

BUSHFIRE PROTECTION ASSESSMENT FOR THE MODIFICATION TO THE WAHROONGA ESTATE CONCEPT PLAN

AUSTRALIAN BUSHFIRE PROTECTION PLANNERS PTY LTD
32 Old Dog Trap Road, Somersby NSW 2250
Tel. 612 43622112 / 612 43621184 Mob. 0427 622204
Email. abpp@bigpond.net.au



**BUSHFIRE PROTECTION
ASSESSMENT**

FOR THE

MODIFICATION TO THE

**WAHROONGA CONCEPT MASTER
PLAN**

Report Number	Document	Preparation Date	Issue Date	Directors Approval
B244197	Final	09.09.2024	10.09.2024	<i>G.L. Swain</i>

EXECUTIVE SUMMARY

Australian Bushfire Protection Planners Pty Limited has been commissioned to review the proposed modification to the approved Wahroonga Estate Concept Master Plan.

Australian Bushfire Protection Planners Pty Limited, at the request of the *Johnson Property Group*, on behalf of the *Australasian Conference Association*, undertook the bushfire consultancy to inform the concept planning process, under Part 3A [State Environmental Planning Policy – Major Projects SEPP] of the *Environmental Planning & Assessment Act 1979*, on the bushfire protection measures required for the redevelopment of the Sydney Adventist Hospital, Wahroonga, comprising the following land parcels.

Within the Ku-ring-gai Local Government Area:

- Part Lot 62 in DP 1017514 – [No. 185,148 & 172 Fox Valley Road];
- Lots 3 – 6 in DP 834964 – [Nos. 158 – 164 Fox Valley Road];
- Lots 7 & 8 in DP 834966 – [Nos. 166 & 168 Fox Valley Road];
- Vol. 4506 Fol. 44 known as 172a Fox Valley Road;
- Lots 1- 4 in DP 834963 – [Nos. 130 136 Fox Valley Road];
- Part Lot 2 in DP 965637 [Vol 16721 Folio 104] – known as No. 153 Fox Valley Road;
- Lots 7 – 8 in DP 834961 – [Nos. 155 – 157 Fox Valley Road];
- Lots 1 – 4 in DP 834967 – [Nos. 159 – 167 Fox Valley Road];
- Lot 1 in DP 834961 – [No. 169 Fox Valley Road];
- Lot 1 – 2 in DP 834960 - [Nos. 171 – 173 Fox Valley Road];
- Lots 1 – 2 in DP 834968 – [Nos. 191 – 193 Comenarra Parkway];
- Lots 50 – 52 in DP 880017 – [Nos. 195 – 201 Comenarra Parkway];
- Lots 1 – 6 in DP 834965 – [Nos. 203 – 213 Comenarra Parkway];
- Lots 1 – 12 in DP 834969 – [Nos. 64 – 80 & 73 – 77 Mt Pleasant Avenue];
- Part Lot 53 in DP 880017 – [No. 79 Mt Pleasant Avenue]; and Lots 50 – 61 in DP 1017514 – [Nos. 82 – 104 Mt Pleasant Avenue.

Within the Hornsby Local Government Area:

- Lot 2 in DP 410875;
- Lots 46 – 53 in DP 15946 – [No. 53 – 67 Ferndale Road].

The Concept Master Plan was approved by the Minister of Planning on the 31st March 2010, under Major Project No. 07_0166.

The approved Concept Plan included:

- The proposed expansion of the Sydney Adventist Hospital by an additional 28,000m² of hospital floor space;

- The development of up to 500 low, medium and high-density residential dwellings;
- Student accommodation;
- Seniors housing;
- 18,000m² of retail and commercial uses;
- 9,000m² for a K-12 school,
- 3,500m² for an upgraded faculty of nursing;
- 3,200m² for church uses; and
- 31.4 hectares of conservation lands and associated infrastructure.

