

Prepared for: Client
Date: February 23, 2021

Urban Design Report

Uniting Waverley



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Project and report	Uniting Waverley	
Date	February 23, 2021	
Client	Uniting	
Document no.	Insert filepath	
Report contact	Issue A (Issue to Council) - 15/02/21	Approved by: Farhad Haidiri
	Issue B (Issue to Council) - 23/02/21	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	
		

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1 Introduction



1.1 Purpose of the Report

The purpose of this Design Report is to provide an understanding of how the proposed master plan has been conceived, tested and refined. This includes a thorough analysis of the site, its unique heritage and its ongoing legacy of care. The report also recognises that the development of the site precedes Architectus’ engagement, not only in terms of historical achievements (and incursions), but also alternative design options that have been prepared for the site in recent times, all based on intelligent aims and objectives, but variously constrained by formidable site factors that have changed over time.

Accordingly, the Design Report comprises Architectus’ responses and reflections on the site’s heritage, context, physical topography and landscape, functional requirements, need for both public and secured access, traffic, pedestrian movement, accessibility, security, compliance, material and expression, activation, character and the very high potential for this unique site to benefit and contribute to its privileged and beautiful locality.

1.2 Project Team

Disciplines	Representation
Client	Uniting Adrian Ciano, Milica Bircakovic, Graeme Fielden
Architectural	Architectus Jennifer Husman, Farhad Haidari, Brendan Randles
Planner	Ethos Urban Arcangelo Antoniazzi, Gordon Kirkby
Heritage	Hector Abrahams Architects Hector Abrahams
Traffic Engineer	Traffix Graham Pindar, Hayden Dimitrovski, Geoff Higgs
Landscape and Arborist	Taylor Brammer Matthew Taylor
Civil and Service Engineers	Stantec Georgia Yeoman-Dale, Ian Harris, Ben James
Contamination	JBS&G Mitchell Hodgins, Joanne Rosner

1.3 Uniting Waverley Vision

Reinvigorate Waverley Uniting to create a unique and special place for its residents and the wider community; a village for rejuvenation and refuge that is connected to its surroundings

Flexibility	Familiarity	Service	Community	Sustainability
Accommodates an appropriate range of services & uses.	Create a familiar & home like experience, not a sterile environment.	Reinvigorate services at the site to recognise the changing needs in care service provision.	Be outward looking, encourage community engagement within the site and the surrounds.	Provides a financially sustainable outcome to allow the ongoing community services.
A masterplan that remains flexible over time.	A space where residents feel ownership.	Optimises the use of the site & maximises the range of services.	Allow for shared experiences between family, community & friends.	Celebrates & builds on the heritage & history of the site & Vickery family legacy.
Provides a diversity of spaces & experiences.		Provide continuity of services & care throughout the masterplan development		Strengthens the Uniting brand & reputation

1.4 Design Principles

The long term renewal of Uniting in Waverley is based on a Master Plan, underpinned by key principles:

- 1

Unify the Estate and enhance its ongoing legacy of care as a community service and health care precinct
- 2

Develop a clear masterplan based on the historic evolution of site, its evolving context and community requirements
- 3

Retain and restore existing heritage fabric, enhance public access to heritage garden and reinterpret former carriageway to heritage gates
- 4

Allow for continuity and expansion of existing hospital uses on the site
- 5

Establish a new centrally located residential aged care / community hub as an active “heart” for residents, patients and the broader community
- 6

Provide new seniors living; optimise direct street address, residential amenity, streetscape character and landscape
- 7

Consolidate new built form to create large continuous gardens for a range of public, private and community uses
- 8

Optimise site ecology by maximising deep soil zones and implementing a long term tree plan (ie. a plan to retain and protect existing healthy trees, replace old or damaged trees and increase the number of large trees on the site)
- 9

Implement a clear vehicular strategy to prioritise pedestrian comfort and safety while recognising the operational needs and diversity of uses of the estate
- 10

Achieve all required operational requirements while achieving compliance with all urban design, environmental and amenity design standards

Introduction

1.5 Functional Brief

The Spatial Needs Analysis for this proposal is based on a series of discussions with user groups.

Primary Elements

- Replacement of the current Edina residential aged care facility with a new facility of some 120 beds.
- Construction of approximately 240 new Independent Living Units (ILU's) which will benefit from co-location on the site and allow ageing in place.
- Enhancement and continued use of the War Memorial Hospital.
- Identification of appropriate uses for the heritage buildings on the site.
- Supporting health-related community uses which augment the ILU and residential aged care services.
- Accommodation of Uniting's other community services on site, which serve a range of ages and community groups.

“Heart” of the site

It is seen as essential that the site creates a social and functional “heart” which unites the many different functions, permits interaction between each and allows expression of Uniting's values to the public and community present on site. The heart will complement the historic central garden space, activated by multiple uses such as festivals, events, recreation and informal social activity over time.

Vehicular Access

The site is to be as pedestrian friendly as possible. Special types of vehicles are required to service the uses on site; in particular, Uniting's fleet of minibuses and occasional ambulances to transport aged care, rehabilitation clients and hospital patients. The

Residential Aged Care (RAC) facility and hospital require support serving, primarily for linen, food and waste transport. A limited level of service and support is required for the Independent Living Units. The master plan framework proposes to manage these vehicle flows so that vehicular site movements are minimised, safe and not detrimental to the amenity and heritage character of the central space within the site and well-managed within surrounding streets.

Pedestrian access - current

There are a number of pedestrian access points into the site on each frontage. These are not obvious as publicly accessible, and many are combined with vehicular access paths. In a sense the site “turns its back” on its surrounds.

Open access – the master plan

Uniting's vision is that the site should be open to public access within a managed approach; the brief recognises that many age groups occupy neighbouring sites and have potential two-way benefit to contribute through closer interaction. Therefore, a clear invitation should be expressed for the public to enter, explore and interact with Uniting's community, especially within the upper Victorian garden. With more focus on seniors' outlook and activities, the lower garden will be quieter, more secure and generally restricted to residents throughout the day.



Functional Analysis and Adjacency Requirements

- A detailed study has been undertaken with Uniting to determine relationships between each of the components of the functional brief
- Based on preferred adjacencies the following relationship diagram has been agreed and has informed the masterplan process.

Accommodation Overview

The detailed brief has been developed with Uniting and anticipates that ongoing and future needs will include the broad range of uses as described below:

War Memorial Hospital

- Clinical services
- Nursing team
- Physiotherapy
- Clinical Dietitians
- Psychologists
- Social workers
- Speech pathology
- Occupational therapy
- Podiatry
- Pastoral Care
- Transitional Aged Care
- Allied health services
- Geriatric Flying squad (GFS)
- Integrated Rehabilitation and EnAblement Programme (iREAP)
- Parkinson's disease clinic
- LSVT programs for Parkinson's disease outpatients
- Aquatic physiotherapy
- Primary progressive aphasia and related disorders clinic
- Day Centre

Residential Aged Care Facility

- 120 beds in household configuration
- 14 beds in apartment configuration.
- Back of house & admin areas

Independent Living

- Circa 240 ILU
- Clubroom
- Village Managers office

Common Service Areas

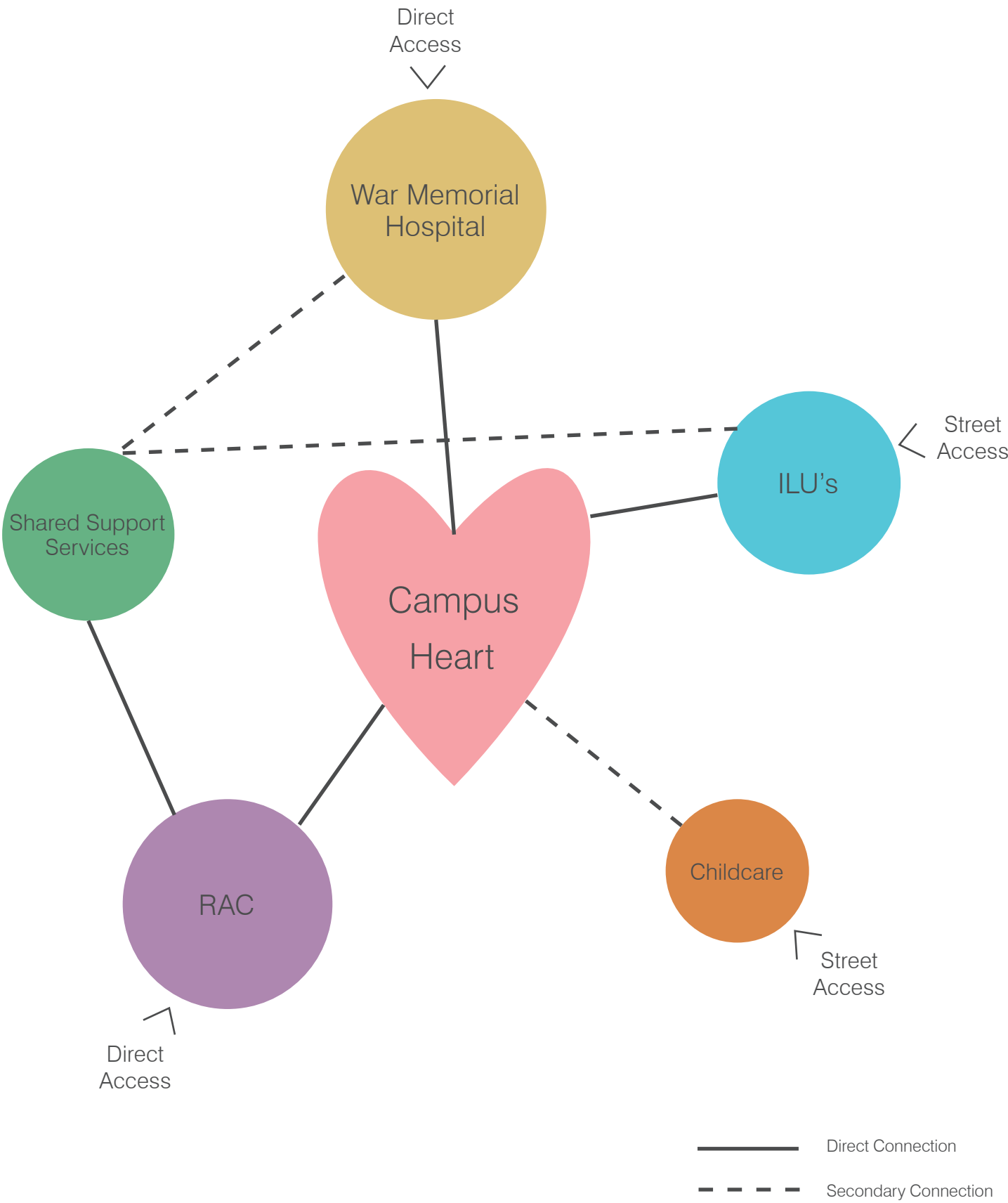
- Chapel
- Multi function rooms
- Library & internet services
- Cafe & Restaurants
- Private Dining
- Cinema
- Beauty precinct
- Hydrotherapy & leisure pool
- Meeting rooms
- Commercial kitchens
- Site administration
- Site maintenance & campus management

Early Learning Centre

- 90 place child care centre

Other

- Men's Shed
- Short term accommodation



1.6 Outline Accommodation Study

The masterplan predicts a development summary on the order of:

Services	Existing	Proposed
War Memorial Hospital	35 Beds Outpatient Services	70 (to be confirmed)
Residential Aged Care (RAC)	81 Beds	120 Beds in household configuration 15 beds in apartment configuration
Rental	22 Bedsit Apartments	To be confirmed
Independent Living Units (ILUs)	27 Apartments	Approximately 240 Apartments
Centre for Healthy Ageing (CHA) (Also known as Seniors Gym)	200m ² Existing Services	Circa 250m ²
Aged Day Centre	675m ² Existing Services	200m ² (to be confirmed)
Early Onset Dementia	200m ²	To be confirmed
Men’s Shed	Existing Service	To be confirmed
Reginal Families Short Term Accommodation	Hunter Lodge, Hunter Lodge Apartments and Cottage at 80% capacity	To be confirmed
Commercial Leases	Existing Tenants in Heritage Buildings	To be confirmed
Heriage Garden	Heritage listed buildings	To be confirmed
New Services	None	90 place childcare Cafe and retail 100m ² (to be confirmed)

The final mix of services and areas apportioned to each use will be determined when individual Development Applications for each parcel are submitted.

Introduction

1.7 Project History



Scheme by Cox Architects.

Subsequent to the preparation of the first draft master plan by Cox Architects, Uniting were able to acquire further properties along Birrell Street. With these new acquisitions, a new master plan could be envisaged that could incorporate the whole block, which would align with the aims and objectives of the Conservation Management Plan, i.e. to unify the Estate. Apart from its heritage advantages, a unified site would allow greater opportunities for open space, minimise impacts on smaller scale buildings (such as along Birrell Street) and provide the opportunity for a clearer and more robust spatial structure.

Uniting used this change in direction as an opportunity to seek alternative design approaches to the site and invited six prominent design firms to competitively tender for the project. On winning the competitive tender, Architectus was compelled to learn from the previous planning process and reflect on the positive and negative qualities emerging out of the Cox scheme and the numerous design proposals submitted as part of the tender process. This included some critical reflections on Architectus' submission, which had incorporated the east west axial link to Bronte Road proposed by Cox. The main issues identified in the Cox scheme include:

- Due to the site's steep topography, the proposed east west link introduces significant accessibility issues
- Although ADG separation requirements would suggest that it should be widened, the east west link creates up slope view corridors onto Bronte Road, which would result in high scale buildings imposing on the much smaller visual catchment along the streetscape

- The east west link is proposed as the heart of the site, which contradicts the centrality of the existing heritage garden
- Without Birrell Street properties, independent living units are pushed into the site, resulting in limited open space, highly constrained building separation and a lack of address
- Public access appears to be extensive but not secured, which could result in CPTED issues
- The residential aged care facility proposed appears not to conform with Uniting's operational layouts

From the Cox scheme analysis, Architectus was able to identify the positive aspects of consolidating built form along the street edges, which include:

- Containing visual and physical bulk on Bronte Road streetscape
- Maximising activation and outlook along Bronte Road and Birrell Street
- Providing independent living units with a clear address on the public domain
- Maximising open space within a secure "lower garden" to complement the existing "upper garden"

In the perusal of the various submitted schemes, Architectus could see the advantages of providing a public north south axis, relocating the east west axis and consolidating built form generally. A summary of issues emerging out of this analysis is provided on page 13.

Introduction



Scheme 01



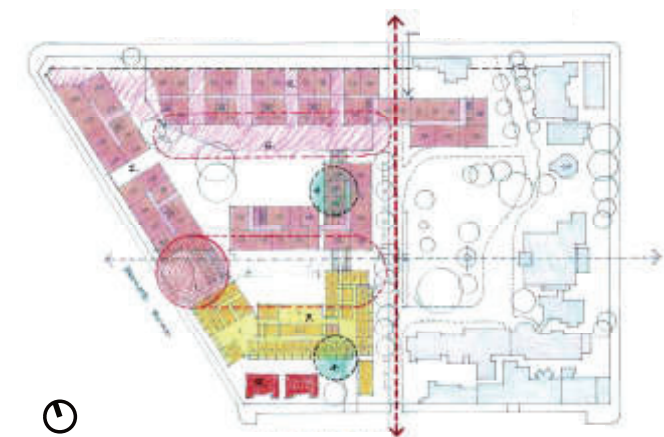
Scheme 02



Scheme 03



Scheme 04



**Scheme 05 - Architectus
Winning Scheme**

Summary of issues emerging out of the analysis

- The acquisition of Birrell Street properties changes master plan potential : estate unification, street address, open space and place making opportunities.
- The east west axial space is problematic : inaccessible, difficult to secure, obscures the site's centre and reduces activation of its "heart".
- The north south link is accessible, invites public access and enhances the site's "heart".
- A continuous residential street wall is consistent with the estate's heritage and contains visual impacts on adjacent public domain.
- Compacted built form - especially at the site's edges - increases consolidated open garden space.
- Landscape is crucial to the design of a site specific and truly resilient master plan

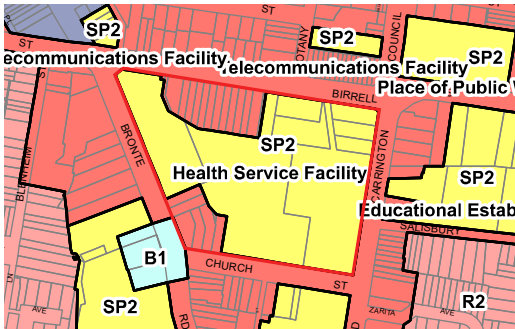




2 Site and Context

2.1 Statutory Existing and Proposed Context

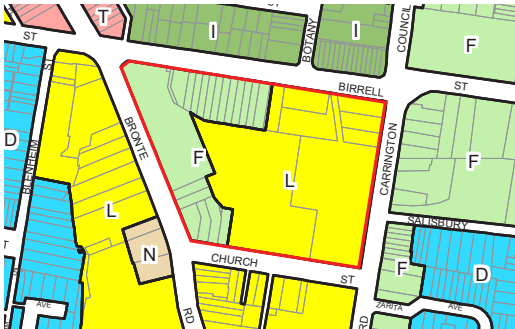
Existing LEP Context



Land Zoning Map
(Source: Waverley Local Environment Plan 2012)

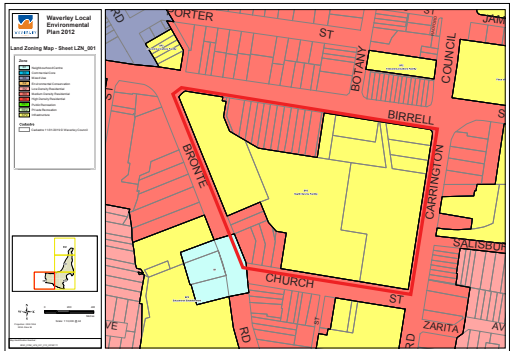


Building Height Map
(Source: Waverley Local Environment Plan 2012)

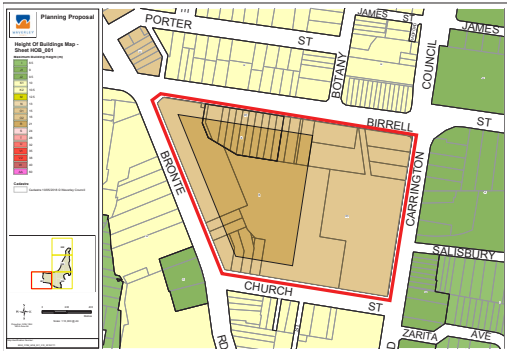


Floor Space Ratio Map
(Source: Waverley Local Environment Plan 2012)

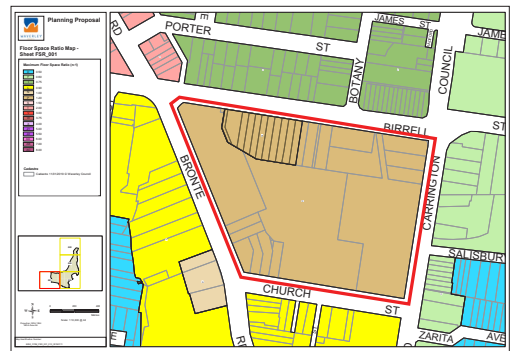
Proposed LEP Context



Proposed Land Zoning Map
(Source: Ethos Urban)

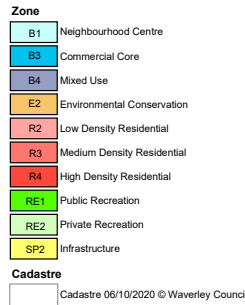


Proposed Building Height Map
(Source: Ethos Urban)



Proposed Floor Space Ratio Map
(Source: Ethos Urban)

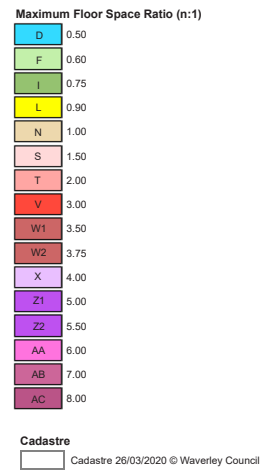
Land Zoning Map - Sheet LZN_001



Height Of Buildings Map - Sheet HOB_001



Floor Space Ratio Map - Sheet FSR_001



Waverley Local Environmental Plan (LEP) 2012

The controls for floor space reflect a lower ratio and intensification of development than is currently evident within the surrounding area, particularly the Bronte Road extent between the Bondi Junction and Charing Cross centres.

