

PART E **SITE SPECIFIC DEVELOPMENT**

E6 WAR MEMORIAL HOSPITAL

Where there are discrepancies between this Part and other Parts of this DCP, the controls in this Part take precedence.

The following objectives and provisions apply to the site known as the Edina Estate, identified in Figure 1. For clarity, the Edina Estate is the entirety of the urban block bound by Birrell Street, Carrington Road, Church Street, and Bronte Road, Waverley.



Figure 1 Edina Estate

6.1 GENERAL

The vision for the site is to maintain and grow a health and seniors housing precinct that celebrates the outstanding heritage significance of the site and supports healthy living. This precinct will support, renew and expand community services and residential living within Waverley, which is at the heart of the vision for the site.

Objectives

- (a) To conserve and interpret the significant European heritage of the site.
- (b) To understand and interpret the Aboriginal cultural heritage of the site.
- (c) To ensure the precinct can adapt to the projected localised impacts of climate change.
- (d) To ensure the developed precinct is designed to facilitate healthy and active living and encourage social connectivity within the precinct and within the community.
- (e) To ensure that publicly accessible high-quality open spaces are provided that interpret, reinstate or conserve the heritage features of the Edina Estate.
- (f) To minimise vehicle movements within and to the site, and to manage service vehicle movements effectively.
- (g) To provide for clear wayfinding and integrated public artworks that interpret the heritage significance of the site.
- (h) To allow for the continuation, renewal and expansion of community services and residential living.
- (i) To acknowledge and respond to the urban context in terms of form and scale.

Principles

This Site Specific DCP has been developed based on the following principles, which are to be addressed in any masterplan or development on the site:

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 the heritage garden and reinterpret the former carriageway to heritage gates.
4. Allow for the continuity and expansion of existing hospital uses on the site.
5. Establish a new centrally located residential aged care and 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.

11. Provide architectural modulation and articulation that reflects the cadastre and built form of the adjacent heritage conservation areas.

6.2 SITE LAYOUT

Objectives

- (a) To provide public access to and enjoyment of the heritage buildings and heritage landscape.
- (b) To identify developable portions of the site.
- (c) To reinstate the experience for the public of exceptional Victorian buildings set in a Victorian-style landscape.

Controls

- (a) The site layout is to interpret the original arrival experience via the historic pathway from the gates at Bronte Road and Birrell Street as a key entrance point to the site predominately for residents.
- (b) Maintain the buildings identified in Figure 2 as Significant.
- (c) There is to be a series of open spaces and layouts out within the site.
- (d) The eastern portion of the site is to be retained as publicly accessible, as identified in Figure 4.
- (e) The scale of new buildings must not challenge or overwhelm the heritage buildings, Victorian streetscape, or landscape.
- (f) Where possible, provide vistas throughout the site to the western façade of the Vickery (Edina) Building and tower.

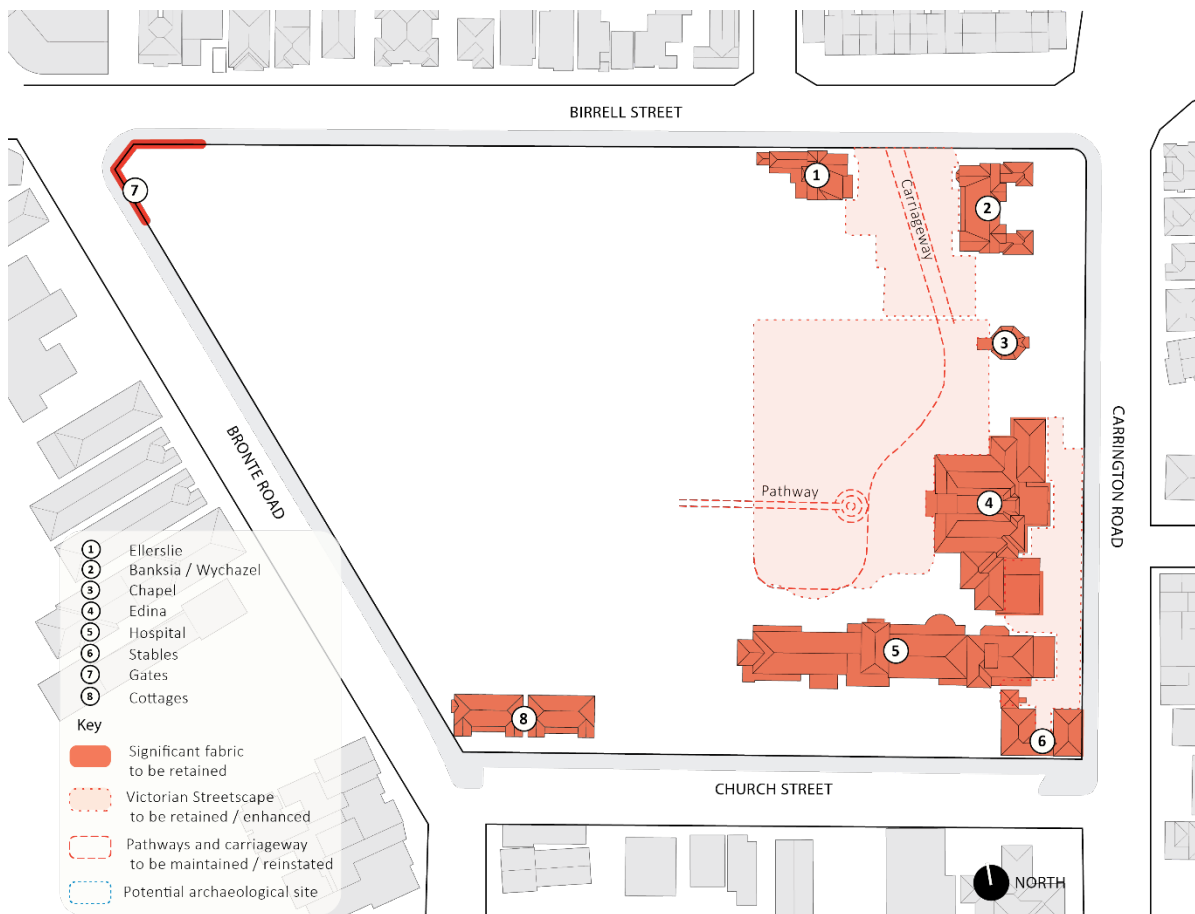


Figure 2: Site Plan identifying significant fabric and spaces to be retained

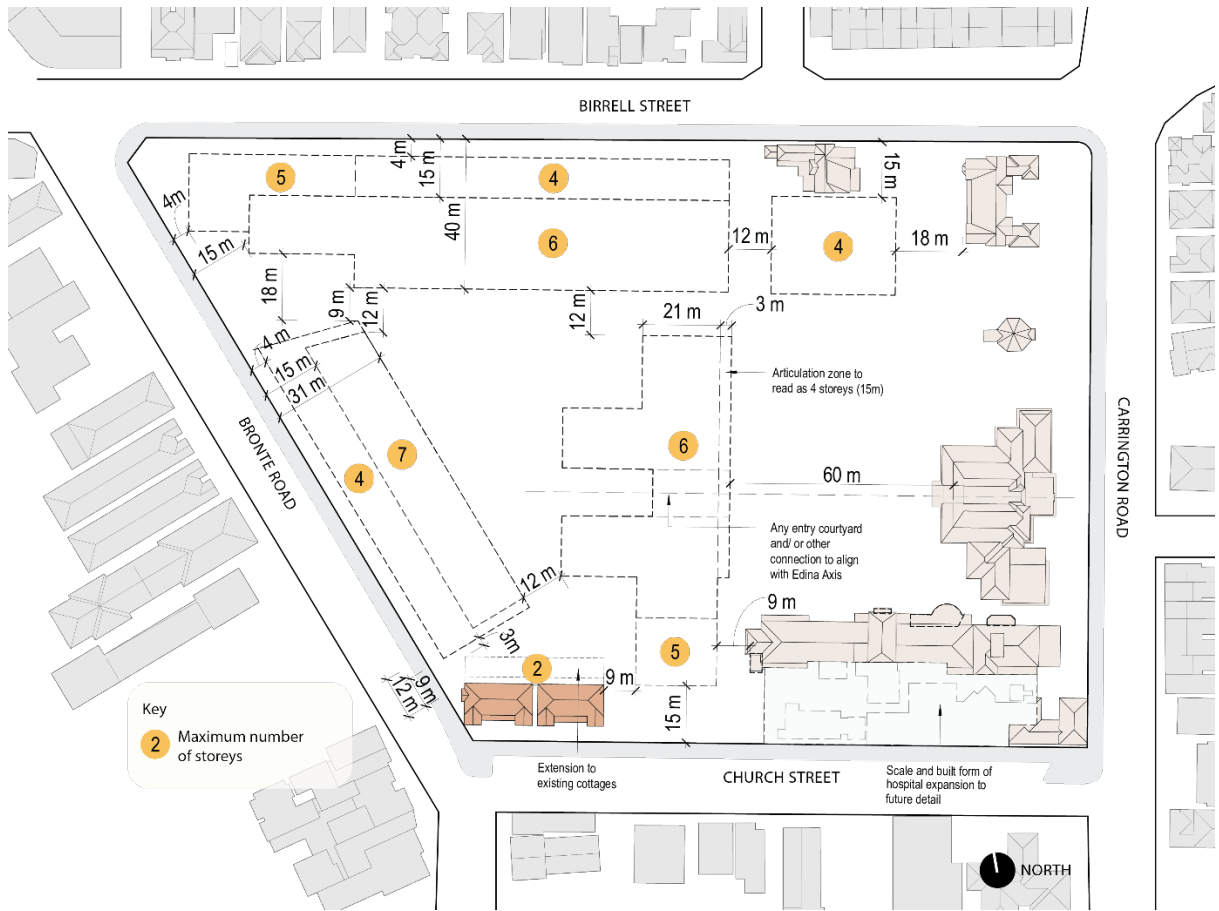


Figure 3: Site Layout and New Building Zones

6.3 BUILT FORM

Objectives

- (a) To ensure an appropriate scale of new development on the site.
- (b) To provide guidance for the location of buildings.
- (c) To ensure new development responds to the heritage characteristics of the site.
- (d) To generate a campus-style arrangement of development.
- (e) To support sufficient landscaping to enhance visual quality, streetscape character and provide privacy.
- (f) To integrate building form with the sloping topography of site.

Controls

- (a) The location of buildings is to comply with the Principles in 6.1 General and the layout shown in Figure 3.
- (b) The number of storeys is to comply with Figure 3.
- (c) The redevelopment of the site is to read as a campus-style development, having consistent style and architectural qualities across the site.
- (d) Despite the maximum building height permitted in the WLEP, any building located adjacent to the Ellerslie building:
 - i. is to have a maximum height that does not exceed the parapet height of the Edina building, and
 - ii. is not to overwhelm the Ellerslie building, and is to provide sufficient distance between the buildings to maintain the curtilage of the Ellerslie building.
- (e) New buildings fronting Bronte Road and Birrell Street are to be modulated and articulated to break up long facades to the streetscape.
- (f) Buildings are to be setback from the street frontage to provide privacy and opportunities for landscaping, including where appropriate, mature tree planting.
- (g) New buildings are to provide appropriate architectural modulation and articulation that reflects the cadastre and built form of the adjacent heritage conservation areas.
- (h) Any new building to the corner of Bronte Road and Birrell Street is to provide a bulk and scale that relates to the development on the remaining corners of the intersection.
- (i) Due to the sloping nature of the site, it may be necessary to exceed the maximum height of building specified in the WLEP, for minimal areas of a roof envelope to enable optimised building layout. Refer to Appendix 2 for illustrations.
- (j) No habitable room is to be more than 1.2m underground at finished floor level.

6.4 HERITAGE

The curtilage of the Edina Estate is bounded by Bronte Road, Birrell Street, Church Street, and Carrington Road.

Objectives

- (d) To conserve and interpret the cultural significance of the site.
- (e) To provide public access to and enjoyment of the heritage buildings and heritage landscape.
- (f) To celebrate the heritage significance of the site by interpreting, retaining and conserving key historical features of the site.
- (g) To share the history of the site through informative, accessible and well-designed interpretation, artworks and wayfinding.
- (h) To reinstate the experience for the public of exceptional Victorian buildings set in a Victorian-style landscape.

Controls

- (a) A Conservation Management Plan is to be provided for the site that responds to the Statement of Significance of the heritage item.
- (b) The existing hospital use is a historic use that should be continued, and should be broadly defined to include uses related to health, aged care, and health related training.
- (c) The following historic spatial uses relating to the Victorian period are to continue or be re-instated / interpreted:
 - i. early entrances and driveway as identified in Figure 2;
 - ii. Victorian garden areas as garden/passive recreation as identified in Figure 2.

