Statement of Environmental Effects

Proposed Development at 172 Fox Valley Road, Wahroonga

Seventh-Day Adventist Church –South Pacific Division

June 2014

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Quality Assurance

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Table of contents

Executive Summary i

Introduction 3

Section 1: Background 4

1.1 Site Location and Characteristics 4
1.2 Planning Context 5
1.3 Planning Status 6

Section 2: Proposed Development 8

2.1 Proposal 8

Section 3: Planning Policy and Legislation 9

3.1 Site Specific Planning Requirements 9
3.2 State Planning Requirements 14
3.3 Other Planning Requirements 15

Section 4: Environmental Assessment 17

Original Concept Plan 17
Proposed Development 18
4.1 Traffic and Car Parking 18
4.2 Geotechnical 19
4.3 Contamination 19
4.4 Bushfire 20
4.5 Acoustic 20
4.6 Flora and Fauna 21
4.7 Arboricultural 21
4.8 Heritage 22
4.9 Access 22
4.10 Ecological Sustainable Development 22
4.11 BCA Report 23
4.12 Landscaping 23

4.12 Waste 24
4.13 Crime Assessment 24
4.14 Fire Engineering Report 24

Section 5: Conclusion.....25

List of Appendices: Drawings and Reports.....26

Executive Summary

This Statement of Environmental Effects (SEE) supports the development of commercial premises to accommodate professional medical consulting activities, on the corner of Fox Valley Road and the Comenarra Parkway, Wahroonga.

The project is referred to as SPD Commercial. The development of commercial premises at this location is permitted under the approved Concept Plan MP07/0164. The concept plan is the principle planning instrument which applies various design principles to land at the Wahroonga Estate. Part IIIC of the Ku-ring-gai Planning Scheme Ordinance also outlines the land use zoning, development standards and wider considerations, which have been addressed in this SEE.

The proposed works seek to develop:

- One three storey building and two four storey buildings connected by a central atrium, to contain 6,575m^2 Gross Floor Area (GFA) of commercial premises, ancillary café and three levels of basement parking;
- Removal of existing trees within the proposed building footprint;
- Demolition of existing structures on the site, including the Mission Hostel; and
- Subdivision to excise 6,020m² of commercial land and separate this from lot containing adjoining bushland.

The enclosed development application was subject to further review since its original lodgement in February 2013. Specifically the development responds to feedback and submissions from Ku-ring-gai Council, Sydney West Joint Regional Planning Panel. The proposal also responds to the Planning Assessment Commission further to recent modification of the Concept Plan MP07/0164.

The development is consistent with the approved Concept Plan and considers all relevant planning legislation and instruments.

The proposed development has been assessed by all relevant consultants and their reports accompany this Statement of Environmental Effects. It is presented to Ku-ring-gai Council for assessment.

Introduction

This Statement of Environmental Effects (SEE) supports the development of commercial premises including three levels of basement car parking to accommodate professional medical consulting activities, on the corner of Fox Valley Road and the Comenarra Parkway, Wahroonga at Wahroonga Estate, in the Ku-ring-gai local government area (LGA). The proposal is in accordance with the approved Concept Plan MP07_0164.

The report is structured as follows:

Section 1 – Background

Section 2 – Proposed Development

Section 3 – Planning Policy and Legislation

Section 4 – Environmental Assessment

Section 5 – Conclusion

Section 1: Background

1.1 Site Location and Characteristics

Wahroonga is a suburb in Ku-ring-gai Local Government Area, located approximately five kilometres north-west from Hornsby centre and approximately 23 kilometres from Sydney CBD. The areas surrounding Wahroonga Estate site predominantly contain low density residential dwellings. The site is located at 172 Fox Valley Road, Wahroonga, on the north-east corner of Fox Valley Road and the Comenarra Parkway intersection. The site is bounded by:

- Existing residential dwellings to the north
- The Central Hospital precinct, including proposed student accommodation and key worker housing and the Education Centre to the west,
- The Comenarra Parkway to the south, and
- Bushland to the east.

Location Plan – Source MBMO

1.2 Planning Context

In December 2009, Wahroonga Estate was declared a State Significant Site by NSW Planning, known currently as the Department of Planning and Environment (DP&E).

