

# Neringah Seniors Housing & Hospital (SSD-45121248)

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DPE State Significant Acceleration

Prepared for IPC meeting 20 December 2023

# Integrated Seniors Housing & Health Services Facility, 4-12 Neringah Ave Sth, Wahroonga

## Proposal

- Second stage of the Neringah Hospital redevelopment
- Two five-storey buildings comprising:
  - 12 residential aged care facility beds,
  - 18 palliative care hospice beds,
  - 57 self-contained dwellings for seniors,
  - Community healthcare services, outpatient care, administration facilities and an ancillary café, salon, pharmacy and chapel
  - 130 car parking spaces
  - Landscaping and public domain works including the upgrade of the pedestrian walkway, Archdale Walk, to provide an accessible connection to Wahroonga town centre
- Exhibition received 8 public submissions (5 objections, 3 support) and objection from Ku-ring-ai Council



# Seniors SEPP Site Compatibility Certificate



- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors SEPP) continues to apply to this application in accordance with the transitional provisions in section 3 of Schedule 7A of the Housing SEPP (2021)
- Application for the SCC was made on 20 June 2021.
- Housing SEPP (2021) commenced on 26 November 2021.
- Sydney North Planning Panel issued a SCC on 13 April 2022 under the former (now repealed) Seniors SEPP (2004).

## Schedule 2 of the site compatibility certificate:

- The land area subject to the FSR uplift (Section 4.8) is restricted to exclude Woonona House and the R2 zoned lands
- The through-site link between Neringah Avenue South and Woonona Avenue is to be publicly accessible
- Consideration of access to off-site facilities including modifications to Archdale Walk or existing footpath gradients to be completed to the satisfaction of Kuring-gai Council
- Consideration of SEPP 65 and the ADG to the independent living units
- Consideration of encroachment into the front setback to mitigate impacts to the streetscape
- Consideration of the bulk and scale and its relationship to the heritage item and its curtilage.

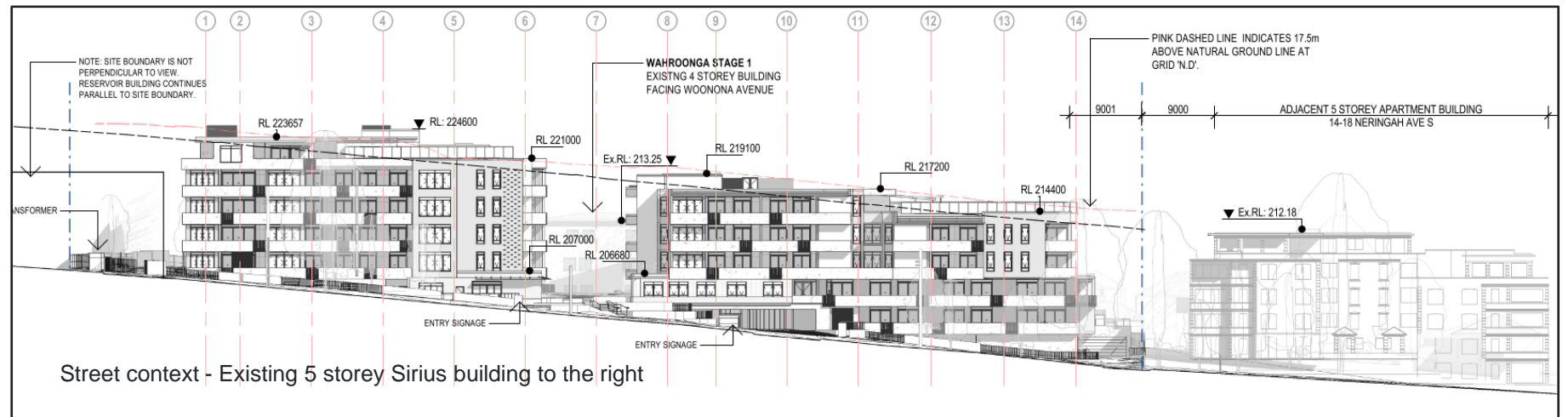
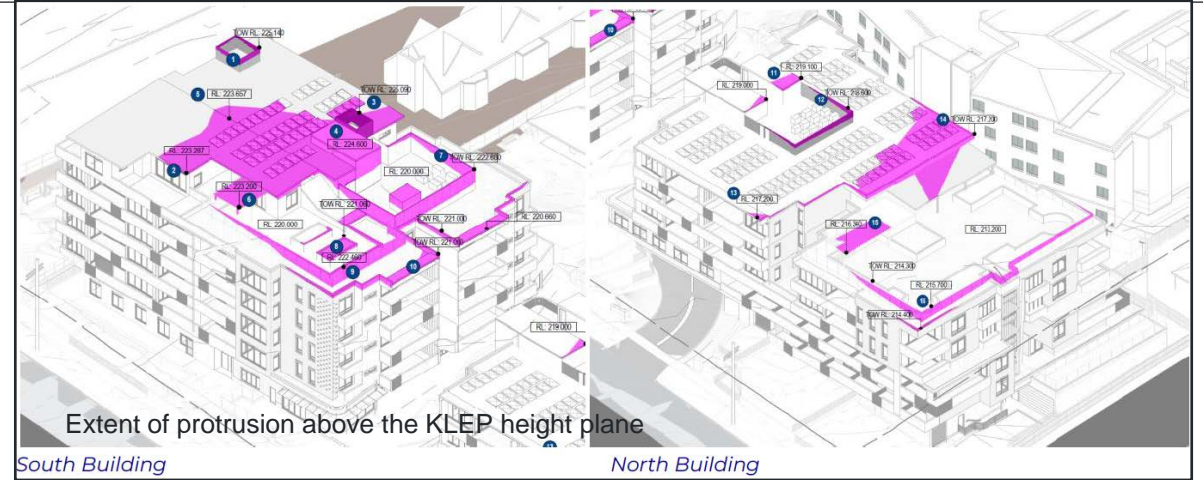
# Built form and design

