



View into Estate from Birrell Street entry.

Uniting Waverley Community Newsletter 2

The Waverley community has shared ideas and feedback over the years. We've listened and significantly revised the masterplan for the Uniting Waverley Estate.

You can read more about how the design has changed since 2021 and the next steps in the planning process.

Why are we proposing to enhance the Uniting Waverley Estate?

Uniting's vision for the Estate is to support the Waverley community by evolving our aged care and community services, tailoring them to meet the changing needs of the Waverley community. Our focus is on person-centred care that fosters health, connection and wellbeing. At the same time, our goal is to celebrate the Estate's significant history and continue our 100-year legacy of service.

Uniting War Memorial Hospital will **continue to operate all its services throughout the proposed redevelopment and beyond**. The proposal will complement the hospital and enhance the services we offer.

A number of the current buildings and facilities are becoming outdated and are not fit for purpose. They also no longer meet current expectations around accommodation and service needs for older people, as outlined in the Royal Commission into Aged Care Quality and Safety.

Call us on **1800 864 846**
Or visit **uniting.org/waverley**

Uniting

Completing this project helps us to:

- Achieve our vision.
- Conserve, celebrate and enhance the heritage of the Estate. For example, the gates on the corner of Birrell Street and Bronte Road will be restored and capable of opening to allow access into the Estate. A new landscaped garden will sit behind the gates and complement the entry.
- Align our new design with community expectations and the recommendations from the Royal Commission.
- Continue to provide high-quality care and much needed homes for the growing seniors' community in Waverley. If approved, the Estate will be home to approximately 400 senior residents.

The proposed redevelopment will also enable us to introduce more green open space, gardens and amenities for both residents and the community to use. Our goal is to unify the Estate, enhance its useability and expand the range of services it offers to the community.

About the revised masterplan

The design has evolved over several years. We explored ideas with employees, volunteers, residents (current and future), clients, the Vickery and Waterhouse families, neighbours, Waverley Council and the broader community.

What is changing?

The new design includes:

- Around 230 independent living apartments and around 105 residential aged care places.
- Amenities such as a hairdressing salon, multi-purpose rooms, a play area and landscaped gardens, as well as a café for users of the Estate to enjoy.
- Double the amount of useable green landscaped spaces for residents and the community to use.
- Improved facilities for existing services at the Uniting Waverley Estate, such as the Seniors Gym, day services for seniors and younger people living with dementia, and the Men's Shed.

What isn't changing?

The new design will preserve our:

- **War Memorial Hospital services:** The hospital will continue to operate under the revised masterplan. The proposed redevelopment will complement the hospital and enhance the services we offer.
- **Care for residents:** We're committed to supporting current residents to find suitable alternative accommodation for when construction starts, if the plans are approved.
- **Community access:** Existing open spaces will remain. The new design has additional social spaces for residents, visitors, and the broader community.
- **Commitment to the Estate's significant history:** Uniting is committed to respecting and celebrating the Estate's heritage buildings. The changes to be made will support the uniquely Victorian character of the Estate and its surrounds.
- **Significant trees on site:** We're planning a tree canopy that is over 40% of the site – a combination of retaining existing trees wherever we can and planting many new ones.

How we've listened to community feedback

We listened in 2021 and have updated our plans. Key changes to our design are described below.

Environmental preservation is at the forefront of our design – we will preserve and enhance our green landscape

The masterplan will respect and protect the natural environment by:

- Significantly increasing the tree canopy from 27% to 44%.
- Retaining more than 50% of existing trees and planting around 166 new ones.
- More than doubling the amount of useable green space on the Estate, to a total of over 9,500 square metres.
- Using sustainable design and energy use wherever possible. For example, solar panels and energy efficient heating and cooling systems and appliances. We'll also install a rainwater reuse system for the gardens.

Traffic and parking impacts have been addressed

The aim is to make the Estate more pedestrian friendly by taking the majority of parking and vehicles to the basement level. All resident, staff and visitor parking will now be in a new basement carpark, with around 360 new car spaces. The main service vehicle entry will be via Bronte Road with secondary entry/exit points off Birrell Street, Church Street, Carrington Road and Bronte Road. This will ease congestion in Church Street.

Protection of the Estate's historical areas remains important to us

Our plans are based on a strong understanding of the Estate's history and the way it has evolved. Under the revised masterplan:

- The gates on the corner of Birrell Street and Bronte Road will be restored. A new landscaped garden will also create a new setting for the gates.
- Cadi Cottage (Federation style building) will be removed. Doing this will enable a better appreciation of the Victorian setting and the relationship between the Edina Building, the Chapel, and Banksia and Wych Hazel.
- There is a plan for each heritage item.

Site security, wayfinding and accessibility has been improved

Ensuring the safety and security of Estate users is a priority for us. The new design has ensured clearer entries and exits. Pathways are proposed to be well lit, unobstructed and in view of people. Wayfinding and walkability have also been improved with the inclusion of accessible pathways marked with signage and artwork.

We've created more places for residents and the broader community to connect

Our masterplan aims to create a genuine sense of community. We've designed several spaces for residents and the community to gather in and socialise, such as:

- New community garden areas
- A café
- A play area
- Plenty of seating and gathering nooks.

Building shapes, heights and setbacks have been altered based on community feedback

We've made several important adjustments to the building designs to ensure they better integrate with the surrounding streetscape:

- The height of the buildings has been considered to suit their location and topography. In most places this means the buildings are stepped to soften their impact at street level.
- Changes made to building shapes will create more green open space around them and provide views into the Estate.
- The building heights will range from 4-6 storeys.

We've committed a proportion of the Estate to be affordable housing

There is a need to provide affordable and accessible homes to the growing number of seniors in the Waverley community.

We commit to providing a minimum of 10% of all dwellings on the Estate as affordable rental housing.



Artist's impression only. Subject to design changes and planning approval.

View of the upper garden and main lawn.

Next steps for the planning and engagement processes

Uniting will be continuing community and stakeholder consultation during August 2024.

Later this year, we'll submit an Environmental Impact Statement for the redevelopment to the Department of Planning, Housing and Infrastructure (DPHI), as a State Significant Development Application (SSDA).

The proposal will be placed on public exhibition next year and the community will be invited to make submissions at this time.



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View of the residential aged care home and central avenue through the Estate, from Church St heading north towards Birrell St.

About Uniting

Uniting NSW.ACT contributes to the work of the Uniting Church in NSW and the ACT, through social justice advocacy, community services and spiritual care.

We provide services for people through all ages and stages of life, and drive solutions to systemic issues so people experiencing disadvantage can live their best lives.

Our purpose is to inspire people, enliven communities and confront injustice.

We value diversity and always welcome everyone exactly as they are.

To inform our Social Impact Assessment, we're seeking your thoughts and opinions on the potential impacts and benefits of the proposal, and the extent to which the design reflects community feedback.



Please visit the link below or scan the QR code to complete a short survey – your feedback is important to this process.

www.surveymonkey.com/r/unitingwaverley

How to get in touch and share your feedback

We would love to hear your feedback on the revised masterplan. Please get in touch with us, using the details below.

1800 864 846
ask@uniting.org
uniting.org/waverley

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