



Artist's impression
indicative only.
Concept master plan of
the Waverley Estate.

Uniting Waverley Community Newsletter 1

The concept master plan

We've worked hard to create a concept master plan that serves the Waverley community. You can read about this by visiting uniting.org/waverley

The concept master plan features:

- Residential aged care including an early onset dementia centre and day centre
- Retirement living
- Assisted living options with a menu of in-home care services
- Community facilities including a café, seniors' gym, men's shed, landscape zones and points of activation to encourage seamless links to the surrounding community
- Opportunity to expand our primary and allied health care services in cooperation with NSW Health
- Improved access to the Estate so locals can share the community facilities and enjoy the peaceful heritage gardens and the beauty of the architecture.



Uniting greatly values our community, including the heritage, services and people within it. We're pleased to send you the first in a series of newsletters, explaining our vision for the redevelopment of Uniting Waverley.

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

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Artist's impression of proposed tree plantings on site. Subject to design changes.

KEY

- | | | |
|---|----------------------------|----------------------------------|
| 1 Retirement living apartments | 6 Elizabeth Hunter Lodge | New evergreen and specimen trees |
| 2 Heritage gardens | 7 Cadi Cottage | New deciduous trees |
| 3 Retirement living and residential aged care | 8 Chapel | Existing trees retained |
| 4 Ellerslie Heritage Building | 9 Vickery Building (Edina) | Existing buildings |
| 5 Banksia and Wych Hazel Heritage Duplex | 10 Jeanie Morgan Wing | |

Our vibrant community

A vision for the local area

Uniting's vision is to support the Waverley community by providing quality, person-centred aged care, independent living and community services, that respond to their changing needs. The services will promote health, wellbeing and connection in welcoming settings that conserve and respect the Estate's rich history.

Uniting's plan is to unify its existing Waverley Estate, protect the heritage buildings and gardens, create beautiful community spaces, move parking underground, and create modern living for older people within the Waverley community so they can age locally.



Preserving and celebrating heritage

The beautiful heritage buildings and grounds were first built by the Vickery family in the 1800s. With several houses complemented by landscaped gardens, families have enjoyed this area for generations.

Mr Michael Waterhouse, a Vickery descendant, explained that the site's focus on community is part of a deep history shared by residents, family and locals for over one hundred years.

Many children grew up on the Waverley estate or visited regularly. It became an important place in the community.



“My grandfather was born on the site and I've become familiar with the Estate over the years. It's a very interesting place. I've got to know the place very well.”

“The heritage is really important to the family... everybody regards this as a really important part of their history,” Mr Waterhouse said.

The War Memorial Hospital was entrusted to us in 1922, after the Vickery family donated the Estate to the Methodist Church. We are proud to uphold the rich history and legacy of the War Memorial Hospital, and look forward to celebrating its centenary later this year.

We are doing this by:

- Retaining and enhancing all of the high-significance heritage listed buildings, such as the War Memorial Hospital
- Restoring the heritage gates
- Recovering the heritage features of the formal and informal Victorian landscape, including gardens and tree plantations.

As a people-centred organisation, Uniting recognises that celebrating local history is crucial. By preserving and actively using the historic buildings of Uniting Waverley, we will keep alive over 100 years of community, joy and genuine care.

We want to keep these beautiful buildings and the legacy they represent available to the Waverley community for generations to come.