## Building height variations

- Maximum height of 18.92m and 20.1m
- North building 1.42m (8.1%) variation;
- South building 2.6m (14.9%) variation, above the 17.5m Ku-ring-ai Local Environmental Plan height standard as referenced in Table 5 of the Assessment report

## Floor space ratio

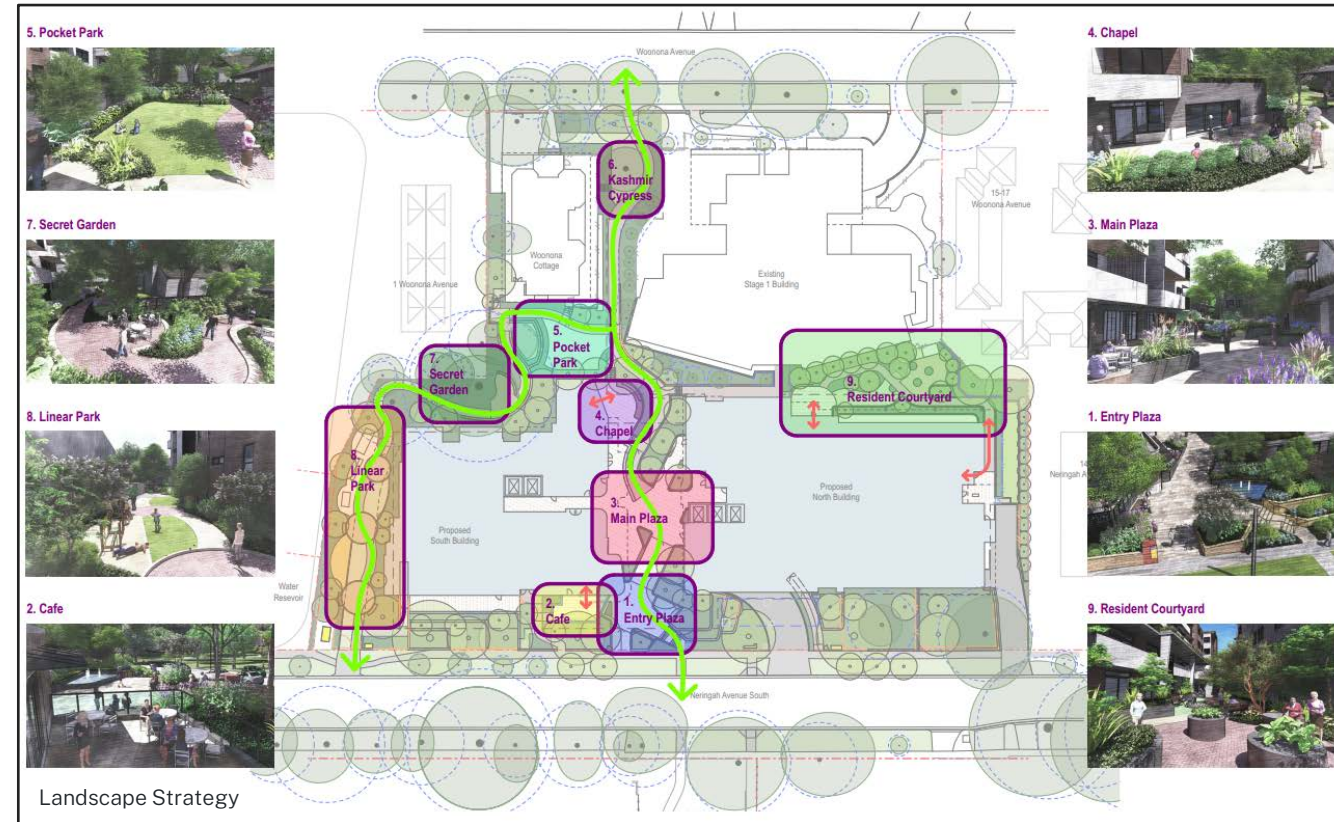
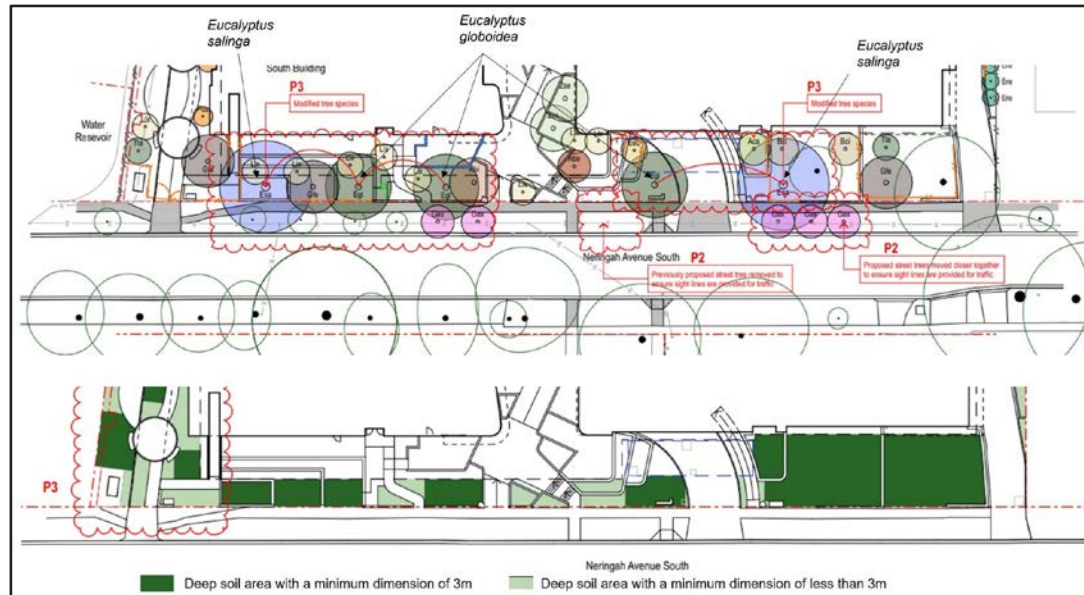
- FSR of 1.61:1 complies with the maximum FSR of 1.8:1



