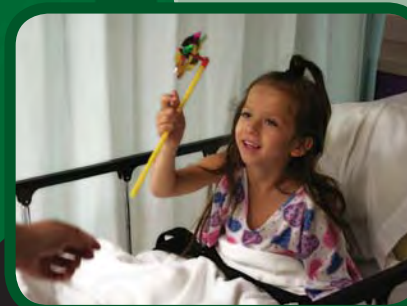


# Wahroonga Estate Redevelopment

Incorporating Sydney Adventist Hospital  
Environmental Assessment & Concept Plan

April 2009



JOHNSON PROPERTY GROUP  
Creating living communities

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<b>Job Code</b>	SA3778
<b>Report Number</b>	Wahroonga Estate EAR v7

**Statement of Validity**

Submission of Environment Assessment:


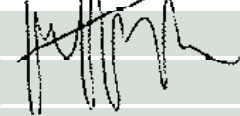
Prepared under Part 3A of the Environmental Planning and Assessment Act 1979.

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<b>In respect of</b>	Wahroonga Estate, Fox Valley	

Certification:

We certify that we have prepared the contents of the Environmental Assessment and to the best of our knowledge; the information contained in this report is neither false nor misleading.

<b>Signature</b>		<b>Signature</b>	
<b>Name</b>	Paul Atree-Williams	<b>Name</b>	Jeffrey Tait
<b>Date</b>	15/04/2009	<b>Date</b>	15/04/2009

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- Appendix G** Consultation Documentation
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- Appendix J** Traffic and Transport Report
- Appendix K** Ownership and Staging Documentation
- Appendix L** Bushfire Protection Assessment
- Appendix M** Flora and Fauna Assessment
- Appendix N** Ecologically Sustainable Development Review
- Appendix O** Geotechnical Assessment
- Appendix P** Phase 1 Contamination Assessment
- Appendix Q** Civil Engineering Utilities Report
- Appendix R** Stormwater Management Master Plan

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## Executive Summary

This Concept Plan and Environmental Assessment is submitted on behalf of the proponent Johnson Property Group (JPG) and the property owner Australasian Conference Association Limited (ACA) to the Minister of Planning for approval under Part 3A of the Environmental Planning and Assessment Act, 1979. It relates to the redevelopment of the Wahroonga Estate - Comenarra Park Living Community at the intersection of Fox Valley Road and Comenarra Parkway, Wahroonga.

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 (for both private residents and employees within Wahroonga Estate) and a small village centre. The concept plan seeks approval for the use of the site and broad development parameters including building envelope and yield. As the application is for a Concept Plan, detailed site operation, design and elevation details will be provided with the subsequent Project Applications.

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. Refer to State Significant Site Study and draft listing at **Appendix A**.

### An existing specialised centre and major employment generator

The site exists as one of the major health care employment hubs in Sydney and is recognised as such in the North Sub-Regional Strategy. There is a prescribed objective to strengthen this employment hub and its role as specialised educational and medical infrastructure, however, the estate is not formerly marked as a Specialist Centre on the strategy map. The ACA Wahroonga Estate features an amalgam of health related uses including the Hospital, associated clinics, the ACA administration and media centre, a relief agency, churches, a primary school, a retirement village and associated staff housing.

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. ([www.sah.org.au](http://www.sah.org.au))

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 non-health related staff in the Primary School and the ACA administrative and media centre. ([www.sah.org.au](http://www.sah.org.au))

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.
- 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 the Estate has been overlooked in the 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 require planning at a regional level to ensure implications are addressed appropriately.
- Replacement of the existing nurses' hostel accommodation and construction of a dedicated facility for the Faculty of Nursing, are 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

It is the intention of the ACA 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>, by an additional 28,000m<sup>2</sup> at an estimated cost of \$347 million.

Coupled with the expansion of this important employment hub, the overall development of the site is proposed. The extent of 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 provide affordable housing options within the Estate for key health workers and other staff employed on site in non-health related functions of the Church.



## The proposed Concept Plan – in brief

The proposed Concept Plan includes an upgrade and expansion of the existing hospital and associated facilities including the provision of housing. **Table 1** below summarises the features of the proposal:

Type of use	Existing development	Proposed development	Precinct	Type of use	Existing development	Proposed development	Precinct
Hospital	Sydney Adventist Hospital and facilities – 66,000m <sup>2</sup> <ul style="list-style-type: none"> <li>Inpatient beds – 345 beds</li> <li>Intensive care unit – 12 beds</li> <li>Coronary care unit – 11 beds</li> <li>Day beds – 96 beds</li> <li>Renal dialysis chairs – 14</li> <li>Birthing – 8 suites</li> <li>Cardiac catheter laboratory – 3</li> <li>Endoscopy theatres – 2</li> <li>Operating theatres – 12</li> <li>Clinical activities including dental care</li> <li>Faculty of Nursing including auditorium, conference space and library</li> <li>Australasian research unit</li> <li>Nurses residence</li> <li>Child care centre</li> <li>Chapel</li> <li>Staff cafeteria</li> <li>Staff amenities including swimming pool</li> </ul>	Upgrade and expand existing facilities over the short to medium term by an additional 28,000m <sup>2</sup> – 94,000m <sup>2</sup> in total.  Details to be subject of a separate application to follow Concept Plan Approval.  Faculty of Nursing to be expanded to 3,500m <sup>2</sup> and relocated to a dedicated facility within the Central Precinct	Central Hospital	Residential	Dwelling houses – 68 Dual Occupancy - 1	<ul style="list-style-type: none"> <li>44 in total</li> <li>36 dwellings to be retained, refurbished or replaced</li> <li>8 new dwelling houses proposed</li> </ul>	Mt Pleasant – 15 Central Church – 7 Central Hospital – 3 Fox Valley – 10 Res East – 9
					Student style – 240 student beds	<ul style="list-style-type: none"> <li>90 studios</li> <li>11 x 1 bedroom</li> <li>200 student / hostel rooms</li> </ul>	Central Hospital
					Jacaranda Lodge - 30 rooms Mission Hostel - 17 rooms Ladies Hostel - 6 units	<ul style="list-style-type: none"> <li>Jacaranda to be refurbished – 30 rooms</li> <li>Mission to be relocated – 12 rooms</li> </ul>	Central Hospital
					Medium density (town houses) - nil	<ul style="list-style-type: none"> <li>36 in total</li> </ul>	Mt Pleasant – 20 Res East - 16
					High density (residential flat buildings) - nil	<ul style="list-style-type: none"> <li>622 in total</li> <li>155 x 1 bedroom</li> <li>312 x 2 bedroom</li> <li>155 x 3 bedroom</li> </ul>	Mt Pleasant – 69 Central Church – 302 Central Hospital – 91 Fox Valley – 88 Res East – 72
					Retirement living – nursing home 27 beds, retirement 50 units, hostel 69 rooms	<ul style="list-style-type: none"> <li>104 bed hostel</li> <li>41 bed nursing home</li> <li>50 aged units</li> </ul>	Mount Pleasant
						Total – 702 dwellings and 538 bed hostel/ student/aged	
Church	Two churches totalling 1,600m <sup>2</sup>	A centralised church precinct catering for 3,200m <sup>2</sup> floor space	Central Church	Retail	Minor retail (hospital support services including pharmacy, book store, San cafe) 1,000m <sup>2</sup> located in hospital precinct.	A total of 2,000m <sup>2</sup> of neighbourhood retail, that may include transferral of existing retail within the hospital building	Central
Education	Primary school of approx. 1,200m <sup>2</sup> and catering for approx. 200 students	K-12 school of 9,000m <sup>2</sup> relocated to Precinct 2 and catering for approx. 800 students	Central Church	Open space, recreation and conservation	Informal use of undeveloped areas and existing bushland (privately owned land)	Approx 18ha land to be zoned environmental conservation with improved public access and management. Clearly defined active and passive recreation areas throughout development precincts.	All
Commercial	8,000m <sup>2</sup> housing Pacific Regional Headquarters 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 functions  Allowance for some new commercial up to 6,000m <sup>2</sup> (eg. professional consulting rooms) in proposed village centre – Central Precinct.	Fox Valley				

Table 2: Key Development Parameters

Dwelling Mix	Houses	44
	Townhouses	36
	1 bed apartments	155
	2 bed apartments	312
	3 bed apartments	155
	Hostel beds	42
	Aged Units	195
	Student Style Accommodation / Staff	301
TOTAL Dwellings:		1240
Dwelling per Ha	19.0 dwellings per Ha	
Residential Population	2104	
Site FSR	0.40:1	

## Environmental considerations

The proposed density of development 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.

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 sharing scheme which is funded through levies applied to medium and high density residential dwellings. This scheme will result in lower traffic generation, reduced parking demand and lesser environmental impact 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 appropriate ownership and titling arrangements that establish conditions to ensure affordable rentals to make Estate housing attractive for students and staff. Such measures may include retention of ownership by the Church, extended lease arrangements, or restrictions on title.
- 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 traffic report has been undertaken by Halcrow Masson Wilson Twiney which reveals that the capacity of the road system is adequate for the proposed development subject to necessary upgrades. In addition a draft TMAP (Transport Management and Accessibility Plan) has been prepared which included a study of the existing users of the site and makes recommendations to promote modal shift toward public transport.
- The proposed concept plan 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 flora and fauna report finds that certain threatened species and communities and migratory species have been found or are suspected to occur on site. An application for a 'controlled action' has been made to the Commonwealth under the Environmental Protection and Biodiversity Conservation Act 1999. The concept plan has been designed to ensure minimal impact upon these listed communities and contains recommendations and commitments to mitigation and management.
- The site contains Category 1 bushfire prone land. A comprehensive bushfire report has been prepared, including consultation with the RFS, and measures have been recommended to ensure appropriate setbacks and management of vegetation buffers and compliance with Planning for Bushfire Protection 2006.
- There is only one building of European heritage significance and this building is to be retained. Measures to ensure other contributory and potential archaeological features are appropriately dealt with have been included in the heritage assessment.
- The proposal is considered to have positive social and economic benefits, as it will improve residential amenities for employees who live on site as well as stimulate employment on site.
- An investigation of the existing infrastructure has revealed that the site is currently serviced by all utilities and appropriate arrangements can be made to upgrade existing services to meet the need of the expanded Estate.
- A site assessment has been undertaken and subject to adoption of the recommended measures there is no risk of contamination hazard and any contamination will be remediated to the appropriate level.
- A detailed stormwater and drainage plan has been prepared and incorporates provision of water quality retention and treatment in accordance with industry best practice.
- The proposal incorporates a number of ESD measures and commitments to ensure best practice sustainable design is implemented.