Figure 1 provides a copy of the approved Concept Master Plan.

Figure 2 provides an expanded copy of the Mount Pleasant Avenue Precinct of the approved Concept Master Plan.

Figure 3 provides an expanded copy of the Church & School Precinct of the approved Concept Master Plan.

Figure 4 provides an expanded copy of the Hospital Precinct of the approved Concept Master Plan.

Figure 5 provides an expanded copy of the Precinct to the east of Fox Valley Road.

Figure 6 provides an expanded copy of the Fox Valley Road/Comenarra Parkway corner of the Estate.

[illegible]



Figure 2 – Expanded copy of the Mount Pleasant Avenue Precinct of the Approved Concept Master Plan.

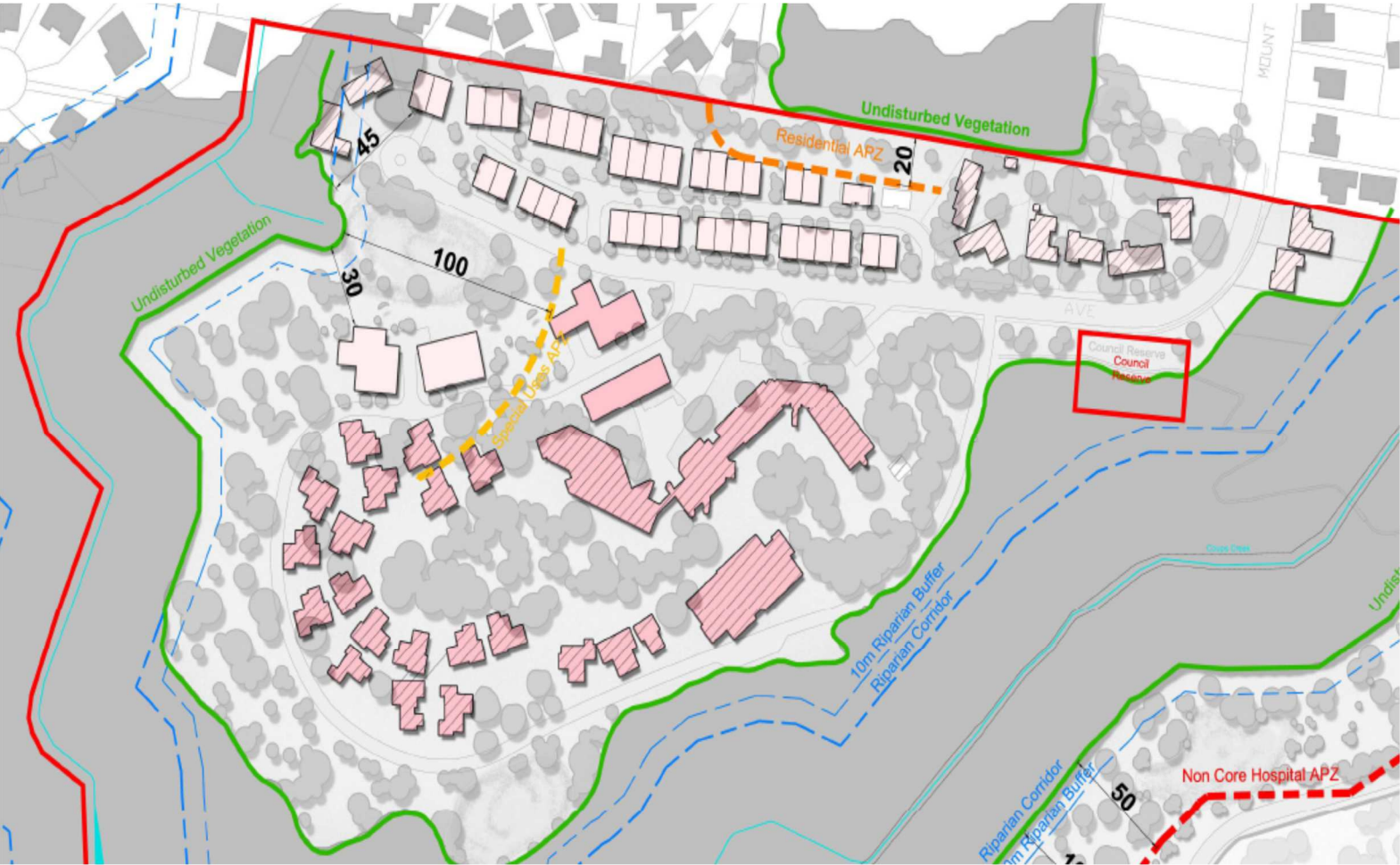




Figure 3 – Expanded copy of the Church & School Precinct of the Approved Concept Master Plan.

