
STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS TO

THE FORREST CENTRE

LEWISHAM AVENUE, WAGGA WAGGA

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1. INTRODUCTION

1.1. The Forrest Centre

The Forrest Centre is an ecumenical joint venture between the Anglican Diocese of Canberra and Goulburn and the Sisters of the Little Company of Mary, a congregation of Roman Catholic religious sisters.

The Forrest Centre currently incorporates the 80 bed Mary Potter Nursing Home on the subject site, the 76 bed Loreto Home of Compassion and The Forrest Community Services.

The Forrest Centre, which opened in 1985, is committed to the upgrading and expansion of its facilities to meet the needs and expectations of its residents and the local aged community.

This Development Application is for the alterations and additions to the Mary Potter Nursing Home which currently is a high care 80 bed facility consisting of 60 long stay beds (20 of which are dementia specific beds), two respite beds and eight transitional care beds. In addition, there is a 10 bed wing that provides palliative care services. This service is a direct result of the Palliative Care Alliance which was established in 2013 between members of Murrumbidgee Medicare Local, Murrumbidgee Local Health District, Calvary Health Care Riverina and The Forrest Centre.

The Mary Potter Nursing Home is facing the problem of decreasing occupancy. With new players coming into the Wagga market shortly with new, large facilities, all with single rooms and private ensuites, this situation is expected to worsen. The Forrest Centre would like to provide a private ensuite to every room in order to provide a more appealing offering to future residents. The proposal would not increase the number of residents or staff to the facility – just to improve the amenity of the resident bedrooms.

1.2. The Proposal

The proposed alterations and additions to the existing Mary Potter Nursing Home aims to provide a private ensuite to every resident bedroom by undertaking the following:

- i. Extending 22 existing resident bedrooms so that they sit out under the existing eaves of the roof over.
- ii. Where a new ensuite cannot be built beside an existing resident room, 13 of the current larger, shared ensuites are to be halved on the line of the existing bedroom wall, and enlarged by extending the ensuite out into the bedroom. This will then form 26 ensuites so that these 26 rooms are all provided with a private ensuite.
- iii. Where a new ensuite can be formed beside an existing resident room, 7 of the current ensuites are to be maintained - but will serve only one resident room. In order to make it private, the doorway into the second bedroom is to be sealed off. It is then anticipated that the existing ensuite would be refinished with new fixtures, joinery and wall and floor finishes to increase its appeal.
- iv. 9 new ensuites are to be built into areas of the existing building that are under utilised, including Corridors, Lounge, Dirty Utility and Office so that a new ensuite can be provided to some of the existing resident bedrooms.
- v. A portion of an existing Lounge has been taken over so that a resident bedroom that currently accommodates 2 residents is enlarged and then split to form 2 separate resident bedrooms.
- vi. 2 Dirty Utilities have been modified to make better use of the space and accommodate an ensuite as well as the required equipment.

It is important to note that these building works are all under the existing roof, and the majority of the works are within the existing building footprint. The design of the alterations and additions, where possible, has utilised the structure of the existing building and is integrated into the general planning already in place.

The construction of the new ensuites and upgrade of the existing ensuites is to be undertaken in stages, typically working around the building in a clockwise fashion. Up to 9 rooms will need to be vacated at a time, with the facility having the ability to pause in between stages to see how the offering is received by future residents.

Once completed, across the facility there will be a range of ensuite sizes – which will readily allow the facility to accommodate residents with differing needs (bathing in a trolley bath, lots of assistance required etc).

It is proposed that Mary Potter Nursing Home will remain fully operational whilst work progresses. The new work is planned and will be constructed to satisfy the requirements of the Building Code of Australia (BCA) for a Class 9a building and SEPP (Housing) 2021.

1.3. Ageing Population

In recent years the provision of aged care facilities has taken on increasing importance in Australia. This is due to the demographic trend towards an ageing population.

Recent government regulations have required a significant improvement in the standard and quality of aged care accommodation. This has created pressure on the aged care industry to either upgrade existing accommodation facilities or build new ones altogether.

Key findings from the Australian Bureau of Statistics (ABS) state that:

Between 2011 and 2026, Wagga Wagga (Central) is forecast to experience the greatest change... due to an increase of persons in non-private dwellings aged 75 years and over, which is predominantly aged care.¹

ABS statistics show that in 2011 the total population for the region was 62,799 people, with approximately 13.3% of the population aged over 65. However, a further 5% were aged 60-64 and a further 5.9% in the 55-59 age group. This means that, in the near future there will be a much higher proportion of older people in the area requiring support, and that the services to facilitate this support must be in place.

