



HammondCare

Neringah Seniors Housing &
Hospital SSD-45121248

Independent Planning
Commission
Applicant Meeting

Dec 2023

HammondCare
Champion Life



Acknowledgement of Country

We would like to acknowledge the Darramuragal people, traditional custodians of the land on which the Neringah site sits, and pay our respects to their Elders past, present and emerging.

HammondCare is committed to our reconciliation journey and acknowledges all First Nations staff, residents, clients, patients and families.



This presentation is designed using the enchanting artwork "Spring Journey", created for HammondCare by Balarinji, a Sydney based Aboriginal-owned strategy and design agency.

"Spring Journey" represents a journey through time featuring a series of trails with people resting along the way. It is an inspiring representation of our relationship-based care approach.

Welcome and Introduction

Katie Formston Head of Design, Property and Capital Works (HammondCare)

Robert Allen Project Design Manager (HammondCare)

Don Wang Project Manager (HammondCare/TSA Management)

Chris Forrester Associate Director, Planning (Ethos Urban)

Alex Heath Urbanist, Planning (Ethos Urban)

Robert Smart Director / Registered Landscape Architect / Registered Consulting Arborist (Arterra)

Contents

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3. Other issues
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About HammondCare

We are an independent Christian charity, with a proud history of providing quality care and supporting people in need for 90 years.

Our ambition is to set the global standard of relationship-based care for people with complex needs and to increase our care for those that others won't or can't.

HammondCare is pursuing a long-term vision for the Neringah site as an integrated health campus for seniors and others with complex health needs, in line with our mission.

This project aims to meet the growing health and aged care demand in Northern Sydney.



Context

The needs of the health system today have changed.

1. People are living longer.
2. The need for complex aged health services is increasing.
3. The provision of healthcare is changing:
 1. Preference for shorter hospital stays
 2. Preference for more treatment in the home
 3. Preference for opportunities to 'age in place' or live in communities with access to specialized health services.

With changes in the way patients are now managed, the transformation of the site will lead to a **significant increase in the number of patients given care** over time.

Northern Sydney Local Health District

Population 853,162* (11.8% of NSW)



* from 2011 census



200%

Increase in residents
over 80 by 2036



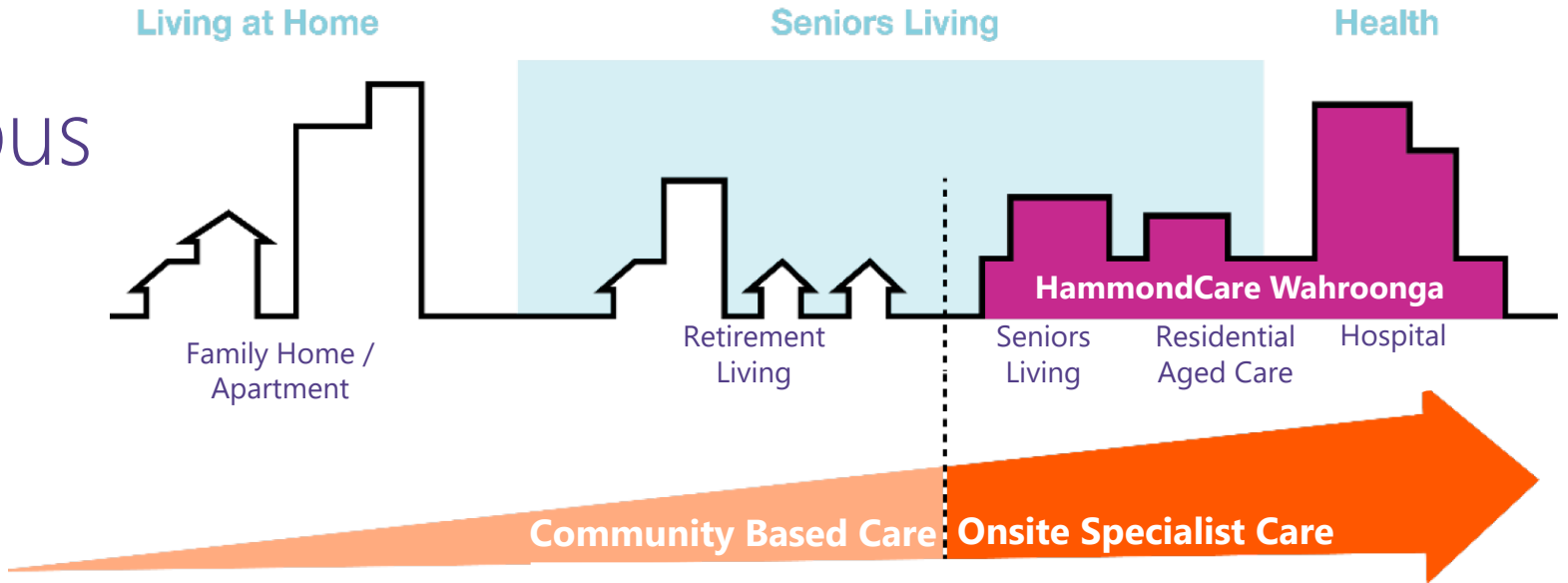
1/3

of available acute beds
occupied by patients over 70

Health care trends:

- Higher prevalence of chronic disease
- Prolonged duration of illness
- Complex co-morbidities
- More than half of people aged 76 and over have five or more chronic health conditions

Care Campus



The proposal will meet the growing community demand in Northern Sydney for specialist care services and seniors living.

Care services to be provided:

- Hospice & palliative care (Schedule 3 hospital),
- Residential aged care,
- Serviced Seniors living,
- GP & outpatient clinics,
- 24/7 onsite care,
- Centre for Positive Ageing,
- HammondCare at Home (community care services).

Site Context



VIEW OF MERRIANG HOSPITAL FROM PARK ACROSS MERRIANG AVENUE SOUTH



WOOLOONA HOUSE



VIEW OF MERRHOUR 1 WOOLOONA AVENUE FROM SITE



SYDNEY WATER RESERVOIR BRICK WALL

LEGEND - CONTEXT PLAN

NOISE SOURCE
 PUBLIC TRANSPORT NOISES
 PATH TO TOWN CENTRE



GENERAL NOTES:

NO POLLUTING OPERATIONS ARE LOCATED WITHIN THE LOCAL VICINITY OF THE SITE. POLLUTING OPERATIONS HAVE NOT IMPACTED THE DESIGN.
 FLIGHTS OVER THE SITE ARE NOT CONSIDERED TO BE A SOURCE OF NOISE. NUISANCE: REFER NOISE & VIBRATION IMPACT ASSESSMENT AND DESIGN REPORT FOR FURTHER DISCUSSION OF NOISE SOURCES AND FLIGHT PATH OVERLAYS.



5 STOREY APARTMENT BUILDING



5 STOREY APARTMENT BUILDING (FIRST THREE SHOWN IN RANGE)



Project Summary

An integrated, contemporary healthcare campus providing specialised care services and a continuum of care to age in place.

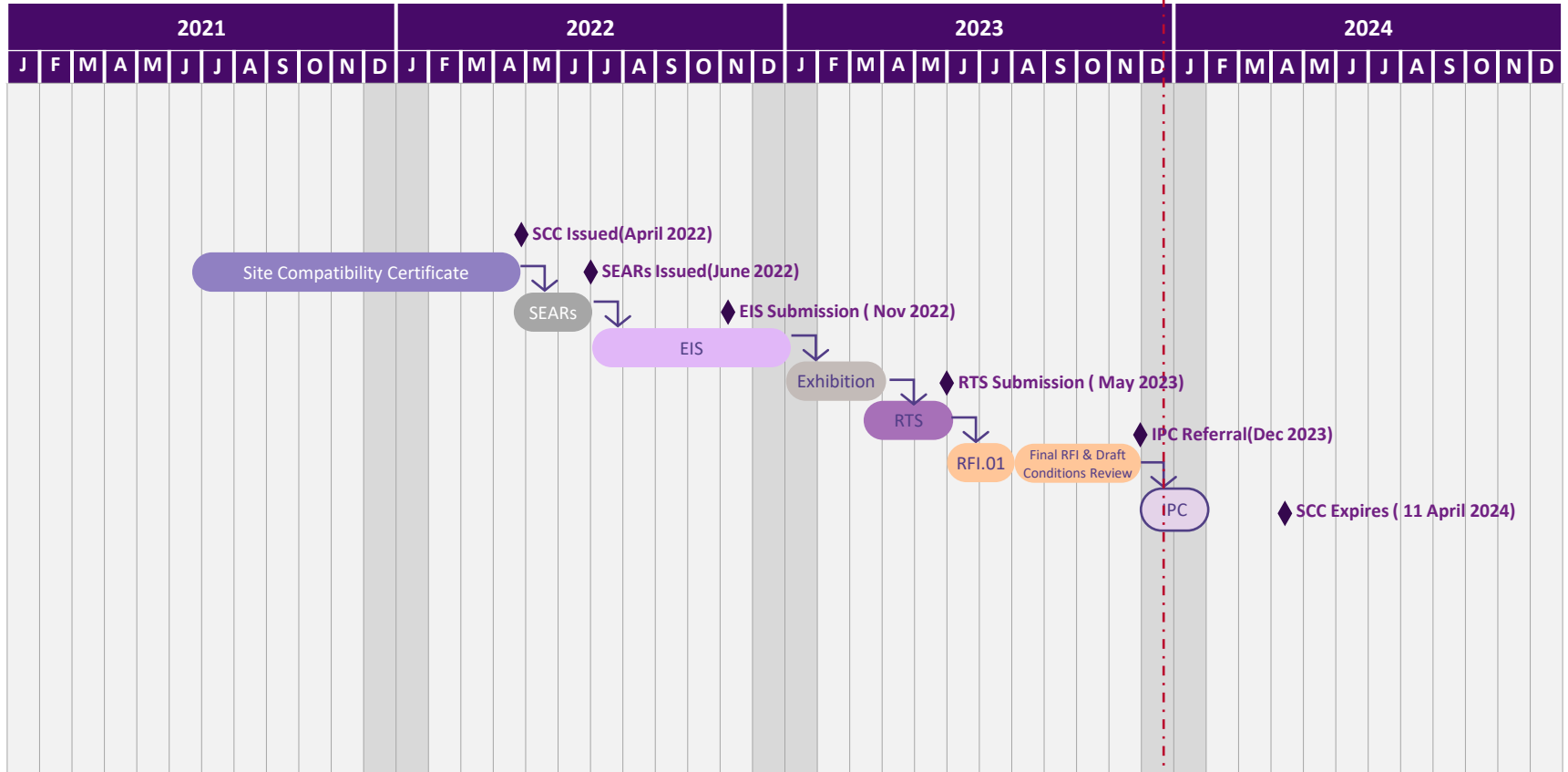
Stage 1 delivered 57 beds residential aged care facilities.

