



## **STAGING, OWNERSHIP AND TITLING – WAHROONGA ESTATE**

The DGRs for the Wahroonga Estate redevelopment require information relating to the staging, ownership and titling arrangements for each of the proposed land uses. They also require measures to ensure dwellings for staff will be retained for that purpose. Each of these items is discussed below.

### **Staging**

Staging will be determined having regard to a range of factors including:

- commercial interests and decisions of the ACA;
- demand for health services;
- student enrolments, HECS funding arrangements and forecast demand for educational services;
- commercial / retail demand;
- dwelling demand and occupation rates;
- transitional arrangement for relocation of existing structure (accommodation, school, hostel etc); and
- infrastructure and servicing capacity.

While the precise timing and delivery of development will be determined by a combination of these factors the following indicative schedule is provided with respect to the proposed staging of development within the Estate.

#### Health related development

A detailed project staging plan for the health related development will be submitted with the concept/project application for the Hospital masterplan. Notwithstanding this an indicative staging of the health related development is provided in the following table.

<b>Timing</b>	<b>Hospital works</b>
2010	Construction of San 2 Clinic, multi-storey car park and Faculty of Nursing
2015	Demolition of existing structures and construction of new hospital tower extension
2018	Clinical services building extension
2019	Demolition of existing structures and construction of new hydrotherapy pool
2020	Demolition of existing structures and construction of new multi-storey car park and sub-acute inpatients building

#### Non-health related development

Non-health related development will be sequenced generally in accordance with the development precincts identified in the attached plan and the table below, but having regard to the following issues:



- transition, relocation and demolition of structures associated with existing land uses (school, accommodation);
- minimisation of construction impacts on adjoining properties and the operation of existing services within the Estate;
- availability or provision of utility services and infrastructure; and
- market demand and/or the organisational requirements of the SDA.

<b>Timing</b>	<b>Development</b>
2010-2015	Stage 1 development Student / nurse accommodation Wahroonga school
2015-2020	Stage 2 & 3 development
2020-2025	Stage 4
2025-2030	Stage 5
<b>NB:</b>	Development involving the refurbishment or replacement of existing dwellings is not included in the staging plan and will occur concurrent with new development.

Detailed staging plans will be provided at the project application stage for each of the development precincts and/or particular land uses and will update and amend the indicative staging plan in response to the abovementioned factors.

### **Ownership**

With the exception of two (2) properties<sup>1</sup> contained within the site boundaries, ownership of the remainder of the Wahroonga Estate is vested in the Australasian Conference Association (ACA) as the property trustees of the Seventh-day Adventist Church (SDA). The ACA will retain ownership of SDA assets including the Sydney Adventist Hospital, media centre, ACA administration building, Faculty of Nursing, church buildings, Fox Valley Community Centre, school, hostel accommodation, residential accommodation for SDA employees, Mount Pleasant retirement village and any other related or ancillary functions. Conservation areas within the Estate such as the Coups Creek conservation area, eastern corridor containing Blue Gum High Forest, and other riparian corridors are intended to be transferred to a public authority (Council or State ownership) or other community based organisation. The timing and details of this transfer, including any ongoing management strategies, will be detailed through separate agreement as part of negotiations to mitigate and offset environmental impacts and to deliver appropriate development levies. It should be noted that no formal consultation with public authorities has occurred to date. It is intended that discussions occur throughout the process of negotiating environmental offsets and the Voluntary Planning Agreement.

<sup>1</sup> Properties at 149 & 151 Fox Valley Road are not owned by the ACA but owners consent has been provided authorising inclusion in the concept plan. 13 Mt Pleasant Avenue is a public reserve and has been excluded from the concept application as no owners consent has been sought.



**JOHNSON PROPERTY GROUP**

Creating living communities

Components of the commercial, retail and residential development will be made be available for private investment / purchase. These may contain provisions for leasing or buy-back to maximise occupation and use by organisations and staff within the Wahroonga Estate as required. The capital generated will fund the expansion of health and other ACA facilities within the Wahroonga Estate.

### **Titling**

Titling within the Wahroonga Estate will consist of a combination of some or all of Torrens, strata and community title. The application of titling arrangements will be dictated by intended ownership, occupation, commercial considerations, and legal issues related to preferential occupation, car sharing contributions etc. Separate or amalgamated Torrens title is considered most appropriate and likely for the following uses:

- Sydney Adventist Hospital and ancillary health facilities;
- School;
- Churches;
- Faculty of Nursing;
- Mission Hostel (if contained in a separate self contained building);
- Open space / conservation areas;
- dedicated student/nursing accommodation within the hospital precinct;
- residential care facility;
- dwelling houses;
- attached / detached dual occupancy dwellings; and
- townhouses.

Strata title is preferential and likely for the following:

- residential flat buildings;
- multiple dwelling housing;
- commercial offices; and
- retail premises.

Community title may be appropriate for seniors / independent living dwellings and other medium density residential development.



**JOHNSON PROPERTY GROUP**

Creating living communities

### **Restrictions on title**

The following restrictions on title will be applied to elements of the development as required to ensure consistency of future development with the provision of the concept plan and intended use of the site:

- Contributions to the proposed car sharing scheme will be enforced by way of a rent charge applied to all residential development.
- Restrictions will be applied on who may occupy dwellings within the Estate (see section below).
- Imposition of bushfire management will be applied to title as necessary by way of a section 88B provision.
- Restrictions on title may be derived from mitigation and management measures for environmental impacts within the Estate.

### **Measures to retain church / staff accommodation**

A significant proportion of the dwellings and other accommodation within the Wahroonga Estate are intended for occupation by people employed within the Estate or the Church more generally. Measures to retain / prioritise dwellings for employees / key workers may include some or all of the following measures:

- ownership, management and allocation of dwellings by the ACA (or designated organisations within the Church such as the hospital, ACA Administration Centre, school etc);
- long term leases over non-ACA owned dwellings;
- a running covenant over the land giving the ACA a first right of refusal to buy-back properties; and
- restrictive covenant registered against the title of the property, in accordance with sections 88B or 88E of the *Conveyancing Act 1919*, limiting the use of any such accommodation to staff / student / health workers employed within the Wahroonga Estate.

The proposed mechanism for specific development will be identified and applied through the development application process for individual stages of development. It is expected a minimum of 324 dwellings will be directly retained by the ACA to replace the existing staff and student accommodation available on site. The balance of dwellings will incorporate a range of the abovementioned measures to promote and ultimately control the occupation of dwellings.