

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
	<b>Support</b>		
1	Great idea for the site to be a seniors and community space but don't forget the existing facilities services almost 100% of people that will probably have a mobility parking permit and so will need parking. Biking in or walking won't be an option. Go and observe the existing rail patrons that go there daily. Ask them why they are there? Do they currently hold a mobility parking permit? If you take away much needed parking you'll only exacerbate the problem. Consider the need for a parking station with accessible access to the main reception. I would think there is only so much access that basement parking can provide. The site without its targeted audience of seniors being able to access the site independently will greatly affect the useage and therefore success of the site	1	<ul style="list-style-type: none"> <li>Support for retention and expansion of services on-site is noted.</li> <li>Comments relating to parking have been noted and will be considered when reviewing the site-specific DCP.</li> </ul>
2	I support the inclusion of housing for seniors	1	<ul style="list-style-type: none"> <li>Support for the inclusion of Seniors housing in the is noted.</li> </ul>
3	<p>I support the plans for the redevelopment of Edina Aged Care and War Memorial Hospital proposed by "Uniting", the welfare arm of the Uniting Church in Australia.</p> <p>It is in everybody's interest to enable older residents to stay in the area where they have lived, made friends and joined in the community. Edina has been doing this for more than 50 years and should be encouraged.</p>	1	<ul style="list-style-type: none"> <li>Support for future redevelopment of the site is noted.</li> </ul>
4	I fully support proposal by Uniting for the Waverley War Memorial Hospital: Campus Site Planning Proposal and Site- Specific DCP (reference SF21/2451). The Edina aged-care facility has provided high-quality care for residents for many years and the current proposal significantly upgrades and enhances the level of senior accommodation and care that Uniting can provide. At the same time, the proposal maintains the historical and environmental significance of the site. The projected increase in the aged population in Waverley and the Eastern Suburbs is well documented. As a consequence there is and will continue to be an increasing demand for senior housing and aged-care facilities. Edina already provides senior housing together with aged care, and this must continue. It is of inestimable value to the community that Uniting is able to provide senior housing and aged-care accommodation and do so on a not-for-profit basis.	1	<ul style="list-style-type: none"> <li>Support for both the Planning Proposal and Site-specific DCP is noted.</li> <li>Support for retention and expansion of services and housing on-site is noted.</li> </ul>
5	I am writing in support of Uniting's planning proposal for the redevelopment of Uniting Waverley, located at 125 Birrell Street, Waverley (reference number: SF21/2451).	1	<ul style="list-style-type: none"> <li>Support for the Planning Proposal and Masterplan is noted.</li> </ul>

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	<p>This is an important project that will ensure the local community continues to have access to high quality community services and accommodation well into the future. I strongly support the planning proposal's focus on enhancing the physical, emotional and social wellbeing of the residents and clients who will access the site. The proposal ensures the ecological sustainability of the present site and ensures that the community continues to be well-served with high quality geriatric healthcare.</p> <p>Uniting has been providing health and care services to the people of Waverley for over 100 years. Its commitment to building a purposefully designed, contemporary home for the extensive range of services it provides is clear. The new services it seeks to provide under the planning proposal, such as an early learning centre and a medical centre, will be of great benefit to our community.</p> <p>I strongly support Uniting's approach to respecting and conserving the heritage landscape spaces and buildings, through restoring them to serve the community into the next century. Its vision to reinvigorate Uniting Waverley and create a unique and special place for the people it serves, is to be commended.</p> <p>I am confident that the Uniting Waverley redevelopment will be delivered with diligence via a collaborative approach that has the community's best interests at heart.</p> <p>In conclusion, I fully support the planning proposal and master plan for the Uniting Waverley redevelopment. I look forward to learning of the approval of the plans in the coming weeks.</p> <p>Thank you for the opportunity to provide feedback on this important proposal.</p>		<ul style="list-style-type: none"> <li>• Support for the proposed conservation of heritage items on-site is noted.</li> <li>• Other general supportive comments are noted.</li> </ul>
	<b>Do not support/Undetermined</b>		
6	<p>Leave the site alone. Greed is dictating this development. A big resounding "NO" to any additional, further, redevelopments, new developments, replacement developments, buildings, housing, in any shape, form, or height, on any of the War Memorial campus, sites.</p>	1	<ul style="list-style-type: none"> <li>• Objection to any redevelopment on the site has been noted.</li> <li>• As has been discussed in the Planning Proposal report, which was exhibited as part of the</li> </ul>



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			<p>Planning Proposal, it has been identified that there will be a need for additional community health, aged care services and seniors residential facilities in the Waverley Local Government Area (LGA) as the population in Waverley continues to age. This Planning Proposal aims to increase the provision of co-located health services, aged care facilities and senior's residential development that is accessible to goods and services and community facilities and will help to achieve the projected needs for the area.</p>
7	<p>I appreciate the opportunity to make a submission. I have a few central considerations that I want to bring to the attention of the deciding counsellors.</p> <p>1. When a tree is older than me, it deserves my consideration for it's preservation. That goes for the large figs, pines and eucalyptus trees located on the site that are likely to have buildings on top of them in the very near future. I hope that they survive. And I hope that other people can apply the test of respect towards a natural creature that has had the awesome experience of watching over our city as it grows. Small trees can grow back or be replanted but these great beasts are my respected seniors. What kind of senior facility would be being created if the facility was not also designed to respect and honour the seniors that have been growing all along?</p>	1	<ul style="list-style-type: none"> <li>Comments relating to the conservation of mature trees, the Habitat Corridor, natural spring on-site, suggested building layouts and comments on proposed green space and landscaping have been noted and will be considered when</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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	<p>2. The green link between Waverley Park and Queens park that passes through this site is significantly decreased by the proposed building design. That means that any creature that might be passing through the site is about to have a really bad time as it tries to navigate our roads and houses. I don't believe anyone wants a possum living in their house. If we don't give them travelling paths, they will take any liberties they see fit in passing around the city. The birds can fly but the possums cannot.</p> <p>3. There's a natural water spring on the north westerly side of the centre of the existing lawn. Having read 500 pages of documentation so far, including the bore water investigation, it seems that this has been missed in all the expert research. If building A of the masterplan goes on top of this location it's going to have permanent damp and degradation problems. It's also going to impact the rest of the natural water course in the area. There is a reason that on the existing historic site, it was preserved as a lawn and it's not just because a lawn is a nice meeting place, it's a very intelligent design choice that's going to be wasted on the current shape of the redevelopment. ----- I hope that any of the people involved in the planning process takes their feet to the location of the green lawn to see for yourself the wet and soggy patch that is the grassy lawn. It's not being watered, it's naturally wet all the time. I see the site as one of great potential. I see an amazing opportunity to build amenity that integrates greenery, environmental and design in a well thought out and future proof design that is currently being disappointingly overrun by economic incentive. Yes we can build more apartments on the patch of land, but that does not mean that we should. Once we lose the green space, it doesn't come back. No one will ever reduce the building footprint of a development in the eastern suburbs. I hope that the site can become a beautiful location where aged care can be carried out in the greenery that it deserves. If building A could run east-west instead of north-south, some of the green link could be preserved. If the building could be integrated with plants, it might be possible that the old retiring folk can enjoy the natural environment for years to come. No one wants to be stuck in a concrete box while they die. Everyone wants to live out their days happily. Gardens are good for the soul. There isn't enough integration of greenery in the whole project. If the project is going to stand for the next hundred years or more, it's necessary to plan these features now! I hope the cruel irony of a wellness centre that has no natural environment integration is not lost on those involved in the project. We can't be well in a sterile environment. Life exists on earth, not in a box. A life</p>		<p>reviewing the site-specific DCP.</p> <ul style="list-style-type: none"> <li>Other comments provided not relating to the above have also been noted.</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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	preserving project will hopefully not cast a shadow on the environment. I'm not a crazy environmentalist, I believe in practicality and integration of impact on the environment. Thank you for your time.		
8	<p>Dear Council</p> <p>Resident at &lt;address removed&gt;</p> <p>With regards the redevelopment and concerns of existing residents about being relocated without right of return I make the following comments:</p> <ol style="list-style-type: none"> <li>1. Resident would have the first right of refusal with regards the new development and being able to come back to the Waverley site and not be relocated elsewhere. This would be most applicable to people who bought into the complex. All matters should be in line with any contracts of sale and clauses therein.</li> <li>2. In the absence of such clauses then a dialogue should be had with those residents to determine their requirements and give them a voice.</li> <li>3. In the context of a site specific DCP consideration should be given to making allocations to the existing residents within the masterplan and detailed design phase. As Uniting is a non for profit and would assume care of residents is paramount minor design changes to allow for existing residents can surely be made</li> <li>4. Original residents should not feel financially disadvantaged by not being able to "buy back in" to the site as it may be cost prohibitive. All measures should be taken to provide affordable housing in line with the principles of Affordable housing and/or the Affordable housing SEPP in particular to those who have financially invested in the site already.</li> </ol> <p>Thank you for your consideration of above</p>	1	<ul style="list-style-type: none"> <li>Concerns about future living arrangements for current residents is noted. Council will feed back concerns raised by residents in the public exhibition to the proponent.</li> </ul>
9	<p>Hi &lt;name removed&gt;</p> <p>I went and had a look at the gates as I discussed with you earlier. I think a 4 meter set back on both streets from the corner is to small as there is a natural setback in the form of the edge of the original fencing which I goes around 6-8 metres from the gate on the corner. The setback area</p>	1	<ul style="list-style-type: none"> <li>Matter relates to site-specific DCP and will be considered in the review of the feedback provided on the site-specific DCP.</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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	could create a triangular shape inside the site. Could you please have a look and let me know what you think.		
10	<p>There are serious problems with the proposal which should be addressed in the DCP:</p> <ol style="list-style-type: none"> <li>1, The Conservation Management Plan submitted by Uniting on page 20 regards the five mature Moreton Bay Figs in the category of Exceptional Significance - more significant than the main hospital wing. The proposed development removes them! It is a fantasy that these might be replaced by similar mature trees. That is impossible. If these five trees of exceptional significance are to be removed, then their loss should be justified. The facilitation of a larger development is not adequate justification.</li> <li>2. I understand the reference point for the height of the new buildings will be the height of the tower of Edina. This will overpower that heritage item, and obscure the view of this landmark from Birrell St which is noted as important to preserve in the Conservation Management Plan.</li> <li>3. The Conservation Plan also highlights the value of establishing the original approach from the corner of Bronte and Birrell. What happened to that idea?</li> <li>4. With the height of the buildings as proposed the ecological corridor has been blocked. It has been ignored in this proposal, despite the odd glib reference.</li> <li>5. Independent living with a low age threshold is property development pure and simple. The bulk of this development is not about aged care. It shouldn't be given any concessions as if it was. If the independent living is scaled back a more appropriate development would be possible.</li> <li>6. The original bequest in 1919 and the inception of the hospital was about providing a restorative natural environment. Uniting is dispensing with that notion entirely with this proposal. This is not what the Vickery family intended for the site when they left it to the Methodist Church. It is not what people thought they were contributing to when members if the Church donated additional funds at that time. It may be legally defensible, but the legacy of the Vickery family and others is being spoiled here.</li> </ol>	1	<ul style="list-style-type: none"> <li>• Comments relating to the conservation of existing trees on site, Habitat Corridor and layout of buildings have been noted and will be considered in the future review of the site-specific DCP.</li> <li>• The height of buildings has been carefully considered throughout the planning proposal process. When considering the proposed building heights and the natural slope of the site from east to west, the proposed maximum building heights are the same height as the parapet of the Vickery/Edina building tower. Setbacks are required for the tallest component of any building on site and there is a separation by a proposed through-site link and the landscaped area between the location of the</li> </ul>



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	<p>7. The planning NSW seniors living guidelines refer to an FSR of 0.5. This proposal is for 1.2. It is inconsistent with the preferred quality of a seniors living environment. The proposal is overbuilt to the detriment of its objectives.</p>		<p>proposed new buildings and the heritage items on the eastern part of the site. The relationship between any new buildings and the Heritage Items on-site is to be managed by the site-specific DCP. All feedback provided will be reviewed and considered in this context, prior to finalising and reporting the site-specific DCP to Council for adoption.</p> <ul style="list-style-type: none"> <li>For the purposes of clarity, the discussion of the Floor Space Ratio (FSR) in the <i>Seniors Living Policy</i> referenced in the submission only refers to the FSR not exceeding 0.5:1 as part of 'development which cannot be refused consent' under the State Environmental Planning Policy. The document does not reference a maximum FSR.</li> </ul>

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			<ul style="list-style-type: none"> <li>Other comments provided not relating to the above have been noted.</li> </ul>
11	<p>This situation is very distressing for all the residents of &lt;address removed&gt;, the age range being 68 and above. Some have physical and medical issues. The situation also is the cause of high levels of anxiety and even depression. It also does not acknowledge the financial stress it will cause the residents most of whom are on the pension. Most of us have been long term residents here and have established our lives in this district, where we have access to shopping, medical and hospital needs etc. We believed we had some long-term security here. To relocate or be relocation can negate our right to choice. And to anticipate going back into and commercial rental situation is untenable and unaffordable. It would be a major upheaval to relocate and would fragment the sense of community that exists among the residents. There is not other comparable facility like this in this area and I personally have no wish to relocate, having lived in the east for the majority of my life. My Physio and Medical Centre are at the Junction and my Phycologist and Chiro are at Edgecliff. More importantly I have had a number health issues over the years requiring hospitalisation. Here we have a medical alert system and a dedicated ambulance bay. For my needs this is essential as my health issues are ongoing. Here I am close to the POW Hospital. This proposal is about greed not the support for aged residents and definitely bad form for a "charity". None of the residents have any desire to move, fullstop. This proposal needs to be reconsidered.</p>	1	<ul style="list-style-type: none"> <li>Concerns about future living arrangements for current residents is noted. Council will feed back concerns raised by residents in the public exhibition to the proponent.</li> </ul>
12	<p>After the two cemeteries this would have to be the most historically significant place in Waverley. Not just the buildings themselves but the trees, gardens and open space around them. This planning proposal is anathema to heritage conservation. It gobbles up precious open space and the heritage buildings will be towered over by the new buildings. The old buildings need space around them to be enjoyed and the gardens are an important part of the heritage value of the site. Bondi Junction is a high density area but Waverley is not. This proposal represents an unwelcome encroachment of high density into a predominantly low density area. Bondi Junction development standards should not be allowed to creep further south.</p> <p>The Uniting Church is a custodian of something very special. It should be far more sensitive to the historical significance of what it owns. I hope that Council has obtained a State Heritage listing for the buildings and the gardens to try and protect them from this type of development. I also object</p>	1	<ul style="list-style-type: none"> <li>Feedback relating to the relationship between any proposed development and heritage items on-site and the layout of buildings will be reviewed and considered, prior to finalising and reporting the site-specific DCP to Council for adoption.</li> <li>Council previously nominated the heritage</li> </ul>

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	<p>to the fact that this proposal has not been well communicated to the public. It should have been widely advertised. The documents are large and complex and I am sure most people wouldn't understand them. A series of public forums would have been appropriate for a site of such significance. It's too important to only let the people who live near it in on what's going on.</p>		<p>items listed in the Waverley LEP for inclusion on the State Heritage Register (SHR) in June 2020. The SHR Committee determined that it may meet the threshold for State heritage significance but was not a priority for SHR listing at this time. Heritage NSW also provided a submission relating to the Planning Proposal as part of the public exhibition period. It should be noted Heritage NSW does not oppose the proposed planning controls.</p> <ul style="list-style-type: none"><li>• Feedback relating to additional community engagement measures which should have been considered are noted. The documents, whilst substantial in nature were on exhibition for 45 days in total. The site-specific DCP will also be reexhibited at a later date and the community will</li></ul>

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			have a further opportunity to provide feedback.
13	I am a Bronte resident and architect and have used the War Memorial Hospital numerous times as my father in law was a patient there. My overall thought is that the proposed FSR and height controls are slightly too high for the site and more landscaping/deep soil area needs to be preserved. I submit that the maximum height controls should be reduced 3 metres (one storey) from the proposed heights. I submit that the maximum FSR control should be reduced from the proposed 1.2:1 to 1.0:1. My reasons for the above controls are to keep the bulk and scale of any new developments broadly in line with surrounding development.	1	<ul style="list-style-type: none"> <li>Feedback regarding the proposed building heights is noted. The height of buildings has been carefully considered throughout the planning proposal process and Officers have considered the proposed height controls against a number of Planning Principles relevant to the integration with local character and compatibility with the surrounding urban environment as discussed in the Council report.</li> <li>The feedback relating to the maximum FSR control and bulk and scale being reduced by 0.2:1 aligns with what any potential future development on-site would abide by, given the FSR illustrated in the Masterplan is associated with an FSR of 1.5:1 rather than the 1.2:1 proposed.</li> </ul>
14	I'm very concerned about this important Heritage site. The buildings are very beautiful and so are the large trees. I'm fearful that they are going to be dominated by new apartment buildings and	1	<ul style="list-style-type: none"> <li>Feedback relating to the length of public</li> </ul>



Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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	I'm also concerned that a lot of terrace houses seem to be demolished in this project. There's a lot of documents and I haven't had a chance to look at them properly so I feel there should be a lot longer for public consultation. There should be some kind of information distributed to the public because most people don't know about it. Because the site is hidden away most people are not aware of it and even if they did know about it they wouldn't be able to read or understand those documents in the short amount of time that you've allowed for it. I strongly object to this going ahead without more time for public consultation.		consultation has been noted. The documents, whilst substantial in nature were on exhibition for 45 days in total. The site-specific DCP will also be reexhibited at a later date and the community will have a further opportunity to provide feedback.
15	<p>I hope that this submission will be accepted although a little late.</p> <p>I would like to support the submission made by &lt;name removed&gt; on behalf of Bronte Beach Precinct against the proposed development of this site. &lt;name removed&gt; has made the case against this proposal extremely clear.</p> <p>It would show a complete disregard for Waverley's substantial heritage, and its stated preservation of century old heritage trees, were this proposal to be allowed to go ahead.</p>	1	<ul style="list-style-type: none"> <li>• Support for submission submitted by the Bronte Beach Precinct Committee listed as per submission number 19 is noted.</li> <li>• Objection to Planning Proposal noted.</li> </ul>
16	<p>I raise the following concerns regarding the WMH Planning Proposal (the Proposal):</p> <ol style="list-style-type: none"> <li>1. I object to the Proposal insofar as it seeks to exceed the floor space ratio and height restrictions imposed by the existing planning controls and thereby overdevelop the WMH site. As a nearby resident, I am concerned that this site-specific overdevelopment will sanction a trend or precedent of similar over developments or non-compliance with existing planning controls. This precedent of overdevelopment threatens the residential amenity of my neighbourhood, and allows a creeping effect of the commercial/retail area of Bondi Junction one step closer to the quiet pockets of residential conservation areas which adjoin it, and like the one I currently enjoy.</li> <li>2. The Proposal makes a mockery of existing planning controls. If allowed, it says - if you are a big enough entity who has the means to fight for such exemptions, you will be able to exceed the statutory planning and building controls. In this regard, allowing building restriction exemptions to</li> </ol>	1	<ul style="list-style-type: none"> <li>• Objection to the Planning Proposal has been noted.</li> <li>• In relation to the proposal being in excess of the height of building and floor space ratio in the <i>Waverley Local Environmental Plan</i>, the intention of the Planning Proposal is to create an Alternative Building Height map and Alternative Floor Space</li> </ul>