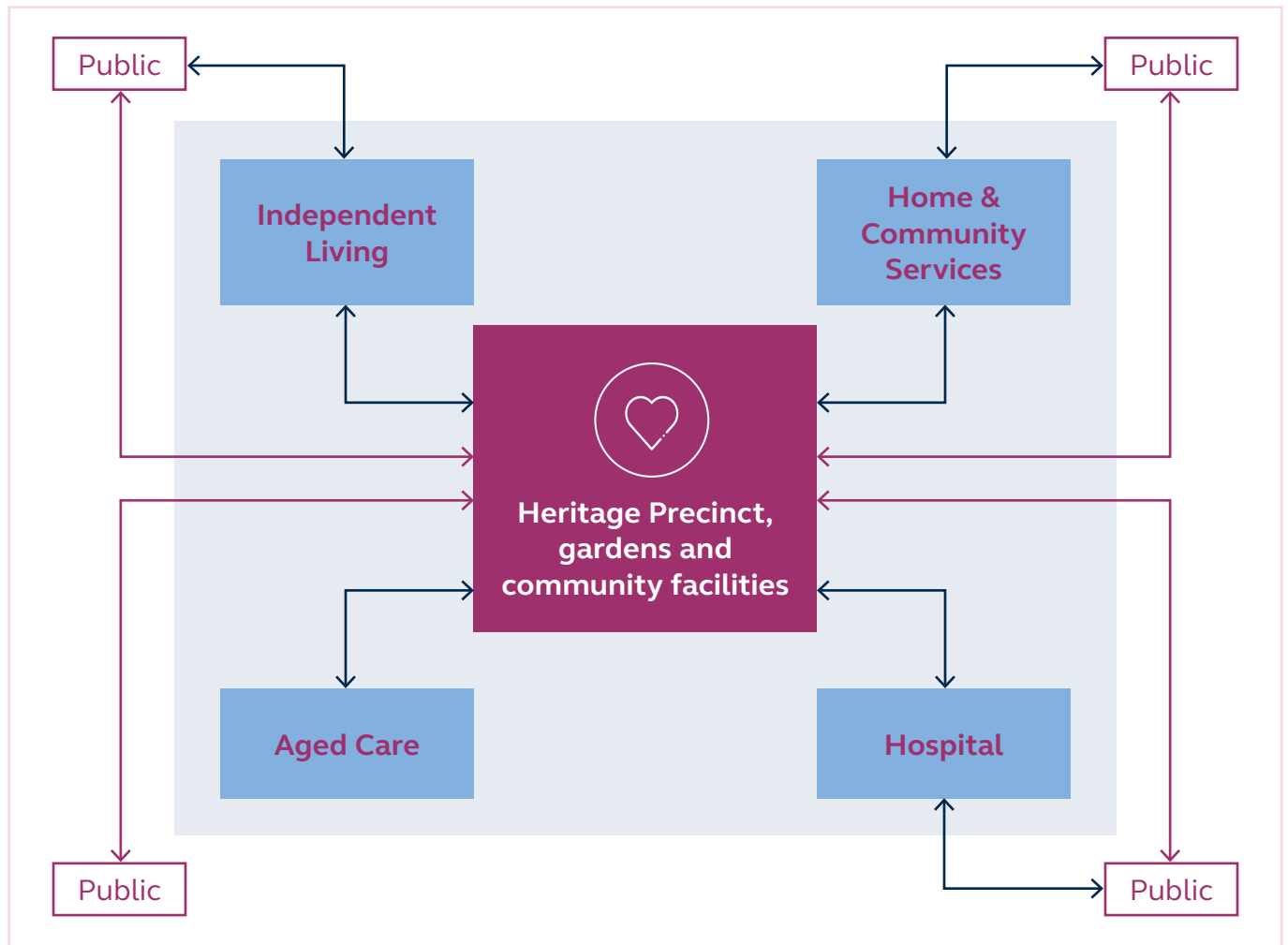
The War Memorial Hospital is an important building within the Waverley Estate that Uniting is committed to preserving. Uniting is exploring the potential expansion of the hospital's services, but right now our focus is on improving and redeveloping the areas and buildings around the Hospital.

A place for connecting

Uniting aims to create a thoughtfully designed village heart that will be a vibrant centre of the Estate to enhance the physical, social and emotional wellbeing of residents and community members.

We are doing this by:

- Creating internal and external facing village facilities that link to the surrounding community and encourage spontaneous connection
- Enhancing public accessibility to the Estate
- Creating a unified village culture, rather than separate service hubs.