The current use and zoning on the subject site is R3 (Medium Density Residential) and SP2 Infrastructure (Health Service Facility)

The current floor space ratio across the subject site is scheduled as part 0.6 and 0.9.

The current height of building applicable on the subject site is part 9.5m and 12.5m.

The LEP Heritage map identifies two nearby items as scheduled in the LEP:

- Item I 449: War Memorial Hospital, Late Victorian buildings and former stables;
- Item I 519: War Memorial Hospital – landscape.

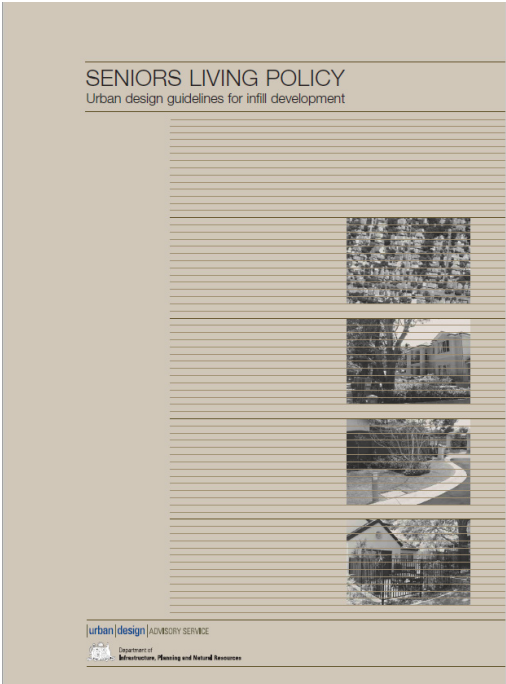
In each case, the entire lot containing each item is shown as having heritage status, although specific elements are noted in the case of Items I 449 and I 519. In the case of the cottages facing Church Street / Bronte Road, no further description or heritage is noted within the LEP.



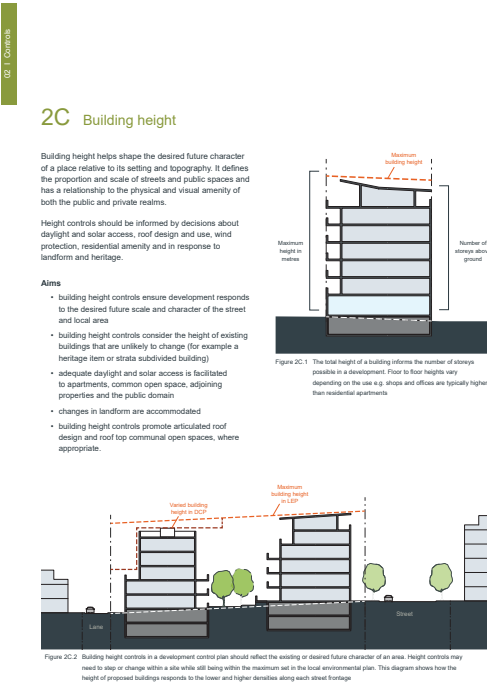
Apartment Design Guide
Tools for improving the design of residential apartment development



Apartment Design Guide 2015

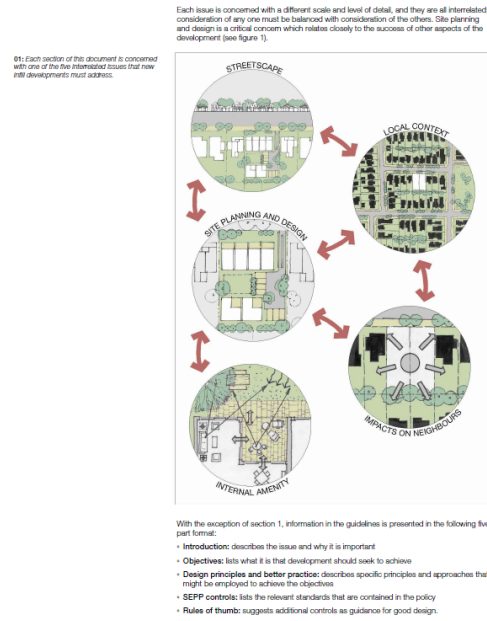


Senior Living Policy (Urban Design Guidelines for infill development)



Seniors Housing SEPP / Design Quality of Residential Apartments

The proposed masterplan has considered the principles of both SEPP Seniors Living and Apartment Design Guide.



2.2 Site Understanding



View from the south east
This image illustrates the site's proximity to the CBD (located 8km to the west), as well as its close proximity to Bondi Junction, the eastern suburbs rail line, Bronte Beach and Queens and Centennial Parks.



Aerial view
This image illustrates the size of the site – much larger than adjacent blocks – the dominance of trees and landscape on and around the site, the predominantly low scaled residential precincts that surround the site and its close proximity to local centres, parks and beaches.

Site and Context



Local Centre: Bondi Junction



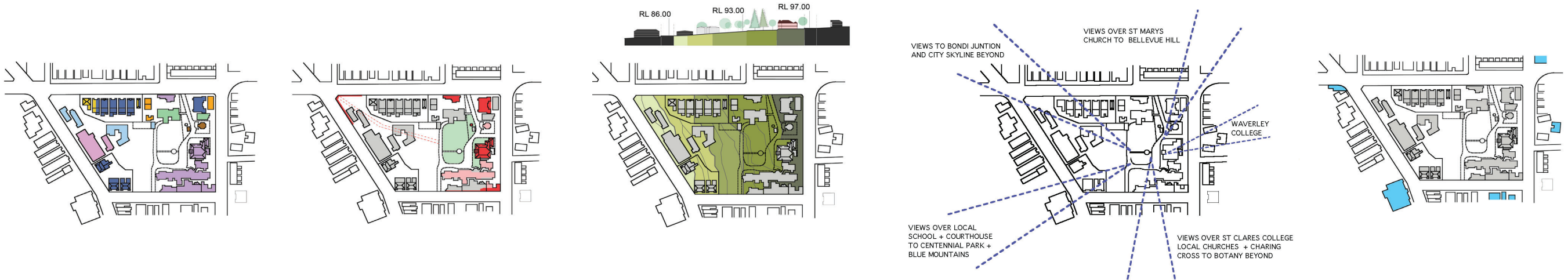
Neighbourhood village: Charing Cross



Bronte Beach



Queens Park (with the CBD beyond)



Current Uses

- Hospital
- Dementia Daycare
- RAC
- Accommodation
- ILU
- Leased Residences
- Other
- Not Owned

Heritage and Landscape

- Significant Heritage on site: gardens, chapel, Edina

Topography

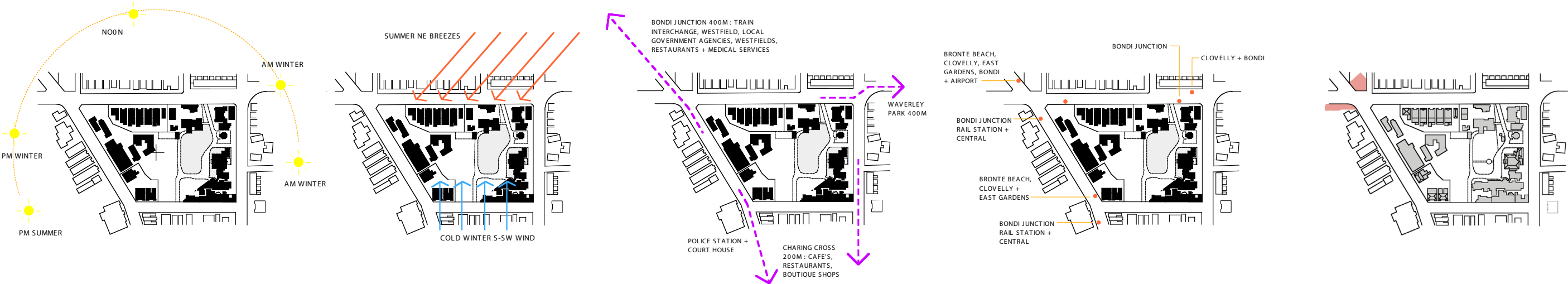
- Site layers
- Built form + slope
- Considerable fall of 13m across the site

Views

- Views to City and Bondi Junction
- Views overlooking Queens Park and Centennial Park
- Views to Bellevue Hill and Charing Cross

Adjacent Public and Private Facilities

- St Mary's Anglican Church towards NE corner
- Waverley College, St Clare's College and St Charles' Primary School towards south
- Waverley police station and Court House towards SW corner
- Retail at Birrell St and Bronte Rd intersection



Solar Access

- Openness of site and orientation helps the site to achieve great solar access
- Afternoon sun
- Large trees provide shade of open spaces during warmer months

Breezes

- Southeasterly breezes in summer provide cool ambient temperatures
- Southwesterly breezes in winter will need to be contained through landscaping and building orientation to provide comfortable protected spaces for residents

Pedestrian

- 200m from Charing Cross Precinct
- 400m from Waverley Park and Bondi Junction

Transport

- Proximity to Bondi Junction and local shops via Bronte Road
- Connection to transportation network, buses and close proximity to Bondi Junction station.

Future Developments

- 125 Bronte Road – Approved DA (DA-621/2014) for a 4 storey boarding house
- 122 Bronte Road – Planning Proposal (PP-2020-685) currently in motion proposing:
 - rezone the site from SP2 Infrastructure to B4 Mixed Use;
 - increase the maximum building height from 15m to 18.5m;
 - increase the maximum floor space ratio from 2:1 to 4:1; and
 - include the site on the Active Street Frontages Map.

Site and Context



1. Winston O'Reilly Building marks the corner of Edina Avenue with Birrell Street



2. The corner of Birrell Street and Bronte Road with original gates in foreground



3. Looking east up Church Street



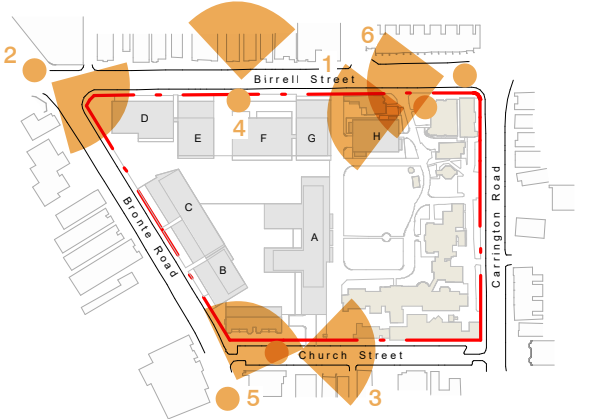
4. Victorian terrace houses to the north side of Birrell Street



5. Edwardian cottages to the corner of Bronte Road and Church Street



6. Birrell Street looking west to Centennial Park, with the Blue Mountains beyond



Site and Context



1. Looking south along Bronte Road



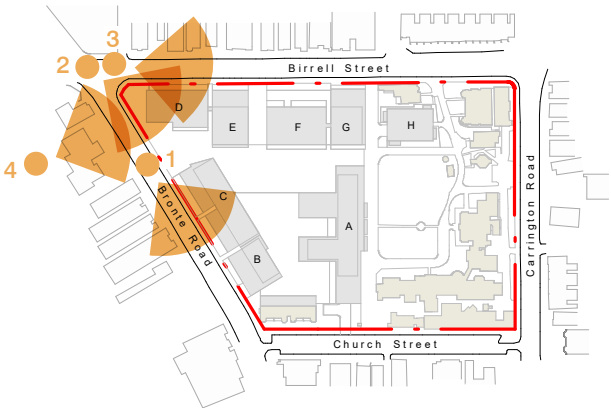
2. The original estate gates on the corner of Birrell Street and Bronte Road



3. Looking east up Birrell Street



4. Looking east to the Birrell Street and Bronte Road corner landscape

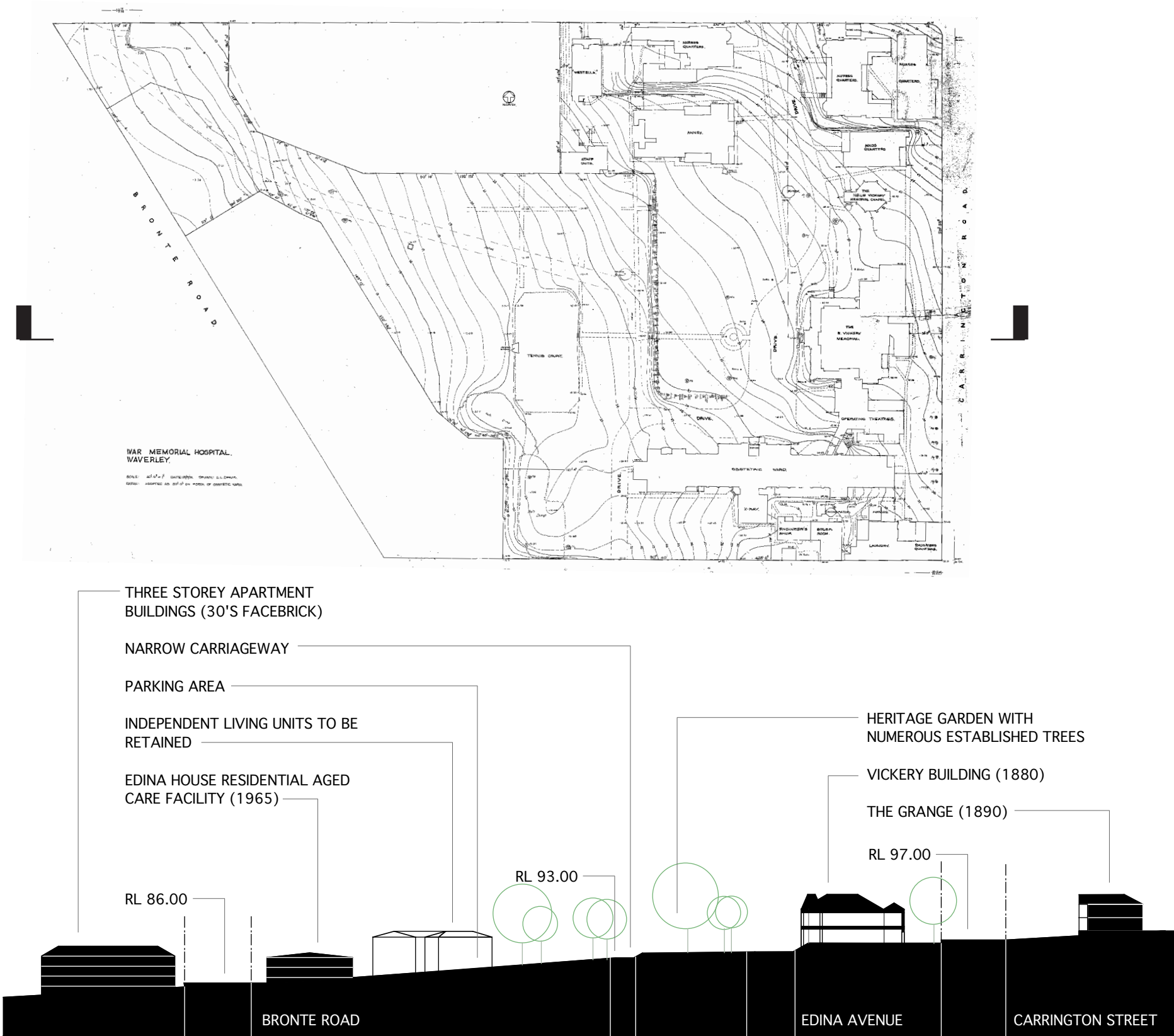


2.3 Site Constraints

This survey (prepared in 1972) and the section below, illustrates the site's dramatic topography, with a slope falling approximately 11m from Carrington Road in the east to Bronte Road in the west. Elevated high on the site, The Victorian mansion, Edina was sited to take full advantage of the slope, with enhanced views to the west and the city beyond. Accessed from its original gates in the site's north west, the former carriageway allowed for the mansion to gradually come into view; visitors would then disembark just west of the Victorian garden and move via steps and an axial path to the entrance.

Historic photos illustrate the significance of site topography on both the siting, form and expression of Edina (see page 25). The c.1894 photograph shows the visual impact of the site's central tower and ornate balconies when seen from below; surrounded by towering Norfolk Pines, which flank the axial path. The mansion uses its topography to physically and visually dominate the locality.

Slope is a major constraint on the site and impacts on movement across the site, accessibility and containment of visual bulk from adjacent properties and public domain; yet, for a seniors living proposal, the achievement of accessibility is an absolute priority. However, the site's topography is also advantageous. Like Edina, new buildings will benefit from their elevated position, access to breeze and potential outlook. The site's slope will also allow for a range of design opportunities to structure the site. For example, it is noticeable that the original heritage garden has been created as a platform; not only does the garden define it spatially, it also subtly detaches it from adjacent spaces. On a site requiring varying degrees of privacy and separation, the subtle manipulation of the ground plane could become a compelling design feature.



Site and Context



View from front steps of Edina
(Source: Waverley Council, presentation July 20th 2020)



Current heritage garden



Edina in parkland setting with vast lawns
(Source: Waverley Council, presentation July 20th 2020)



Current view towards Edina





3 Developing the Masterplan

3.1 Aerial Site View - Existing

The aerial photograph shows the subject site and its immediate context. Comprising a full block, it is surrounded by significant, busy roads, including Bronte Road – the original winding flat carriageway to Bronte House; the sloping east west Birrell Street, which connects Centennial Park with the Pacific Ocean; and the north south Carrington Road, which connects southern precincts with Syd Einfield Drive further north. While the quieter Church Street features some newly planted street trees, Birrell Street, Carrington Road and Bronte Road are quite bare and dominated by traffic.

The aerial photograph also reveals the site's heritage buildings and Victorian garden, which define the eastern portion of the site. Also revealed to some degree is the landscape character of the site, with an abundance of large trees, not only within the Victorian garden, but also to the rear garden of existing Bronte Road and Church Street properties and within the corner space defined by the corner of Birrell Street and Bronte Road. While the existing site comprises some of the locality's most important heritage fabric, the development of semi-detached cottages from the start of the last century along its Birrell Street and Bronte Road edges - as well as quite basic aged care and seniors housing constructed along Bronte Road in more recent times – have progressively obscured the integrity of the original Estate. With its hospital uses and exposed surface parking to Church Street and Carrington Road, the site has become largely hidden from local residents and apparently detached from the public domain. With its towering Figs and Norfolk Pines however, it can appear as a landscaped oasis within a congested street network and densely packed housing.

Around the site is a varying grain of smaller scale mostly residential structures; to the north, Victorian row houses with detached cottages and walk up units to their west; to the west, hipped roof walk up units lead to the Waverley Police Station and Courthouse; to the south Church Street comprises a school, a church and one to two storey dwellings; and to the east, Carrington Road is lined with a mix of single level semi-detached cottages and original detached free standing villas.