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:
 - i. Victorian buildings and estate planning, including: topography, plantings, fences, statuary and spatial order (including the private street, and distinction of service areas such as original stable and kitchen buildings from formal areas);
 - ii. War Memorial Hospital buildings of aesthetic importance: main building, chapel;
 - iii. 1920s landscape items including: palm trees, cast iron bollards, reconfigured gates to Birrell Street / Bronte Road and new gates to Carrington Road;
 - iv. The Victorian landscape and landscape elements both existing and reinstated based on documentary evidence.
 - v. External views from Centennial Park of the Norfolk Island Pines;
 - vi. Existing views of the Ellerslie, Banksia and Wychazel houses along Birrell Street, and Vickery tower from Carrington Road. The Carrington Road wrought iron gates from c1920.

- (b) The Victorian garden space adjacent to the Edina building identified is to be treated to reflect its significance and historical appearance.
- (c) A lower garden space is to be created that interprets the pond featured in the original central garden space through landscaping layout, inclusion of a water feature, or signage interpretation. The original height difference between the upper lawn and carriageway is to be maintained and linked by existing stone stairs.
- (d) The original estate gates at the corner of Bronte Road and Birrell Street are to be retained and maintained and celebrated as the traditional formal entry point to the site. This may include the use of the gates as a pedestrian access to the site.
- (e) The eastern Birrell Street entrance is to be preserved, through the retention of the avenue of Canary Palms and the experience of a late Victorian streetscape.
- (f) Ensure that the appropriate standard of professional and craft expertise corresponds to the grade of significance through involvement of a qualified heritage consultant.

6.4.2 New buildings and landscape

- (a) New buildings adjacent to the Victorian private road or a building of significant fabric as identified in Figure 2 are to read as contributing or harmonising to the heritage buildings.
- (b) The scale of new buildings should be of a scale consistent with the controls outlined in the LEP. New buildings should respect the landmark qualities of the Edina tower or the Norfolk Island pines.
- (c) Site lines that link open spaces are to be created and framed through the site.
- (d) Should demolition or excavation works involve areas of potential archaeological deposits, plan for proper investigation and interpretation of those deposits.
- (e) Fabric of new buildings must be sympathetic to the palette and colour of historic materials used in the original estate.

6.4.3 Heritage Interpretation and Reconstruction

- (a) The place is to be interpreted as the whole estate developed by the Vickery Family as a residence, and then as the War Memorial Hospital.
- (b) The original carriageway on the corner of Bronte/Birrell St is to be interpreted via the site layout and wayfinding throughout the site.
- (c) Any additions to heritage buildings are to present as distinguishable, at least on close inspection, in accordance with Burra Charter principles. Their design should also be sympathetic and not detract from the appreciation of the heritage buildings and their significance.
- (d) Creatively interpreting aspects of the history of the place should be considered as opportunities arise, including:
 - i. Develop the site with an appreciation of its identity as a single planned estate;
 - ii. Develop the site with an appreciation of the spatial order of the estate, which is contiguous over the course of its history as an estate and hospital.

- iii. Develop and creatively interpret Aboriginal connection to place in combination with European heritage, through an understanding of native landscapes and planting of Sydney's Eastern Beaches.
- (e) The reconstructions, removals and plantings should be considered in accordance with the policies set out in the *Conservation Management Plan 2017* provided in Appendix 1.

6.4.4 Landscaping

- (a) A minimum of 40% of the site is to be provided as landscaped area.
- (b) Retain, replace or reinstate trees and other species to support the habitat corridor through the centre of the site.
- (c) Provide a Landscaping Plan that identifies the trees and plants that contribute to the habitat corridor, including a Succession Plan that identifies how these plants will be managed over time.
- (d) Provide indigenous species throughout the site with sensitivity to European landscaping.

6.4.5 Public Art Heritage Interpretation Plan

- (a) A public art and heritage interpretation plan is required to be submitted with any Development Application to demonstrate how the heritage of the site has been interpreted through landscape design, species choice, wayfinding and digital interpretation on the site.
- (b) The public art and heritage interpretation plan is to provide clear and engaging interpretation that acknowledges the periods of ownership: indigenous custodianship, 50 years with the Vickery family, and 100 years as a hospital.
- (c) Public artwork is to be provided in accordance with Part B11 Public Art of this DCP.

6.5 PUBLIC DOMAIN AND OPEN SPACE

Objectives

- (a) To encourage a cool microclimate within the precinct.
- (b) To encourage public access and engagement with the heritage of the site.
- (c) To cultivate spaces that encourage mental and physical wellbeing.
- (d) To promote social cohesion and connectedness.
- (e) To contribute to the key environmental targets in Council’s strategic plans.

Controls

- (a) Publicly accessible open space is to be provided as identified in Figure 4.
- (b) Where open space is to be publicly accessible, these spaces should be open to the public from 7am – 5pm. Where fences or gates are to be included, these are to be arranged in an ‘open’ fashion between these hours to encourage movement through the site.
- (c) Provide primary and secondary through site links for pedestrians to increase permeability across the site, as identified in Figure 5.
- (d) The public domain is to be accessible and designed with a mix of shade and direct sun throughout the year.
- (e) Consider the provision of accessible vegetable garden beds and facilities (e.g. tools, composting) for collective activities.

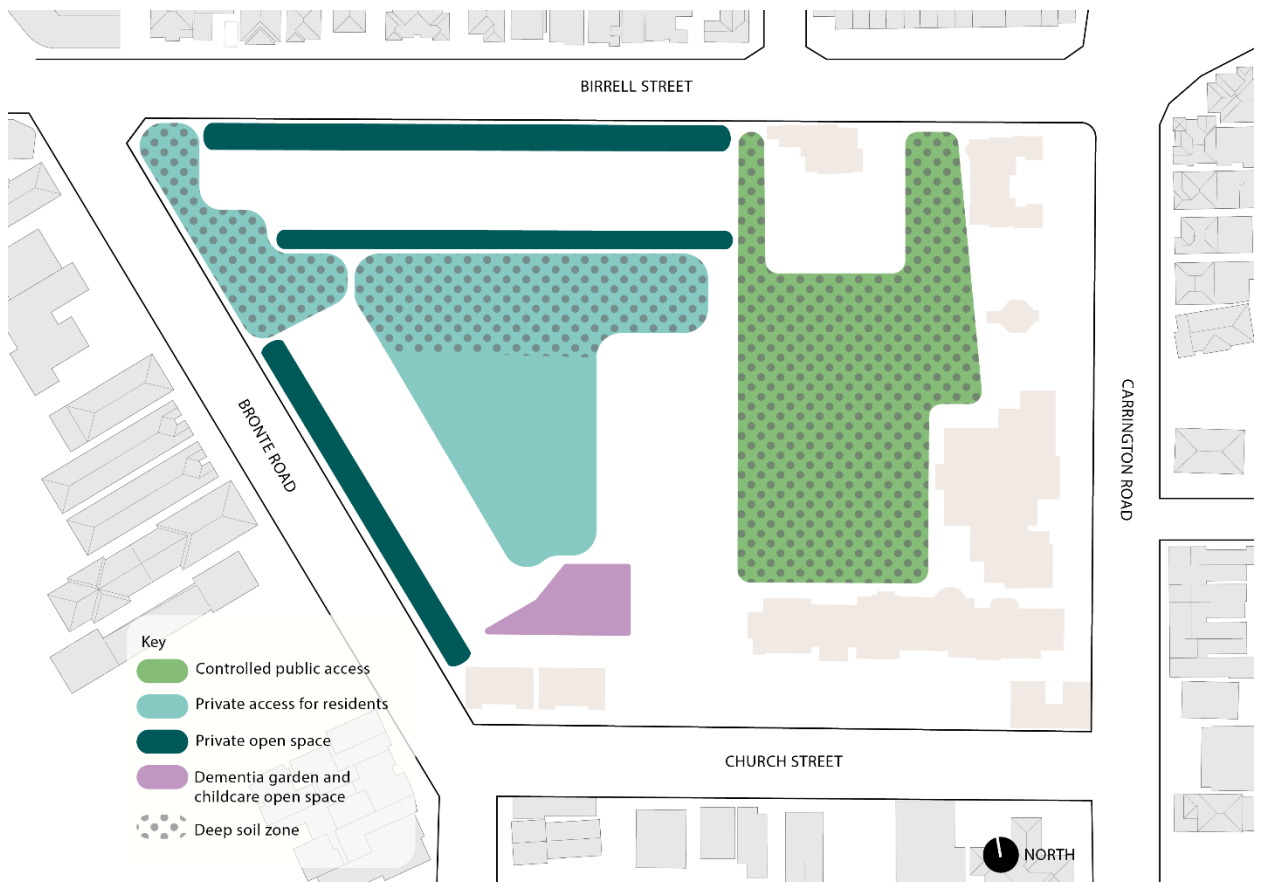


Figure 4: Site plan identifying general hierarchy of open spaces

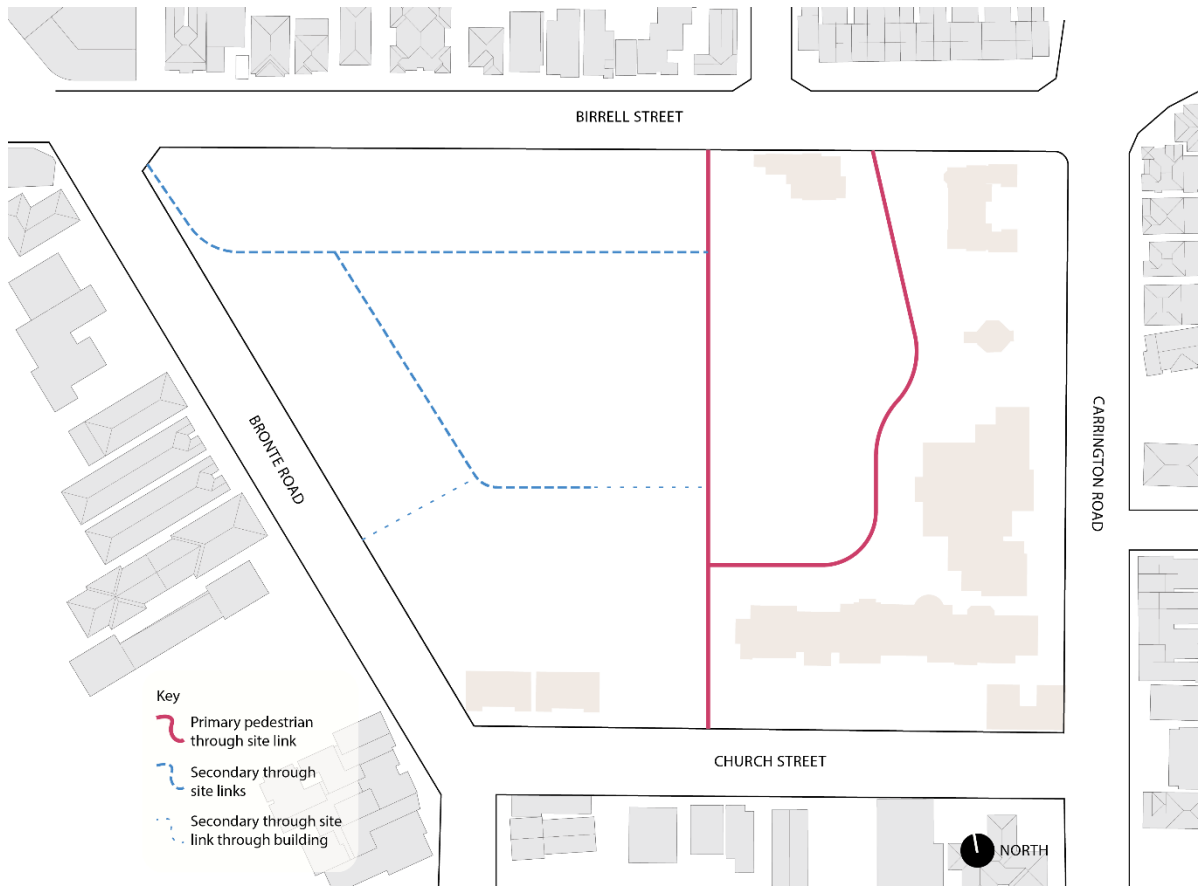


Figure 5: Site plan identifying through site links

6.6 URBAN ECOLOGY

Objectives

- (a) To protect and enhance the natural habitat for a range of species as part of the heritage values of the site.
- (b) To encourage the creation of a cool micro-climate on the site.
- (c) To provide a resilient and biodiverse outdoor space.
- (d) To maintain and enhance the biodiversity corridor connectivity from Waverley Park to Queens Park.
- (e) To contribute to key environmental targets in Council's strategic plans.

