and associated staff housing (340 dwellings).

The Sydney Adventist Hospital is a not-for-profit, acute care private hospital licensed by the New South Wales Department of Health for 342 beds, making it the largest single campus private hospital in NSW. It was the first private hospital in NSW to be accredited by the Australian Council on Healthcare standards.

It is the largest single employer in the Hornsby/Ku-ring-gai Council areas and the third largest health-based employer in the northern region. The Hospital employs approximately 2,200 staff and has 500 accredited medical practitioners. They care for more than 40,000 in-patients and 150,000 out-patients annually. There are also additional staff in Jacaranda Lodge, the Primary School and the Adventist Church administration and media centre.

In addition to its role as a specialised employment hub, the site is considered to be of State Significance for the following reasons:

- The site exists as a significant living working community and represents an excellent example of planning to reduce dependency of car related travel. Proper planning of an expanded specialised centre will have further benefits in reducing reliance on car travel in the region.
- Over 1000 operational jobs will be created in the short term: over the next five years. An additional 3000 to 5000 operational jobs will be generated over the medium term

expansion phase. Over the course of the construction program the equivalent of 11,000 jobs will be created.

- The concentration of health related education and research facilities within the hospital precinct will have operational synergies and infrastructure savings in accordance with government policy objectives.
- The overall improvement of the existing facility accords with a key priority of the NSW State Plan to 'improve access to quality health care'.
- The development proposal is complex and costly with potential wider impacts on the settlement policies of the two local Council areas and requires State involvement to coordinate the assessment and consider regional impacts.
- The proponent contends that the Hospital's status as a specialised employment centre should be acknowledged in the context of the North Sub-Regional Strategy. As a result it is proposed that the urban design objectives prepared for other town centres should be applied to the site. It is noted that the Estate will not have any significant retail development that might compete with other existing town centres and the overall retail hierarchy.
- The fact that Wahroonga Estate has been overlooked in the draft Sub-Regional Strategy as a specialised centre despite being identified as a major health institution is perhaps symptomatic of potential conflicting interests, as illustrated in the context of previous residential and seniors living development proposals which have previously been addressed at local government level. To avoid any impasse, it is considered that alternative assessment arrangements are warranted.
- The proposal includes increases in residential densities that requires planning at a regional level to ensure implications are addressed appropriately.
- Replacement of the existing nurses hostel accommodation is to occur as a matter of urgency, therefore the time efficiencies offered by the Part 3A assessment process will be beneficial.

## The impetus for redevelopment

In accordance with the Estate master plan prepared in 2004, it is the intention that the Sydney Adventist Hospital, its associated community facilities and residential accommodation be expanded and upgraded. The hospital itself is intended to grow from the existing approximately 66,000m<sup>2</sup>, with approximately 28,000m<sup>2</sup> estimated expansion over the short to medium term.

To fund the expansion of this important employment hub, the overall development of the site is proposed. The upgrade and expansion of the hospital alone is significant with Stage 1 of the project at an estimated \$94.8 million (Page Kirkland). The extent of future expansion works could not be achieved without this comprehensive development approach.

The necessity and urgency of undertaking the residential component of the development is due to the substandard nature of the existing affordable housing on the Estate provided to the hospital and Church employees. The master planned redevelopment of the site will ensure that accommodation is provided to match the standard of the future hospital expansion and provide a variety of quality housing that meets modern expectations and living standards.

## The Preliminary Concept Plan – in brief

The Preliminary Concept Plan involves an upgrade and expansion of existing facilities including the Sydney Adventist Hospital, Pacific Regional Headquarters of the Adventist Church, the Media Network Centre, and residential accommodation. In summary the redevelopment of the Wahroonga Estate features the following primary components:

Type of Use	Existing Development	Proposed Development
<b>Hospital</b>	Sydney Adventist Hospital and associated health facilities occupy approx 66,000m <sup>2</sup> .	Upgrade and expand facilities totalling additional 28,000m <sup>2</sup> in the short to medium term.
<b>Avondale Faculty of Nursing and Health</b>	Operates in the hospital with an existing enrolment of approx 50 students.	A dedicated facility of approx 3,500m <sup>2</sup> alleviating demand on hospital space and providing a modern facility to accommodate increase in HECS funded spaces (300 students).
<b>Church</b>	Two churches totalling 1,600m <sup>2</sup> of floor space.	A centralised church precinct catering for up to 3200m <sup>2</sup> of floor space.
<b>Education</b>	Primary school of approx 1,200m <sup>2</sup> –and catering for approx 200 students.	K -12 school on a new site of approx 9,000m <sup>2</sup> and catering for approx 800 students.
<b>Commercial (SDA Administration)</b>	8,000m <sup>2</sup> of commercial space housing the Pacific Regional HQ of the SDA Church, Media Network Centre and other administrative functions.	10,000m <sup>2</sup> to maintain existing functions and allow for limited expansion of existing and / or additional operations.
<b>Residential</b>	Residential accommodation (aged care, student, general) currently 340 dwellings, 50 retirement units, 69 hostel rooms and a 27 bed nursing home (486 total).	988 dwellings, a 50% increase in aged care capacity and retention of the existing retirement units (1134 total).
<b>Mixed Use</b>	Minor retail component operates within the hospital foyer. Hospital support services are located in separate areas within the core hospital precinct (approx 5000m <sup>2</sup> ).	13,000m <sup>2</sup> mixed use precinct to provide for an industry cluster / specialised centre, create employment, reinforce Fox Valley neighbourhood centre, and permit the relocation of functions such as hospital support services.
<b>Open space, recreation and conservation</b>	Informal use of undeveloped areas and existing bushland on the site, being private land.	Approx 26 ha of land reserved for open space, recreation and conservation with improved public access and management.
<b>Car Parking</b>	At-grade parking.	Multi-storey parking facilities.

### Preliminary environmental considerations

The proposed density of development at an average of 16 dwellings per hectare for the residential components is considered to be within the environmental capacity of the Estate and consistent with the density expectations mooted in NSW Government policy. In terms of environmental capacity, the proposed development has been ostensibly

contained to within the existing cleared curtilage of the Estate. Detailed environmental studies are yet to be undertaken and the proposed development will be refined in accordance with the findings of these studies.

The site exists as an excellent example of living and working in place. The proposal contains a number of unique features that will ensure that the Estate remains a leading example of a living and working community that reduces car dependence, including:

- An innovative car pooling scheme which is funded through the strata schemes of each residential apartment development built on the existing successful scheme. This scheme will result in lower traffic generation than a typical residential development.
- Encouraging the housing throughout the Estate to be leased by people associated with the site. This will be done through the creation of a lease system that includes conditions relating to rental caps and/or Hospital or Church subsidies to ensure affordable rentals to make Estate housing attractive for students and staff.
- The provision of a well planned Estate that incorporates a comprehensive range of social services and facilities.

In relation to other environmental considerations the following comments can be made:

- A preliminary traffic report has been undertaken by Masson Wilson Twiney which reveals that the capacity of the road system is adequate for the proposal development subject to necessary upgrades.
- The precinct planning includes the designation of transitional residential precincts adjacent to existing residential development. The scale, density and character of these precincts relate sensitively with that of the adjoining residential areas.
- A preliminary flora and fauna report finds that no endangered ecological communities were identified on site, however, there are a number of threatened fauna species likely to visit the site. Further studies to determine the extent of any impact will be undertaken in the context of preparing the Concept Plan.
- The site contains Category 1 bushfire prone land. A preliminary bushfire report has been prepared by Conacher Travers and advice taken from KMC, and further studies will be undertaken to ensure appropriate bushfire management and, if necessary, appropriate evacuation procedures are in place.
- There is only one building of European heritage significance and there is no intention to demolish this building. No items of archaeological heritage have been identified within the site and further studies will be undertaken in the context of preparing the Concept Plan.
- The proposal is considered to have positive social and economic benefits.
- A preliminary investigation of the existing infrastructure has revealed that the site is currently serviced by all utilities. A comprehensive infrastructure report will be prepared as part of the Concept Plan.
- A preliminary site assessment will be undertaken to determine any risk of contamination hazard.
- A detailed stormwater and drainage plan will be prepared, noting that the developable land is generally elevated.

In summary, the report finds that the site is a specialised employment hub that is significant to the region and the State and the upgrading and expansion of the facility is necessary and justifiable in an environmental sense. It is recommended that the proposal be declared a Major Project and listed as a State Significant Site pursuant to the Major Projects SEPP.



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# 1 Introduction

## 1.1 Report purpose

This report provides information in support of an application under Clause 6 of the State Environmental Planning Policy – Major Projects (Major Projects SEPP) for the redevelopment of the Wahroonga Estate - Comenarra Park Living Working Community at the intersection of Fox Valley Road and Comenarra Parkway, Wahroonga. This report has been prepared by Urbis Pty Ltd on behalf of the applicant Johnson Property Group (JPG) and the property trustee Australasian Conference Association Limited (ACA).

The proposal is for the comprehensive redevelopment of the Wahroonga Estate, incorporating the Sydney Adventist Hospital, to accommodate the expansion of the Hospital together with the provision of new educational and community facilities, residential dwellings and a small village centre. The preliminary concept for this existing specialised centre is illustrated in the Indicative Master Plan in Section 3 of the report.

This report accompanies an application to the Minister to consider the site as State Significant and be listed in Schedule 3 of the Major Projects SEPP. The report includes information to enable the Director-General to generate his Environmental Assessment Requirements for the preparation of an Environmental Assessment for the proposal.

## 1.2 The proponent and consulting team

The proponent for the development is the Johnson Property Group (JPG) who is acting on behalf of the Seventh-day Adventist Church, owner of the estate. The Seventh-day Adventist Church operates the Hospital and all other community facilities on the estate. This structure will remain in place as part of the proposal.

The proponent has appointed the following consultants to assist in preparing the preliminary proposal:

- Urbis Pty Ltd – urban planning
- Paul Berkemeier – urban design
- Masson Wilson Twiney – traffic and transport
- Conacher Travers – flora and fauna
- KMC and Conacher Travers – bushfire

### 1.3 Stakeholder consultation

Initial consultation has been made with both Hornsby and Ku-ring-gai Council in late 2006 in the context of a possible rezoning and redevelopment options for the site. Consultation has also been had with officers of the Department of Planning. Both the Department and Ku-ring-gai Council felt that the residential component should be at a yield commensurate with local environmental and strategic planning objectives and should respond to the opportunities and constraints of the site.

Ku-ring-gai Council prepared a detailed Key Issues Paper for the site. Council has maintained that the density on the site should be maintained at existing levels (or reduced) and correspondence and advice to date indicates that Council has concerns about the rezoning or development proposal.

In response to advice from the Department of Planning, JPG has amended the proposal and reduced the residential development density to approximately 15 dwellings per hectare generally confined to existing developed or cleared areas. Over 40% of the site will be conserved as bushland, playing fields and parks.

Council in their issues paper dated 12 June 2007 recommended that a more extensive consultation program be undertaken to allow community input from an early stage of the process. It is understood that the DoP is likely to establish a Community Reference Group to workshop ideas for the proposal. The group would comprise of key stakeholders and community groups. A summary of stakeholders already consulted and those proposed to be consulted is provided in the table below:

Agencies Consulted			
Agency	Officers	Issue	Outcome
Department of Planning	Executive	Project classification and assessment	To be advised
Ku-ring-gai Council	Planners, Mayor, Deputy Mayor	Existing planning controls, traffic impacts, vegetation protection and bushfire	Issues paper prepared by KMC
Hornsby Council	Planners, Mayor	Existing planning controls, traffic impacts	Support for KMC position. To be consulted as planning process progresses
Energy Australia	Business Development	Adequate power and gas supply for proposed new development	Existing mains power supply to site
Agencies to be consulted			
Roads and Traffic Authority	Network Planning	Intersection upgrades, road widenings	Maintain traffic flow at current levels, no impacts from this new development
Department of Transport	Bus and rail network	Shuttle to stations and town centres	Regular services to each station
State Rail	Network planning	Bus and shuttle scheduling	Buses timed to meet rail services
Sydney Buses	Network planning	Bus shuttle schedule, new local service	Bus to meet rail services
Telstra and other telecommunication agencies	Network planning	Broadband access	Meet standard service standard



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## 2 The Site

### 2.1 Site description

#### 2.1.1 Location and land area

The Australasian Conference Association Wahroonga Estate is located in the suburb of Fox Valley in the Ku-ring-gai Local Government Area south of where the Pacific Highway and Pennant Hills Road meet with the F3 Motorway.