Wahroonga Estate is subject to a Concept Plan (07_0166), which is the key planning instrument that presents the basis by which further development approvals are to be issued. The approved Concept Plan was issued on 31 March 2010 and outlines permissible land uses and floorspaces across five precincts.

The Concept Plan is an environmental planning instrument, which identifies that the proposed density and scale of the Wahroonga Estate is within its environmental capacity. The Concept Plan states: *"Commercial buildings at the intersection of Fox Valley Road and the Comenarra Parkway will serve to reinforce the creation of a village centre at this junction".*

The Concept Plan is arranged into precincts and details existing and proposed development permitted in each precinct by gross floor area for a range of types of uses. The commercial development is in Precinct D Fox Valley Road.

Precinct	***Maximum Gross Floor Area (m^2)***	***Maximum Gross Floor Area (m^2) by land uses***
Precinct D: Fox Valley	*15,000m^2*	*15,000m^2 Commercial*

The site of the proposed development currently contains the Mission Hostel building. The site is zoned B1 – Neighbourhood Centre in Part IIIC of Ku-ring-gai Planning Scheme Ordinance.

The proposed use is permitted under Concept Plan MO07_0166. The core function of the proposed development is to accommodate professional consulting rooms for medical professionals associated with the Seventh-Day Adventist Hospital. A cafe will be located at ground level near the main entrance in Building 2. This will help to activate the main entrance and provide amenity to occupants and visitors of the site. Three levels of parking in the basement will provide total of 247 car spaces including 9 disabled driver spaces and 1 car share space while there will also be at least 10 motor cycle spaces as well as bicycle store spaces.

The total maximum permissible commercial floor space in Precinct D Fox Valley Road is 15,000m². This figure includes Seventh-day Adventist Church South Pacific Division Headquarters at 148 Fox Valley Road, which comprises approximately 8,000m². The proposed 6,575 m² of commercial floor space at 172 Fox Valley Road still allows for planned future improvements to SPD headquarters.

1.3 Planning Status

The enclosed development application has been subject to further review since its original lodgement to Council in February 2013. Specifically, the proposed development responds to feedback and submissions from Ku-ring-gai Council, Sydney West Joint Regional Planning Panel and the NSW Planning Assessment Commission.

Enclosed documents include further clarification regarding road widening and setbacks, and hydraulic engineering. The plan of subdivision is also enclosed.

Further to recent modification of the Concept Plan (MP07_0166 MOD4), which was approved on 8 April 2014 by the Planning Assessment Commission under Section 75W of the Environmental Planning and Assessment Act 1979, the proposed development complies with the approved Concept Plan.

The following table outlines changes made to the design, presented in the original development application. The purpose of this table is to aid Ku-ring-gai Council in its assessment of the SPD Commercial development.

This details relevant requests by Council, JRPP, and the PAC and how the new design responds.

Alterations to Original DA	**Reason**
Corner of Comenarra Parkway and Fox Valley Road- The following amendments reflect suggestions for improvement of the corner treatment by the LGA: · The external egress stair moved into the building envelope. · An additional building entry on the ground floor has been created on the corner, in close vicinity to the pedestrian crossing at the traffic lights	In response to Council's Urban Designer and PAC review.

· With the additional entry, the existing awning has been stretched to assist the functionality of the additional entry. · The landscaping on the corner has been amended to reflect the above changes and put more emphasis of the corner location. · The treatment of the south facing façade has been refined after omission of the external stair. · As a result of these changes the gross floor area increased from 6,402 m^2 to 6,575 m^2.	
Addition of a third basement for car parking and minor changes to plant rooms and car park ventilation to accommodate this.	Response to Council for more parking.

There are no other changes to the original design of the commercial building. The Concept Plan permits the proposed footprint, height, bulk and scale of the development. This SEE demonstrates that the resultant design is compliant with the Concept Plan Instrument and is supported by the following updated reports:

- BCA Report;
- Bushfire Assessment;
- Fire Engineering Safety Report;
- Civil Design Report and Drawings;
- Crime Risk Assessment;
- ESD Report;
- Landscape Plan;
- Traffic and transport Report; and
- Waste Management Plan.