3.2 Site Plan - Existing

Legend

- Existing Buildings
- Existing Low-High Significant Heritage Listed Buildings
- Existing Exceptional Significant Heritage Listed Buildings

- 01 Winston O'Reilly Building
- 02 L.E. King Building
- 03 Elizabeth Hunter Lodge
- 04 Cadi Cottage
- 05 Nellie Vickery Chapel
- 06 Vickery Building
- 07 Morgan Building
- 08 Cafe Manos
- 09 Education Centre
- 10 Morgue
- 11 Podiatry, Therapy Gym, Hydrotherapy Pool
- 12 Maintenance



3.3 A Unified Estate - “Recovery”

This series of diagrams seeks to identify the site's key constraints (heritage, slope and existing development around its perimeters) to explain its currently introverted and hidden character. With the acquisition of remnant Birrell Street properties, the opportunity is provided to unify the Estate along its edges with seniors living. This would not only consolidate and activate adjacent streetscapes, it would also maximise open space potential within the site and provide new residents with a clear street address. By using the existing heritage buildings (each of them designed as residences) as “bookends”, building zones emerge; with existing large trees further constraining alignments, a clear structure is established.

To enhance public access and wayfaring, a north south link is introduced. The north south link is complemented by an east west link which rationally separates the Birrell Street and Bronte Road building zones; located further north than previously, it will better represent the former carriageways' path from Edina to the original gates. With articulation of built form and the establishment of landscaped breezeways, a new spatial structure is defined - this not only unifies the Estate but connects it to the adjacent context.



The Original Estate

- Relationship to corner
- Residential perimeters
- Significant built form + trees
- Relationship to context

Site Structure

- Topography: site layers
- Built form + slope
- Significant trees + layers



Birrell St + Bronte Rd

- Originally, all residential (protective)
- Internal residential development
- I.e. an internal road
- Outward focus; rear fence to estate



Consolidated Residential Potential

- Consistent with heritage
- Optimises interface with public domain: address
- Optimises scope for best RAC layout
- Dual focus residential can activate estate



New Block Structure

- Consistent with context
- Creates public interface
- Follows precedent (Winston O'Reilly Building)
- Establishes protective edges (containing visual bulk)
- Arranges momentary experiences (Victorian garden design)

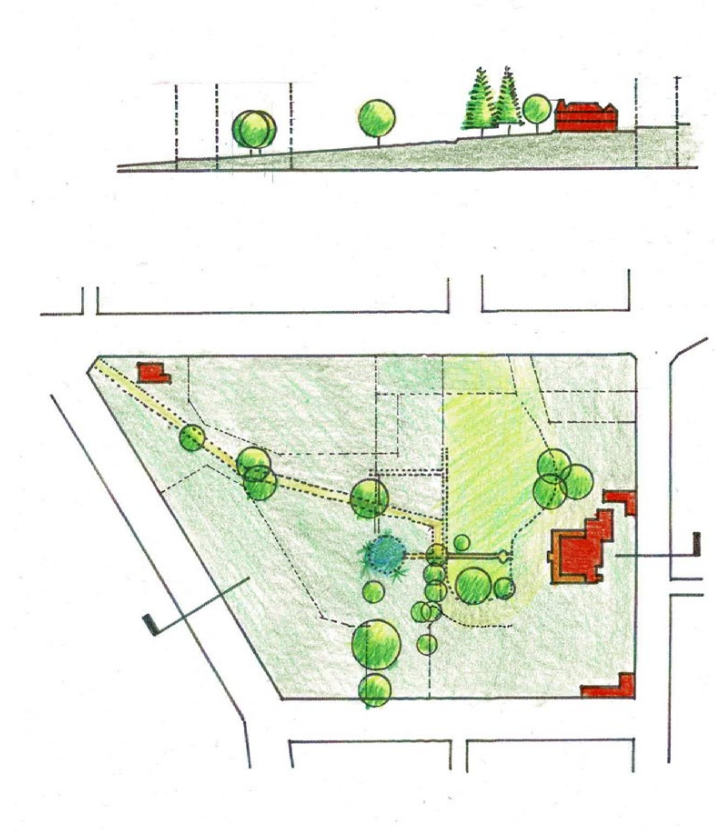


New Spatial Structure

- Stepped Birrell St built form
- Optimised Bronte Rd built form
- New axis provide site structure
- Optimised opportunity for best RAC layout
- Major constraints clarified

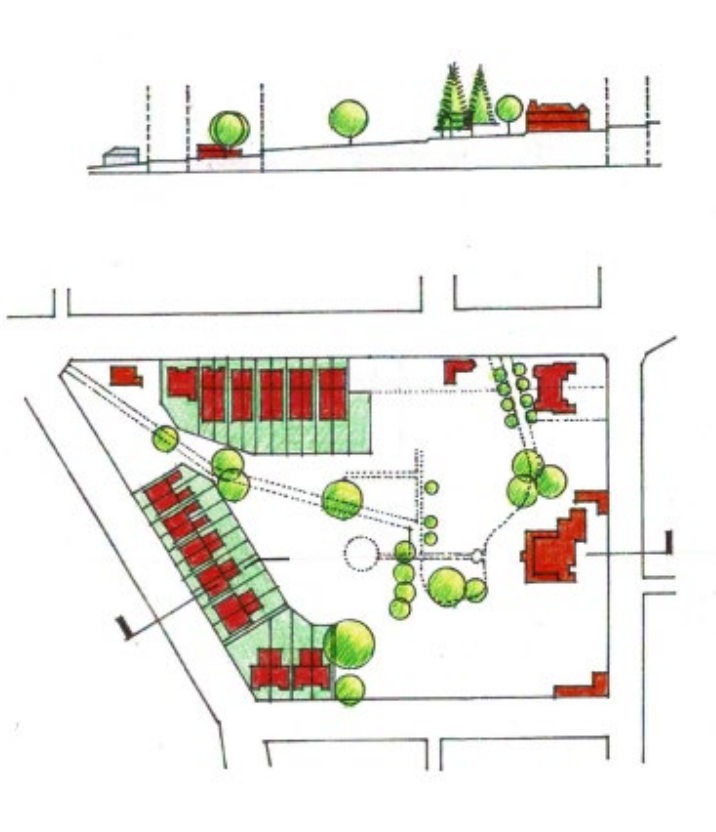
3.4 Evolution of Estate:
A Heritage Narrative

From its earliest beginnings as a Victorian residential mansion, through its transformation and extension into a hospital, seniors and aged care facility, the Estate’s form, character and relationship with context has constantly evolved. Now, through a series of well considered design interventions, the “recovery” of the Estate’s integrity will be matched by an “enrichment” of its spatial and heritage qualities. This series of diagrams has been prepared to explain how the various phases of the Vickery Estate - past and future - all contribute to the ongoing historical life of this significant heritage environment.



The Family Estate

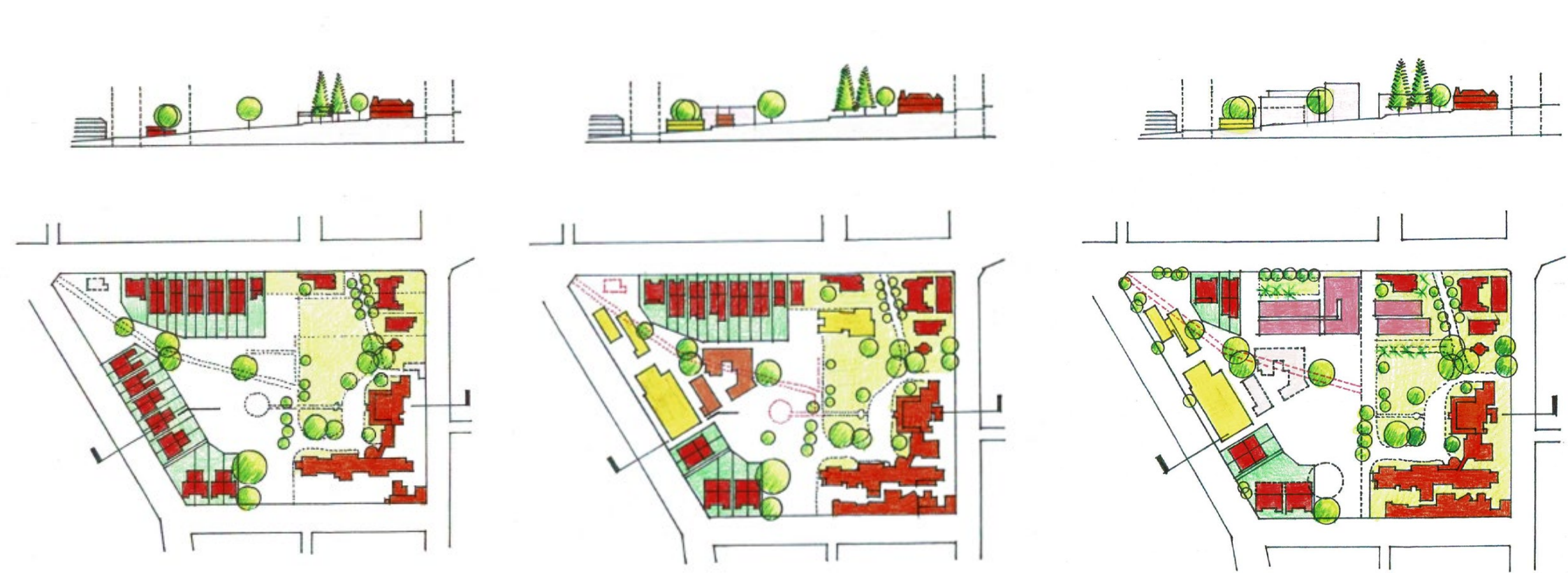
The siting of the large Victorian mansion, Edina reflects a clear intent to command and dominate the family estate. From the gates established at its most important street intersection, the approach to the house via a long driveway provided impressive picturesque views of the mansion, enhancing the scale and spatial quality of the estate and leading to a point of disembarkation at the western edge of the newly established garden. The garden, formed as a landscaped plateau and perfectly scaled to the house, provided a formal approach to the residence, via a new axial path and steps - which survive to this day. Not only was the heritage garden “constructed”, requiring cut and fill and the planting of large trees, the establishment of the disembarkation platform modified the lower garden levels too, with a large round pond being replaced by a tennis court in later years.



The First Incursion

Reflecting the prudent and enterprising qualities of the Victorian era, the estate is partially developed and some portions sold off, no doubt to raise capital but also informed perhaps reflecting a desire to excise what is not essential to the Estate. While these measures partially separate the corner entry from the family mansion, they also further define the upper and lower sections of the estate, with the lower garden now enclosed by rear fences and defensive garden landscapes.

Interestingly, the development of the Winston O'Reilly Building and the L.E. King Building incorporated a new tree lined private street roughly perpendicular to Birrell Street. Not only did this provide a new formal access to Edina - with all the appearances of a public residential street - but it also sets a precedent for the new north south street now proposed in the current master plan.



The Hospital

After the death of Ebenzer Vickery, the Estate is donated to the Methodists to become the War Memorial Hospital (established 1922). Now dedicated to the provision of care, Edina's new uses were expanded into a new hospital wing, which transformed the spatial definition and character of the upper garden. With new uses concentrated around the upper garden, the lower garden surrounded by rear fences and the gatehouse is demolished, and the formal driveway and entry gates at the north west of the site lose their former relevance to the Estate.

Expansion of On Site Residential Uses

The construction of the Bronte Road aged care facility and the seniors living buildings within the lower garden, significantly expanded the provision of care across the entire Estate. However, these incursions also totally transformed the Estate's spatial structure, devaluing its heritage traces and relegating significant portions of the site to secondary uses (such as parking and servicing). Apart from its large fig and pine trees, the Estate's rich Victorian heritage is generally hidden from adjacent streets and only able to be perceived within the upper garden.

Recovery : A Unified Estate

The Estate's "recovery" is founded on two fundamental principles : the re-definition of a unified Estate within its four public streets; and the "enrichment" of the Estate though the consolidation of its unbroken legacy of caring. To redefine the Estate, the Master Plan recognises that the Estate's boundaries have always been residential in character, with the Winston O'Reilly Building and the L.E. King Building complementing existing residential dwellings along both Birrell Street and Bronte Road frontages. It is therefore proposed that new independent living units (ILU) - with their dual requirement for independence and engagement - should define and integrate the Estate's boundaries. This diagram illustrates the first stage of the Estate's recovery. With the existing ILU building removed, new ILU buildings create a new street edge, define a new north south link and align a unified northern definition to upper and lower gardens.

3.5 RAC Collage Options

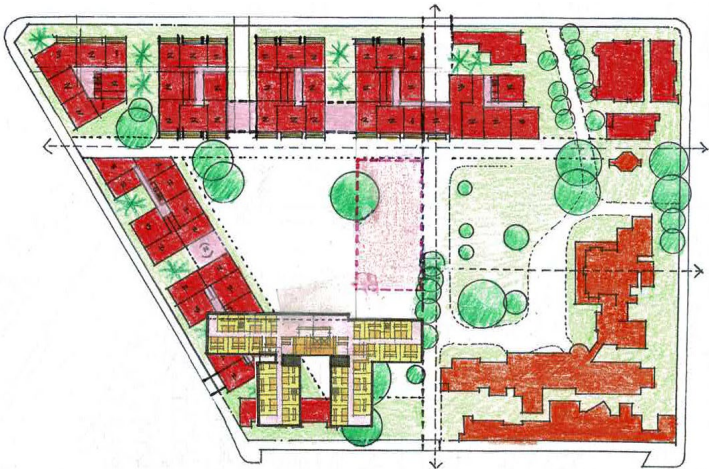
It has been noted previously that until Architectus were engaged, various master plan alternatives considered for the site had failed to provide built form that could accommodate Uniting’s residential aged care (RAC) operations. Therefore, to fully understand their requirements, Architectus prepared a comprehensive analysis of some of their most recent RAC layouts. This analysis was then used as a basis to prepare sketch RAC options, adapted and aligned to address the specific heritage, topography landscape and other key qualities of the War Memorial Site.

Once the estate had been “unified” with seniors living built form (see previous analysis diagrams), a number of collage studies were used to locate the RAC so as to “enrich” and activate its upper and lower gardens.



RAC aligned with NS link

- Defines heritage garden
- Main entry on Edina axis
- Upper and lower gardens unified by main entry and active spaces at garden level
- Creates a variety of active spaces



RAC aligned with original hospital

- May create scale issues on Church Street
- Takes out major trees and cottages to Church Street
- Creates larger garden but impacts on Bronte Road ILU yield
- This necessitates ILU building without street address
- Faces majority of rooms to the south



RAC aligned with EW link

- May impact on Birrell St facing ILU’s
- Creates larger garden but may impact on Birrell street ILU yield
- Faces majority of rooms to the south
- Necessitates loss of large trees

Developing the Masterplan



Edina in open landscape, c. 1894
(Source: Waverley Council, presentation July 20th 2020)



View towards Edina, c. 1894
(Source: Waverley Council, presentation July 20th 2020)



Current view towards Edina



Large trees on the heritage garden

3.6 North South Through Site Link

These diagrams have been prepared to illustrate how the main central building structures and activates the estate, provides amenable and accessible reception, facilitates secure access between upper and lower gardens and provides essential services to the elderly. Aligned with the new north south link, the building will centralise the site's main activities, bringing new life to the Victorian garden and ensuring that the new north south link is activated and safe. With three levels of residential aged care above, the level opening to the north south link will provide reception, café, administration, RAC activity spaces and wellness facilities, including gym and pool. On the lower seniors garden level, the seniors club, cinema and library will face onto the northern garden while a dementia day care facility will open to the south.

On axis with Edina, the new central building will be designed as a high quality masonry structure, with particular attention given to its modular expression, in direct response to the original mansion's colonnades. The building will be largely transparent through its entry, allowing glimpses through to the lower garden and ensuring that upper and lower gardens are unified and integrated.



Permeability

- Calmness
- Legibility
- Unifying upper and lower gardens



Entry

- Clear and spacious lobby and reception areas
- Café and waiting area encourage casual meeting
- Secure access allows for accessibility



Activation – ground level

- Café and retail engage broader community
- Wellness (pool, spa and gym) promotes a wide range of activities
- Clearly located administration provides constant surveillance
- Multi purpose space easily accessible



Activation – lower ground

- Seniors club including restaurant, bar, library and
- Cinema activates seniors garden
- Multi purpose space / dementia day care engages
- Adjacent landscapes
- Efficient and convenient loading and back of house



Activation – RAC levels

- Main living and dining areas
- Discrete lounge areas
- Private rooms
- Collection of four households arranged around central communal areas overlooking the upper gardens

3.7 Preliminary Structure Plan

The preliminary structure plan unifies the Estate through the consolidation of seniors living to the Birrell Street and Bronte Road frontages. Arranged in L shaped and linear forms, new buildings are designed to retain large trees and read as 4 storey frontage heights with 6 storey elements setback 15m from the boundary. New seniors buildings are complemented by retained heritage buildings – designed originally for new residences – which together make clear building zones and clearly defined large landscaped spaces.

To enhance connectivity and public access, a north south link has been introduced, designed as a secure low speed share way. The new thoroughfare facilitates drop off to the residential aged care facility which is located in the central building aligned north south. New east west paths aligned to the north of the Victorian garden provide legible links from the upper garden to the original gates, which will be restored and made operable as new secure access. The new centrally located building not only activates the north south link, it also structures and gives form to upper and lower gardens. Comprising three levels of aged care rooms, this building will include administration, reception and activity spaces and active uses at grade (such as café, hairdresser, shop, wellness, gym, pool, hydrotherapy etc.), ensuring that the carriageway and the Victorian garden will remain the heart of the Estate. This building also provides physical and visual access

to seniors facilities at lower garden level (including club, restaurant, cinema etc.), which will activate adjacent open spaces.

To the south of the central building, retained cottages will be adapted for childcare uses. With the large fig to its east, the retention of these buildings will ensure that the scale and character of Church Street is maintained. East of the north south link, built form to future detail will replace intrusive hospital fabric and enhance its provision of care. The unified estate will reinforce the primacy of the original mansion Edina, which will be restored and as with all heritage buildings east of the north south link, will be adapted to uses appropriate to the continuing operations of the hospital.

The new landscape plan will maintain and enhance the Victorian garden: connect and enhance the lower garden with new species; enrich all front gardens to the public domain; provide a variety of open spaces for active and passive uses; provide an accessible pedestrian path structure; extend and adapt the principals of the Victorian garden to the entire estate; establish a familiar language of sandstone retaining walls; protect all retained large trees; and develop a hundred year succession plan to ensure that the Estate is always dominated and enriched with landscape.



Developing the Masterplan



Paths, existing large trees and new built form (Newmarket, Bates Smart)



Existing large fig trees, War Memorial Hospital Site



Activated pedestrian links (Ann Street, Fortitude Valley)



Victorian garden, War Memorial Hospital Site



Covered outdoor settings (Newmarket, Bates Smart)

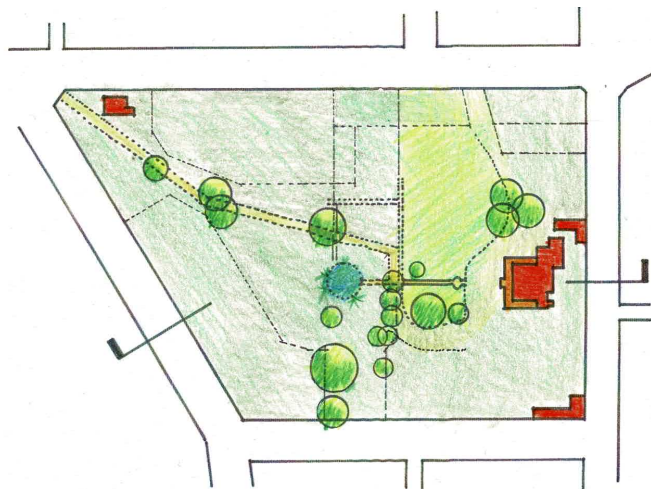


Existing large Norfolk Pines, War Memorial Hospital Site

3.8 Heritage Gate - Evolution of Estate

When the estate was first established in 1866, its adjacent context could be described as rural terrain, sparsely occupied by detached cottages. By the early 1900's streets had been formalised, residential development had surrounded the site, the boundaries were fenced, formal gates provided at the low point of

the site and a gatehouse was constructed to provide access to the main residence. This series of diagrams describes how the entry space within the gates was gradually excised from the lower garden before becoming disconnected from the Estate's movement patterns, landscape and built form structure.