The Estate consists of an area totalling approximately 65 hectares. A significant proportion of the Estate (approximately 40%) consists of urban bushland which is loosely connected to the Lane Cove National Park and recreation reserve to the south-west over Comenarra Parkway. The remainder of the Estate accommodates the existing development centred around Fox Valley Road including the main entrance to the hospital. The Estate also features a large proportion of vacant/underutilised land around the curtilage of the Hospital and its related uses. A large portion of the Estate was estimated for road reservation which to date has prevented the planning for its future use. This land has excellent development potential being elevated relative to urban bushland that it adjoins. Residential development of land would benefit from the excellent natural amenity of the site.

#### 2.1.2 Legal description

The property comprises 85 separate property titles comprising residential, open space and special use land uses. A list of the titles is included in **Appendix 1** of the report.

#### 2.1.3 Existing development

The existing Wahroonga Estate consists of a wide range of uses which together form a specialised centre and associated residential community. The site is recognised as a significant health related employer in the region and is recognised in the Draft North Subregional Strategy as being suitable for strengthening.

The existing uses on the site consist of:

- The Sydney Adventist Hospital and Specialist Clinic – 66,000m<sup>2</sup> of floor area
- The Fox Valley General Practitioner and Dentist Clinic – 800m<sup>2</sup> of floor area
- Pacific Regional Headquarters of the Adventist Church and Media Network Centre, The Adventist Development and Relief Agency – 8,000m<sup>2</sup>
- Seventh-day Adventist Churches – 1,600m<sup>2</sup>
- A primary school – 1,200m<sup>2</sup> (200 students)
- The Normanhurst Adventist Retirement Village – 50 dwellings, 69 hostel rooms and a 27 bed nursing home.
- Staff housing – 340 dwellings

The Sydney Adventist Hospital is a not-for-profit, acute care private hospital licensed by the New South Wales Department of Health for 342 beds, making it the largest single campus private hospital in NSW. It was the first private hospital in NSW to be accredited by the Australian Council on Healthcare standards.

It is the largest single employer in the Hornsby/Ku-ring-gai Council areas and the third largest health-based employer in the northern region. The hospital employs approximately 2,200 staff and has 500 accredited medical practitioners. They care for more than 40,000 in-patients and 150,000 out-patients annually. There is also additional staff in Jacaranda Lodge, the Primary School and the Adventist Church administration and media centre.

The hospital offers acute surgical, medical and obstetric care including complex cardiac and orthopaedic procedures. Sophisticated support services are also available on the campus ranging from Cardiac rehabilitation to cancer Support services. The hospital also operates in partnership with the Adventist Development and Relief Agency – a healthcare outreach program. This programs sends teams of 30-40 medical professionals abroad up to four times a year to countries such as Nepal and Vanuatu to perform life-saving surgery and other difficult procedures such as cleft-palate plastic surgery.





*Existing nursing accommodation*



*The main hospital building*



*The San clinic*



*Hospital curtilage*



*Hospital curtilage*



*The Seventh-day Adventist Church*



*Existing heritage Administration building*



*Looking towards the main hospital building from Southern part of site*



*The existing Community Centre*



*Example of hospital related housing on Fox Valley Rd*



*Fox Valley Rd streetscapes looking south - Hospital in the distance*



*Existing housing fronting Comenarra Pkwy*



*The existing on-grade hospital carpark*



*The hospital curtilage and urban bushland (Precinct E)*



*Hospital related commercial building*





*Bushland in Precinct N*



*The rear of the ACA Media Centre*



*The existing Village shopping centre adjacent to site*



*Example of hospital related housing on Fox Valley Rd*



*The hospital from Fox Valley Rd*



*Example of existing single dwelling housing on Fox Valley Rd*



*The intersection of Fox Valley Rd and Comenarra Parkway*



*The Emergency entrance off Fox Valley Rd*

## 2.2 Site history

The Sydney Adventist Hospital and its associated uses have a long and established history at the Wahroonga Estate site. Refer to the summary timeline below:

<b>1885</b>	<p>The first contingent of Seventh-day Adventists sailed from USA to Australia.</p> <p>By 1890 the Adventists were establishing an effective presence in Sydney. The Adventists' venture into health care in Sydney began in 1896 using rented premises in Ashfield. Their client base and nurse training expanded and, when the Australasian Medical Missionary and benevolent Association met on 21 July 1899 it voted to build a "medical and surgical sanatorium" in the vicinity of Sydney. It was to be a place where "people learn to stay well".</p> <p>There were specific criteria for evaluating potential sites for the hospital, including being outside the congested urban areas. Supporters were small in number and funds limited.</p> <p>"After an exhaustive and wearying search, a promising parcel of orchard and bush was found during August 1899, situated on one of the higher ridges of Sydney's North Shore suburbs"</p> <p>(The San 100 years of Christian Caring 1903-2003, AN Patrick, P16)</p>
<b>October 1899</b>	<p>The property in Fox Valley Rd, Wahroonga was purchased and had a total area of 80 acres (32ha).</p> <p>The anticipated cost of the proposed building was 8,000 pounds.</p>
<b>1 January 1903</b>	<p>The Sydney Sanitarium was officially opened. The "elegant building was of wood, deemed less expensive, drier and thus healthier than brick".</p> <p>During the first three years, "patronage was steady" with an average of 49 patients monthly. The average stay was 2-3 weeks. The institution had 40 workers in 9 departments.</p>
<b>1911</b>	<p>Construction of the Seventh-day Adventist administration building at 148 Fox Valley Rd commenced. It was the first brick building built on the eastern side of Fox Valley Rd. This building has subsequently been extended three times, most recently in May 1988. The building was listed as a heritage item in 1996.</p>
<b>12 July 1913</b>	<p>The Wahroonga Adventist Church was opened on land on the eastern side of Fox Valley Road (now vacant). By 1928 it was overcrowded.</p>

<b>1915</b>	<p>Bethel opened as the labour and delivery maternity cottage (it is now used as a museum). Other buildings at this time included the gymnasium which was essential for exercises and regularly decorated for graduation ceremonies.</p> <p>The main hospital building changed little between 1903 and 1911. A flagpole was installed during this period (now relocated near Bethel). The original tower was destroyed by fire in 1919 and rebuilt the following year.</p>
<b>3 May 1920</b>	<p>A "splendid new wing" on the north side was opened, later known as Shannon. Another wing on the south side was opened in 1933.</p> <p>At this time, San orchards supplied patients with fresh fruit. Fresh milk and butter were also available from the dairy.</p>
<b>1927</b>	<p>Sydney Sanitarium was registered as a training school.</p>
<b>1933</b>	<p>A brick extension was completed to house 11 maternity beds.</p>
<b>Early 1940s</b>	<p>Wahroonga Adventist School opened on its present site at the corner of Fox Valley Road and the Comenarra Parkway.</p>
<b>7 December 1952</b>	<p>The new nurse's residence was opened. This was a four storey brick building, with steam-heated dormitories comprising 126 single bedrooms.</p>
<b>23 November 1958</b>	<p>The aspect of Fox Valley Road was altered significantly by the addition of the Wahroonga Seventh-day Adventist church, which has a seating capacity of 900. The Church currently remains in this location.</p>
<b>1959</b>	<p>The main gates were removed and a new entrance was made. The building occupied by the laboratory and medical records was demolished and replaced in January 1961 by a three storey structure. In the same year a brick dormitory with 24 beds and 2 flats was provided to accommodate male nurses. In 1963 a new four storey wing housed 40 more female nurses.</p>
<b>1960s</b>	<p>The main hospital building no longer met fire regulations and was outmoded as a venue for efficient nursing care. It was becoming too small to meet state regulations for nurse training, and nurse training had always been an integral function of the San.</p> <p>Specific planning was underway for many years and an early architectural model was prepared in June 1968. At this time there was particular concern about Ku-ring-gai Council's requirement that building not exceed the height of the highly valued local trees.</p>
<b>1 June 1970</b>	<p>Plans were approved by Ku-ring-gai Council for the main hospital block with 10 storeys as well as an extension to the nurse's home, a medical centre, a complex including nurse training facilities and a hall.</p>
<b>May 1971</b>	<p>The nurse's home extension was formally opened on 3 May with 88 new rooms. The Fox Valley Medical and Dental Centre was opened on 19 May.</p>
<b>3 June 1972</b>	<p>The Wahroonga Activities Centre opened, offering new facilities for the social, recreational and spiritual nurture of staff as well as a new venue for the School of Nursing and the community.</p>



<b>10 June 1973</b>	The original Sydney Sanitarium and Hospital was replaced by the 10 storey brick building (H E Clifford Tower) and became known as the Sydney Adventist Hospital. The hospital's bed capacity increased from 185 to 304. The original building was subsequently demolished.
<b>November 1977</b>	The Radiotherapy and Oncology Centre opened, in recognition that the Northern Metropolitan Health Region had a higher incidence of cancer than any other region in NSW.
<b>February 1978</b>	After a 3 day inspection by an independent commission, Sydney Adventist Hospital became the first private institution in NSW to be accredited by the Australian Council on Hospital Standards.  In March 1978 there were 841 employees, including 426 nurses. In 2004 the hospital employs 2,729 part-time and full-time staff as well as between 450 and 500 Doctors.
<b>1990</b>	An \$8.7 million Maternity wing upgrade was opened.
<b>1992</b>	New physiotherapy and cardiac rehabilitation facilities, including a gymnasium and ozone treated hydrotherapy pool, were opened.
<b>1993</b>	Jacaranda Lodge was developed in stages from 1993 and now includes 28 rooms with en-suites, kitchen-dining-lounge rooms, a cancer support centre and meeting rooms.
<b>1995</b>	Major extensions to the hospital in August comprised a five level \$43 million development.  In the same year, a state of the art Media Centre building was built adjacent to the original Adventist Church site on the eastern side of Fox Valley Road.
<b>May 1996</b>	Since 1 May 1996 the hospital has operated the first private emergency treatment facility on the North Shore.
<b>2001-03</b>	Significant refurbishment of ward accommodation completed, at a total cost of \$11 million.
<b>2000-02</b>	Additional temporary classrooms provided for students of the Wahroonga Adventist School.
<b>2002</b>	The Wahroonga Activities Centre was demolished in 2002 to accommodate a major new facility known as The San Clinic. A new Community Centre has been constructed.
<b>2000-02</b>	Additional classroom space added to the Wahroonga Adventist Primary School.
<b>2003</b>	Construction of 50 aged care units at \$18 million.
<b>2004</b>	The Sydney Adventist Hospital is now the largest single campus private hospital in NSW. The hospital has 342 patient beds, where the average stay in 2002 was 2.93 days. There are another 41 "day surgery" beds.
<b>Future</b>	Hospital and related facilities to undergo upgrading and expansion.

## 2.3 Surrounding development

The Wahroonga Estate is located on two main through roads that link the centre in a regional sense to the surrounding town centres. The Comenarra Parkway links the site to Pennant Hills Road directly to the west upon which the closest township of Thornleigh is located, approximately one kilometre away. A bus service links the rail stations of Hornsby and Thornleigh with the site via the Comenarra Parkway.

Fox Valley Road links the site with the Pacific Highway and the nearest railway station of Turramurra. A bus service links the site with Turramurra Station. Although not located directly adjacent to a rail station, the site has good public transport accessibility via bus to a number of rail stations.

Much of the surrounding development is buffered by urban bushland. The Estate directly adjoins surrounding development in three locations: along Fox Valley Road to the north-east, north of Mt Pleasant Avenue in the north-west and on the opposite side of Comenarra Parkway to the south. All of the adjoining development can be described as low density residential. The only exception relates to a small village retail centre at the corner of Comenarra Parkway and Fox Valley Road.