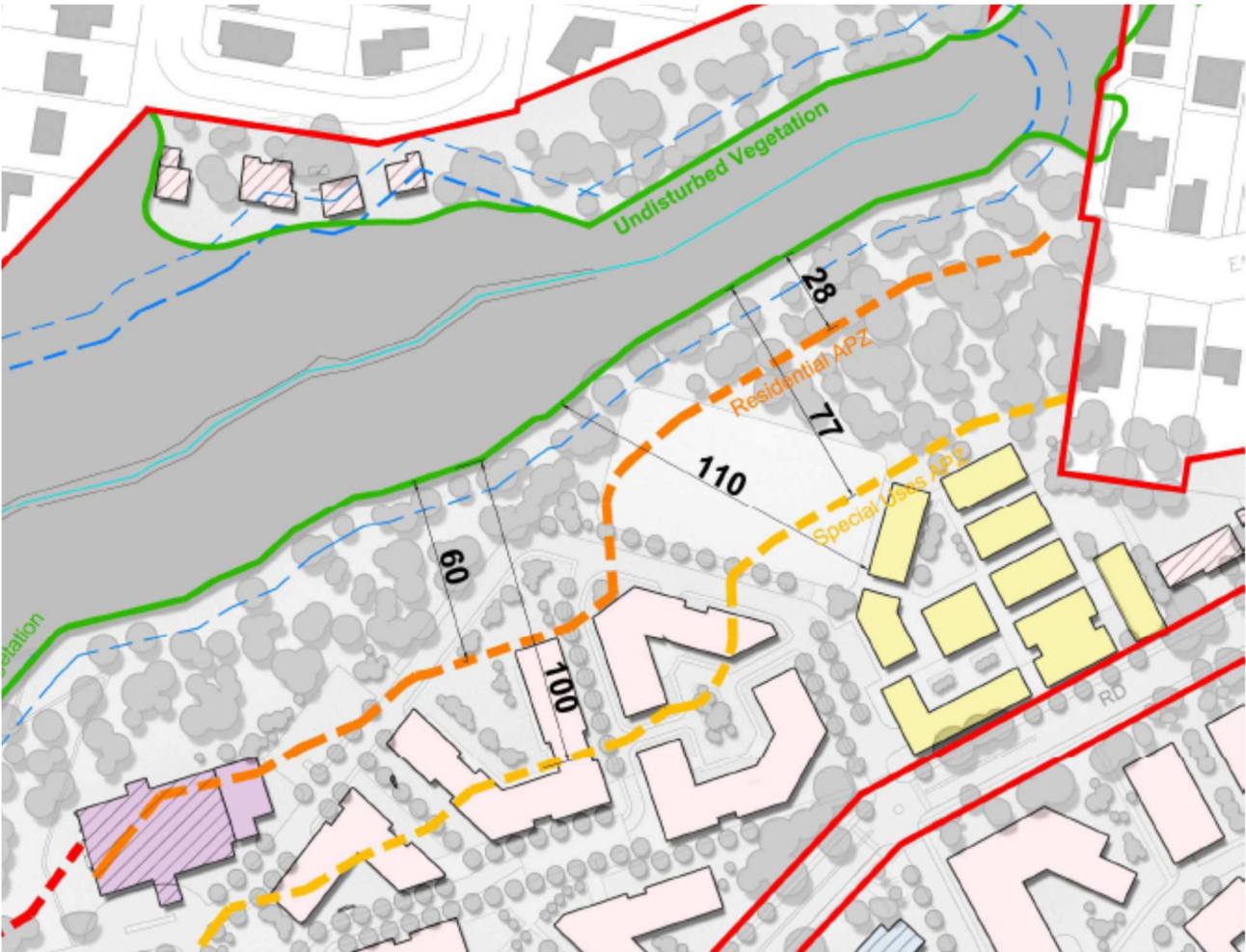


Figure 4 – Expanded copy of the Hospital Precinct of the Approved Concept Master Plan.

