

March 2020

Waverley Memorial Hospital

RFI Response

C O X

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Overshadowing

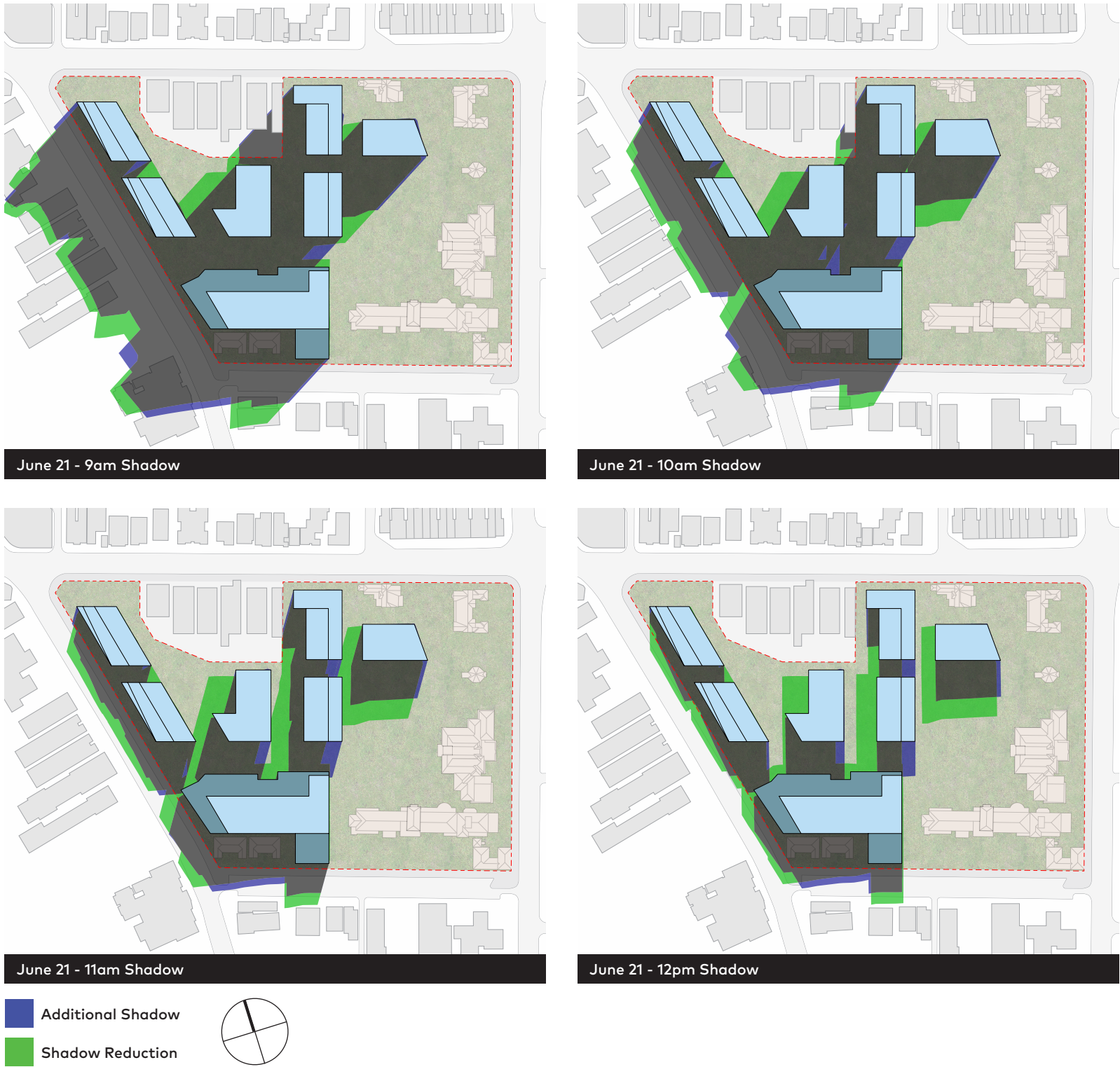
Overshadowing

We have compared the shadow impacts of the revised illustrative masterplan with the currently lodged masterplan (not progressed).