Another use featuring in the area, which is otherwise predominantly characterised as low density residential and bushland, is the Loreto Normanhurst School to the north.

Other important employment/education and medical infrastructure hubs in the region include the Hornsby TAFE and Hornsby Hospital. Together with the SAN, these hubs are recognised as important in terms of providing employment for the region and the State.

# structure plan

NORTH SUBREGION

NEW GOVERNMENT'S  
metropolitan STRATEGY



## 2.4 Existing planning policy

### 2.4.1 Environmental planning instruments

The following planning instruments, orders and directions are relevant to the proposed development:

- State Environmental Planning Policy 11 - Traffic Generating Development
- State Environmental Planning Policy 19 - Bushland in Urban Areas
- State Environmental Planning Policy 53 - Metropolitan Residential Development
- State Environmental Planning Policy 55 - Remediation of Land
- State Environmental Planning Policy 65 - Design Quality of Residential Flat Development
- State Environmental Planning Policy (Major Projects) 2005
- State Environmental Planning Policy (Seniors Living)
- Draft State Environmental Planning Policy 66 - Integration of Transport and Land Uses
- S117 Directions
- Regional Environmental Plan No. 20 - Hawkesbury-Nepean River
- Ku-ring-gai Planning Scheme Ordinance
- Standard Instrument (LEPs) Order 2006

The land is zoned under the Ku-ring-gai Planning Scheme Ordinance as amended by Local Environmental Plan 194. Part of the site (a small portion of bushland near Mt Pleasant Avenue) is zoned for residential development under Hornsby Local Environmental Plan 1994.

Regional Context Map



The zoning and other key relevant provisions of the KMC SLEP 2005 are set out in the table below.

**Key current zoning provisions**

Ku-ring-gai Planning Scheme Ordinance (KPSO)	Ku-ring-gai Planning Scheme Ordinance (KPSO) is the principal planning instrument controlling land use and development on the site.	The site is currently zoned Special Uses 5(a1) Hospital , Special Uses 5(a1) Church, 6(b) Private Open Space, Residential 2(C), Easement and Public Reserves: under the KPSO, and Roads (a) County Road Proposed.
Local Environmental Plan No. 194 (LEP 194)	LEP 194 was gazetted in May 2004 and forms part of Council's requirement to prepare a residential development strategy. It identifies specific sites for multi-unit housing and includes development controls for height and FSR relating to these sites.	The site is not included as part of the land to which LEP 194 relates.
Local Environmental Plan No. 200 (LEP 200)	LEP 200 responds to changes introduced by LEP 194. It introduces some new sites where multi-unit housing will be permissible and proposes to up-zone in other sites already identified in LEP 194. It also amends the KPSO to permit "hospitals" on land in the Special Uses "A" and "A1" zones.	The site is not identified within LEP 200 as a site where multi-unit housing will be permitted. However, the permissible uses at the site have been amended to include "Hospitals".

Assessment of a Major Project is required to address the matters listed in the Director General's Requirements (DGR's) which will be issued in due course. Presumably, the DGR's will require the assessment against the existing controls as part of the merits assessment of the proposal.

**2.4.2 Proposed planning regime**

It is proposed to prepare a set of new development standards for the site as part of the site's listing in Schedule 3 of the major Projects SEPP. Section 3 provides preliminary detail of the proposed Concept Plan and includes a character description of the various development precincts within the site. This preliminary Concept Plan will inform the zoning regime and development standards that will be prepared for the site in accordance with the Standard LEP Template.

REFORM



## 3 Proposed Concept Plan for the site

### 3.1 Vision for the site

In accordance with the estate master plan prepared in 2004, it is the intention that the Sydney Adventist Hospital, its associated community facilities and residential accommodation be expanded and upgraded. The hospital itself is intended to grow from the existing 66,000m<sup>2</sup>, an additional 28,000m<sup>2</sup> in the short to medium term. As the SAN operates as a not-for-profit organisation, the expansion of this important health facility and employment centre will be partly funded through the redevelopment of the entire Wahroonga Estate.

To contribute to funding the expansion of this important employment hub, the overall development of the site is proposed. As can be appreciated upon examination of the cost estimates provided by Page Kirkland, refer to Table 1, the upgrade and expansion of the hospital is significant at \$347 million. The extent of future expansion works could not be achieved without this comprehensive development approach.

The necessity and urgency of undertaking the residential component of the development is due to the substandard nature of the existing housing on the Estate. The master planned redevelopment of the site will ensure that accommodation is provided to match the standard of the future hospital expansion and deliver accommodation that meets the standards, expectation, and needs of the hospital and Church community.

The Wahroonga Estate site is proposed to be developed as the 'Comenarra Park Living Working Community'. The vision for the site is encapsulated in the following statement:

*The Comenarra Park Living Community will become a vibrant, mixed-use, sustainable community based on best practice environmental, water management and urban design principles centred around an improved and expanded Sydney Adventist Hospital, which will deliver:*

- *Significant health-related employment opportunities.*
- *New educational facilities including a school and Nursing College.*
- *A range of medium to high density residential accommodation for health workers and the local community.*
- *A small village retail centre.*
- *Protected and enhanced conservation corridors with extensive passive recreational opportunities.*
- *Linkages to an integrated transportation network.*
- *On-site stormwater management and re-use system.*









### 3.2 Proposed Preliminary Concept Plan – physical plans

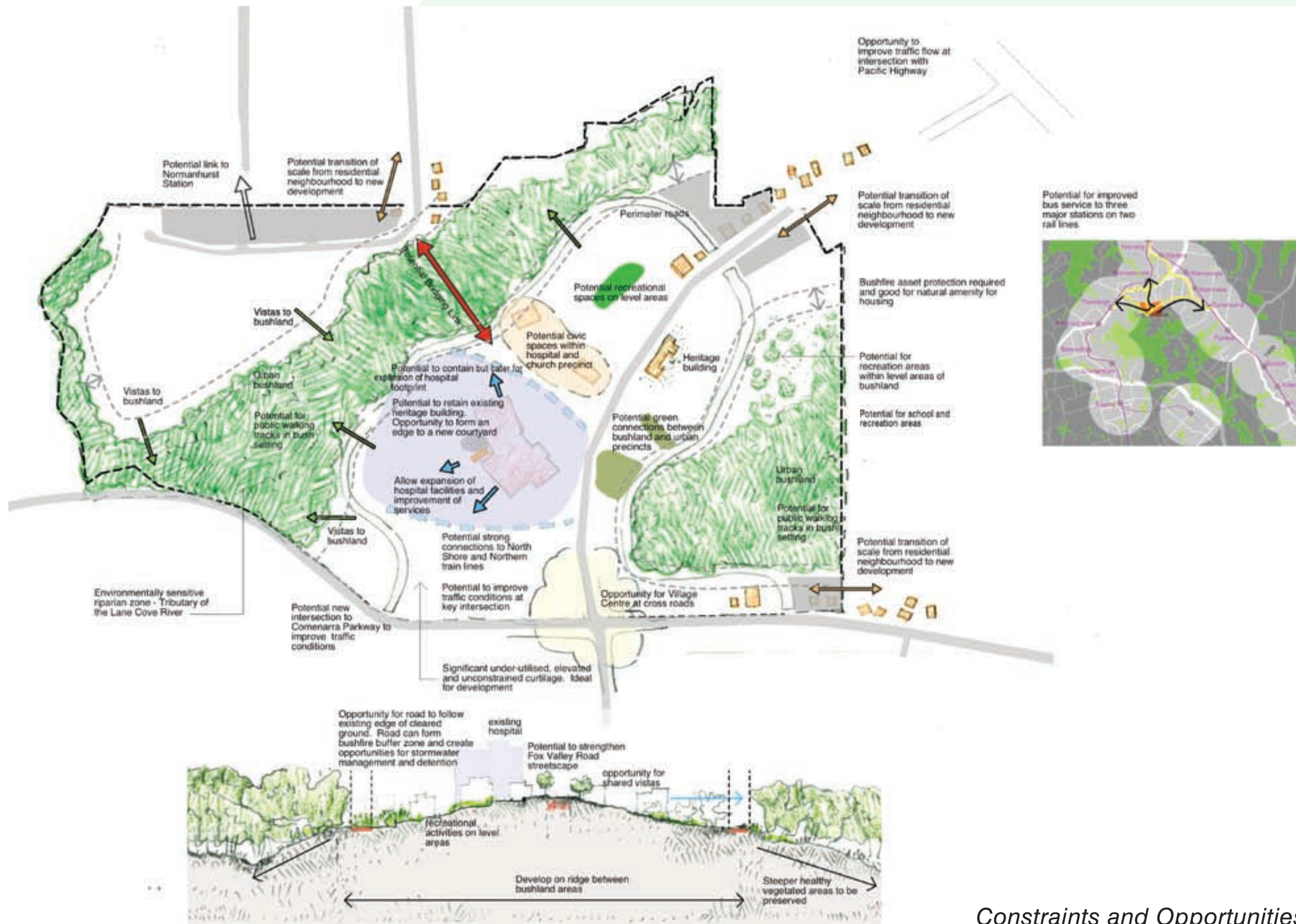
A Preliminary Concept Plan for the site has been prepared that illustrates the potential redevelopment of the Wahroonga Estate. This has been based upon preliminary opportunities and constraints analysis of the site and is subject to further studies to accurately determine the environmental constraints of the site. The preliminary Concept Plan includes the following plans/information:

- Aerial photograph
- Opportunities and constraints plan
- Open space and public domain plan
- Road hierarchy and linkages plan
- Indicative master plan
- Summary of proposed uses and density
- Buildings to be retained and demolished plan
- Indicative housing and landscape types