The following reports initially lodged in February 2013, remain unchanged:

- Acoustic Report;
- Access Report;
- Arborist Report;
- Contamination Report;
- Flora and Fauna Report;
- Geo-technical Report;
- Heritage Impact Statement; and
- Site Survey.

Section 2: Proposed Development

2.1 Proposal

The development is in accordance with the approved Concept Plan. The proposal seeks to undertake works including:

- One three storey building and two four storey buildings connected by a central atrium, to contain 6,575m^2 Gross Floor Area (GFA) of commercial premises, ancillary cafe and three levels of basement parking;
- Removal of existing trees within the proposed building footprint;
- Demolition of existing structures on the site, including the Mission Hostel; and
- Subdivision to excise 6,020m² of commercial land and separate this from lot containing adjoining bushland.

Please refer to the attached architectural drawings enclosed by separate attachment.

Section 3: Planning Policy and Legislation

This section of the report provides an overview of relevant planning controls and guidelines.

3.1 Site Specific Planning Requirements

Concept Plan MP07_0166

The approved Concept Plan is the principal planning instrument, supplemented by Part IIIC Wahroonga Estate Site under Ku-ring-gai Planning Scheme Ordinance. The Concept Plan stipulates that it is the prevailing Environmental Planning Instrument should any inconsistencies arise.

The Instrument of Approval (MP07_0166 MOD 4) made on 8 April 2014, was drafted with direct reference to designs lodged to Council in February 2013.

This specifies the following:

A2 Development in Accordance with Plans and Documentation

In the event of any inconsistencies between the administrative terms of approval and further assessment requirements of this concept approval and the plans and document described in this Schedule, the administrative terms of approval and further assessment requirements of this concept approval prevail.

Flexibility in design is considered as part of the Concept Approval under the following terms of approval:

A8 Building Height

(1) Buildings shall generally be compliant with the Wahroonga Estate Height of Buildings Map, except as follows:

f) Commercial development in Precinct D: Fox Valley Road East site at the intersection of The Comenarra Parkway and Fox Valley Road shall be restricted to a maximum building RL of +171. 7m, with plant and lift overrun protrusions up to a maximum RL of +173.5 m.

Notwithstanding A8 (1) above, development consent may be granted for development that exceeds the maximum building height stipulated in A8 (1) if the consent authority has considered and is satisfied with the written request from the applicant that seeks to justify the contravention of the maximum building height…

These development standards were drafted by the Planning Assessment Commission utilising the architectural designs enclosed. The design is therefore consistent with the instrument of approval.

The following revised terms of approval provide further clarity as to the scope of flexibility enabled by the instrument to allow for alternative designs. This enables variations which provide a superior built form and/or urban design outcome, that are consistent with the intent of the indicative design elements, as follows:

B1 Urban Design

(1) Future development applications are to be generally consistent with the following elements of the approved Concept Plan, unless it can be satisfactorily demonstrated to the consent authority that a superior built form and/or urban design outcome can be achieved with an alternative layout, while remaining consistent with the terms of approval and intent of the approved Concept Plan:

(a) Building footprints
(b) Asset Protection Zones widths
(c) Internal road location
(d) Detention basin location

…Development sited at the intersection of The Comenarra Parkway and Fox Valley Road is to provide activation at ground level to both street frontages, and is to address both street frontages and the intersection, and respond to the intersection's location forming a gateway to the precinct.

Buildings with frontage to Fox Valley Road must have an active street frontage and provide a setback of at least 10 metres from the street front boundary.

The Concept Plan also specifies the conditions applicable for parking provision for commercial developments.

B9 Car parking

(3) The consent authority is to have regard to the provisions of the relevant Council Development Control Plan regulating car parking at the time of the application, the final Preferred Project Report and any other relevant traffic, transport and car parking reports when determining car parking requirements for employment generating land uses.

(4) Applications for non-residential land uses must be accompanied by a traffic and car parking assessment prepared by a suitably qualified traffic planner, demonstrating that sufficient car parking has been provided having regard to the RTA's Guide to Traffic Generating Developments and Council's DCP requirements.