Controls

- (a) Canopy coverage is to be provided at a minimum of 30% of the site area. This is to be demonstrated on the Landscape Plan and inclusive of landscape on slab.
- (b) Canopy coverage is to provide an appropriate cover that respects the heritage values of the place while providing a recognised habitat corridor through the site. Details of how the canopy, particularly the habitat corridor, will be maintained and managed over time is to be provided (via a Canopy Succession Plan).
- (c) 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.
- (d) Buildings are to be located to support the Habitat Corridor which runs NE to SW through the site. The Habitat Corridor is to be clearly marked on the Landscape Plan with details of the proposed species and the arrangement and structure of the habitat.
- (e) In addition to the Habitat Corridor through the site, habitat species are to be planted along the periphery of the site, in the setbacks from the street frontage. This habitat is also to be clearly marked on the Landscape Plan.
- (f) At-grade car parking and roads are to be minimised within the habitat corridor to encourage a safe environment for fauna within the limitations of the site and heritage values.
- (g) A diversity of plant species is to be provided across the site.
- (h) Landscaping is to be designed and completed in a way that provides adequate fauna habitat, i.e. taking vertical space into consideration as well as horizontal space, and providing several layers of plantings. It is expected that a shrub layer 0.5 to 2.0 m will be included in at least some sections of the habitat corridor, and that some shrubs and grasses are planted in thickets to provide safe habitat for smaller fauna species. In addition, new trees are to be provided at 200L to provide for increased habitat to the periphery of the site.
- (i) Refer to the species outlined in Table 1 that are encouraged or discouraged for this site. The planting palette should include a range of species. Additional or alternate species to this list can be discussed with Council's Urban Ecology Team. Proposed species are to be detailed in the Landscaping Plan.
- (j) Where appropriate, deciduous trees such as *Melia azedarach* var. *austrasica* are to be planted near windows, particularly on the north and west aspects, to provide shading in summer and filtered sunlight in winter.

- (k) Wildlife-friendly lighting is to be provided across the site to enable fauna movements, particularly at nighttime. Design responses that include soft (lower wattage), low-placed lights facing downwards with a warm colour temperature (less than 2500K), are preferable to up-lighting, lighting from high on poles (even if facing downwards), bright lighting (higher wattage) or lighting with a cool or blue cast.
- (l) Pollinator-friendly species are to be provided on-site with details in the Landscaping Plan. Pollinator species typically have small, white cream, yellow, blue, or purple flowers.

Table 1 – Preferred and discouraged species

Preferred Species			Discouraged Species
Shrub Layer	Trees	Ferns	
<i>Goodenia ovata</i>	<i>Eucalyptus haemastoma</i>	<i>Asplenium</i>	Liorpe
<i>Cordyline stricta</i>	<i>Pittosporum revolutum</i>	<i>australicum</i>	Purple Corydiline
<i>Doryanthes excelsa</i>	<i>Leptosperumum laveigatum</i>		<i>Rapheolepis</i>
<i>Baeckea linifolia</i>	<i>Leptosperumum</i>		
<i>Banksia spinulosa</i>	<i>squarrosum</i>		
<i>Austromyrtus dulcis</i>	<i>Backhousia citriodora</i>		
<i>Ozothamnus</i>	<i>Elaeocarpus reticulatus</i>		
<i>diosmifolius</i>	<i>Podocarpus elatus</i>		
<i>Conospermum</i>	<i>Macadamia integrifolia</i>		
<i>taxifolium</i>	<i>Backhousia citriodora</i>		
<i>Eriostemon australasius</i>	<i>Melia azedarach</i>		
<i>Isopogon anemonifolius</i>	<i>Brachychiton acerifolius</i>		
<i>Boronia parvifolia</i>	<i>Brachychiton populneus</i>		
	<i>Grevillea robusta</i>		
	<i>Casuarina equisteifolium</i>		
	<i>Tristaniopsis laurina</i>		
	<i>Davidsonia jerseyana</i>		
	<i>Tristaniposis laurina</i>		
	Citrus trees such as lemons and limes		

6.7 HIGH-PERFORMANCE BUILDINGS AND SITE RESILIENCE

Objectives

- (a) To ensure a high level of sustainability across all elements of the estate.
- (b) To optimize opportunities for environmentally sustainable design to minimise carbon emissions, energy use, potable water use and waste.
- (c) To encourage a low-carbon, high-performance precinct to help Waverley work towards its target of net-zero emissions.
- (d) To ensure buildings are well-designed to minimize energy consumption as well as maximise the thermal comfort for the occupants.
- (e) To promote the use of on-site energy generation and storage.
- (f) To ensure the site and buildings are designed to reduce potable water consumption.
- (g) To protect water quality and promote appropriate water harvesting and on-site storage and use of harvested/recycled water.
- (h) To minimise the impacts of the urban heat island effect.
- (i) To minimise the impacts of drought or water shortages.
- (j) To minimise impacts from severe storms or flooding events.
- (k) To support key environmental targets in Council’s strategic plans.

Controls

6.7.1 Energy use and production

- (a) Building location and façade design is to maximise access to direct sunlight to reduce reliance on mechanical heating.
- (b) Adequate external shading or performance glass is to be provided on the western and north-western building facades to minimise the cooling load required in mid-summer.
- (c) Any on-site renewable energy sources are to be coupled with battery storage.
- (d) The residential component of a building is expected to exceed BASIX Energy, Water and Thermal Comfort targets.
- (e) Commercial buildings shall achieve a Green Star Certified Rating of six (6) stars; and/or a NABERS 5-star energy rating and 4.5-star water rating.

6.7.2 Urban Heat Island

- (a) To mitigate the accumulation of urban heat, buildings are to utilise light coloured and reflective materials, and where possible provide vegetative surfaces such as green roofs.
- (b) Buildings and roof materials are to be a light coloured material to reduce solar absorption.
- (c) Pavements are to mitigate heat accumulation where possible through materials which consider end users and that maximize permeability and/or reflectivity.
- (d) Provide one building in the precinct able to function as an accessible refuge for on-site residents from the heat in the case of emergency, with access to a back-up power supply available on the site.

6.7.3 Water

- (a) Principles of Water Sensitive Urban Design (WSUD) are to be applied across all aspects of the development to minimise stormwater discharged from the site and ensure any stormwater has minimal impact on local waterways and drainage infrastructure.
- (b) Provide fit for purpose water harvesting, re-use, and on-site storage.
- (c) Maximise indoor and outdoor water efficiency in order to reduce potable water consumption.
- (d) Design to increase resilience to flooding and drought and integrate with stormwater quality, quantity and urban canopy/greening requirements.
- (e) Maximise permeable areas and materials across the site to reduce runoff and better manage stormwater capacity.
- (f) Minimise infrastructure and utility conflicts to prevent damage in storms.

6.8 TRANSPORT AND SITE ACCESS

Objectives

- (a) To reduce the reliance on private vehicle usage.
- (b) To minimise conflicts between pedestrians and vehicles.
- (c) To ensure the provision of an appropriate number of vehicular spaces having regard to the proposed operating activities on the land. The intensity of these uses should aim to minimise traffic congestion and waiting time at intersections.
- (d) To promote bicycle usage to and from the site.

Controls

6.8.1 Loading Facilities

- (a) Loading for RAC, commercial and hospital facilities should be accessed from Church Street
- (b) Loading for residential facilities should be located to ensure easy access for residents, removalists and waste collection services while ensuring adequate amenity and safety for surrounding uses.
- (c) Loading facilities should be visually concealed where possible within building envelopes.

6.8.2 Driveways and Vehicle Access

- (a) Vehicle access to the site is to be provided in accordance with Figure 6.
- (b) Vehicle access through the site is to be designed to ensure the safety of visitors and residents, whilst encouraging pedestrian movements across the site.
- (c) Any vehicle access that may be provided via Bronte Road, must be designed to minimise vehicle, cyclist and pedestrian conflicts, and must not create unreasonable service disruption to the intersections surrounding the site.
- (d) Traffic modelling is to take into account busy traffic periods during school zone times.
- (e) Service vehicle movements across the site should be managed to minimise vehicle and pedestrian conflicts, and to maximise pedestrian amenity.

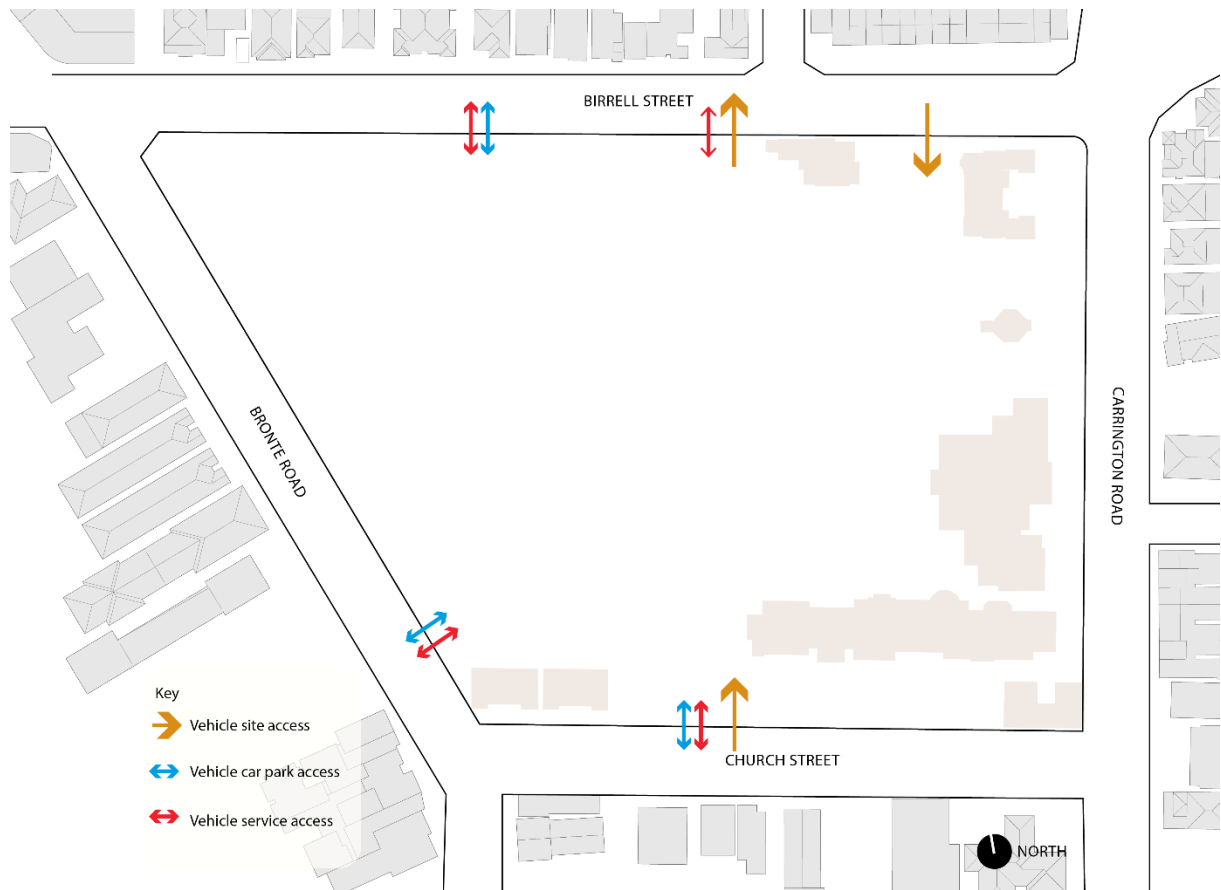


Figure 6: Vehicle access

6.8.3 Parking

- (a) On-site staff car parking is to be minimised to the extent that it does not affect the operation of the site and its facilities.
- (b) Car parking must not be sub-leased out to external users.
- (c) Car parking is predominantly to be provided in basements underneath the buildings on site.
- (d) Consolidated basements between buildings are to be designed to maximise deep soil across the site.
- (e) The maximum car parking rate for independent living units and residential aged care is to be in accordance with the provisions of any relevant Environmental Planning Instrument that governs the provision of Seniors Housing.
- (f) Bicycle parking, lockers and changerooms are to be provided at the rates specified in Part B General Provisions of this DCP. These facilities should be accessible and attractive. Where provided in a basement the facilities are not to contribute to the calculation of gross floor area.

6.8.4 Electric Vehicles

- (a) Provision for electric vehicle charging stations is to be provided in accordance with Part B8.8 Electric Vehicle Charging Points of the WDCP.
- (b) A dedicated space and charging point for electric bicycles and mobility scooters to be charged must be provided.
- (c) Car share is to be provided at the rates specified in Part B8.7 Car Share of the WDCP.