01 Original estate

- established 1866
- gates and gatehouse constructed over the next decade or two (assumed)
- Edina constructed 1884



02 First incursion into estate

- subdivision planned early 1900's
- property boundaries create discrete space with narrow throat to lower garden
- large trees by now enhance drive while decreasing mansion vista



03 Hospital

- established 1922
- maternity wing constructed 1936
- gates, driveway and gatehouse superseded



04 Expanded residential uses

- residential aged care and seniors living facilities constructed along Bronte Road (1960's / 70's)
- additional residential aged care built across trace of heritage path
- former gates space now dedicated to vehicular parking and landscape



Birrell Street 1870/75

(Source: Waverley Council, presentation July 20th 2020)

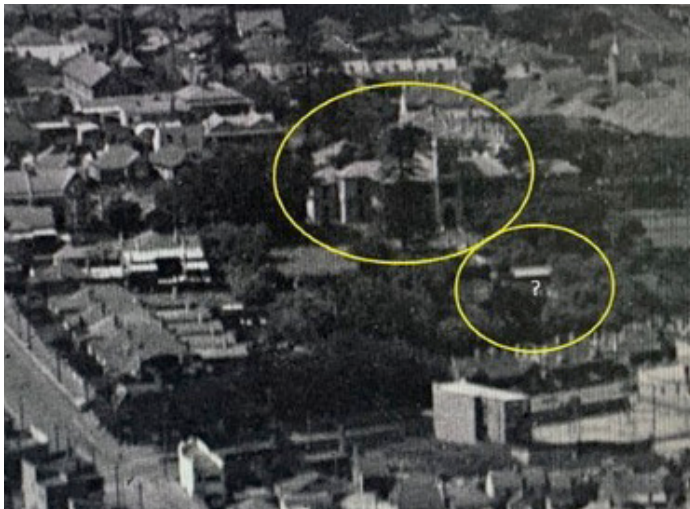
- estate established 1866; Edina constructed 1880
- rural character and topography
- strategic location of future mansion



Gates and gatehouse (assumed around 1870/1875)

(Source: Waverley Council, presentation July 20th 2020)

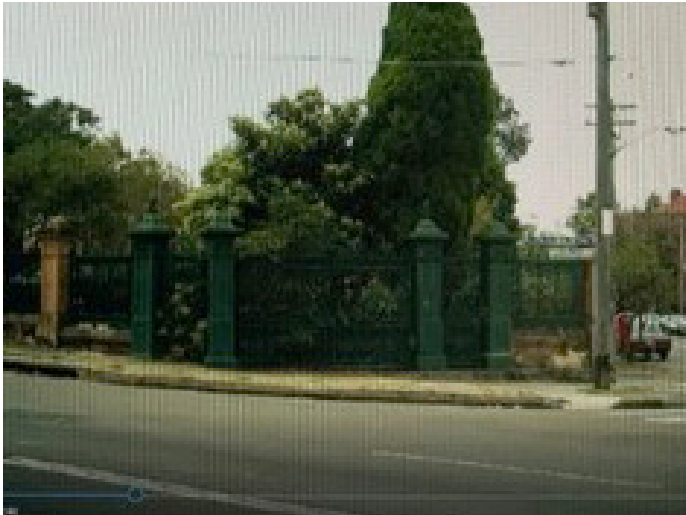
- gates and fences define and enclose the property
- gatehouse rotated to face gates (and the city)
- driveway accessed directly from “rural” corner



Subdivision along Birrell Street, 1930's

(Source: Waverley Council, presentation July 20th 2020)

- estate hidden within new cottages and extensive landscape
- gatehouse removed; assumed that gates no longer function
- street pattern defined; with higher density, traffic assumed



Heritage gates in contemporary context

(Source: Waverley Council, presentation July 20th 2020)

- intense urban character (see Bronte Road apartment buildings)
- footpath and frontage highly constrained by traffic
- relationship with contemporary uses, circulation and layout highly compromised

Developing the Masterplan



1. Traffic constrained environment



2. Highly impacted interface



3. Access and practicalities

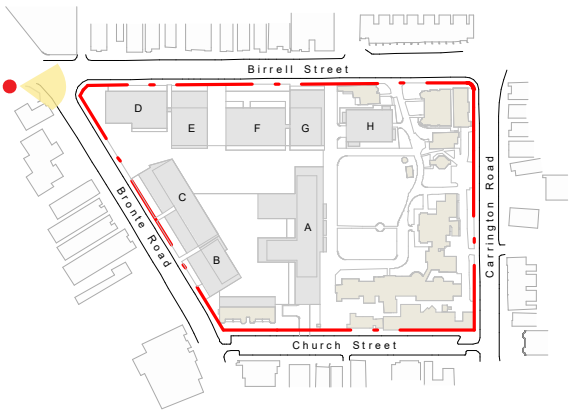


4. Past and present interpretations



5. Stepping and language : Birrell Street

Recent photographs describe the current state of the original gates in their contemporary urban context.



Developing the Masterplan



1. Bronte Rd: The garden and the wall



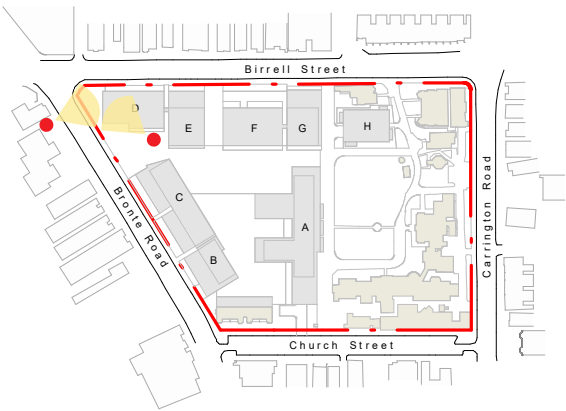
2. Bronte Rd: An amenable landscape interface



3. Within corner garden: Raised garden mediates with traffic

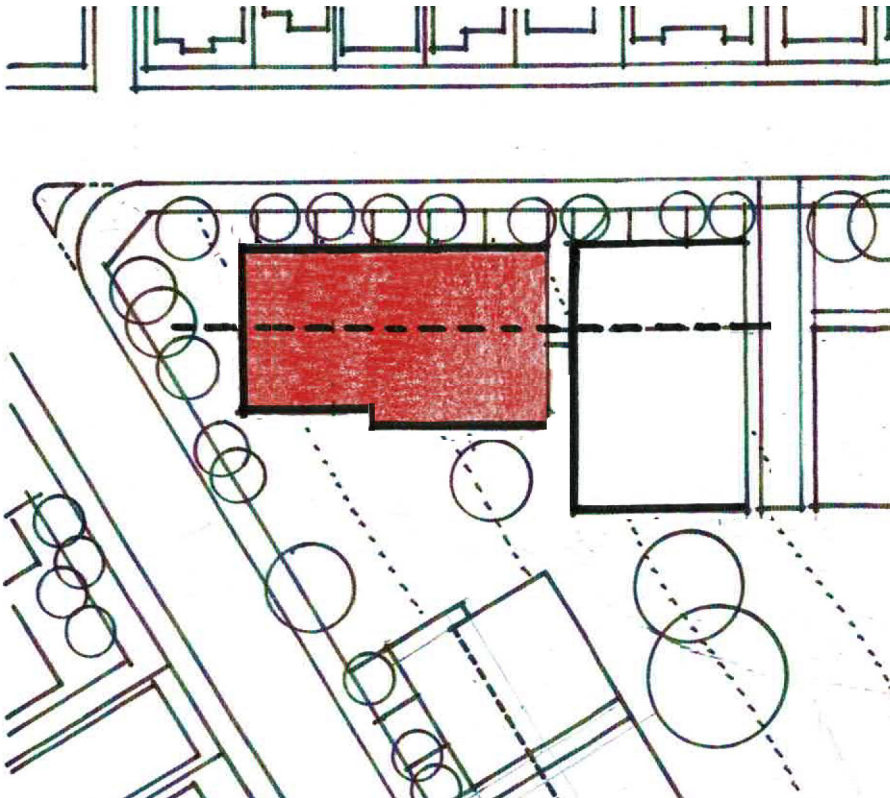


4. Within corner garden: An amenable interface



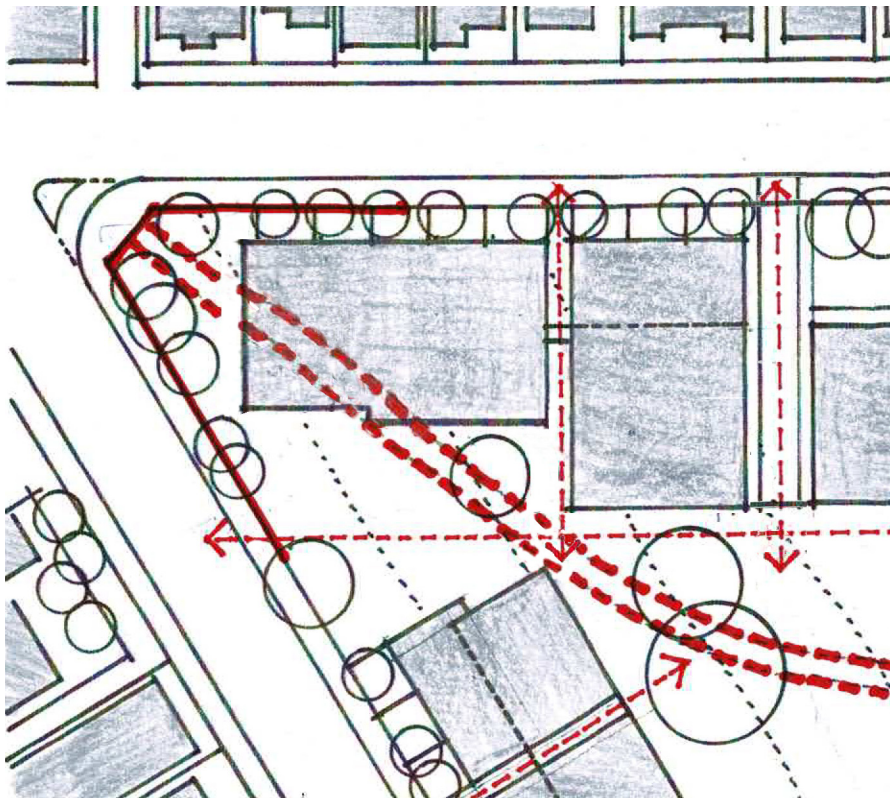
3.9 Heritage Gate - Corner Diagrams

These diagrams describe how the original gates will be re-engaged with new pedestrian networks via a sequence of newly defined landscaped spaces.



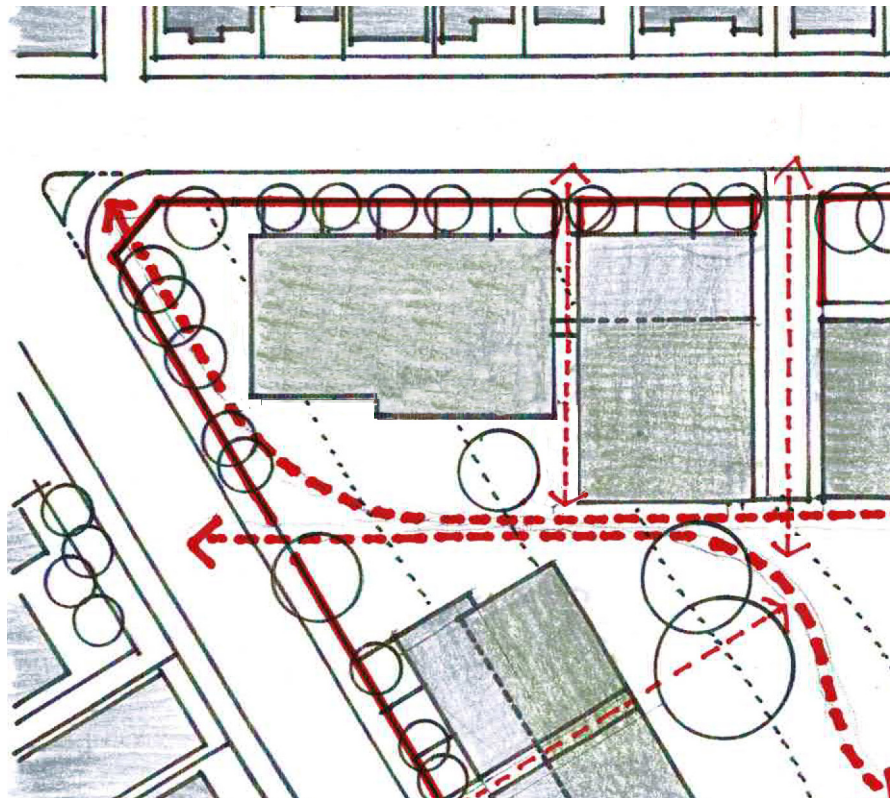
01 Gatehouse

- Re-proposed at scale of context
- Gesture to city
- A condensed representation of the Birrell St frontage
- Enhance expression with cantilever



02 Mediation of Paths

- Reassess role of original drive
- Establish key desire lines
- Reassess + extend boundary definition



03 Resolution of Paths

- Reinterpret role + form of original drive
- Incorporate secondary paths
- Resolve access + accessibility



04 An Entry Garden

- Transposition from busy corner
- Broadens outlook + amenity
- Creates narrow “throat” to lower garden



05 Landscape

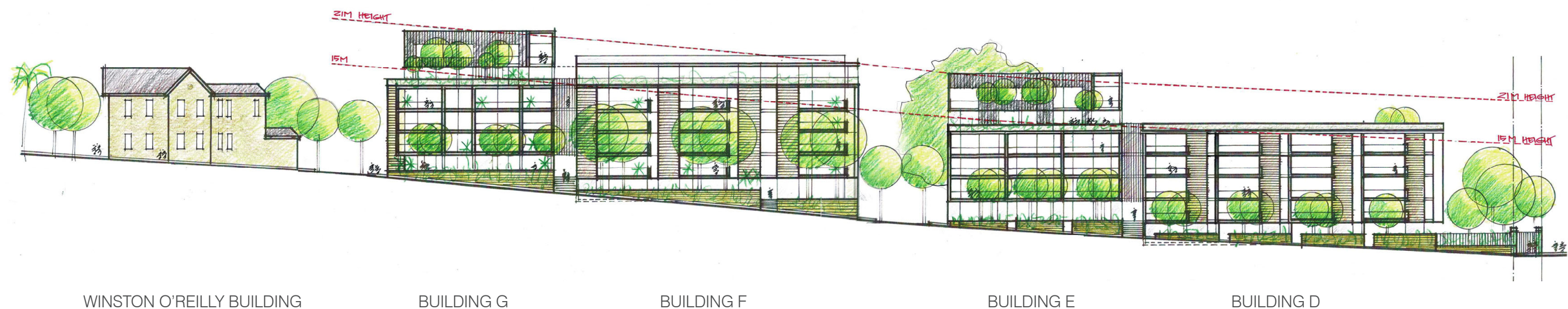
- Retain existing large trees
- Enhance communal + private open spaces with new vegetation
- Requalify + extend boundary
- Definition + gateways



06 Active Ground Floor Uses

- Explore uses appropriate to ground floor within gated space
- Optimise amenity of ground floor seniors units
- Consider contiguous internal + external spaces

3.10 Birrell St Indicative Elevation and Section



WINSTON O'REILLY BUILDING

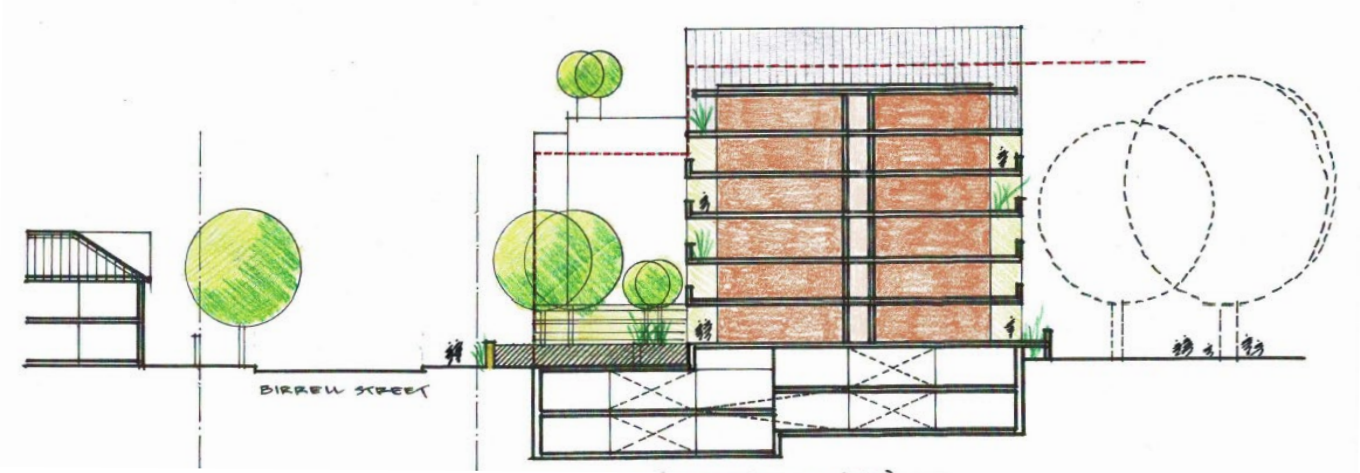
BUILDING G

BUILDING F

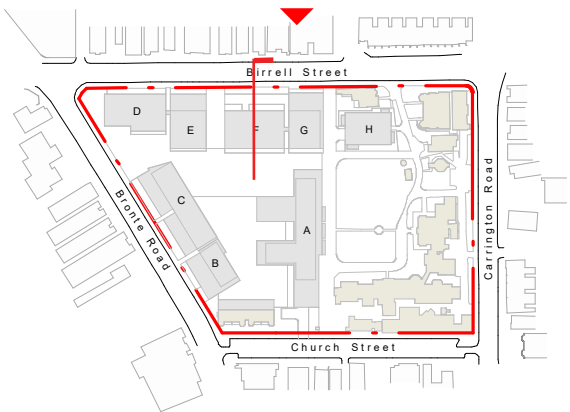
BUILDING E

BUILDING D

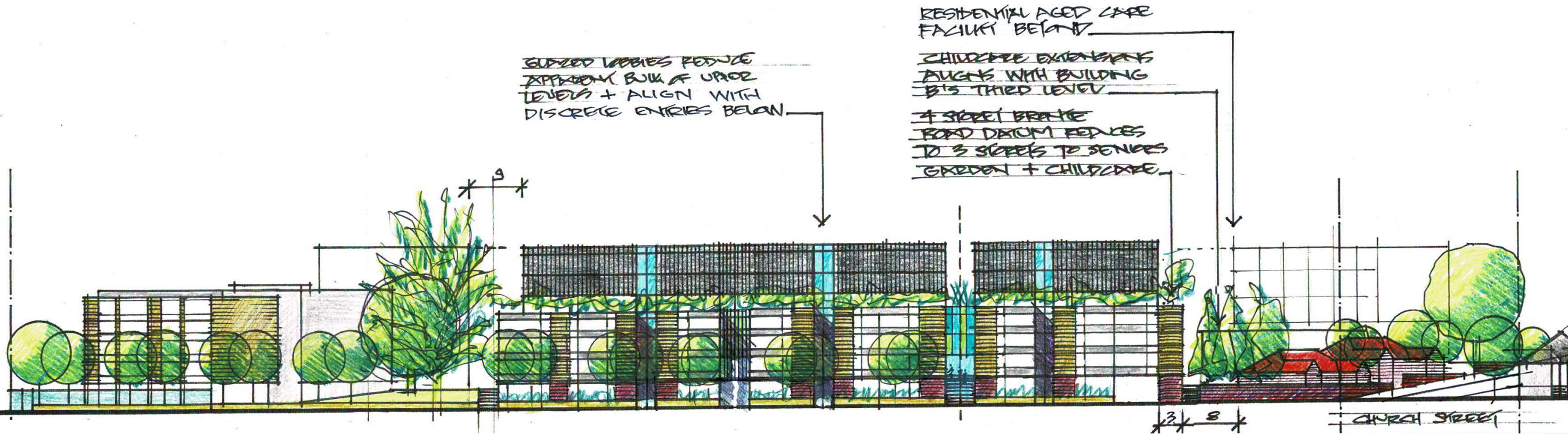
Indicative sketch elevations illustrate indicative scale and character of the Birrell Street frontage and the likely interface between existing heritage buildings and new built form. To address its dramatic topography, stepping sandstone walls and landscaped gardens complement the articulated seniors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