The following development standards have been considered:

Development Control	**Standard**	**Compliance/Justification**
Height	A8 Building Height f) Commercial development in Precinct D: Fox Valley Road East site at the intersection of The Comenarra Parkway and Fox Valley Road shall be restricted to a maximum building RL of +171. 7m, with plant and lift overrun protrusions up to a maximum RL of +173.5 m.	The proposed height was directly referenced to inform this development standard and therefore is compliant with the Concept Plan. This will have minimal visual and amenity impacts to nearby properties and is consistent with the wider urban design considerations applicable under the Concept Plan. The overall height of each building responds to the slope of the site. The design has maximised floorspace efficiency, with minor protrusions relating to non-habitable voids, lift overruns and plants rooms.
Maximum Gross Floor Area	15,000m^2	Under the Concept Approval the Fox Valley Road East Precinct allows for the provision of a total of 15,000m^2 commercial floorspace.

		There is currently approximately 8,000m² of floorspace in the SPD HQ administration Building at 148 Fox Valley Road. The development proposes 6,575 m^2 of floorspace. Overall, the proposed floorspace is below the allocated provision for Precinct D Fox Valley Road East and still allows for upgrades and improvements to existing buildings.
Landscaping	Neighbourhood Centre landscaping treatment, as described under the Concept Plan.	As described under the Concept Plan, a neighbourhood centre landscaping treatment is proposed by including: • An emphasis on legibility and circulation. • Use of hard and soft landscaping elements to promote a hierarchy of movement for pedestrian and vehicle access. • Use of street tree planting to create shaded areas and the use of street furniture to enhance the local environment. • Use of landscaping to enhance the corner treatment of the building and maintain visual connection with the pedestrian crossing.
Parking	Parking rates as specified in the Ku-ring-gai DCP. Note. Due to the commercial and medical nature of the building, the Traffic report refers to Council's Parking DCP with regards to both office and medical centre type uses.	Three levels of parking in the basement will provide a total of: • 247 car spaces • Of which 9 disabled spaces • 1 car share space • At least 10 motor cycle spaces • 16 bicycle store spaces. The proposed development accommodates all parking underground. This is consistent with the Concept Plan. The overall intent of the Concept Plan allows for a 'living-working community', whereby Wahroonga Estate would be able to be accessed via other

		modes of transport. The parking provision provided within the proposed development is deemed appropriate to the commercial nature of the building to be used by medical professionals for consulting purposes on an appointment only basis. This is further explained in the attached Traffic Report.
Setbacks	Under the Concept Approval building with frontage to Fox Valley Road must have a setback of 10 metres, with an indicative setback of 6 metres to Comenarra Parkway.	The development is consistent with the 10 metre setback along Fox Valley Road as outlined in the Concept Approval and the 6 metre setback along Comenarra Parkway as outlined in the Concept Plan. The building setback takes into consideration the additional space required to accommodate the proposed road widening and road upgrades on Comenarra Parkway and Fox Valley Way, currently subject to a Deed of Agreement between the Seventh-Day Adventist Church and Roads & Maritime Services (RMS).
Access and Pedestrian and Cycle Movements	The concept plan reinforces that the living-working community environment is important to encourage alternative transport and reduce car dependence and a system of pedestrian and cycle linkages has been planned across the Estate.	The proposed development allows for an active street frontage and interface with the corner of Fox Valley Road and Comenarra Parkway. Consideration to pedestrian through linkages to the wider Wahroonga Estate and surrounding land uses are considered. Further activation of the corner of the building has resulted in the building being designed to provide direct interface with the pedestrian crossing at the intersection.
APZ Setbacks	The Bushfire Protection Assessment which accompanied the Concept Plan identified: • An appropriate level of consultation was undertaken	The proposed development adjoins land identified as Category 1 Bushfire Prone Vegetation. The existing lot also contains unmanaged vegetation. The proposed development has consideration for the APZ

	with the NSW Rural Fire Service. • Bushfire safety measures were to be implemented relating to access/egress, fire-fighting access and water supplies, construction standards for buildings, management of APZ vegetation and evacuation protocols.	setbacks, including access and egress, fire-fighting access and construction materials used. The proposed development meets bushfire protection measure requirements, complying with Section 79BA of the Environmental Planning and Assessment (EP&A) Act 1979. The report finds that the bushfire protection measures, applicable to a Class 5 building under the objectives of Planning for Bushfire Protection 2006, can be met.