6.9 WASTE

Objectives

- (a) To minimise conflicts between pedestrians, traffic and waste collection.
- (b) To ensure a pleasant campus environment.
- (c) To minimize impacts of large vehicles on new and proposed open spaces.
- (d) To provide for the efficient and safe collection of waste across the site.
- (e) To ensure buildings are designed to enable the safe and concealed storage of waste on-site.
- (f) To provide for adequate waste storage for the proposed use of each building.

Controls

- (a) Development is to comply with the requirements of B1 Waste of this DCP.
- (b) Bins are not to be presented on street for collection.
- (c) On-site collection is to be provided for, and where possible to be collected from within a building footprint.
- (d) Residential waste and recycling are to be clearly separated from RAC, hospital and commercial waste and recycling.

APPENDIX 1 – CONSERVATION MANAGEMENT PLAN

Uniting (NSW) Waverley War Memorial Hospital Site

Conservation Management Plan

Version 2.2

April 2017

Prepared for Uniting (NSW)
by
HECTOR ABRAHAMS ARCHITECTS

Version Control

Version	Authors	Date
Version 2.2	Hector Abrahams Architects	April 2017
Version 2.1	Hector Abrahams Architects	February 2017
Version 2 (DRAFT)	Hector Abrahams Architects	May 2016
Version 1	John Oultram Heritage & Design	March 2005

Uniting (NSW) Waverley War Memorial Hospital Site
Conservation Management Plan (April 2017)
Prepared for Uniting (NSW)
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1. Executive Summary

This report is about the heritage significance of the War Memorial Hospital site in Waverley.

In Sections Three, Four and Five, a detailed examination of the site and its history is presented, and conclusions drawn to define the heritage significance of the site in this way-

Donated to the Methodists by the Vickery family as a memorial to Ebenezer Vickery Jr, the place is an outstanding representative example of private philanthropy and the 20th century conversion of Victorian estates to institutional uses.

The War Memorial Hospital, established in 1922 by the Methodist Church as a memorial to the First World War, occupies the buildings and grounds of the former Edina estate, which is aesthetically and historically significant as a suburban Victorian estate that retains its spatial order, scale and planning, as well as four very good Victorian houses, three of which form a significant streetscape along a rare private streetscape. The Victorian landscape planning is overlaid by a 1920s landscape of significance in its own right, as are the 1930s hospital chapel and main wing.

The site's mansion tower and Norfolk Island pines have landscape urban significance as landmarks within the broader surrounding area.

After an examination in Section Six of the opportunities and constraints that arise from this significance, and the needs of the owners, policies for conserving that significance are presented in Section seven. The policies address

- Conserving the single estate character and its main landscape spaces and landmark trees;
- Preserving the Victorian Buildings, Main Hospital Building and Chapel and the important garden spaces;
- Reconstruction of the main driveway sequence, or approximation thereof;
- Developing parts of the site to extend its historic use as a unified place of care.



2. Introduction

2.1. Outline of tasks

This plan provides a detailed analysis of the place and an assessment of the sites as a whole and its major significant elements. It also identifies the built elements, site features and landscape features on the site.

The history of the site is investigated from documentary sources. Then the cultural significance of the site is assessed and a statement of significance defined.

The implications of its significance, its statutory listings, and the owners' requirements are analysed, and in light of this, policies are developed for the conservation of that significance.

This report is a revision of the Conservation Management Plan and Development Strategy for the Waverley War Memorial Hospital prepared by John Oultram Heritage & Design in March 2005 (2005 CMP). For this revision

- The detailed historical account prepared for the 2005 CMP is reproduced in the Appendix. Additional photographic research has been undertaken for this revision, and four additional photographs are reproduced in the report;
- A new survey of the site has been done, to present current configurations, along with new diagrams to demonstrate site development that includes spaces between the buildings on the estate;
- A new Assessment and Statement of Significance has been prepared;
- Diagrams have been prepared to indicate in detail levels of Significance across the whole site;
- Formal policies have been formed based partly on a new statement of owner's needs.

2.2. Definition of the study area

The site is that of the Uniting Waverley War Memorial Hospital Site in Bronte Street Waverley, as shown in Figure 1. The real property descriptions are also shown on the plan.

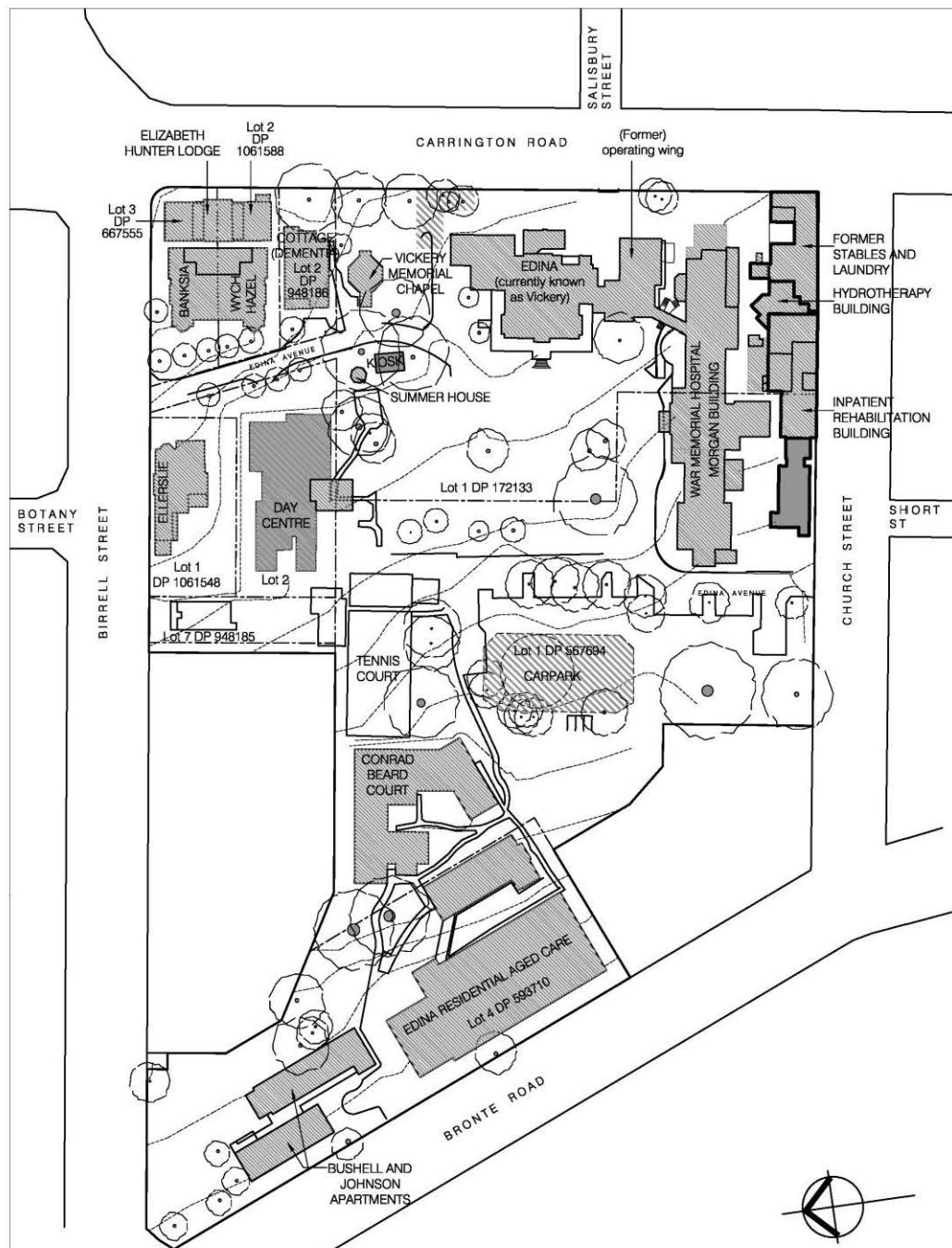


Figure 1: Site Location Plan for Uniting Waverley War Memorial Hospital Site. (Source: Hector Abrahams Architects.)

2.3. Methodology

The form and methodology of this report follows the general guidelines for conservation management plans outlined in J S Kerr, *The Conservation Plan*, The National Trust of Australia (NSW), sixth edition, 2004, the guidelines to the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter), and the NSW Heritage Branch and Planning NSW's publication *Heritage Manual* (November 1996, as amended July 2002).

2.4. Limitations

This report addresses only the European cultural significance of the place.

This report does not address indigenous heritage significance, which can take the following forms:

- archaeology of indigenous pre-history
- post-contact history
- Present-day associations or spiritual attachments.

The report does not include analysis of the interiors of buildings, or their individual developmental history.

2.5. Identification of authors

The 2005 report was prepared by John Oultram and Susan O'Neill. The historic research was undertaken by Nicholas Jackson. Colleen Morris assessed the landscape, and Dominic Steel the archaeology of the site.

The history component (Section 3.1: History) of this revised report has been summarised from the 2005 report by the historian Meg Quinlisk. She also contributed to the assessment of significance and policy development. Hector Abrahams and Tonia Reed Abrahams prepared this report (Revised Version 2017), indicating where relevant text from the 2005 report has been used.

2.6. Acknowledgements

The authors acknowledge with thanks the assistance provided by

- Trent Wiggins and Fiona Logge at Uniting (NSW)
- Dr Alex Byrne, NSW State Librarian
- Michael Grave, architect, Cox Richardson Architects and Planners

3. Documentary Evidence/History

3.1. History

This history was written by Meg Quinlisk. The 2005 CMP contains a detailed account of the development of the estate, which can be found at Appendix 1

The Waverley War Memorial Hospital is the result of the philanthropic benefaction of the Edina estate, made by the descendants of Ebenezer Vickery (1827-1906), who was a successful and influential Sydney merchant during the second half of the 19th century.

Vickery purchased the majority of the estate at Waverley in 1859. The property already contained a house known as Rockhampton, built about 1853. In 1874 and 1875, Vickery purchased two additional allotments of land contiguous with the Edina estate, thus returning the property to its originally-granted form of 1840: an 8-acre portion bounded by Birrell Street, Church Street, Carrington Road and Bronte Road. The mansion at the heart of the estate was constructed in 1884 by the builder William Leggoe of Paddington¹, probably to the design of Thomas Rowe. Rowe (1829-1899) was one of the most prominent architects in New South Wales in the later 19th century. He was a Methodist, and his offices were in Vickery's Chambers on Pitt Street. Rowe had previously designed business premises for Vickery, as well as a number of Methodist churches which were financed by Vickery.

Other buildings on the estate completed by 1888 include the stables and coach house and a gate lodge. A private drive extended off Birrell Street and passed between a semi-detached pair of villas known as Wytchazel and Banksia (built c.1882 to accommodate Vickery's sons²), and the house known as Ellerslie (housing a Vickery son-in-law; built c.1882; possibly contains remnants of the 1853 house Rockhampton). Photographs from this period show that the estate was planned along the lines of the picturesque aesthetic: the principle houses sat on grassed terraces raised above a formal lawn and pleasure garden laid out with paths and decorated with statuary and a pond. Thick plantings of trees and bushes created a backdrop 'wilderness' setting in views of the house obtained as a visitor approached via the formal driveway from the northwestern corner of the estate (at the intersection of Birrell Street and Bronte Road).

¹ 'Advertising', *Sydney Morning Herald*, 17 January 1884, p. 13.

² Thomas Rowe called for tenders for the erection of two semi-detached villas at Waverley in November 1881; 'Advertising', *Sydney Morning Herald* 24 November 1881, p. 11.



Figure 2: View towards Edina showing formalised pathway and pond surrounded by camellias and roses, c.1894. The integrated landscape can be clearly seen, with the pond being the vehicular “drop-off” point for the house. (Source: Vickery Album, SLNSW, PXA 1742)



Figure 3: The open character of the landscape close to the house with tennis lawn in front of Edina, c.1894. (Source: Vickery Album, SLNSW, PXA 1742)



Figure 4: View towards Edina from the service paddocks, now the site of the current War Memorial Hospital building. Note the already mature Norfolk Island Pines. (Source: *Vickery Album*, SLNSW, PXA 1742)



Figure 5: Banksia and Wytchazel behind an original iron palisade fence, reinforcing the “private street” nature of this entry to the site. (Source: *Vickery Album*, SLNSW, PXA 1742)

Following Ebenezer Vickery's death in 1906, his son Ebenezer Vickery Junior inherited the estate. He subdivided it between various family members, but retained the bulk of the estate himself. He lived at Edina until his death in 1915. He was survived by his wife, Ella Jane Vickery, who remained at Edina. A diagram showing the features of the estate at the end of this period is shown at Figure 6.