# Open space and public domain

## Proposal

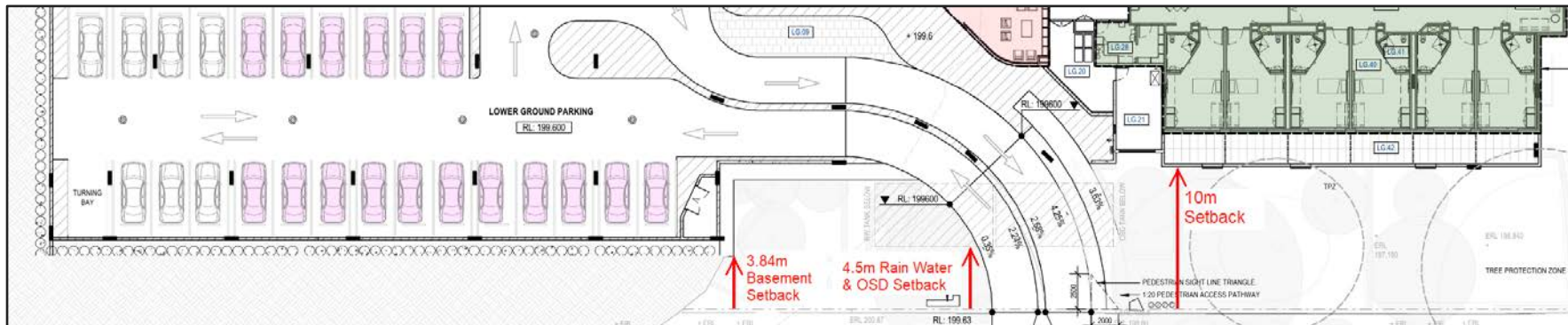
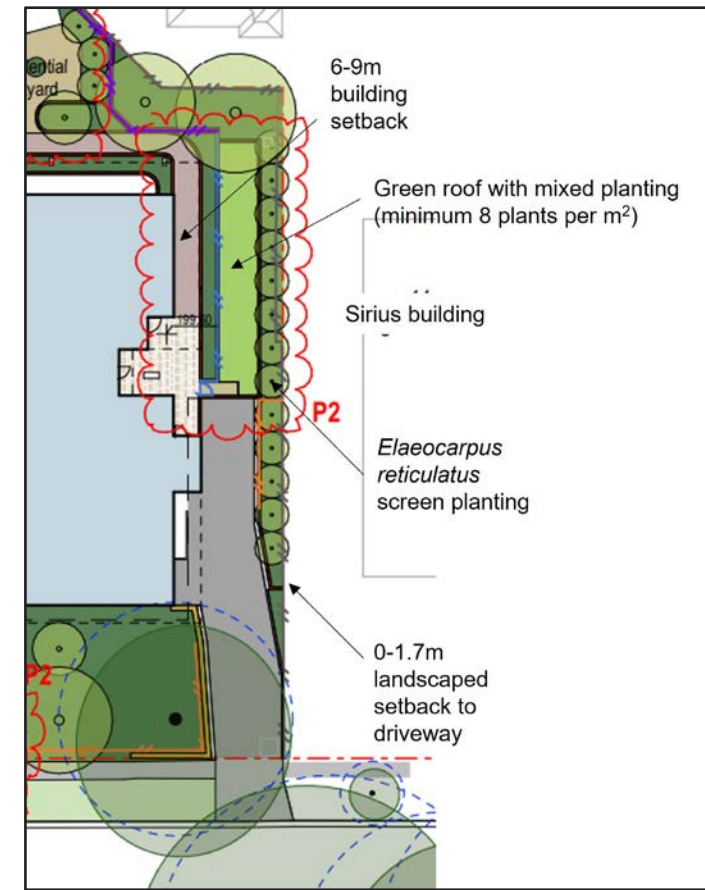
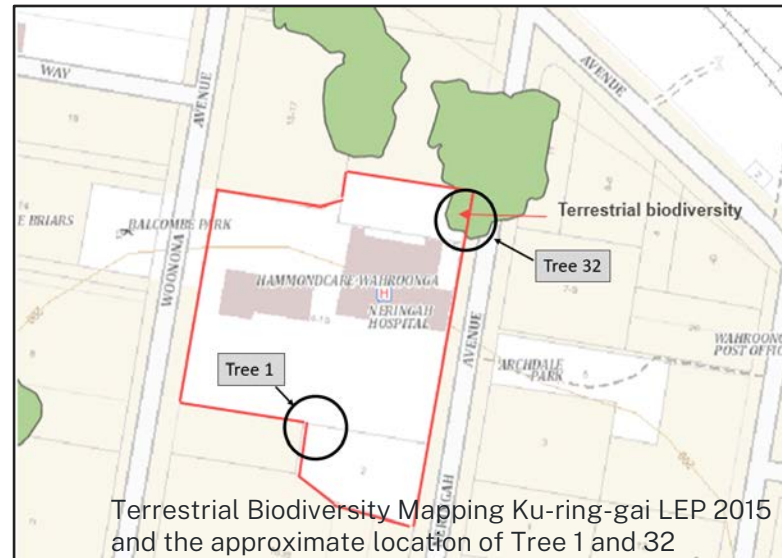
- A range of open spaces including a publicly accessible through site pedestrian link to Woonona Ave
- All paths having a maximum gradient of 1:20 gradient ramps
- Increase tree canopy cover from 15.5% to 26%
- 15.7% of the site as deep soil zone



# Landscaping and Trees

## Proposal

- 51 trees onsite with 61 additional trees outside the site.
- All 14 trees of high retention value are retained in the proposal.
- 25 of the 32 trees to be removed (78%) are of low or very low retention value
- Retention of approximately half of the existing sandstone wall along Neringah Avenue South