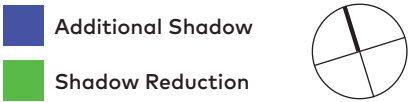
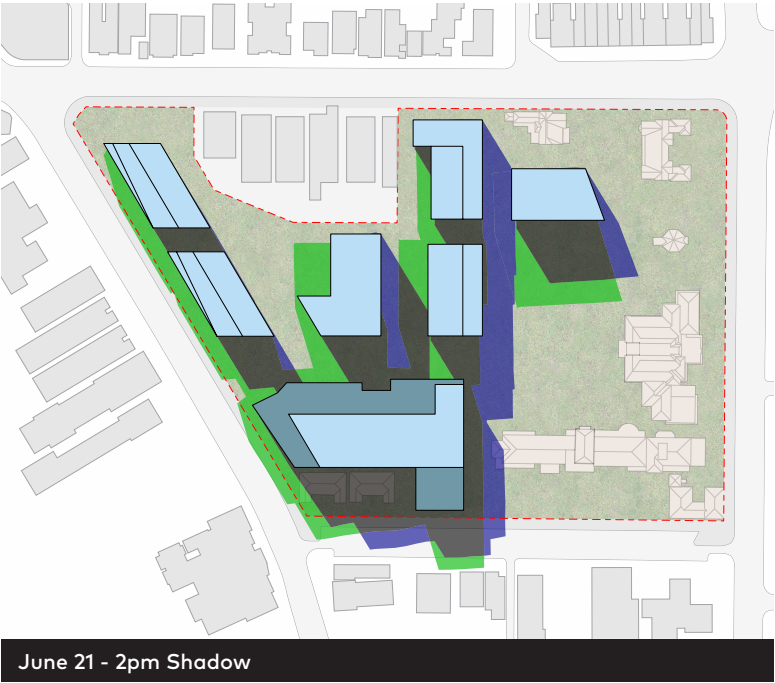
The figures on the right indicates the shadow impacts on the winter solstice on the 21st of June at various times of the day.

The green indicates the shadow reduction compared the lodged masterplan (not progressed). The purple indicates additional shadow compared to the lodged masterplan (not progressed).

We can clearly see that there is an improvement throughout as we have lowered the heights of the buildings to a maximum of 15m and 21m.



Overshadowing



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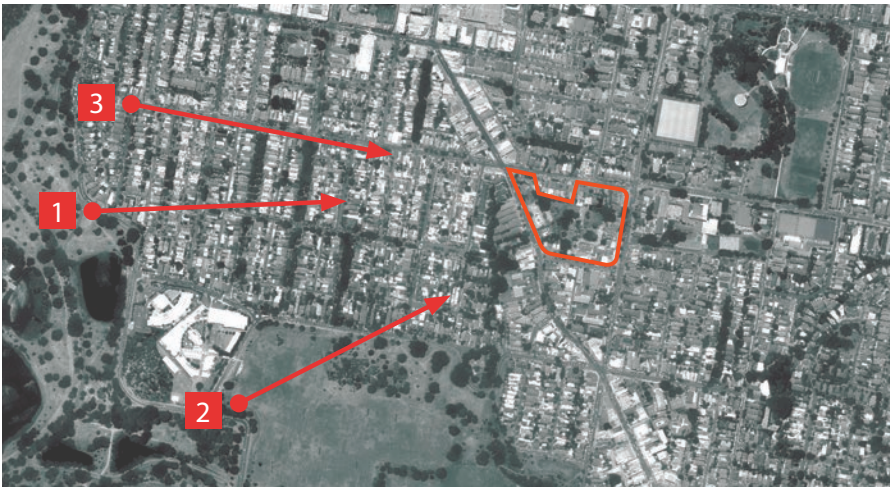
Visual Impact

Visual Impact

We have also compared the currently lodged massing (images on the left hand side) to the newly proposed massing (Images on the right hand side).

The resultant visual impact assessment demonstrates that the proposed massing has been reduced as a consequence of lower heights to the newly proposed illustrative masterplan.

View 3 below demonstrates an am improved visual impact as we can now see foliage behind the proposed development massing.



1. Previous View from Robinson Drive, Centennial Park



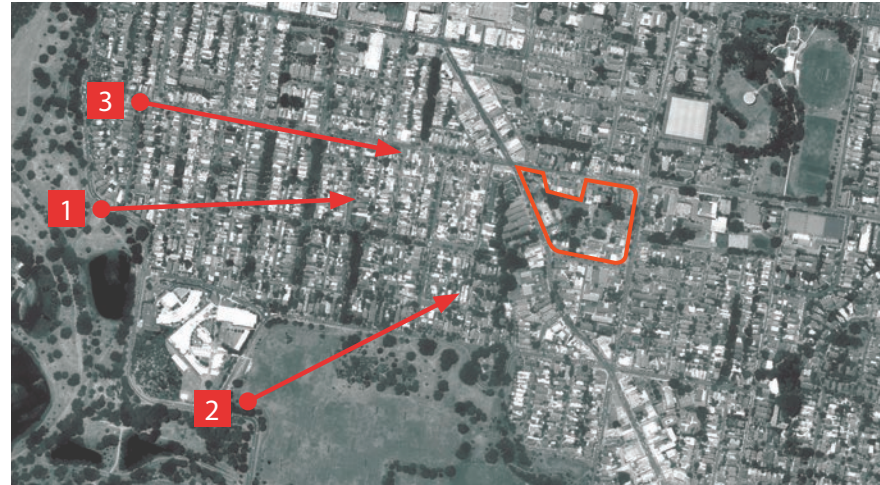
1. View from Robinson Drive, Centennial Park