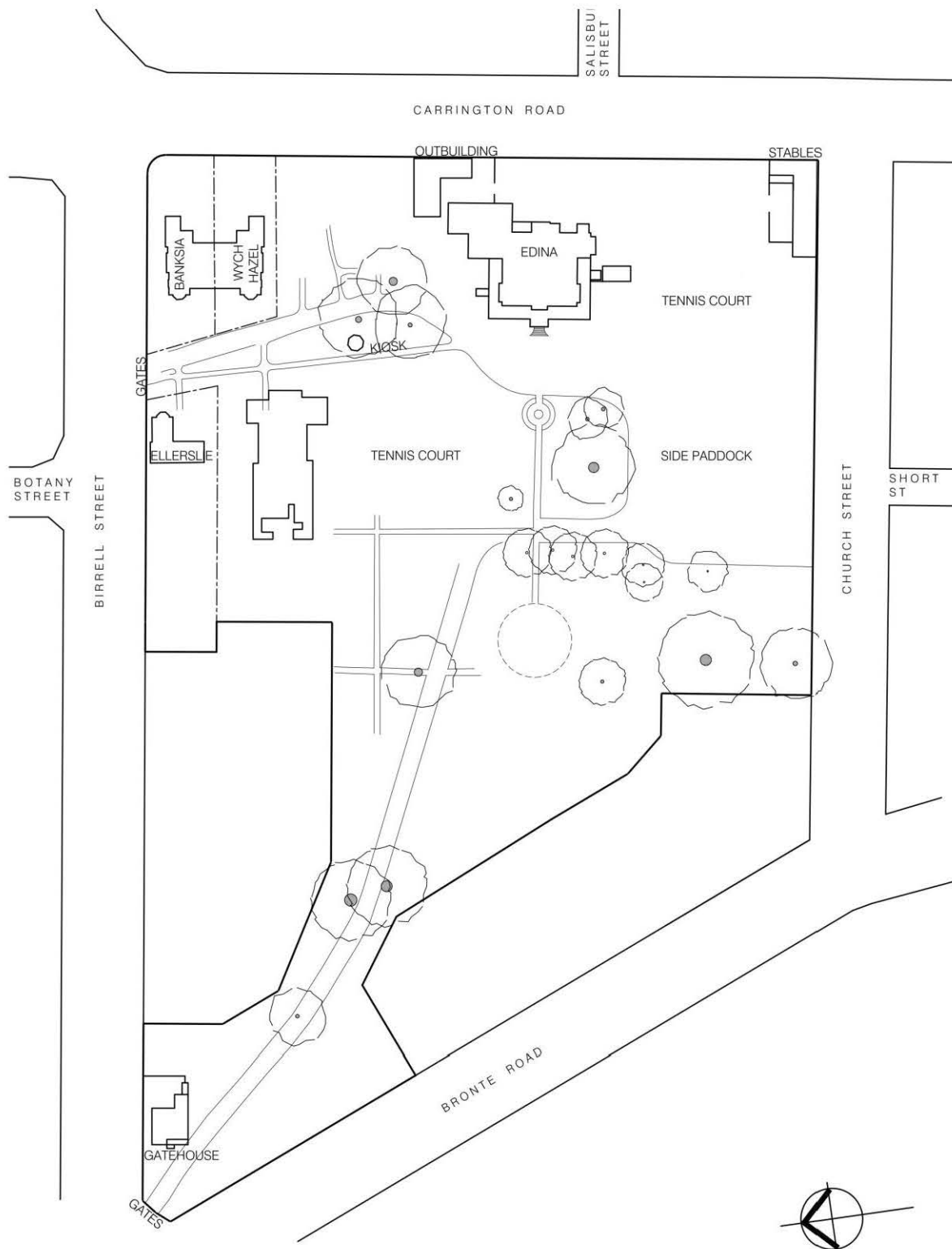


Figure 6: Features of the Edina estate. (Source: Hector Abrahams Architects)

At the end of the First World War, the Methodist Conference for NSW agreed to found a hospital as a war memorial. On Anzac Day 1919, Ellen Jane Vickery offered Edina – including the main house, front lawn, top tennis court, glass house, stables and men's quarters – to the Methodist Church for use as a hospital, in memory of her late husband Ebenezer Vickery, Jr. The terms of her gift required the Methodists to purchase the adjoining 3 acres of land containing the houses Wytchazel, Banksia and Ellerslie, and six cottages.

The Church accepted the terms of the offer in June 1919. Ellerslie was converted for use as an isolation ward for 19 patients, and became the first part of the hospital to be opened, in February 1921. The formal handover of the title deeds took place at the official opening of the War Memorial Hospital by the Governor Sir W. Davidson on Remembrance Day, 1922. The hospital operated under the *Private Hospitals Act 1908* and was overseen by a board which included representatives of the Vickery family.

Upon opening, the hospital contained 92 beds in Edina and Ellerslie. Banksia and Wytchazel provided accommodation for nurses. From its opening, the hospital was accredited as a training hospital for general nurses. Over the ensuing years, developments in medical practice saw the following changes and additions to the former Edina estate:

- 1923 New wing added to Edina for operating theatre
- 1933 Vickery Memorial Chapel was built with a bequest by the Vickery family as a memorial to Ellen Jane Vickery, who died in 1932.
- 1933 Coach house and stables converted to laundry.
- 1935 New hospital block, designed by Noel W. McPherson was opened by the NSW Premier. It functioned as a maternity block.
- 1952 Elizabeth Hunter Nurses Home was purpose-built for nurses' accommodation.
- 1963 Construction of Eastern Suburbs Senior Citizens Welfare Centre on Bronte Road.

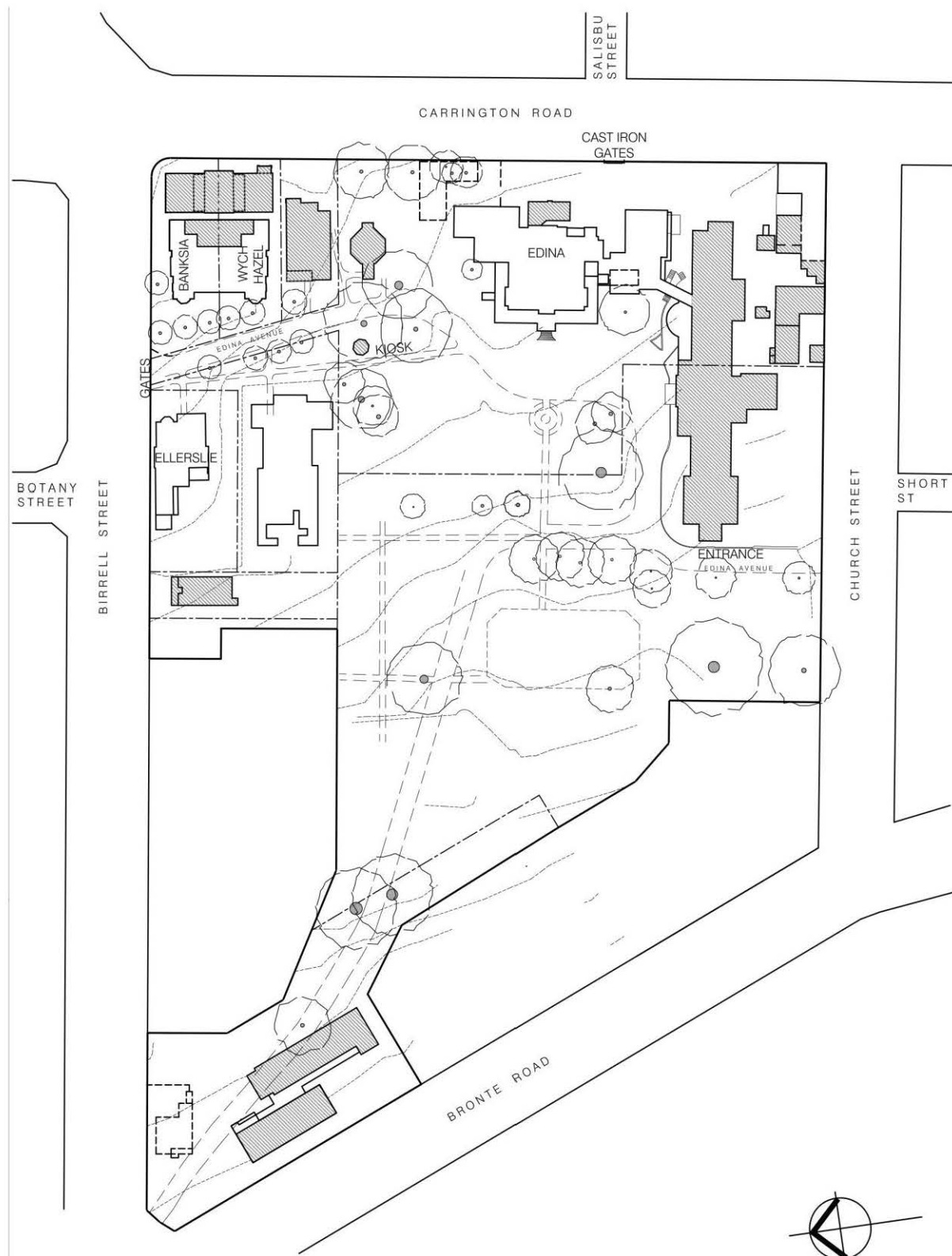


Figure 7: Major features of the hospital period, 1919-1963. (Source: Hector Abrahams Architects)

From 1969, the hospital became part of the public hospital system. This brought in public funding, but over time it changed the nature of services provided. The nurses' training ceased. Maternity services at the hospital closed in 1979. Since 1982, the hospital's focus has been geriatric rehabilitation and assessment services. Between 1988 and 1991, additional land was

purchased and the aged self-care complex was completed. Aged care continues to be the War Memorial Hospital's primary area of practice, as well as a range of outpatient services.

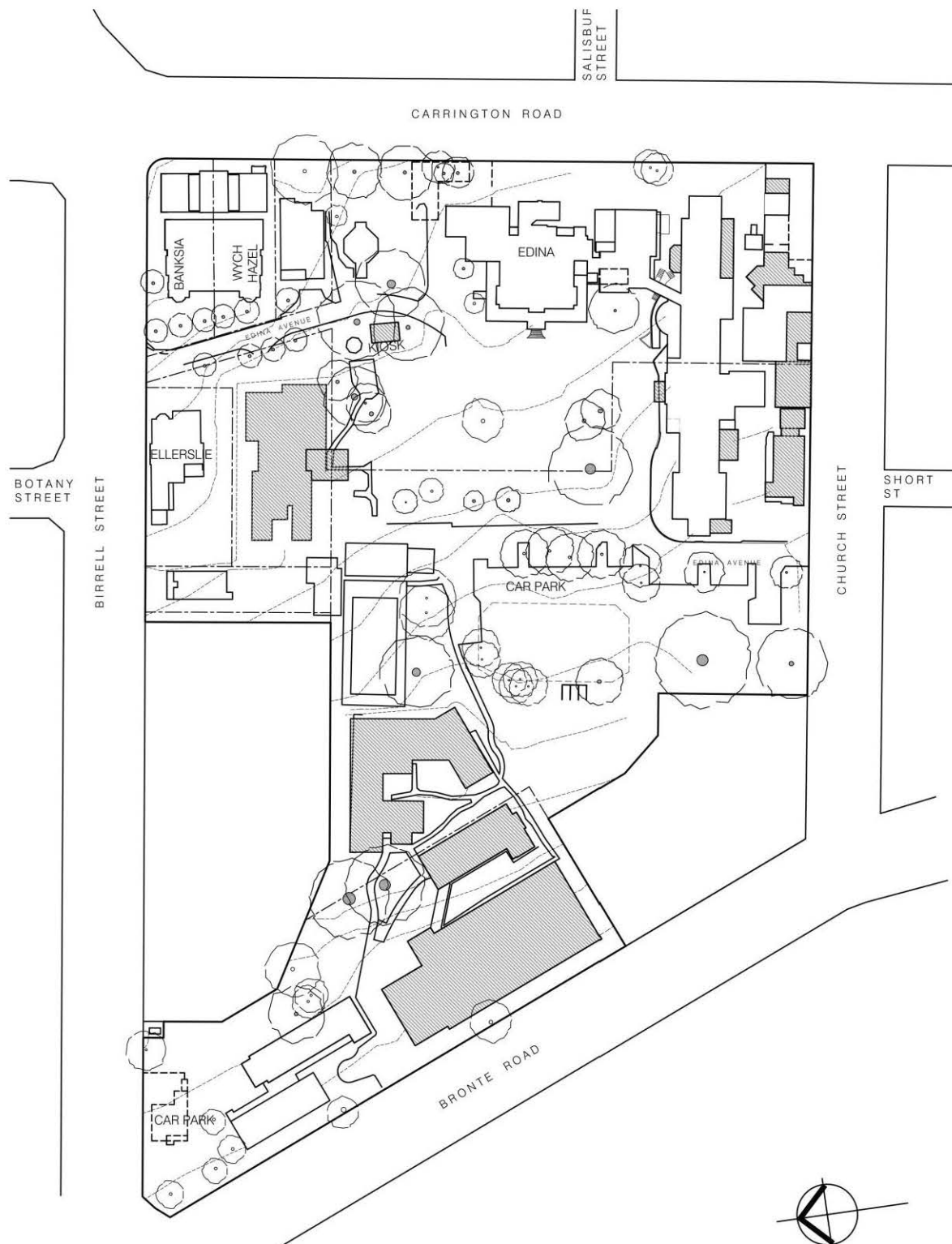


Figure 8: Major features of the hospital 1969 to present. (Source: Hector Abrahams Architects)

4. Physical Evidence

4.1. Description of the site.

This description is from the 2005 CMP. References to figures have been brought up to date.