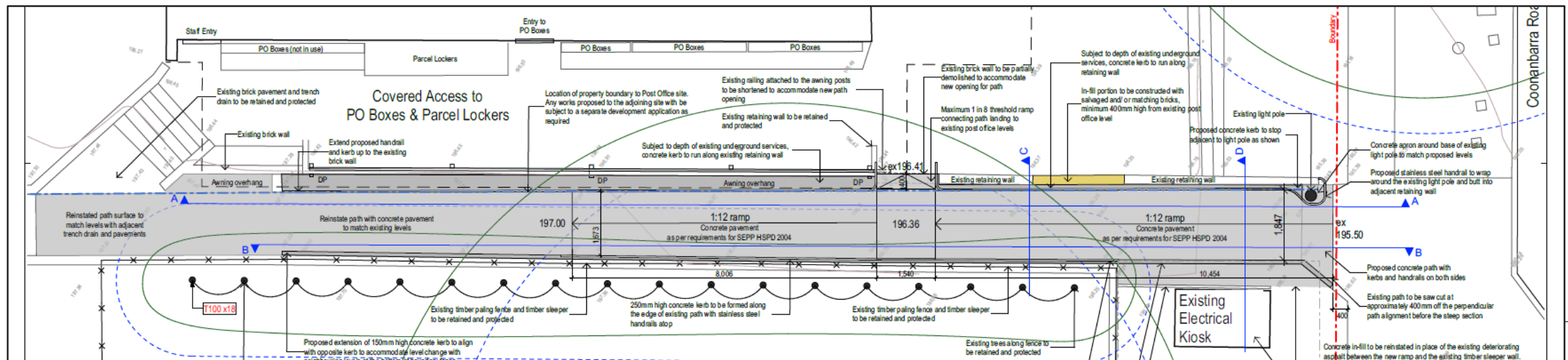
Proposed 0-1.7 m landscaped setback to the northern boundary

Part lower ground floor plan showing the basement and OSD encroachment into the front setback

# Accessibility & Archdale Walk

## Proposal

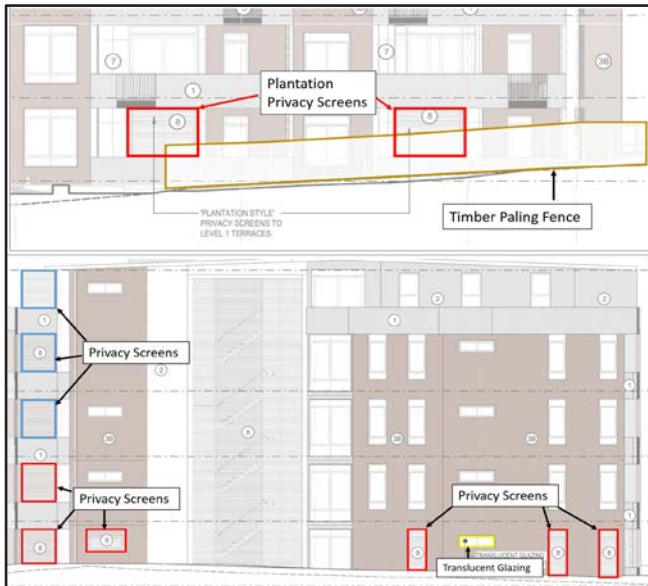
- Access provisions comply with clause 26 of the Seniors SEPP
- Archdale Walk has an average gradient of 1:14
- A maximum gradient of 1:12, for a maximum length of 10.45 m at a time
- The entrance, and all open spaces throughout the site, has a maximum gradient of 1:20
- Recommended condition to require a Road Safety Audit to consider pedestrian safety measures in Neringah Avenue South