## 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 proposed concept plan be approved and the site listed as a State Significant Site in Schedule 3 of the Major Projects SEPP.

LEARN



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# 1 INTRODUCTION

## 1.1 Application format

This application has been prepared on behalf of Johnson Property Group for the development of the site known as Wahroonga Estate, incorporating the Sydney Adventist Hospital.

This application is submitted to the NSW Department of Planning (DoP) in the form of a Concept Plan Application in accordance with Part 3A of the Environmental Planning and Assessment (EP&A) Act, 1979 for the proposed redevelopment of the Wahroonga Estate. Full details of the proposal are provided in Section 6 of the report.

This application is supported by **one volume** of supporting documentation and plans.

## 1.2 Background

The progress to date of this proposal is listed below:

- A 'Clause 6 request' was submitted to the Department of Planning on 19 September 2007.
- The Minister declared the proposal a Major Project, in accordance with Clause 6 of the Major Project SEPP on 12 December 2007, refer to correspondence at **Appendix B**.
- A Preliminary Environmental Assessment was submitted to the Department of Planning seeking the Director General's Environmental Assessment Requirements.
- The Director General's Environmental Assessment Requirements were issued on 9 April 2008, forming the basis for the content within this application, refer to **Appendix D**.
- An application for a 'controlled action' has been made to the Commonwealth under the Environmental Protection and Biodiversity Conservation Act 1999 and the proposal declared a control action in a formal response from the DEWHA on 5 November 2008.

## 1.3 Vision for the site

It is the intention of the ACA that the Wahroonga Estate incorporating the Sydney Adventist Hospital, community facilities and residential accommodation be expanded and upgraded. The hospital itself is intended to grow from the existing 66,000m<sup>2</sup>, by an additional 28,000m<sup>2</sup> in the short to medium term.

Coupled with 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 (see **Appendix E**), the upgrade and expansion of the hospital is significant at \$357.6 million. The extent of works for the future expansion 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.

The vision for the Wahroonga Estate site is encapsulated in the following statement:

*The Wahroonga Estate 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:*

- *Improved health care services.*
- *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.*

## 1.4 Project value

Capital investment value (CIV) is defined in the State Environmental Planning Policy (Major Projects) 2005 (Major Projects SEPP) as:

The capital investment value of development includes all costs necessary to establish and operate the development, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding land costs).

The CIV of the proposal is \$786.23 million. Quantity Surveyors reports verifying the capital investment value of the development are attached as **Appendix E**.

## 1.5 Proponent and the consultant team

Johnson Property Group is the project client. The following consultants have been appointed to prepare documentation supporting the Concept Plan:

- Urbis – Planning & Urban Design.
- Australian Bushfire Protection Planners – Bushfire.
- Australian Museum Business Services – Heritage & Archaeology.
- Cumberland Ecology – Ecology.
- Douglas Partners – Geotechnical Engineering and Contamination.
- Hill PDA – Social & Economic Analysis.
- Hyder Consulting – Civil Engineering and Utilities Analysis.
- Halcrow MWT – Transport, Traffic & Parking.
- Page Kirkland – Quantity Survey.

Figure 1 – The Proponent



Figure 2 – The Consultant Team





## 2 THE RECEIVING ENVIRONMENT

### 2.1 Regional context

The location of the Wahroonga Estate site is illustrated in **Figure 3** below. The site is approximately 18km north-west of the Sydney CBD, and is located 1km south of where the Pacific Highway and Pennant Hills Road meet with the F3 Freeway. The majority of the site is in Ku-ring-gai LGA, with a small portion of the site located in the Hornsby LGA.

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 railway stations of Warawee and Turramurra. A bus service links the site with Turramurra Station and has good public transport accessibility via bus, cycling or extended walk, to a number of other rail stations.