BUILDING F SECTION



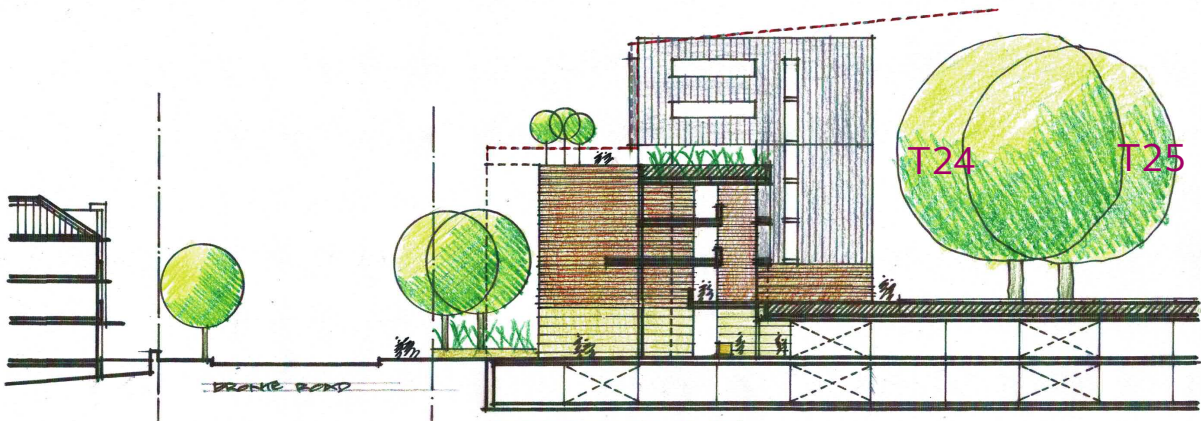
3.11 Bronte Rd Indicative Elevation and Section



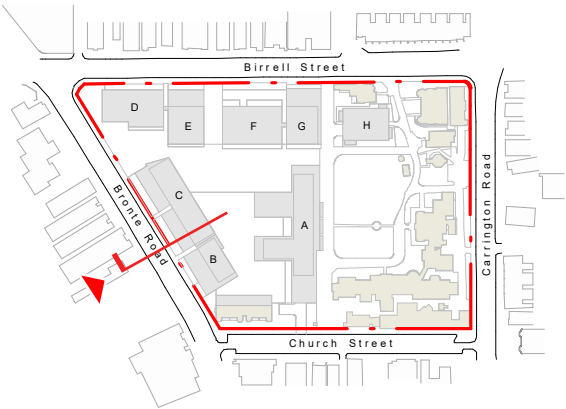
BUILDING D BUILDING C BUILDING B Existing Cottage Extension. Childcare

Bronte Street Elevation

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.



BUILDING B SECTION











4 The Masterplan

The Masterplan

4.1 Proposed Masterplan

Legend

-  Proposed Drop Off
-  Existing Bus Stops
-  Future Hospital Extension
-  No. of storeys

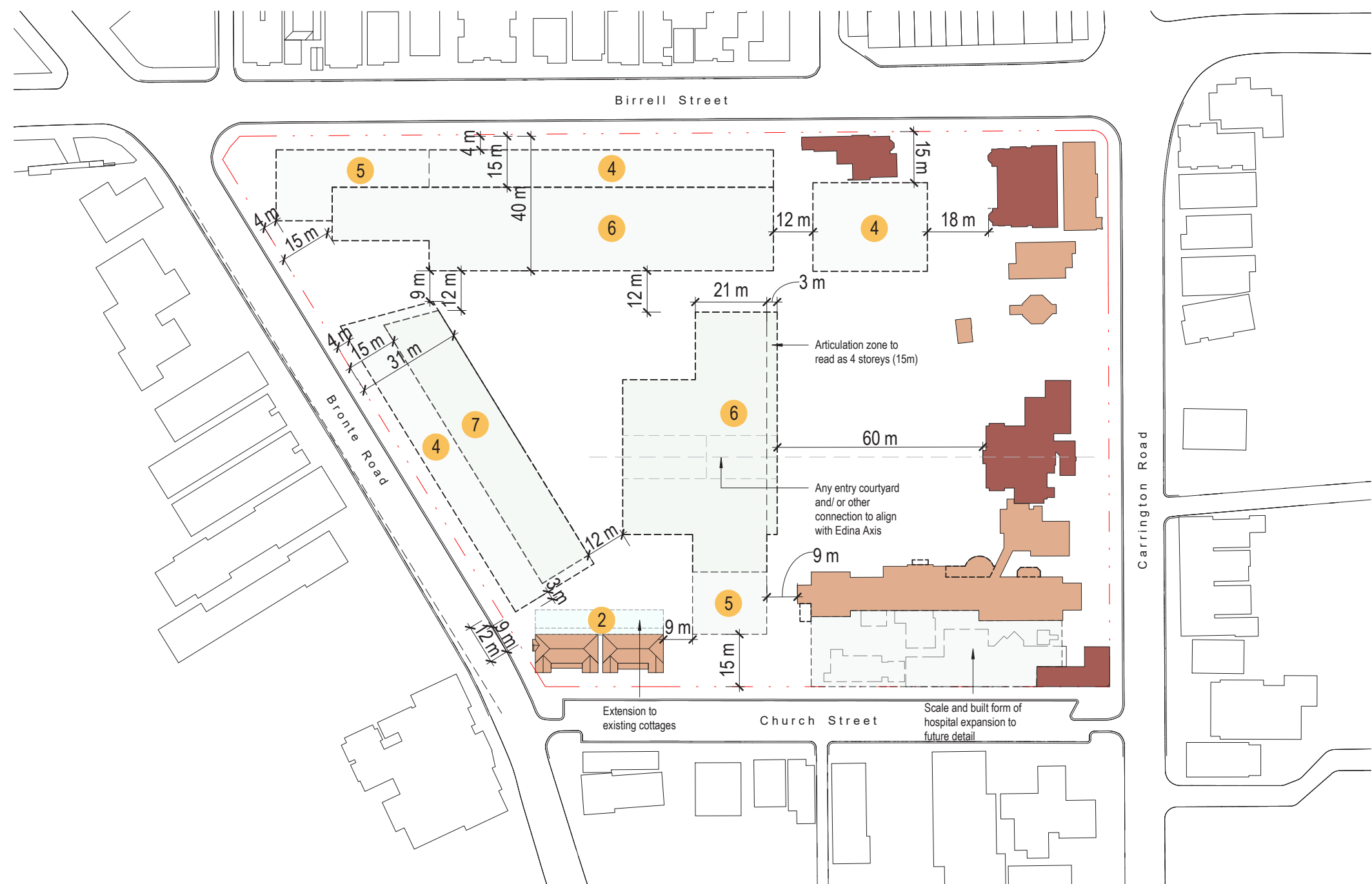
- A Building A - RAC, Clubhouse, Wellness Centre & Care Apartments
- B Building B - ILU
- C Building C - ILU
- D Building D - ILU
- E Building E - ILU
- F Building F - ILU
- G Building G - ILU
- H Building H - ILU
- I Winston O'Reilly Building
- J L.E. King Building
- K Elizabeth Hunter Lodge
- L Cadi Cottage
- M Nellie Vickery Chapel
- N Vickery Building
- O Morgan Building
- P Cafe Manos
- Q Education Centre
- R Morgue
- S Podiatry, Therapy Gym, Hydrotherapy Pool
- T Maintenance
- U Hospital Extension
- V Existing cottages to be converted into Childcare



4.2 Built Form

The master plan (see page 50) responds to the site's unique heritage, enduring legacy of care, landscape character and relationship with adjacent public domain and context. Designed for aged care and seniors living, its new built form corresponds with the LEP height plane generally, sensitively responds to heritage items and will allow for amenable and compliant internal and external spaces. The built form of the site is complemented by a comprehensive landscape plan that will unify the estate, create a number of active and passive spaces and provide public and controlled access conducive to its uses.

This plan diagram describes proposed building zones as defined in the site specific DCP. Apart from indicating where built form can be constructed, it defines areas of open space and minimum setback distances from boundaries, between future built form and existing heritage items. The diagram also defines some key commitments – such as the maximum width of Building D's western façade – and indicates future built form to the south of the hospital, even though massing and scale have not yet been considered.



4.3 Circulation - Pedestrian

Legend

Controlled Public Access

Private Access

Future Hospital Extension

A

Building A - RAC, Clubhouse, Wellness Centre & Care Apartments

B

Building B - ILU

C

Building C - ILU

D

Building D - ILU

E

Building E - ILU

F

Building F - ILU

G

Building G - ILU

H

Building H - ILU

I

Winston O'Reilly Building

J

L.E. King Building

K

Elizabeth Hunter Lodge

L

Cadi Cottage

M

Nellie Vickery Chapel

N

Vickery Building

O

Morgan Building

P

Cafe Manos

Q

Education Centre

R

Morgue

S

Podiatry, Therapy Gym, Hydrotherapy Pool

T

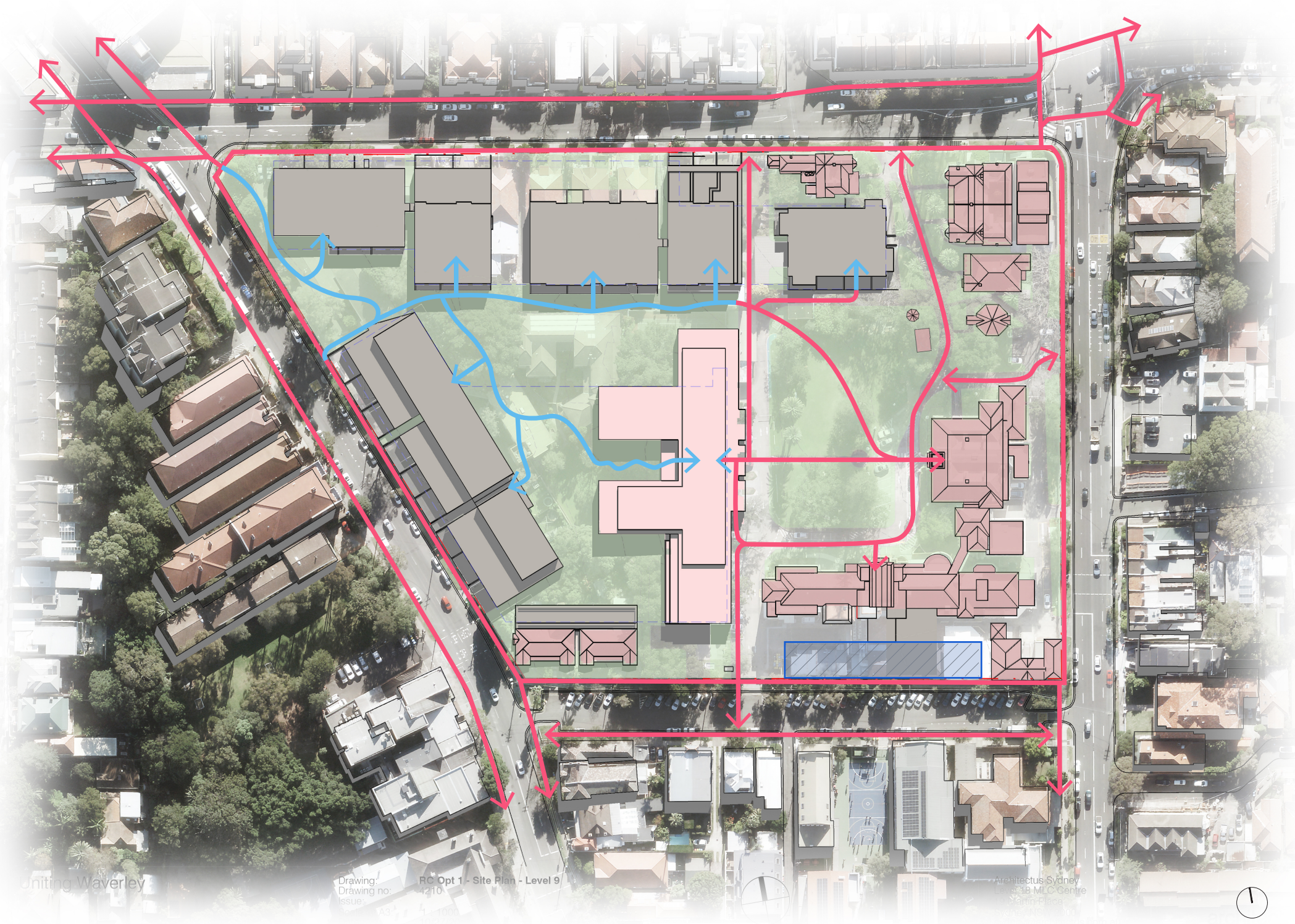
Maintenance

U

Hospital Extension

V

Existing cottages to be converted into Childcare



4.4 Circulation - Vehicle

Legend

- Proposed Basement Outline Below
- Future Bike path
- Proposed Vehicle Car park Access
- Proposed Vehicle Site Access
- Proposed Service Access
- Proposed Drop Off
- Existing Bus Stops
- Future Hospital Extension

A Building A - RAC, Clubhouse, Wellness Centre & Care Apartments

B Building B - ILU

C Building C - ILU

D Building D - ILU

E Building E - ILU

F Building F - ILU

G Building G - ILU

H Building H - ILU

I Winston O'Reilly Building

J L.E. King Building

K Elizabeth Hunter Lodge

L Cadi Cottage

M Nellie Vickery Chapel

N Vickery Building

O Morgan Building

P Cafe Manos

Q Education Centre

R Morgue

S Podiatry, Therapy Gym, Hydrotherapy Pool

T Maintenance

U Hospital Extension

V Existing cottages to be converted into Childcare

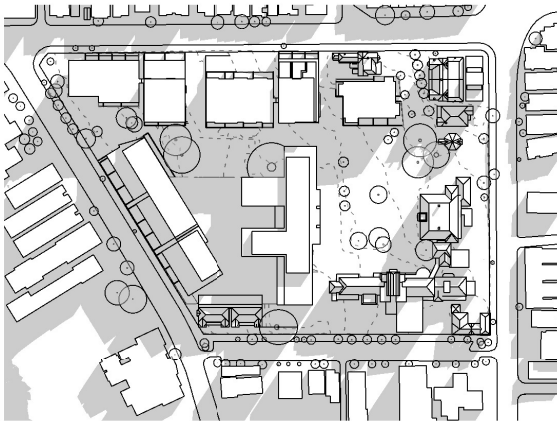


4.5 Shadow Diagrams -
(21st June Mid Winter)

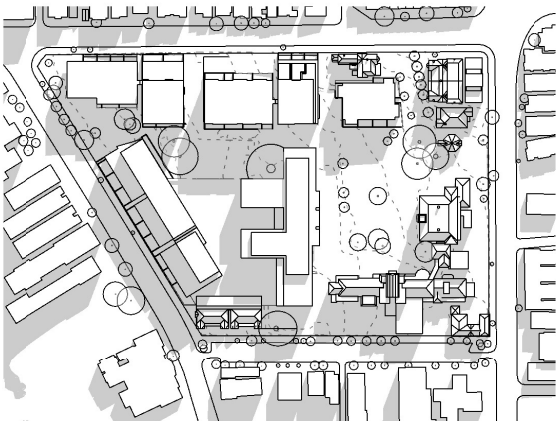
These shadow diagrams illustrate the shadow impacts of future built form on open spaces and adjacent buildings between 9am and 3pm in mid-Winter, ie. when the path of the sun follows its lowest trajectory and solar access is most constrained.

These diagrams indicate that, while the Bronte Road frontage receives substantial afternoon sun, the Birrell Street frontage and the upper garden appear to receive sun all day. The diagrams also indicate that, even with the 21m high built form proposed to the northern edge of the site, the lower garden will receive an abundance of sun between the hours of 10am and 2pm. Notable too is the degree of solar access achieved within the childcare open space (which requires 2 hours of midwinter solar access to 50% of its external space); this diagram would indicate that mid-Winter solar access compliance for the childcare open space is indeed possible.

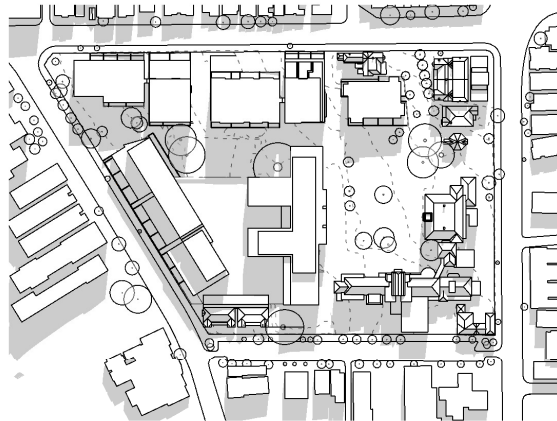
With their generous street setbacks, it is also apparent that Buildings B+C will not incur mid-winter shadow impacts on the western side of Bronte Road beyond 10am and that Building A will not incur mid-winter shadow impacts on the southern side of Church Street after 9.30am or so.