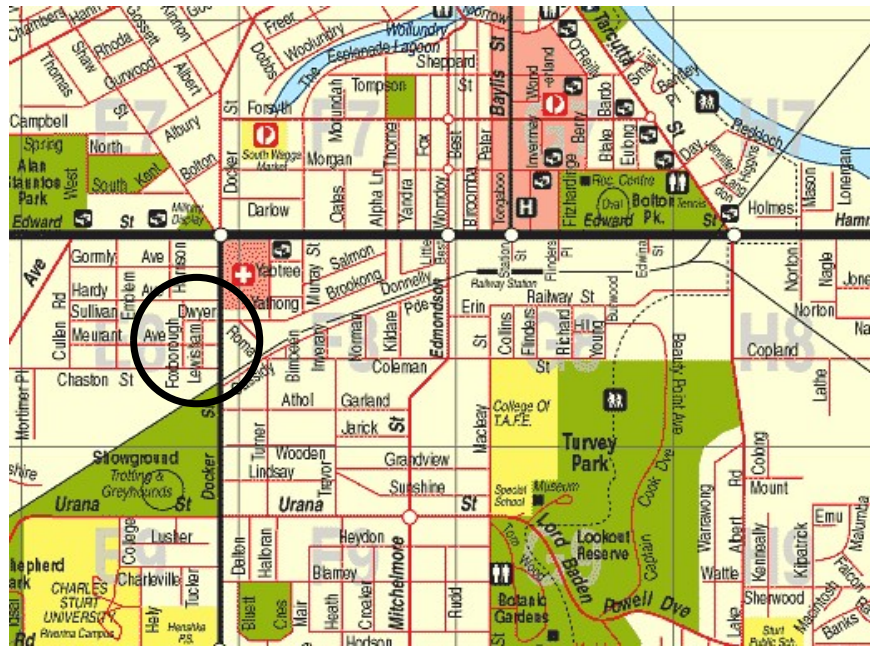
Given the population profile, expanded aged care facilities are required otherwise many elderly people may be forced to relocate away from family and friends due to a lack of facilities. The social dislocation places significant pressures on elderly persons at a time when they are most fragile.

The concept of a coordinated care model, where the care system will be coordinated right from the beginning, is a critical resource for the Wagga Wagga community that will benefit not just the residents but their families and those that provide care for them. This avoids the social dislocation associated with moving residents from one facility to another. Due to a number of new facilities coming to Wagga, due to this demand, The Forrest Centre need to update facilities to make sure that they can offer a product that continues to be in demand.

¹ <http://forecast.id.com.au/wagga-wagga/non-private-dwellings?WebId=10>

2. THE SITE

2.1. Site Description



Location Plan

The subject land is located on the corner of Meurant and Lewisham Avenues, Wagga Wagga, and is bounded by the Calvary Hospital to the north and west.

The existing Forrest Centre is contained in Lot 1, DP 1124004 and has a direct frontage to Lewisham Avenue, with existing vehicular access from both Lewisham Avenue and Meurant Avenue. There are easements to drain water and the sewer through the site.

The total area of the subject land currently owned by The Forrest Centre is 10,630.64m².

Currently erected upon the land is a single storey brick nursing home with a colorbond steel roof, and a car parking area accommodating up to 58 cars. The land rises along Lewisham Avenue by approximately 2.4m from the southern boundary to the northern boundary. On the western side of the site the land rises approximately 2.1m from the southern boundary to the northern boundary. At the southern end of the site the land rises from the east to the west by approximately 1.7m.

2.2. Land Zoning and Statutory Considerations

The land on which the nursing home is situated is zoned SP2 – Hospital and R1 – General Residential.

The relevant State planning legislation for NSW is the Environmental Planning and Assessment Act 1979 (EP & A Act). The EP & A Act instituted a system of environmental planning and assessment in NSW. The EP & A Act is supplemented by a suite of environmental planning instruments including State Environmental Planning Policies (SEPPs), Regional Environmental Plans (REPs) and Local Environmental Plans (LEPs). The planning instruments that are relevant to this development include:

- State Environmental Planning Policy (Housing) 2021
- Wagga Wagga City Council Development Control Plan (DCP) 2010

The policy contains development standards and matters a council must consider when determining development applications and these are discussed in this report. It is considered that the proposed development satisfies the relevant criteria and as such is allowed with consent within the zoning.