3.2 State Planning Requirements

Ku-ring-gai Planning Scheme Ordinance, Part IIIC – Wahroonga Estate

The Ku-ring-gai Planning Scheme Ordinance (PSO) contains various planning provisions for the Wahroonga Estate, being transferred from the SEPP (Major Development) 2005. Only those planning controls specific to the Wahroonga Estate under the Ku-ring-gai PSO are applicable to the site. Notwithstanding, the Concept Plan is the principal instrument applicable to Wahroonga Estate. The subject site is zoned B1 – Neighbourhood Centre.

Under the Ku-ring-gai PSO, the objectives of the B1 - Neighbourhood Centre as:

> *(1) The objective of the Zone B1 Neighbourhood Centre is to provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.*

The proposed development is consistent with this objective. The building will provide a range of medical and ancillary uses that will meet the needs of people who use and visit Wahroonga Estate and the wider area.

3.3 Other Planning Requirements

Ku-ring-gai Development Control Plan

The Ku-ring-gai Development Control Plan (DCP) 43 outlines the following rates of parking provision.

Land Use	Parking
Office and Commercial	1 space per 33 m^2 GFA plus 1 space if resident manager or caretaker. Note. For development in excess of 200 m^2 GFA, 1 courier space to also be provided in a convenient location. Servicing facilities to be provided to the satisfaction of Council's Director Development Control

Based on the proposed gross floor area of 6,575 m², this equates to a requirement for approximately 199 car spaces. The proposed development can accommodate 247 cars over three levels of underground parking.

The proposed development also has consideration for the following criteria.

Site Planning and Environmental Constraints	The development has regard for tree preservation, bushfire protection and heritage items. Other factors affecting the site planning and environmental constraints of the site are further considered in the accompanying Appendices. This includes information to support that the development is sited to avoid critically/endangered ecological communities, achieves a balance between cut and fill, and minimises earthworks, other than to accommodate the necessary building footprint and basement parking. Setbacks to both streets comply.
Design Elements	The development has considered the following aspects through the design stage, in particular the orientation of buildings on the corner of the Comenarra Parkway and Fox Valley Road. The development's design has respect

	for users, visitors and surrounding properties with regards to: • Set back requirements, • Streetscape (both private and public) amenity, • The public domain and through connections, • Maximum Gross Floor Area, • Height of building, and • Topography of the site.
Managing Construction or Demolition	Site management during the demolition, construction and operational stages of the proposed development are detailed. This includes waste management, tree protection and noise control measures. Please refer to the attached supporting reports for further details.

Section 4: Environmental Assessment

Original Concept Plan

This section of the report assesses the environment impact of the development on the site and in the wider locality. It should be noted that detailed analysis of these components was undertaken as part of the Concept Plan.

- **Access, traffic and parking.**
  Under the Final Preferred Report and Concept Plan provision was made for a total of 1,671 car spaces (including 250 on-street parking spaces) to service the non-hospital uses across the Wahroonga Estate.
- **Contamination**
  A Phase 1 Contamination Assessment was prepared by Douglas Partners for the Wahroonga Estate in November 2008. The scope of works included a site walkover, identification of properties, a review of historical aerial photographs, and a search of relevant registers and databases. Overall, it was considered the site had a low potential for soil and groundwater contamination.
- **Bushfire**
  A Bushfire Protection Assessment was prepared during the Concept Plan process and identifies that an appropriate and justified level of consultation was undertaken with NSW Rural Fire Service. Bushfire safety measures addressed issues relating to access/egress, fire-fighting access and water supplies, construction standards for buildings, management of APZ vegetation and evacuation protocols.
- **Flora and fauna**
  A Flora and Fauna Assessment was prepared by Cumberland Ecology in March 2009. The purpose of the assessment was to examine the ecological values and predict the potential impacts of the redevelopment on flora and fauna.
  On the site approximately 5.771 hectares of the 37.077 hectares of native vegetation is proposed to be cleared for development, with a further 16.356 hectares to be managed for asset protection zones (APZ) and 1.36 hectares to be managed for bushfire fuel reduction zones. The development is setback from the Asset Protection Zone (APZ).