Stage 2 will deliver :

- 18 beds palliative care hospice (Schedule 3 health services facility)
- 12 beds residential aged care facilities
- 57 integrated Seniors Living dwellings (Class 9c)
- 130 car parking spaces and service dock within basement
- Community healthcare facilities
- Community & resident facilities including Chapel, café, pool, gym, hair salon, activity rooms and general store
- Landscaping and public domain works, including a through site pedestrian link connecting Archdale Park and Balcombe Park, and upgrade works to Archdale Walk to provide accessible connection to and from the Wahroonga Village Centre.



Programme – Neringah Senior Housing & Hospital



Responses to Key Issues - Built form and Design

General Scale: The proposal below the maximum FSR and GFA.

Permissible FSR

1.8:1

Proposed FSR

1.61:1

Permissible New GFA

12,726m²

Proposed New GFA

10,984m²

Deep Soil Planting Area

1,687m² (15.7%)

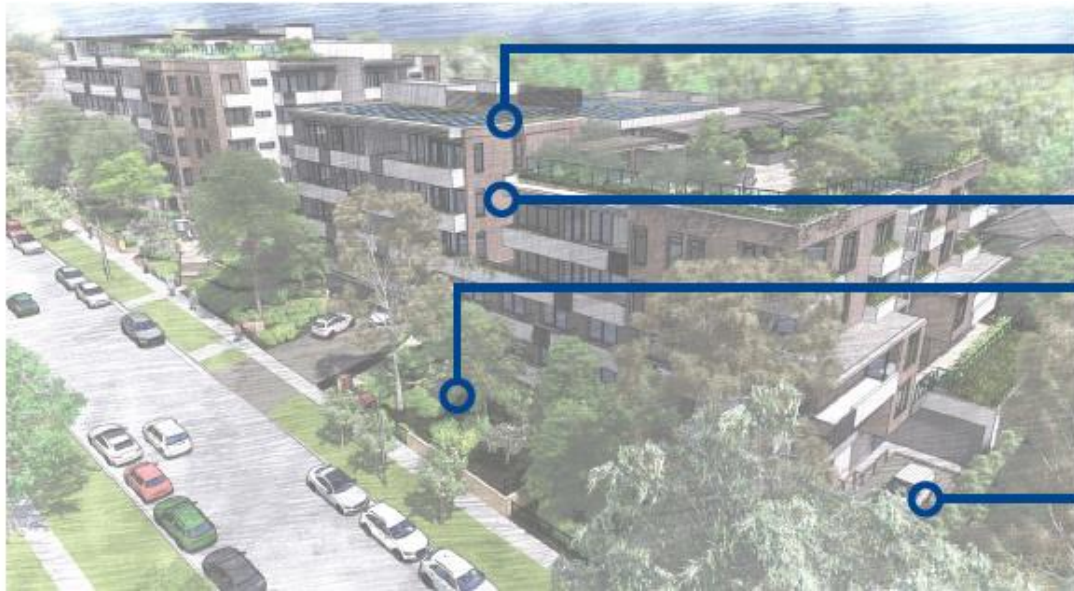
DEVELOPMENT SUMMARY

SITE AREA	10,730m²
WOONONA COTTAGE AREA (R2 ZONE)	1,785m ²
DEVELOPMENT AREA (R4 ZONE)	8,945m²
MAXIMUM FSR FOR R4 ZONE	1:1.3
MAXIMUM FSR	1:1.8
MAXIMUM GFA FOR DEVELOPMENT AREA	16,101m ²
EXISTING GFA (WAHROONGA RAC)	3,375m ²
MAXIMUM NEW GFA	12,726m²
TOTAL NEW GFA	10,984m²
GFA - PALLIATIVE CARE	1,244m ²
GFA - RESIDENTIAL CARE	803m ²
GFA - SELF-CONTAINED DWELLINGS	6,593m ²
GFA - AMENITY (COMMUNITY + NEIGHBOURHOOD)	1,146m ²
GFA - CIRCULATION + OTHER	1,198m ²
TOTAL GFA	14,359m²
FSR (INCL. EXISTING GFA)	1:1.61
DEEP SOIL PLANTING AREA	1,687m² (15.7%)

Responses to Key Issues - Built form and Design

General Scale:

- Provision of a through-site pedestrian link, divides the built form into two over a common basement.
- North building façade modulated to present as overall 3 masses to the street.
- 10m landscape set back to Neringah Ave South



North Building

Building follows the site contours, stepping down to retain suburban scale with neighbouring dwellings.

Recessed areas of the facade and balconies help to break up building mass.

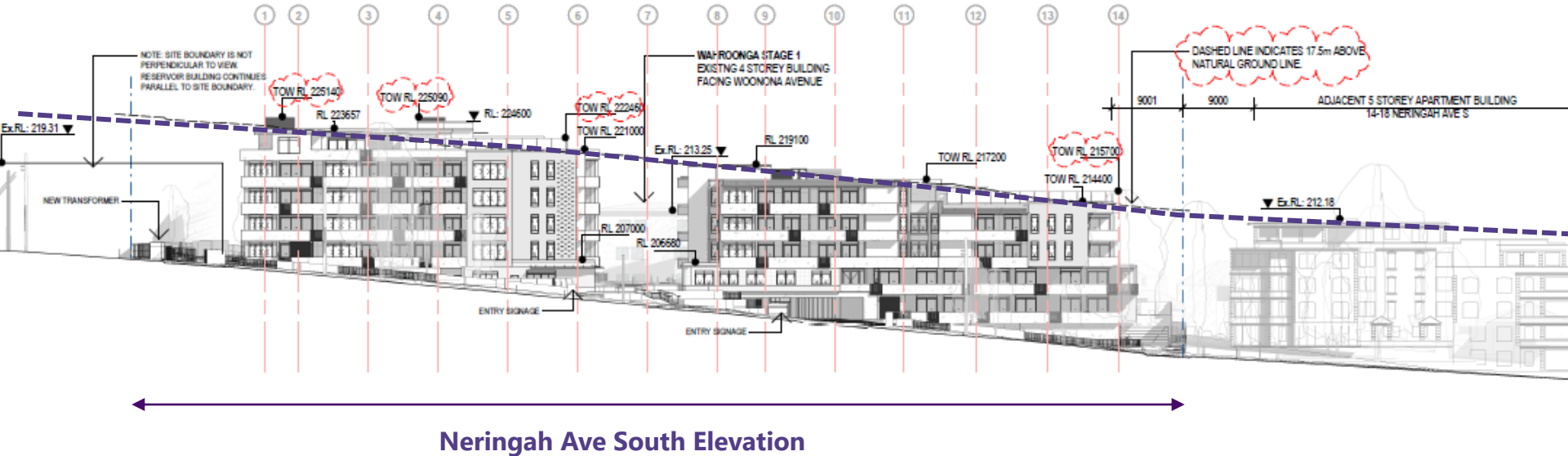
Building setbacks allow for deep landscaping and mature trees within the site, and for visual connection from the plaza along the Neringah Avenue streetscape

Deliveries and maintenance access separated from pedestrian areas and street frontage.

Responses to Key Issues - Built form and Design

Relationship with Surrounds:

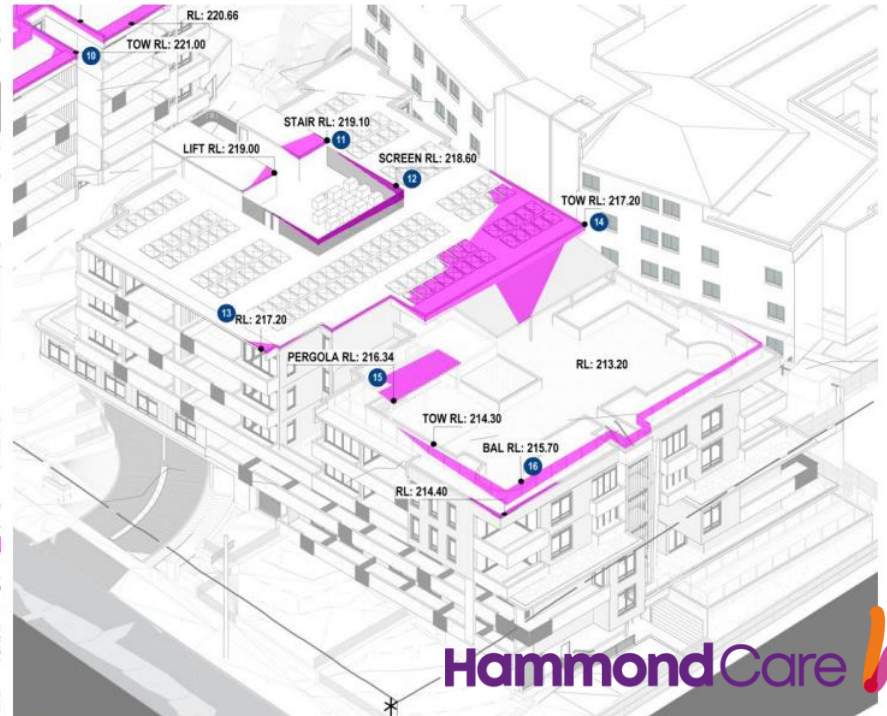
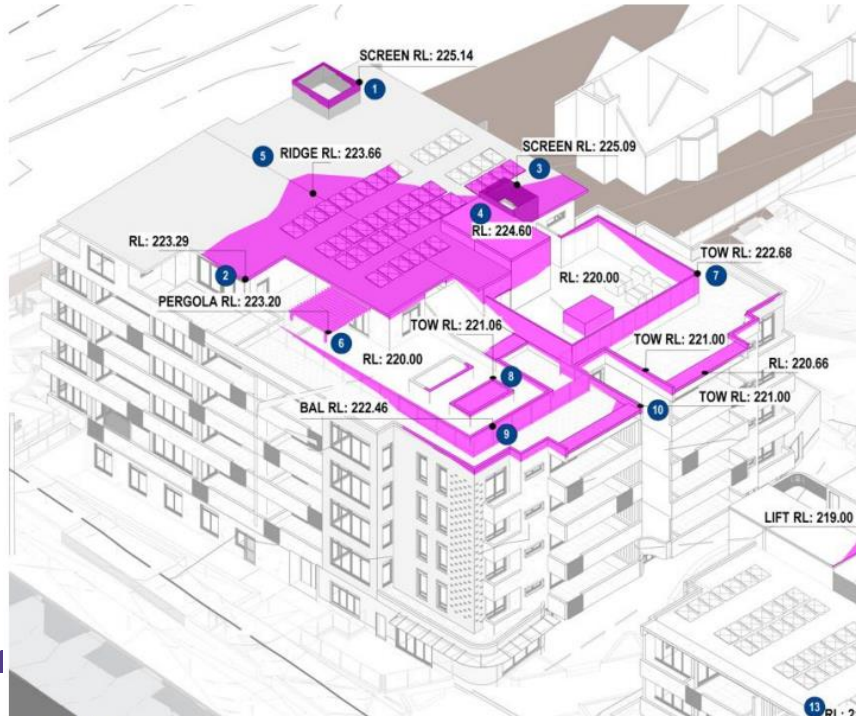
- The built form of both buildings is highly articulated by balconies, varied window shapes and facade materials
- The built form responds to the topography of the site by stepping down with the slope of the land and is consistent with the five storey building storeys control in the KDCP.



Responses to Key Issues - Built form Design

Clause 4.6 Variation:

- Minor height exceedance of 1.42m (8.0%) for the North Building and 2.6m (14.9%) for the South Building.
- The exceedance is limited to lift overruns, stairwells, mechanical services and building elements such as parapets, glazed wind barriers, and pergolas which do not include GFA.
- There is no overshadowing or privacy impacts, or other amenity impacts to neighbouring development.



1

South Building

North Building

Responses to Key Issues – SDRP and Council - Design

Comments	Responses
Location of the Chapel	Chapel is retained in a central position along green pedestrian spine for activation communal space.
Pedestrian Main Entry	The design of the pedestrian entry to the main building entry amended as requested to increase pedestrian safety
Wind barriers and shade	Wind barriers and pergola structures added as requested.
Brickwork tone to complement the Reservoir	Multiple tones of brick, sandstone and render features incorporated as requested

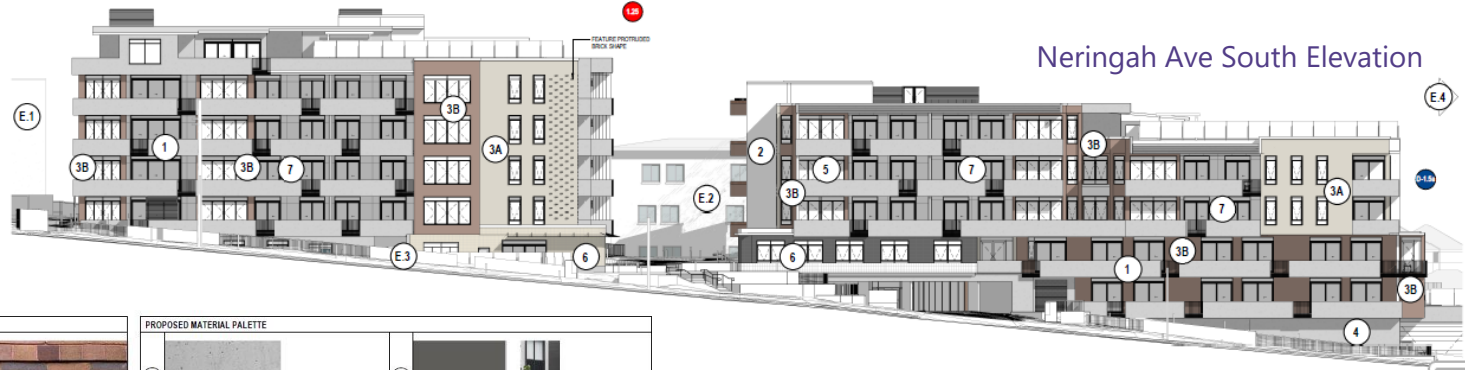


Amenities in South building activate the Main Plaza. Distinctive facade treatments to each space enables intuitive way-finding and sense of identity.

Responses to Key Issues – Built form and Design

Design Quality in Response to SDRP and Council comments:

- The proposal includes extensive brickwork in both building facades and landscaping to respond to the Stage 1 development to the west, the Sirius building to the north and the heritage listed Reservoir to the south.



EXISTING MATERIALS	PROPOSED MATERIAL PALETTE	
E.1 BRICK RESERVOIR BRICK, MIX BLEND OF BROWN, RED, GREY	1 IN-SITU CONCRETE BALUSTRADES LIGHT GREY	5 POWDERCOATED ALUMINIUM DOOR AND WINDOW FRAMES, INCLUDING PALISADE SCREEN BALUSTRADES, WINDOW HOODS AND BALCONY SCREENS. DARK COLOUR
E.2 HAMMONDCARE STAGE 1 FACE BRICK (CREAM, DARK BROWN/GREY) IN BANDS.	2 PRECAST CONCRETE WALLS LIGHT GREY (HONEYED AND SANGALISTO)	6 EXTERNAL CERAMIC TILE ON BLOCKWORK, SOLDIER COURSE BROWN FACE BRICK, BENEATH
E.3 LOW WALL SANDSTONE	3A FACE BRICK	7 PREFINISHED COMPRESSED FIBRE CEMENT CLADDING WALLS, BEHIND CONCRETE BALUSTRADES
E.4 MULTI-RESIDENTIAL BUILDING WHITE RENDER, MASONRY	3B FACE BRICK WALLS, INCLUDING FEATURE PROTRUDED PORTIONS (AUSTRAL, BERNINI, CHALLENGER WHITE (A) & MURRAY GREY (B))	8 POWDERCOATED ALUMINIUM SCREENS DARK COLOUR, TO MATCH WINDOW AND DOOR FRAMES
	4 RENDERED CONCRETE BLOCK WALLS AROUND BASE OF BUILDING DARK GREY COLOUR, TO BLEND WITH WINDOW AND DOOR FRAMES	



CENTRAL PEDESTRIAN ENTRY TO GREEN LINK

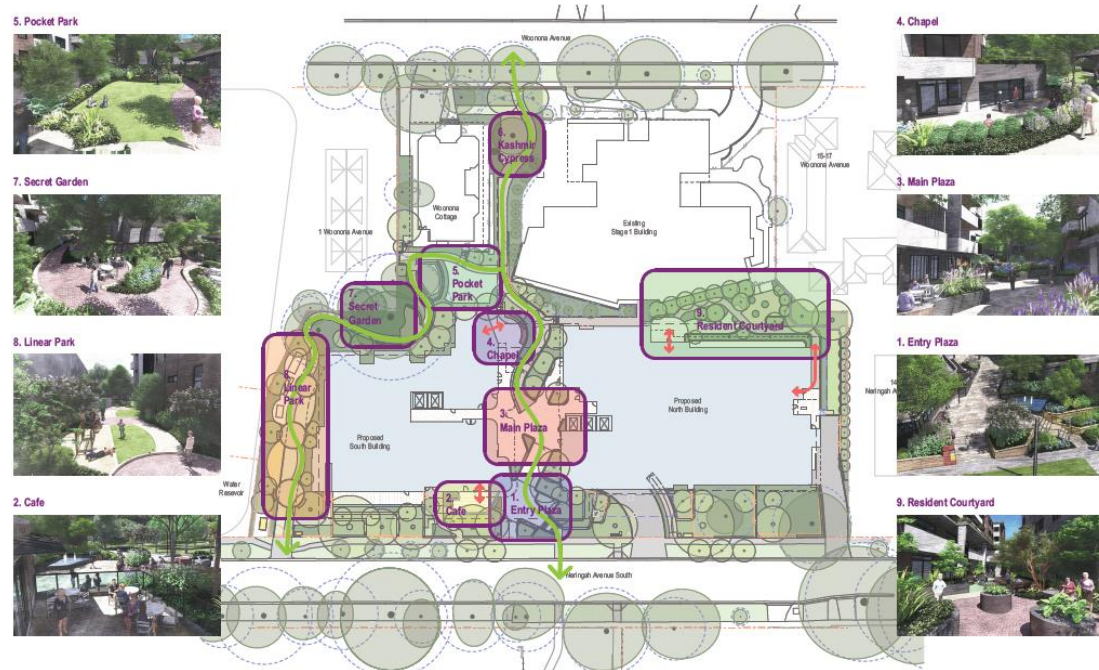
ACCESSIBLE PEDESTRIAN ENTRY TO GREEN LINK WITH ENTRY SIGNAGE

SOUTH-EAST ELEVATION FROM NERINGAH AVENUE SOUTH

Responses to Key Issues - Open space, public domain, landscaping and trees

Open space design and function

- A variety of open spaces to provide opportunities for residents, visitors and staff to engage in passive and low intensity outdoor recreation as well as spaces that can be used for occasional events or gatherings.
- A through site link connects the site with Archdale Park and Balcombe Park and improves accessibility through and around the site.