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

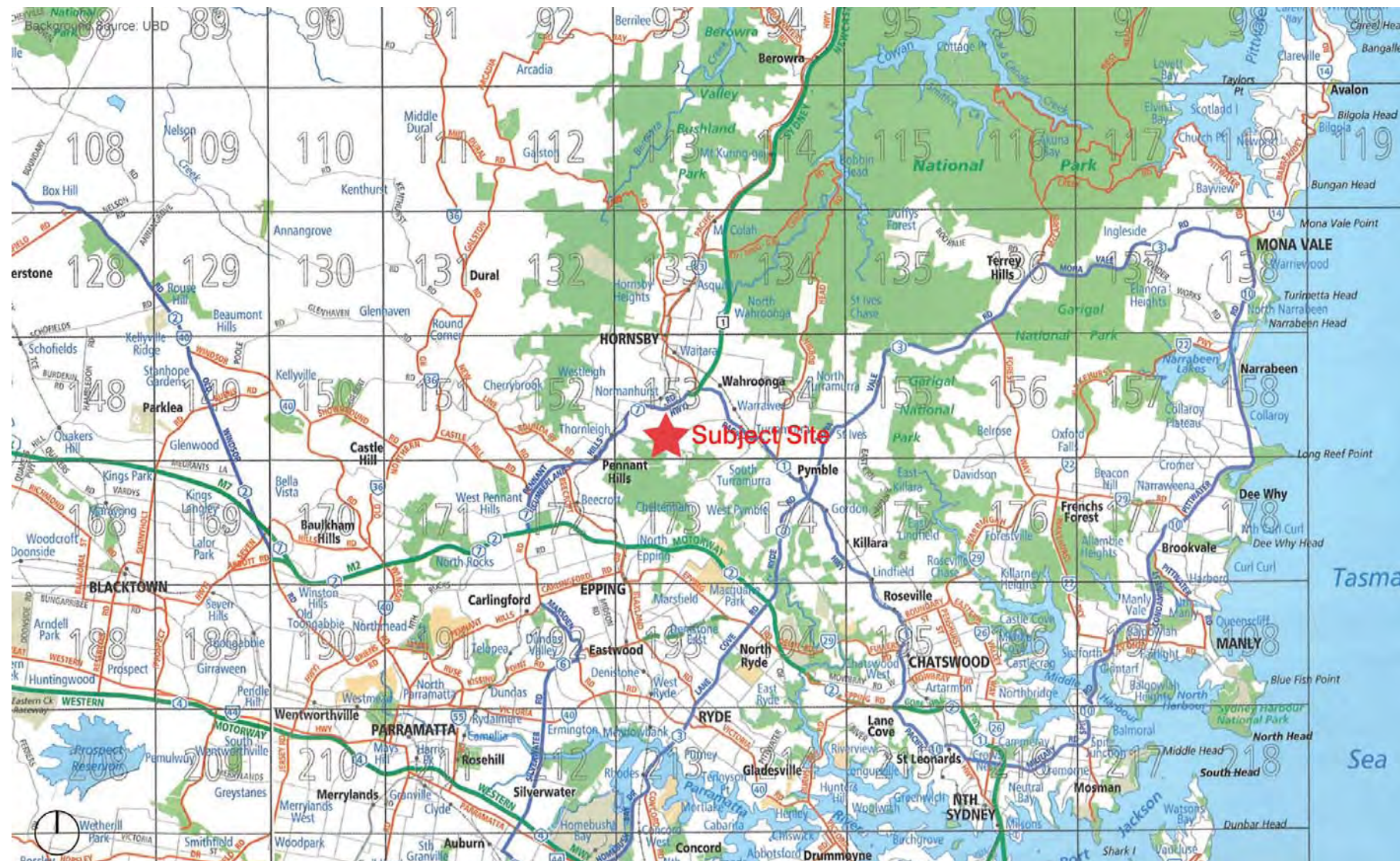


Figure 3 – Site Location



## 2.2 Surrounding Land Use

To the north, east and west of the site, the suburbs of Thornleigh, Normanhurst and Wahroonga/Warrawee, respectively, typify the existing built form context – predominately large single lot residential dwellings with extensive gardens with some recent medium/high density sites emerging, particularly at key centres and along the Pacific Highway.

To the south of the site lies the Lane Cove National Park. The park separates the south western portion of the site from the nearby suburbs of Roseville, Pennant Hills, North Epping and South Turramurra. The physical context of the site is illustrated in **Figure 4**.

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 Fox Valley retail centre at the corner of Comenarra Parkway and Fox Valley Road.



Figure 4 – Site Context



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## 2.3 The site

The Wahoonga Estate, as shown in **Figure 4**, is located in the suburbs of Wahoonga and Normanhurst, astride the boundary of Ku-ring-gai and Hornsby Local Government Areas (LGA). The majority of the approximately 66 hectare site is within Ku-ring-gai LGA with only a small number of residential properties on the north-western section of the site in the Hornsby LGA. It comprises fifty nine (59) separate property titles managed by the Australasian Conference Association, as property trustees of the Seventh Day Adventist Church, and two (2) titles in private ownership. A list of titles is included at **Appendix F** of this report.