2.3. Site Context

The site is adjacent to The Calvary Hospital. The site is bounded by Meurant Avenue to the south and Lewisham Avenue to the east. These streets are predominantly residential in character.

To the north of the site are gardens that are part of the grounds of the Calvary Hospital, which provide a leafy outlook and setting for the facility.

PROPOSED DEVELOPMENT

2.4. Site Analysis and Design Principles

Site Dimensions	<p>The subject land has a stepped western boundary of 129.76 metres, a northern boundary of 89.70 metres, an eastern boundary of 129.63 metres, and a boundary to the south with a total length of 89.75 metres.</p> <p>The total area of the subject land currently owned by The Forrest Centre is 10,630.64m².</p>
Topography	<p>Refer Elevation Drawings</p> <p>The majority of work is to be undertaken within the existing building, or extended out under the existing eaves, and as such the existing floor levels will be maintained. Refer to elevation drawings.</p>
Site Contamination	The site is believed to be free from contamination.
Location and Access To Facilities:	The proposed development is approx. 150 m from bus stops located at the intersection of Docker Street and Meurant Avenue, which allow residents access to the Town Centre, local shopping centres and the train station.
Services	<p>1.Sewer is available on the site and will be extended to service the proposed alterations and additions, carried out to the requirements of Riverina Water.</p> <p>2.A water connection is already present for the existing nursing home. Connection for domestic and fire services for the alterations and additions will be carried out to the requirements of Riverina Water.</p> <p>3.There is an easement on the site to drain water as shown on existing drawings. It is proposed that the alterations and additions will connect into the existing stormwater drainage on site.</p> <p>4. There is an existing electricity connection to the site. The existing substation is located adjacent to the loading dock and switch room and will be assessed and upgraded as necessary.</p> <p>5.Telephone service is already available.</p> <p>6.With regard to waste management, the proposed development will continue to use the existing waste management service. The Nursing Home will encourage the separation of recyclable items for separate collection.</p> <p>7.Australia Post delivers resident's private mail to the existing Nursing Home which also has a business Post Office Box at Wagga Wagga. It is intended to continue with this service.</p>
Easements	As noted above, there is an easement on the site to drain water.
Landscaping	The existing landscaping to the street frontages will be maintained wherever possible, and replaced where the building is extended out under the existing eaves. Where possible, existing trees on the site will be retained in a healthy condition and will be protected during construction. Any existing trees which need to be removed for

	construction purposes will be replaced with new trees once the work has been completed.
Micro Climate	Seasonally variable wind flow patterns exist within the area, with westerly winds dominating in the cooler months and a range of wind patterns over the warmer months – generally from the north-east, north and south, but dominated from the south-west. The alterations and additions to the Nursing Home just enlarge the existing resident bedrooms.
Location	As noted above, the subject land is located on the corner of Meurant and Lewisham Avenues, Wagga Wagga, and is bounded by the Calvary Hospital to the north and west.
Views	The existing Mary Potter Nursing Home has views to the north and west out over the Calvary Hospital and gardens. The remainder of the outlook is over the street, and internal courtyards. As the proposed works just extend the existing resident rooms out under the existing eaves the views will be as existing.
Overshadowing	<p>There are no neighbouring structures overshadowing our site.</p> <p>Due to the fall of the land and the residential scale of the proposal, the alterations and additions to the existing Forrest Centre will only cast a minimal shadow onto the boundary planting and existing roadway of the Calvary Hospital in the early part of the day in mid winter. The impact of these shadows will be offset by the shadows already cast by the existing boundary fence and planting.</p> <p>The remainder of the shadows cast in mid winter will fall onto the nursing home property and Meurant Avenue. Overshadowing will not affect any surrounding residences.</p>
Visual and Acoustic Privacy	<p>The site is located in a quiet residential area. As there are no additional residents in the existing aged care facility, then there will not be any increase to existing noise levels.</p> <p>The site only shares its boundaries with the Calvary Hospital grounds and there will be no impact of this work on the visual privacy of the Hospital.</p>
Difference in Levels	<p>Refer to elevation drawings.</p> <p>As noted above, the land rises along Lewisham Avenue by approximately 2.4m from the southern boundary to the northern boundary. On the western side of the site the land rises approximately 2.1m from the southern boundary to the northern boundary. At the southern end of the site the land rises from the east to the west by approximately 1.7m.</p>
Neighbourhood Amenity and Streetscape	The proposed extension is of an appropriate bulk and scale to surrounding buildings which are generally residential in character. The Calvary Hospital on the adjacent site is significantly larger than the Aged Care Facility. The proposed additions, will have minimal impact on the existing streetscape as it is primarily internal or facing onto courtyards.
Fencing	The fencing to the site will not be impacted by the work and will existing.
The Built Form and Character	<p>The following external colours and building materials are proposed.</p> <p>External Walls: Face brickwork to match existing. Roof and Gutters etc.: Unchanged, any minimal modifications to match existing.</p> <p>Windows/Doors: Frame colour to match existing.</p>