Responses to Key Issues - Open space, public domain, landscaping and trees

Canopy Coverage

26%

(increased from existing 15.5%)

PROPOSED CANOPY



26% Proposed Canopy Cover

Canopy Cover	Area (m ²)	Percentage of Total Site Area
Existing Canopy Cover Retained (Purple)	1052	15%
Proposed Canopy Cover (Purple + Green)	2789	26%
Total Site Area (incl Woonona Cottage)	10730	100%

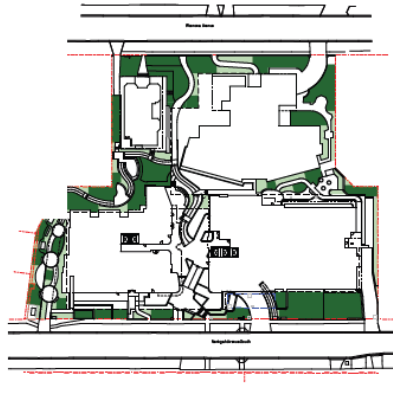
* Pre-existing site canopy cover is 15.5%

Deep Soil Zones

15.7%

(complies with Senior SEPP)

DEEP SOIL ZONES

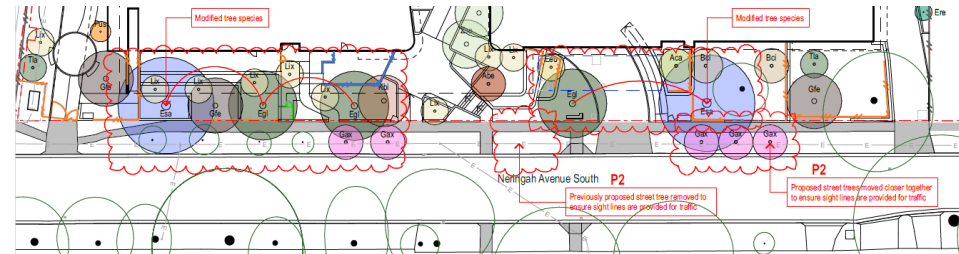


15.7% Deep Soil Zone *
(compliant)

Deep Soil Landscape Area	Area (m ²)	Percentage of Total Site Area
Overall Deep Soil Area regardless of dimension	2298	21.4%
Deep Soil Zone* defined by SEPP (Dark Green)	1980	15.7%
Total Site Area (incl Woonona Cottage)	12720	100%

* Deep soil zone is defined in SEPP Senior Housing 2014 - that is not built on, paved or otherwise sealed, there is soil of a sufficient depth to support the growth of trees and shrubs on an area of not less than 15% of the area of the site. Two-thirds of deep soil zone should preferably be located at the rear of the site and each area forming part of the zone should have a minimum dimension of 2 metres.

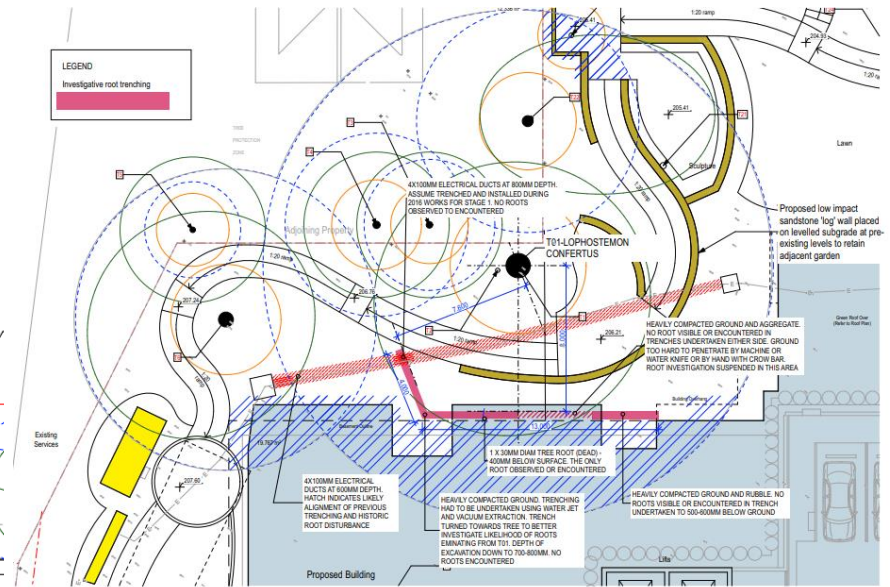
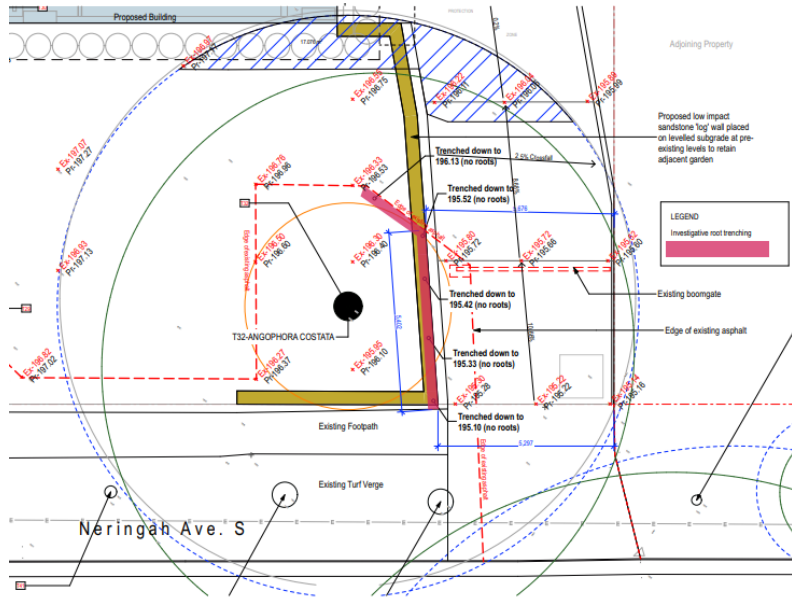
- The landscape design has amended tree planting species to the front set back as requested
- The Eucalyptus saligna (Sydney Blue gum), Eucalyptus globoidea (White stringybark) and other canopy trees within the front setback have sufficient soil volumes.



Responses to Key Issues - Open space, public domain, landscaping and trees

Root mapping undertaken to confirm:

- For T32: minimal impact to the trees' root system and no structural root disturbance or injury is likely to occur.
- For T1: the incursion is acceptable and unlikely to result in any material, or negative impacts to the condition of the trees root zone
- Project Consulting Arborist (AQF5) has been engaged to ensure the demolition and other work is undertaken sensitively and the demolition and proposed landscape work results in improved growing conditions for the tree and minimal root and other ground disturbances.



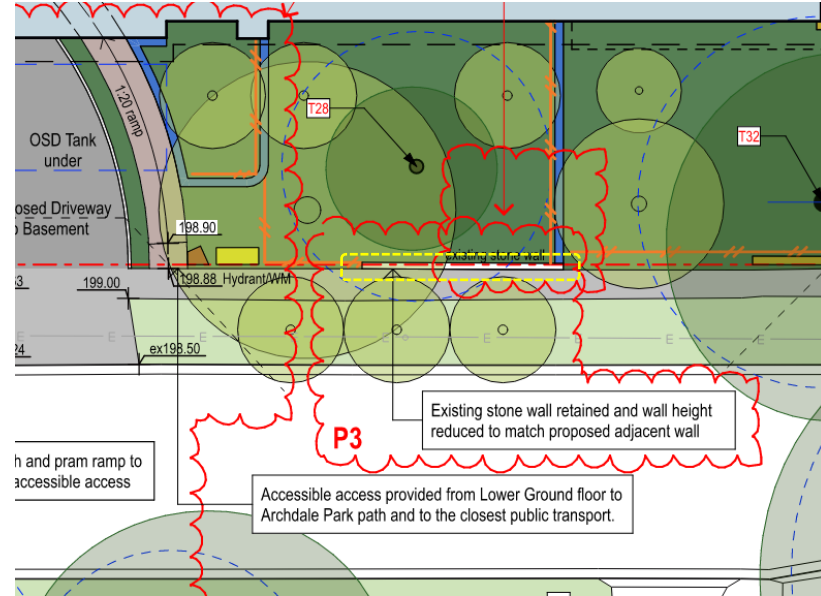
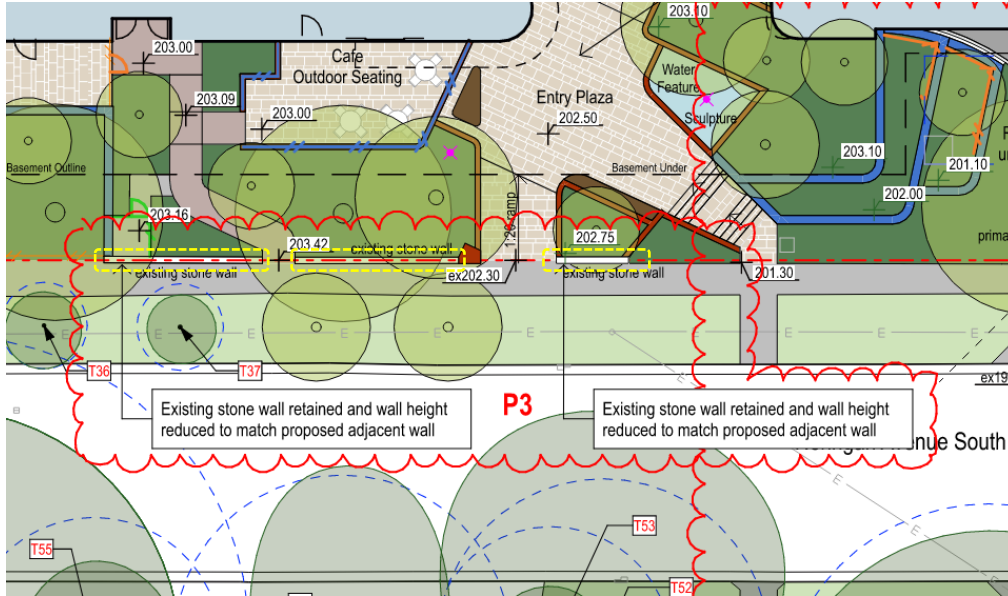
18 Root Mapping – Tree 32