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	<p>some applicants, and not others, appears to be an arbitrary, or even discriminatory building code, favouring rich and powerful applicants.</p> <p>3. The Proposal's plan to create a further childcare facility and 257 independent living units (ILU) for those over 55 years of age is unnecessary in this neighbourhood which already has childcare facilities (for example Waterford in nearby Henrietta Street), and ample residential accommodation for those aged 55 and over, wishing to live independently. In a cynical light, it appears as though the childcare facility and the ILU aspects of the Proposal are ploys used by the applicant to mask the nature of this development as a community project (and thereby justify its attempt to bypass existing building and planning controls), whereas the true nature of this Proposal is purely a commercial redevelopment of the WMH site.</p> <p>4. The 257 ILU &amp; childcare facilities will further urbanise the residential pockets that surround the WMH site creating further burdens on the roads by increasing traffic and creating further parking issues. In this regard, it is noted that the Proposal allocates less than one car space per ILU.</p> <p>5. The WMH site is situated in a school hub (there are at least 6 schools and 1 childcare facility within walking distance). The traffic during morning drop offs and afternoon picks ups is already at a standstill along Bronte Road, Carrington Road and Birrell Street during these times. This Proposal will only exacerbate the existing traffic issues. It makes no sense to add further traffic to this highly congested area of Waverley by overdeveloping the WMH site.</p> <p>6. In preparing my submission, I have also had the opportunity of reading the submission prepared by &lt;name removed&gt; on behalf of the Bronte Beach Precinct dated 2 July 2021. I endorse all of the points made in that submission.</p> <p>Accordingly, I urge Council to reject the Proposal in its current form.</p>		<p>Ratio map for the site over and above what is currently permissible under the <i>Waverley Local Environmental Plan</i>. The height of buildings has been carefully considered throughout the planning proposal process and Officers have considered the proposed height controls against a number of Planning Principles relevant to the integration with local character and compatibility with the surrounding urban environment as discussed in the Council report.</p> <ul style="list-style-type: none"> <li>As has been discussed in the Planning Proposal report which was exhibited as part of the Planning Proposal, it has been identified that there will be a need for additional community health, aged care services and seniors residential facilities in the Waverley Local Government Area (LGA) as the population in</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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			<p>Waverley continues to age. This Planning Proposal aims to increase the provision of co-located health services, aged care facilities and senior's residential development that is accessible to goods and services and community facilities, and will help to achieve the projected needs for the area. The inclusion of Centre-based Child Care has been proposed to better support staff and carers on site, as well as support the surrounding local community. Whilst there are other providers in the area, there is a strong demand, with many centres having existing extensive waitlists.</p> <ul style="list-style-type: none"><li>• In relation to concerns regarding potential traffic impacts which would result from any redevelopment of the site. The site is well serviced within 800m of the Bondi</li></ul>

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			<p>Junction Interchange with train services and 29 bus routes. There is also 10 bus stops within 400m of the site and it is well located within walking distance of Bondi Junction and Charring Cross. Any traffic and parking feedback provided will be further in the review and finalisation of the site-specific DCP.</p> <ul style="list-style-type: none"> <li>• Support for the submission listed as per submission number 19 in this document is noted.</li> </ul>
17	<p>The site Specific DCP is very disappointing as it does not take into real consideration the heritage importance of the site, its landscape and built heritage and approaches it ,in the same manner, that many in Sydney are complaining about ,a mere development site to infill with buildings, of dubious distinction rather than considering the intrinsic importance of this special place .It is one of the last and significant sites in Waverley and the public and those using it deserve more than what is proposed here.</p> <p>The conservation status of the property has barely been acknowledged and yet it is on State Heritage Inventory -both the house, Odina, and the site and it should be proposed for state heritage listing without delay. And plans for the site should acknowledge and respond to the real significance of this magnificent site and to the motives of the Vickery family who gave it to the Uniting church for the benefit of the public.</p>	1	<ul style="list-style-type: none"> <li>• Concerns regarding the heritage properties on-site have been noted. The 'War Memorial Hospital' was nominated by Council for inclusion on the SHR by Waverley Council in June 2020. The SHR Committee determined that it may meet the threshold for State heritage significance but was not a priority for SHR listing at this time.</li> </ul>



Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
	<p>I would like to express my real concerns over the proposal to remove three to four (probably more) of the site's existing trees - those being three very mature Moreton Bay Figs and one mature Magnolia Grandiflora. All of them contribute significantly to the value of the site, all of them are very mature longstanding trees and all can be seen in a 1943 aerial shot of the site in various stages of development.</p> <p>At least one of the trees is significantly large in 1943 hence the arborist who we asked believed that it would probably be well over 100 years old in fact in the order of about 160 years old. The other two trees were, however, not seen to be nearly as large but were however, casting a shadow then in 1843. It is believed they would be approximately 80 years old. The claim that these removed trees could be replaced is preposterous - not in our lifetimes. And another proposal to move them - I don't think so, that is even more unbelievable.</p> <p>One of the important aspects of this site is also that it is in a wildlife corridor connecting the Queens Park with Waverley Park and therefore being the perfect stop off point for fauna as they fly through making their way to either parks.</p> <p>In addition by increasing the height of the buildings to 15/21 metres (particularly Building A ) allowed on the site to the height of the top of the tower on the roof of Edina will result in a blocking of the flightpath for the fauna as it will be harder for them to identify their route as they make their way around the suburb. The height of 15/21 metres is excessive</p> <p>In terms of living onsite - there is the proposed removal of Odina aged care beds of which there are 40 and their relocation is unclear. There is a question as to how much emphasis is really needed for Age Care in this Municipality - only recently Philip House in Bronte Rd. has indicated a change of use to backpacker accommodation. Presumably this move has resulted from a lack of need. So why more ?</p> <p>There appears to be an emphasis on independent living, which is for the over 55s - a provision which could really be called the provision of more flats/accommodation for those who could really live anywhere in Waverley. Why special provisions for that age group here?</p>		<p>Heritage NSW also provided a submission relating to the Planning Proposal as part of the public exhibition period. It should be noted Heritage NSW do not oppose the proposed planning controls. In addition The height of buildings has been carefully considered throughout the planning proposal process. When considering the proposed building heights and the natural slope of the site from east to west, the proposed maximum building heights are the same height as the parapet of the Vickery/Edina building tower. Setbacks are required for the tallest component of any building on site and there is a separation by a proposed through-site link and the landscaped area between the location of the proposed new buildings and the heritage items on</p>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
	<p>There is an opportunity to produce a real Centre of Excellence on this remarkable site where the needs of the elderly could be met with a specially, sensitive treatment in the form of inspiring gardens set against a backdrop of magnificent trees -a special centre for those suffering from Dementia and Alzheimers ,a need now acknowledged in recent research on those suffering from these conditions.</p> <p>That is the treatment our elderly deserve not the lowest common denominator. And such treatment costs the community less in the long run.</p>		<p>the eastern part of the site. The relationship between any new buildings and the Heritage Items on-site is to be managed by the site-specific DCP.</p> <ul style="list-style-type: none"> <li>Concerns regarding the mature trees on site and the potential impacts any development could have on the habitat corridor are noted. Any traffic and parking feedback provided will be further in the review and finalisation of the site-specific DCP.</li> <li>The demand for residential aged care has been assessed and discussed in the Planning Proposal report which was placed on public exhibition. For the purposes of clarity, the Development Application at Philip Nursing Home (DA-94/2021) at 319-321 Bronte Road, Waverley intending to continue to provide housing for seniors and is proposing</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
			<p>'boarding housing that will operate as an aged care hostel'. It is noted that the 'boarding house' terminology relevant to the State Environmental Planning Policy (Affordable Rental Housing) 2009 does cause some confusion in the community.</p> <ul style="list-style-type: none"> <li>Other general comments provided in the submission have been noted.</li> </ul>
18	<p>I wish to provide feedback on the proposal for the redevelopment of the War Memorial Hospital Site (SF21/2451)</p> <p>I've lived at &lt;address removed&gt; for nearly 12 years and recognise and generally approve of making the War Memorial Site a vibrant and active part of the community. However the current building designs combined with the elevated height of the overall site, will have a negative impact on the area and cause resentment from local residents.</p> <p>The increased height of the buildings, especially on the West side of the site, along Birrell Street, will significantly dominate the area, as they out of character with the buildings opposite on Birrell Street, and will overshadow my building due to the combination of their height and the increased elevation as Birrell Street rises towards Carrington Road.</p> <p>Also it seems that no consideration has been given to the wind tunnel effect that is likely to be caused by the location of buildings C, D and E (as shown on Figure 20 – Masterplan aerial view). Often when waiting at the crossing of Birrell Street and Bronte Road, the wind is significant - this is with the existing relatively open aspect of Birrell Street and its surrounding buildings. The airflow is</p>	1	<ul style="list-style-type: none"> <li>In relation to the comments regarding the proposed building heights. The height of buildings has been carefully considered throughout the planning proposal process and Officers have considered the proposed height controls against a number of Planning Principles relevant to the integration with local character and compatibility with the surrounding urban environment as discussed in the Council report.</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
	<p>compressed in the gap between the buildings C, D and E and this will blow directly onto my building. This issue needs to be seriously modelled and if necessary, offset with increased foliage or design elements to mitigate the wind speed and force. This will also need to be monitored post-construction should the plan go ahead.</p> <p>I feel that these problems could be avoided if the buildings were moved more towards the centre of the large site rather than being push to the periphery, making a dominant and foreboding corridor that will block out natural light and significantly affect the local area in a detrimental way.</p>		<ul style="list-style-type: none"> <li>• With regards to overshadowing, overshadowing diagrams have been provided as part of the masterplan and show the bulk of the overshadowing is demonstrated to occur within the site itself, as the stepped building heights, and retention of the Church Street heritage cottages act to minimise overshadowing to surrounding properties.</li> <li>• Regarding concerns about wind tunnelling, the stepped building heights and requirement for building articulation and mature tree planting around the periphery of the site, as well as within the site, are measures that will reduce potential wind tunnels. The detail of this is to be addressed via the site-specific DCP so the feedback provided relating to this matter and with regards to the layout of buildings will be</li> </ul>



Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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			considered in the finalisation of the site-specific DCP.
19	<p>The following submission was received from the Bronte Beach Precinct Committee:</p> <p><b>Waverley War Memorial Hospital: Campus Site Planning Proposal and Site-Specific DCP</b></p> <p>This proposal fails to respect the heritage significance of the site, and in so doing misses an opportunity to create a better aged care and seniors living environment. The proposal can be simply improved to achieve both a better heritage outcome and a more effective aged care/seniors living campus.</p> <p><b>The proposal spoils a heritage site of State significance.</b></p> <p>As you would be away the building and grounds of the site appear separately on the State Heritage Inventory at a level of State Significance. On 5 May, 2020 Council resolved to apply for listing on the State Heritage Register. In August 2020 the SHR Committee resolved that although the site may meet the threshold for State heritage significance it was not a priority at the time and closed the nomination. But while the formal status does not yet apply, it would be negligent of Council to proceed as if it never will. It is reasonable to deal with this site as potentially being on the State Heritage Register at some point.</p> <p><b>Reconstruct the central garden for both heritage and functional reasons.</b></p> <p>The proposal does not respond to the significance of the site because it substantially compromises the setting of the heritage buildings by imposing Building A (Residential Aged Care, Clubhouse, Wellness Centre and Care Apartments) in the middle of the grounds. A consequence of this positioning is the destruction of three mature Moreton Bay Figs and a Magnolia Grandiflora all declared in most recent Conservation Management Plan (2017) as of Exceptional Significance (pg 20). The area where Building A is proposed was originally the central garden, an integral element of the spatial setting for Edina (aka the Vickery Building). It is currently an open car park. Those remaining significance trees create an opportunity to reconstruct the central garden as</p>	1	<ul style="list-style-type: none"> <li>Concerns regarding the heritage properties on-site have been noted. The 'War Memorial Hospital' was nominated by Council for inclusion on the SHR by Waverley Council in June 2020. The SHR Committee determined that it may meet the threshold for State heritage significance but was not a priority for SHR listing at this time. Heritage NSW also provided a submission relating to the Planning Proposal as part of the public exhibition period. It should be noted Heritage NSW do not oppose the proposed planning controls.</li> <li>As has been discussed in the Planning Proposal report, which was exhibited as part of the Planning Proposal, it has been identified that there</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
	<p>recommended in Policy 9 of the CMP (2017). It obviously can't be reconstructed is there is a building on it. The proposal is incoherent because it acknowledges the CMP and states the DCP will be modelled on the Opportunities and Policies therein, but the placement, and height, of Building A is in stark contradiction.</p> <p>The building on this open space at 21m also locks the ecological corridor from Waverley Oval to Queens Park.</p> <p>The reconstruction of the central garden however is not simply about heritage. There is much research on the importance of open spaces and gardens in providing appropriated environments for the ages. A consequence of dementia is that sensory perception, especially touch and smell, becomes more important. Gardens are a comfortable distraction. With the onset of dementia people are often unsettled in built environments and need safe places to move around. If outdoor stimulatory spaces are available for the aged there is also reduced need for sedation. An appropriate environment with outdoor spaces can slow the onset of dementia which is relevant to those in independent living as well. Coincidentally one of the geriatricians at the War Memorial Hospital, Dr Nick Brennen, has been interviewed on ABC radio on this subject (<a href="https://www.abc.net.au/radionational/programs/lifematters/unexpected-gardens-australian-gardenshow/5715404">https://www.abc.net.au/radionational/programs/lifematters/unexpected-gardens-australian-gardenshow/5715404</a>). Still water is also calming for those with dementia and so the reconstruction of the original central garden pool would be advantageous in this regard.</p> <p>Separate to the direct experience of a garden is the contribution to the aesthetic of the site from the perspective of the proposed modern senior living buildings. The NSW Architects Registration Board has a research publication on architecture for the aged, 'The New Architecture for a New Age (NANA)' by Guy Luscombe. A feature it recommends, 'Windows to the world', is about being able to look out on something with connection to an outside world. Clearly an inhabited garden is preferable to buildings. That publication also emphasis the need for outdoor spaces for people with dementia, and to support community connection.</p> <p>An alternative location for Building A is where buildings F, G and H are planned. That would substitute for three of the seven independent living buildings. Potentially buildings B and C could be made deeper to compensate.</p>		<p>will be a need for additional community health, aged care services and seniors residential facilities in the Waverley Local Government Area (LGA) as the population in Waverley continues to age. This need for the provision of housing for seniors is based on Waverley Council's Waverley Local Housing Strategy 2020-2036. The Planning Proposal aims to increase the provision of co-located health services, aged care facilities and senior's residential development that is accessible to goods and services and community facilities and will help to achieve the projected needs for the area.</p> <ul style="list-style-type: none"> <li>• Feedback regarding the removal of mature trees, the Habitat Corridor landscaping and building layouts have been noted. This feedback will be considered by as part of</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
	<p><b>The scale is unjustified.</b></p> <p>In 2016 Council published a research report on the accommodation needs of older residents. On the supply of aged care in Waverley that report noted: 'With the development of the Loreto site and two facilities on the border of Waverley in the near future, the supply of residential aged care in the area is likely to be sufficient in the medium term.' Again in the conclusion, 'the supply of aged care places, both residential places and home care packages is considered reasonably sufficient at this time'. The proposal at 3.2.1, purports to quote from that report, although the figures presented cannot be traced to it. In contrast to the 2016 report the proposal creates an impression of increasing shortages of both aged care places and independent living. This seems dubious without proper reference.</p> <p>What is unequivocal is that the proposal removes the 40 aged care beds from the existing Edina nursing home, which will be demolished to develop independent living units. It is not clear how many of those aged care beds are available in the only one of eight new buildings to address aged care. It is not clear that the proposal will significantly increase the provision of aged care beds from that starting deficit.</p> <p>It is misleading to assert a shortage of independent living accommodation because it overlaps significantly with general accommodation in the community. The independent living units will likely be accessible by anyone over the age of 55. There is ample accommodation elsewhere for those people, and so the proposed intensity of the ILU build is unjustified. Much of the bulk of the proposal is from ILU.</p> <p><b>How high?</b></p> <p>The Conservation Management Plan (2005) states in section 9.2.4 that a level of three storeys is appropriate for new buildings. 'This is of the scale of the Morgan building that is a good fit in terms of scale, site presence and heritage impact. Buildings on the western half of the site towards Bronte Rd, might justify another storey (buildings C,B,D,E and F). But the recommendation of the CMP should stand for the eastern half of the site. The proposal of 15m/21m is excessive and</p>		<p>the further review of the site-specific DCP prior to finalisation and reporting to Council.</p> <ul style="list-style-type: none"> <li>• With regards to the proposed height and relationship with existing heritage on site. The height of buildings has been carefully considered throughout the planning proposal process. When considering the proposed building heights and the natural slope of the site from east to west, the proposed maximum building heights are the same height as the parapet of the Vickery/Edina building tower. Setbacks are required for the tallest component of any building on site and there is a separation by a proposed through-site link and the landscaped area between the location of the proposed new buildings and the heritage items on the eastern part of the</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
	<p>inconsistent with the CMP. It is essentially to facilitate residential development for over 55's and is unjustified.</p> <p>The proposed 21m building in the middle of the site (Building A) would substantially block the ecological corridor from Waverley Oval to Queens Park and this is untenable.</p> <p><b>Summary</b></p> <p>The proposal fails to respect the heritage of the site and falls short of contemporary architectural standards for the aged. These problems stem from its excessive scale which is unjustified. The proposal is incoherent as it refers to, but effectively ignores the Conservation Management Plans of 2005 and 2017. The reconstruction of the central garden has heritage, architectural and functional merit. It would result in an outstanding community asset. It would also avoid destruction of existing trees of exceptional significance and preserve the ecological corridor.</p>		<p>site. The relationship between any new buildings and the Heritage Items on-site is to be managed by the site-specific DCP. All feedback provided will be reviewed and considered in this context, prior to finalising and reporting the site-specific DCP to Council for adoption.</p> <ul style="list-style-type: none"> <li>• Other comments regarding the importance of sensory perception and surrounds in relation to natural features such as gardens and bodies of water has been noted.</li> <li>• It is also noted a number of other submissions wrote in support of this submission.</li> </ul>
20	<p>The following submission is a Motion from the Bronte Beach Precinct Meeting held 23 June 2021.</p> <p>The BB Precinct requests that Council change the proposed site specific DCP for the Edina Estate (War Memorial) to achieve the opportunities highlighted in the 2005 Conservation Management Plan, in particular the restoration of the lower garden. This recognizes the State Significance of the Heritage listing for those grounds. There should be no building at all on this site.</p>	1	<ul style="list-style-type: none"> <li>• The request to change the site-specific DCP has been noted, this feedback will be considered in the further review of the site-specific DCP.</li> </ul>
21	<p>We represent the Charing Cross Precinct Village. This Planning Proposal falls within our Precinct Area and on behalf of concerned residents I wish to bring some issues to your attention</p>	1	<ul style="list-style-type: none"> <li>• Concerns about future living arrangements for</li> </ul>



Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
	<p><b>1. REMOVAL OF CURRENT RESIDENTS WHO LIVE IN THE WAR MEMORIAL GROUNDS</b></p> <p><b>PART 3/SECTION C - ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT (DPIE)</b>  3.9 <i>Has the planning proposal adequately addressed any social and economic effects?</i> (p103)  3.9.1 Social  The proponent states : “The increase in social infrastructure provision on the site...allows residents to be able to age in place, in a community that they are familiar with, which has been shown to greatly increase the quality of life into older age”. A recent update letter (29 Jan 2021) also mentions "supporting people to age in place".</p> <p>Why are existing residents not being allowed to age in their existing homes? Many have lived in their Uniting Church retirement homes for over 5 years and have many friends in the area and have links with the local community. Some residents have been there for longer. Yet they are being forced to move outside of the local area to another community that they will need to establish themselves in, and they are already of advanced age.</p> <p><b>We would therefore ask Waverley Council to make it a condition of any approval of this planning proposal that all current residents must be given the choice remain on site to continue with their lives, if they so wish. This may include temporary relocations on site as the building work progresses, or retention of the existing recently renovated (in 2016) Conrad Beard Court.</b></p> <p><b>2. The Needs of Locals residing in neighbouring properties</b></p> <p>The provision of aged care, seniors living and affordable housing options is important to our area, however, the expansion of these services must take into account the amenity of the local area and needs of those residing in neighbouring properties.  Our concerns are listed below:-</p> <p><b>Street Frontages</b></p>		<p>current residents is noted. Council will feed back concerns raised by residents in the public exhibition to the proponent.</p> <ul style="list-style-type: none"> <li>• Feedback regarding the proposed building heights is noted. The height of buildings has been carefully considered throughout the planning proposal process and Officers have considered the proposed height controls against a number of Planning Principles relevant to the integration with local character and compatibility with the surrounding urban environment as discussed in the Council report.</li> <li>• In relation to the concerns regarding potential loss of sunlight and overshadowing. Overshadowing diagrams have been provided as part of the masterplan and show the bulk of the overshadowing is</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
	<p>The existing street frontages of this site are either in keeping with the local, historical appearance of the Waverley area, or largely unseen due to the well-established trees and set-back from the roadway.</p> <p>We suggest retention of current building heights and adequate setbacks from the street to maintain this appearance. Opening up the original access to the estate with the original gates at the corner of Birrell St and Bronte Rd, the historic spine should lead towards the Edina residence. As a pedestrian walkway, this could help to recognise the history of the site. Buildings should be sited to give generous entry space inside the gates, and designed to address the driveway as a principle internal spine rather than presenting it with unresolved end elevations. Some adjustments to the alignment of the driveway spine could be made around Conrad Beard Court.</p> <p><b>Proposed Heights</b></p> <p>Any new buildings and associated height increase (even with partial or stepped set-back) will significantly and permanently alter the character of locality. Any increased building heights would result in them being significantly taller than existing and neighbouring buildings and as such, be out of character with this area.</p> <p>In effect the proposal for high rise on this site will draw the character of Bondi Junction further down Bronte Rd towards Charing Cross, which is already under pressure to increase its height limits as demonstrated by the "Charing Square" Spot Rezoning Proposal currently about to go to Public Exhibition.</p> <p>Development to date has largely been in keeping with the historic streetscape and unobtrusive. The Precinct would suggest retention of current height limits in Waverley LEP alongside Bronte Rd and Birrell St. If any increase in heights are to be considered these could be located towards the centre of the site, depending on heritage constraints where the impact on neighbours is limited.</p> <p>The massive scale of horizontal slab buildings conflicts directly with the patterns of development and rhythm of smaller subdivisions in this historic neighbourhood. The modern horizontal monolith also results in a poor relationship with sloping ground and presents an overly elevated</p>		<p>demonstrated to occur within the site itself, as the stepped building heights, and retention of the Church Street heritage cottages act to minimise overshadowing to surrounding properties.</p> <ul style="list-style-type: none"> <li>• In relation to the concerns about increased potential for wind tunnels. The stepped building heights and requirement for building articulation and mature tree planting around the periphery of the site, as well as within the site, are measures that will reduce potential wind tunnels. The detail of this is to be addressed via the site-specific DCP so the feedback provided relating to this matter will be considered in the finalisation of the site-specific DCP.</li> <li>• Other feedback relating to concerns regarding the Habitat Corridor, potential loss of mature trees on site, building layouts and</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
	<p>low end. In order to achieve a better fit, we suggest stepping buildings down the sloping Birrell Street frontage from east to west reflecting a more traditional terrace approach to design. Even a fairly large terrace building series would respond better to landform and would create more discrete groups of accommodation, reducing the institutional stigma and improving health care outcomes. Along Bronte Road, smaller, less bulky building modules with gaps between them could reduce issues of overshadowing and overlooking of neighbouring properties as well as loss of sunlight which is so important to community wellbeing. As proposed, buildings are too massive and, already set on higher ground, are likely to overshadow properties set along the western, low side, of Bronte Road. Alternatively, has any consideration been given to adaptive re-use of any of the existing buildings on this frontage, as a more sustainable approach to re-development?</p> <p><b>Habitat Corridor and trees</b></p> <p>The existing Habitat Corridor running through the site and identified in the WLEP must be maintained and improved. Much of the vegetation is well established and essential to local wildlife. Several magnificent old fig trees (<i>Ficus</i> sp) which possibly date from laying out of the estate grounds are essential visual features and have created habitat hot spots. These should be identified for retention and be designed as features on the site to be enjoyed into the future, along with the important Norfolk Island Pine landmarks. Removal is not an option.</p> <p><b>Pedestrian Corridor</b></p> <p>Bronte Road is a well utilised and important pedestrian corridor. Any changes to buildings alongside the street should be set back to improve pedestrian amenity, provide space for canopies of significant avenue trees planted on the footpath, and maintain shelter from the wind tunnel effect plaguing Bondi Junction. The precinct recommends recording of existing wind conditions and speeds at selected locations between Birrell Street and Church Street along Bronte Road, to set targets to reduce or as a minimum remain comparable to current wind conditions should development occur on the site.</p> <p>An increase of on-site residential units could potentially still be achieved through the development of a greater number of smaller two and three storey building “pods” positioned across the site.</p>		<p>street frontages will be considered in the further review of the site-specific DCP, in which these matters relate to.</p> <ul style="list-style-type: none"> <li>Other comments provided which are more general in nature have been noted.</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
	<p>This would help to match buildings with the garden setting and utilize the sloping ground to give units better access to sunlight, diminish the extent of overlooking each other and / or neighbouring properties, and optimise district skyline views towards Centennial Parklands and the Sydney CBD. Such structures could be positioned around existing mature trees and historical features of the Edina estate, avoiding the necessity to raise the existing height controls.</p> <p><b>Summary</b></p> <p>1. Any development proposal needs to include continued existing resident care and accommodation as essential. Recent renovations to Conrad Beard Court must be considered both in the context of resident comfort in their own units, and of sustainability. Embodied energy should not be wasted. People living within the site must be provided with an option to remain there, if they wish, and not be displaced out of the locality in their late years. Many have long term local connections and have invested carefully in their living arrangements.</p> <p>2. Site design: the starting point for any development on this site should be a proper analysis of existing site features, based on an accurate land survey, the CMP and other studies, and fieldwork; existing features should be located (historic buildings, landscape works, garden features, all existing trees, existing (non-heritage) buildings, footpaths, driveways, carparks, gates and steps etc. Some buildings and trees may be assessed for removal and some buildings may be identified for recycling into any new scheme.</p> <p>3. Photos of the surrounding streets do nothing if the messages of scale, rhythm and style are not translated into designing for the site. This does not imply historicism. Rather it requires a careful translation into modern buildings for affordable aged living or ageing in place and aged care homes.</p> <p>4. In regards to trees a qualified arborists report is required to identify and rank the significance and age of all the trees on the site relating to their health, longevity, historical significance and habitat value.</p>		



Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
	<p>5. Contemporary forms of high rise or large, horizontal building slabs are not necessarily suitable for this site. Bondi Junction's heights and FSRs should not be drawn further south. Throughout post-european history there has been a "rural" gap between Bondi Junction and Charing Cross Village (the original commercial centre of Waverley), and this should be clearly respected. Increased heights and FSRs should not creep towards the Charing Cross Village.</p> <p><b>Conclusion</b></p> <p>The precinct believes that a more intelligent and considerate approach to designing infill developments for this historic site is needed, taking into account the slopes, surrounding streets and the setting in an historically dense suburban environment</p>		
22	<p>I would like to raise the following issues regarding the PP for the War Memorial Hospital Site.</p> <p><b>Issue1: Traffic</b></p> <p>Use of the Church Street entry/exit point should be minimised. This is a small local street which is already impossible to find a park on during the week and gets severely banked up during school pickup and dropoff hours.</p> <p>If additional traffic along Church Street is anticipated, Council should:</p> <ul style="list-style-type: none"> <li>• widen the bottom of Church Street to allow for a left and right hand turning lane to reduce banking up of traffic</li> <li>• make Short Street one way (accessible from Bronte Road)</li> </ul> <p><b>Issue 2: Height</b></p> <p>The heights proposed are all 1-2 storeys too high. They will dominate the heritage grounds and are inconsistent with existing and future heights of buildings in the area. It doesn't make sense that development along Bronte Road towards Bondi Junction is only allowed for 4/5 storeys but 7 storeys is supported on the site.</p> <p><b>Issue 3: Design Excellence</b></p>	1	<ul style="list-style-type: none"> <li>• Suggestions relating to traffic and the interface of future developments with the existing streetscapes have been noted and will be considered as part of the further review of the site-specific DCP prior to finalisation and reporting to Council.</li> <li>• Feedback regarding the proposed building heights is noted. The height of buildings has been carefully considered throughout the planning proposal process and Officers have considered the proposed height controls against a number</li> </ul>



Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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	<p>If buildings are going to be built to the heights proposed in the Masterplan they better look good. I would like to see some sort of Design Excellence control / design competition that the applicants must comply with to achieve the proposed heights. This is critical given the heritage nature of the site and its interface with low scale residential areas.</p> <p><b>Issue 4: Local Street Interface</b></p> <p>I support the retention of the two houses at the bottom of Church Street. Any future development along Church Street needs to acknowledge the streetscape and its heritage conservation zone status. This should never be the primary frontage for the Hospital and if possible I would like to see the DCP controls strengthened to ensure this.</p>		<p>of Planning Principles relevant to the integration with local character and compatibility with the surrounding urban environment as discussed in the Council report.</p> <ul style="list-style-type: none"> <li>The suggestion regarding Design Excellence is noted, the Planning Proposal already has a proposed clause that any development on the site would be subject to Clause 6.9 Design Excellence of the <i>Waverley Local Environmental Plan</i>.</li> </ul>
23	<p>We are opposed to many aspects of the proposed development to this very important heritage site in Waverley as we believe it is an overdevelopment of this precious site that was bequeathed by the Vickery family in 1919 to the Trustees of the Methodist Church for "<i>hospital purposes</i>".</p> <p>We cannot understand why Uniting has not even tried to keep within the scope of its own <i>Conservation Management Plan</i>, especially with respect to</p> <ul style="list-style-type: none"> <li>not developing the site for new uses</li> <li>maintaining "<i>its aesthetic and historical qualities as a substantially intact Victorian estate</i>" and</li> <li>preserving items of <i>Exceptional Significance</i>, including the large old trees.</li> </ul> <p>In the <i>Planning Proposal</i>, we <b>oppose</b> the suggested amendments to the <i>Waverley Local Environmental Plan 2012</i> (WLEP2012), namely</p>	1	<ul style="list-style-type: none"> <li>The height of buildings has been carefully considered throughout the planning proposal process. When considering the proposed building heights and the natural slope of the site from east to west, the proposed maximum building heights are the same height as the parapet of the Vickery/Edina building tower. Setbacks are required for the tallest</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
	<ul style="list-style-type: none"> <li>the Additional Permitted Uses to the SP2 zoned land - Seniors housing; Community facilities; and Centre-based childcare facility</li> <li>a new Alternative Height of Buildings Map to show an alternate height of 15m and 21m from the current 9.5m and 12.5m, thus increasing permissible number of storeys from 4 to 7</li> <li>a new Alternative Floor Space Ratio Map to show an alternate maximum FSR of 1.2:1 from the current maximum of 0.9:1.</li> </ul> <p>These proposed substantial increases to height and density are totally inappropriate for the site and, as the model drawings show, would overwhelm the site.</p> <p>In the <i>Draft Site-specific DCP</i>, we oppose</p> <ul style="list-style-type: none"> <li>the proposed new centrally located residential aged care and community hub in almost the centre of the site. With its inappropriate location, height and size, it would totally change the nature and fabric of this Victorian estate.</li> <li>provision of new seniors living, as it is not a "health use"</li> <li>the substantial increase in heights of 15 and 21m that do not comply with the Draft DCP control:</li> </ul> <p><i>The scale of new buildings must not challenge or overwhelm the heritage buildings, Victorian streetscape, or landscape.</i></p> <ul style="list-style-type: none"> <li>proposed new buildings dwarfing the original gates on the corner of Birrell St and Bronte Rd</li> <li>the capacity to remove the trees of Exceptional Significance identified in the Conservation Management Plan for new buildings. All mature trees of Exceptional Significance must be preserved.</li> </ul>		<p>component of any building on site and there is a separation by a proposed through-site link and the landscaped area between the location of the proposed new buildings and the heritage items on the eastern part of the site. The relationship between any new buildings and the Heritage Items on-site is to be managed by the site-specific DCP. All feedback provided will be reviewed and considered in this context, prior to finalising and reporting the site-specific DCP to Council for adoption.</p> <ul style="list-style-type: none"> <li>In relation to the proposed additional permitted uses, seniors Housing and Community-based facilities already exist on site. These uses already occur within this zone and would be able to be provided under existing use rights, as such amending the permitted</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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	<p>We can see the need to restore some of the older buildings and possibly replace and extend the existing aged care facility along Bronte Rd but any development of this significant site should not interfere with the heritage buildings, gates and landscape and must only be for its original purpose as a health facility.</p>		<p>uses on-site is simply seeking to legitimise these uses and provide abundant clarity by amending the WLEP to reflect these uses. The inclusion of Centre-based Child Care has been proposed to better support staff and carers on site, as well as support the surrounding local community. In addition 'Seniors living' would fall under 'Seniors housing' as a permitted use.</p> <ul style="list-style-type: none"> <li>• Concern over the removal of mature trees on-site, as well as feedback relating to the layout of buildings and other relevant suggestions to the site-specific DCP has been noted. All feedback provided will be reviewed and considered in this context, prior to finalising and reporting the site-specific DCP to Council for adoption.</li> </ul>
24	<p>The below submission was received twice both via email and through Council's Have Your Say Page. It has been treated as one submission.</p>	1	<ul style="list-style-type: none"> <li>• Concerns regarding any on-site parking (in</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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	<p>Further to Waverley Council (WC) correspondence of 20 May 2021. Accordingly, we wish to raise the following comments and seek both WC and Uniting Waverley's (UW) response upon same.</p> <p><b>Redevelopment Impact – Overview</b></p> <p>As alluded to in our several prior discussions with various members of the UW team, as a community member, I appreciate the need for regeneration of the site. However, based upon information contained in the previous UW Package Booklet and as provided in the recent Planning Proposal of May 2021, it appears I and my neighbours directly opposite the development site No's 3,5 and 7 Church Street, will all be highly impacted neighbours. As a result, we have numerous concerns. As UW own No's 2,4,6 and 8 Church Street, the houses on the other side of the street – No's 1,3,5 and 7 Church Street are all owned and occupied privately by the current residents of the street – thus, as a residential community, out the 4 Houses of 8 Houses – 100% of the non-UW owned properties will be significantly affected by the development and all have similar concerns.</p> <p><b>Existing Issues :</b></p> <p><b>Parking</b></p> <p>Now almost non-existent and whilst not the full responsibility of WMH, users associated with the WMH and others (covered in further detail within this document) all impact upon Church Street Residents (CSR) significantly along with those listed below under Traffic.</p> <p>As an example, for the last two (2) days, I have waited in my car for 35 and 27 minutes respectively for a Park anywhere in the street – this has now become the norm.</p> <p><b>Traffic</b></p> <p>High traffic flow especially from 7.30am to 9.00am because of 5 users (4 schools and 1 Day Care); largely all day for Methadone Centre; all day for Waverley Court House and Police Station. Day usage by WHM Patients and Staff.</p>		<p>particular any underground car parks), traffic impacts, building setbacks and potential removal of mature trees on site have been noted. Feedback provided will be reviewed and considered in this context, prior to finalising and reporting the site-specific DCP to Council for adoption.</p> <ul style="list-style-type: none"> <li>• A number of issues raised relate to existing issues on-site or issues which may arise during the Development Application stage and during or post construction of any approved Development. These include matters such as the design of any proposed building and issues which relate to a Plan of Management for the site/particular buildings as well as a Waste Management Plan regarding waste management and collection. These matters would be assessed and</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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	<p>Further, Waverley Police are very aware of the increasing level of illegal entry into Church Street (a 1 Way Street – entry via Carrington Road only) via Bronte Road is increasingly creating more danger for students, elderly, and residents. In most cases, the offending parties are Court Attendees and Methadone Clinic patients.</p> <p><b>Noise</b></p> <p>As discussed at the UW community day, currently the CSR experience 6 days out of 7, wherein the WMH's garbage collection service is undertaken at 5.30am everyday with the exception of Sunday. This has been going since we bought in the street in May 2010 and even longer based on feedback from No's 5 &amp; 7 Church Street. The noise awakens all residents, 6 days a week. As the WMH might appreciate, this impacts upon your neighbours' attitude towards the hospital.</p> <p><b>Proposed Development</b></p> <p><b>Aesthetics</b></p> <p>Tree Removal &amp; Regenerating and "Greening" of Site Based upon initial plans provided at the Community day (2017 ?) and again in the May 2021 Proposal, it was detailed that several of what the community understood to be, "Protected" trees are to be removed. As a resident – we find this to be totally unacceptable when considering what has been "drafted" to replace these trees. Residents will go from 12-15 Metre green colour and canopy to an excavation, scaffolding and ultimately, 5 floors of brutal concrete and glass. How is the building design and layout to be repatriated to even resemble the magnificent tree scape currently in place ? What is UW's solution to same and what has been WC response - as from what we the residents are hearing from numerous locals post the UW Community Day in 2017 and subsequent of the real concern of this proposal, there is a growing swell of strong objection to this ? Going from Green to Concrete – What is WC and UW's detailed and "committed to" plan to restore the natural "greenscape" of the WMH site ?</p> <p><b>Building Design/Layout/Height etc</b></p>		<p>considered at the Development Application stage and if a future Development Application is lodged, the respondent is encouraged to review any relevant documents and provide feedback on those matters.</p> <ul style="list-style-type: none"> <li>• In addition, questions regarding primary points of contact during any development unfortunately can not be addressed as the Planning Proposal and site-specific DCP only relate to the planning controls and not specific proposed development itself.</li> <li>• The proponent (Uniting) will also be referred to consider the feedback provided relating to the concerns raised regarding existing activities on the site (for example current waste management arrangements).</li> <li>• Other comments of a general nature have been noted.</li> </ul>



Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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	<p>At the Community Day in 2017 around what the building might look like – assurances were provided to the local community by UW that “we do not build institutional like monoliths – it will be very sympathetic to the surroundings and for neighbours to look upon”.</p> <p>On initial and now subsequent documents provided of the proposed building that will sit opposite 1,3,5 and 7 Church Street, we seek assurances and community buy-in as to how this will be achieved as based upon initial design, it looks very monolith, very institutionalised and not sympathetic.</p> <p>In particular, real concerns with regards the height, aesthetics and importantly to us, the set back from the street needs to be reviewed. An imposing statement of concrete and glass says nothing of being sympathetic.</p> <p>Regeneration of flora and privacy – what honest and committed steps will be made to remedy the unconscionable destruction of the 100+ year old trees in the grounds of WMH which have provided the CSR much privacy but also, aesthetic cover from the WMH – How and what will it be related with and will UW be held to account in ensuring it will be done ?</p> <p>One of the biggest concerns – largely faced by 1 &amp; 3 Church Street is the proposed underground carpark for visitors, residents and services. We have are extremely uneasy with regards the driveway up/down angle of access with respect to noise but most critically, headlights into our direct residences – bedrooms and living area pre/post development – In fact we seek assurances and evidence based modelling of same from WC and UW around this – this is not a request, it is in fact a demand. We state clearly, these extraordinarily strong objections to UW’s proposal.</p> <p><b>Noise</b></p> <p><b>Pre – Construction</b></p> <p>As mentioned, prior WMH service activities (Waste etc) currently cause negative impact for the CSR.</p> <p>What remedy can/will UW and WMH bring about on these items ?</p>		

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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	<p><b>Construction</b></p> <p>What will be WC and UW's committed Action Plan and process to the minimisation of Construction noise, refuse and traffic for the CSR ?</p> <p>Given the current almost non-existent parking for residents and traffic issues, what will WC and UW implement that will ensure the CSR are not further impacted by building, trade and workers taking up the scarce, minimal parking and traffic freedom that the CSR currently have ? *</p> <p>We recently had a block of 13 apartments built over 3 years at 182 Bronte Road – over the course of the three years we had virtually no parking due to the building workers taking street parking and increasing traffic. Further, another 4 apartments were built in Short Street in the last 2 years – again, identical issues with diminished parking for residents.</p> <p>What measures will be in place for CSR along with UW's patients, carers, visitors who will no longer be able to park within the WMH precinct during the construction stage ? Will these too just overflow onto Church Street and also take our scarce available Resident Parking ?</p> <p>What will WC undertake to do to address the totally illegal parking by many non-residents of vehicles in Church Street presently and how will they manage/police illegal parking during construction by workers who will without doubt take Resident Only Parking – limited to 2 Hour only ?</p> <p>Will WC as a result of UW's proposal and disruption to residents, amend the current level of unlimited parking to reduce same and increase Resident/Permit Parking only to protect residents ?</p> <p><b>Post Construction</b></p> <p>What are the UW's projections and management plans around the post construction stage (completion) traffic and noise impact on Church Street ?</p> <p><b>Parking – Multiple users of Church Street</b></p>		

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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	<p>Currently, the CSR are impacted majorly by the following users of Church Street. Individually, they cause problems with parking and traffic flow but collectively, they make it almost impossible to gain any form of parking across each day.</p> <p>What will UW and WC do to address this given the significant construction phase and post completion given the uplift in users of the newly developed WMH ?</p> <p>The current parking restrictions allow for a limited number of 2 Hour Monday-Saturday 8.00am to 6.00pm and "Resident Only" parking spaces.</p> <p>There are a much larger number of un-restricted parking spaces – however, these must service a huge catchment of residents across the combined Church Street, Bronte Road, Carrington Road area. At present, these un-restricted spaces are being used by home mechanics who also service a large number of 4WD vehicles and other vehicles; dumped cars (4 at present). There are simply not enough controls in place by WC to manage and monitor and this coupled with Waverley Police and Council trying to remove dumped and abandoned vehicles, means numerous car spaces are "locked up" for months.</p> <p>Our question to UW and WC is – what can and most importantly will each of you do to alleviate this for the CSR ?</p> <p>Perhaps change the current "2 Hour/ Resident Parking" to "30 Minutes/Residents Parking" and then change the Un-Restricted to "2 Hour/Residents"...? Open to UW and WC detailed response.</p> <p><b>Hospital Staff</b></p> <p>Staff park regularly in the currently non-restricted bays through-out the street – as is their right. However, many park in the 2 Hour/Residents parking for more than the 2 hours (acknowledging they run the risk of a Parking fine) taking up in-valuable residents parking regardless.</p> <p>How will UW address this (with WC) during construction and post development?</p>		