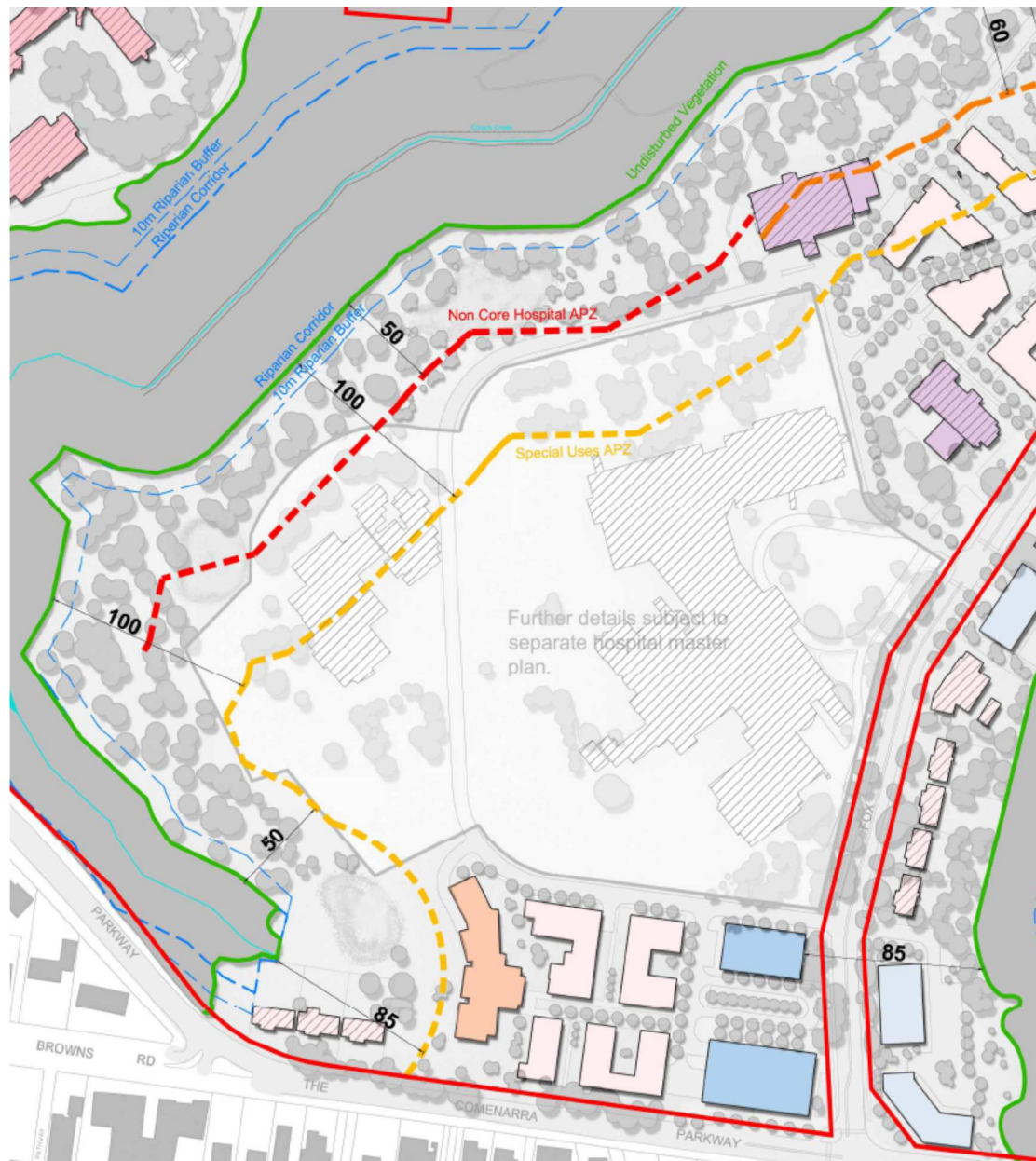


Figure 5 – Expanded copy of the Approved Concept Master Plan showing the Development Precinct to the east of Fox Valley Road.



Figure 6 – Expanded copy of the Approved Concept Master Plan showing the Fox Valley Road, Comenarra Parkway corner of the estate.



The approved Concept Master Plan allowed for the construction of up to 500 residential dwellings on the site, including in the Mount Pleasant Avenue Precinct, the Church/School Precinct, the Hospital Precinct and the precinct to the east of Fox Valley Road.

Further examination of the potential for residential development in the Mount Pleasant Avenue Precinct has concluded that, due to bushfire and environmental constraints, this precinct is not suitable for additional residential development.