*Aerial Photograph of the Site*



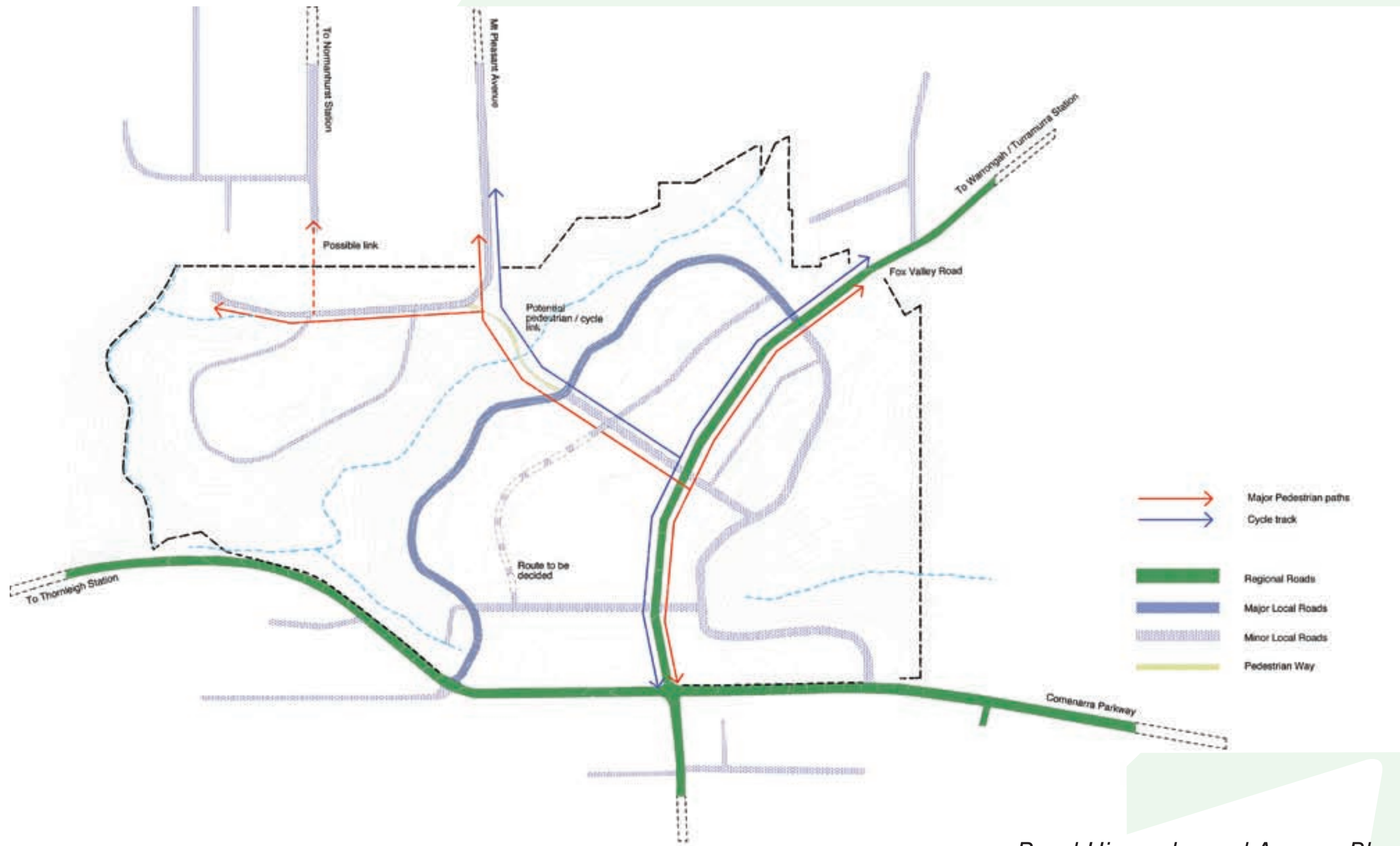


*Constraints and Opportunities*



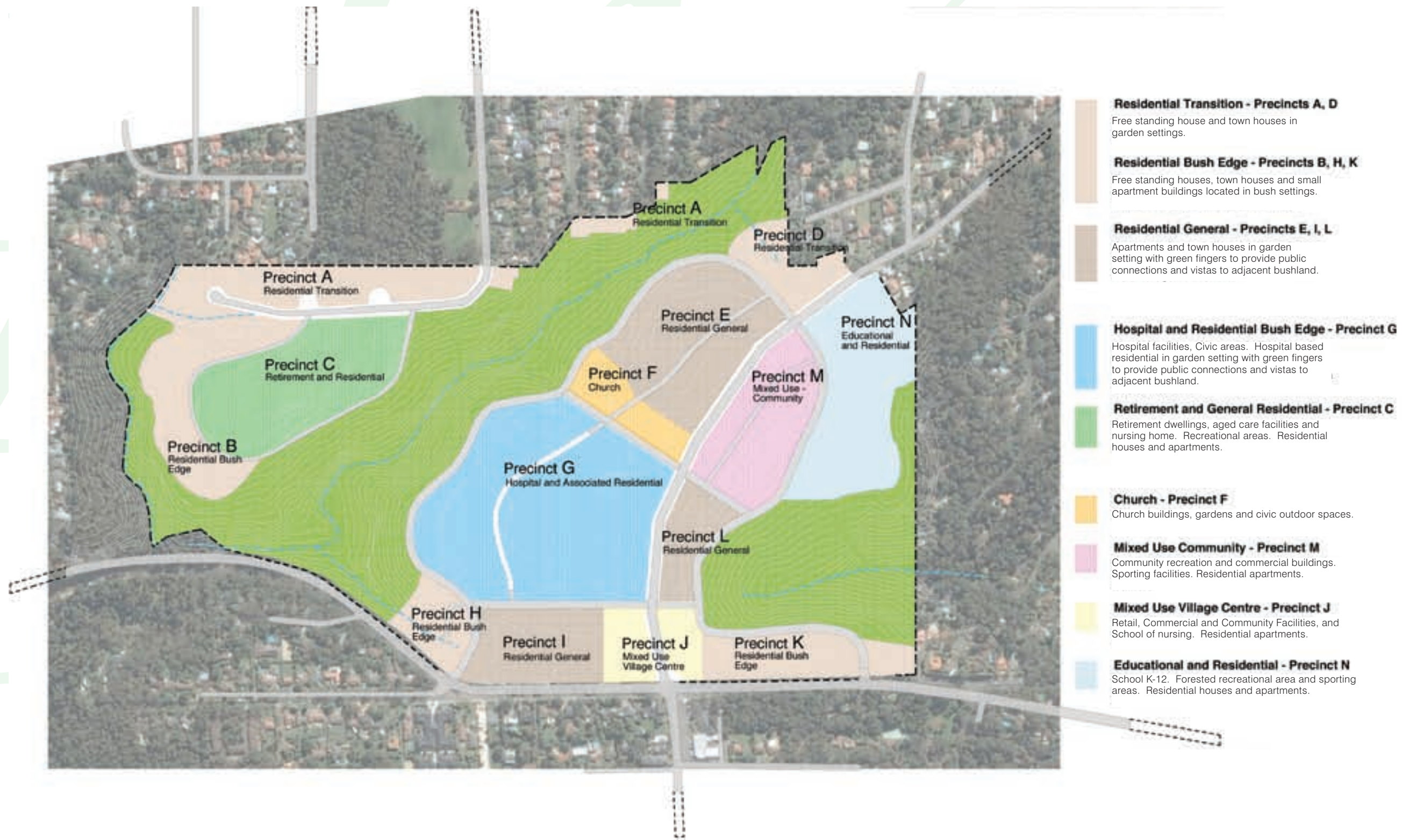


*Open Spaces Plan*



*Road Hierarchy and Access Plan*





*Preliminary Concept Plan*



BUILDING TYPES & PRECINCTS	Apartments	Town houses	Houses	sub-total dwellings	Retirement dwellings	Total dwellings (new and existing)	Approx area of precinct (hectare)- excl. roads	Approx GFA residential (sq.m)	Approx GFA Other uses (sq.m)	Approx: Total GFA	COMMENTS
<b>Precinct A</b> Residential: transition	0	51	8	59		59	2.75	12,870			
<b>Precinct B</b> Residential: bush edge	58	0	6	64		64	2.98	8,015			
<b>Precinct C</b> Aged care Retirement & Residential	68	0	0	68	50	118	3.77	13,885	4,000		Existing 96 beds plus 50%
<b>Precinct D</b> Residential: transition	0	12	7	19		19	1.06	4,410			
<b>Precinct E</b> Residential: general	204	0	5	209		209	3.44	23,830			
<b>Precinct F</b> Church							0.80		3,200		existing 1,600m <sup>2</sup>
<b>Precinct G</b> Hospital and Residential: bush edge	194	0	0	194		194	7.66	21,390	94,000		Existing floor space 66,000m <sup>2</sup>
<b>Precinct H</b> Residential: bush edge	10	4	3	17		17	0.94	2,765			
<b>Precinct I</b> Residential: general	62	24	0	86		86	2.02	11,920			
<b>Precinct J Village Centre</b> commercial/retail/community nurses school									13,000		incl. support services 5,000m <sup>2</sup> exist. 50 nurses increased to 300
Residential	20	0	0	20		20	1.20	2,180	3,500		
<b>precinct K</b> Residential: bush edge	10	19	5	34		34	1.69	6,455			
<b>precinct L</b> Residential: general	72	0	0	72		72	0.98	7,945			
<b>Precinct M Mixed Use</b> Sports and Community Residential Church admin & commercial	112	0		112		112	2.38	12,355	5,000		4,000m <sup>2</sup> existing
<b>precinct N</b> Education and Residential	20	12	2	34		34	3.13	5,265	8,000		4,000m <sup>2</sup> existing from 1,200m <sup>2</sup> primary school
<b>Total Dwelling Numbers</b>	830	122	36	988	50	1038					
<b>Total Precinct Areas</b>							34.80				
<b>Total Site Area</b>							65.27				
<b>Approximate Total GFA</b>								133,285	136,500	269,785	
<b>FSR</b> GFA/(precinct area less 25%)											1.03
<b>FSR</b> GFA / (total site area)											0.41
<b>RESIDENTIAL DENSITY</b>											
Dwellings (excl. retirement) / total site area											15.1
Dwellings (incl. retirement) / total site area											15.9

Preliminary Land Use and Density Calculations





*Retained Building Plan*





*Indicative Housing and Landscape Types*



### 3.3 Proposed Preliminary Concept Plan – operational/land use description

#### 3.3.1 Project overview

The project aims to upgrade and expand the health facilities and associated health services on the site. The hospital related scope of works includes a new 23-hour Ward, new Clinic, additional specialist suites and theatre expansion. The hospital itself is intended to grow an additional 50% (approximately).

The intention is that private funding of the commercial, residential and research components of the development will support and contribute toward the funding of expansion and operation of the hospital and associated health facilities.

The proposal includes an increase from the existing 340 dwellings to a total of 988 dwellings comprising apartments, town houses and detached dwellings plus provision for retirement living of 50 dwellings and 4,000m<sup>2</sup> floor area of hostel/nursing home.

Further to the description of the proposed land uses in the Preliminary Concept Plan and associated density calculation table, the proposed land uses are summarised below.

#### 3.3.2 Hospital (Precinct G)

To meet the health needs of the community, the existing Hospital intends to restructure and expand its operations by up to 50% over the long term. Additional space for servicing and the relocation of car parking also needs to be provided. The detailed design of the proposed expansion is yet to be undertaken and 7.66ha in area has been designated for the precinct to allow flexibility in the design. The design of a related 194 dwellings will also be subject of detailed design in due course.

Potential Extra Floor Area short to medium term (7-15) years - 28,000m<sup>2</sup>

#### 3.3.3 Ancillary Health Uses (Precinct J)

To complement the presence of a major hospital, there are opportunities to provide for a range of Ancillary Health Uses. These uses of commercial character will be located in the Precinct J diagonally opposite the hospital precinct.

Potential floor area – up to 5,000m<sup>2</sup>

#### 3.3.4 School of Nursing (Precinct J)

To meet the additional HECS funded places, the school needs to cater for growth from 50 students to 300 students.

Potential floor area – up to 3,500m<sup>2</sup>

#### 3.3.5 Residential dwellings

The existing housing throughout the Estate is owned and managed by the ACA and is offered entirely for the exclusive use of people associated with the Hospital and related uses. This housing which includes single detached dwellings and hostel-style accommodation (i.e. nursing accommodation) is badly in need upgrading and funding is needed in this regard.

The proposed housing is primarily intended to improve the standard of accommodation across the Estate in both a quality and housing choice sense. In combination with the proposed expansion of the hospital, including the proposal to move the Avondale Nursing College onto the Hospital campus, the demand for housing associated with the Hospital, the Church and the College cannot be understated.

The redevelopment of the site will allow for private ownership and operation of the accommodation on site. Importantly, although private ownership will be enabled, priority will always be given to the Church to ensure adequate low-cost hospital housing is available for hospital related employees.

It is anticipated that such accommodation would be leased on a 50 year basis with conditions relating to rental caps and/or Hospital or Church subsidies to ensure affordable rentals which will guarantee a return to the lessee-operator and affordable housing for students and staff.

The overall density of residential accommodation is proposed to be increased to take advantage of the environmental capacity of the site and be consistent with the dwelling densities mooted by the Department of Planning for new land release and infill development. A wide range of dwelling types are proposed including: low density residential, town houses, apartment buildings and retirement living dwellings (including houses, apartments, hostels and a nursing home).

The residential accommodation falls into three main categories: Residential Transition, Residential Bush Edge and General Residential. The density and character of each of the three categories can be further described as follows:

**Residential Transition (Precincts A, D and K)** – approximately 112 dwellings (over an area of 5.5ha)

This precinct will feature dwellings that are of scale, density and character that is consistent with the existing residential areas that they adjoin thus ensuring amenity impact is minimised. The dwellings can be described as a combination of free standing houses and town houses in a garden setting.

**Residential Bush Edge (Precincts B and H)** – approximately 81 dwellings (over an area of 3.92ha)

This precinct will feature a range of dwelling forms that will gain high amenity from the adjoining urban bushland and will include asset protection zones to address bushfire hazard reduction requirements. The dwelling forms will range from free standing houses, town houses and small apartment buildings.