The War Memorial Hospital is situated on a ridge of the highest point in the eastern suburbs. The site is bounded by Birrell Street, Carrington Road, Church Street and Bronte Road. Portions of this block, including a strip along Birrell Street and the corner site on Bronte Road and Church Street are privately owned. A number of the semi-detached houses along Birrell Street have been purchased by the hospital over the years.

The site contains a very fine group of high Victorian buildings, of which the most elaborate house in the area is Edina (Vickery Building), a large two storey Victorian house with a tower. The house has an extant stable block to the south west corner of the site that has now been converted to workshops. The site contains extensive remains of the former Victorian garden and trees, particularly in the terraced lawns near Edina. It also retains pathways, steps and drives from that time.

There is also a group of three, two storey, boom period, Italianate/Gothic houses towards Birrell Street that flank an entry drive, Edina Avenue, leading from the street to the main house.

There are two smaller houses in the Federation/Inter war style along Edina Drive that have been converted for hospital use.

The grounds have been developed for hospital use, and latterly aged care and rehabilitation services and contain a large number of buildings built for these services. Most prominent is the Morgan Wing, a long, three storey Mediterranean style building to the east of Edina with a four storey tower flanked by a decorative terracotta tile roof.

The site slopes east to west. The lower portion of the site has been heavily redeveloped for aged care accommodation. There are a number of temporary modern sheds and portacabins around the site and a network of drive and parking areas.

Two sections of ornate, original gates and fence sections survive on Carrington Road behind the Vickery Building and on the corner of Birrell Street and Bronte Road. There is a small section of low sandstone fence to Bronte Road and a higher section along church road that is in part a retaining wall and is incorporated into some of the buildings along this boundary. The site contains extensive landscaping and planting. This has been identified in Figure 9 below.

The site has much of its earlier Victoria garden layout and plantings, though this has been overlaid with plantings from each era of development. The upper portion of the site at Edina is laid out with terraced lawns to the front of the house with a turning circle and paths on the central axis of the house. The lawns are planted with mature Figs, two very tall Norfolk Island Pines and later Phoenix Palms. The Norfolk Island Pines are visible from many aspects around the site and beyond.

There are some interesting specimen trees indigenous to Queensland that may have been selected plantings in the lower garden (Queensland Firewheel tree, *Podocarpus* sp.)(no.14 in figure 9).

To the north is a drive and pathway that form the main entrance from Birrell Street that are lined with Phoenix palms and later, low planting.

There are boundary tree plantings to the rear of Edina along Carrington Street but this area is largely hardstanding.

The lower portion of the site has been redeveloped for buildings and pathways though there are remnant Victorian plantings along the lower terrace bank and in the section of the site toward the ornate entry gates to Bronte Road. There is a large area of lawn towards the rear of the houses along Bronte Road.

4.1.1. Site Features

The site contains extensive remains of the original development of the site and many later site features.

The upper portion of the site contains many elements from the Victorian garden including a set of statues on pedestals that appear to represent the arts and industry. The form of the original turning circle is in place, though resurfaced, and the original paths and planters have rolled and roped edges in places.

4.2. Analysis of Existing Fabric

The physical fabric of the estate, its principle views and spaces have been surveyed and recorded on the plan Figure 9.

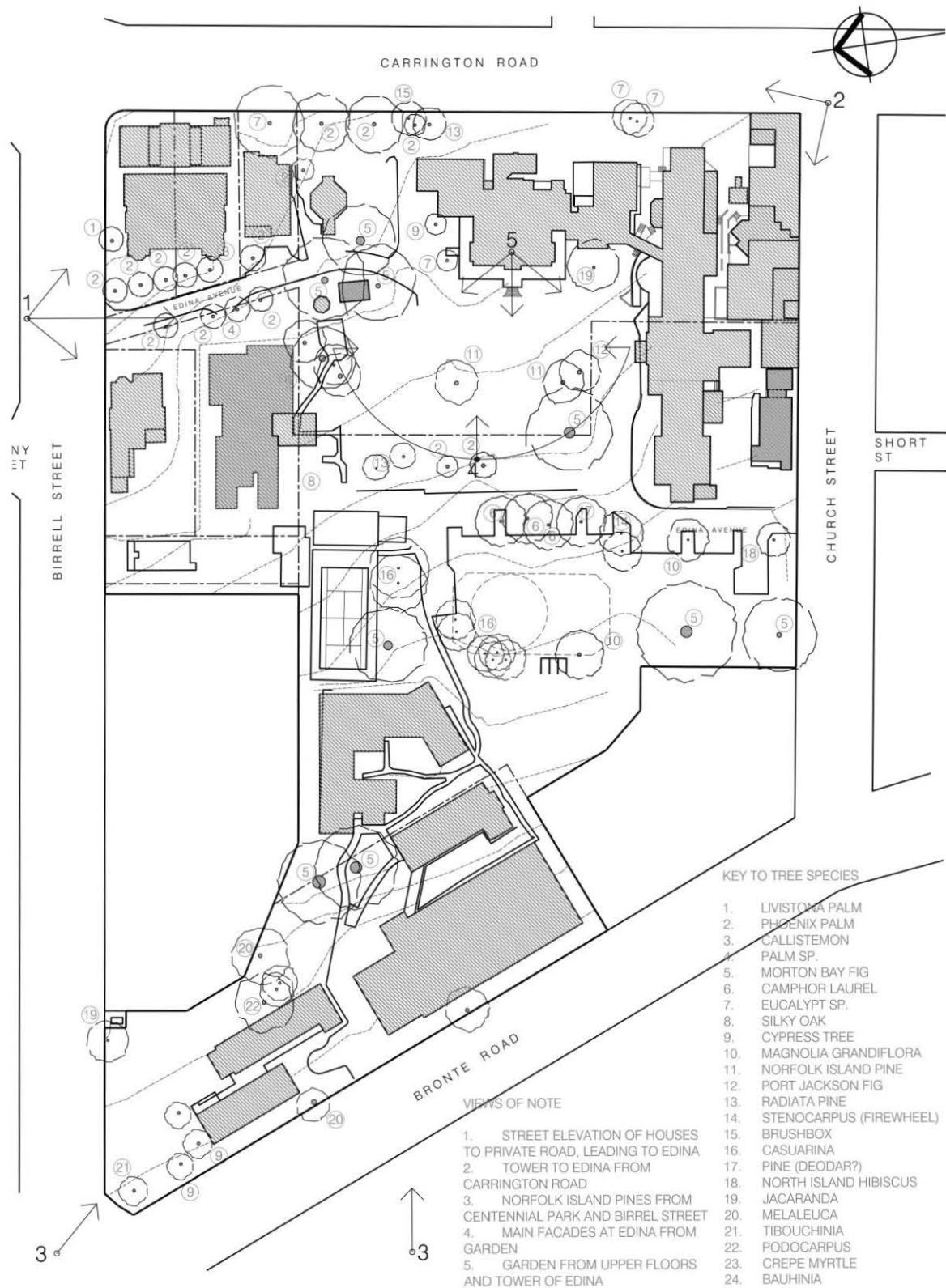


Figure 9: Principle views and spaces of the site. (Source: Hector Abrahams Architects)

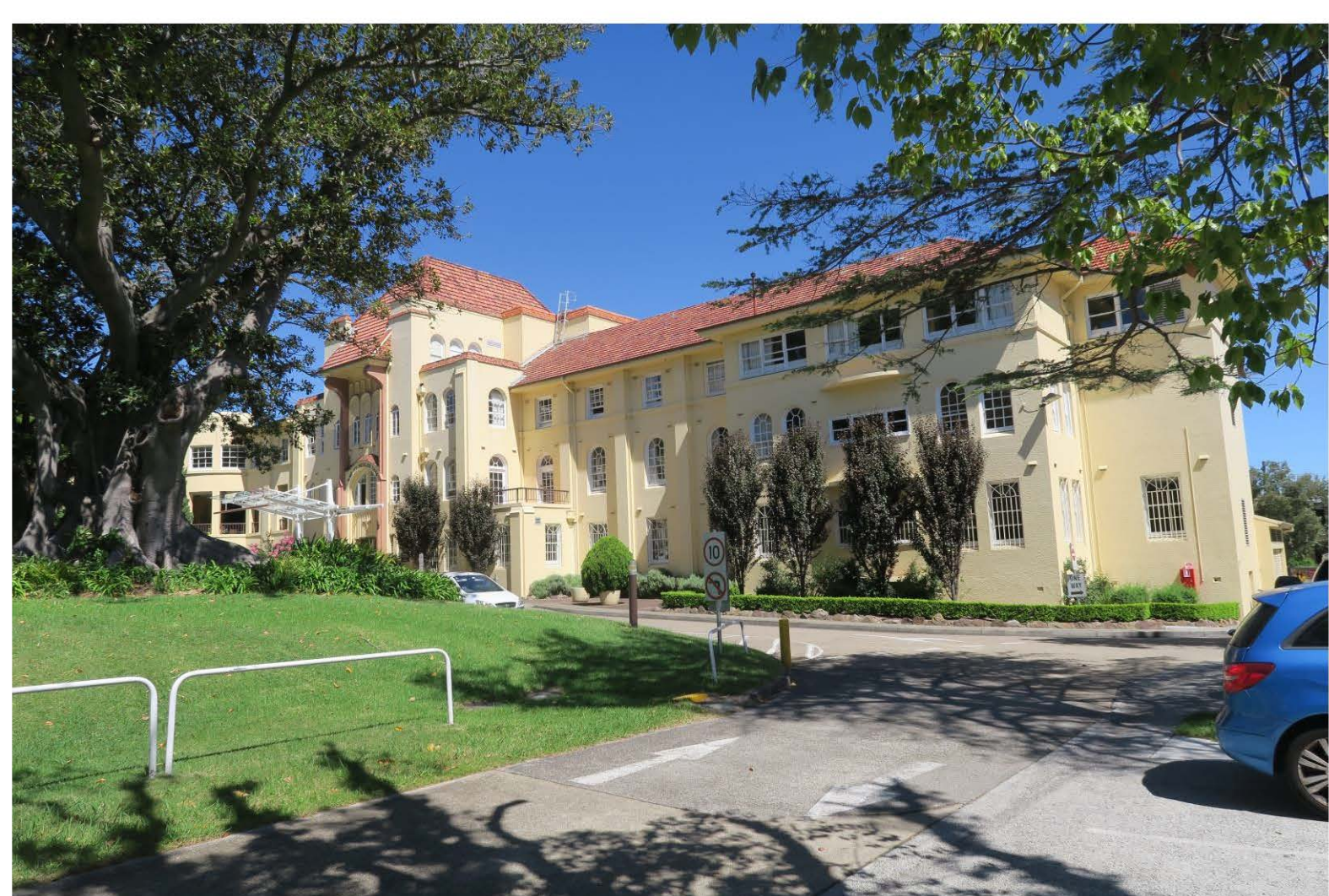
5. Assessment of Cultural Significance

5.1. Comparative Analysis

The War Memorial Hospital is one of a set of Victorian suburban estates in Sydney that survive to the present day with their Victorian-period spatial integrity intact. Several of these have become institutions through philanthropic donations which, in some cases, ensured their survival. While some continue to be occupied as private residences (e.g., Swifts, Fairwater, Bronte House), many others have become schools, and several have become hospitals.

This group of surviving Victorian suburban estates includes the following major examples:

- Cardinal's Palace, Manly (now part of St Paul' Catholic College)
- Gorton, Ashfield (now The Infants Home)
- Yasmar, Haberfield (now a juvenile justice centre)
- Mount Royal, Strathfield (now a campus of the Australian Catholic University)
- Aston Lodge, Randwick (now the Emanuel School)
- Aeolia, Randwick (now Brigidine College)
- Graythwaite ,North Sydney (now part of Shore School)
- Greenoakes, Darling Point (recently ceased use as Residence of the Archbishop of Sydney)



5.2. Assessment of Significance

Having arrived at an understanding of the place through analysis of the relevant documentary records as well as the physical fabric of the place, the following assessment of the cultural significance of the site is made in accordance with the New South Wales State Heritage Criteria.