	Generally the new work will be in character with the existing, and as such, it will not have a negative impact on the built form and character of the area.
Heritage	There are no listed items of heritage significance noted on the site, nor in the immediate surrounding area.
Public Open Space	Given the frail aged nature of the Residents, it is unlikely that they will independently visit public open spaces beyond landscaped courtyards and gardens on the Mary Potter Nursing Home site. Generally, if residents were to use open spaces it would be either with assisted transport from a friend/family member or on an 'outing' organized by the Forrest Centre.
Adjoining Bushland or Environmentally Sensitive Land	There is no environmentally sensitive land on or adjoining the site.
Bushfire Prone Land	The site is not classified as Bushfire Prone Land, and there are no bushfire hazards in the vicinity of the site.
Sources of Nuisance	There are no known sources of nuisance.
Stormwater	The proposed work will connect into the existing system. Adjoining properties will not be affected by stormwater runoff.
Crime Prevention	<p>The Applicant has experience with the crime prevention measures required for a Nursing Home and has a current security system in place on the site. The same system will be extended to encompass the proposed new works as required. It is considered that these modifications to the building will not result in any safety or security risk. The site planning also allows general observation of the internal drive and the approaches to all entry doors.</p> <p>All residents across the entire Forrest Centre site are encouraged to adopt "Neighbour assist" principles.</p> <p>Entry points into the nursing home are controlled, and staff will be on duty 24hours a day, 7 days a week.</p> <p>The existing security system will be expanded to cover the new works and includes:</p> <ul style="list-style-type: none"> - An emergency call system, designed in accordance with AS 2999, - A Security System to control external doors <p>Similarly, the existing security night lighting will be reviewed and extended to cover all areas as required.</p>
Accessibility	Accessibility, both internally and externally from the site is considered to satisfy the requirements of the SEPP (Housing). The paths on the outside of the building, as well as the internal corridors, provide a safe and continuous path of travel to all areas.
Waste Management	<p>The existing waste collection system currently in use on the Forrest Centre site will continue to be used as there will be no increase in resident numbers. Each area within the building will be serviced by garbage and recycling bins as appropriate, which will then be emptied into the Village bins as required.</p> <p>During the demolition and construction phase of the project, it is proposed to use one of Council's accredited waste service providers. If the builder wishes to use an alternative system then it will be their responsibility to have a waste management plan approved by Council.</p>

Ground Conditions	Prior to any Structural Design taking place, a Geotechnical Report for the site will be obtained to establish the exact nature of the ground conditions.
Traffic	<p>As there are to be no additional residents accommodated in this work, no further staff will required. As such, there will not be any additional traffic generated, or further car parking spaces required.</p> <p>For a residential aged care facility the SEPP requires:</p> <ul style="list-style-type: none"> - At least 1 parking space for every 15 beds in the facility. As the existing facility has 80 beds, 6 car parking spaces are required. - At least one car parking space for every 2 employees who are on duty at the same time. At any one time there will be 42 employees, so that 21 car parking spaces are required. - At least 1 parking space for the purpose of ambulance parking. <p>The existing site has 58 car parking spaces which far exceeds the number of parking spaces required.</p>

2.5. Development Standards – General

Site size:	The site size is 10,630.64m ² , which exceeds the minimum of 1,000m ² stated in the SEPP Housing Policy.
Site frontage:	The site frontage to all surrounding roads exceeds the minimum of 20 m stated in the Senior Living Policy.
Height:	<p>(i) The height of the existing building does not exceed 9.5m in height, and no changes are proposed to the existing roof (as the zone for the existing facility does not permit residential flat buildings).</p> <p>(ii) The building does not exceed two storeys in height.</p> <p>(iii) The rest of the property has already been developed.</p>

2.6. Restrictions on Occupation of Seniors Housing

Development permitted under this part may be carried out for the accommodation of seniors or people who have a disability. As the home is only occupied by residents who meet this criteria, the proposed development is permitted.