- **Ecological sustainable development**

  The Ecological Sustainable Development Review was prepared in response to the Director-General's Requirements issued under the Part 3A process. ESD principles which are incorporated into the Wahroonga Estate and allow for flexibility in site configuration and development controls are discussed.
  - Water sensitive urban design (WSUD) – was considered in the 'Wahroonga Estate Flooding and Stormwater Master Plan'. Site stormwater and water cycle management infrastructure control flooding, improved water quality and conserve and reuse water on-site. WSUD recommendations include rainwater tanks, detention basins, wetlands and ponds.
  - Recycling and waste management – reuse has been utilised where viable on the site. Future developments will prepare and implement Waste Management Plans for demolition, excavation and construction works. Measures will be undertaken to achieve effective recycling and waste management processes.
- **Heritage**

  Australian Museum Business Service prepared a Heritage Impact Assessment for the site during the Concept Plan process. Recommendations were made to ensure heritage values on the site are protected. For buildings with potential heritage significance which are to be relocated or removed, archival recording should be undertaken.

Proposed Development

Environmental assessment considerations undertaken for this development specifically are discussed below.

4.1 Traffic and Car Parking

A revised Traffic Report was prepared by Transport and Traffic Planning Associates in June 2014, which updated the original report issued to council in February 2013. This assesses the proposed development's suitability in relation to traffic and access arrangements and parking provision over three levels of basement parking.

The Traffic Report confirms the following:

- *The proposed scheme is compliant with the provisions of the Concept Approval and DG's Assessment.*
- *The proposed parking provision will be suitable/appropriate and is compatible with Councils DCP criteria.*
- *The projected traffic generation will be entirely consistent with that which was identified in the assessment undertaken for the Concept Approval and there will not be any adverse traffic implications.*
- *The proposed access, internal circulation and servicing arrangements will be suitable and appropriate.*
- *The now proposed upgrade of the intersection of the Comenarra Parkway and Fox Valley Road intersection will achieve a significantly better operational performance outcome than that identified for the Concept Approval.*

4.2 Geotechnical

A Geotechnical Report was prepared by JK Geotechnics in December 2012 for the site located at 172 Fox Valley Road, Wahroonga. Fieldwork and groundwater investigations were undertaken as part of the study. The report also provided recommendation on site specific issues.

The Geotechnical Report makes recommendations regarding excavation procedures, in particular monitoring of vibrations throughout works and the need to obtain dilapidation reports to surrounding properties. Recommendations have also been made with regard to stress relief, soil and bedrock support, retaining walls, footings and the on-grade floor slab. The site will also require appropriate sub grade preparation and pavement design and construction.

4.3 Contamination

A Preliminary Stage 1 Environmental Site Assessment investigating the potential contamination impacts on the site was prepared by Environmental Impact Services (EIS) in January 2013.

A summary of the site history and records found that the site has been used for unknown purposes since 1930, but that records, licences and notices indicated the site was not considered to be contaminated. Soil sampling was also undertaken as part of the investigation. Testing found the potential for significant

widespread soil contamination to be low. The site is considered suitable for the proposed development, while demolition and constructions recommendations will ensure minimal risk.

4.4 Bushfire

A revised Bushfire Report was prepared by Australia Bushfire Protection Planners in May 2014 further to the original DA in February 2013. The site is affected by the buffer zone to the Category 1 Bushfire Prone Vegetation, located to the north-east of the proposed development. As such, the proposed development is required to comply with provision of Section 79BA of the Environmental Planning and Assessment (EP&A) Act 1979 and the Planning for Bushfire Protection Act 2006.

Under Section 79BA of the EP&A Act, this development application will be referred to the Rural Fire Service (RFS) for further consideration.

The enclosed report demonstrates that the proposed development meets the Planning for Bushfire Protection provisions, including measures such as a defendable space, construction standards to address likely levels of radiant heat and evacuation provisions.