Root Mapping – Tree 1

Responses to Key Issues - Open space, public domain, landscaping and trees

Sandstone Wall

- Sections of the existing sandstone boundary wall are to be retained, as requested by Ku-ring-gai council.

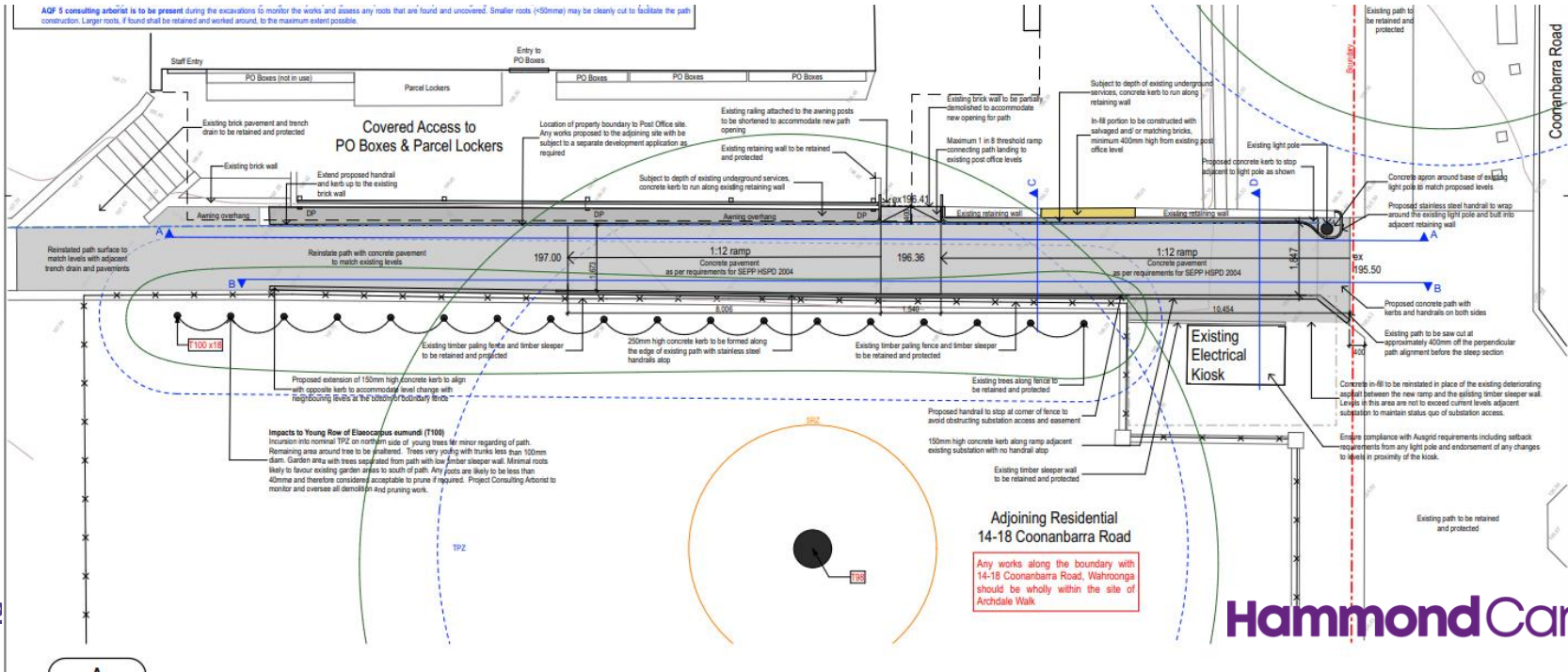


Landscape Plan along Neringah Ave South

Responses to Key Issues – Accessibility and Archdale Walk

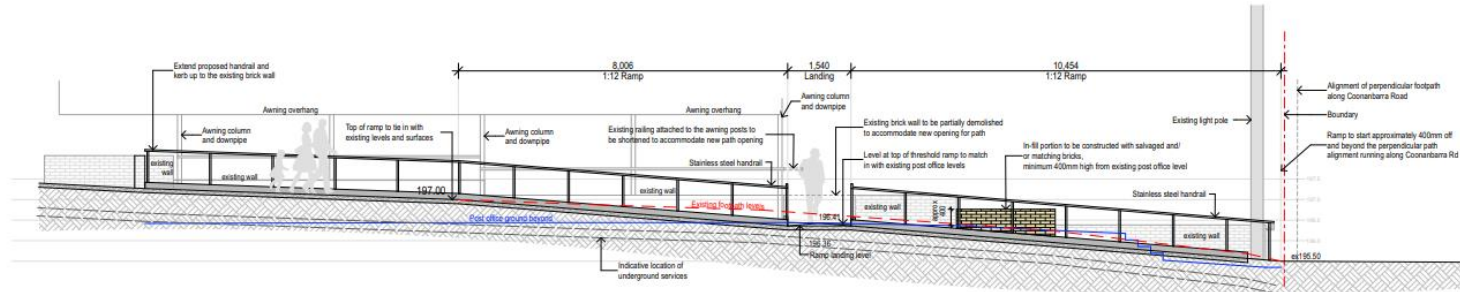
Archdale Walk Upgrade

- Australia Post's landowner's consent to the upgrade works has been provided. The proposed works will improve pedestrian accessibility to post office, and between the site and Wahroonga centre.
- Access Statement confirmed that the submitted architectural, landscape and survey plans demonstrate that the proposal meets the requirement Clause 26 of the Seniors SEPP.



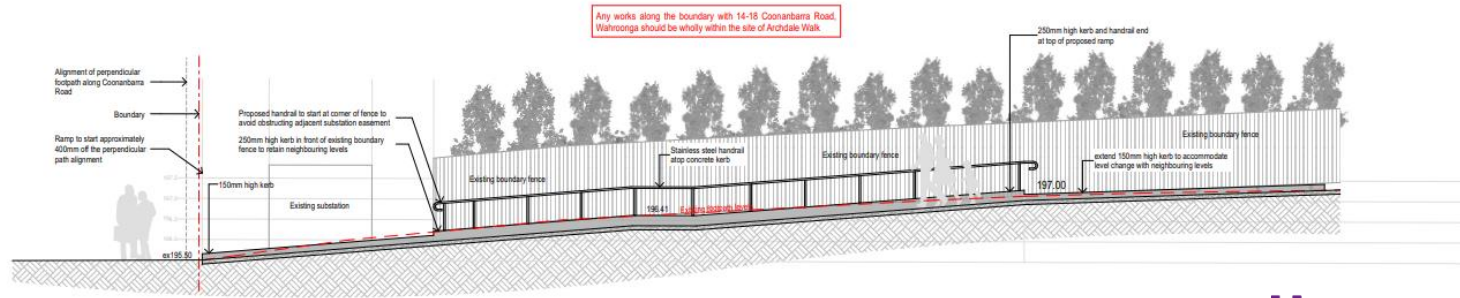
Responses to Key Issues – Accessibility and Archdale Walk

Archdale Walk Upgrade - Sections



A Sectional Elevation Through Ramp - Facing North

Scale 1:50 @ A1



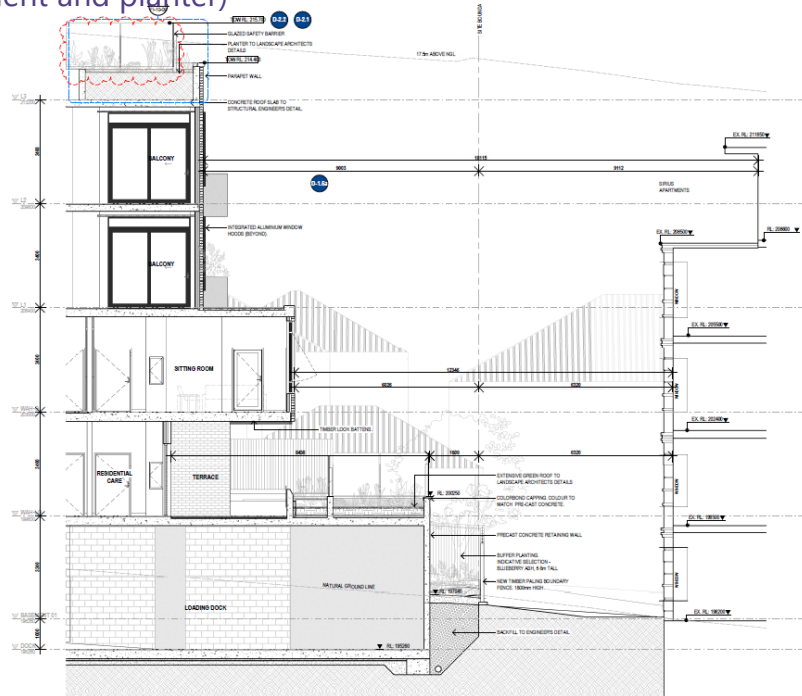
B Sectional Elevation Through Ramp - Facing South