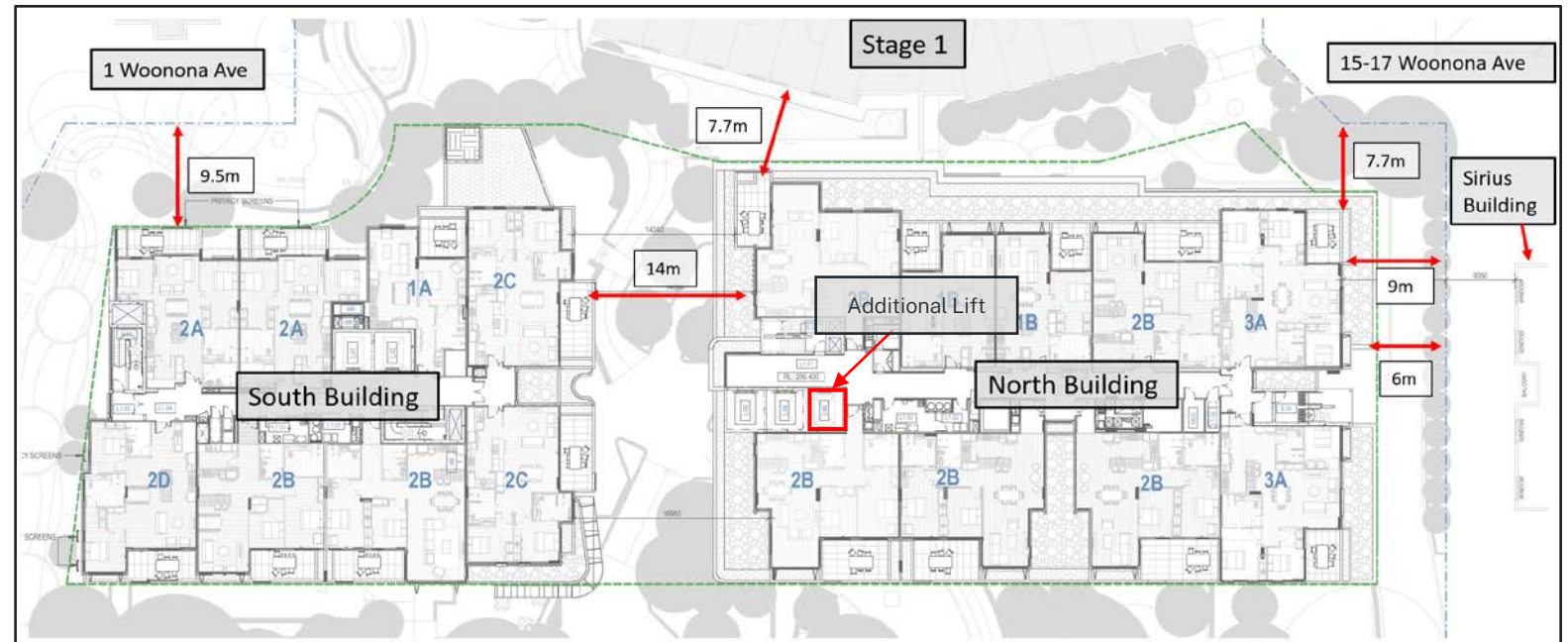
# Residential amenity

## Proposal

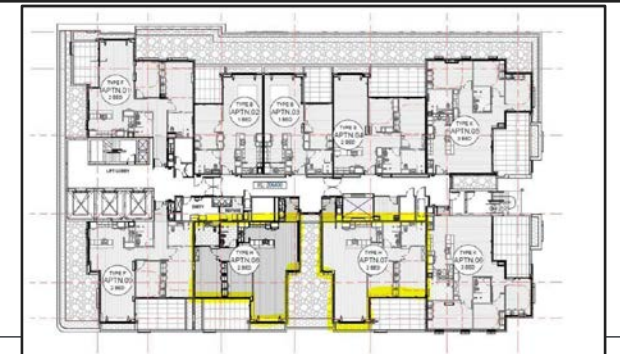
- Privacy screens provided to the north-western units
- 34 of 57 units (60%) achieve natural cross ventilation
- Additional lift to the northern building circulation core
- Increased setback of the building to the northern boundary