The need to provide additional recreation space for the School has also reduced the potential number of residential units within the Church Precinct and realignment of the zoning boundary has reduced the residential yield in the precinct to the east of Fox Valley Road.

Currently there is the potential to construct 388 residential dwellings (units) on the site – refer to Figures 7 - 9 showing the residential development yield available in each precinct.

Figure 7 – Plan of the Mount Pleasant Precinct showing residential development yield.

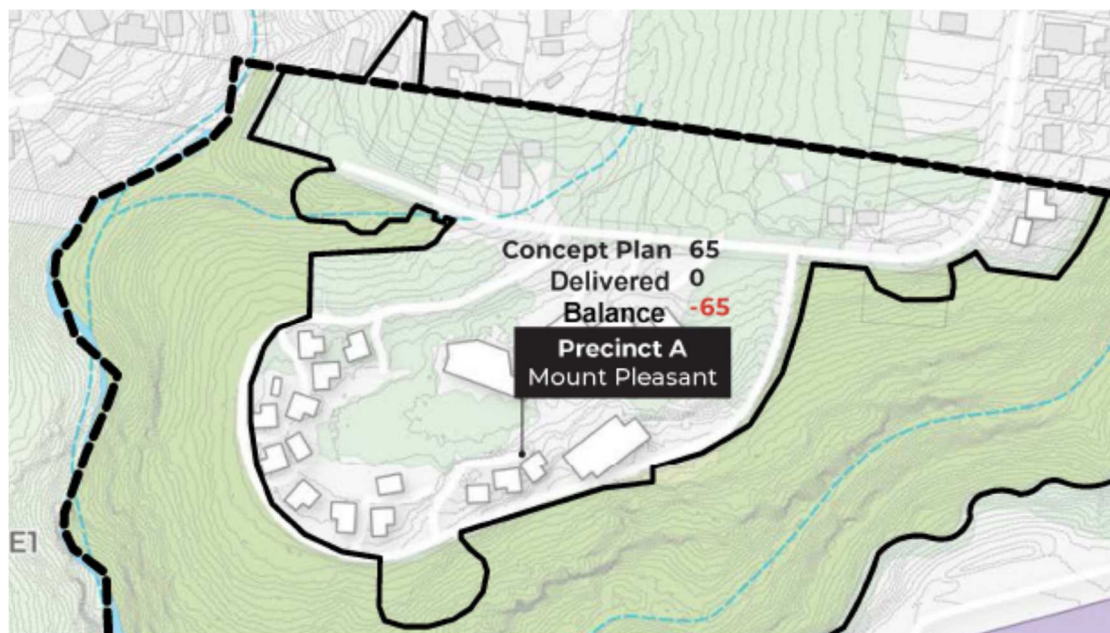


Figure 8 – Plan of the Church & Fox Valley Road Precincts showing residential development yield.