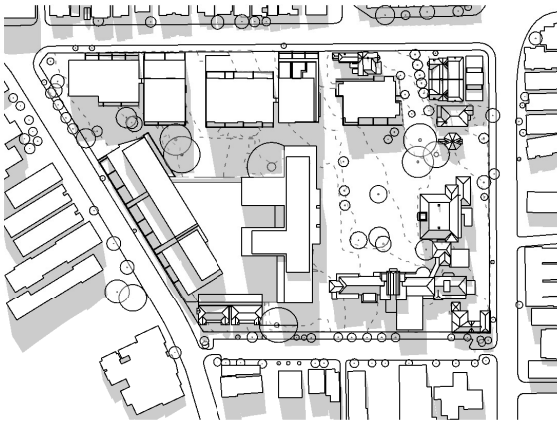
1 21st June - 9am



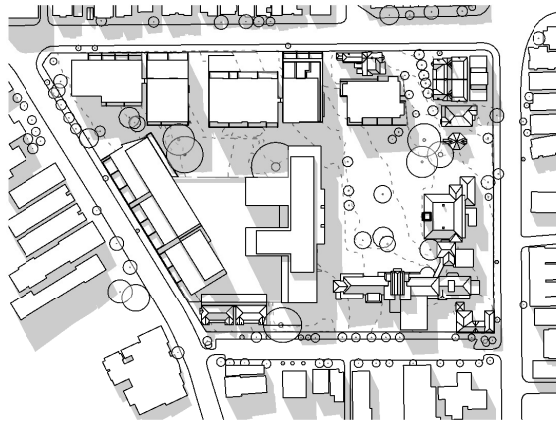
2 21st June - 10am



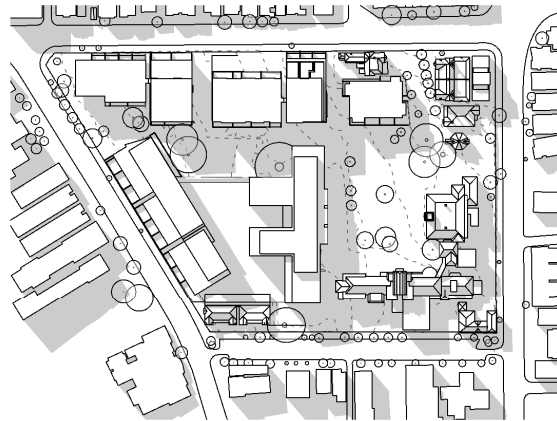
3 21st June - 11am



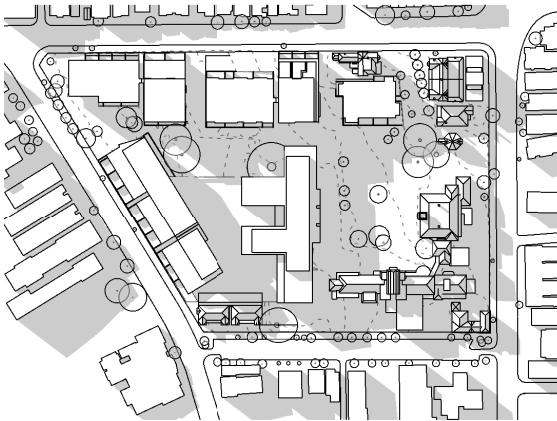
4 21st June - 12pm



5 21st June - 1pm



6 21st June - 2pm



7 21st June - 3pm

***Refer to proposed masterplan for building heights**

4.6 Landscape Plan - Solar Access Diagram

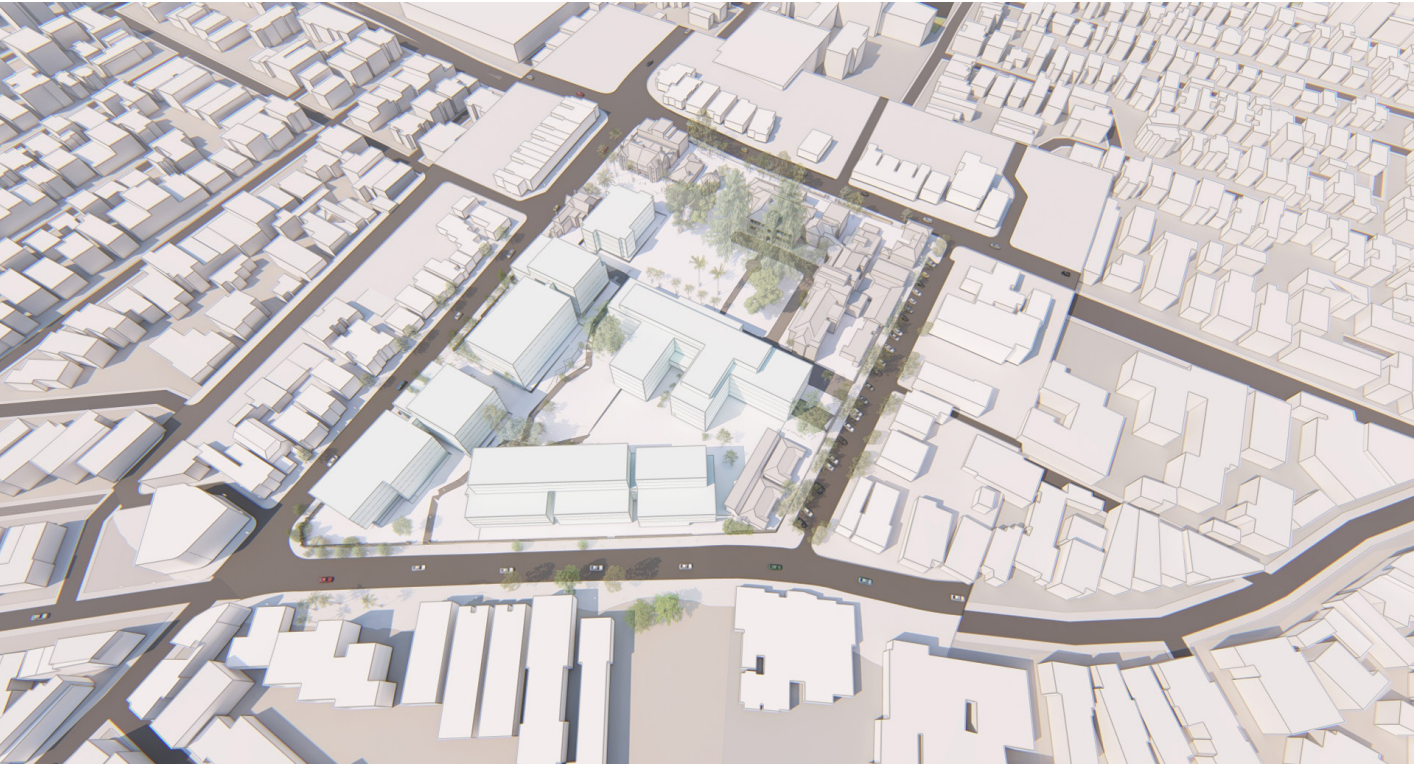
This diagram confirms that more than 50% of the proposed open space receives more than 2 hours mid-winter solar access between the hours of 9am and 3pm.



2Hrs Solar Access Achieved: 59%

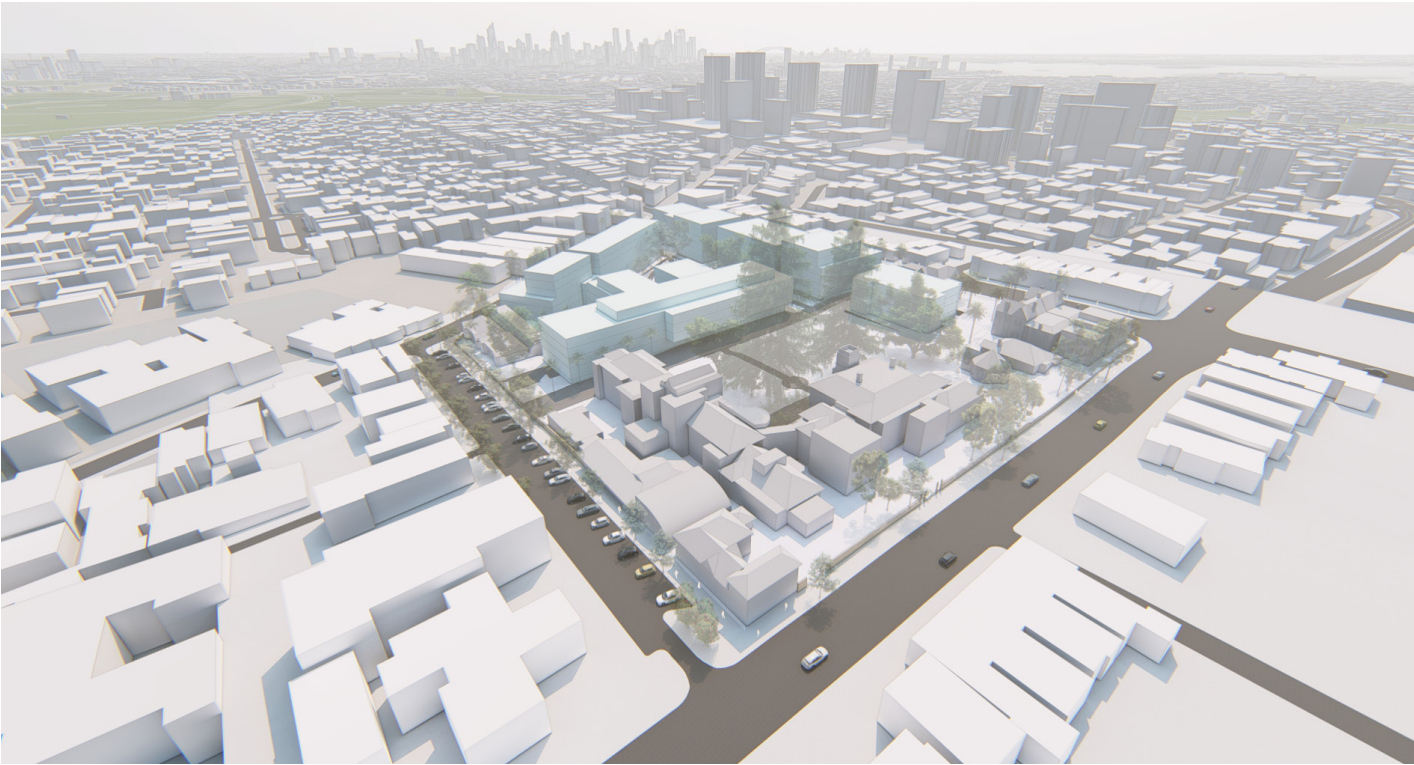
- LEGEND
- 2+ Hours Solar Access (21st June, 9am-3pm)
 - Landscape Area
 - Roads and paths

4.7 Perspectives



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

This view shows the large lower garden that complements the existing Victorian upper garden. Also evident is Building A's axial relationship with Edina, the new link between Church and Birrell Streets and the modulated and stepped built form, which unifies the site and forms an amenable interface with context.



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

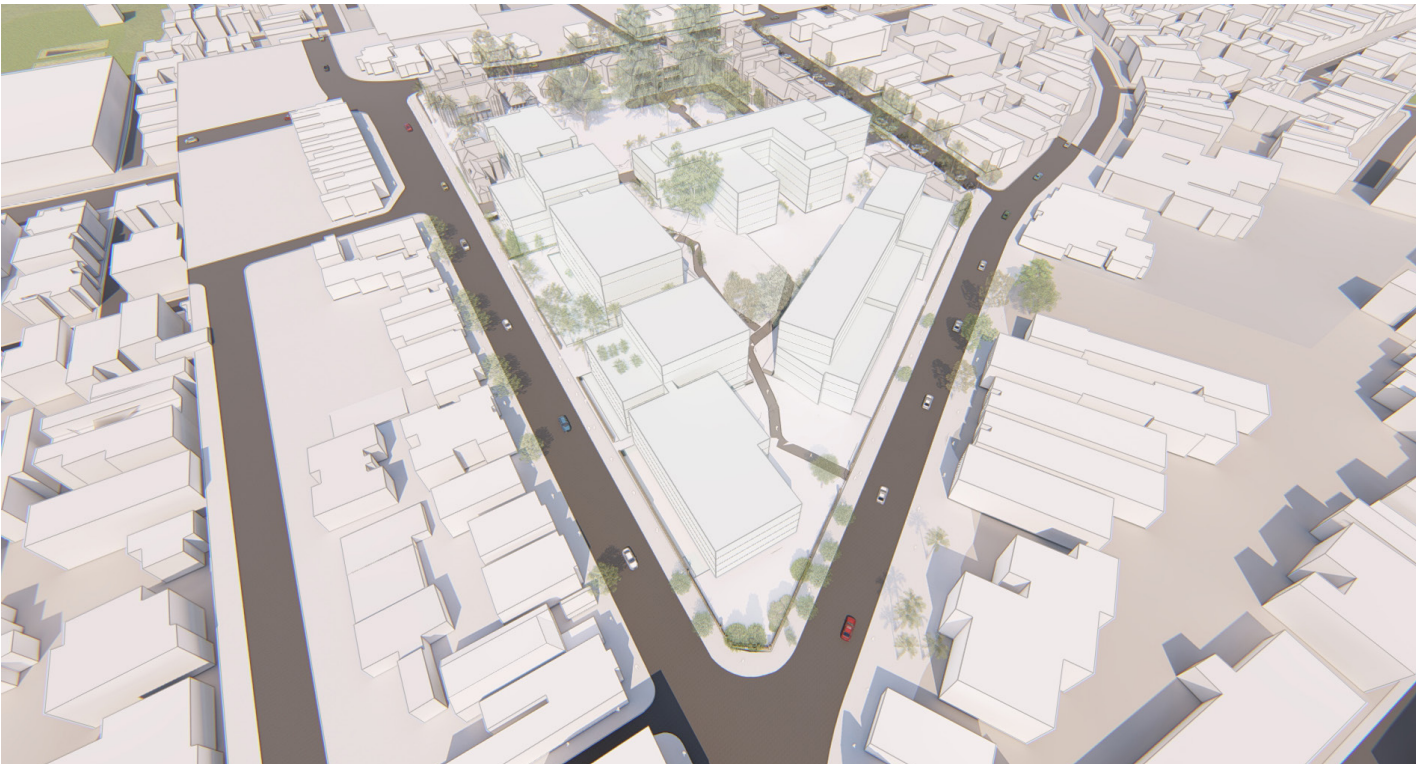
This image shows the relationship of new built form to existing heritage buildings, the lower garden and surrounding context. It also shows high outlook potential to parklands, the CBD and the Blue Mountains beyond.

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.



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

From the north east Carrington Street corner, existing heritage buildings and new built form step down Birrell Street to the west. With upper levels setback 15m. from the boundary, and private and communal gardens providing an amenable Birrell Street interface, the landscape quality of the public domain is greatly enhanced.



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

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.

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.

The Masterplan



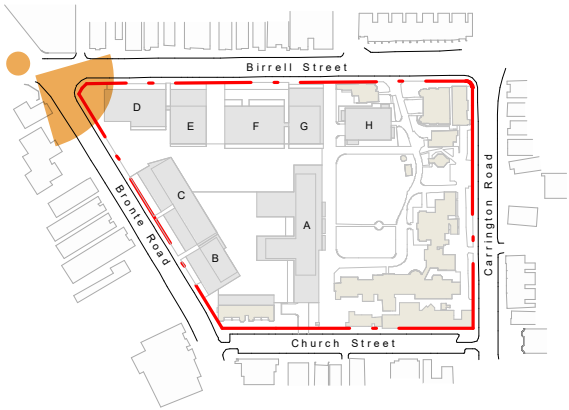
Aerial View from North - Birrell Street

In response to the detached built forms opposite, the Birrell Street massing proposes a number of discrete elements, stepping in plan and section to create a variance in alignments and apparent height. Not only does this result in a picturesque topographical response, it enhances the landscaped qualities of this crucial street frontage.



Perspective View from Birrell Street & 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.



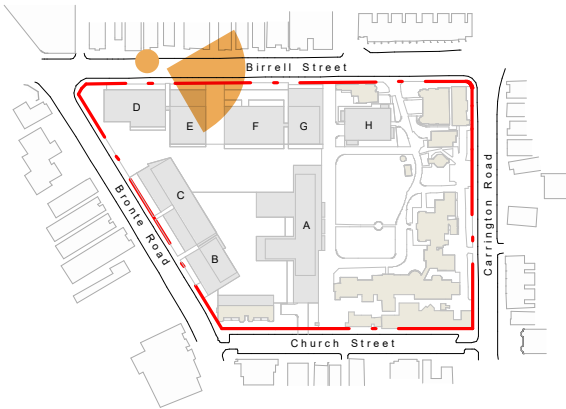
Disclaimer: The 3D massing depicted in these images are composed of 2 different 3d models. The context outside of the subject site is on a flat topography, while the subject site has been modelled with 3d contours as per the survey. Bringing together the two geometries introduces some misalignment's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

The Masterplan



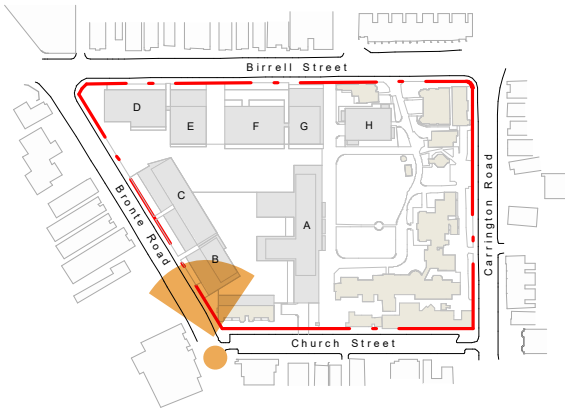
Perspective View from Birrell Street

The large street setback proposed to Building F allows for a north facing garden with large trees. Slightly raised above footpath level and defined with sandstone boundary walls, the garden will be highly amenable and accessible, enhancing the street’s landscape character and streetscape quality.



Perspective View from Bronte Road

In accordance with the LEP, the Bronte Road frontage will feature four storey massing setback from the boundary by 4m, with massing of up to six levels setback a further 11m. The retention of existing Edwardian cottages, modified for childcare uses, will ensure that scale and character of Church Street is maintained.



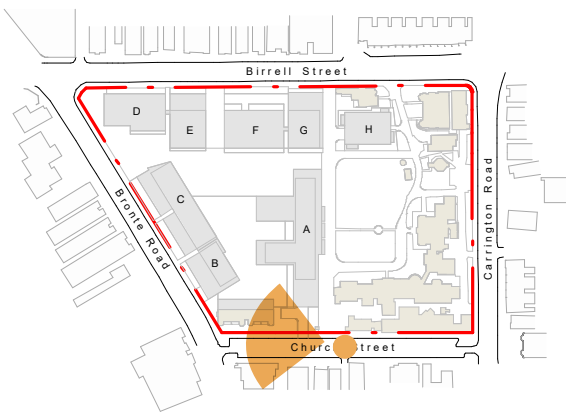
Disclaimer: The 3D massing depicted in these images are composed of 2 different 3d models. The context outside of the subject site is on a flat topography, while the subject site has been modelled with 3d contours as per the survey. Bringing together the two geometries introduces some misalignment’s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

The Masterplan

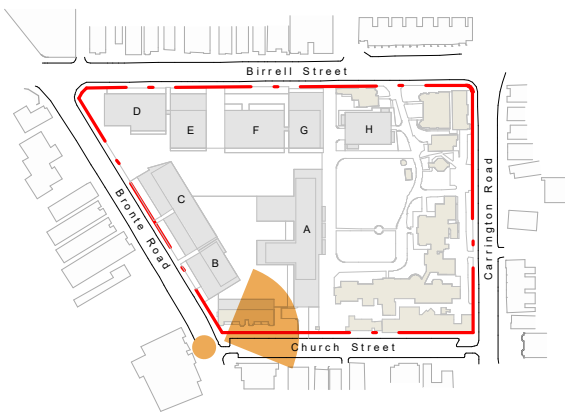


Perspective View from Church Street

With Building A setback 15m from its boundary and the retention of the large Fig T58 and cottages beyond, impacts on the scale and character of Church Street are substantially contained.