Western (above) and southern (below) elevation of the South Building



Building separation and additional lift proposed in Northern Building



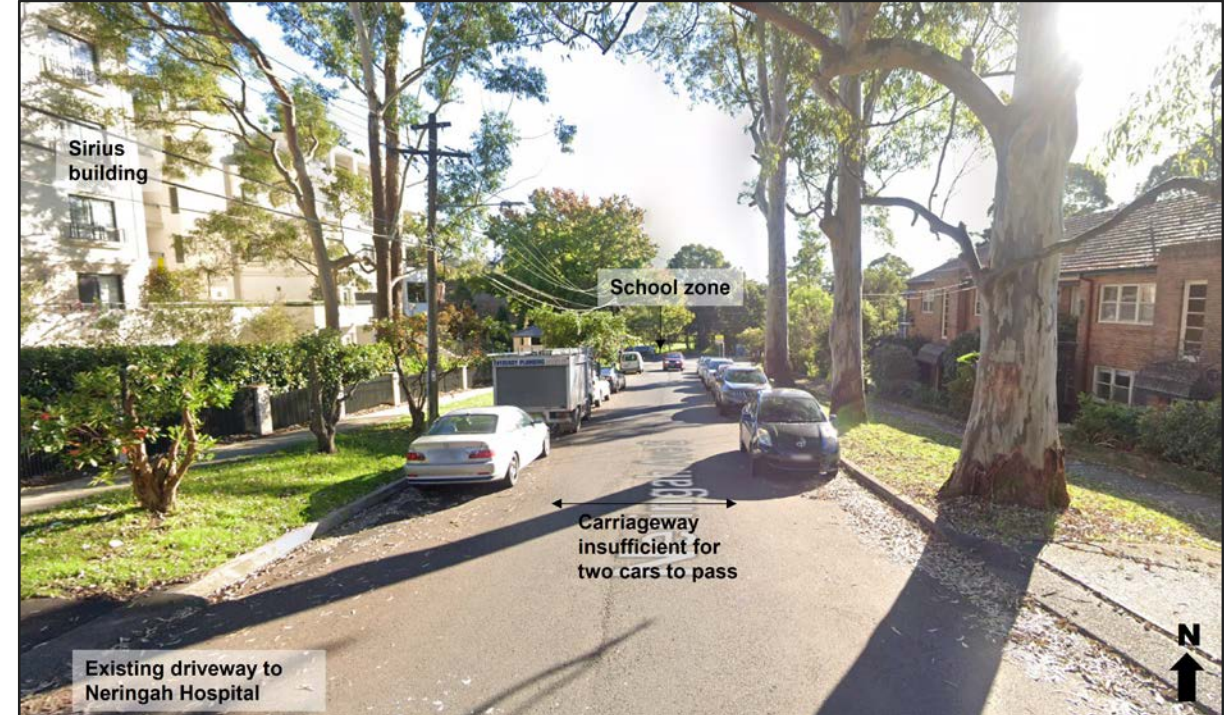
Example apartments relying on a 'notch'



# Traffic and parking

## Proposal

- Traffic Impact Assessment estimates that the proposal will generate 28 trips in the AM and PM peak
- Parking for 130 vehicles, comprising:
  - 57 spaces for the self-contained dwellings for seniors (10 of which are accessible)
  - 54 spaces for HammondCare staff
  - 19 visitor spaces (2 of which are accessible).