**Residential General (Precincts E, I and L)** – approximately 367 dwellings (over and area of 6.44ha)

This precinct will feature a combination of town house and apartment dwelling forms. The precincts will include fingers of open space to provide a connection with the amenity of the surrounding urban bushland.

**Residential in mixed use precincts (Precincts G, M, N, J and C)** – approximately 428 dwellings

The Hospital precinct (Precinct G) will accommodate 194 dwellings of a character similar to Bush Edge residential.

The mixed use precinct (Precinct M) will accommodate 112 dwellings of an apartment building form and character.

The educational and residential precinct (Precinct N) will accommodate 34 dwellings of single residential houses (where adjacent to site boundary and adjoining residential) and residential apartments.

The mixed use village centre precinct (Precinct J) will accommodate approximately 20 dwellings of residential apartment and shop-top housing form.

The retirement and residential precinct (Precinct C) will accommodate approximately 68 dwellings of residential apartment form.

**Total residential** – approximately 988 dwellings are proposed.

When measured over the entire site area of 65.27ha, the proposed density is approximately 15.1 dwellings per hectare. When combined with the existing and proposed seniors living housing of 50 dwellings and 69 hostel rooms and 27 nursing home beds, the overall density is approximately 15.9 dwellings per hectare. This density is considered to be consistent with typical standards being achieved for suburban infill development throughout the Sydney area.

### 3.3.6 Administration / Offices Uses

To create a balance of employment uses on the site and provide new workplaces an additional commercial floor area is designated in the mixed use Precinct M.

Potential floor area – approximately 10,000m<sup>2</sup>

### 3.3.7 Educational Uses

To meet the educational and vocational needs of the community, evaluate options for relocating/expanding schools, pre-schools and other educational uses on the site within Precinct N. A school from Kindergarten to Year 12 is proposed for up to 800 students.

Potential floor area - approximately 9,000m<sup>2</sup>

### 3.3.8 Places of Worship

To continue the religious uses on the site and continue the existing places of worship within Precincts F and M.

Potential floor area – approximately 3,200m<sup>2</sup>

### 3.3.9 Retail and Commercial Uses

To supplement the existing local shopping village adjacent to the site a mixed use village centre is proposed including a modest expansion of retail and commercial office space.

Potential retail and commercial floor area - approximately 13,000m<sup>2</sup> (including approximately 2,000m<sup>2</sup> of retail)

### 3.3.10 Seniors Living Housing

To provide appropriate housing for our ageing population, supplement existing seniors living facilities on the site (50 dwellings and 69 hostel rooms and 27 nursing home beds).

Potential dwellings – 50 (as existing)

Potential other seniors living floor area – 4,000m<sup>2</sup> (existing 96 beds plus 50% increase)

### 3.3.11 Recreational Areas

To provide areas for activities and recreation, investigate appropriate uses to serve the community on the site a combination of active and passive recreation areas are proposed on site.

Potential active recreation area Targets: 10,000m<sup>2</sup> - 40,000m<sup>2</sup>

Potential bushland / passive recreation area – approximately 26ha

### 3.3.12 Car Parking

The at-grade car parking associated with the hospital will be accommodated in a multi-storey car park to be designed in conjunction with the hospital expansion within Precinct G. It is intended to provide car parking for the associated administrative use and other commercial uses in accordance with the relevant requirements.

Car parking for the residential component will be provided in accordance with the relevant local requirements with exception to all studio and one bedroom apartments which will have reduced allocation and be subject to the proposed car pooling scheme.



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### 3.4 Ecological management

#### 3.4.1 Flora and fauna

The proposal involves the conservation and on-going care of the significant urban bushland that exists on site. Most of the development is contained to within the existing cleared curtilage of the hospital and its associated uses. Further study of the Wahroonga Estate will ensure that any impact upon flora and fauna is thoroughly assessed. The planning of each precinct will ensure that the natural amenity provided by the urban bushland is capitalised upon with additional open space corridors.

The urban bushland will be cared for and managed by the ACA as a passive recreation opportunity for the future occupants of the Estate.

#### 3.4.2 Bushfire

The preliminary design accounts for the need to provide appropriate setback and asset reduction zones where urban bushland adjoins proposed residential development. Asset protection will be undertaken in accordance with a Bushfire Management Plan to be prepared in due course.

#### 3.4.3 Water quality and stormwater

The proposal will incorporate water sensitive urban design measures to the best practice industry standards. A detailed drainage and water management plan will be prepared in due course.

### 3.5 Infrastructure

#### 3.5.1 Physical infrastructure - utilities

Preliminary infrastructure investigations have revealed that, naturally, the site is currently serviced by electricity, gas, sewer, water and telecommunications. A comprehensive infrastructure report will be undertaken to address the need for amplification requirements.

#### 3.5.2 Infrastructure funding

A Voluntary Planning Agreement (VPA) will be registered between relevant parties to ensure adequate infrastructure, including road upgrades, public transport and community facilities are provided.

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### 3.6 Sustainability assessment and framework

#### 3.6.1 Sustainability Assessment – An Overview

Among the assessment criteria for a State Significant Site is that the suitability of the site for any proposed land use must take into consideration environmental, social and economic factors, the principles of ecologically sustainable development and any State or regional planning strategy.

#### 3.6.2 Social and Economic Sustainability

This report addresses key issues of social and economic sustainability as they relate to the site.

The Hospital was established on the site in 1903, superseding two smaller institutions at Ashfield and Summer Hill. Today, it is regarded as one of the leading private hospitals in Australia and the largest in NSW. The Hospital is a 342 bed facility, offering general medicine, a range of specialties and maternity and women's health services. It also operates a day surgery in Hornsby. In conjunction with Avondale College, the Hospital offers tertiary level nursing programs.

There is also a health research institute, the Australasian Research Institute.

Low-cost accommodation for patients requiring episodic care (such as cancer patients) and families at some distance from home is available.

The Fox Valley Community Centre, which includes a 350 seat hall and catering facilities is also on site and available for casual hire.

Hospital car parking, also generally available for use by community centre and church patrons.

There are also two existing churches on the site.

The proposed uses for the site include:

- staged expansion of the hospital and relocation of parking facilities over the next 15 years to meet the health needs of the community
- expansion of the school of nursing, from 50 to 300 students
- development of a range of ancillary health uses
- residential renewal of an existing 340 dwellings and development of additional dwellings up to a total of 988 (plus 50 dwellings and 4,000m<sup>2</sup> floor area of hostel/nursing home) available for students, essential service workers and seniors living/aged housing and also available for general housing.
- supplementation of local shopping through development of small retail opportunities
- enhancement and protection of recreation areas and improved pedestrian and transport linkages.

In addition, it is understood that the proposal includes the creation of additional workplaces on site through provision of administration/office employment opportunities; and commercial office space. It will also explore the potential for the expansion of school and pre-school facilities on site and evaluate the needs of existing places of worship.



### 3.6.3 Social Infrastructure in the area

In addition to the facilities on site, the immediate area has a range of community facilities, including the following:

- **Significant Aged Care facilities**, including Bowden Brae Retirement Village (incorporating self care units, nursing home and hostel), Bramblewood Retirement Village (40 self-care and 20 serviced units), and the Greenwood Aged Care facility (53 bed dementia specific facility)
- **Extensive recreation facilities**, including a large expanse of parkland at the southern fringe of the Normanhurst area and a number of centres, including the Brickpit Indoor Sports Stadium (multi-purpose facility including netball, tennis, volleyball, basketball and indoor soccer facilities), Thornleigh Community Centre (multi-purpose sports hall, capacity of 300 persons) and activities through the Normanhurst Sports Club and the NSW Squash Association, also located in the study area.
- **A relative concentration of education facilities**, including two secondary schools - Loreto Girls School (day and boarding) and Normanhurst Boys' High School, and two primary schools, including Normanhurst West Public School and Normanhurst Public School
- **Four childcare centres**, catering for a total of 128 children aged 0-6 years
- **Youth Services and Clubs**, including the Baden Powell Scout Centre
- **Places of Worship located throughout the area**; most offering community services such as youth groups and seniors clubs. These include Community Baptist Church (Duffy Avenue, Thornleigh), Uniting Church (two, Pailing Street, Thornleigh and Buckingham Avenue, Normanhurst), St Stevens Anglican Church (Kenley Road, Normanhurst). The Fox Valley Seventh-day Adventist Community Church, located on Fox Valley Road, is located on the study site.

Retail facilities include local retail shops on Fox Valley Road and Thornleigh Marketplace, 2-12 Comenarra Parkway. Regional shopping facilities include Hornsby (Westfield Shopping Centre and other retail), the Macquarie Centre (North Ryde) and Castle Towers Shopping Centre (Castle Hill).

Public transport routes are based around bus services, both provided by ShoreLink. These include the 589 *Sydney Adventist Hospital to Thornleigh Station link* (also known as the 'San Link'), with an average frequency of nine services per weekday, and the 573 *Turrumurra to Fox Valley, via Sydney Adventist Hospital service*, with an average frequency of 20 services per day. The study area is located within the rail catchment area for Northern Line (Thornleigh Station) services, and North Shore Line (Wahroonga Station) services.

### 3.6.4 Social Profile of the Local Community

Normanhurst accommodates 4,786 persons, 2,148 males (44.9% of the population) and 2,638 females (55.1%). This differs from national population averages, 49.4% males and 50.6% females, and may reflect the relatively high concentration of aged care and nursing homes in the area (and indirectly, higher life expectancies for women

than men) and a higher than average rate of widowers (11.4% of local area population, compared to 5.9% Australia average). The proportion of the population aged 65 years and over is well above the national average at 20.6% (13.3% Australia average), as is the median age at 40 years (37 Australia average).

### Social and Economic Characteristics

The average median rent in 2006 was \$300 per week, reflecting higher than average rental prices in the central northern region of Sydney, where average regional rents are \$320 per week. These compare unfavourably from a housing affordability perspective with Sydney area (\$250 per week) and Australian averages (\$190 per week). The average number of persons per bedroom in Normanhurst (1.1) is consistent with that of the wider Sydney area and the central northern suburbs. A higher than average rate of home ownership (38.1%, compared to 32.6% for Australia and 30.1% for greater Sydney) may reflect lower levels of housing stress despite the higher cost of housing in the area, although affordability is likely to be a significant issue for those employed in essential service areas such as aged care, community services and health.

The median household income is \$555 per week, 7% higher than the average for greater Sydney and 19% higher than the Australian average. The location of several schools in the immediate study area and the Adventist Hospital at the heart of the study site may also have some bearing on main employment industries for the area; 9.0% (189 persons) work in school education (4.5% Australia average), while 4.7% (98 persons) work in hospitals (3.3% Australia average).

### 3.6.5 Application of Sustainability Framework

We note that a checklist has been developed to incorporate sustainability objectives into the project. It also identifies some relevant criteria and potential indicators. We conclude that whilst these are a good starting point, the way in which the framework is implemented henceforth, both as part of stakeholder engagement and further planning needs to be considered. Applying the framework may result in different or fine-tuned priority outcomes for the project, but will also result in considerable 'buy-in' from key stakeholders.