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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	<p><b>Hospital Visitors</b></p> <p>As above with Hospital Staff.            How will WC with UW address this during construction and post development ?            St Claire's Girls School            Peak drop Off /Pick up hours of 7.30am to 9.00am and then 3.00pm to 4.15pm.            Significant pedestrian Traffic, motor vehicle traffic – and danger to school students and families.</p> <p>How will WC with UW mitigate this during construction and post development ?            Waverley College</p> <p>Peak drop Off /Pick up hours of 7.30am to 9.00am and then 3.00pm to 4.15pm.</p> <p>Significant pedestrian Traffic, motor vehicle traffic – and danger to school students and families.            How will WC with UW mitigate this during construction and post development?</p> <p><b>St Charles Primary</b></p> <p>Peak drop Off /Pick up hours of 7.30am to 9.00am and then 3.00pm to 4.15pm. Significant pedestrian Traffic, motor vehicle traffic – and danger to school students and families.</p> <p>How will WC with UW mitigate this during construction and post development ?</p> <p><b>Waverley Public</b></p> <p>Peak drop Off /Pick up hours of 7.30am to 9.00am and then 3.00pm to 4.15pm.            Significant pedestrian Traffic, motor vehicle traffic – and danger to school students and families.            How will WC with UW mitigate this during construction and post development ?</p> <p><b>Methadone Centre</b></p> <p>Open from 8.00am till Midday and then 3.00pm to 6.00pm</p>		

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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	<p>Significant pedestrian traffic, motor vehicle traffic – and danger to school students and families. Regrettably, numerous of these people are poor drivers coupled with an unwillingness to park legally during their visit – regularly parking across driveways, double parking and even parking across gutters and lawns.</p> <p>How will WC with UW mitigate this during construction and post development ?</p> <p>Waverley Police Station</p> <p>Police vehicles have the priority as they should be. However large visitor traffic to the Police Station means heavy vehicle and pedestrian traffic.</p> <p>How will WC with UW mitigate this during construction and post development ?</p> <p><b>Waverley Court House</b></p> <p>As above. However because of the Court House, it is a regular occurrence for Court attendees as a result of being late for court to then drive up Church Street in the wrong direction – despite it being a 1 Way Street and it being directly opposite the Police Station and then park for numerous hours on end to attend court.</p> <p>Additionally, due to the many “profile” celebrity court appearances, the street now becomes a “circus” of TV Media vans, paparazzi and limousines awaiting the arrival and exit at court. As a result, the street is even more congested.</p> <p>How will WC with UW mitigate this during construction and post development ?</p> <p><b>Traffic</b></p> <p>As above – however factoring in the construction stage, how will UW and WC mitigate noise, waste and traffic for safety and comfort of all users of Church Street ?</p> <p>From my review of the May 2021 proposal, many of these specific and detailed issues above are devoid of mention or perhaps even consideration. Only as being a resident – in our case of 11 years, &lt;address removed&gt; 4 years and &lt;address removed&gt; some 50 &amp; 60 years would you be fully</p>		



Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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	<p>aware or versed in these ongoing issues that will now only be even further exacerbated by your proposal.</p> <p><b>Recourse Points through-out Development</b></p> <p>Who will be our primary contact points through-out this process ?</p> <p>What are their contact details and preferred method for contact ?</p> <p>We look forward to your earliest detailed consideration on behalf of very concerned residents on this matter.</p>		
25	<p>I am a resident of &lt;address removed&gt;.</p> <p>This Village is scheduled for demolition and residents will be moved to another Village, where we do not know.</p> <p><u>This is an enormously distressing situation as when I moved in almost 6 years ago now, I was convinced that I would not move again at this stage of my life. There was not, then, any hint that demolition and building of residential areas on this site would occur.</u></p> <p>As we all are aware the huge importance of housing for older people is paramount.</p> <p>Many of the Proposals for this very beautiful War Memorial Hospital site are not people-friendly for those of us working and living on the Edina Estate.</p> <p>We do have Bondi Junction a short bus ride away or a good healthy walk for some, to shop etc.</p> <p>My apartment is situated overlooking a large tennis court which is used frequently. I have the joy of space and walking through the grounds - a blessed experience in garden areas, all very well maintained, and some very beautiful OLD trees.</p>	1	<ul style="list-style-type: none"> <li>Concerns from resident on-site about future living arrangements for current residents is noted. Council will feed back concerns raised by residents in the public exhibition to the proponent.</li> <li>Feedback relating to open space on-site is noted. Council has sought a minimum of 30% Deep Soil landscaped area on the site, in order to ensure adequate open space. Feedback relating to provision of green space and landscaping is noted and will be considered in</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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	<p>These areas are in constant use by residents, ambulant patients from the Hospital and gym attendees from rehab. exercising safely using the tennis court.</p> <p>I could continue but my point is: Please reconsider proposals to demolish and re-house happy residents of &lt;address removed&gt;.</p>		<p>the further review of the site-specific DCP.</p>
26	<p>The following submission was received from the Queens Park Precinct Committee:</p> <p>The Committee has considered the Planning Proposal and Draft Site-specific DCP for the War Memorial Hospital site and has major concerns about the impact on this important historic site should these plans be adopted in their current form.</p> <p>We believe this to be one of the most important remaining sites of heritage value in Waverley and it would be devastating to see this site end up overdeveloped and ruined like many other areas of Waverley, especially Bondi Junction.</p> <p>The Vickery family bequest in 1919 to the Trustees of the Methodist Church was for "<i>hospital purposes</i>". This Uniting proposal appears to include commercial development not at all in keeping with the original bequest or indeed the site.</p> <p>We understand the need to restore some of the older buildings and possibly replace and extend the newer aged care facility along Bronte Rd but believe the need to preserve the heritage of this site is paramount. This includes the trees and gardens as well as the heritage buildings and gates.</p> <p>As the <i>Conservation Management Plan</i> submitted by Uniting themselves for the site states:</p> <p><i>The main tangible aspects of the significance of the Waverley War Memorial Hospital are its aesthetic and historical qualities as a substantially intact Victorian estate. Therefore the conservation approach adopted for these policies relies on the spatial integrity of the place and its aesthetic qualities.</i></p> <p><u>Planning Proposal</u></p>	1	<ul style="list-style-type: none"> <li>• Stated objection to the Planning Proposal is noted.</li> <li>• In relation to the concerns regarding the proposed height of building controls. The height of buildings has been carefully considered throughout the planning proposal process. When considering the proposed building heights and the natural slope of the site from east to west, the proposed maximum building heights are the same height as the parapet of the Vickery/Edina building tower. Setbacks are required for the tallest component of any building on site and there is a separation by a proposed through-site link and the landscaped area between</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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	<p>The <b>Queens Park Precinct</b> <u>does not support</u> the following suggested amendments in the <i>Planning Proposal</i> to the <i>Waverley Local Environmental Plan 2012</i> (WLEP2012):</p> <ul style="list-style-type: none"> <li>allowing the following Additional Permitted Uses to apply to the SP2 zoned land - Seniors housing; Community facilities; and Centre-based childcare facility</li> </ul> <p>As the applicant's <i>Conservation Management Plan</i> states: <i>In this case, the site has the potential to be developed further in order to accommodate the continuing historic <u>health care</u> use. However, it would be <b>less</b> preferable to develop the site for different <u>new uses</u>.</i></p> <ul style="list-style-type: none"> <li>creating a new Alternative Height of Buildings Map and identifying the site to show an alternate height of 15m and 21m from the current 9.5m and 12.5m, thus increasing permissible number of storeys from 4 to 7</li> <li>creating a new Alternative Floor Space Ratio Map and identifying the site to show an alternate maximum FSR of 1.2:1 from the current maximum of 0.9:1.</li> </ul> <p>These proposed substantial increases to height and density are totally inappropriate for the site and would dominate and even destroy the existing fabric of the site that the applicant's <i>Conservation Management Plan</i> references and is cited earlier.</p> <p><u>Draft Site-specific DCP</u></p> <p>Overall, Council's <i>Draft DCP</i> appears to be written in order to facilitate United's <i>Planning Proposal</i> and does not heed many of the policies recommended in United's <i>Conservation Management Plan</i> for the site, especially in relation to spatial integrity and aesthetic qualities of the historic buildings and gardens.</p> <p>In the Draft DCP, we do <u>not</u> support</p> <ol style="list-style-type: none"> <li><i>establishment of a new centrally located residential aged care and community hub as an active "heart" for residents, patients and the broader community.</i></li> </ol>		<p>the location of the proposed new buildings and the heritage items on the eastern part of the site. The relationship between any new buildings and the Heritage Items on-site is to be managed by the site-specific DCP. All feedback provided will be reviewed and considered in this context, prior to finalising and reporting the site-specific DCP to Council for adoption.</p> <ul style="list-style-type: none"> <li>In relation to the proposed additional permitted uses. Seniors Housing and Community-based facilities already exist on site. These uses already occur within this zone and would be able to be provided under existing use rights, as such amending the permitted uses on-site is simply seeking to legitimise these uses and provide abundant clarity by amending the WLEP to</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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	<p>This proposed building in almost the centre of the site is totally inappropriate in its location, size and height for this Victorian estate.</p> <p>2. <i>provision of new seniors living</i>, a use that is not currently permitted under <i>WLEP 2012</i> and would be of a height also not currently permitted under <i>WLEP 2012</i>. There are numerous seniors living establishments in the eastern suburbs and so the statistics used to predict need seem dubious. Have they been validated or has Council accepted the applicant's figures at face value? Seniors living cannot be classified as a "health use". Furthermore, it would present as a massive structure along Birrell St where there are currently small houses.</p> <p>3. the substantial increase in heights of 15 and 21m as shown in Figure 3, well above those currently permitted under <i>WLEP 2012</i>. These increases in height, the number of storeys shown for each proposed building and the proposed new centrally located building cited above, are at odds with the Draft DCP's following controls:</p> <ul style="list-style-type: none"> <li>- <i>The scale of new buildings must not challenge or overwhelm the heritage buildings, Victorian streetscape, or landscape.</i></li> <li>- <i>Where possible, provide vistas throughout the site to the western facade of the Vickery (Edina) Building and tower.</i></li> </ul> <p>4. proposed new buildings dwarfing the original gates on the corner of Birrell St and Bronte Rd. In Figure 3, the proposed new buildings do not appear to be set back from the gates much at all, despite the Draft DCP having the following objective:</p> <p><i>With the original gates re-engaged with the unified estate and new built form setback from the corner, its landscape and heritage character are reinforced.</i></p> <p>5. the ambiguity in the DCP's following control relating to the need to preserve the trees of Exceptional Significance as identified by the Conservation Management Plan:</p>		<p>reflect these uses. The inclusion of Centre-based Child Care has been proposed to better support staff and carers on site, as well as support the surrounding local community.</p> <ul style="list-style-type: none"> <li>• Concern over the removal of mature trees on-site, as well as feedback relating to the layout of buildings, setbacks, street frontages and other relevant suggestions to the site-specific DCP has been noted. As this matter relates to the site-specific DCP and all feedback provided will be reviewed and considered in this context, prior to finalising and reporting the site-specific DCP to Council for adoption.</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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	<p><i>Preserve and maintain the existing mature trees on the site. Where a tree cannot be maintained due to the location of a new building, this tree is to be relocated or replaced with a comparable size and species in a more suitable location on the site to support the habitat corridor.</i></p> <p>This appears to say that a tree of Exceptional Significance can be removed if it interferes with a new building. We do not support the removal of any of the trees of Exceptional Significance. How can a huge old tree be relocated? Replacing with a comparable size tree is absurd.</p> <p>We do support the following controls for Built Form but at the <u>existing permitted height levels for the site</u>:</p> <ul style="list-style-type: none"><li>• New buildings fronting Bronte Road and Birrell Street are to be modulated and articulated to break up long facades to the streetscape</li><li>• Buildings are to be setback from the street frontage to provide privacy and opportunities for landscaping, including where appropriate, mature tree planting</li><li>• New buildings are to provide appropriate architectural modulation and articulation that reflects the cadastre and built form of the adjacent heritage conservation areas.</li></ul> <p>In summary, we believe that the proposed development of this significant site should be substantially modified so as not to interfere with the heritage buildings and landscape and to maintain the site for its original purpose as a health facility.</p> <p>We do not support changes to the WLEP2012 in relation to heights, FSR and additional permitted uses.</p>			
27	Responded submitted providing the same submission as per No.28 and has also submitted the following submission in conjunction:		1	<ul style="list-style-type: none"><li>• It is noted this submission has provided very substantial detail and information on a variety of points across a number of documents exhibited as part of the Planning</li></ul>
	Page	Description	Response for submission	



Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission			Number of individual submissions	Response
	P14	<i>The Waverley Development Control Plan 2012 identifies a Habitat Corridor that runs through the site, and the Significant Tree Register identifies at present four significant trees on the site, in addition to the two Norfolk Pines that form part of the heritage listing. The site has <b>outstanding environmental features, including many significant trees and shrubs, as well as landscaped areas that contribute to a leafy and natural feel as well as an important Habitat Corridor.</b> Council's Significant Tree Register is currently being reviewed and is subject to change within the duration of this Proposal.</i>	Suggest a greater review of the entire site with regards to impact on Australian native wildlife given the close proximity to Queens Park, Blenheim Gully, Waverley Park, Centennial Park, Tamarama and Bronte Gullies and Royal Botanical Gardens.		Proposal and site-specific DCP. <ul style="list-style-type: none"> <li>With regards to overshadowing, overshadowing diagrams have been provided as part of the masterplan and show the bulk of the overshadowing is demonstrated to occur within the site itself, as the stepped building heights, and retention of the Church Street heritage cottages act to minimise overshadowing to surrounding properties. In relation to the request for additional shadow diagrams to be provided, shadow diagrams would also need to be submitted and assessed as part of any future Development Application. The proposed heights were also assessed against Planning Principle 'A Planning principle for public domain views'. The assessment noted the primary view to the War</li> </ul>
	P19	<i>Description of site d. Surrounding Context 'The site must consider the four 'contexts' or 'streetscapes.' These are Bronte Rd - Mixed Use Street</i>  <i>The built form on both the eastern and western sides of the road have <b>moderate to significant setbacks which has allowed for mature tree growth and a sense of space for pedestrians on the footpath.</b> The distance between buildings allows for ample light to filter onto the road and creates a pleasant streetscape.</i>	Photos taken of Bronte Rd and Birrell St close to current Winter Solstice with both sides visible, demonstrate current sunlight and lack of overshadowing. Proposed height levels would result in significant overshadowing and affect quality of life. Moderate to significant setbacks of the proposed built form, on the eastern side of Bronte Road, are required to allow mature tree growth and maintain the current sense of space for pedestrians		

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission			Number of individual submissions	Response
			on the footpath. Distances between the proposed built forms should allow for ample light to filter onto the road and maintain its pleasant streetscape. See P20-21: Figure 11 Bronte Rd streetscape (a),(b) and (c)		Memorial Hospital site being from Queens Park and Centennial Park, consistent of a skyline set by dwellings and tree canopy with the notable protrusion of the two significant Norfolk Island Pines on the site which will be retained. The assessment determined that the increase in maximum building heights on the site would not challenge views of the Norfolk Pines from Queens Park and Centennial Park, as well as Bronte Road or Birrell Street.
	P23	<i>The northern side of Birrell Street is the commencement of the Botany Street Heritage Conservation Area (refer to Figure 5). The Statement of Significance as outlined in the inventory sheet for the area is: The urban form of the Botany Street Heritage Conservation Area is the result of late 19th and early 20<sup>th</sup> Century subdivision of remaining open lands to the eastern periphery of Bondi Junction. The building streetscape is diverse and although buildings are not consistent to adjoining developments, they form a cohesive streetscape combining a variety of styles, materials and distribution of buildings along the street. The range and compatible residential types from 1890's to 1940's records the consolidation of open lands about Bondi Junction following the establishment of regular tram services. The conservation area includes representative examples of</i>	Maintain current building heights of 9.5 m and 12.5m, instead of the proposed increased building heights [except in the centre of the site] to retain district views of significant buildings and trees within the site, and to avoid the blocking of district and local views of the greater neighbourhood, which is also acknowledged as significant.		<ul style="list-style-type: none"> <li>Issues relevant to overlooking would also be likely to be considered during detailed design and Development Application stages in the context of position of balconies, glass doors and windows in any proposed development.</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission		Number of individual submissions	Response
		<i>varied styles from Victorian filigree through the Inter War Art Deco. The area retains notable streetscapes, characterised by the width of road easements and the quality of residential groupings</i>		<ul style="list-style-type: none"> <li>Feedback regarding the proposed building heights is noted. The height of buildings has been carefully considered throughout the planning proposal process and Officers have considered the proposed height controls against a number of Planning Principles relevant to the integration with local character and compatibility with the surrounding urban environment as discussed in the Council report. When considering the proposed building heights and the natural slope of the site from east to west, the proposed maximum building heights are the same height as the parapet of the Vickery/Edina building tower. Setbacks are required for the tallest component of any building on site and there is a</li> </ul>
	Section 3.2 p 40	<i>Planning proposal will 'Maintain the unique heritage and environmental significance of the site by: ...Providing an appropriate maximum height of building so as not to overwhelm the individual heritage items on the site'</i>	<p>The views along Birrell street shown on Pages 58-59 show that the bulky form of the proposed 15m buildings fronting Birrell Street and the 21m buildings towards the centre of the site will overwhelm the individual heritage items on the site.</p> <p>The current height restrictions of 9.5m and 12.5m (except right in the centre of the site) need to be maintained to avoid overwhelming the individual heritage items on the site, including the historical heritage gates at the corner of Birrell St and Bronte Rd which is surrounded by mature trees and greenery</p>	

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission			Number of individual submissions	Response
			providing shelter for Australian wildlife. The heritage gates lead to the centre of the historical site along a pathway of mature trees and greenery. The mature tree canopy needs to be maintained for their environmental significance of the site.		separation by a proposed through-site link and the landscaped area between the location of the proposed new buildings and the heritage items on the eastern part of the site. The relationship between any new buildings and the Heritage Items on-site is to be managed by the site-specific DCP. All feedback provided will be reviewed and considered in this context, prior to finalising and reporting the site-specific DCP to Council for adoption.
	P42	<i>Waverley War Memorial Hospital Conservation Management Plan and Development Strategy (2005)</i> <i>The 2005 CMP report concludes that "the Waverley War Memorial Hospital is a place of very high cultural significance and one that should be conserved."</i>	Maintaining the current height restrictions of 9.5m and 12.5m will ensure that the War Memorial Hospital and its very high cultural significance and heritage buildings will not be overwhelmed by the bulky form of the proposed buildings. It is important to not overwhelm the individual heritage items on the site. (see views along Birrell street shown on Pages 58-59)		<ul style="list-style-type: none"> <li>Regarding concerns about wind tunnelling, the stepped building heights and requirement for building articulation and mature tree planting around the periphery of the site, as well as within the site, are measures that will reduce potential wind tunnels. The detail of this is to be addressed via the site-specific DCP. This</li> </ul>
	P53	<b>3.2.4 Height</b> <i>An incentivised increase to the maximum permissible height is proposed, from 9.5m and 12.5m, to 15m to the periphery of the site and across the eastern portion of the site with the</i>	The current maximum permissible height of 9.5m and 12.5m is more in keeping with the		

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission		Number of individual submissions	Response
		<i>individual heritage items, and 21m to the central portion of the site (see Figure 19). ....and present a <b>more appropriate four-storey street frontage</b> to the surrounding built form, which is a mix of 1-2 storey dwellings, 3-4 storey flats</i>	surrounding built form/streetscape, and maintaining the highly cultural significance of the heritage buildings and items on the site.	<p>feedback as well as feedback provided in relation to building setbacks, Habitat Corridor street frontages, greenery and landscaping will be considered in the finalisation of the site-specific DCP.</p> <ul style="list-style-type: none"> <li>Other comments provided of a general nature have also been noted.</li> </ul>
	P54	<p><i>Impact on neighbourhood character and streetscape</i></p> <p><i>In determining the impact of the Proposal, consideration has been given to a number of planning principles derived from the Land and Environment Court including 'compatibility in the urban environment,' 'principle for public domain views' and 'assessment of height and bulk', as well as consideration of the description of the surrounds from above and consideration of different viewpoints surrounding the site.</i></p> <p><i>The appropriateness of the proposed heights has been assessed with regard to the planning principle 'compatibility in the urban environment' derived from Project Venture Developments v Pittwater Council [2005]. The question of whether the proposed standards are compatible with the surrounding urban environment – and hence consistent with the existing neighbourhood character and streetscape – should have regard to the Proposal's physical and visual impact. The following questions are relevant:</i></p> <p><i>1. Are the proposal's physical impacts on surrounding</i></p>	<p>Moderate and significant setbacks are required depending on the position of the proposed buildings within the current site. The buildings opposite the WMH proposal are in keeping with the R3 residential code of maximum 9.5m and 12.5m height, whereas the proposal is higher at 15m which is out of keeping with the surrounding neighbourhood, with accompanying issues of overshadowing (loss of sunlight), overlooking (loss of privacy), creation of 'wind tunnels' and greater noise issues due to noise bouncing off the hard surfaces of the proposed buildings.</p>	



Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
	<p><i>development acceptable? The physical impacts include <b>noise, overlooking, overshadowing</b> and constraining development potential. This is addressed below under 'Amenity Impacts' section. 2. Is the proposal's appearance in harmony with the buildings around it and the character of the street?</i></p> <p><i>For a new development to be visually compatible with its context, it should contain, or at least respond to, the essential elements that make up the character of the surrounding urban environment. The key contributor to urban character is the relationship of built form to surrounding space, a relationship that is created by building height, setbacks and landscaping. To retain the character of the streets that form part of a Heritage Conservation Area, <b>the tallest height should be focused within the site, away from the edges, to reduce the perceived bulk and scale.</b> An assessment of the interface with the streetscape is detailed below.</i></p> <p><i>Are the proposal's physical impacts on surrounding development acceptable? 15m – Yes, with setbacks imposed through a Site Specific DCP.</i></p> <p><i>Is the proposal's appearance in harmony with the buildings around it and the character of the street? 15m - Yes, with setbacks imposed through a Site Specific DCP.</i></p>		

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
	<p><i>The existing WLEP2012 maximum building height control establishes a height plane of 9.5m to 12.5m to the southern side of Birrell Street. The northern side of Birrell Street marks the edge of the Botany Street HCA, which is characterised by 2-3 storey detached houses, terraces and apartments. The character of this streetscape is mixed, however moderate setbacks and planting exist along the northern side of the street.</i></p> <p><i>Similar to Bronte Road, the increased height to 15m is proposed along this frontage with <b>appropriate setbacks to be identified in the site specific DCP</b> to ensure planting contributes to the streetscape, and to ameliorate the impacts of the future built form.</i></p>		

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
	<p>P58 and 59</p> <p>P58: Figure 23 – Aerial view of massing from north east corner - Birrell Street &amp; Carrington Road, and Figure 24 – Aerial view of massing from north west corner - Birrell Street &amp; Bronte Road;</p> <p>P59: Figure 25 – Aerial view of massing from north – Birrell Street, and Figure 26 –View along the corner of Birrell Street &amp; Bronte Road, looking south-east</p>		
	<p>P63</p> <p>Figure 38 – Elevated perspective looking along Birrell Street (near Centennial Park).</p>	<p>It is not clear that the Norfolk pine views</p>	

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission		Number of individual submissions	Response
			will be maintained as the Elevation shown is not at eye height. What is the view of the Norfolk pine views from eye height at the lowest point of Birrell St near Centennial Park? Suggest Figure 34 be re-done to show whether the Norfolk pine views are maintained at eye height at street level at its lowest point near Centennial Park.	
	P64	<p>The Waverley LSPS identifies Bronte Road as a key corridor for placemaking improvements, which this site should be able to contribute greatly towards.</p> <p><b>The 15m height limit is proposed to permit four storeys to the Bronte Road street frontage.</b> The 15m is justified due to the need to accommodate generous floor to ceiling heights that are required to service the additional needs of various seniors housing uses such as residential aged care facilities. To the western side of Bronte Road, the buildings are generally 3-4 storeys, and are set back from the footpath. This streetscape forms part of the Blenheim Street/Bronte Road Landscape Heritage Conservation Area (C24). <b>To respond to this condition to the east of Bronte Road, the maximum height of 15m (limited to four storeys) with a setback</b></p>	<p>Suggest current maximum height levels are retained. 'Setback provided to the street' is mentioned to maintain and provide for significant planting - this is are to but not specified in the Site Specific DCP – what is the actual setback?</p>	

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission		Number of individual submissions	Response
		<b>provided to the street for significant planting to contribute to the Bronte Road Streetscape is proposed.</b> Whilst the fourstorey condition is then continued along Bronte Road to the north, the trees and setbacks will serve to reduce the impact on the streetscape and maintain a walkable street and Planning Proposal – Waverley War Memorial Hospital 65 significant distance between building faces.		
	P65	The street frontage setback (to be controlled in the site specific DCP) is intended to achieve the same envelope plane as a 12.5 m building that is built to the boundary, and hence <b>permit the same amount of visual impact and sunlight to the street as currently permitted, whilst providing additional opportunities for planting to soften the built form.</b>	To ensure this is achieved, there is a need to maintain current maximum height limits and current street frontage setback so that the same amount of visual impact is maintained and to maintain the current sunlight to the street.	
	P67	Table 11 - Planning principle for public domain views <b>Test:</b> The third step is to identify the extent of the obstruction at each relevant location. Council comment: <b>The proposed 21m and 15m heights could partially obscure views to the site, but only from locations nearby the site, such as surrounding streets.</b>	Current views to the heritage Ellerslie building (fronting Birrell St near the corner of Carrington Rd) and row of historical terrace houses opposite Ellerslie and across the green tree canopy of the site will be obstructed from the western side of Bronte Road, so the current maximum height	



Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission			Number of individual submissions	Response
			restrictions need to be maintained.		
	P68	Table 11 - Planning principle for public domain views. Other factors to be considered in undertaking a qualitative assessment of a public domain view impact include: items c) Is the present view regarded as desirable and would the change make it less so (and why)? Council comment: <b>c) The present view is desirable and any changes resulting from increase built form would diminish the view as it further intrudes upon the naturalistic height limit established by the mature tree canopy</b> and h) If the change to the view is its alteration by the insertion of some new element(s), how does that alter the nature of the present view? Council comment <b>h) The potential insertion of a 21m building on the site could result in another commanding built form element to the Waverley ridgeline landscape. Accordingly additional controls to modulate the built form are required via the Site Specific DCP to minimise disruption to the significant mature tree canopy.</b>	Factors c) and h) highlight the present view is desirable and increasing built form would obstruct the views from the western side of Bronte Road, hence the need for the current maximum height restrictions need to be maintained.		
	P69	Does the area have a predominant existing character and are the planning controls likely to maintain it? Does the proposal fit into the existing character of the area? The Proposal is considered to fit into the existing character of the area, by presenting a four-storey street frontage to Birrell Street and Bronte Road and to mediate the additional height of six and seven storeys either setback from the street or within the centre of the site. Setbacks are proposed in the Draft Site Specific DCP to ensure there is	Need to maintain the current building height restrictions as the proposal is taller than all of the buildings on the opposite side of Bronte Rd and therefore does not fit into the existing character of the area.		

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
	<p>ample room for landscaping and mature tree canopy to ameliorate the impacts of any built form to the street.</p> <p>Does the proposal look appropriate in its context? Yes, the proposal provides ample room for mature planting which is important in this location, as the area can be seen from Centennial Park, and the canopy is the defining feature of the hillside, with extrusions from key natural and manmade landmarks including the two Norfolk Pines and the Vickery Tower. The updated masterplan provided by the applicant demonstrates that the landmarks will not be challenged.</p> <p><b>Amenity:</b> The Proposal seeks to increase the site's height and FSR to permit four storey buildings to the periphery of the site and the 6-7 storey components of development to the centre of the site are intended to minimise the impact on the amenity of neighbouring properties, particularly in regards to overshadowing and overlooking impacts</p> <p><b>Privacy:</b> It is possible that the redevelopment of the site will lead to increased overlooking to the neighbouring properties to the north, west and south. The Proponent has indicated that they intend to acquire the sites to the north, along Birrell Street, and this is addressed through the Planning Proposal for 99-117 Birrell Street, and the Masterplan and Draft Site Specific DCP identify the overall vision for redevelopment on the site.</p>	<p>Additionally as the development site is sloped upwards, the 4-5 storeys proposed are perceived as even greater in height therefore diminishing the character of the street and engulfing the scale of the original heritage listed gates and disturbing the mature tree canopy which is a habitat for Australian wildlife.</p> <p>Need to maintain the current building height restrictions as the proposal is taller than all of the buildings on the opposite side of Bronte Rd and therefore does not fit into the existing character of the area. Additionally as the development site is sloped upwards the 4-5 storeys proposed are perceived as even greater in height therefore diminishing the</p>	

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
			<p>character of the street and engulfing the scale of the original heritage listed gates and affecting the mature planting (tree canopy) which is a habitat for Australian wildlife.</p> <p>Need to maintain current building height restrictions to maintain amenity of the neighbouring properties. This is because the proposed building D is too bulky and too close to the corner of Birrell St and Bronte Rd thereby diminishing the significance and access to the original heritage listed gates which are supposed to provide a clear pathway through to the other heritage items in the centre of the site, as well as having a significant effect on the amenity of neighbours via overlooking (lack of privacy), overshadowing (lack of sunlight</p>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission			Number of individual submissions	Response
			<p>necessary for the quality of life of neighbouring properties) and noise impacts from traffic at that intersection.</p> <p>Need to maintain current maximum height restrictions as the proposal will definitely lead to increased overlooking (lack of privacy). This lack of privacy will especially occur with the proposed building 'D' (corner of Birrell St and Bronte Rd) overlooking the neighbouring properties to the west of Bronte Road. The elevation diagram of Building D exceeds even the proposed maximum height closest to the corner of Birrell St and Bronte Rd, thereby diminishing the significance and scale of the heritage listed gates on that corner.</p>		

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission			Number of individual submissions	Response
			Therefore the current maximum height from street level must be maintained for Building D at the corner of Birrell St and Bronte Rd. A significant setback should be maintained to reduce the diminishing of the significance and scale of the heritage listed gates on that corner and allow for generous and clear access from the gates through to the centre of site to maintain the connection with the other heritage items. This will then ensure overlooking (lack of privacy) can be avoided and maintain or increase sunlight to the neighbouring properties on the western side of Bronte Rd and the northern side of Birrell St.		
	P69; then view P70-72 for Figures 35 (9am Winter	<b>Overshadowing:</b> The <b>potential overshadowing typically does not extend into the private open space of surrounding development or overshadow surrounding properties for long enough to gain concern.</b> The potential overshadowing within	A revised demonstration is required of accurate shadows for all hours on 21 June to ensure no overshadowing to		



Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission			Number of individual submissions	Response
	solstice impacts 21 June); Figure 36 (12pm impacts, 21 June) and Figure 37 (3pm impacts, 21 June)	the site is addressed in the Draft Site Specific DCP to ensure that buildings within the site have appropriate solar access, that open spaces receive a reasonable amount of direct sun, and that building placement and design reduces wind tunnels. In addition, the layout demonstrated in the masterplan do not pose any adverse overshadowing impacts on the open space throughout the site. See Figures 35 37 (Pp70-72) for the 9am, 12noon and 3pm Winter solstice (21 June) impacts	building 129-131 Bronte Rd, Waverley by proposed building D. Please also show side elevation shadows for all hours on 21 June to demonstrate effect of shadowing on multistorey buildings on the the western side of Bronte Road for quality of life.		
	Site Specific Development Proposal Responses				
	P6, P11, P12	<i>Figure 3: Site Layout and New Building Zones.</i> This site layout also relates to P11 6.5 PUBLIC DOMAIN AND OPEN SPACE Controls: (c) Provide primary and secondary through site links for pedestrians to increase permeability across the site, as identified in Figure 5. (located on P12 Figure 5: Site plan identifying through site links)	Need to maintain current maximum height restrictions. In Figure 3, the setback which appears to be 4m between the edge of Building D and boundary on Bronte Road is too narrow to be a <i>Secondary through site link</i> to the heritage listed gates (corner Birrell St & Bronte Rd) as per P12 Figure 5: Site plan identifying through site links. This setback needs to be wider than 4m e.g. 6m minimum for		

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
	<p>P7</p> <p><i>6.3 BUILT FORM: (f) Buildings are to be setback from the street frontage to provide privacy and opportunities for landscaping, including where appropriate, mature tree planting.</i></p>	<p>clear and more direct public access from the significant heritage listed gates through to the other heritage items on the site.</p> <p>Agree moderate setbacks from the street frontage are beneficial with landscaping and maintaining the current mature tree planting i.e. mature trees on corner of Birrell St and Bronte Rd, which form a canopy used by Australian wildlife flying in from Centennial Park and other nearby parks. Building D needs to be well setback from that corner with current mature tree canopy maintained and to be restricted to the current maximum height to avoid bulky overlooking/overshadowing of neighbouring properties on the western side of Bronte Rd</p>	

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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			and northern side of Birrell St.		
	P8	<i>6.4.1 Significant Fabric, Views, Spaces and Spatial Relationships (a) The significant fabric and spatial relationships as identified in Figure 2 are to be conserved and enhanced. They are: .....vi. Existing views of the Ellerslie, Banksia and Wychazel houses along Birrell Street,</i>	Existing views of heritage Ellerslie House from the western side of Bronte Road will be lost with the new proposal. Maintaining existing heights would retain these views with moderate setbacks. Otherwise, moderate setbacks are required and limiting to a maximum height of 2 storey buildings along Birrell St.		
	P62	<i>1.1 East West Section Through Edina (Site and Elevations)</i>	Current maximum height restrictions need to be maintained, especially on the eastern side of Bronte Rd and on Birrell St (including Building D where the site slopes upwards) with moderate setbacks to reduce overshadowing and overlooking, and maintain the significance of the heritage listed gates at that corner and current mature tree		

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission			Number of individual submissions	Response
			canopy which is home to Australian wildlife.		
	P66	<i>1.4 Birrell St Indicative Elevation and Section</i>	Current maximum height restrictions need to be maintained, especially on the eastern side of Bronte Rd and on Birrell St (including Building D where the site slopes upwards) with moderate setbacks to reduce overshadowing and overlooking, and maintain the significance of the heritage listed gates at that corner and current mature tree canopy which is home to Australian wildlife.		
	P67	<i>1.5 Bronte Rd Indicative Elevation and Section</i>	Views obstructed to western side of Bronte Road with the proposed Building D <b>so current maximum height restrictions need to be maintained.</b> Additionally the section drawing does not indicate that the development site is actually sloping upwards with the lowest section fronting Bronte		

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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	<p>Road [see Planning Proposal P26 : (g) 'View of part of the heritage listed fence at the intersection of Bronte Rd and Birrell St' - note the height of the heritage fence in the image is lowest at the corner of Bronte Rd &amp; Birrell St], then increases in height as it moves east along Birrell St towards Carrington Road]. Proposed bulky form of Building D would sit even higher, affecting the neighbourhood character of the street as well as diminishing the relationship to the original gates. So current maximum height restrictions need to be maintained for Building D. What are the setbacks imposed as building D diminishes the relationship of the current site with the original gates?</p>		



Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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P71	<p><i>View from Birrell Street/Bronte Road Corner: 'With the original gates re-engaged with the unified estate and new built form setback from the corner, its landscape and heritage character are reinforced'</i></p> <p><i>View from Birrell St and Bronte Road: 'In response to the proposed built form height directly opposite, the corner built form is reduced in width and presented as five stories. This strategy allows for a more civic expression to the urban corner and enhances its relationship with the original gates.'</i></p>		<p><b>The current maximum height restrictions should apply to Building D.</b> Corner view shows 5 storey building D proposed where there is an existing carpark (see P2, Figure 1 Edina Estate for current view). <b>The increase in bulk and scale from zero to 5 storeys will affect the neighbourhood character of the street as well as diminishing the relationship to the original gates.</b></p> <p>Current maximum building restrictions should apply. The built form on the corner directly across Bronte Rd, opposite the proposed 5 storey Building D, is a single storey building, and the built form on the corner across Birrell St directly opposite the proposed 5 storey Building D is also</p>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate


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			a single storey building. <b>The current site is a carpark so the increase in bulk and scale from zero level to 5 storeys of Building D will affect the neighbourhood character of the street as well as diminishing the relationship to the original gates so current height controls of 9.5m should be retained.</b>		
	<i>Attachment 1 – Traffic Transport Impact Assessment</i>				
P8	<i>Bronte Road: operates as the RMS Main Road (MR 340) to the north of Victoria Street and as a local road to the south. It generally runs in a north-south direction, between Ebley Street to the north and Leichhardt Street to the south. In the vicinity of the site, it is subject to a 50 km/h speed zoning (40km/h during the school start/end times) and <b>provides two lanes of traffic in both directions with on-street parking provided on either side;</b></i>		Please note that Bronte Road provides <b>only one lane of traffic in both directions</b> as on-street parking is provided on either side. It does not have two traffic lanes in both directions as stated in the document e.g. for consistency of reporting, it is noted on the same page that Birrell Street 'provides one lane of traffic in each direction and unrestricted kerbside parking permitted along both approaches'.		

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
	<p>Overall: suggest maximum height for buildings with street-frontages to Bronte R and Birrell Street be maintained at current height levels to avoid creating overcrowding, overshadowing and overlooking of the surrounding streets. Moderate setbacks are required from the street frontages, with trees, greenery and landscaping to maintain public enjoyment and amenity. This will also reduce "wind tunnel" effects as are currently experienced in the nearby Bondi Junction streets which have high-rise developments.</p> <p>The following images were also submitted with the submission:</p> 		



Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
	<p>Image 1 – 'View from western side Bronte Rd towards WMH site'</p>  <p>Image 2 – 'View of Bronte Rd looking south from corner of Birrell St'</p>		
28	<p>I refer to the Campus Site Planning Proposal and Site-Specific DCP for the Waverley War Memorial Hospital (SF 21/2451).</p> <p>Waverley and Queens Park are areas of unique heritage and environmental significance and the War Memorial Hospital site is an important historic site within our neighbourhood.</p>	6	<ul style="list-style-type: none"> <li>Feedback relating to the street frontages, building layouts and existing mature trees on site have been noted and will be</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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	<p>The provision of aged care, seniors living and affordable housing options is important to our area, however, the expansion of these services must take into account the amenity of the local area and needs of those residing in neighbouring properties. As such, I respectfully request the following be considered as part of such proposals and any application to change the existing site controls:</p> <ul style="list-style-type: none"> <li>• The existing street frontages of this site are either in keeping with the local, historical appearance of the Waverley area, or largely unseen due to the well established trees and set-back from the roadway. Suggest retention of current building heights and adequate setbacks from the street to maintain this appearance. Opening up the original access to the estate from the corner of Birrell St and Bronte Rd up towards the Edina residence should be encouraged to recognise the history of the site rather than building immediately adjacent to it.</li> <li>• Any new buildings and associated height increase (even with partial or stepped set-back) will significantly and permanently alter the character of Waverley. Any increased building heights would result in them being significantly taller than existing and neighbouring buildings and as such, be out of character of this area. Development to date has largely been in keeping with the historic streetscape and unobtrusive. Suggest retention of current height limits alongside Bronte Rd and Birrell St with any increase in heights to occur towards the centre of the site where the impact to neighbours is limited.</li> <li>• Suggest stepping the overall height across the site up from west to east in line with the slope rather than building up the western side of the site to the height of the eastern side. This would reduce issues of overshadowing and overlooking of neighbouring properties as well as reduce loss of sunlight which is so important to the wellbeing of people. The proposals as they stand are likely to overshadow my residence as well as those of my neighbours.</li> <li>• The existing Habitat Corridor that running through the site should be reviewed with consideration given to wildlife interaction and well established vegetation across the entire site.</li> <li>• Bronte Rd is a well utilised pedestrian corridor. A significant change to buildings alongside the street-frontage is likely to significantly reduce the amenity of the area and potentially introduce wind tunnels as seen within Bondi Junction.</li> </ul>		<p>further considered in the review of the site-specific DCP.</p> <ul style="list-style-type: none"> <li>• Feedback regarding the proposed building heights is noted. The height of buildings has been carefully considered throughout the planning proposal process and Officers have considered the proposed height controls against a number of Planning Principles relevant to the integration with local character and compatibility with the surrounding urban environment as discussed in the Council report.</li> <li>• With regard to overshadowing concerns. Overshadowing diagrams have been provided as part of the masterplan and show the bulk of the overshadowing is demonstrated to occur within the site itself, as the stepped building heights, and retention of the Church Street heritage</li> </ul>



Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
	<ul style="list-style-type: none"> <li>An increase of on-site residential units could potentially still be achieved through the development of a greater number of smaller two and three storey buildings positioned across the site. This would enable the areas between to be landscaped whilst the natural incline of the site from west to east would allow these individual buildings access to light, limit the extent to which they overlook each other or neighbouring properties, but make the most of district views towards Centennial Parklands and the Sydney CBD. These could be positioned around existing mature trees and historical features of the Edina estate and avoid the necessity to raise the existing height controls.</li> </ul>		<p>cottages act to minimise overshadowing to surrounding properties. Issues relevant to overlooking would also be likely to be considered during detailed design and Development Application stages in the context of the position of balconies, glass doors and windows in any proposed development.</p> <ul style="list-style-type: none"> <li>In relation to concerns over potential wind tunnelling affects. The stepped building heights and requirement for building articulation and mature tree planting around the periphery of the site, as well as within the site, are measures that will reduce potential wind tunnels. This matter alongside feedback regarding the habitat corridor and the positioning of buildings on-site relate to the site-specific DCP. This feedback will be</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
			considered in the further review and finalisation of the site-specific DCP.
29	<p>Submission included same information as in submission No.28, also inclusive of the following:</p> <ul style="list-style-type: none"> <li>On-road parking on this section of Bronte Road already services visitors/workers of the Waverley Court House, Waverley police station and Waverley Public School; on-road sign posted parking (Bronte Rd and Church St) for police vehicles; and a signposted Go Get parking space. Parking is very difficult and sometimes impossible for residents--most without off road car parking--and their visitors, even with the signposted two-hour parking restriction. Suggest an assessment of the parking to fully accommodate workers/visitors/residents to this site be determined within these plan now rather than in the future.</li> <li>Traffic flow already on this section of Bronte Road is very heavy, especially during morning and evening weekday peak hours, as well as the weekend; it can resemble a car park than a road during these times. In addition, there will be less bus services in this area shortly. The redevelopment will substantially increase the number of people needing to transport to and from the area. I raise this as a concern as to how Bronte Road--a road with one lane of traffic in each direction--will cope with more traffic and less buses with a significant increase in people regularly travelling to and from this area.</li> <li>This area of Waverley is mainly low rise buildings: residential, government and commercial. I feel our community, especially those who could be living directly across from or bordering this potential high density complex of 15-21m high buildings, would be significantly negatively impacted. The aesthetics of the area as well as the value of our properties need to be acknowledged and considered.</li> </ul>	1	<ul style="list-style-type: none"> <li>Concerns relating to parking on-site and traffic implications associated with movement from any future development has been noted and will be considered in the context of the further review of the site-specific DCP.</li> <li>Feedback regarding the proposed building heights is noted. The height of buildings has been carefully considered throughout the planning proposal process and Officers have considered the proposed height controls against a number of Planning Principles relevant to the integration with local character and compatibility with the surrounding urban environment as discussed in the Council report.</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
30	<p>Submissions contained a portion of the same submission as No.28 as follows:</p> <p>I write in reference to the Proposal for the Waverley War Memorial Hospital (SF 21/2451).</p> <p>I ask the following be considered as part of such proposals and any application to change the existing site controls:</p> <ul style="list-style-type: none"> <li>• The existing street frontages of this site are low rise and largely unseen due to the well established trees and set-back from the roadway. .</li> <li>• Suggest stepping the overall height across the site up from west to east in line with the slope rather than building up the western side of the site to the height of the eastern side. This would reduce issues of overshadowing and overlooking of neighbouring properties as well as reduce loss of sunlight which is so important to the wellbeing of people. The proposals as they stand are likely to overshadow my residence as well as those of my neighbours.</li> <li>• An increase of on-site residential units could potentially still be achieved through the development of a greater number of smaller two and three storey buildings positioned across the site. Such structures could be positioned around existing mature trees and historical features of the Edina estate thus avoiding the necessity to raise the existing height controls.</li> </ul> <p>Thank you for your consideration</p>	2	<ul style="list-style-type: none"> <li>• Feedback relating to the street frontages, building layouts have been noted and will be further considered in the review of the site-specific DCP.</li> <li>• Feedback regarding the proposed building heights is noted. The height of buildings has been carefully considered throughout the planning proposal process and Officers have considered the proposed height controls against a number of Planning Principles relevant to the integration with local character and compatibility with the surrounding urban environment as discussed in the Council report.</li> <li>• With regards to concerns of overshadowing. Overshadowing diagrams have been provided as part of the masterplan and show the bulk of the overshadowing is demonstrated to occur within the site itself, as</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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			<p>the stepped building heights, and retention of the Church Street heritage cottages act to minimise overshadowing to surrounding properties. Issues relevant to overlooking would also be likely to be considered during detailed design and Development Application stages in the context of the position of balconies, glass doors and windows in any proposed development.</p>
31	<p>Submission contained the same body of text as submission No.28 with the insertion of the following text for the second paragraph:</p> <p>I am not against the proposal. I think that the suggested building positions and the building heights should be modified. Waverley and the War Memorial Hospital site is an important historic site within our neighbourhood.</p>	1	<ul style="list-style-type: none"> <li>The height of buildings has been carefully considered throughout the planning proposal process. When considering the proposed building heights and the natural slope of the site from east to west, the proposed maximum building heights are the same height as the parapet of the Vickery/Edina building tower. Setbacks are required for the tallest</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
			<p>component of any building on site and there is a separation by a proposed through-site link and the landscaped area between the location of the proposed new buildings and the heritage items on the eastern part of the site.</p> <ul style="list-style-type: none"> <li>Feedback relating to the building layouts have been noted and will be further considered in the review of the site-specific DCP</li> </ul>
32	<p><b>Objection to Waverley's War Memorial Hospital DA. June 18<sup>th</sup>, 2021.</b></p> <p>I have looked at the plans for redevelopment of the Hospital site and wish to record my objection, based on two major considerations. The plans violate the height of buildings both in that vicinity and the height of buildings subject to Waverley Council's own Development Plan. Even if the count for a six-storey building supposedly begins at subgrade, it surely ends up too high for anything surrounding what is referred to as the Hospital Campus. To allow this is to establish an unfortunate precedent for this area of Bronte Road, Church Street, and Carrington Road. The result would be an urbanscape similar to that of Bondi Junction's commercial heartland, one deleterious for most of humankind. This projected development is clearly in defiance of what the citizenry of Waverley require.</p> <p>The second issue is the removal of mature trees. This area is mostly green currently with its plants, bushes, lawns, and trees. This extant state is supportive of Waverley Council's concerns for increasing green cover within its area, a strategy designed to combat increasingly hot neighbourhoods and ensure these environments remain livable. I recall being told that this</p>	1	<ul style="list-style-type: none"> <li>The objection to the redevelopment of the site has been noted.</li> <li>In relation to the proposal being in excess of the height of buildings in the <i>Waverley Local Environmental Plan</i>, the Planning Proposals intention is create an Alternative Building Height map for the site over and above what is currently permissible under the <i>Waverley Local Environmental Plan</i>. The</li> </ul>



Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
	<p>campus area forms part of the 'green corridor' for animals and birds. This will surely vanish. The notion that mature trees, perhaps as old as one hundred, can be 'replaced' by planting saplings is utterly specious, though sometimes used by developers as if the young trees were panaceas or a salve to local conscience. It would be decades before such replacements offered any kind of substitution for what currently exists.</p> <p>This DA looks to me like overdevelopment – the sizes of too many facilities are to be increased beyond what is sensible and entails much destruction. One might concede that the number of beds for potential patients may need to be upped a little, but the current vast sprawl of Prince of Wales Hospital's latest expansion just a few kilometres down the road and already being built makes the need for the War Memorial's expansion and its flouting of Council's own DCP both doubtful and possibly irrelevant.</p> <p>A third perhaps smaller matter: looking at the plans I have the distinct impression that FSR guidelines for places for older persons must surely be breached. Did you check carefully?</p> <p>Hence one has to conclude that this DA is motivated by needless overreach, even greed, of owner and developer where the common thread is along the lines of: 'pack in more money-making facilities for our mutual financial benefit ... and to hell with local considerations or common-sense'.</p> <p>Therefore, I urge Waverley Council to demand more accountability of the owner/developer. Deny this DA application and (if necessary) wait for an application regarding this site which is closer to the needs of Waverley's residents.</p>		<p>height of buildings has been carefully considered throughout the planning proposal process. When considering the proposed building heights and the natural slope of the site from east to west, the proposed maximum building heights are the same height as the parapet of the Vickery/Edina building tower. Setbacks are required for the tallest component of any building on site and there is a separation by a proposed through-site link and the landscaped area between the location of the proposed new buildings and the heritage items on the eastern part of the site.</p> <ul style="list-style-type: none"> <li>• The concerns raised in relation to the mature trees on-site and the habitat corridor have been noted and will be considered as part of the</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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			<p>further review of the site-specific DCP.</p> <ul style="list-style-type: none"><li>• It is also noted this submission may have perceived the proposal as a Development Application (DA). It is important to differentiate the Planning Proposal and site-specific DCP are proposing new controls for the site by amending the <i>Waverley Local Environmental Plan</i> and creating a new section in the <i>Waverley Development Control Plan</i> for the site-specific DCP. These new controls would be the basis of any future Development Application. It is noted there may have been some confusion in the community that what was on exhibition was seen as a DA, Officers will ensure in the future that communicating the nature of amending planning controls is communicated more comprehensively.</li></ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
			<ul style="list-style-type: none"> <li>Other general comments provided in the submission have been noted.</li> </ul>
33	<p>I am a resident of &lt;address removed&gt;, the Retirement Village which is on the WMH site, and operated by Uniting.</p> <p>I am concerned about permanent removal of current residents from the site. There are 27 residents in &lt;address removed&gt;, most of whom are renters, and another 22 or so renters in the low-cost housing Bushell &amp; Johnson Building, a total of less than 50. Most of us are elderly.</p> <p>I am one of about 6 people who bought in to &lt;address removed&gt; in the past 5-6 years (joining another 2 or 3 'owners'). I arrived in 2016. At that time there was the possibility of a redevelopment of the Nursing Home, with no mention of that affecting the Village; indeed our solicitors severally did not pick up any such risk.</p> <p>After a year in residence we were told that we would have to be moved somewhere else in order to facilitate the development. As everyone knows, moving house is extremely stressful, in fact this was one of the worst days of my life and I am not anxious to repeat it. So we all had been very relieved to think that this was our last move - sadly, that is not the case. We are all in our 70s, 80s and 90s, with various physical problems, and are not looking forward to another move, especially as we do not know where we are to go, and without our former ability to research a new home and its surrounding facilities.</p> <p>I chose Uniting because I felt that they were a socially responsible organisation. I spent 4 years or so researching where to spend the rest of my life, taking into account easy access to shops, transport, medical facilities, etc.</p> <p>It is unfortunate that we were allowed - indeed encouraged - to buy in to this Village, while this development was apparently being planned. Uniting has not satisfactorily explained how it was that we were allowed to do this. If I had known I would not have come here.</p>	1	<ul style="list-style-type: none"> <li>Concerns about future living arrangements for current residents is noted. Council will feed back concerns raised by residents in the public exhibition to the proponent.</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
	<p>The development will accommodate over 200 ILUs, and we have been told that there will be no place for us on-site. Indeed, the new prices will apparently be prohibitive. On the contrary, I know of other developments. (eg Stockland in Ashfield, Anglicare in Woollahra, and LendLease in Belrose) where the Village operators were willing and able to rehouse their residents on-site, and involving far greater numbers than the 27 in our Village. It makes us feel disrespected and dispensable.</p> <p>Uniting's Planning Proposal itself raises some interesting questions:</p> <p>PLANNING PROPOSAL - WAR MEMORIAL HOSPITAL CAMPUS SITE  <b>PART 3 - JUSTIFICATION (P38)</b>  <b>SECTION C - ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT:</b>  <i>3.9 Has the planning proposal adequately addressed any social and economic effects? (p103)</i>  3.9.1 Social</p> <p>Uniting states: "The increase in social infrastructure provision on the site....allows residents to be able to age in place, in a community that they are familiar with, which has been shown to greatly increase the quality of life into older age".</p> <p>A recent update letter (29 Jan 2021) also mentions "supporting people to age in place".</p> <p>Why are <i>we</i> - existing residents who bought in in good faith - not being allowed to age in place?</p> <p><b>Attachment B: Response to request for additional information (from DPIE)</b>  1.1 Built form - <i>Response</i> (pp2-4)</p> <p><i>"Allow the expansion of existing aged care and seniors living uses</i>  Uniting states: "...one of the primary objectives of the planning proposal is to increase the provision of seniors' housing....including a mix of traditional residential aged care accommodation and independent living units. The colocation of seniors housing and health services facilities will also provide opportunities for 'ageing in place' by enabling residents to access services close to home."</p>		

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
	<p>If seniors' housing is so important, why are we seniors being moved? and unable to age in place?</p> <p>An update we received in May 2021 states, "We want to invigorate Uniting Waverley to create a special and unique place for you and the wider community". How is this so, if we won't be there?</p> <p>As I said, there are about 50 residents currently living on-site, most of whom are renters. Leaving aside the issue of the renters' rights, there would be only 7 or 8 of us 'owners' to rehouse - surely not too many to accommodate within the masterplan. However, we have formed a close Village community, so it would be preferable to retain that connection and consider the future of the renters too.</p> <p>I would therefore ask Waverley Council to make it a condition of the approval of this Planning Proposal that all current residents be given the option of returning to the site, or moving residents to purpose-built accommodation on-site. Or, could our building, which has a recently fully refurbished Common Room and several refurbished units, instead of being demolished, be incorporated into the final plan?</p> <p>One has to wonder what our benefactor, Conrad Beard, would think about our Village's demolition.</p> <p>I would also like to ask that residents be given reasonable choice in any accommodation on-site, as some small compensation for the significant disruption to our lives.</p> <p>Is it too much to hope that Uniting's Property Division will reconsider, restore the original concept of UnitingCare, and find a place for us on site after all? We would be vastly relieved if this could be achieved.</p>		
34	<p>I am a resident of &lt;address removed&gt; which is on the War Memorial Hospital site.</p> <p>Our Village is to be demolished and we are to be moved elsewhere, to facilitate the provision of over 200 new ILUs. We have been told that there will be no place for us on-site.</p>	16	<ul style="list-style-type: none"> <li>Concerns about future living arrangements for current residents is noted. Council will feed back</li> </ul>



Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

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	<p>The Proposal promotes the importance of housing for older people, and also the importance of ageing in place, yet we are prevented from benefitting from this.</p> <p>I would like to remain on this site. I hope Uniting Planning will find a way for us to stay here.</p>		<p>concerns raised by residents in the public exhibition to the proponent.</p>
35	<p>I have enjoyed immensely my 7 years living here at &lt;addressed removed&gt;. I fear having to move and present my vote to stay here. In the event of Uniting realising the demolition of this site then I hope compassion will be shown in finding a suitable unit for me to remain on a pension for my last years.</p>		<ul style="list-style-type: none"> <li>Submitted the same introductory submission as per number 34 and has also submitted the listed submission in conjunction.</li> <li>Concerns about future living arrangements for current residents is noted. Council will feed back concerns raised by residents in the public exhibition to the proponent.</li> </ul>
36	<p>Regarding the above I was born at the War Memorial Hospital and have lived in the area all my life finally living for the last 16 years in &lt;address removed&gt; in the War Memorial complex very happily. Having now reached 93 I feel very frightened at this possible upheaval (as I am very happy here). Your help would be more in keeping with your previous good name of UnitingCare.</p>		<ul style="list-style-type: none"> <li>Submitted the same introductory submission as per number 34 and has also submitted the listed submission in conjunction.</li> <li>Concerns about future living arrangements for current residents is noted. Council will feed back concerns raised by residents in the public exhibition to the proponent.</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
37	I am an old lady and moving would prove a lot of discomfort and unpleasantness.		<ul style="list-style-type: none"> <li>Submitted the same introductory submission as per number 34 and has also submitted the listed submission in conjunction.</li> <li>Concerns about future living arrangements for current residents is noted. Council will feed back concerns raised by residents in the public exhibition to the proponent.</li> </ul>
38	Any consent given to the Development or over Development of this site must include provision for the current residents of Conrad Beard to be housed into the new I.L.U complex.		<ul style="list-style-type: none"> <li>Submitted the same introductory submission as per number 34 and has also submitted the listed submission in conjunction.</li> <li>Concerns about future living arrangements for current residents is noted. Council will feed back concerns raised by residents in the public exhibition to the proponent.</li> </ul>
39	My husband and I moved into <address removed> in 2009 and loved living here. Tragically my wonderful husband passed away 5 years ago. I don't think I could have survived without the support and friendship of my wonderful neighbours. I will be absolutely mortified If I have to be located.		<ul style="list-style-type: none"> <li>Submitted the same introductory submission as per number 35 and has</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
			<p>also submitted the listed submission in conjunction.</p> <ul style="list-style-type: none"> <li>Concerns about future living arrangements for current residents is noted. Council will feed back concerns raised by residents in the public exhibition to the proponent.</li> </ul>
40	<p>I object to the whole Planning Proposal for Uniting Waverley as it appears a gross overdevelopment which would destroy the atmosphere of both “Retirement” i.e. a quiet and spacious area and ‘Rehabilitation’. Additional there is a congenial community of retirees already well-established here, which we treasure, and wish to retain. It is presume that a peaceful environment be paramount for retirees.</p>		<ul style="list-style-type: none"> <li>Submitted the same introductory submission as per number 35 and has also submitted the listed submission in conjunction.</li> <li>Concerns about future living arrangements for current residents is noted. Council will feed back concerns raised by residents in the public exhibition to the proponent.</li> </ul>
41	<p>I have recently moved into &lt;address removed&gt;. I have outlaid close to \$10,000.00 for this move as my furniture would not fit through the extremely narrow entry door so I had to purchase new furniture- some of which I am still waiting on. Prior to moving in I left messages at Uniting I laid out what was happening re closure of nursing home and how this would affect my pending residency – if at all. No one ever came back to me. It was extremely distressing for me to make the move here to what I thought would be my “forever home”. I have lived in the Eastern Suburbs since I arrived in 1973 and the past 36 years in Waverley and do not want to leave either the unit or the area. The thought of uprooting again is extremely distressing.</p>		<ul style="list-style-type: none"> <li>Submitted the same introductory submission as per number 35 and has also submitted the listed submission in conjunction.</li> <li>Concerns about future living arrangements for current residents is noted. Council will feed back</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
			concerns raised by residents in the public exhibition to the proponent.
42	When I moved into here, I was not advised that the building was to be demolished and that we would have to move offsite. Highrise buildings which are being built in every street will create more dangerous wind tunnels including here.	1	<ul style="list-style-type: none"> <li>Submitted the same introductory submission as per number 34 and has also submitted the listed submission in conjunction.</li> <li>Concerns about future living arrangements for current residents is noted. Council will feed back concerns raised by residents in the public exhibition to the proponent.</li> </ul>
43	Residents in Independent Care need more clarity, their anxiety about the "unknown" will impact their health in coming months.		<ul style="list-style-type: none"> <li>Submitted the same introductory submission as per number 34 and has also submitted the listed submission in conjunction.</li> <li>Concerns about future living arrangements for current residents is noted. Council will feed back concerns raised by residents in the public exhibition to the proponent.</li> </ul>

Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
44	It is very important, and fair, that a condition is included in the Proposal providing a right for a resident to return to site as desired by said resident.	1	<ul style="list-style-type: none"> <li>Submitted the same introductory submission as per number 34 and has also submitted the listed submission in conjunction.</li> <li>Concerns about future living arrangements for current residents is noted. Council will feed back concerns raised by residents in the public exhibition to the proponent.</li> </ul>
45	<p>Proposed changes for the following submission are listed in italics:</p> <p>Updates from the Sustainability Team re: War Memorial Hospital Site Specific DCP</p> <p>6.7 Objectives</p> <p>a) To ensure a high level of sustainability and resilience across all elements of the estate.</p> <p>6.7.1 Energy Use and Production</p> <p>b) Adequate external shading and/or performance glass is to be provided on the western and north-western building facades to minimise the cooling load required in mid-summer.</p> <p>c) Any on-site renewable energy sources should be coupled with battery storage.</p> <p>d) No changes</p> <p>e) <i>Commercial buildings shall achieve a 5-star NABERS Energy Commitment Agreement and a 4.5-star NABERS Water Commitment Agreement.</i></p> <p>f) <i>In accordance with Part B2-2.5 of the Waverley Development Control Plan, any mixed-use development with cost of works of more than \$3 million, must provide an Energy Assessment Report which recommends design solutions to reduce the predicted operational</i></p>		<ul style="list-style-type: none"> <li>Proposed change to NABERS Energy Commitment Agreement target relates to amendments to WLEP. Amendments have been incorporated into the Council report.</li> <li>All other matters relate to site-specific DCP and will be considered further in the review and finalisation.</li> </ul>



Submissions made to the public exhibition of PP-1/2017 125 Birrell Street, Waverley and site-specific Development Control Plan - Part E5 Edina Estate

No.	Submission	Number of individual submissions	Response
	<p><i>energy demand and greenhouse gas emissions of the proposed development by 30% less than a reference building (ie. BCA, Section J compliant only).</i></p> <p>6.7.2 Urban Heat Island</p> <p>No changes.</p> <p>6.7.3 Water</p> <p>g) WSUD elements should use the Model for Urban Stormwater Improvement Conceptualisation (MUSIC) and refer to WaterNSW's '<a href="#">Using MUSIC in Sydney Drinking Water Catchment</a>' document (2019). Design submissions should be accompanied with a summary MUSIC report, which includes parameters used, the file and maintenance schedule.</p> <p>For water quality control measures, the development must achieve a minimum of:</p> <ol style="list-style-type: none"> <li>I. 90% reduction in the post development mean annual load of total gross pollutants (greater than 5 mm)</li> <li>II. 80% reduction in the post development mean annual load of total suspended solids (SS)</li> <li>III. 55% reduction in the post development mean annual load of total phosphorus (TP)</li> <li>IV. 40% reduction in the post development mean annual load of total nitrogen (TN)</li> </ol> <p>h.) A maintenance schedule shall be provided to Council and a "Positive Covenant" and "Restriction on the Use of Land" must be created to ensure the on-going future maintenance of WSUD elements. Waverley Council must be nominated as the authority to vary or modify any restriction and positive covenant.</p>		
46	<p>A submission was received via Have Your Say with no attachments and the only comments as:</p> <p>n/a</p>		<p>The only comments provided were 'n/a' however the submission is noted as being received.</p>

15 June 2021

Our Ref: 192249

**General Manager**

Waverley Council  
PO Box 9, Bondi Junction, NSW 1355  
[info@waverley.nsw.gov.au](mailto:info@waverley.nsw.gov.au)

**RE: Planning Proposal PP-2020-447 (SF21/2451) + 125 Birrell Street Waverley**

Thank you for notifying Sydney Water of the planning proposal listed above which proposes to amend Waverley LEP 2012 to enable redevelopment of the War Memorial Hospital and immediate surrounds, including applying new additional permitted uses, increasing the maximum building heights and floor space ratios shown for the land, and new site specific provisions. We have reviewed the application based on the information supplied and provide the following comments for your information to assist in planning the servicing needs of the proposed development.