4.5 Acoustic

An Acoustic Report was prepared by Cardno in February 2013 and identified noise sources that could potentially affect the occupants of the proposed development. The primary noise source affecting the site is traffic noise from the Comenarra Parkway and Fox Valley Road (both main collector roads).

The Acoustic Report identified the following measures will be required to address noise intrusion criteria:

- Double glazing to facades exposed to the Comenarra Parkway and Fox Valley Road.
- Single glazing would be satisfactory along the east facing facade, to the rear of the buildings.
- Consideration of plant noise emissions, with standard measures to be implemented.

- Consideration of construction noise and vibration impacts, will involve implementing noise mitigation measures to achieve compliance with the project specific criteria.

4.6 Flora and Fauna

A Flora and Fauna Assessment was issued to Council in February 2013. A vegetation survey was undertaken by Cumberland Ecology in December 2012 to verify vegetation mapping completed by SKM in 2009 and to conduct targeted threatened flora surveys. Concurrently, a fauna and flora assessment was carried out on and around the site.

79 flora species recorded, of which 32 are exotic. Vegetation on the site varies in condition. The lot, as it is currently legally identified, contains Sydney Turpentine – Ironbark Forest (STIF) community. STIF is identified as an Ecological Endangered Community (EEC) under the Threatened Species and Conservation (TSC) Act and Critically Endangered Ecological Community (CEEC) under the Environmental Protection and Biodiversity Conservation Act. A range of fauna habitats is also present on the site, include some threatened species.

As part of this development application it is proposed to remove six trees. The removal of these trees will not impact on the EEC or any threatened species on the site. The Arboricultural Report identifies 16 trees on the site, which are to be retained as part of the proposed development.

On and off-site mitigation measures are recommended, including erosion and sediment controls and water detention measures. As the development is not expected to cause any significant impacts to flora or fauna species the preparation of a Species Impact Statement (SIS) is not required.

4.7 Arboricultural

An Arboricultural Impact Assessment was prepared by Tree IQ in December 2012 to assess the condition of 50 existing trees on and surrounding the site. The attached report was issued with the original application in February 2013.

It is generally considered that trees on the site are of fair to good health and of fair to poor structural condition. Existing trees include indigenous species,

Australian native and exotic species. Trees located on the site are subject to Ku-ring-gai Council's Tree Preservation Order.

Six trees are required to be removed to accommodate the proposed development (Trees 28, 49, 50, 66, 74 and 76). Please refer to the tree plan in the Arboricultural Report. Tree 48 is also proposed to be removed and is not considered worthy of the retention. Replacement planting will include the installation of approximately 23 trees within the subject site.

4.8 Heritage

A Statement of Heritage Impact was prepared by Graham Brooks and Associates Heritage Consultants in January 2013. With respect to heritage provisions, the site is subject to the Ku-ring-gai Planning Scheme Ordinance (PSO), Part IIIC, Condition 26R.

The nearest heritage item located on the Wahroonga Estate is located to the north of the subject site, along Fox Valley Road. The Statement recommends that the "*proposed development will have no effect on the established heritage significance and setting of the listed item at 146-148 Fox Valley Road, Wahroonga*". As such, there are no heritage impacts posed by the proposed development.

4.9 Access

An Access Report was prepared by Morris Goding Accessibility Consulting in December 2012 and issued to Council in February 2013. The report discusses ingress and egress and appropriate paths of travel. The report also provides recommendations regarding accessible sanitary facilities and general car parking requirements.

4.10 Ecological Sustainable Development

An Ecological Sustainable Development (ESD) Opportunities Report was originally prepared by WSP Built Ecology, in December 2012. An updated version was issued on May 2014. It makes recommendations to consider ESD opportunities, including:

- Energy efficiency –

  - Facade design, including shading and glazing, the use of insulation and the orientation of buildings.
  - Natural ventilation, to reduce the need for artificial heating and cooling.
  - Renewable energy, including solar hot water and photovoltaic panels.
- Water efficiency –
  - Efficient fixtures, water recycling and irrigation systems.
- Indoor environmental quality –
  - Maximising daylight penetration and thermal comfort, and reducing indoor air pollutants.
- Material use –
  - Sourcing from environmentally sensitive sources to ensure material consumption is minimised.