The checklist includes:

**Sustainability Assessment tool**

Key performance categories and sustainability priorities	Objectives	Criteria	Indicator
<b>Urban Design Outcomes</b>			
<b>Industrial land development</b>	A development that creates employment and provides amenity	Range of employment opportunities for local community Interface management	Transition between land uses
<b>Heritage</b>	Conservation and interpretation of cultural and built heritage – including aboriginal and non-aboriginal	Significant heritage features protected and incorporated in the urban fabric	% heritage features retained heritage features incorporated
<b>Dense Development</b>	Optimum density to facilitate efficient use of land, infrastructure and resources	High levels of residential and commercial development density	Number of residential units / Ha Commercial floor space m2 / Ha
<b>Walking and Cycling</b>	Walking/cycling promoted through integration into the mobility network	High levels of use of the walking and cycling network for leisure and work	% Use of walking / cycling tracks Walking / cycling as method of travel to work
<b>Connectivity</b>	Good connections to local destinations and public transport.	Easy access to key destinations and surrounding areas	Adequacy of mobility network
<b>Vehicles</b>	Increased use of public transport and reduced car dependence	High levels of public transport patronage Low levels of car use	Public transport use Parking capacity Car ownership/use
<b>Economic benefits</b>			
<b>Business returns</b>	Stimulation of new business activity	Attraction of business investment and returns in the development and surrounding areas	Development investment Value of new business investment Turnover of new businesses Value of existing commercial properties
<b>Employment</b>	Stimulation of employment in both potential development and surrounding areas	Attract businesses that provide job opportunities	Employment population Indigenous v non indigenous mix
<b>Household returns</b>	Financial benefits for householders	Increased asset values	Housing values Utility costs Travel costs
<b>Financial Return</b>	Adequate returns for the public via council	Project Profit and Loss	Internal Rate of Return of project
<b>Environment benefits</b>			
<b>Environmental Enhancement</b>	Remediation, protection and enhancement of ecosystems	Site remediation Protection of existing environmental values Enhancement of degraded ecosystems	Contamination remediation Ecosystem Impacts
<b>Green Buildings</b>	Resource efficient, comfortable and healthy buildings	High levels of energy, water and materials efficiency, sources of energy eg. Green accredited	Housing – BASIX rating, Greenhouse efficiency of hot water, Water use indicators Buildings – Greenstar rating Construction waste to landfill
<b>Emissions</b>	Reduction of harmful emissions to the atmosphere	Reduced contributions to air pollution	Contribution to Air Quality Contribution to GHG emissions
<b>Indoor air quality</b>	Good indoor air quality	High indoor air quality for employees and customers	Contribution to Air Quality
<b>Noise</b>	Minimise noise from construction and final development	Noise levels minimised	Number of complaints received
<b>Water Cycle Management</b>	Management of the total water cycle in a manner that promotes efficiency and preserves ecosystem health	Reduced scheme water use Water reuse Water sensitive urban design	Non-potable water for irrigation, air con and toilets % use of non-potable water sources Water quality (receiving waters)
<b>Waste</b>	Waste generation minimisation, especially packaging waste	Reduce packaging waste, reuse packaging, maximise recycling	% split of different types of waste in waste stream
<b>Community Development benefits</b>			
<b>Building Community</b>	Stimulation of community development and sense of place	Provision of services, facilities and initiatives that promote community building	Results of community impact assessment - access to services - community interaction - sense of place
<b>Place Activation</b>	Attractive, accessible and safe places that enhance sense of place	Activated: - Civic spaces and parks - Landscapes and features - Strategic destinations - Networking and outreach	Use profile by: - Residents - Visitors - Employees
<b>Stakeholder Engagement</b>	Meaningful engagement with key stakeholders in all facets of development	Formal consultation and feedback processes with Community; Industry; and other key stakeholders.	Perception evaluation indicators
<b>Diverse Housing</b>	Accessibility, adaptability, affordability and variety in housing	A wide range of dwelling types with universal access, adaptability and affordable housing options	% mix of housing types % affordable housing Achievement of Universal access standards
<b>Partnerships</b>	Develop cross sectoral partnerships over government, community, NGO and business	Link into 'Environment means business' program	# partnerships set up and outcomes
<b>Infrastructure benefits</b>			
<b>Services</b>	Cost effective services and assets	Servicing efficiency	Infrastructure costs per capita
<b>Contribution to Public Assets</b>	Infrastructure development that benefits the broader community	Shared infrastructure	Infrastructure spent on assets used by non residents

### 3.7 Capital investment value

#### 3.7.1 Overall

The overall development cost is estimated at \$797.6 million, consisting of the Hospital and residential and commercial components.

#### 3.7.2 The Hospital

Page Kirkland Group, Quantity Surveyors, have identified that the proposed Stage One Hospital projects which will include 28,000m<sup>2</sup> of clinical and educational facilities, will have a construction value of approximately \$95 million. Another \$253 million worth of projects are proposed over the seven to twenty year time frame. Table 1 below itemises the functional areas and their capital investment value for Hospital projects proposed in the five year time frame for which the Concept Plan approval is being sought.

In total the cost of the planned hospital upgrade and expansion is approximately \$348 million. The cost of this upgrade and expansion is intended to be funded by the development of the remainder of the Estate for residential and commercial purposes outlined below.

#### 3.7.3 The residential component

The residential component of the project, some of which is ancillary accommodation for staff and students, would total a value of \$421 million.

#### 3.7.4 The commercial component

The commercial component consisting of approximately 13,000m<sup>2</sup> of floor area has a construction value of \$28.6 million.



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## 4 State Significant Site Assessment Criteria

### 4.1 Introduction

The Guidelines for State Significant Sites outlines criteria that the Minister will consider in deciding whether it is a State Significant Site. The pertinent criterion in this case is:

*(a) be of regional or state importance because it is in an identified strategic location (in a State or regional strategy), its importance to a particular industry sector, or its employment, infrastructure, service delivery or redevelopment significance in achieving government policy.*

*(d) need alternative planning or consent arrangements where:*

*(i) added transparency is required because of potential conflicting interests*

*(ii) more than one local Council is likely to be affected*

The reasons as to why this site should be considered State Significant are listed in **Section 4.2**.

### 4.2 Why is the site of significance to the State?

The listing of the site as State Significant is considered appropriate for the following reasons.

#### Criterion (a):

- The site is recognised in the Draft North Sub-Regional Strategy as an industrial cluster that should be considered for strengthening. The site is recognised as important education and medical infrastructure together with Hornsby TAFE and Hornsby Hospital.
- The site exists as a significant living working community and represents an excellent example of planning to reduce dependency of car related travel. Proper planning of an expanded specialised centre will have further benefits in reducing reliance on car travel in the region.
- Over 1000 operational jobs will be created in the short term: over the next five years. An additional 3000 to 5000 operational jobs will be generated over the medium term expansion phase. Over the course of the construction program the equivalent of 11,000 jobs will be created.
- The concentration of health related education and research facilities within the hospital precinct will have operational synergies and infrastructure savings in accordance with government policy objectives.
- The overall improvement of the existing facility accords with a key priority of the NSW State Plan to 'improve access to quality health care'.

#### Criterion (d):

- The development proposal is complex and costly with potential wider impacts on the settlement policies of the two local Council areas.
- The proponent contends that the Hospital's status as a specialised employment centre should be acknowledged in the context of the Draft North Sub-Regional Strategy. As a result it is proposed that the urban design objectives prepared for other town centres should be applied to the site. It is noted that the Estate will not have any significant retail development that might compete with other existing town centres and the overall retail hierarchy.
- The fact that Estate has been overlooked in the Draft Sub-Regional Strategy as a specialised centre is perhaps symptomatic of potential conflicting interests, as illustrated in the context of previous residential and seniors living development proposals which have previously been addressed at local government level. To avoid any impasse, it is considered that alternative arrangements are warranted.



- 
- The proposal includes increases in residential densities that requires planning at a regional level to ensure implications are addressed appropriately.
  - Replacement of the existing nurses hostel accommodation is to occur as a matter of urgency, therefore the time efficiencies offered by the Part 3A assessment process will be beneficial.

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## 5 Preliminary environmental considerations

### 5.1 Introduction

This assessment has been made prior to the preparation of detailed environmental studies and is based upon the best information available at the time. The assessment is made to assist the Director-General in making recommendations to the Minister in relation to the decision to declare the proposal a Major Project and the site of State Significance.

The following assessment responds to the sustainability criteria prescribed as a merits assessment tool for new land release and in this instance, infill development of existing urban sites.

### 5.2 Site suitability

The proposal seeks to reinforce the existing employment hub through expansion of the health care service function of the site in accordance with the Draft North Sub-Regional Strategy objective to do so. The site is an existing specialised centre that generates significant employment across a broad operational, educational and research spectrum of health care.

The site has a substantial underutilised curtilage which overlooks existing urban bushland offering significant natural amenity to any future development. Initial site inspection reveals that the site is physically capable of accommodating additional development without significant environmental impact, subject to appropriate management of risks including bushfire.



## 5.3 Traffic generation, access and car parking

### 5.3.1 Traffic and access

A Preliminary project specific report prepared by Masson, Wilson and Twiney (2007) (attached in Appendix 3) reviewed the potential traffic and transport impacts of increased development within the ACA Wahroonga Estate. The study included a review of potential road and public transport conditions and impacts associated with increased development.

The study's review of journey to work data for the precinct found travel by walking and cycling within the precinct is far greater than other Sydney metro region typical residential precincts with limited access to public transport services. The study found that just under a third of people who live in the precinct and work, either work in the precinct (in the Ku-ring-gai LGA) or within the Hornsby LGA.

A number of employees currently use car pooling as a method of travel to and from the hospital. This employee-initiated arrangement has worked successfully for some years. Many of these employees currently live on the Central Coast and travel to the hospital.

Importantly, the majority of nurses work under a rotating shift system with three shifts operating during a 24 period. These shifts are:

Morning shift 7:00am – 3:00pm

Afternoon shift 3:00pm – 11:00pm

Evening shift 11:00pm – 7:00am.

Consequently the need to travel by car varies markedly for each nurse and each time of the day. Because they work in shifts, most hospital workers travel outside the normal road network peak periods.

The report also recommends some alternatives to the existing bus services which currently serve the Hospital and surrounding residential areas. It is envisaged that increased density in the area would assist to improve the viability of existing bus services.

A number of intersection improvements are proposed in the report to improve the level of service at key intersections surrounding the precinct. Intersections include:

- Pennant Hills Road and Comenarra Parkway
- Comenarra Parkway and Fox Valley Road
- Comenarra Parkway and Kissing Point Road
- Fox Valley Road and Pacific Highway

The consultants advise that the intersection and road network upgrades recommended in the report would accommodate a reasonable level of increased development whilst still maintaining or improving current levels of service.

Access to the expanded hospital would be markedly improved, with alternative routes proposed which would alleviate pressure on existing intersections to accommodate the increased traffic loads.

The car sharing initiative funded by strata fees to provide a range of vehicles for Estate residents instead of providing dedicated parking spaces for all the units, is seen as an innovative and forward thinking proposal to reduce the reliance on private vehicle usage. This initiative builds on the already high use of car pooling by existing employees. The data indicating that many employees in the precinct walk to work, leaving their car at home, also suggests that car-sharing models such as those used overseas may be successful in the proposed new development.

The new facilities proposed in the development will be within a short walk of the majority of residents living around the existing hospital which will improve the likelihood of travel to these facilities by modes other than private vehicle.

Overall, the Masson Wilson Twiney study found that employees and students at the hospital and residents in the surrounding residential area have a strong reliance on modes of transport other than private vehicle. Expansion of the hospital, increased nurses' accommodation and the provision of new community facilities would build on this already good example of sustainable living.

### 5.3.2 Car parking

At-grade parking covers a significant portion of the northern area of the Hospital campus. Consideration will be given to relocation of car parks from above ground to below ground and management strategies (such as car pooling) to reduce the number of privately owned vehicles parked on campus. A parking permit system has already been introduced. The preliminary Concept Plan highlights the provision of walking and cycling tracks to improve linkages and ensure that these paths are safe and well-lit, thereby reducing the need to move around the campus by car. A new multi-level car park is proposed as part of the Stage One Hospital expansion program. Further basement parking will be provided in the new clinical services and apartment buildings.

It is envisaged that the parking rates listed in Ku-ring-gai Council's DCP for parking would be applied to the following proposed uses:

- Two and Three bedroom residential accommodation
- School
- Commercial uses

Whilst residents living in two and three bedroom dwellings would have access to the car pooling operation, it is likely their need for their own vehicle would be greater than those residents living in studio and one bedroom units.

The existing hospital site has two large off street car parks. It is noted that hospital related parking does occur along Fox Valley Way at times, even when there is spare capacity in the off street parking areas. The off street parking is subject to a fee for stays in excess of 15 minutes.

A detailed parking study be undertaken as part of the expansion of the hospital site.

This parking study would include but would not be limited to:

- on and off street parking provision,
- on and off street parking utilisation surveys, and
- staff mode of travel surveys.

It is desirable that the planning for the expansion of the hospital include increased on site parking provision to not only account for the increase in services, but also to alleviate pressure on the surrounding road system to accommodate overflow parking.