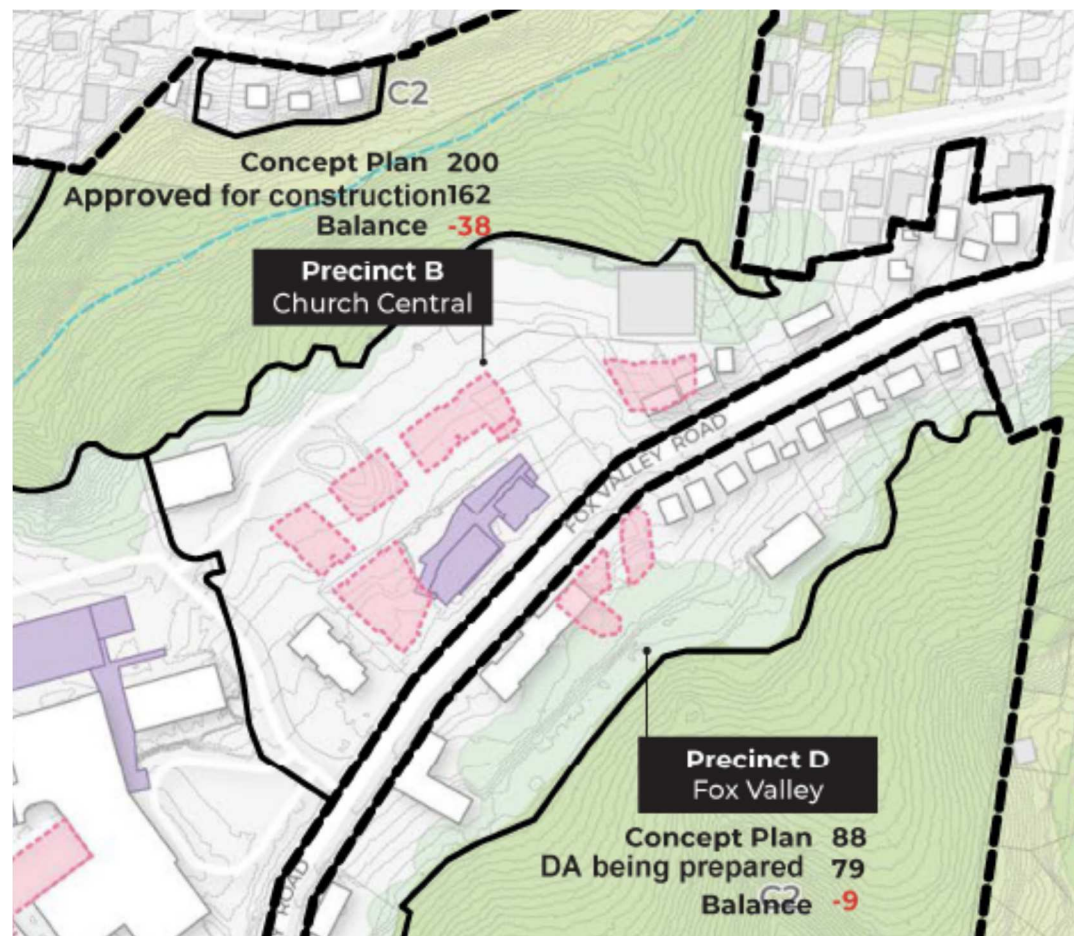
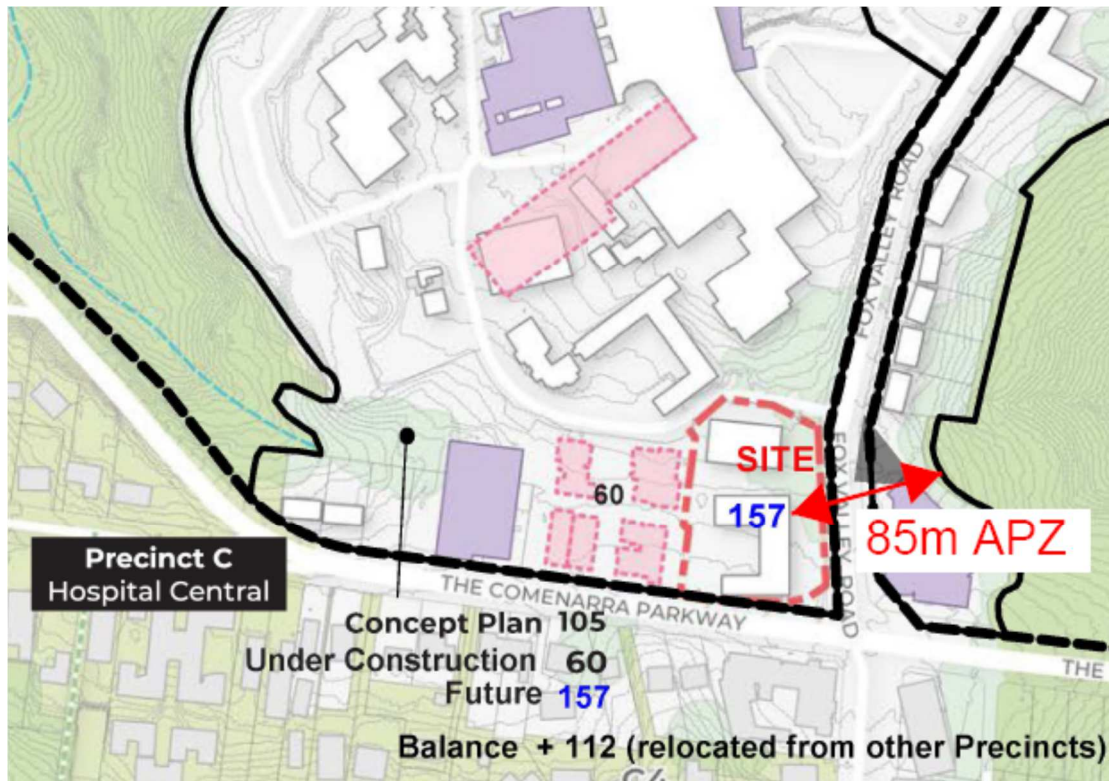


Figure 9 – Plan of the Hospital Precinct showing residential development yield.



The proposed Modification to the Approved Concept Master Plan seeks approval to add an additional 112 residential units to the approved 157 units within the south-eastern corner of the Hospital Precinct.

The Modification increases the unit number by adding addition floors to the proposed tower blocks, therefore not decreasing the approved 85 metre wide Asset Protection Zone to the east of the buildings.

This is the only of aspect to the unit complex exposed to bushfire risk. The vegetation in the Coups Creek corridor, to the west, is located more than 100 metres from the unit complex.

Due to the unit complex being within 100 metres of the bushfire prone vegetation to the east (east of the Commercial building), the unit complex shall be constructed to comply with Section 3 and Section 5 (BAL 12.5) of A.S. 3959 – 2018 – ‘Construction of Buildings in Bushfire Prone Areas’.

The relocation of the additional residential units to the Hospital Precinct provides a better bushfire protection outcome.



Managing Director,
Australian Bushfire Protection Planners Pty Limited.