Fire Sprinklers

A consent authority must not grant consent for development for the purposes of a residential care facility unless the facility will include a fire sprinkler system. The existing Mary Potter Nursing Home is fitted with a sprinkler system that will be expanded to cover the proposed work as required.

2.7. Development Standards for Aged Care Facility – Access and Useability

In accordance with the SEPP Housing Policy, the proposed additions to the Nursing Home will be designed in accordance with the BCA for a class 9a building. Accordingly, there is to be disabled access to and within all areas normally used by the public, patients or staff – excluding any plant room, commercial Kitchen, cleaners room, store room, or maintenance access way. However, disabled access will not be provided to service rooms accessed only by nursing staff caring for patients, as these staff members need to be able bodied.

Access is also to be provided to at least one public accessible unisex sanitary facility.

One bedroom in the Hospice and one bedroom in Shalom Place (secure dementia) are already fitted with an ensuite that complies fully with AS 1428. Two bedrooms within the existing Nursing Home so that 4 bedrooms in total across the building will be accessible, this meets the BCA requirement of access within 4 rooms where 61-80 rooms are provided.

2.8. Division 7: Non Discretionary Development Standards

Building height:	As discussed above, the proposed alterations and additions to the Nursing Home are single storey in height and sit under the existing
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	facility roof, which complies with the requirements of the SEPP Housing Policy.
Density and scale:	The floor space ratio for the site, is 0.496:1, which is less than the allowable 1:1 as noted in the SEPP Housing Policy (including the proposed alterations and additions).
Landscape area:	<p>The Seniors Living Policy requires 15sqm of landscaping per Nursing Home bed:</p> <p>80 residents = 1200 sqm</p> <p>Therefore:</p> <p>Site Area = 10,630 m²</p> <p>Building area (at completion)= 5277m²</p> <p>Paths and car parking = 3060m²</p> <p>10,630 - (5277 + 3060) = 2293m² which is in excess of the required area.</p>
Deep Soil Zone:	In accordance with the SEPP (Housing), at least 15% of the site area should be a deep soil zone. Each deep soil zone is to have a minimum dimension of 6m, and, if practicable, at least 65% of the deep soil zone is to be located at the rear of the site. In this instance, the site area is 10,630.64sqm, which would require a minimum of 1,594.60sqm. Currently, across the entire site, approximately 972sqm of deep soil, planting area is provided. The proposed extension to the resident bedrooms will not impact on this area.
Parking:	<p>As there are to be no additional residents accommodated in this work, no further staff will required. As such, there will not be any additional traffic generated, or further car parking spaces required.</p> <p>For a residential aged care facility the SEPP requires:</p> <ul style="list-style-type: none"> - At least 1 parking space for every 15 beds in the facility. As the existing facility has 80 beds, 6 car parking spaces are required. - At least one car parking space for every 2 employees who are on duty at the same time. At any one time there will be 42 employees, so that 21 car parking spaces are required. - At least 1 parking space for the purpose of ambulance parking. <p>The existing site has 58 car parking spaces which far exceeds the number of parking spaces required.</p>

3. OTHER STATUTORY REQUIREMENTS

3.1. Wagga Wagga City Council DCP

Development Control Plan Part D, Section 9 – Residential Development applies to the proposed development.

Site Context and streetscape	<p>The proposed work is zoned SP2 and R1, and is in an established suburb.</p> <p>The proposed alterations and additions are single storey in height and will be similar in character and design to the existing building. The additions sit out under the extent of the existing eaves, and are compatible with the surrounding streetscape.</p> <p>The majority of new windows that face the street are to Resident bedrooms, meeting the requirements for them to be to habitable rooms, and are typically similar in size to the existing.</p>
Sloping Sites and FSR	There is no significant cut and fill proposed as part of this work.