Scale 1:50 @ A1

Responses to Key Issues – Residential Amenity

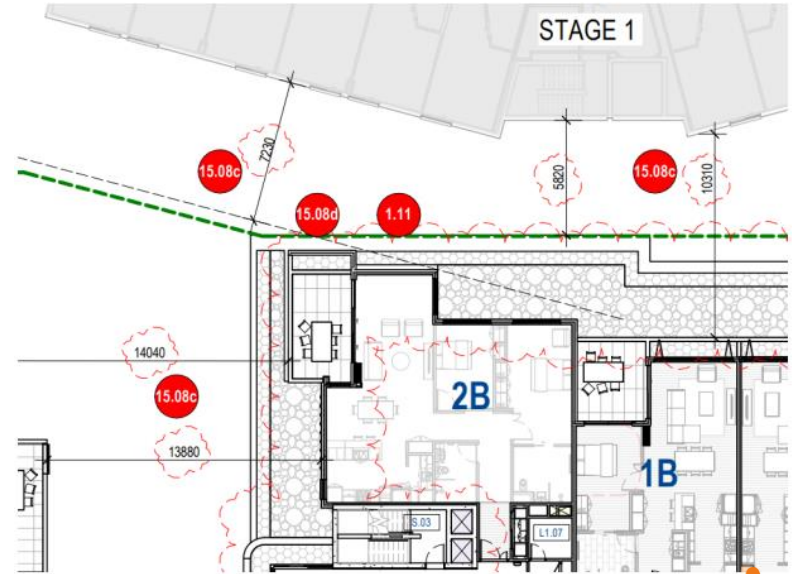
Building Separation

- Setback increased from 6m to 9m for the fifth storey of the North Building as requested to comply with the design criteria in Part 3F-1 of the ADG.
- The northern units' layout have been redesigned with balconies relocated, Privacy treatment included to the northwest balconies (i.e., privacy treatment and planter)



Unit 2B to the North Building

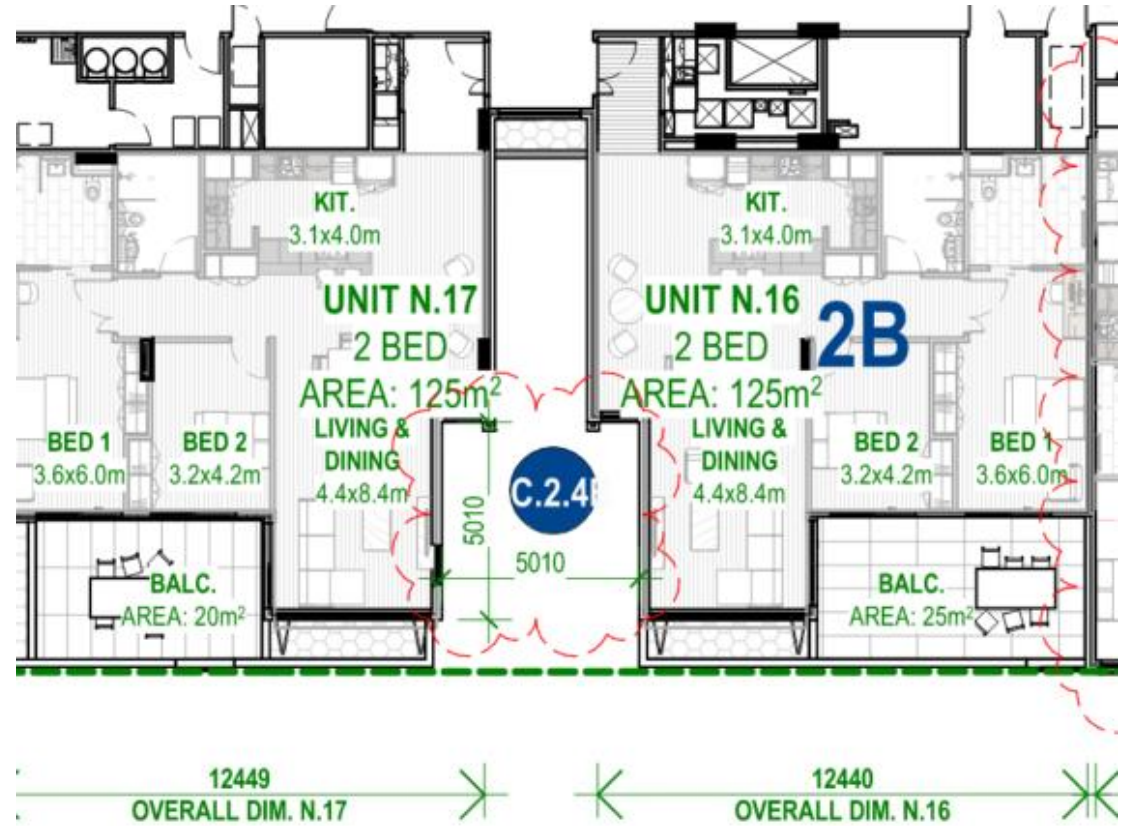
- Reconfigured windows and balconies
- Additional visual privacy treatment to the Western interface facing Stage 1 building



Responses to Key Issues – Internal Amenity

Cross ventilation

- Senior Livings amended to improve cross ventilation and meet cross-ventilation targets under the ADG 4B-3, by enlarging the 'notches' on the façade and providing additional window openings.

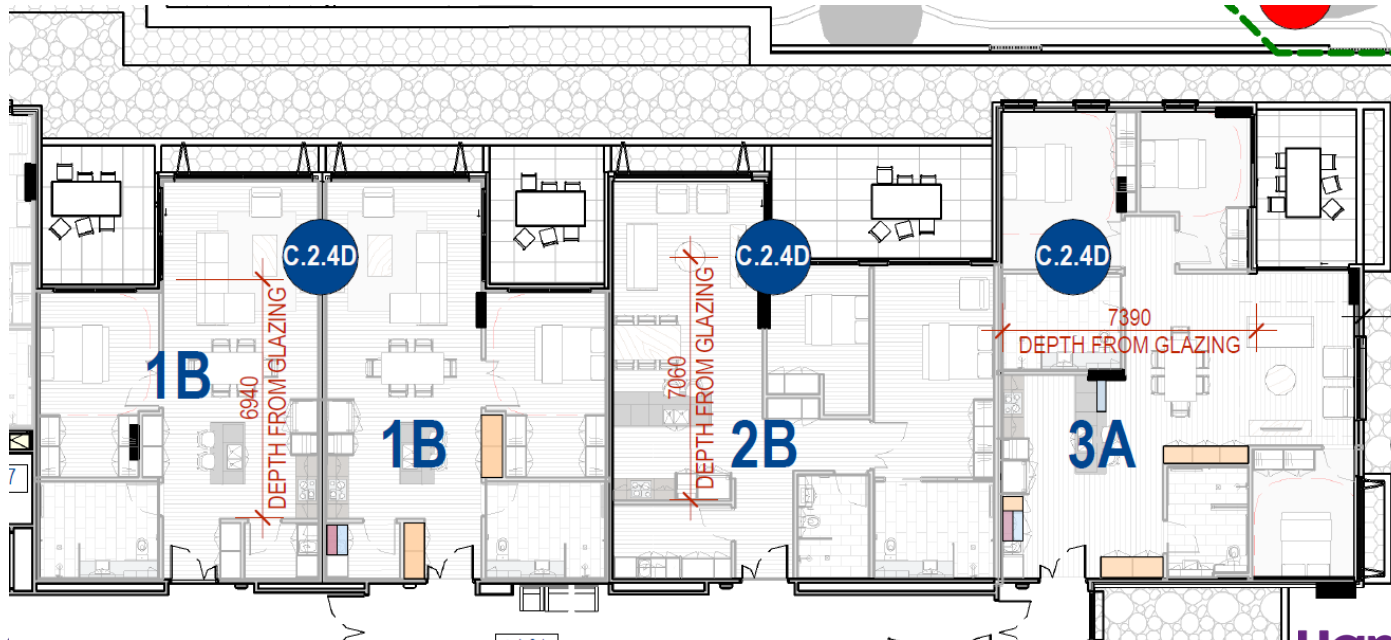


North Building – Notches

Responses to Key Issues – Internal Amenity

Room depths

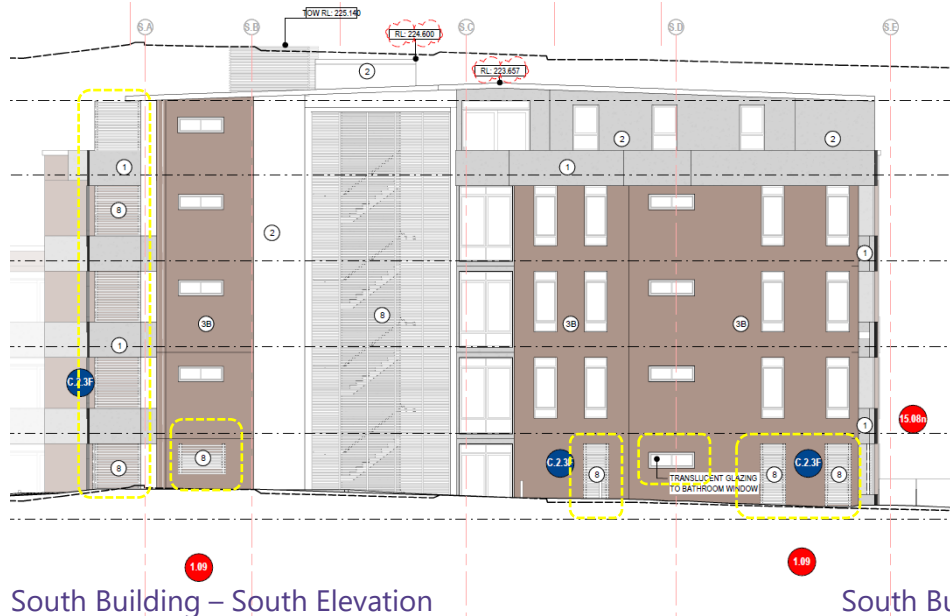
- Internal room dimensions amended to be consistent with the objectives of Part 4D-2 of the ADG,
- The depths from the window are not greater than 8m or within 3 times of the ceiling height (2.9m ceiling heights and generously sized glazed windows and doors are proposed to maximise daylight and ventilation).