A Section J report was also prepared as part of this report and the development must consider for building envelope, glazing and shading design and building service utilisation.

4.11 BCA Report

A BCA Report was originally prepared by McKenzie Group Consulting in December 2012. This was further revised in May 2014 and provides details of the requirements affecting the proposed development, including:

- Structural provisions,
- Fire services and equipment,
- Ventilation and smoke hazard management,
- Emergency lighting, exit signs and warning systems, and
- Energy efficiency.

4.12 Landscaping

A Landscape Plan was prepared by Place Design in February 2013; it was then updated in June 2014. This provides details on:

- Deep soil planting,
- Layout and types of vegetation to landscape the site, and
- Different landscaping treatments to be provided in the proposed development, including atrium and external plantings.

4.12 Waste

A Waste Management Plan was prepared to identify the different types of waste that will be generated throughout the lifecycle of the development – demolition, construction and operation. The Plan also provides details on how waste will be reused, recycled or disposed. This was reissued in May 2014

4.13 Crime Assessment

A Crime Risk Assessment Report was prepared for the proposed development and addresses the principles of Crime Prevention Through Environmental Design (CPTED). In particular, it identifies how the proposed development addresses surveillance, access control and space/activity management.

The proposed development will provide for good street activation, connecting to the wider Wahroonga Estate and existing surrounding land uses. This was updated in May 2014.

4.14 Fire Engineering Report

A Fire Engineering Report was originally prepared by WSP in February 2013 and was updated in May 2014 to accompany the revised application. This addresses non-compliances with Deemed-to-Satisfy Provisions of the BCA.

Section 5: Conclusion

This Statement of Environmental Effects (SEE) confirms there will be no significant impacts caused by the proposed development at 172 Fox Valley Road, Wahroonga.

The development proposal addresses relevant planning provisions and meets the intended objectives of the Concept Plan to provide new premises on this site in Precinct D: Precinct D Fox Valley Road East. The development will accommodate professional activities, which support the core health related functions of The Seventh-Day Adventist Hospital.

The proposed development ensures amenity, accessibility in the wider context and long term sustainability of Wahroonga Estate and its built and natural surrounds. The design and layout considers the private amenity of residents in the surrounding area. Good pedestrian linkages to the broader campus are ensured, particularly with Precinct C: Central Hospital via the neighbourhood centre, which is planned to accommodate mixed use development (on the opposite corner of Fox Valley Road and Comenarra Parkway).

Minor impacts will be mitigated through responsive design and engineering solutions to provide an attractive, functional and safe environment for visitors, residents and businesses. These measures are assessed and explained in the attached technical drawings and reports.

This SEE demonstrates that the development presents no significant environmental, social or economic impacts to the public or surrounding properties. The scale and design of the development is in character with land use zone and supports the functions of the Hospital and Wahroonga Estate within the context of the wider local community. This development application should be assessed on its own merits taking into consideration the long term role that Wahroonga Estate has in providing many benefits to the wider economic, social and environmental conditions in the area. In conclusion, the carrying out of these works is considered an optimum use of the site, deserving of Ku-ring-gai Council's support and development approval.

List of Appendices: Drawings and Reports

- Access Report (February 2013)
- Acoustic Report (February 2013)
- Arboricultural Impact Assessment (February 2013)
- Architectural Drawings (May 2014)
- BCA Report (May 2014)
- Bushfire Report (June 2014)
- Civil Design Report and Civil Drawings (June 2014)
- Contamination Report - Phase 1 Preliminary Site Assessment (January 2013)
- Crime Assessment Report (May 2014)
- ESD Report (May 2014)
- Fire Engineering Report (May 2014)
- Flora and Fauna Report (February 2013)
- Geotechnical Report (February 2013)
- Heritage Impact Statement (February 2013)
- Instrument of Approval MP07_0166 MOD 4 (April 2014)
- Landscape Plan (June 2014)
- Traffic Report (June 2014)
- Waste Management Plan (May 2014)

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