### 5.3.3 Car pooling proposal

The hospital proposes to build on its already high car pooling use and introduce an innovative car pooling system for nurses and residents who would reside in the apartments. The close social network that exists on the campus will ensure the success of such a scheme.

The development proposes one pool car per three studio and one bedroom units which will be funded by mandatory body corporate contributions which all apartment owners will contribute to regardless of apartment size. Cars would be booked in advance similar to a number of schemes which currently operate within the Sydney metropolitan area (e.g. [www.charterdrive.com.au](http://www.charterdrive.com.au)).

Studio and one bedroom units were chosen for this scheme as the majority would house single people who are more flexible with their car needs than those with small children. It is still anticipated that two and three bedroom apartments would be generally provided with parking spaces according to the relevant rate in the DCP.

A variety of car types will be provided to cater for different needs of nurses ranging from small cars, where only one person is using the car, up to people movers where nurses can travel together in large groups, say for recreational trips.

The car pooling proposal would have the potential to reduce car usage by residents. For example, whilst nurses, residents and hospital staff living in studio and one bedroom units would travel at different times throughout a 24 hour period depending on their shift, they would plan their travel in greater detail than the typical private resident, taking into account the transport options that are available.

## 5.4 Housing diversity

### 5.4.1 Existing situation

The existing housing throughout the Estate is owned and managed by the ACA and is offered entirely for the exclusive use of people associated with the Hospital and related uses. This housing which includes single detached dwellings and hostel-style accommodation (i.e. nursing accommodation) is badly in need upgrading and funding is needed in this regard.

### 5.4.2 Housing demand

The proposed housing is primarily intended to improve the standard of accommodation across the Estate in both a quality and housing choice sense. In combination with the proposed expansion of the hospital, including the proposal to move the Avondale Nursing College onto the Hospital campus, the demand for housing associated with the Hospital, the Church and the College cannot be understated.

### 5.4.3 Hospital related housing

The redevelopment of the site will allow for private ownership and operation of the accommodation on site. This private ownership or sale will provide the funding for upgrading and expansion of the hospital facility itself. Importantly, although private ownership will be enabled, priority will always be given to the Church to ensure adequate low-cost hospital housing is available for hospital related employees.

It is anticipated that such accommodation would be leased on a 50 year basis with conditions relating to rental caps and/or Hospital or Church subsidies to ensure affordable rentals which will guarantee a return to the lessee-operator and affordable housing for students and staff.

### 5.4.4 Housing diversity and government targets

The overall density of residential accommodation is proposed to be increased to take advantage of the environmental capacity of the site and be consistent with the dwelling densities mooted by the Department of Planning for new land release and infill development. A wide range of dwelling types are proposed including: low density residential, town houses, apartment buildings and retirement living dwellings (including houses, apartments, hostels and a nursing home).



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## 5.5 Employment lands

The Hospital campus is identified as an important employment hub in the Draft North Sub-Regional Strategy that should be investigated for strengthening. The impetus for the proposal is to upgrade and expand the existing specialised centre and enable an organic increase in jobs through the short, medium and long term.

The Hospital campus serves as a significant employer in the region and is a place of employment for many local specialised health care professionals. Strengthening the role of the Hospital campus is will clearly assist in the achievement of the employment targets of the sub-region.

## 5.6 Avoidance of risk

### 5.6.1 Bushfire hazzard

The site is predominantly located on bush fire prone land Category 1. Recent advice from KMC regarding the new draft Bushfire Prone Land Map indicates that the newly developed area around Mt Pleasant Avenue will now be classified as “buffer zone of bushfire prone vegetation.” At the time of writing, Council advised that the revised Map will be considered by Council and the NSW Rural Fire Service over the next few months. The existing buildings and uses pre-date the introduction of legislation which affects the location of buildings and high risk uses in bushfire prone areas. The ACA is nevertheless extremely conscious of its land management responsibilities. Conacher Travers (November, 2004) found that there is no physical reason that would constrain hazard management from being successfully carried out by normal means such as mowing or slashing.

Furthermore, the future development of this land for residential purposes would reduce the extent of unmanaged vegetation which itself poses the greatest risk of bushfire.

While the existing uses may legally continue, new requirements to ensure appropriate asset management and bushfire hazard reduction will be triggered by the Concept Plan Application.

### 5.6.2 Contamination

An Environmental Site Assessment would be undertaken as part of any future investigations associated with the application to confirm that the land does not pose a risk of hazard to human health and/or the environment and is therefore suitable for future residential development and the other proposed uses for each part of the Estate. A Register of Hazardous Materials Report would also be prepared for both buildings to be demolished and those to be retained.

### 5.6.3 Geotechnical issues

A study of the existing topography and geology will be undertaken to inform a more detail opportunities and constraints exercise and refine the developable area as necessary.

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## 5.7 Natural resources

### 5.7.1 Water demand management

A detailed drainage and water management plan will be submitted with any future submission or requirements of the Director General. Consideration of stormwater and flood mitigation controls will be required, along with appropriate water sensitive urban design (WSUD) measures for any redevelopment and future subdivision planning.

### 5.7.2 Energy demand management

A preliminary site investigation of the existing infrastructure capacity has been undertaken. The site is currently serviced for electricity, gas, sewer, water, stormwater and telecommunications. A range of services traverse the site or are located within the Fox Valley Road reservation.

A comprehensive infrastructure report will be prepared as part of any application for redevelopment of the site to address infrastructure requirements.

## 5.8 Environmental protection

### 5.8.1 Heritage and Archaeology

There is one building within the site included in the Ku-ring-gai Planning Scheme Ordinance. The Adventist Administration building at 148 Fox Valley Road is listed as a heritage item in Schedule 7 of the Ku-ring-gai Planning Scheme Ordinance 1971. This building is located within Part Lot 62, DP 1017514 and the intention is to continue the use of this building. A number of heritage items are located in the surrounding locality, particularly in Wahroonga.

No items of aboriginal or archaeological heritage have been identified within the site.

### 5.8.2 Flora and Fauna

A preliminary Flora and Fauna Assessment report has been prepared by Conacher Travers and examines the flora and fauna characteristics of the site and its surrounds. The main findings are summarised below.

#### Flora

The vegetation communities present on the site include open forest, riparian vegetation and cleared land with scattered trees. No threatened flora species as listed in Schedule 1 (Endangered) or Schedule 2 (Vulnerable) of the Threatened Species Conservation Act 1995 were identified in the areas proposed to be developed.

One endangered Ecological community, the Blue Gum High Forest, has been identified, located in three ridge top areas of the site.

No threatened flora species or endangered species ecological communities listed in the Environmental Protection and Biodiversity Conservation Act 1999 (Commonwealth Legislation) were identified.

If required the appropriate tests and a Species Impact Statement will be prepared.

#### Fauna

The native vegetation and other habitat features, such as rock outcrops, drainage lines and soil types, provide potential habitat for a range of fauna that are typical of Sydney Sandstone vegetation. The majority of fauna are well conserved in the Sydney region, including the adjacent National Park.

Threatened species likely to visit the site include: Powerful Owl, Grey-headed Flying fox and the Eastern False Pipistrette.



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## 5.9 Quality and equity in services

### 5.9.1 Social and Economic Benefits

#### Expansion of Health Services

Our analysis confirms that an expansion of health services will be required in the region to service the needs of the community, particularly for an ageing population (those aged 65 and over comprise more than 20% of the population). Further, with increasing population growth, largely resulting from apartment-style developments in the area, the proposal for expansion of the hospital and allied health services will result in positive social benefits. Although a private hospital, we note that 'health hubs,' with co-located primary and ancillary services are a preferred Government policy approach. This approach acknowledges the sustainability benefits of (generally) reduced building costs and footprints through planned co-location; reduced vehicle movements for staff, patients and family members; reduced time spent in travel (and therefore improved social outcomes for individuals); and, general economies of scale. These benefits also apply directly to this proposal.

There is no doubt that an expansion of health services will have a beneficial impact in terms of boosting both the quantum and skill level of the local labour force. The proposal to increase the number of nursing trainees provides a society-wide benefit through increasing the skill pool in a profession where there are currently significant shortages. It further provides particular training opportunities at the local scale that would otherwise not be available for young people.

Expanded health services will also generate significant employment multipliers in terms of administrative and service support roles which will have a beneficial effect on the local economy.

#### Affordable and Adaptable Housing

The proposal embraces a range of residential development options that include affordable housing for essential service workers (nursing, administrative and other staff). This proposal identifies the critical requirement to accommodate staff within reasonable proximity to employment, for occupational health and safety reasons (particularly important for shift workers) as well as to achieve sustainability outcomes (reduced vehicle trips and reliance on motor cars).

The proposal provides a unique opportunity to provide affordable housing in a local area where median housing prices are, generally speaking, substantially beyond the means of essential service workers. This is a bold and welcome gesture as a social sustainability initiative, seldom seen in Australia, but one which is a successful and entrenched part of (for example) the Coin Street community in London, to sustain and support essential service workers.

The proposal to further enhance the availability on site of support accommodation for patients and their families also offers an opportunity to develop forms of 'adaptable' housing which will be responsive and sensitive in design to the particular needs of individuals recovering from illness, or for older people in aged care housing (eg incorporating features such as support bars, benches, taps and switches at accessible heights, taps and fittings designed for people with reduced strength, etc).

#### Benefits of Environmentally Responsive Design

The aspect of the location is one which allows for synergistic development with the environment. The outlook, onto a bush setting, provides a therapeutic aspect to aid recovery from illness or as an adjunct to leisure activities. There is close proximity to walking trails and National Parks for passive recreation. There is also the potential for innovative design to complement the local environment and maximize energy efficiency (e.g. by reducing reliance on air conditioning and therefore reducing costs for residents).

#### Transport Availability

The availability of bus transport on the major east-west roads with links to both Wahroonga and Thornleigh stations, frequency of services and connections to other major centres is an important component of the site's accessibility and sustainability, both for staff and visitors.

#### Proximity to Services

The proposal to enhance local retail services and the reasonable proximity of the site to major retail/service centres is another beneficial element, reducing the need for long-distance travel for residents for frequent shopping trips.

As indicated, the area is well served by a range of community services, and although the capacity of existing services to accommodate new participants/members is unknown, the additional services proposed through the development will be beneficial for local residents.

#### Community Safety and Security

The proposed consolidation of car parks into a multi-storey facility will be beneficial for the safety of staff and visitors, particularly at night. Further, master planning of the site will allow for a review and redesign of safety and security aspects across the site, including fire safety and evacuation routes.

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## 5.10 Impact upon the surrounding area

### 5.10.1 Impact upon regional land uses

#### Relationship with other centres

The ACA Wahroonga Estate is a recognised employment hub that has a specialised health care related role that is important to the region and the State. It's strengthening is contemplated in the NSW Government's Draft North Sub-Regional Strategy.

The proposed upgrading and expansion will not include any aspect that would stand to compete with other existing centres in the region. Retail space would likely to be limited to a minimum with the purpose to serve the local community only. Commercial floor area will provide for administrative uses that are closely associated with the Hospital and related uses.

#### Regional transport

The site is currently serviced by a local bus service which provides regular connection to both Thornleigh and Hornsby Rail Stations. Another bus route connects the site with Turramurra Rail Station.

The proposed new internal road networks and increase in population would provide a good opportunity to improve bus routes and frequencies in the area.

#### Regional open space

The proposal includes the retention of existing urban bushland and the creation of additional open space areas and linkages throughout the site. The existing leafy amenity of the Estate will be enhanced and capitalised upon as a result and linkages to the adjacent recreation area and national park to the south west will be maintained.

### 5.10.2 Impact upon local land uses

#### Traffic

The preliminary traffic report indicates that subject to appropriate road and intersection upgrades the proposal can be catered for within the capacity of the existing road system.

#### Amenity

Amenity impact upon the surrounding residential area is addressed by ensuring that any development in a precinct directly adjacent is of a comparable scale, density and character. All commercial and health related uses are confined to the centre of the site and the adjoining residential areas are buffered by bushland or residential zones.