**Water Servicing**

- Potable water servicing should be available via a 100mm DICL watermain (laid in 2003) on Church Street and Carrington Road and also via a 150mm CIDL watermain (laid in 1916) on Birrell Street
- Amplifications, adjustments and extensions may be required.

**Wastewater Servicing**

- Wastewater servicing should be available via 225 SGW watermain (laid in 1890) on Bronte Road and Church Street
- Amplifications, adjustments and extensions may be required.

**Trade Wastewater requirement**

- If this proposed development is going to generate trade wastewater, the developer must submit an application requesting permission to discharge trade wastewater to Sydney Water's wastewater system. Applicant must wait for approval and issue of a permit before any business activities can commence. Further information can be found in attachment 1.
- The permit application can be made on Sydney Water's web page through Sydney Water Tap In. <http://www.sydneywater.com.au/tapin/index.htm>

This advice is not a formal approval of our servicing requirements. Detailed requirements, including any potential extensions or amplifications, will be provided once the development is referred to Sydney Water for a Section 73 application. More information about the Section 73 application process is available on our web page in the [Land Development Manual](#).

The development servicing advice provided by Sydney Water is based on the best available information at the time of referral (eg. planning proposal) but will vary over time with development and changes in the local systems. This is particularly important in systems with limited capacity (such as Priority Sewerage Program scheme areas) and it is best to approach Sydney Water for an updated capacity assessment (especially where an approval letter is more than 12 months old).



If you require any further information, please contact the Growth Planning and Development Team at [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read "K. Leitch", with a large, sweeping flourish extending to the right.

**Kristine Leitch**

Commercial Growth Manager

City Growth and Development, Business Development Group

Sydney Water, 1 Smith Street, Parramatta NSW 2150

## Attachment 1

### Requirements for Business Customers for Commercial and Industrial Property Developments.

#### Trade Wastewater Requirements

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must obtain Sydney Water approval for this permit before any business activities can commence. It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

The permit application should be emailed to Sydney Water's Business Customer Services at [businesscustomers@sydneywater.com.au](mailto:businesscustomers@sydneywater.com.au)

A Boundary Trap is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

#### Backflow Prevention Requirements

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable Backflow Prevention Containment Device appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on 1300 889 099.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:

<http://www.sydneywater.com.au/Plumbing/BackflowPrevention/>

#### Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, <http://www.waterrating.gov.au/>
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to <http://www.sydneywater.com.au/Water4Life/InYourBusiness/RWTCalculator.cfm>
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

### Contingency Plan Recommendations

Under Sydney Water's [customer contract](#) Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a contingency plan for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at: <http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/> or contact Business Customer Services on 1300 985 227 or [businesscustomers@sydneywater.com.au](mailto:businesscustomers@sydneywater.com.au).





Our ref: DOC21/420087-10

Ms Emily Scott  
General Manager  
Waverley Council  
PO Box 9  
BONDI JUNCTION NSW 1355

Attention: Mr Patrick Hay (Strategic Planner)  
patrick.hay@waverley.nsw.gov.au

### **Planning Proposal – War Memorial Hospital, Waverley**

Dear Ms Scott

Thank you for the opportunity to comment on the planning proposal for War Memorial Hospital, Waverley under *Waverley Local Environmental Plan 2012*. The proposal seeks to:

1. Allow the following 'Additional Permitted Uses' to apply to the SP2 zoned land:
    - Seniors housing
    - Community facilities
    - Centre-based child care facility
  2. Include the site on the Key Sites Map to refer to a site-specific incentive provision.
  3. Create a new Alternative Height of Buildings Map and identify the site to show an alternate height of 15m and 21m.
  4. Create a new Alternative Floor Space Ratio Map and identify the site to show an alternate maximum FSR of 1.2:1.
  5. Create a new site-specific provision that:
    - (a) Provides objectives for the redevelopment of the site
    - (b) Applies Clause 6.9 Design Excellence to the site.
    - (c) Sets out the requirements of a Site Specific DCP for the site.
    - (d) Provides for an incentive provision that sets out requirements for:
      - Deep soil provision
      - High performance building standards
- In order to achieve the development standards of:
- Maximum building height of 15m and 21m
  - Maximum Floor Space Ratio of 1.2:1

Based on the information provided, we have reviewed the planning proposal against our records. The State Heritage Register (SHR) item "St Mary's Anglican Church and Pipe Organ" (SHR 00160) is within 40m of the subject site. However, we believe that there are no identified impacts on this SHR item or on any other items listed on the SHR.

It is noted that the proposal has the potential to impact on local heritage including the subject site, itself a local heritage item "War Memorial Hospital, Late Victorian Buildings and former stables" (Item No. 449). It is also within the immediate vicinity of several other local heritage items, two Heritage

Level 6, 10 Valentine Ave Parramatta NSW 2150 ■ Locked Bag 5020 Parramatta NSW 2124  
P: 02 9873 8500 ■ E: [heritagemailbox@environment.nsw.gov.au](mailto:heritagemailbox@environment.nsw.gov.au)

Conservation Areas (HCA) and a Landscape Conservation Area (LCA) listed under Council's LEP. As these local heritage items are listed under your LEP, Council is the consent authority, and the assessment and consideration of any impacts on these items rests with Council.

In relation to historic archaeology, if the proponent has not already undertaken their own investigation to assess the likelihood of 'relics' and any subsequent management required under the *Heritage Act 1977*, they should do so.

Prior to finalisation of the proposal, Council should be satisfied that all necessary due diligence and heritage assessments have been undertaken and that any impacts have been sufficiently addressed. Council's assessment should include, but not be limited to, a search of the State Heritage Inventory (<https://www.heritage.nsw.gov.au/search-for-heritage/search-for-nsw-heritage/>).

If you have any questions please contact Andreana Kennedy, Senior Heritage Policy Office, Strategic Relationships & Planning at Heritage NSW, Department of Premier and Cabinet by phone on 02 8289 6692 or via email at [andreana.kennedy@environment.nsw.gov.au](mailto:andreana.kennedy@environment.nsw.gov.au).

Yours sincerely



**Rochelle Johnston**  
**Manager, Heritage Act Programs**  
**Heritage NSW**

**As delegate of the Heritage Council of NSW**

16 June 2021



Our ref: DOC21/420087-12

Ms Emily Scott  
General Manager  
Waverley Council  
PO Box 9  
BONDI JUNCTION NSW 1355

Attention: Mr Patrick Hay, Strategic Planner  
[patrick.hay@waverley.nsw.gov.au](mailto:patrick.hay@waverley.nsw.gov.au)

### Planning Proposal – War Memorial Hospital, Waverley

Dear Ms Scott

Thank you for the opportunity to comment on the planning proposal for War Memorial Hospital, Waverley under *Waverley Local Environmental Plan 2012*. The proposal seeks to:

1. Allow the following 'Additional Permitted Uses' to apply to the SP2 zoned land:
    - Seniors housing
    - Community facilities
    - Centre-based child care facility
  2. Include the site on the Key Sites Map to refer to a site-specific incentive provision.
  3. Create a new Alternative Height of Buildings Map and identify the site to show an alternate height of 15m and 21m.
  4. Create a new Alternative Floor Space Ratio Map and identify the site to show an alternate maximum FSR of 1.2:1.
  5. Create a new site-specific provision that:
    - (a) Provides objectives for the redevelopment of the site
    - (b) Applies Clause 6.9 Design Excellence to the site.
    - (c) Sets out the requirements of a Site Specific DCP for the site.
    - (d) Provides for an incentive provision that sets out requirements for:
      - Deep soil provision
      - High performance building standards
- In order to achieve the development standards of:
- Maximum building height of 15m and 21m
  - Maximum Floor Space Ratio of 1.2:1

Based on the information provided, we have reviewed the planning proposal against our records. The State Heritage Register (SHR) item 'St Mary's Anglican Church and Pipe Organ' (SHR 00160) is within 40m of the subject site. However, we believe that there are no identified impacts on this SHR item or on any other items listed on the SHR.

Level 6, 10 Valentine Ave Parramatta NSW 2150 ■ Locked Bag 5020 Parramatta NSW 2124  
P: 02 9873 8500 ■ E: [heritagemailbox@environment.nsw.gov.au](mailto:heritagemailbox@environment.nsw.gov.au)

It is noted that the proposal has the potential to impact on local heritage including the subject site, itself composed of several local heritage items:

- 'War Memorial Hospital, Late Victorian buildings and former stable' (Item no. I499)
- 'War Memorial Hospital – landscape' (Item no. I519)
- 'Federation style detached residences' (Item no. I473)

The subject site is also within the immediate vicinity of several other local heritage items, two Heritage Conservation Areas (HCA) and a Landscape Conservation Area (LCA) listed under Council's LEP.

The 'War Memorial Hospital' was nominated for inclusion on the SHR by Waverley Council in June 2020. The SHR Committee determined that it may meet the threshold for State heritage significance but was not a priority for SHR listing at this time.

As the Council is the consent authority, the assessment and consideration of any impacts on these items rests with Council. While we are not opposed to the planning proposal, we provide the following advice for your consideration:

- In comparison to the proponent lodged planning proposal, the revised planning proposal as exhibited demonstrates a marked reduction of potential adverse impacts on the local heritage items on the site and those in the immediate vicinity.
- In particular, the reduction in height on the eastern side of the site from 21m to 15m will minimise impacts on the heritage significance of the 'War Memorial Hospital, Late Victorian buildings and former stable' and 'War Memorial Hospital—landscape'.
- The supporting masterplan illustrates proposed building heights maximised to 4 storeys on each of the road frontages. This reduction in height will accommodate a better interface with the neighbouring streetscapes which include local heritage items and heritage conservation areas.
- Further work is encouraged at the detailed design stage to ensure appropriate interface with local heritage items on the site and in the immediate vicinity, the character of the area is retained, and the significance of the heritage items is not compromised.

In relation to historic archaeology, if the proponent has not already undertaken their own investigation to assess the likelihood of 'relics' and any subsequent management required under the *Heritage Act 1977*, they should do so.

Prior to finalisation of the proposal, Council should be satisfied that all necessary due diligence and heritage assessments have been undertaken and that any impacts have been sufficiently addressed. Council's assessment should include, but not be limited to, a search of the State Heritage Inventory (<https://www.heritage.nsw.gov.au/search-for-heritage/search-for-nsw-heritage/>).

If you have any questions please contact Andreana Kennedy, Senior Heritage Policy Officer, Strategic Relationships and Planning at Heritage NSW, Department of Premier and Cabinet by phone on 02 8289 6692 or via email at [andreana.kennedy@environment.nsw.gov.au](mailto:andreana.kennedy@environment.nsw.gov.au).

Yours sincerely



**Rochelle Johnston**  
**Acting Director, Heritage Strategy and Policy**  
**Heritage NSW**  
As delegate of the Heritage Council of NSW

2 July 2021

Hi Patrick,

Design submission must comply with relevant Ausgrid Network Standards and SafeWork NSW Codes of Practice for construction works near existing electrical assets.

The “as constructed” minimum clearances to Ausgrid’s infrastructure must not be encroached by the building development. It also remains the responsibility of the developer and relevant contractors to verify and maintain these clearances onsite.

Assesses the capacity of existing services and utilities and identify any upgrades required to facilitate the development.

Regards,

Asset Protection Officer | Transmission Mains



Level 1( Building 2), 25-27 Pomeroy Street, Homebush NSW 2140

Please consider the environment before printing this email.





Transport  
for NSW

22 July 2021

TfNSW Reference: Syd21/00618  
Council ref: SF21/2451

Emily Scott  
General Manager  
Waverley Council  
PO Box 9, Bondi Junction, NSW 1355

Attention: Patrick Hay

Dear Ms Scott,

**PLANNING PROPOSAL FOR WAR MEMORIAL HOSPITAL CAMPUS SITE, 125  
BIRRELL STREET WAVERLEY AND DRAFT DEVELOPMENT CONTROL PLAN**

We appreciate the opportunity to provide comment on the above proposal as referred to Transport for NSW (TfNSW) in Council's correspondence dated 20 May 2021.

TfNSW has reviewed the submitted documentation and notes that the planning proposal for 125 Birrell Street Waverley seeks to amend Waverley LEP as follows:

1. The following Additional Permitted Uses to apply to the SP2 zoned land:
  - Seniors housing
  - Community facilities
  - Centre-based child care facility
2. Include the site on the Key Sites Map to refer to a site-specific incentive provision.
3. Create a new Alternative Height of Buildings Map and identify the site to show an alternate height of 15m and 21m.
4. Create a new Alternative Floor Space Ratio Map and identify the site to show an alternate maximum FSR of 1.2:1.
5. Create a new site-specific provision that:
  - (a) Provides objectives for the redevelopment of the site
  - (b) Applies Clause 6.9 Design Excellence to the site.
  - (c) Sets out the requirements of a Site Specific DCP for the site.
  - (d) Provides for an incentive provision that sets out requirements for:
    - i. Deep soil provision
    - ii. High performance building standardsIn order to achieve the development standards of:
    - i. Maximum building height of 15m and 21
    - ii. Maximum Floor Space Ratio of 1.2:1

It is noted that a site-specific Development Control Plan has been prepared that encompasses the entire block bounded by Birrell Street, Carrington Road, Church Street and Bronte Road, known as the Edina Estate. It is further noted that the sites at 99-117 Birrell Street Waverley (known as the Birrell Street site) is the subject of a separate

**Transport for NSW**

27-31 Argyle Street, Parramatta NSW 2150 | PO Box 973, Parramatta CBD NSW 2124  
P 131782 | W [transport.nsw.gov.au](http://transport.nsw.gov.au) | ABN 18 804 239 602

planning proposal currently being reviewed by DPIE which is to be exhibited at a later date.

Comments on the proposal are provided at **Attachment A** for Council's consideration prior to the making of the plan.

TfNSW reserves the right to provide more detailed comments on the development proposal at the Part 4 Development Application stage.

Thank you for the opportunity to provide advice on the subject planning proposal. Should you have any questions or further enquiries in relation to this matter, Tricia Zapanta would be pleased to receive email via [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au).

Yours sincerely



James Hall  
**A/ Senior Manager – Strategic Land Use**  
**Land use, Network & Place Planning, Greater Sydney**

**ATTACHMENT A: COMMENTS ON THE PLANNING PROPOSAL FOR WAR  
MEMORIAL HOSPITAL CAMPUS SITE, 125 BIRRELL STREET WAVERLEY AND  
DRAFT DEVELOPMENT CONTROL PLAN**

(July 2021)

1. TfNSW notes that as part of the development proposal, the proponent proposes to relocate existing bus stops on Bronte Road. Prior to the lodgement of a future master plan development application, the proponent should consult TfNSW on the feasibility and assessment requirements for any relocation of a bus stop, which can only be implemented under a TfNSW 'Works Instruction'.
2. It is noted on Page 33 of the TIA that a new left in / left out vehicular access point is proposed on the eastern side of Bronte Road, just north of the Church Street intersection. It is unclear if the existing vehicular access point south of the Bronte Road/Birrell Street intersection will be replaced by this new access point upon redevelopment or this is an additional access point required to service the site. Bronte Road is now subject to substantial peak traffic volumes which are periodically impacted by the drive in / drive out arrangement at Waverley Public School which leads to blockages caused by cars queuing (in both directions) to turn into the school grounds. Furthermore, Bronte Road is critical for bus access to/from Bondi Junction as multiple services from various suburbs to the South and South East use this north-south transport corridor. In view of the significance of Bronte Road for transit movement, there should be strong justification for a new access point noting that it has the potential to add cumulative delay to the timetabled transport system. Whilst it is acknowledged that an additional vehicular access on Bronte Road would be of benefit to the site, this should be balanced against the need to retain effective and timely bus operations on Bronte Road especially during peak times.
3. The TIA has also recommended the potential investigation of an additional pedestrian crossing on Bronte Road to link the east-west through site link to pedestrian desire lines on the western side of Bronte Road. This proposal should be discussed further with Council and TfNSW at the Development Application (DA) stage. Subject to design and safety standards, it presents an opportunity to slow down traffic and space vehicles on approach to the intersection of Bronte Road and Birrell Street, assisting vehicles attempting to exit Church Street heading north towards Birrell Street.
4. TfNSW notes that bicycle parking and end of trip facilities (including showers and lockers) are to be provided in accordance with the rates as set out in Waverley Council DCP.





