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WAHROONGA ESTATE DEVELOPMENT TO CREATE UP TO 16,000 JOBS

A job-creating expansion of Sydney Adventist Hospital, protection of environmental lands and new housing to meet Sydney’s needs have received concept plan approval at the Wahroonga Estate site.

Minister for Planning, Tony Kelly, said following extensive community consultation, the amount of development allowed on the site has been scaled back significantly.

“The Johnson Property Group proposal will deliver around 16,000 jobs over 20 years, including 5,000 operational jobs and 11,000 construction jobs over the life of the project,” the Minister said.

Concept plan approval will allow for:

- A $347 million upgrade and expansion of the existing hospital, along with a 3,500 square-metre expansion and relocation of the Faculty of Nursing;
- Up to 500 private dwellings, a 30% reduction on the original 717 dwellings being sought, that will help meet the northern region’s dwelling targets under the Metropolitan Strategy;
- A school for kindergarten to Year 12 – 800 students;
- A new church;
- Retail space of 2,000 square metres;
- Commercial space of 16,000 square metres;
- An Aged Care facility including seniors housing of 50 dwellings, a 104-bed hostel and 41 nursing home beds;
- The establishment of business and community precincts where neighbourhood retail areas and professional consulting rooms are to be located.

Mr Kelly said the input received from the local community through both the public exhibition process and the community reference group specifically set up for the site has played a very important role.

“An independent review of vegetation was also commissioned to ensure appropriate boundaries were set between development and conservation areas,” the Minister said.

Changes to the original plan include:

- 50% of the site quarantined from development due to its significant environmental value and the presence of endangered ecological communities such as the Sydney Turpentine Ironbark and Blue Gum High Forests;
- The removal of the residential component proposed for the eastern part of the site which has been replaced with environmental conservation lands;
- Maximum building heights reduced by 2.5 metres along both the northern and southern sides of Mount Pleasant Avenue;
- Reconfiguration of the school site; and
- Low density residential development only around the edges of the site and medium/high density in less sensitive areas within the central part.

Mr Kelly said while these environmental gains represent an important outcome for the site, the proposal would also deliver significant social and economic benefits.

“The SAN Hospital is the third largest health-based employer in the northern Sydney region and its proposed expansion will be a significant boost for both employment generation and health care in the local area,” the Minister said.

The concept plan approval follows the site’s listing in December last year as a State significant site (SSS), allowing for the rezoning of the site development standards such as building heights and heritage conservation.

“The SSS process has allowed the rezoning and concept plan proposal to be viewed and assessed concurrently, delivering greater clarity for the public and a far more streamlined planning process for what is a site of major significance.

“While the Johnson Property Group’s broad vision for the site is supported by the NSW Government, individual applications for each element would need to be approved before construction commences.”

DONATION DISCLOSURE STATEMENT:

NSW political donation disclosure laws related to development proposals began last year. Under these laws, political donations of $1,000 or more must be reported by companies who have a financial interest in development proposals lodged with the Department of Planning from October 2008 (if such donations were made in the two years prior to the application date).


The proposal was lodged before October 2008 and as such the political donations disclosure laws do not apply.