Criterion (a): An item is important in the course or pattern of NSW's (or the local area's) cultural or natural history.

The Waverley Memorial Hospital is historically significant as an example of planned benefaction, a form of philanthropy that saw 19th century suburban villas, mansions and estates donated in the early 20th century for use by social institutions for the public good.

The Methodist Church's establishment of a hospital as a memorial to the First World War is a prominent example of the expressions of commemoration which prevailed in Australian public and community building projects in the 1920s.

The site and 19th century residential buildings at the War Memorial Hospital reflect the history of subdivision and residential development of the area, in particular the construction of mansions within landscaped grounds by the wealthy merchant classes, buoyed by the stable economic conditions of the 1870s and 1880s.

The ongoing use since 1922 as a fully-equipped medical hospital offering nurses' training is of historical significance in the evolution of health care and services in suburban Sydney.

Criterion (b): An item has strong or special association with the life or works of a person, or a group of persons, of importance in NSW's (or the local area's) cultural or natural history.

The Edina estate is closely associated with the Vickery family, the prominent 19th century Sydney merchants and philanthropists who supported many works by the Methodist Church. The family's donation of the estate to the Methodist Church was made as a memorial to Ebenezer Vickery Jr.

As one of the most ambitious and substantial works ever carried out by the Methodist Church in NSW, the War Memorial Hospital has a strong and significant historical association with the Methodist and later with the Uniting Church.

Criterion (c): An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

The War Memorial Hospital site is one of the largest remaining suburban Victorian spaces in eastern Sydney; its overall spatial order is still discernible through the site's topography, trees, scale and arrangement of buildings. It contains Edina, which is a very good and highly intact example of a Victorian mansion, which is a showpiece of Victorian architectural technology (vaulted and concreted verandah construction, cast ironwork, internal stairs). The three large Victorian houses (Ellerslie, Banksia, Wytchazel) built for family members, designed as a group and distinctively located along a private street, form a rare and very good example of a Victorian streetscape to two streets: the private street and Birrell Street.

The landscape design is significant as a highly representative example of Victorian estate planning, including the remnant statuary, tree species, fences and gates. The picturesque character of this Victorian landscape is overlaid by 1920s hospital-period landscaping which is of aesthetic and stylistic significance in its own right. The Norfolk Island pines within the lawn are aesthetically significant as landmark trees visible from as far away as Centennial Park. The tower of Edina, visible from the surrounding streets and along the length of Birrell Street, is of similar landmark value.

Some of the 20th century hospital buildings are of aesthetic significance in their own right. The 1935 wing is stylistically rare example of European expressionism, and is sensitive to Edina in its siting and scale. The chapel is a fine and original work of chapel architecture and rare for its time.

Criterion (d): An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

The War Memorial Hospital is of some social significance for the high esteem the local community have held for it over the 20th century. People who have had some contact with the hospital, including people who were born there during its time as a maternity hospital, and nurses who trained there, hold it in high regard. There are several expressions of gratitude to the hospital by local community groups located within the hospital, and it continues to be a place of memorial, with buildings, wings and rooms given names in honour of individuals.

Criterion (e): An item has potential to yield information that will contribute to an understanding of NSW's (or the local area's) cultural or natural history.

The site has low archaeological potential; but within the buildings there is some research potential to discover the earlier forms of the Victorian houses.

Criterion (f): An item possesses uncommon, rare or endangered aspects of NSW's (or the local area's) cultural or natural history.

As discussed above, the War Memorial Hospital contains a rare example of European expressionism (1935 main wing) and a 1930s chapel which is rare for its time. As well, the Victorian streetscape of the private street addressed by three Victorian houses built as a set is significant for its rarity. The estate is one of a very small number of Victorian Sydney suburban estates to survive with its spatial order and 19th century planning intact.

Criterion (g): An item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's) cultural or natural places; or cultural or natural environments.

As discussed above, the War Memorial Hospital is an excellent representative example of the philanthropic conversion of a 19th century mansion estate to a community use. The mansion itself is a very good and highly intact example of its type. The establishment of the hospital as a memorial to the First World War is a very good and substantial example of commemorative projects undertaken by private and public organisations in the 1920s.

5.3. Statement of Significance

Donated to the Methodists by the Vickery family as a memorial to Ebenezer Vickery Jr, the place is an outstanding representative example of private philanthropy and the 20th century conversion of Victorian estates to institutional uses.

The War Memorial Hospital, established in 1922 by the Methodist Church as a memorial to the First World War, occupies the buildings and grounds of the former Edina estate, which is aesthetically and historically significant as a suburban Victorian estate that retains its spatial order, scale and planning, as well as four very good Victorian houses, three of which form a significant streetscape along a rare private streetscape. The Victorian landscape planning is overlaid by a 1920s landscape of significance in its own right, as are the 1930s hospital chapel and main wing.

The site's mansion tower and Norfolk Island pines have landscape urban significance as landmarks within the broader surrounding area.





Figure 10: Ranking of fabric, spaces and views. (Source: Hector Abrahams Architects)

6. Opportunities and Constraints

This section presents information and discussion of issues that bear on the development of policies to conserve the cultural significance of the site.

The section begins with the implications of cultural significance itself, then follows the requirements of Uniting (NSW) and, finally, external statutory requirements.

6.1. Cultural Significance should be preserved

- The form, spaces and uses of the site that demonstrate its historical significance as an outstanding example of private philanthropy and its conversion by the Methodist Church to a war memorial hospital should be preserved and not obscured.
- The aspects of the site that are of aesthetic significance should be preserved. These are its intact spatial order, scale and planning of the estate, its four very good Victorian houses and stables, private streetscape, Victorian and 1920s landscape planting and features, 1930s hospital and chapel.
- The mansion tower and Norfolk Island Pines should be preserved as landmarks in the surrounding areas.

6.2. Opportunities for further revealing of significance

Where the significance of the site is obscured it should be revealed should the opportunity arise. Not all opportunities will necessarily be achievable or desirable. The major opportunities are as follows

- Removal of glass portico to reveal front entrance of 1935 Hospital
- Replacement of concrete driveways with more sympathetic material
- Reconstruction of grass bank to western side of Edina

Further opportunities exist in regard to details of the exterior and interior of the four Victorian houses, stables, summerhouse, and War Memorial Hospital and Chapel. These structures should be studied in more detail.

6.3. Opportunities for demonstrating significance

Opportunities exist to demonstrate or interpret the cultural significance of the site.

- Recreation of the original driveway path, in a manner similar to the original path (this would require the removal of buildings);
- Reconstruction of lower garden area (currently a carpark) to a garden area;
- Planting of trees which are missing from north west corner of the upper garden;
- Construction of a built form to close north end of service space behind Edina (where a Victorian outbuilding formerly stood);

- Construction of some built or garden form on site of original gatehouse (to mark entrance);

and more generally, and perhaps importantly

- Develop the site with an appreciation of its identity as a single planned estate;
- Develop the site with an appreciation of the spatial order of the estate, which is contiguous over all of its history to date.

Again, further opportunities exist in regard to details of the exterior and interior of the four Victorian houses, stables, summerhouse, and War Memorial Hospital and Chapel. These structures should be studied in more detail.

6.4. Dissemination of knowledge

Opportunities exist to foster an appreciation of the significance of the site,

- Through composing written histories;
- By collecting historic information and material formally in an archive;
- By promoting more research into the site and its history.

6.5. The Requirements of Uniting (NSW)

Uniting (NSW) wishes to provide a long term planned framework for the site in line with its broader mission and vision. The vision for the campus is “ to be a restorative place; a village that is accessible to the broader community”.

The intention is that the campus will be planned to include a residential aged care facility (RAC), a Third Schedule Hospital under the Health Services Act 1997, a range of community services, independent living accommodation, childcare and upgraded and augmented existing services.

6.6. Statutory Heritage Listings

6.6.1. Local Environment Plan (LEP)

The site is entered on the Waverley Local Environmental Plan 2012 - Schedule 5 Environmental heritage as follows:

Locality	Item name	Address	Property description	Significance	Item no
Waverley	War Memorial Hospital— landscape	Birrell and Church Street and Carrington Road	Lot 2, DP 1061588; Lot 1, DP 567694; Lot 7, DP 948185; Lot B, DP 317831; Lot 1, DP 172133; Lot 3, DP 667555; Lots 1 and 2, DP 1061548; Lot 1, DP 948186	State	1519
Waverley	War Memorial Hospital, Late Victorian buildings and former stables	125 Birrell Street	Lot 2, DP 1061588; Lot 1, DP 567694; Lot 7, DP 948185; Lot B, DP 317831; Lot 1, DP 172133; Lot 3, DP 667555; Lots 1 and 2, DP 1061548; Lot 1, DP 948186	Local	1449
Waverley	Federation style detached residences	2–8 Church Street	Lots 1 and 2, DP 630460; Lot 1, DP 167332; Lots 1, 2 and 3, DP 1098550	Local	1473

6.6.2. State Heritage Register, NSW Heritage Council

Neither the site nor any of its buildings are currently listed on the State Heritage Register. It is worth noting however that the LEP listing for the War Memorial Hospital Grounds notes the site is of State Significance.

6.6.3. Implications of Statutory Heritage Listings for the site

The listings provide recognition of the cultural significance of site in the planning system of New South Wales. The recognition means that retention of cultural significance is one of the criteria for assessment of any application for consent for works within the site and adjacent to the site. The planning system employs standard methodologies for assessing impact of developments on cultural significance.

6.7. Non-Statutory Heritage Listings

6.7.1. Australian Heritage Commission

The subject property is listed on the Register of the National Estate (002469) both as a group and the individual buildings including the main building Edina (Vickery Building) and the two houses, Banksia and Wytchazel.

6.7.2. National Trust of Australia (New South Wales)

The site is entered on the National Trust Register in the following way:

Locality	Item name	Address	Listing ID
Waverley	Two sets of gates	Birrell Street & Carrington Street (Part Of War Memorial Hospital Group)	S10594
Waverley	War Memorial Hospital Group:	Birrell Street Corner Carrington Street (War Memorial Hospital Group)	S10733
Waverley	Banksia and Wych Hazel	Birrell Street (Part Of War Memorial Hospital Group)	S6714
Waverley	Edina & Stables	Birrell Street (Part Of War Memorial Hospital Group)	S7379

6.7.3. Implications of non-statutory listing

The inclusion of the site on these prominent non- statutory lists provides recognition of the cultural significance of the site in a broad State and Commonwealth community level.

6.7.4. Building Regulations and Access Legislation

The National Construction code (NCC), incorporating the Building Code of Australia (BCA) and the Commonwealth Disability Discrimination Act (DDA) 1992 establish mandatory standards for new work, and some obligatory requirements for compliance of existing buildings and landscape. Works undertaken must also comply with the current NSW Work Health and Safety Act and the current NSW Work Safety Regulation.

The obligatory requirements for upgrading to these standards generally apply to fire safety, essential services, equitable access and work safety and occupational health standards.

For new work and obligatory upgrade works, the compliance with the NCC is framed in terms of performance standards, in compliance of which 'deemed to satisfy' requirements are defined. It is common practice in buildings of complexity such as St John's, for specific solutions to be engineered to meet fire egress requirements.

Compliance with the BCA does not signify compliance with the DDA. The provisions of the DDA are entirely qualitative. In 2010 the Commonwealth published the Disability (Access to Premises – Buildings) Standards. These are intended to ensure that the requirements of the Act are met.

7. Conservation Policies

7.1. Conservation Approach

Conservation includes all of the processes of looking after a place so that its cultural significance is retained. It is one aspect of the overall management of a place. The Burra Charter is the key document setting out the principles behind conservation in Australia, and the policies below have been formulated in accordance with the Burra Charter.

Conservation policies outline the ideal outcome in heritage terms. It is acknowledged that other factors must come into play in the management of any complex site. In such cases, management decisions which allow the greatest number of conservation policies to be met are to be strived for.

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.

The following policies apply to the site as a whole. Further detailed policies should be developed for the four Victorian houses, stables, summerhouse, and War Memorial Hospital and Chapel.