	The site is not significantly sloping and FSR, site coverage is addressed by the SEPP (Housing) requirements above.
Solar Access	Similarly, solar access to the facility has been addressed above and the proposed work will not reduce the solar access to any of the surrounding sites as any additions are limited to sit underneath the existing roof.
Landscaping	As part of this work, some limited trees will be removed. Any planting and pathways that are disturbed as part of this project will be reinstated once the ensuites have been constructed – and staged to match the construction.
Setbacks	The changes to the front setback on Lewisham Avenue is minimal – the additions come to within 6.215m of the boundary, which is in excess of the required 6m. The additions around the building on other frontages do not bring the building any closer to existing boundaries than the building perimeter currently does.
Materials and Finishes	As noted above, materials and finishes will be consistent with the existing building and will integrate with the existing streetscape. The existing roof is to be maintained, and additions to resident bedrooms are to be in face brickwork to match the existing building, and new window frames are to be in a colour to match the existing.
Privacy	The siting and orientation of the building, and the fact that the proposed additions are just to enlarge existing resident rooms means that it will not impact the visual or acoustic privacy of adjoining residences. As this is an existing service, to date there have been no issues with neighbouring properties impacting or being impacted by the Forrest Centre.
Car parking	Car parking requirements for the project are laid out in SEPP (Housing). Refer to previous discussion in relation to parking on site. The main site entrance and exit driveways are to remain unchanged as part of this proposal.
Services	As this development will not generate an additional resident places, there will be no change to the frequency of garbage collections or the number of bins. There will be no change to the mail service on site. All other services will be extended to suit the new work.
Crime Prevention	All external areas surrounding the proposed development will be lit at night to a level that will not disturb the sleep of residents, but will allow safe passage for people moving across the site. There is to be no communal washing or drying areas associated with this development. Allowance has been made for safe access by emergency service vehicles.

4. CARE SERVICES

All normal Nursing care for aged residents will continue to be provided in the existing building throughout the construction period, and this will be extended to the new/upgraded ensuites upon completion of each stage. Great care will be taken to ensure the safety of the residents and to minimise the impact on them of the construction work.

5. URBAN SALINITY

The Forrest Centre understands the importance of addressing urban salinity in the Wagga Wagga region. It is anticipated that the proposal will not adversely affect the salinity levels in the area.

Due to the contribution that landscaping makes to controlling salinity levels, any new planting will be species that require little or no watering and that are tolerant of salty soils, in an extension of their current landscape design philosophy.

6. BCA OVERVIEW

As noted above, the proposed development is planned to comply with the deemed to satisfy provisions of the BCA for a Class 9a building. Existing services will be extended to provide compliance for new works.

Building Classification: 9a
Rise in Storey: 1
Construction Type: C

7. CONCLUSION

As can be seen from the foregoing discussion, the development is one that is:

- permissible within the zoning, and
- Meets the development standards of the relevant planning instruments applicable to the subject land

Subsequently, we believe this development represents an appropriate and positive use of the land as it is a natural extension of its current use and greatly improves the amenity of the building for the residents.

The proposal is considered to be in the public interest as it improves a valuable community facility in an appropriate location. We respectfully seek Council's favourable consideration of this application.

APPENDIX A: SITE PHOTOGRAPHS



VIEW OF ENTRY TO LOUNGE 1 AND WARD 27



VIEW TOWARDS EXISTING WARD 29 AND LOUNGE 1



RAMP OUTSIDE LOUNGE 1



VIEW OF EXIT ADJACENT TO WARD 47/48 TO BE ENCLOSED FOR NEW ENSUITES



VIEW OF EXIT ADJACENT TO WARD 29/30 TO BE ENCLOSED FOR NEW ENSUITES



EXISTING ENTRY ADJACENT TO EXISTING WARD 12



VIEW OF BUILDING FROM LEWISHAM AVENUE



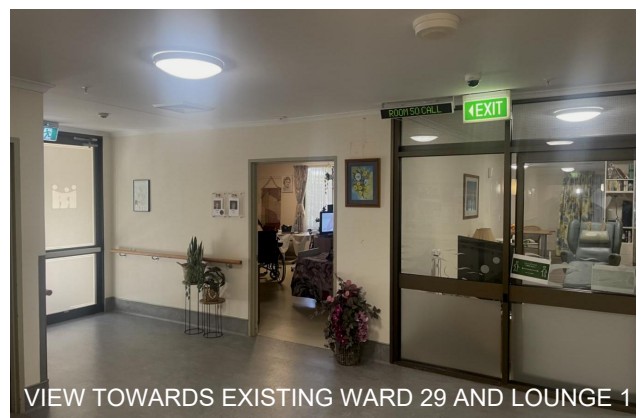
VIEW OF SUPPORT TO BE REMOVED TO LOUNGE 1



VIEW OF EXIT ADJACENT TO WARD 47/48 AND TO BE CONVERTED INTO 2 ENSUITES



EXISTING OFFICE TO BE CONVERTED INTO ENSUITES



VIEW TOWARDS EXISTING WARD 29 AND LOUNGE 1



VIEW TOWARDS EXISTING WARD 3, 5, 7 AND 9 FROM COURTYARD 1