Perspective View from Church Street



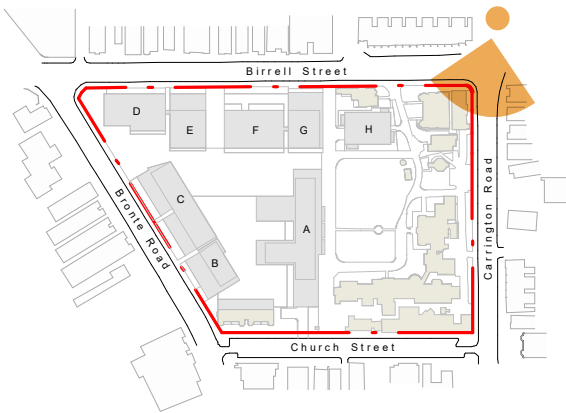
Disclaimer: The 3D massing depicted in these images are composed of 2 different 3d models. The context outside of the subject site is on a flat topography, while the subject site has been modelled with 3d contours as per the survey. Bringing together the two geometries introduces some misalignment's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

The Masterplan



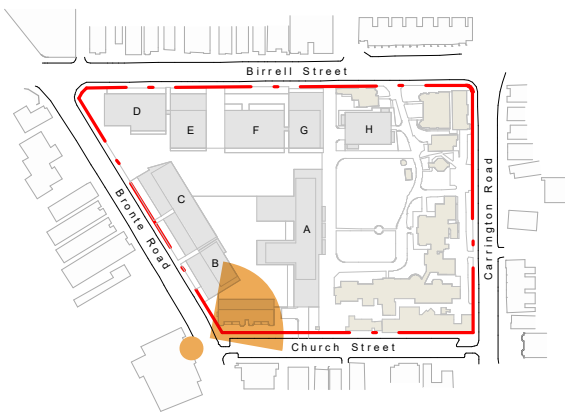
Perspective View from Birrell Street & Carrington Road

This image illustrates that, apart from distant views of new built form and landscaped gardens, the proposal has virtually no visual impacts on the site’s north eastern corner.



Perspective View from Bronte Road & Church Street

With Building A setback 15m from its boundary and the retention of the large Fig T58 and cottages beyond, impacts on the scale and character of Church Street are substantially contained.



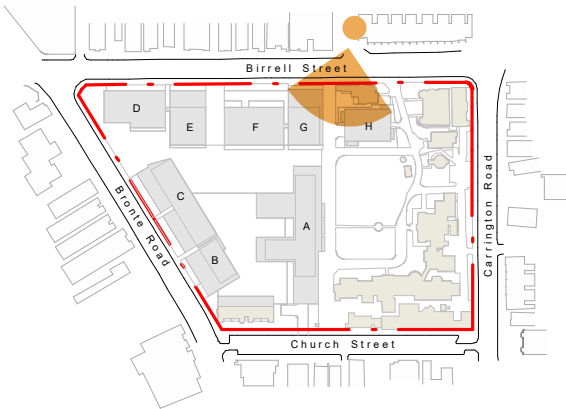
Disclaimer: The 3D massing depicted in these images are composed of 2 different 3d models. The context outside of the subject site is on a flat topography, while the subject site has been modelled with 3d contours as per the survey. Bringing together the two geometries introduces some misalignment’s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

The Masterplan



Perspective View from Botany Street

This image shows the new north south link that provides public pedestrian access between Birrell and Church Streets. Built form west of the new link is setback and modulated to minimise visual and physical impacts on the existing heritage building to its east.



Distant perspective view looking east up Birrell Street

This image illustrates that, with stepped detached built form and setback higher levels, the proposal is designed to largely maintain existing street scale and character.

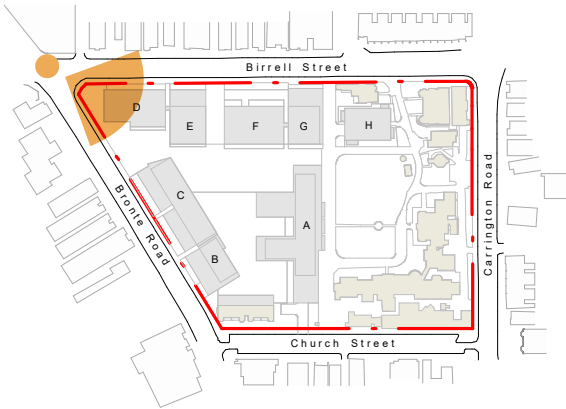
Disclaimer: The 3D massing depicted in these images are composed of 2 different 3d models. The context outside of the subject site is on a flat topography, while the subject site has been modelled with 3d contours as per the survey. Bringing together the two geometries introduces some misalignment's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

The Masterplan



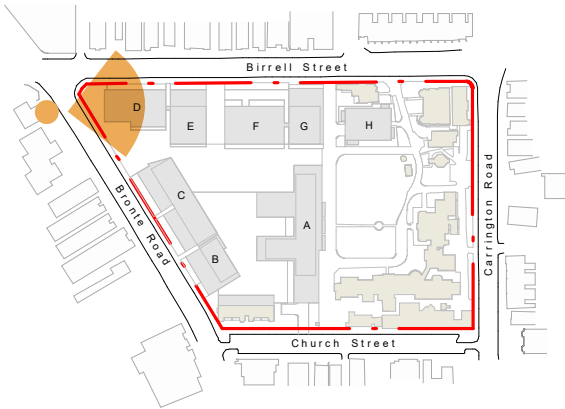
View 1

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.

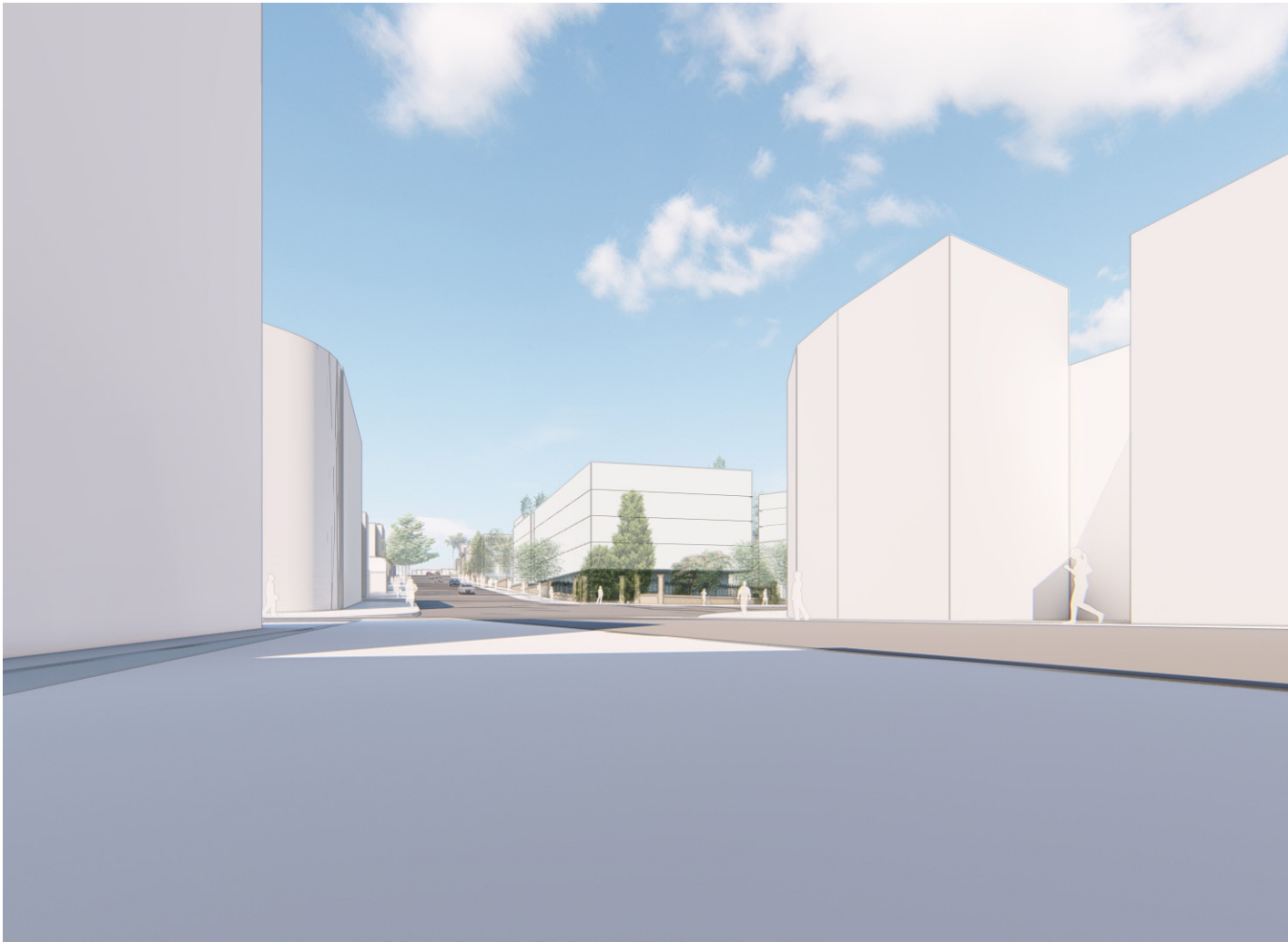


View 2

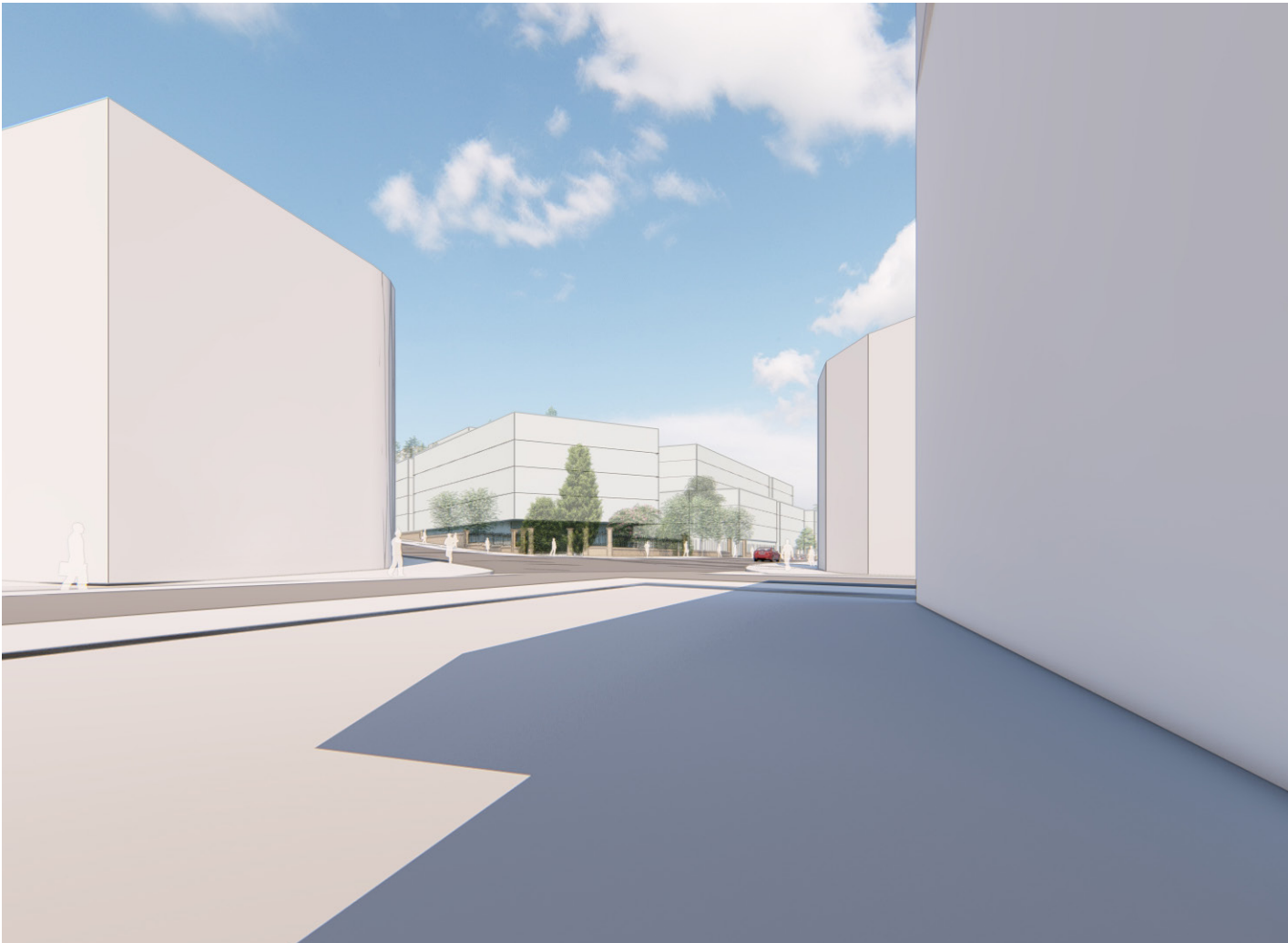
This image shows how the new landscaped garden greatly enhances the Bronte Road street frontage. Note how setback higher massing allows a four storey street scale to respond to existing built form on Bronte Road's western side.



The Masterplan

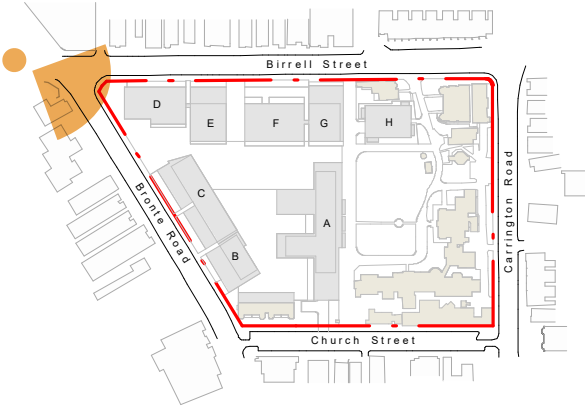
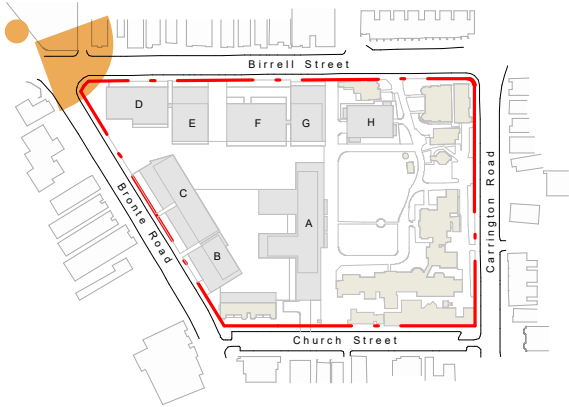


View 3

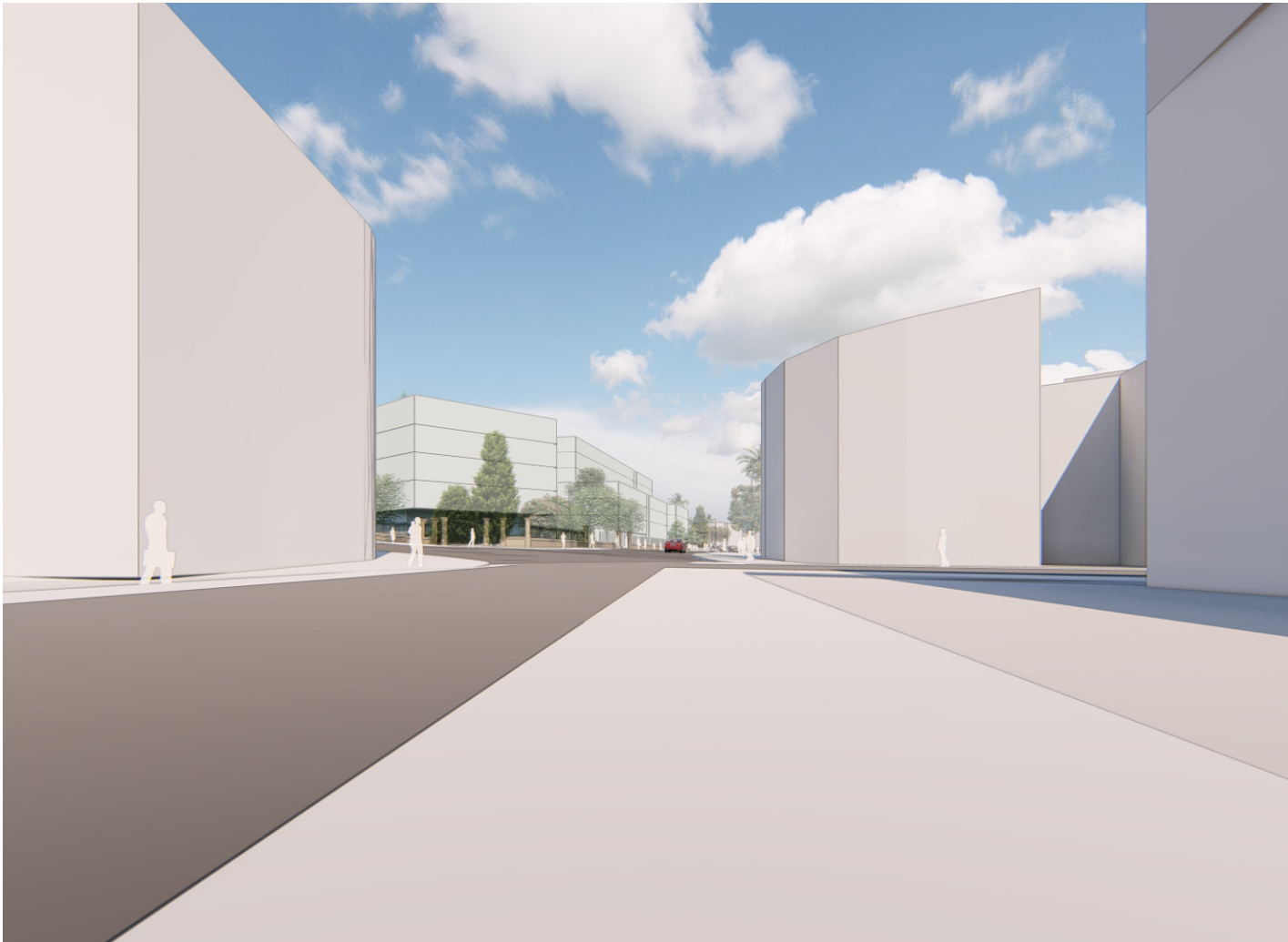


View 4

The scale of the corner built form, enhanced by landscape and re-engaged original gates will make a significant contribution to this important urban corner.



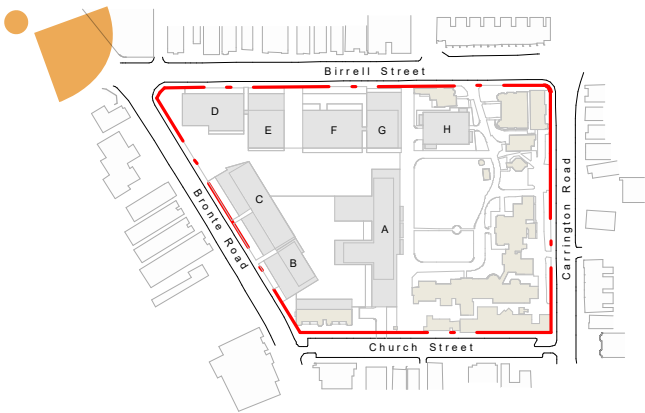
The Masterplan



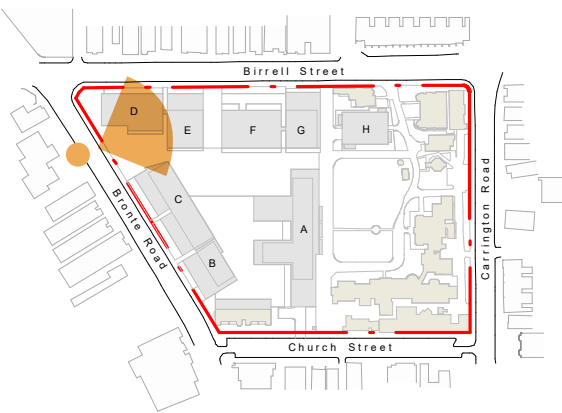
View 5



View 6



The new landscaped garden increases landscape amenity along the Bronte Road and allows for long vistas into the estate.