Access to the site is from Fox Valley Road (via the Pacific Highway) or the Comenarra Parkway (via Pennant Hills or Kissing Point Roads). The Comenarra Parkway adjoins the southern boundary of the Estate while Fox Valley Road dissects it in a north-south direction.

In a broader context the site is approximately 2.2km to the east of Thornleigh Railway Station, 3km to the west of Turramurra Railway Station and 1.5km to the south of Normanhurst Railway Station. Loreto Normanhurst Catholic School is located north of the site and a neighbourhood retail centre is south of the intersection of the Comenarra Parkway and Fox Valley Road. The Estate includes a mix of residential, open space and special use land uses.

Fox Valley Road runs along a ridge through the middle of the site and the land falls away either side to Coups Creek in the west and Fox Valley Creek in the east, both of which are tributaries of the Lane Cove River. The Coups Creek corridor cuts through the site from the north-east to the south-west almost parallel to Fox Valley Road. As a result, the Estate is effectively divided into three distinct sections with the Mount Pleasant precinct west of Coups Creek; a central precinct between Coups Creek and Fox Valley Road; and a third precinct east of Fox Valley Road. Site elevation varies between 130 and 170 metres Australian Height Datum (AHD). Slopes within the riparian corridors generally exceed 18° while slopes outside of the riparian corridors are generally 0 – 10°.

Existing development includes residential, aged care and retirement accommodation in the Mt Pleasant precinct; core hospital development, a school, churches, residential accommodation and parking within the central precinct; and commercial and residential development to the east of Fox Valley Road. The remainder of the site, approximately 40%, comprises open space and bushland ranging from managed landscaped gardens and open mown lawns to remnant urban bushland along riparian corridors and in the eastern portion of the Estate. Of particular note the Coups Creek riparian corridor links across the Comenarra Parkway to Lane Cove National Park in the south and extends north of the site along the creek and between existing residential development.

The surrounding land use, topography and vegetation effectively screen views both to and from the site and the bulk of the existing hospital building is really only evident when viewed from Mt Pleasant Avenue or in close proximity to the site travelling along either Fox Valley Road or the Comenarra Parkway. This blend of site characteristics delivers a range of opportunities and constraints that have guided the design evolution and shaped the concept plan proposal for the Wahoonga Estate.

## 2.4 Site Analysis

A comprehensive site analysis has been undertaken for the site to determine the issues and opportunities development potential of the site. The following aspects have been examined as part of this process:

- Topography
- Visual impact
- Vegetation quality and community
- Ecology
- Bushfire
- Watercourses and riparian zones
- Easements
- Assessment of buildings to be retained/refurbished demolished