KEY

↔ Functional links between community & Uniting services & facilities

↔ Through site links to access community facilities

□ Greater neighbourhood community

■ Internal Uniting community

For Mr Waterhouse, Uniting Waverley is an essential place for community connection. He loves seeing people talking to each other in the garden when visiting and believes the concept master plan will allow even more locals to enjoy the site.

“What’s going to be happening is the development of services that are beneficial for the community, but as well the preservation and even enhancement of some aspects of heritage on the site. I do think it’s an excellent balance.”



Our environment

We're committed to respecting and conserving the heritage landscape spaces at Uniting Waverley. The proposed development aims to improve the Estate's streetscapes, public areas, amenities and links to the surrounding neighbourhood.

Under the concept master plan:

- The historic plantings will be celebrated and preserved where possible, while the gardens and landscaping are proposed to be expanded
- Planting designs aim to maintain ecological zones while acknowledging contemporary community needs
- Pedestrian links will be established through the Estate to allow an accessible and pleasant walk through to nearby amenities
- The gardens will provide tranquil places for the community and people who live at Uniting Waverley to connect with nature and enhance their wellbeing.

Planning for the future, together

We want to hear from you on how we can continue to refine the Uniting Waverley concept master plan while meeting the growing needs of the ageing Waverley community.

Uniting appreciates redevelopment plans can feel disruptive to residents and the community. We're conducting a series of community consultations to gather your feedback. Your feedback will be incorporated into a consultation report that will be included in our planning application for submission in the coming months, for determination by the appropriate planning authorities.

In late-2021, we met with our residential neighbours, schools, and representatives of Charing Cross Village and Bronte Beach Precinct groups to explain the concept master plan and to hear their feedback.



Key themes raised in the feedback included:

- The community wants reassurance that the heritage buildings on site will be respected and protected. Our plan is to continue caring for these buildings as we have for the past 100 years, celebrating their legacy and enhancing and restoring the site for generations to come.
- Our closest neighbours note existing traffic and parking congestion issues. There is a recognised need and support for our proposed inclusion of an underground carpark, to reduce further parking constraints arising from the redevelopment should it be approved. We're working with our traffic consultants to understand traffic modelling assumptions based on our concept master plan. Further studies will be undertaken to inform the Development Application as required and will be placed on public exhibition when the Development Application is submitted.
- The community values the existing heritage garden and trees on site. Under our concept master plan, the historic plantings will be celebrated and preserved where possible, while the gardens and landscaping are proposed to replace the current outdoor parking spots.
- The community wants to be assured that existing residents on site are supported. We've been working with our onsite residents since 2017, and will continue to support them through necessary transitions. Importantly, no resident has been asked to leave the site to date. Recently, we advised our onsite residents that no move would be required for at least 18 months, and we invited those that qualified to register their interest to return to the site, should Waverley Council approve the affordable rental housing in our concept master plan.
- One community group raised a concern that the redevelopment of the site was intended to raise its market value and that Uniting was intending to sell the site. This is, quite simply, not true. While we recognise the land on which the hospital and its surrounds stands has great financial value, we believe it has far greater value in being a place that continues the tradition of care. Uniting prides itself on delivering to our communities.

We're committed to continuing this process and encourage the community to learn more about the project and share your thoughts at <https://unitingwaverley.org.au/community-survey/>

About Uniting

Uniting NSW.ACT is responsible for the social justice, community services and chaplaincy work of the Uniting Church in NSW and the ACT.

We provide care and support for people through all ages and stages of life, with a focus on people experiencing disadvantage and vulnerability.

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

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

Disclaimer: All items contained within this fact sheet are principles and ideas. The design is at a proposed concept master plan stage to inform and support the community consultation and planning proposal. They are not final master plans or Development Application documents. The Development Application is subject to the statutory planning process. Illustrations are concepts only and subject to changes to satisfy statutory planning authorities.

Get in touch
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uniting.org/waverley