- Construction Traffic and Pedestrian Management Plan to be prepared in consultation with Abbotsleigh Junior School
- Car parking, loading and servicing management plan recommended as a condition



# Other issues

## Demolition and Construction noise impacts

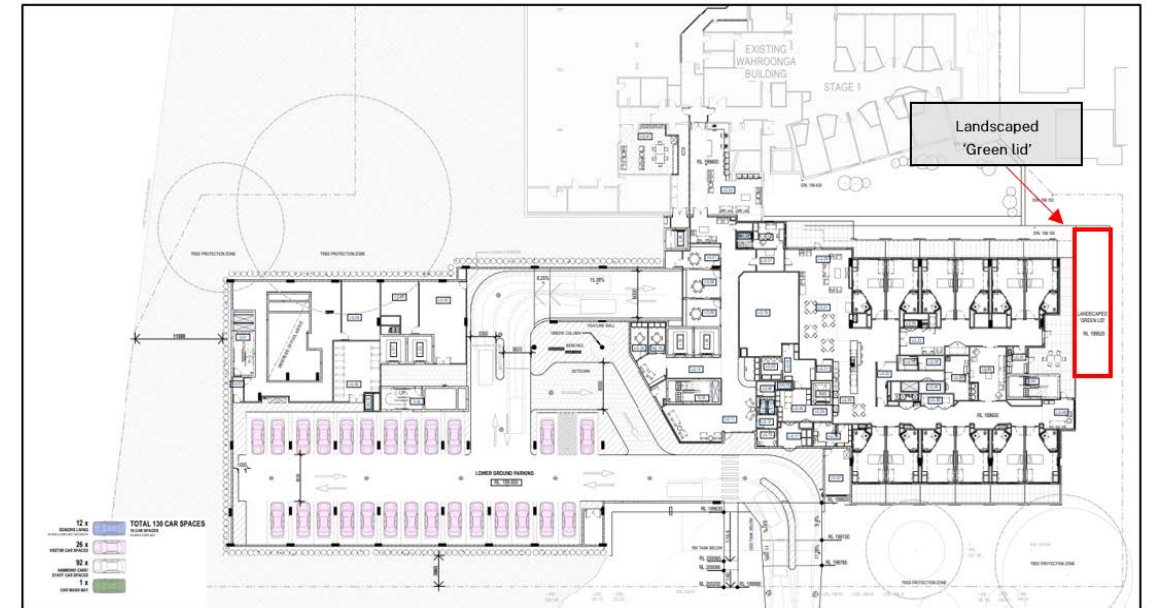
- Recommended Condition of Consent (C25) for the preparation and installation of a Construction Noise and Vibration Management Plan
- Limiting the construction hours to Council's standard condition hours 7am–5pm Monday to Friday and 8am to 12pm on Saturdays
- Implementation complaints handling processes