Figure 5 – Aerial





Figure 6 – Existing Built Form



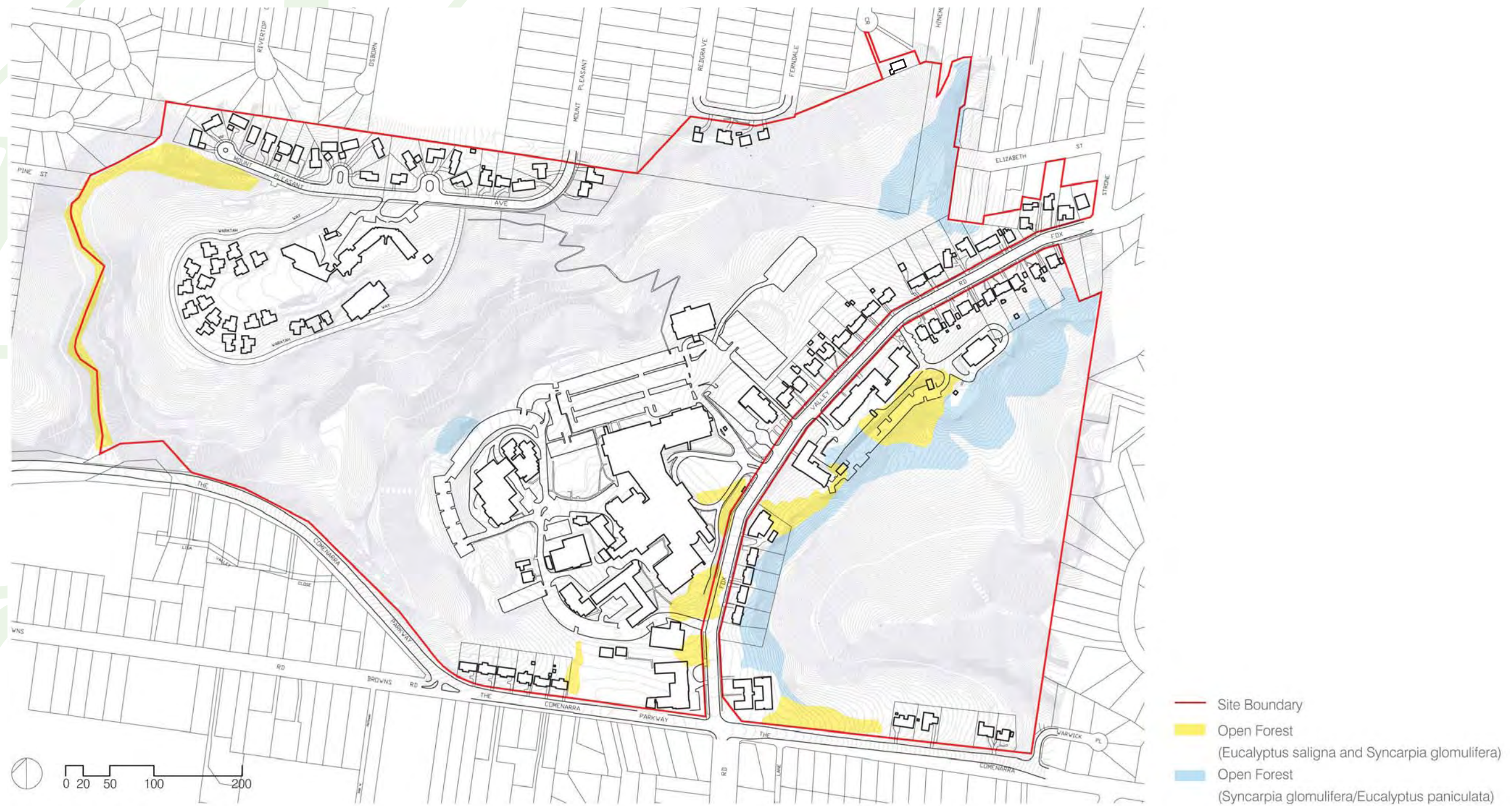


Figure 7 – EEC





Figure 8 – Residential and Special Use APZ



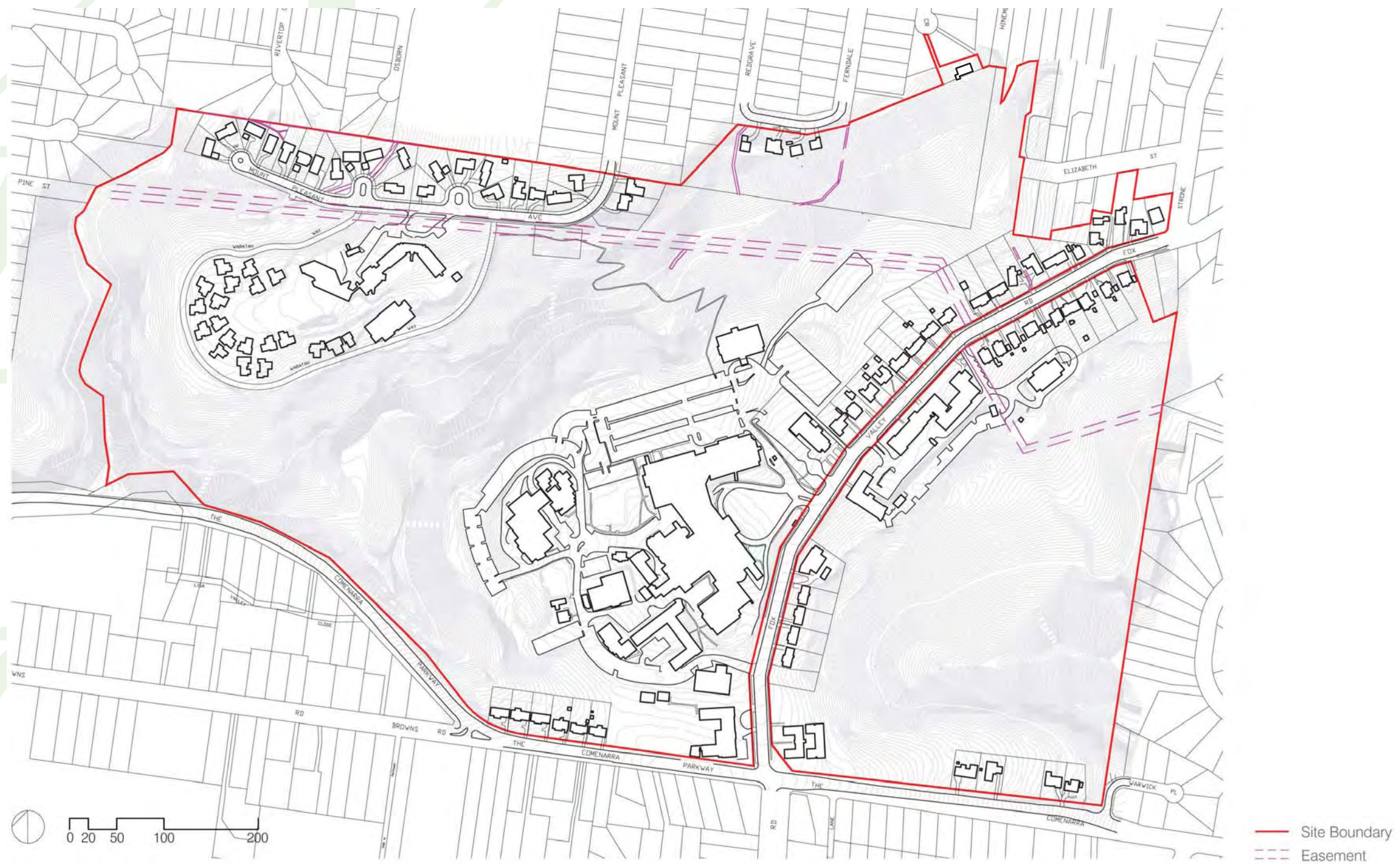
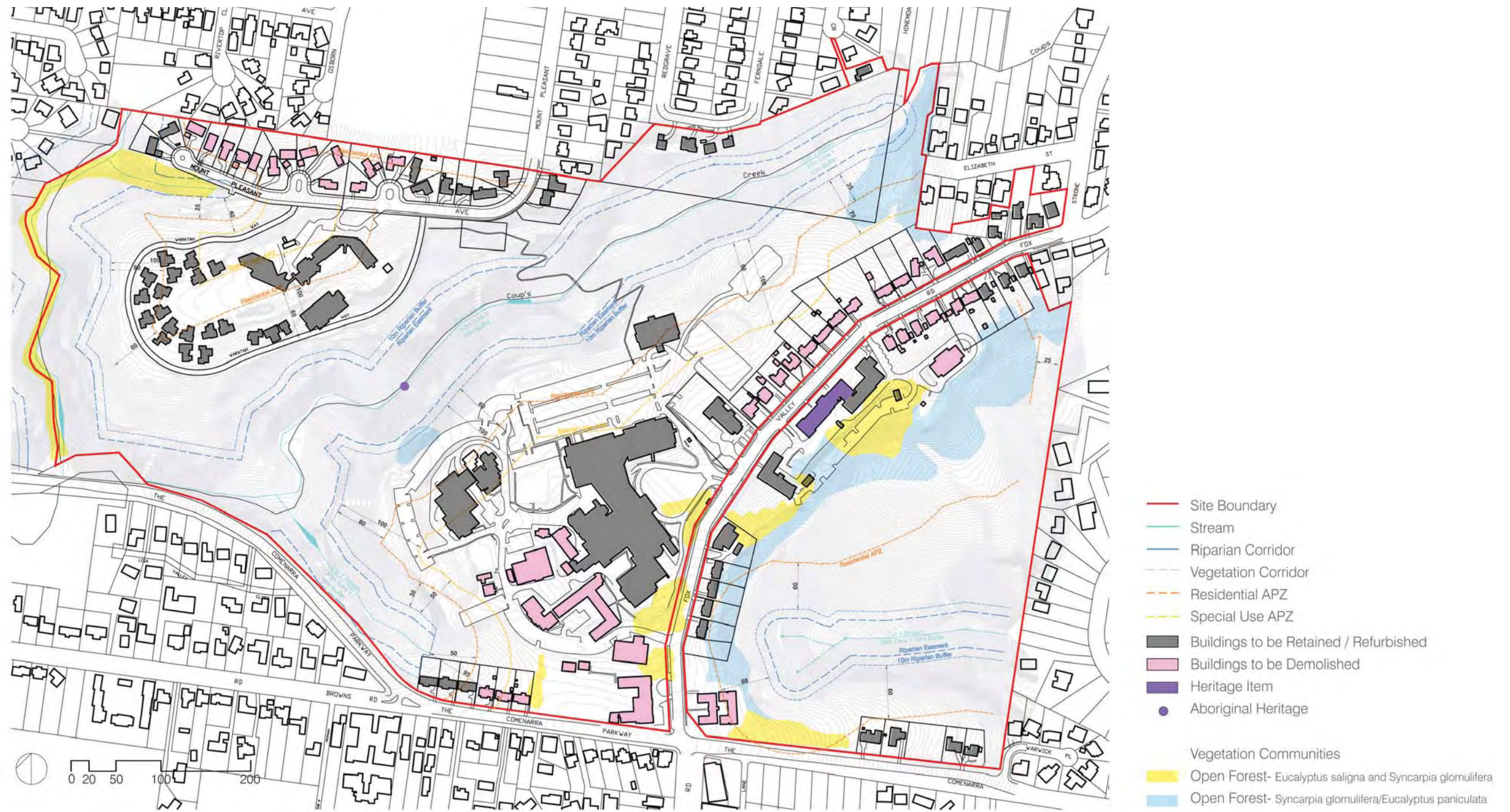


Figure 9 – Easements







## Development footprint

As a result of the detailed site analysis undertaken, a development footprint has been derived. The development footprint is the land available for development after the environmental constraints mapping prohibiting development has been reduced from the total site area. A development footprint for where special uses development (Planning for Bushfire Protection) can occur is also shown.