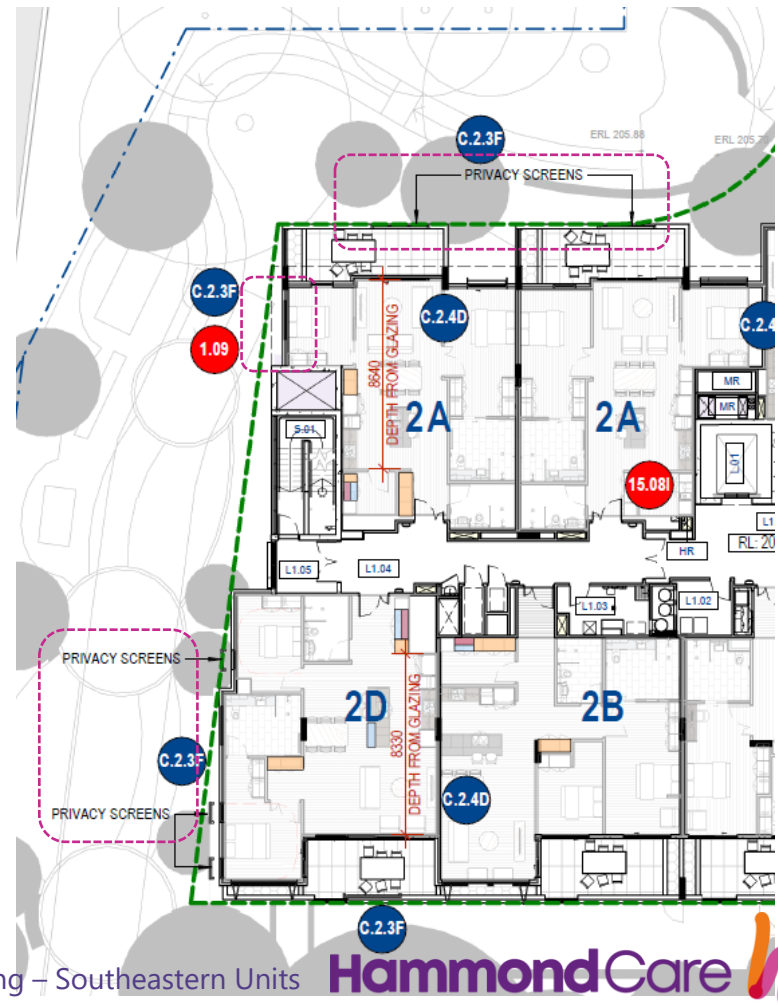
Responses to Key Issues – Internal Amenity

Privacy

- Privacy screens have been included to the southeastern ground floor Senior Living units, as per council's request.



South Building – South Elevation

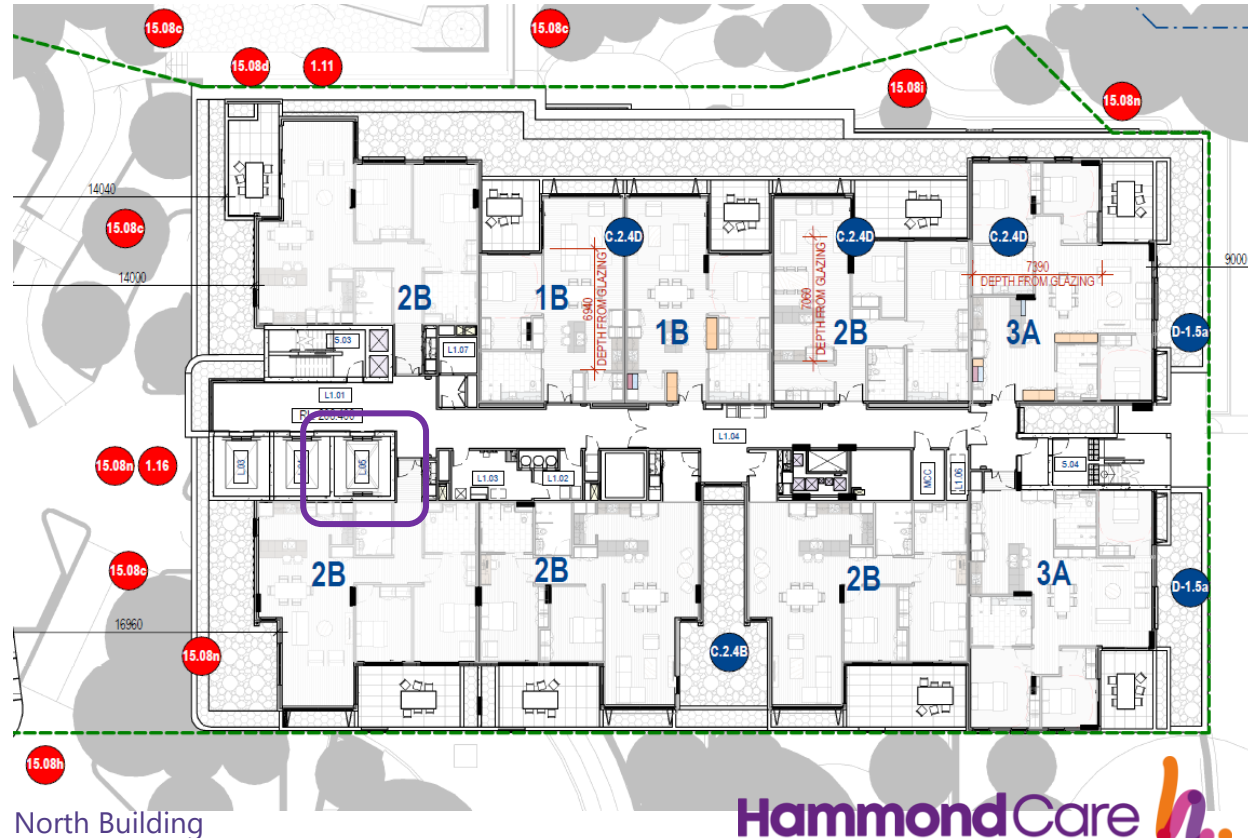


South Building – Southeastern Units

Responses to Key Issues – Internal Amenity

Number of apartments off a circulation core

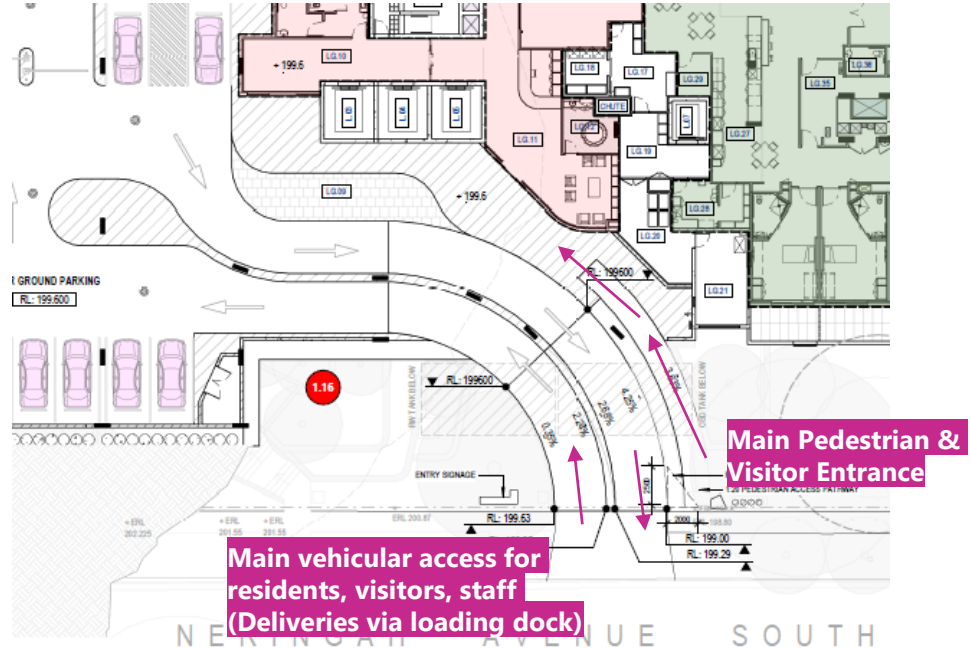
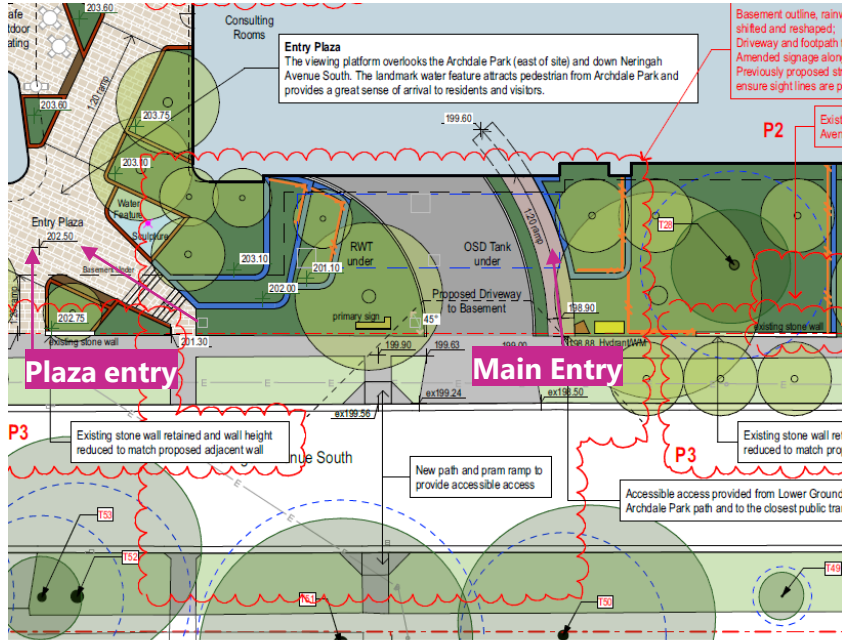
- An additional lift incorporated into the core of the North building to improve building circulation and amenity. Numbers of apartment off one circulation core is under ADG maximum requirement.