2. Previous View from Queen's Park



2. View from Queen's Park



3. Previous View from Birrell Street Near Centennial Park



3. View from Birrell Street Near Centennial Park

Visual Impact

When looking at the visual impact assesment from the surrounding street network we can see improvement to various views.

View 1 has improved since we have removed the central 8 storey building to 6 storeys.

View 7 has also improved due to the removal of the 8 storey central building.



1. Previous View from Birrell Street



1. View from Birrell Street



2. Previous View from Bronte Road



2. View from Bronte Road



3. Previous View from the corner of Birrell Street and Carrington Road



3. View from the corner of Birrell Street and Carrington Road



4. Previous View from Bronte Road to Church Street



4. View from Bronte Road to Church Street



5. Previous View from Bronte Road



5. View from Bronte Road



6. Previous View from Carrington Road to Church Street



6. View from Carrington Road to Church Street



7. Previous View from Birrell Street



7. View from Birrell Street

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Privacy

Privacy

Apartment Design Guide

Privacy is assessed through the following sections of the Apartment Design Guide.

- Section 2F - Building Separation
- Section 3F - Visual Privacy
- Section 4H - Acoustic Privacy

Building Separation

The revised illustrated masterplan indicates compliance with building separation distance requirements in red. All 4-storey buildings have a minimum 12m separation between habitable rooms and all 6-storey buildings have a minimum 18m separation between habitable rooms.

Visual Privacy

The proposed building locations also comply with the visual privacy requirements of the ADG. All 4-storey buildings will exceed the minimum 6m separation between habitable rooms and balconies, in addition all 6-storey buildings will exceed the minimum 9m separation between habitable rooms and balconies.

Acoustic Privacy

The proposed locations of the built form allows any proposed building to exceed the minimum acoustic privacy requirements of the ADG.



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Building Footprints

Building Footprints

Lodged Masterplan (Not Progressed)

The currently lodged (not progressed) illustrative masterplan was a product of a collaborative process between Uniting and all relevant consultants.

The revised illustrative masterplan has followed the same urban design principles to ensure we are able to deliver an urban design outcome that is similar to the currently lodged masterplan.



1:2000

Building Footprints
Revised Masterplan



1:2000

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Heritage

Heritage Background

The Uniting Waverley War Memorial Hospital Conservation Management Plan [CMP], as updated by Hector Abrahams Architects in April 2017, reviews and updates the previous CMP prepared by John Oultram Heritage and Design in 2005.

The Conservation Management Plan continues to recognise the key elements of the Vickery estate and envision the recreation of the informal entry from the Bronte gates into a landscape which fully incorporates the site and its plantings.

The CMP appraises the relative significance of the extent of buildings and landscape elements, providing a basis for removal of intrusive elements.

Significant elements to be retained include:

- The Vickery building and landscape;
- The Morgan hospital building;
- Various tree plantings;
- The heritage-listed Chapel located near Carrington Road;
- The heritage-listed listed Summer House located within the gardens;
- The heritage-listed mortuary located directly behind the Hospital;
- The heritage-listed two-storey stables building, located over the former stables area, at the corner of Church Street and Carrington Road.



Vickery Building



Original Vickery Estate (Source: Hector Abrahams)