Studies into potential amenity impact from noise or the like will be undertaken where requested as part of the Director-General's Requirements.



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## 6 Planning approvals and assessment

It is proposed that the site be listed as State Significant under the Major Projects SEPP and that the listing include a set of development controls specific to the site and each of the precincts of the Wahroonga Estate. It is envisaged that the preparation of the development controls be produced after undertaking a further study pursuant to Clause 8 of the Major Projects SEPP, at which time the environmental constraints and potential impacts will have been more accurately determined.

Upon listing in the Major Projects SEPP, it is envisaged that the redevelopment of the entire site be subject of a Concept Plan approval pursuant to Part 3A of the Environmental planning and Assessment Act 1979. It is also intended that a Project Application for the initial stage of development to accompany the Concept Plan proposal.



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## 7 Local and regional developer contributions

### 7.1 Introduction

Due to the unique character of the development and the comprehensive redevelopment by a single proponent, opportunity exists for a separate Voluntary Planning Agreement to be prepared. Section 93F of the EP and A Act provides for a planning agreement to be entered into voluntarily between the proponent and consent authority to allow the provision of (and the recouping of costs) for such aspects as transport or other infrastructure services, affordable housing, public amenities and the conservation of the natural environment.

### 7.2 Infrastructure Funding Arrangements

The details as to the particulars of the proposed Voluntary Planning Agreement will be developed in due course.



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## 8 Conclusion

In summary, the report finds that the site is a specialised employment hub that is significant to the region and the State and the upgrading and expansion of the facility is necessary and justifiable in an environmental sense. It is recommended that the proposal be declared a Major Project and listed as a State Significant Site pursuant to the Major Projects SEPP.

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# Appendices



# Appendix A Property Titles

## The Wahroonga Development Area

Australasian Conference Association Ltd  
Wahroonga Estate

Street Number	Lot	Street	Title Folio/ Volume	Area sq. m	LGA	Property Number	Zoning	Area Zone	Included in Redevelopment
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The Comenarra Pkwy									
203	3	The Comenarra Pkwy	3/834962	933.6	Ku-Ring-Gai	715723	Special Use	D	YES
205	2	The Comenarra Pkwy	2/834962	933.6	Ku-Ring-Gai	715724	Special Use	D	YES
207	1	The Comenarra Pkwy	1/834962	933.6	Ku-Ring-Gai	715725	Special Use	D	YES
209	4	The Comenarra Pkwy	4/834965	996.3	Ku-Ring-Gai	715726	Special Use	D	YES
211	5	The Comenarra Pkwy	5/834965	991.7	Ku-Ring-Gai	715727	Special Use	D	YES
213	6	The Comenarra Pkwy	6/834965	918.4	Ku-Ring-Gai	715728	Special Use	D	YES
191	1	The Comenarra Pkwy	1/834968	930.3	Ku-Ring-Gai	715718	Residential		YES
193	2	The Comenarra Pkwy	2/834968	939.9	Ku-Ring-Gai	715719	Residential		YES
195-197	50	The Comenarra Pkwy	50/880017	1715	Ku-Ring-Gai	715720	Residential		YES
199	51	The Comenarra Pkwy	51/880017	1104	Ku-Ring-Gai	715721	Residential		YES
201	52	The Comenarra Pkwy	52/880017	1104	Ku-Ring-Gai	715722	Residential	D	YES
<b>East Fox Valley Road</b>									
128	62	Fox Valley Road	62/1017514**	1290	Ku-Ring-Gai	695499	Special Use		YES
130	4	Fox Valley Road	4/834963	1444	Ku-Ring-Gai	695498	Special Use		YES
132	3	Fox Valley Road	3/834963	1379	Ku-Ring-Gai	695497	Special Use		YES
134	2	Fox Valley Road	2/834963	1363	Ku-Ring-Gai	695496	Special Use		YES
136	1	Fox Valley Road	1/834963	1499	Ku-Ring-Gai	695495	Special Use		YES
138		Fox Valley Road	62/1017514**	1525	Ku-Ring-Gai	695494	Special Use		PARTIAL
140		Fox Valley Road	62/1017514**	1264	Ku-Ring-Gai	695493	Special Use		PARTIAL
142		Fox Valley Road	62/1017514**	1287	Ku-Ring-Gai	695492	Special Use		PARTIAL
144		Fox Valley Road	62/1017514**	Not Shown	Ku-Ring-Gai	695491	Special Use		PARTIAL
146-148		Fox Valley Road	62/1017514**	2225	Ku-Ring-Gai	695490	Special Use	C	PARTIAL
148		Fox Valley Road	62/1017514**	134400	Ku-Ring-Gai	695489	Special Use	C	PARTIAL
148		Fox Valley Road (SHF)	62/1017514**	125000	Ku-Ring-Gai	695488	Special Use	C	PARTIAL
158		Fox Valley Road	6/834964	2097	Ku-Ring-Gai	695487	Special Use		YES
160		Fox Valley Road	5/834964	1164	Ku-Ring-Gai	695486	Special Use		YES
162		Fox Valley Road	4/834964	1071	Ku-Ring-Gai	695485	Special Use		YES
164		Fox Valley Road	3/834964	1015	Ku-Ring-Gai	695484	Special Use		YES
166		Fox Valley Road	7/834965	2453	Ku-Ring-Gai	695483	Special Use	A	NO
168		Fox Valley Road	8/834965	2930	Ku-Ring-Gai	695482	Special Use	A	NO
170		Fox Valley Road	62/1017514**		Ku-Ring-Gai	695481	Special Use	C	PARTIAL
172		Fox Valley Road	62/1017514**		Ku-Ring-Gai			C	PARTIAL
172	cnr	Fox Valley Road	Vol 8084 Fol 26		Ku-Ring-Gai		Easement Lease		YES
		Fox Valley Road	53/8800147		Ku-Ring-Gai				
			**Main title deed						



Street Number	Lot	Street	Title Folio/ Volume	Area sq.m	LGA	Property Number	Zoning	Area Zone	Included in Redevelopment
<b>West</b>									
<b>Fox Valley Road</b>									
145		Fox Valley Road	2/410875	931.6	Ku-Ring-Gai	695425	Residential		YES
147		Fox Valley Road	1/410875	834.7	Ku-Ring-Gai	695426	Residential		YES
149		Fox Valley Road	Owned by others						NO
151		Fox Valley Road	Owned by others						NO
153		Fox Valley Road	Vol6721Fol104	732.1	Ku-Ring-Gai	695429	Residential		YES
155		Fox Valley Road	8/834961	1307.8	Ku-Ring-Gai	695430	Residential		YES
157		Fox Valley Road	7/834961	1309	Ku-Ring-Gai	695431	Residential		YES
159		Fox Valley Road	1/834967	1405	Ku-Ring-Gai	695432	Residential		YES
161		Fox Valley Road	2/834967	1405	Ku-Ring-Gai	695433	Residential		YES
163		Fox Valley Road	3/834967	1416	Ku-Ring-Gai	695434	Residential		YES
165-167		Fox Valley Road	4/834967	2714	Ku-Ring-Gai	695435	Residential		YES
169		Fox Valley Road	1/834961	1866	Ku-Ring-Gai	695436	Residential		YES
171		Fox Valley Road	62/1017514**	1464	Ku-Ring-Gai	695437	Residential		YES
173		Fox Valley Road	62/1017514**	1365	Ku-Ring-Gai	695438	Residential		YES
175		Fox Valley Road	62/1017514**	1344	Ku-Ring-Gai	695439	Residential		PARTIAL
177		Fox Valley Road	62/1017514**	1436	Ku-Ring-Gai	695440	Residential		PARTIAL
179		Fox Valley Road	62/1017514**	1462	Ku-Ring-Gai	695441	Residential		PARTIAL
181		Fox Valley Road	62/1017514**	1350	Ku-Ring-Gai	695442	Residential	A	NO
183		Fox Valley Road	62/1017514**	4181	Ku-Ring-Gai	695443	Residential	A	NO
185		Fox Valley Road	62/1017514**	192300	Ku-Ring-Gai	715729	Special Use	A	PARTIAL
189		Fox Valley Road	62/1017514**	10960	Ku-Ring-Gai	695445	Special Use		PARTIAL
<b>Other</b>									
21		Elizabeth Street	62/1017514**	63710	Ku-Ring-Gai	694227	Special Use		YES
76		Hinemoa Avenue Refer to Lot 46-53 Ferndale Road	62/1017514**	19560	Hornsby	648010	Special Use		YES
		Mt Pleasant Avenue Mt Pleasant Avenue, Normanhurst	14/834969				Easement Lease		YES
<b>East</b>									
73	1	Mt Pleasant Avenue	1/834696	930.4	Ku-ring-gai	706104	Special Use		YES
75	2	Mt Pleasant Avenue	2/834696	930.4	Ku-ring-gai	706103	Special Use		YES
77	3	Mt Pleasant Avenue	3/834696	929.2	Ku-ring-gai	706102	Special Use		YES
79	14	Mt Pleasant Avenue	62/1017514**	4700	Ku-ring-gai	2775972	Special Use		PARTIAL
	13	Mt Pleasant Avenue	Owned by other	1560	Ku-ring-gai	706101	Public Reserve		NO
	68	Mt Pleasant Avenue	vol12951Fol70				Easement Lease B		NO

Street Number	Lot	Street	Title Folio/ Volume	Area sq.m	LGA	Property Number	Zoning	Area Zone	Included in Redevelopment
<b>West</b>									
<b>Mt Pleasant Avenue, Normanhurst</b>									
54	4	Mt Pleasant Avenue	4/834969	1159	Ku-ring-gai	706091	Special Use		YES
56	5	Mt Pleasant Avenue	5/834969	949	Ku-ring-gai	706092	Special Use		YES
58	6	Mt Pleasant Avenue	6/834969	930	Ku-ring-gai	706093	Special Use		YES
70	7	Mt Pleasant Avenue	7/834969	940.6	Ku-ring-gai	706094	Special Use		YES
72	8	Mt Pleasant Avenue	8/834969	930.1	Ku-ring-gai	706095	Special Use		YES
74	9	Mt Pleasant Avenue	9/834969	1198	Ku-ring-gai	706096	Special Use		YES
76	10	Mt Pleasant Avenue	10/834969	930.9	Ku-ring-gai	706097	Residential		YES
78	11	Mt Pleasant Avenue	11/834969	1200	Ku-ring-gai	706098	Special Use		YES
80	12	Mt Pleasant Avenue	12/834969	930.2	Ku-ring-gai	706099	Special Use		YES
82	50	Mt Pleasant Avenue	50/1017514	931.4	Ku-ring-gai	2775960	Residential		YES
84	51	Mt Pleasant Avenue	51/1017514	1244	Ku-ring-gai	2775961	Residential		YES
86	52	Mt Pleasant Avenue	52/1017514	9647	Ku-ring-gai	2775962	Residential		YES
88	53	Mt Pleasant Avenue	53/1017514	1078	Ku-ring-gai	2775963	Residential		YES
90	54	Mt Pleasant Avenue	54/1017514	931.6	Ku-ring-gai	2775964	Residential		YES
92	55	Mt Pleasant Avenue	55/1017514	971.5	Ku-ring-gai	2775965	Residential		YES
94	56	Mt Pleasant Avenue	56/10175140	1054.6	Ku-ring-gai	2775966	Residential		YES
96	57	Mt Pleasant Avenue	57/1017514	974.6	Ku-ring-gai	2775967	Residential		YES
98	58	Mt Pleasant Avenue	58/1017514	935.8	Ku-ring-gai	2775968	Residential		YES
100	59	Mt Pleasant Avenue	59/1017514	939.9	Ku-ring-gai	2775969	Residential		YES
102	60	Mt Pleasant Avenue	60/1017514	1145.6	Ku-ring-gai	2775970	Residential		YES
104	61	Mt Pleasant Avenue	61/1017514	1035.1	Ku-ring-gai	2775971	Residential		YES
<b>Other</b>									
7	4	Nicholas Crescent	4/213978	942.2	Hornsby	659168	Residential		YES





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