Responses to Key Issues – Traffic and parking

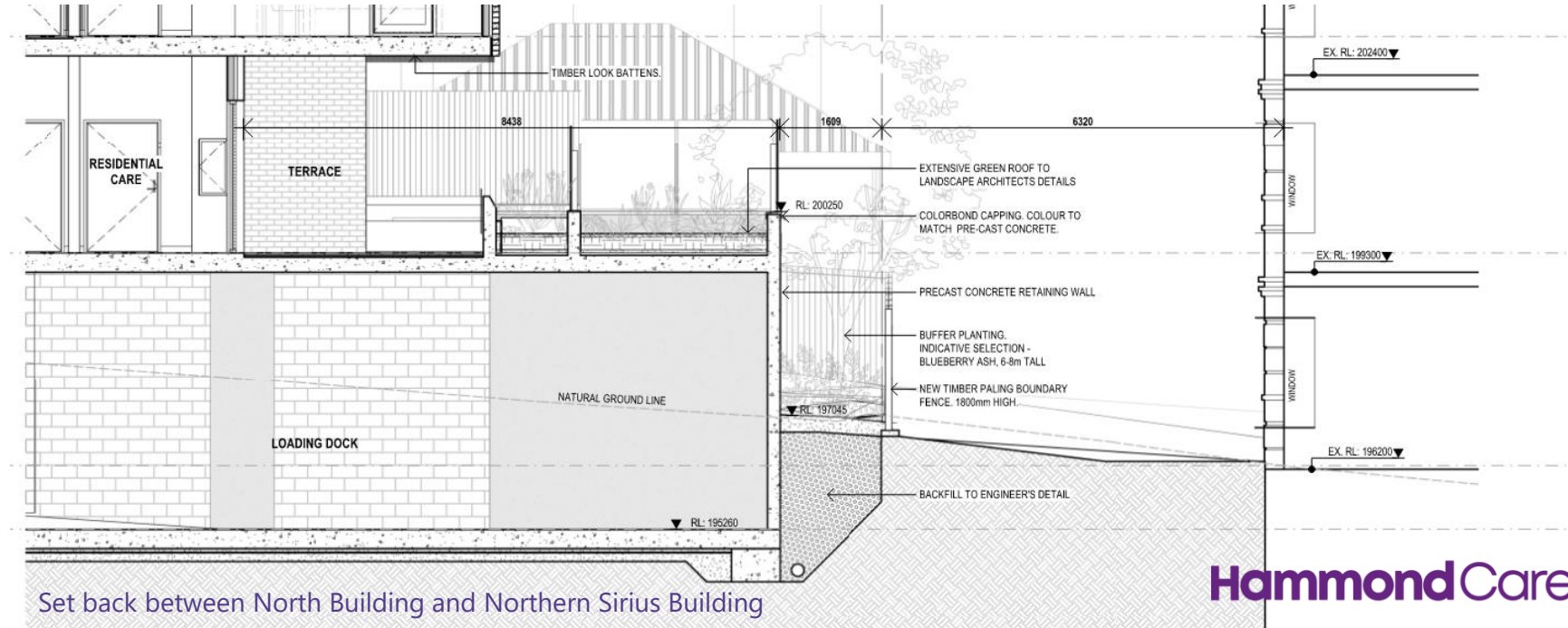
Main Entry Pedestrian Access

- Pedestrian main entry and vehicular driveway layout amended to ensure pedestrian safety.



Responses to Key Issues – Traffic and parking

- The proposed green lid has been designed to contain noise and exhaust associated with vehicular movements to the loading dock:
 - To improve acoustic amenity to the neighbouring apartment building.
 - Provides an improved terrace outlook for residents of the residential care facility.
 - Landscape buffers and screening plantings provide visual privacy to both properties.



Responses to Key Issues – Traffic and parking

Parking Rate

- The additional 19 parking spaces are allowance for the growth in community and HammondCare's Hammond-At-Home care services.

Visitor Car Space

19 parking

Senior Livings Car Space

57 parking

Total

130 parking

Staff Car Spaces (include
19 for Hammond At Home)

54 parking

Car Wash Bay

1

Key Amendments/Responses Summary

SDRPs Responses (July/Dec 2022)

- Increased set back from Stage 1
- Relocation of driveway & greening the existing service accessway adjacent to reservoir
- Introduced First Nation linguistic Installation throughout landscape and communal areas, and rolled out First Nations Language guide
- Outdoors access from every level/service. Incorporated Intuitive Wayfinding.
- Introduced through site pedestrian link connecting Archdale and Balcombe Parks
- Internalisation of loading facilities & Increased articulation of façade

RTS Amendments (March 2023)

- Visual privacy and acoustic treatments to the northern interface with the Sirius building
- Reconfiguration and visual privacy treatments to the western interface with Stage 1 building
- Revised pedestrian and vehicular access to the main entry to ensure pedestrian safety
- Relocation of substation
- Additional lift introduced to the north building

RFI Amendments (Nov 2023)

- Increased set back to the fifth storey at the northern boundary interface
- Widened notches to the north building to meet natural cross-ventilation ADG requirements
- Retaining sections of the existing sandstone wall
- Open plan layout dimension revised to meet ADG Part 4D-2 requirements
- Introduced privacy screen, translucent film and shortened service driveway to the southeastern units at Ground level for visual privacy

Other issues

Demolition and construction noise impacts

- The recommendations and management monitoring and controls for construction noise in Section 9.6 and 9.7 in Noise and Vibration Impact Assessment will be incorporated.

Operational noise and vibration

- The recommendations and management controls included in Section 8 in the Noise and Vibration Impact Assessment will be incorporated.

Heritage


- The Heritage Impact Assessment concluded that all existing views to and from the heritage items in the vicinity will be retained and conserved, and there will be no adverse impacts on their established heritage significance.

DPE recommended conditions of consent

- We've acknowledged DPE's recommended condition. However, we have below comments.

Proposed Revision	Reason
<p>A6. This consent does not approve the following:</p> <p>(a) the detailed fitout and operation of the café;</p> <p>(b) the installation of signage other than signage shown on the approved drawings; and</p> <p>Where required, separate approvals must be obtained from the relevant consent authority (except where exempt and/or complying development applies).</p>	<p>It is noted that the café form part of the Seniors Housing and Hospital operation in that they are facilities supporting patients and residents. Approval has been sought for the design and operation of these uses as part of the original EIS, which included operating hours as well as layout details shown on the Architectural Plans.</p> <p>In light of this, it is considered appropriate that consent be granted for their fitout and operation, and that this condition be amended to reflect as such.</p>
<p>F26. The operation of the café is not approved by this consent and must be in accordance with any other subsequent consent.</p>	<p>As detailed above, it is requested that this condition be removed.</p>

DPE recommended conditions of consent

Proposed Revision	Reason
<p>B22 Prior to the issue of a Construction Certificate for above ground works, a Road Safety Audit (RSA), which considers whether any pedestrian protection measures are necessary to ensure the safety of pedestrian movements across Neringah Avenue South shall be prepared by an independent registered road safety auditor and submitted to the Planning Secretary.</p> <p>Should the RSA recommend the installation of pedestrian safety measures within Neringah Avenue South, the Applicant must seek and obtain approval for these works under the Roads Act 1993 in accordance with Condition B28. The Applicant must implement all recommendations of the RSA in accordance with Condition E18.</p>	<p>The Addendum Traffic and Parking Assessment provided with the RTS Report notes that sight lines adjacent to the Northern driveway entrance are suitable to ensure pedestrian safety. Further, no other pedestrian safety issues have been previously identified as associated with the development.</p>
<p>E18</p> <p>The recommendations of the Road Safety Audit (RSA) required under Condition B22, including any pedestrian protection measures, shall be implemented and installed to Council's satisfaction prior to the issue of any occupation certificate.</p>	<p>As discussed above in relation to Condition B22, it is requested that this condition be removed as there has been no identified requirement for any pedestrian safety measures to be implemented as a result of the development.</p> <p>HammondCare </p>

Thank you