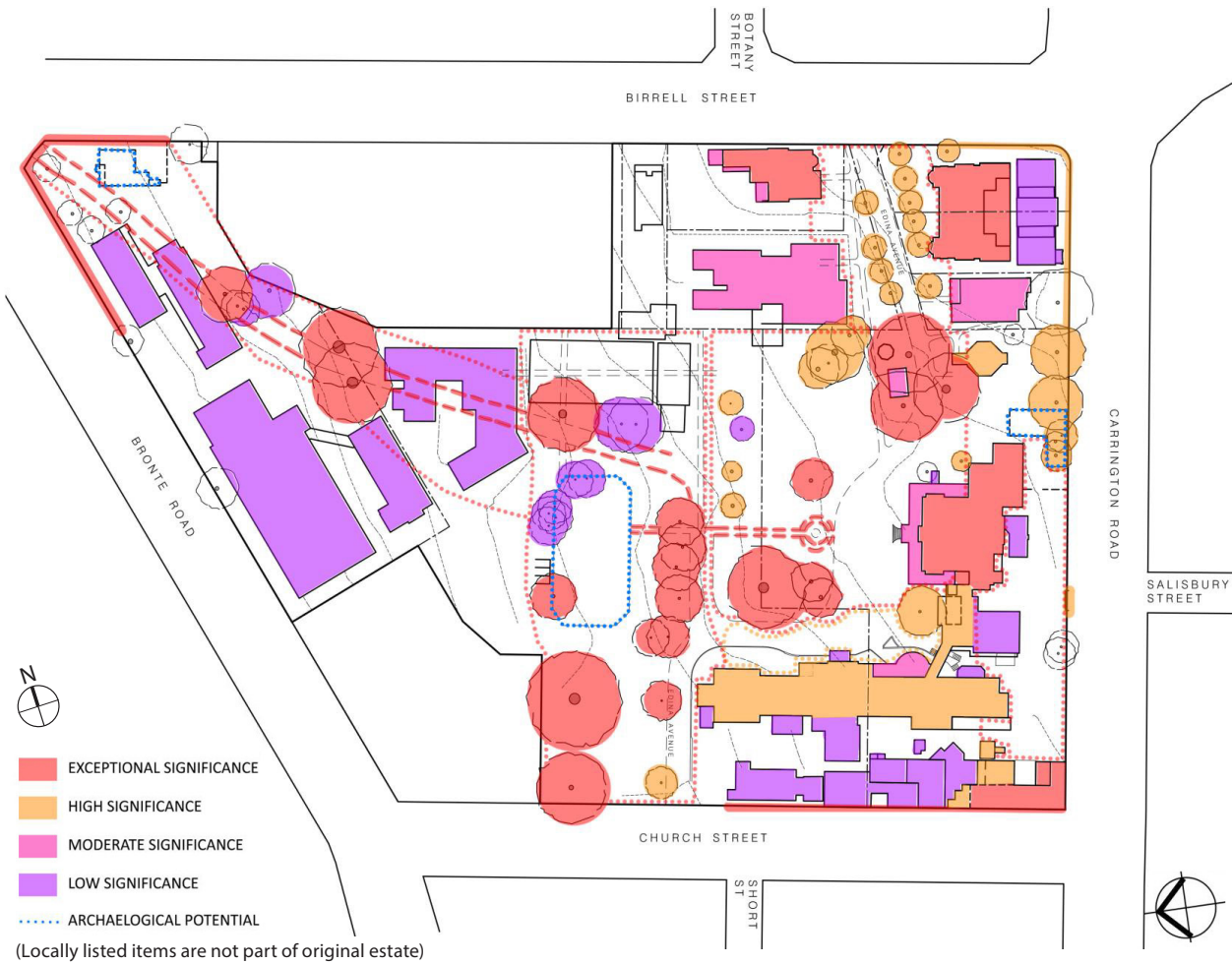


Diagram showing ranking of heritage fabric, spaces and views

Heritage Revised Masterplan

The revised illustrative masterplan was developed in conjunction with our heritage consultant Hector Abrahams.

The proposal adopts the significant elements outlined in the CMP through the following:

- It addresses the importance of the Vickery building and associated landscape
- It does not disturb the heritage fabric of the Morgan hospital building
- Important tree plantings on the heritage lawn are retained. the 2 fig trees north of building C are also retained.
- Th rest of the heritage out buildings are also respected and retained.

For further information please refer to the letter provided by Hector Abrahams Architects.



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Development Calculations

Development Calculations

Site	m²
Site Area	31,640
Target GFA (1.2:1)	37,968

GFA Summary	m²
RAC	11,384
Building A	2,765
Building B	2,765
Building C	4,267
Building D	3,129
Building E	3,193
Building F	2,044
Building J (RAC ILUs)	740
Ellerslie	360
Banksia/ WychHazel	513
Zante/ Cadi	594
Chapel	78
Vickery	1,568
Hospital	4,568
Total GFA	37,968

FSR	
Proposal	1.2:1

Efficiencies	
Independent Living Units	75% Env/GFA
Residential Aged Care Bed Level	80% Env/GFA
Residential Aged Care Communal Areas	80% Env/GFA