Prepared for: Client  
Date: February 19, 2021

Appendix - DCP Supplementary Info

# Uniting Waverley



Architectus Australia Holdings Pty Ltd.  
ABN 90 131 245 684

Nominated Architect  
Managing Director  
Ray Brown  
NSWARB 6359


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Project and report	Uniting Waverley	
Date	February 19, 2021	
Client	Uniting	
Document no.	Insert filepath	
	Issue A - 16/02/21 Issue B - 19/02/21	Approved by: Farhad Haidiri
Report contact	Farhad Haidiri Principal	
This report is considered a draft unless signed by a Director or Principal	Approved by: Farhad Haidiri 	



# Contents

1	<b>Sections and Elevations</b>	<b>5</b>
1.1	East West Section Through Edina	6
1.2	East West Section Through Chapel	7
1.3	North South Section Through Seniors Garden	8
1.4	Birrell St Indicative Elevation and Section	10
1.5	Bronte Rd Indicative Elevation and Section	11
2	<b>3D perspectives</b>	<b>13</b>
2.1	Aerial Views	14
2.2	Street Views	16







architectus™

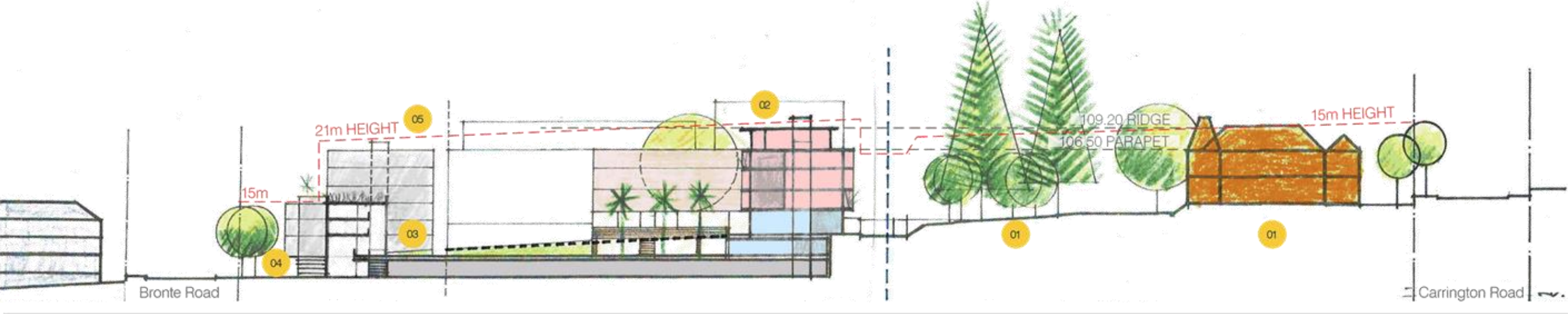


# 1 Sections and Elevations



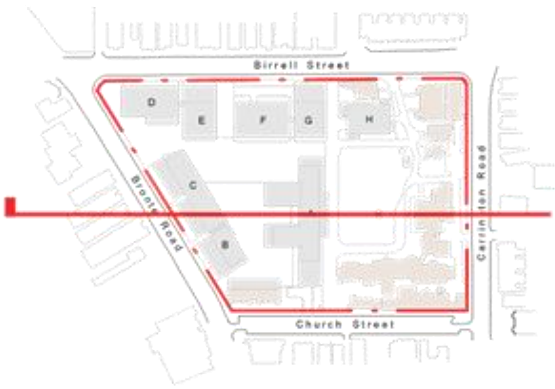
Sections and Elevations

1.1 East West Section Through Edina



- Section**
- 01 Existing mansion Edina and Victorian garden to be restored
  - 02 New built form to not exceed height of Edina
  - 03 Entry lobby to maximise physical and visual links to lower garden
  - 04 Entry lobby to maximise physical and visual links to Bronte Road
  - 05 Stepped built form to comply with LEP height requirements

- Images**
- 01 Channel 9 Site Masterplan, by CHROFI
  - 02 Landscaped layers, by Miguel Urquijo
  - 03 Existing heritage garden showing Edina and War Memorial Hospital

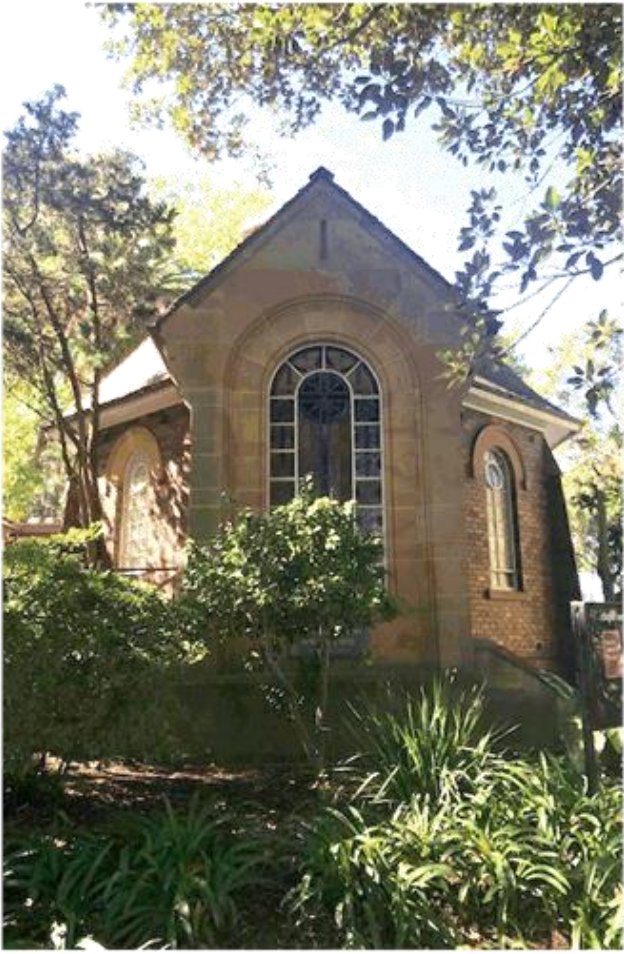
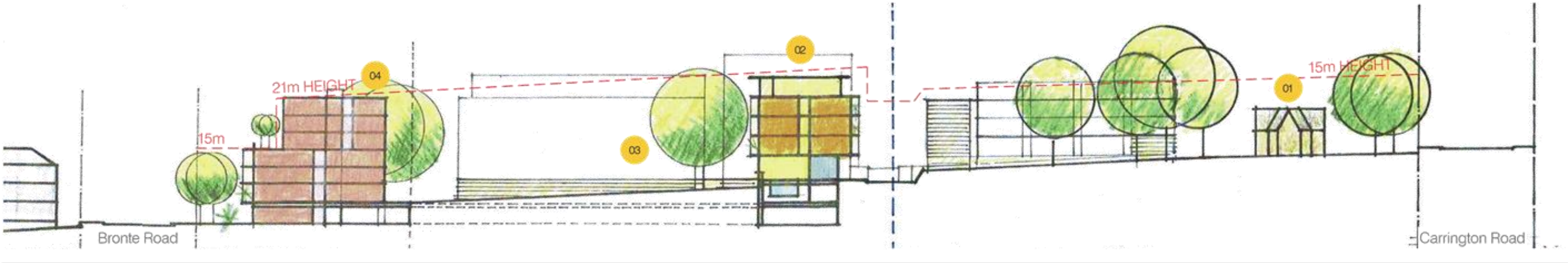


Indicative Only

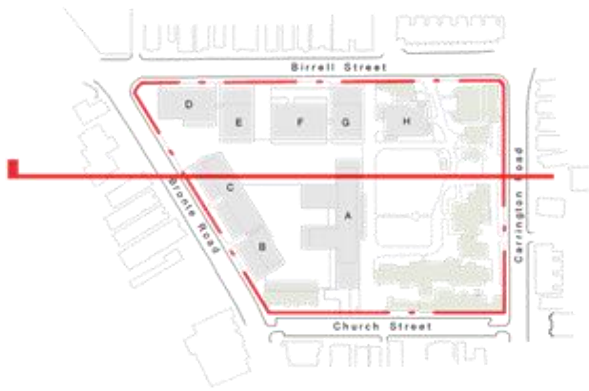


Sections and Elevations

1.2 East West Section Through Chapel



- Section**
- 01 Existing chapel to be restored
  - 02 New built form to not exceed height of Edina
  - 03 Lower garden to incorporate large trees and clearly defined passive and active spaces
  - 04 Stepped built form to maintain 4 storey street scale and comply with LEP height requirements
- Images**
- 01 Channel 9 Site Masterplan, by CHROFI
  - 02 Stepped Landscape
  - 03 Existing chapel

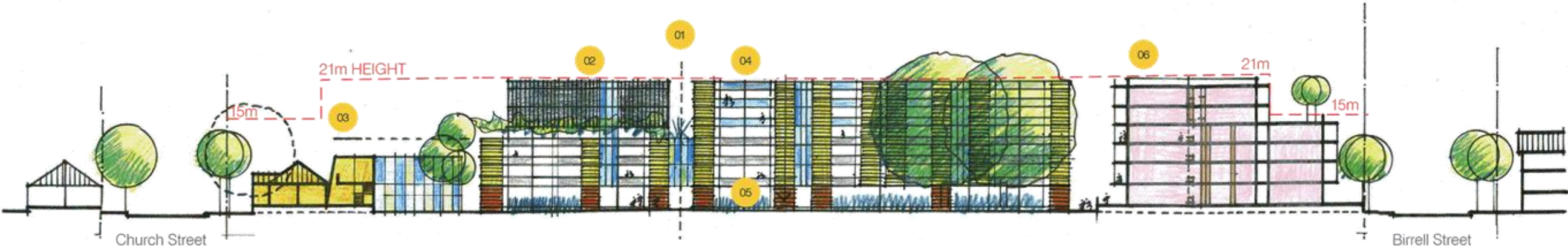


Indicative Only



Sections and Elevations

1.3 North South Section Through Seniors Garden



- Section
- 01 Relocated entry better aligns with RAC courtyard
  - 02 Upper levels south of entry to incorporate a change in material to reinforce lower height of Bronte Road facing built form
  - 03 Four storey datum to Bronte Road becomes three storeys to courtyard
  - 04 Six level massing articulated vertically by glazed lobbies (could be full height brick)
  - 05 Courtyard level units to incorporate terraces, landscaped to align expansive glazing
  - 06 Stepped built form to comply with LEP height requirements

- Images
- 01 Existing cottages, corner of Bronte Road and Church Street
  - 02 Landscaped paths, Heide Museum, by Openwork
  - 03 Apartment gardens, Eve, by 360 Degrees



Indicative Only

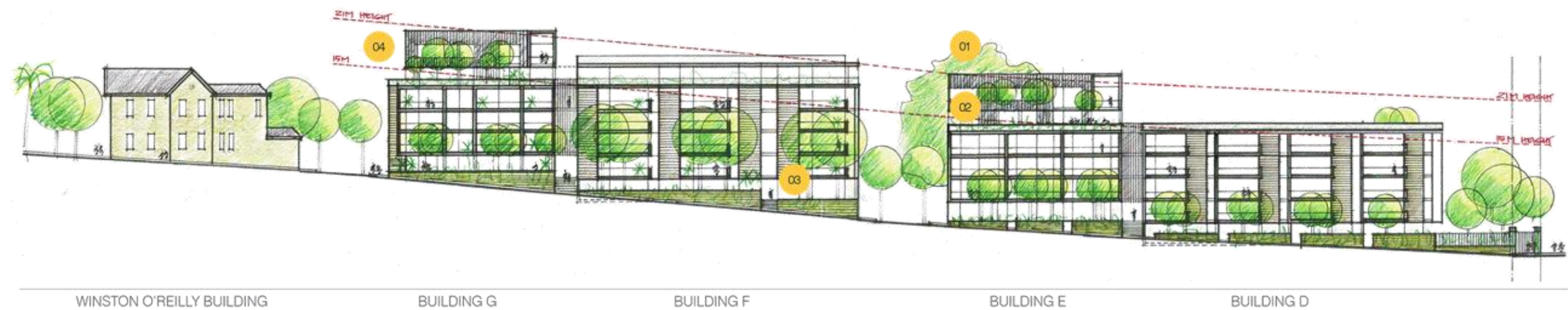






Sections and Elevations

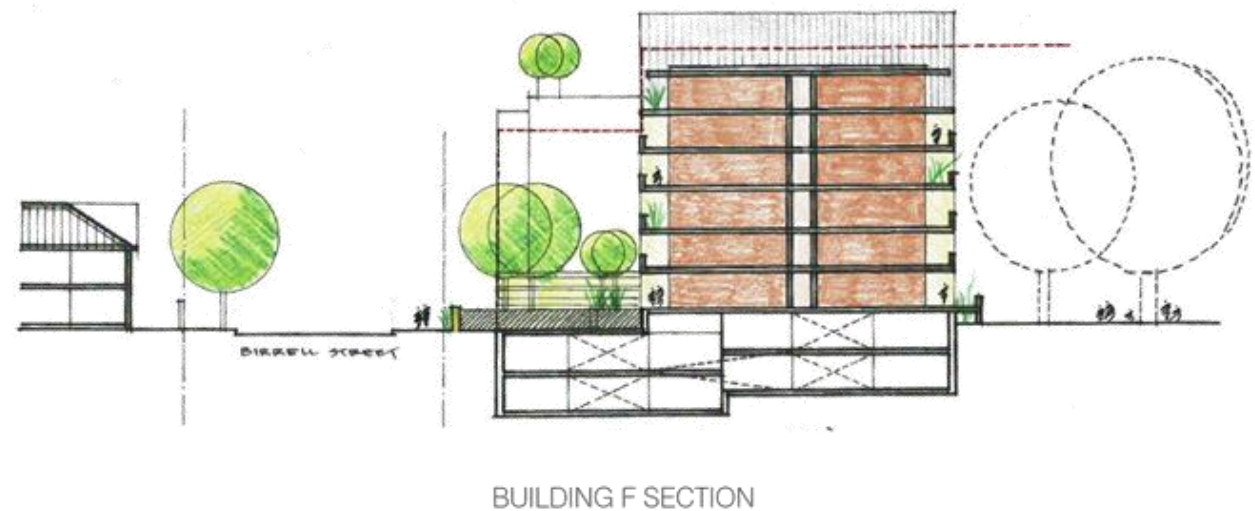
1.4 Birrell St Indicative Elevation and Section



Indicative sketch elevations illustrate indicative scale and character of the Birrell Street frontage and the likely interface between existing heritage buildings and new built form. To address its dramatic topography, stepping sandstone walls and landscaped gardens complement the articulated seniors living buildings, which descend towards the original gates.

- 01 As per LEP requirements, stepped built form maintains 4 storey street scale with upper levels setback 15m
- 02 4 storey street height responds to existing scale and character of existing heritage buildings
- 03 Stepped gardens provide activated streetscape and enhance its landscape character
- 04 Articulation of built form reduces apparent scale and responds to discrete built form opposite

Indicative Only





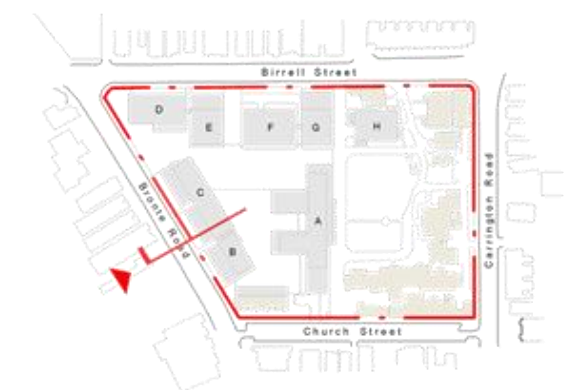
## Sections and Elevations

### 1.5 Bronte Rd Indicative Elevation and Section



Indicative sketch elevations illustrate indicative scale and character of the Bronte Road frontage and the likely interface between existing cottages and new built form. With setback higher levels, an articulated four storey built form addresses the street. To respond to new built form opposite and to recognise the significance of the original gates, the Bronte Road corner is increased to five levels.

- 01 As per LEP requirements, stepped built form maintains 4 storey street scale with upper levels setback 15m
- 02 Setback upper levels respond to existing scale and character of adapted existing cottages
- 03 Continuous private gardens provide activation and enhanced landscape character
- 04 Articulation of built form reduces apparent scale and responds to discrete built form opposite
- 05 Corner built form matches height opposite, allows for new landscape and adaption of original gates



Indicative Only







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## 2 3D perspectives



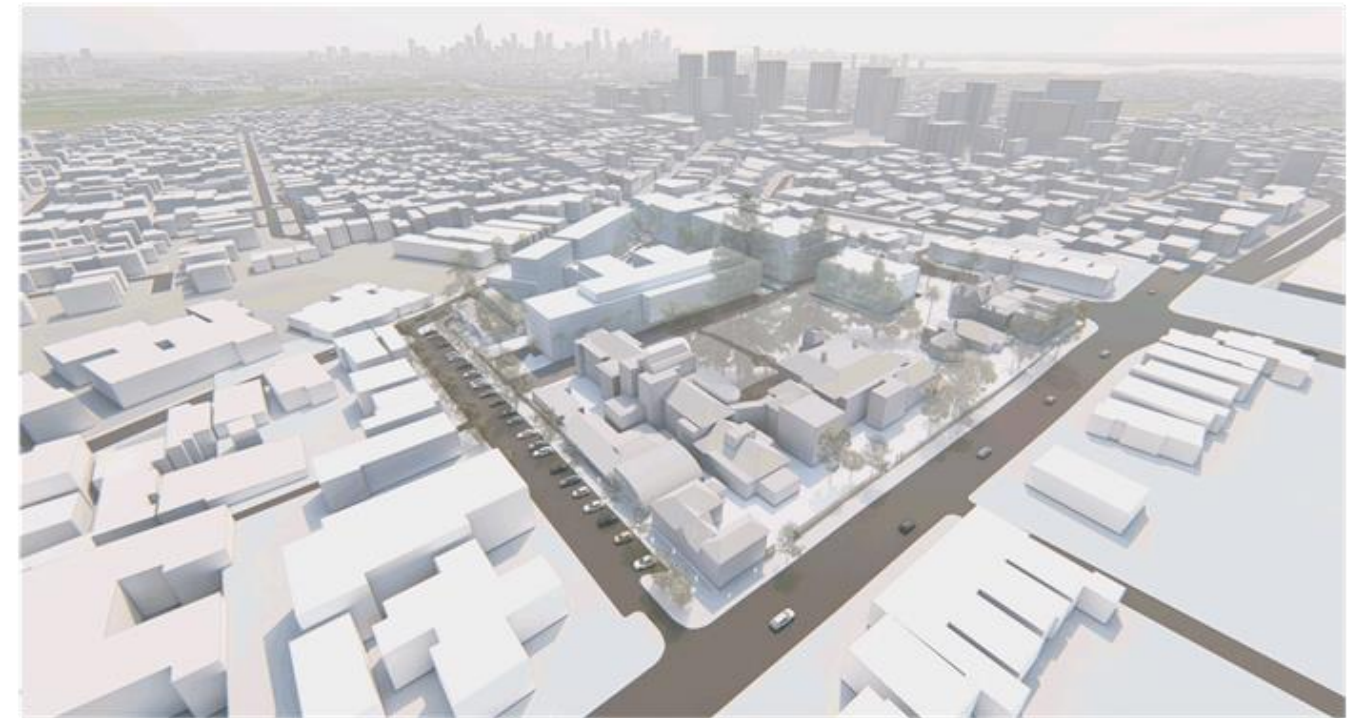
## 3D perspectives

### 2.1 Aerial Views



**Aerial View from South West -  
Bronte Road & Church Street**

- Built form to perimeter of the estate creates large lower garden
- Perimeter built form stepped to maintain 4 storey streetscape scale



**Aerial View from South East Corner -  
Carrington Road and Church Street**

- Heritage buildings and Victorian garden to be restored
- Existing cottages retained to maintain Church Street scale and character

*Disclaimer: The 3D massing depicted in these images are composed of 2 different 3d models. The context outside of the subject site is on a flat topography, while the subject site has been modelled with 3d contours as per the survey. Bringing together the two geometries introduces some misalignment's which may be visible but do not impact the subject site.*

**Indicative Only**



## 3D perspectives



**Aerial View from North East Corner -  
Birrell Street and Carrington Road**

- Higher built form setback 15m from boundary to maintain 4 storey streetscape scale
- Articulated built form responds to existing heritage buildings



**Aerial View from North West Corner -  
Birrell Street and Bronte Road**

- Continuous stepped landscaped gardens enhance Birrell Street interface
- Landscaped gardens and large open spaces enhance Bronte Road's street interface

*Disclaimer: The 3D massing depicted in these images are composed of 2 different 3d models. The context outside of the subject site is on a flat topography, while the subject site has been modelled with 3d contours as per the survey. Bringing together the two geometries introduces some misalignment's which may be visible but do not impact the subject site.*

**Indicative Only**

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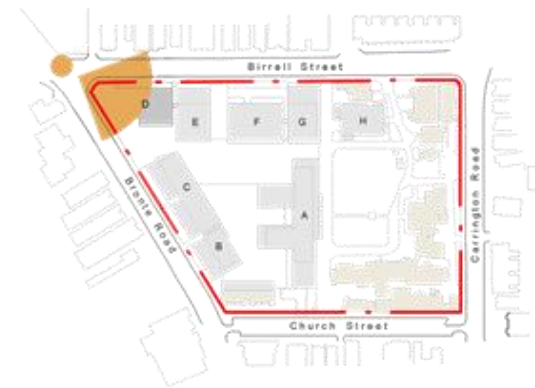
## 3D perspectives

## 2.2 Street Views



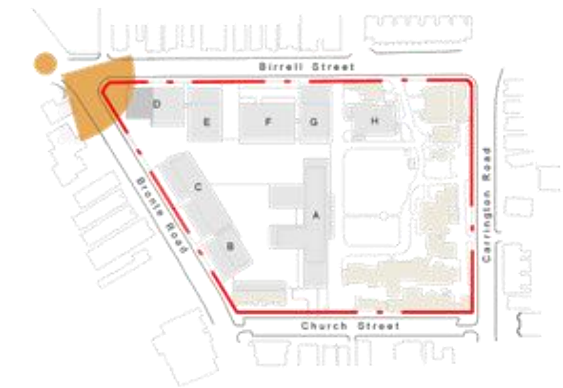
View from Birrell Street / Bronte Road Corner

With the original gates re-engaged with the unified estate and new built form setback from the corner, its landscape and heritage character are reinforced.



View from Birrell Street &amp; Bronte Road

In response to the proposed built form height directly opposite, the corner built form is reduced in width and presented as five stories. This strategy allows for a more civic expression to the urban corner and enhances its relationship with the original gates.



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