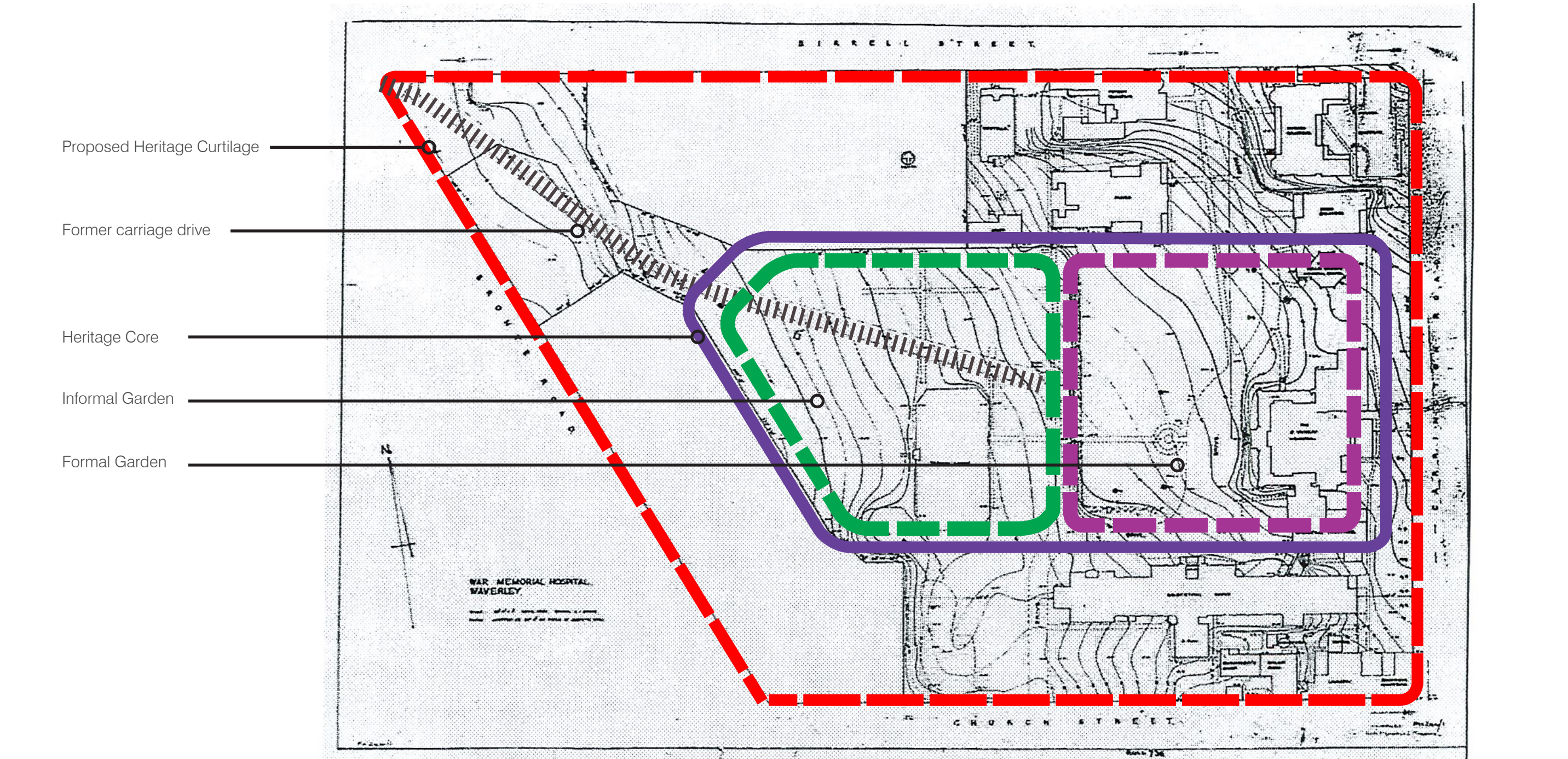






5 Preliminary Landscape Masterplan

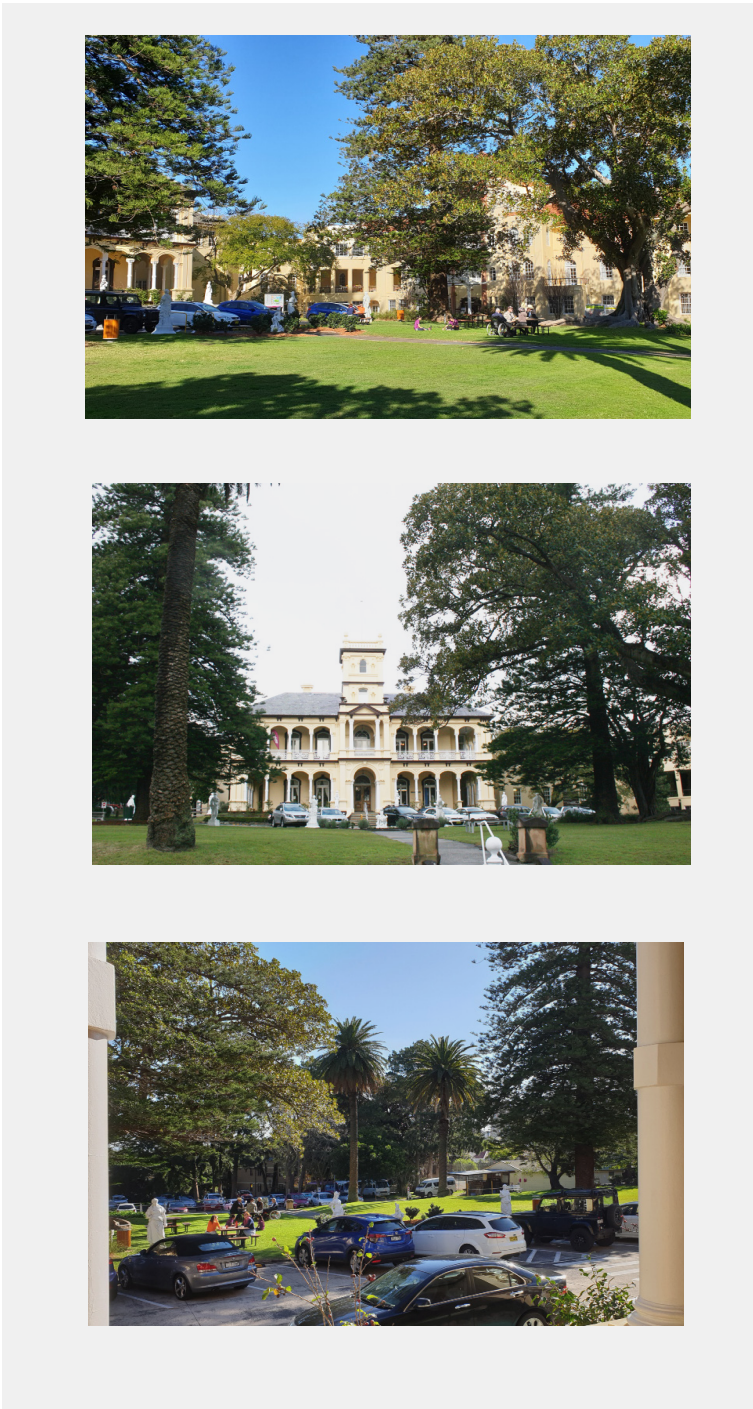
5.1 Landscape Analysis - Historical Heritage



5.2 Landscape Analysis - Existing Estate



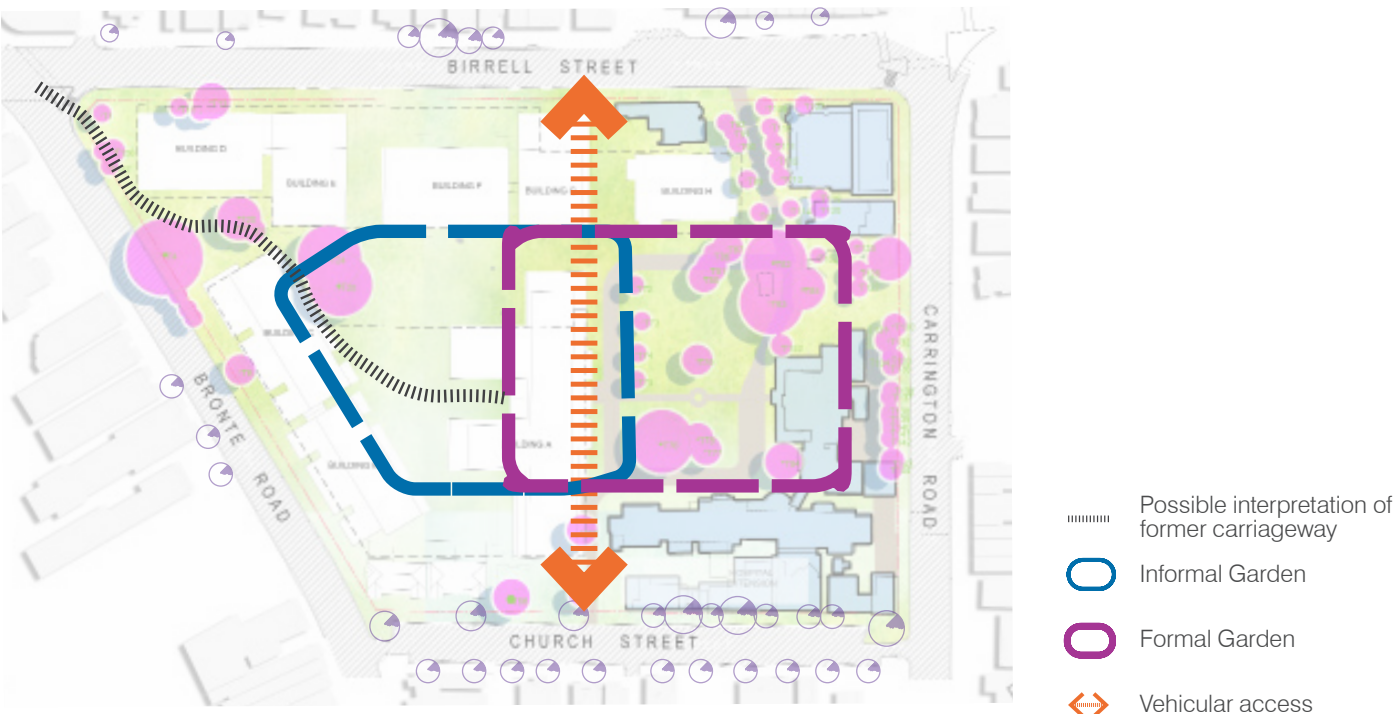
Significant trees to be retained



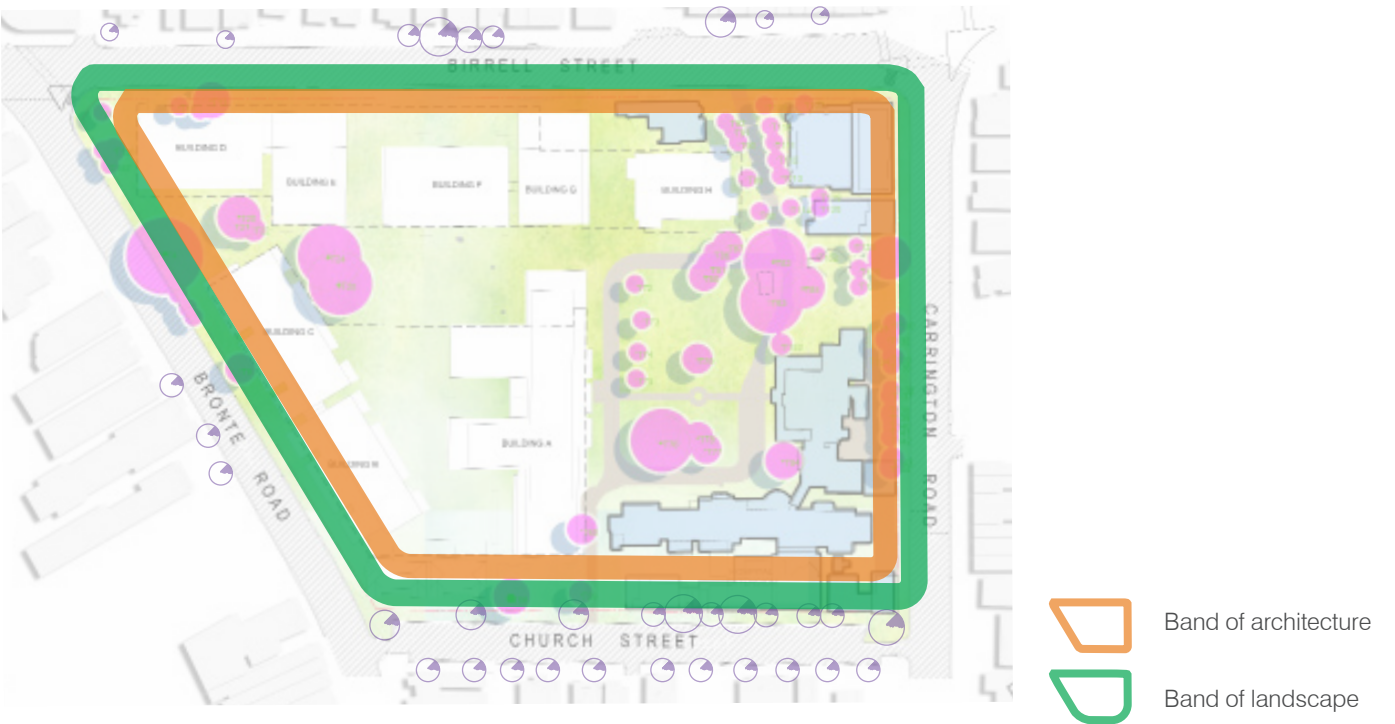
5.3 Landscape Design Principles

The vision for the site is to embrace and strengthen the legacy of the heritage listed and established 19th century estate grounds with its iconic Norfolk Island Pines and mature vegetation. To acknowledge 21st century contemporary lifestyle needs, a series of landscape strataums are added to complement and enhance this established landscape character.

For the estate planting, the tree species proposed will consist of large evergreen and specimen feature trees typical of late Victorian gardens of Sydney. Complementing these trees will be a lower level of cultural planting featuring a combination of evergreen and deciduous trees. These trees will provide an appropriate amenity to the proposal through their scale, colour, texture and form.



Consolidate theme of wellness around heritage garden



Reconceptualising the estate



5.4 Landscape Sketches - Heritage Precinct

A feature of the heritage garden was a pond located to the formal front garden of Edina, that was flanked by two Norfolk Island Pines. The location of the former pond will be acknowledged and interpreted on the site. Other historic elements will also be considered in the overall garden concept that will enrich the outdoor spaces and create a distinctive site identity.



Design Notes

- 1 Heritage precinct retained with open lawn area, canopy trees
- 2 Feature paving to shared way
- 3 Heritage trees retained as major identifiers of site



Views from Edina to heritage garden



KEY PLAN



Retain existing character of heritage precinct

5.5 Landscape Sketches and Precedents - Community Precinct

Complementing the heritage values of the site are detail residential gardens to the western or lower section of the site that creates intimate spaces that are suitable for residents and their visitors to enjoy. Vehicular access is designed to be located on the periphery of the site leaving the lower garden free and where it is envisaged that there will be considerable residential activity including gardening, walking and morning teas for example. This residential garden space, the lower garden is envisaged as a truly garden space.

Design Notes

- 1 Open lawn with seating, shading and sensory planting
- 2 Heritage trees retained as major identifiers of site
- 3 Possible interpretation of former carriageway
- 4 Variety of activity nooks to community heart





Landscape character to community garden areas including ecological planting



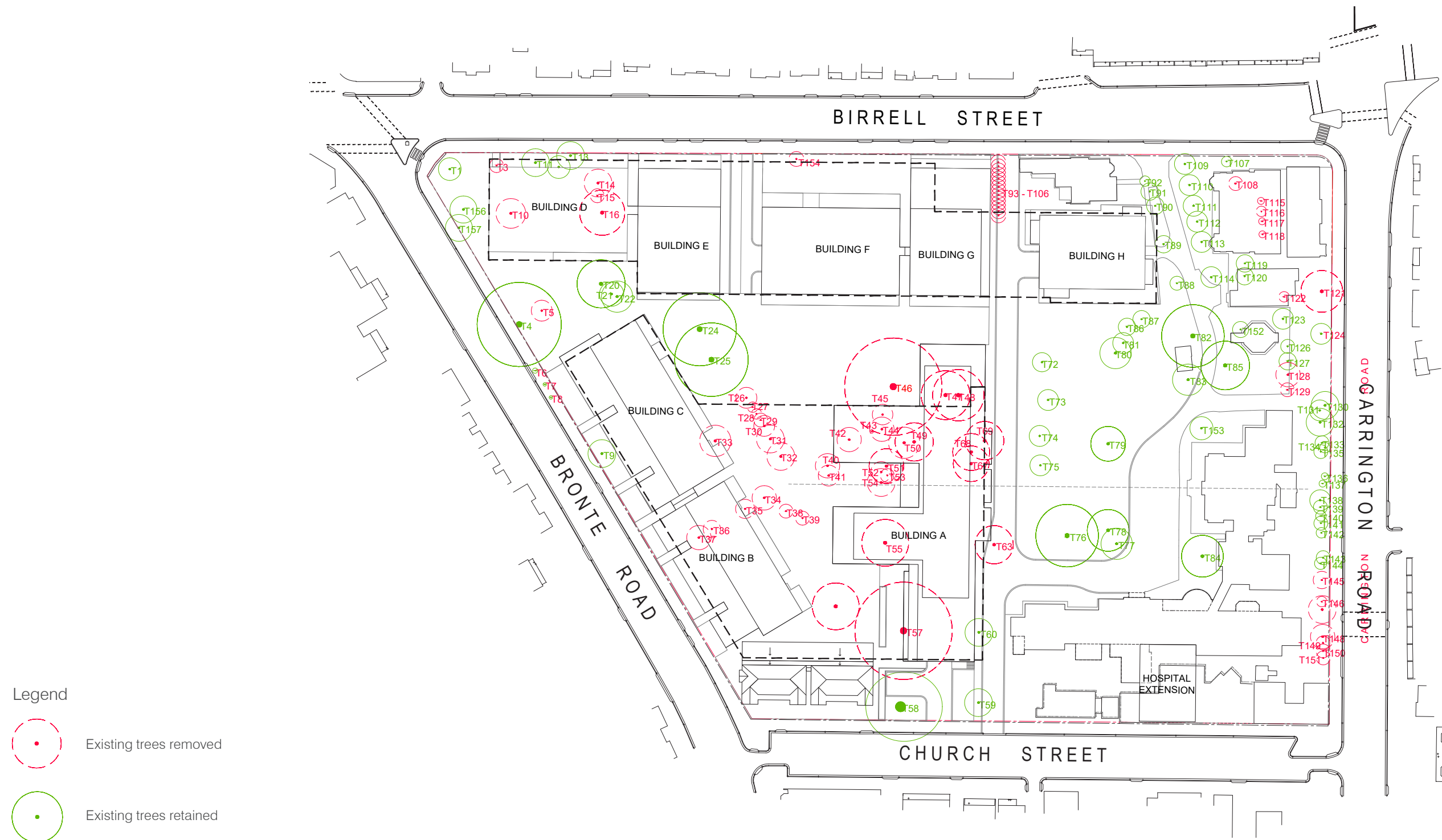
Provide amenity to community heart



KEY PLAN



5.8 Existing and Removing Trees



5.9 3D Perspective - View from corner of Birrell Street and Carrington Road



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