Figure 11 – Development Footprint

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### 3 STRATEGIC CONTEXT

Released in December 2005, the Metropolitan Strategy outlines how growth and development in the Sydney Metropolitan area will be catered for over the next 25 years (2031). The Metro Strategy is based on an expected population increase of 1.1 million people and an additional 640,000 dwellings, 500,000 jobs, 7,500 hectares of industrial land, 6.8 million square metres of commercial floor space and 3.7 million square metres of retail space will be required to accommodate the increase.

The Metropolitan Strategy has been divided into ten subregions and subregional strategies have been prepared for these ten subregions. Hornsby is located in the North Subregion which it shares with Ku-ring-gai Council. The draft North Subregional Strategy has been prepared by the Department of Planning and was on exhibition for community comment until 8 February 2008. It includes two key targets to be achieved by 2031; namely 13,500 additional jobs (9,000 in Hornsby and 4,500 in Ku-ring-gai) and 21,000 dwellings (11,000 in Hornsby and 10,000 in Ku-ring-gai).

The Draft North Subregional Strategy lists the Sydney Adventist Hospital as a “*Knowledge Asset and Key Industry*” and is also recognised as an existing cluster of business activity associated with knowledge infrastructure identified above and the skill base of its resident workforce, which can be leveraged for ongoing success.

The fact that the Estate has been overlooked in the 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.

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 such as height, density and built form 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 consistency of the Wahroonga Estate with the aims, objective and action items of the Draft North Sub-Regional Strategy is discussed in **Section 9.2** of this report.



## 4 STATUTORY REQUIREMENTS

### 4.1 Environmental Planning and Assessment Act 1979

Part 3A of the EP&A Act 1979 provides an assessment and approval regime specifically tailored for major infrastructure and other projects of state significance, for which the Minister for Planning is the approval authority. The provisions of Part 3A apply to major projects where the Minister has made a declaration relating to the specific development or a class of developments to which that project belongs.

Part 3A of the Act came into force on 1 August 2005. It established new assessment procedures for various forms of 'major development' of state or regional significance. Such significance can be established in a number of ways, including various types of listing under State Environmental Planning Policy (Major Projects). Part 3A establishes a separate legal regime for the assessment of Major Projects, for which The Minister is the approval authority, and which includes the provision of 'Concept Plan' approval, whereby the broad planning parameters of a project can be approved prior to separate application for the detailed aspects of a project.

#### 4.1.1 State Environmental Planning Policies

##### *State Environmental Planning Policy (Major Projects)*

State Environmental Planning Policy (Major Project) came into affect on 25 May 2005 and was subsequently amended on 31 October 2005. This SEPP defines 'Major Projects' for which the Minister of Planning is the approval authority, including categories of development listed at Schedule 1, which includes Group 7 - Health and Public Service Facilities – Hospitals. The hospital components of the project clearly conform to the Group 7 class of development.

In the past, when the Minister sought to develop a new planning regime on a major site, a site specific regional environmental plan or SEPP had to be made. Under the provisions of the Major Projects SEPP, the Minister can amend the SEPP to add the site to Schedule 3.

To be listed in Schedule 3, a project must be of State or regional planning significance because of its social, economic or environmental characteristics. When considering whether a site can be categorised as being of State significance, the Minister must consider whether the site meets one or more of the following criteria:

- (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 objectives; or*
- (b) *be of regional or state environmental conservation or natural resource importance in achieving State or regional objectives. For example protecting sensitive wetlands or coastal areas; or*
- (c) *be of regional or state importance in terms of amenity, cultural, heritage, or historical significance in achieving State or regional objectives. For example sensitive redevelopment of heritage precincts; or*

(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 planning provisions contained in a Schedule 3 listing may relate to:

- zoning and permitted land uses possibly accompanied by a map with layout of subsequent land uses on the site
- performance criteria applying to different types of development
- list of exempt or complying development with any relevant performance criteria
- list of any State significant development to be determined by the Minister and/or local development to be determined by council.

The then Minister declared the project a 'Major Project' (**refer Appendix B**) and advised in writing that he is prepared to consider a specific listing of the project under Schedule 3, subject to consideration of a range of specific criteria (**refer Appendix D**). A formal application for Schedule 3 listing is made as part of this assessment (**refer Appendix A**). The proposed listing is discussed further at **Section 8.9** of this report.

##### *Additional State Environmental Planning Policies*

The following State Environmental Planning Policies (SEPPs) also apply to the project.

- SEPP (Infrastructure) 2007
- SEPP (Seniors Living) 2004
- SEPP (Building Sustainability Index) 2004
- SEPP 10 - Retention of Low-Cost Rental Accommodation
- SEPP 11 – Traffic Generating Development
- SEPP 19 – Bushland in Urban Areas
- SEPP 44 – Koala Habitat Protection.
- SEPP 53 – Metropolitan Residential Development
- SEPP 55 – Remediation of Land
- SEPP 65 – Design Quality of Residential Flat Buildings

A description and an assessment of the proposed development in relation to each of these Environmental Planning Policies are included in **Table 10**.