## Operational Noise and Vibration Impacts

- NVIA identifies the use of the loading dock, the use of the driveway/carpark spaces at the northern boundary of the site and the mechanical plant, as the largest noise impacts with the proposal
- Limit noise by locating pump room, mechanical plant room and exhaust fan room in basement Level 2, a landscaped 'green lid' above the service driveway to act as an acoustic treatment for service deliveries and the use of an electronic roller door
- Recommended condition of consent (F11) for waste collections to be restricted 7am-6pm Mon-Sat and 8am-6pm Sun
- Operational management controls relating to the loading bay be included in the Operational Waste Management Plan



Location of basement entry



Floor plan – lower ground proposed landscaped 'Green Lid'

# Other issues

## Heritage

- Heritage impact statement concludes that the proposal will not cause any adverse impacts to the Briars, Woonona Cottage or the reservoir
- Recommends a condition (E48) to require an update of the interpretation panel



Proposed site plan outlining Woonona Cottage



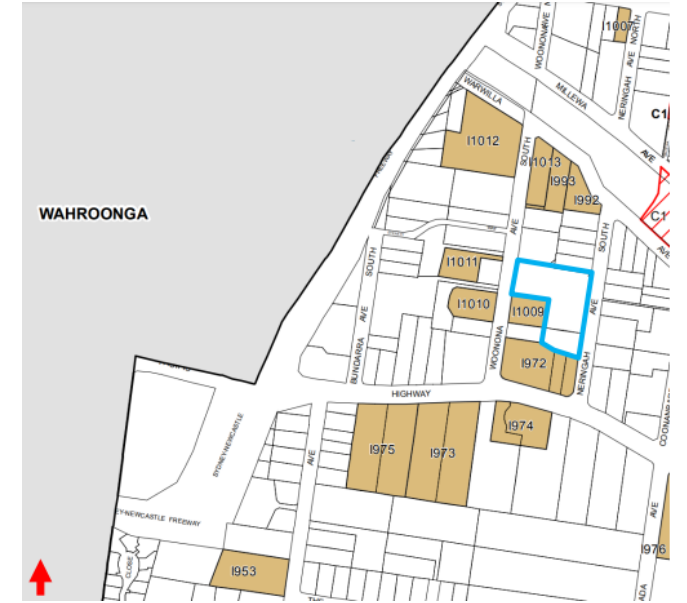
Existing interpretation panel



Woonona Cottage



The Briars' residence



Sydney Water reservoir

# Department's recommended conditions of consent



Condition	Issue addressed
C7, C14, C20-C22, D25-35, F23-24	Tree protection: to ensure the protection and long-term survival of Trees 1 and 32
C24	<b>Construction Pedestrian and Traffic Management Plan:</b> to detail potential impacts and mitigation measures during school zones
B22, E18	<b>Pedestrian Safety:</b> a Road Safety Audit (RSA) to inform whether any pedestrian safety measures, such as a raised pedestrian crossing, are necessary
B1	<b>Privacy:</b> screening of the north-western units on Level 1 and 2 of the North Building
B15, B18, C25, D15-D18, E12, E21, E35, F16-18	<b>Noise impacts:</b> mitigation measures to the northern neighbour 'Sirius Building'
A29, C34-38	<b>Remediation Action Plan and contamination:</b> to ensure the site is suitable for the proposed development
B21	<b>Specialist Engineering Assessment for Sydney Water Reservoir:</b> to ensure construction works do not impact upon the Wahroonga Reservoir and associated Sydney Water assets
E51	<b>Restriction to seniors and people with a disability:</b> requiring the residential care units and self-contained dwellings to be solely used for the accommodation of seniors or people with a disability
E52-E53	<b>Affordable Places:</b> to identify the 6 units to be designated as affordable places
Recommended additional conditions	<b>Sandstone wall:</b> methodology for the retention and installation of the sandstone wall along Neringah Ave South
Recommended additional conditions	<b>24 Hour Access:</b> The through-site link connecting Neringah Avenue South with Woonona Avenue is to be made publicly accessible 24 hours / 7 days a week.

# Questions?