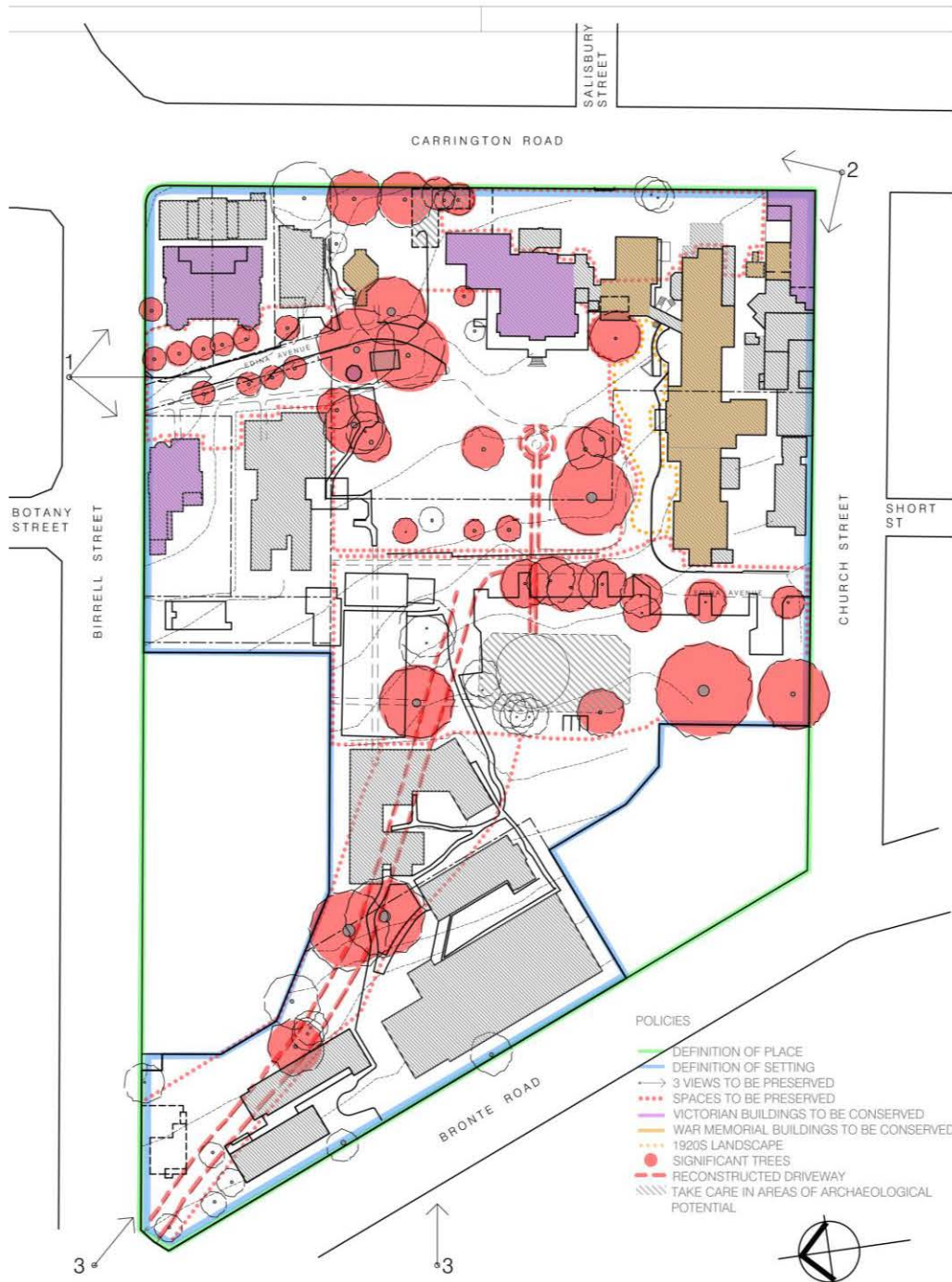


Figure 11: Site plan illustrating conservation policies. (Source: Hector Abrahams Architects)

7.2. Policies

7.2.1. Definition of Place, Curtilage and Setting

For planning purposes, it is useful to clearly define a place and its setting. In conservation terms, the setting of a place is the “*environment of a place that is part of or contributes to its significance and distinctive character.*” (Burra Charter Article 1.12)

Policy 1: The place and curtilage should be defined as that part of the Edina estate which became the War Memorial Hospital in 1922 (see Figure 11). The setting should be defined as the original Edina estate boundaries and the streets which surround those boundaries: Bronte Road, Birrell Street, Church Street, and Carrington Street.

Policy 2: The name of the place “*Waverley War Memorial Hospital*” should continue to refer to the nature of the original hospital’s establishment as a memorial to the First World War.

7.2.2. Significant Fabric, Views, Spaces and Spatial Relationships

Much of the significance of a place is derived from its fabric. The term fabric is intended to include broadly the landform, landscape, plantings and vegetation, buildings and other site features, as well as views and spatial relationships. Defining the significant fabric helps in making decisions about the conservation of a place and in making sensitive changes to the place.

Policy 3: The fabric, views and spatial relationships ranked Exceptional and High should be conserved. They are:

- Victorian buildings and estate planning: topography, plantings, fences, statuary and spatial order (including the private street, original drive and distinction of service areas (stables and kitchen) from formal areas);
- War Memorial Hospital buildings of aesthetic importance: main building, chapel;
- 1920s landscape items: palm trees, cast iron bollards, reconfigured gates to Birrell Street / Bronte Road and new gates to Carrington Road;
- External views from Centennial Park of the Norfolk Island Pines;
- Existing views of the houses along Birrell Street and tower from Carrington Street (views 1, 2, 3 in Figure 11).

7.2.3. Uses and Governance

Use can form part of the significance of a place, especially when it is a historic use which is continuing. Conservation is aided by selecting a use for each space which is able to be accommodated with only minimal change to the significant fabric.

The medical / health care use which took over the private residential use in 1922 is of such long standing and significance in its own right that the medical use may by now be considered a historic use.

Policy 4: The existing institutional governance and hospital use is a historic use that should be continued.

Policy 5: The historic use should be broadly defined to include uses related to health, aged care and training.

Policy 6: The following historic spatial uses relating to the Victorian period should continue or be re-instated:

- early entrances and driveway;
- upper garden areas as garden / passive recreation.

7.2.4. Interpretation and Reconstruction

The Burra Charter defines interpretation as “*all the ways of presenting the cultural significance of a place.*” (Article 1.17) Interpretation can include restoration and reconstruction (ways of returning a place to a known earlier configuration), signs, publications, artworks, lighting and access.

Policy 7: The place should be interpreted as the whole estate developed by the Vickery Family as a residence, and then as a result of a major gift, developed as a War Memorial Hospital.

Policy 8: Creatively interpreting aspects of the history of the place should be considered as opportunities arise, including

- Develop the site with an appreciation of its identity as a single planned estate;
- Develop the site with an appreciation of the spatial order of the estate, which is contiguous over all of its history to date.

Policy 9: The following reconstructions, removals and plantings should be considered:

- Removal of glass portico to reveal front entrance of 1935 Hospital;
- Replacement of concrete driveways with more sympathetic material;
- Reconstruction of grass bank to western side of Edina;
- Recreation of the original driveway path, in a manner similar to the original path (this would require the removal of buildings);
- Reconstruction of lower garden area (currently a carpark) to a garden area;
- Planting of trees which are missing from north west corner of the upper garden;
- Construction of a built form to close north end of service space behind Edina (where a Victorian outbuilding formerly stood);
- Construction of some built or garden form on site of original gatehouse (to mark entrance).

7.2.5. Alterations to the Site (new buildings and landscape)

In many instances, changes will need to be made to significant fabric for good reasons. For example, the removal of some fabric of lower significance may be necessary in order to maintain fabric of higher significance. Generally, fabric of higher significance should be treated more cautiously than fabric of lower significance.

In this case, the site has the potential to be developed further in order to accommodate the continuing historic health care use. However, it would be less preferable to develop the site for different new uses.

The estate design is fundamentally orthogonal, but the arrangement of the carriage drive and the 1920s drive were carried out in the picturesque mode.

Alterations to the site must be careful of the significant fabric of the place and its potential underground archaeological deposits, predominantly the site of the demolished wing to the east of Vickery and the central pond as shown in Figure 11.

Policy 10: The siting of new buildings must respect the integrity of estate, its orthogonal and picturesque layouts, and the historic sequence of spaces. New buildings may be placed in the historic lower garden and service court spaces provided those spaces remain discernible. They may replace buildings assessed as being of moderate or low significance. New buildings should not be placed in the upper garden space.

Policy 11: the scale of new buildings should be of a scale consistent with the estate. This allows for large buildings; however, new buildings should not challenge the landmark qualities of the Edina tower or the Norfolk Island pines.

Policy 12: the character of new buildings and new landscape features should appear to be a development of the estate as a whole, in a similar way that the 1935 War Memorial Hospital appears in relation to Edina.

Policy 12: Should works involve areas of potential archaeological deposits, plan for proper investigation and interpretation of those deposits.

7.2.6. Technical Oversight and Review of plan

Policy 13: Involve the standard of professional and craft expertise appropriate to each grade of significance in each area of the site.

Policy 14: Review this plan in step with the timing of review of the strategic plan of the Hospital and its masterplan, or when works are proposed to fabric or spaces of Exceptional or High Significance.



8. Appendix

Detailed Account of the Development of the Estate

The following pages have a reproduction of Section 2 – Historical Analysis written for the 2005 Conservation Management Plan by John Oultram Heritage and Design. The history covers

- 2.1 Suburban Context
- 2.2 The Edina Estate
- 2.2 (sic) The War Memorial Hospital
- 2.3 Site Development

APPENDIX 2 – ILLUSTRATIVE CONCEPT DESIGN

Prepared for: Client
Date: February 19, 2021

Appendix - DCP Supplementary Info

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Project and report	Uniting Waverley	
Date	February 19, 2021	
Client	Uniting	
Document no.	Insert filepath	
	Issue A - 16/02/21	Approved by: Farhad Haidiri
	Issue B - 19/02/21	
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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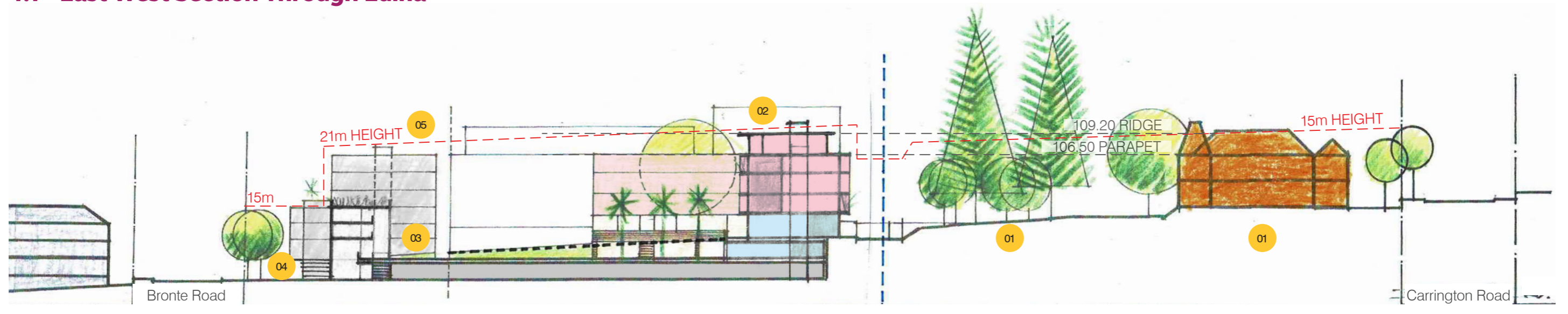
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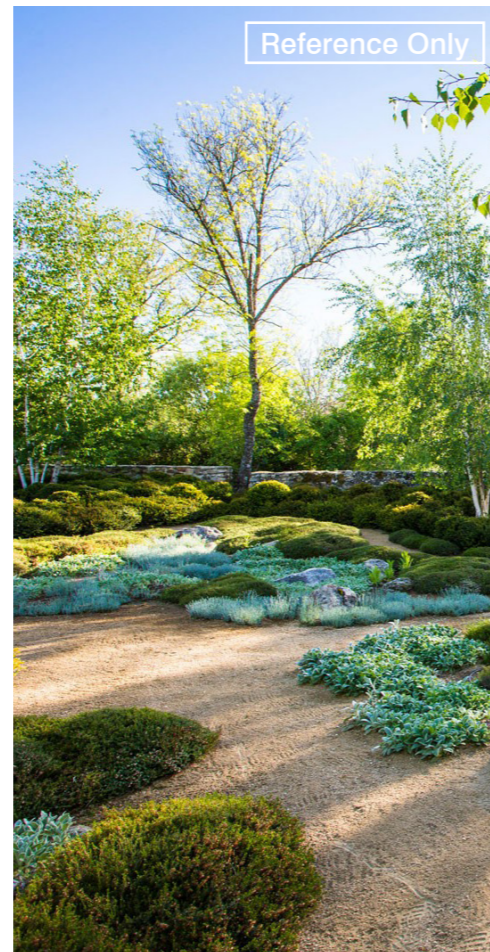


1 Sections and Elevations

1.1 East West Section Through Edina



Reference Only



Reference Only

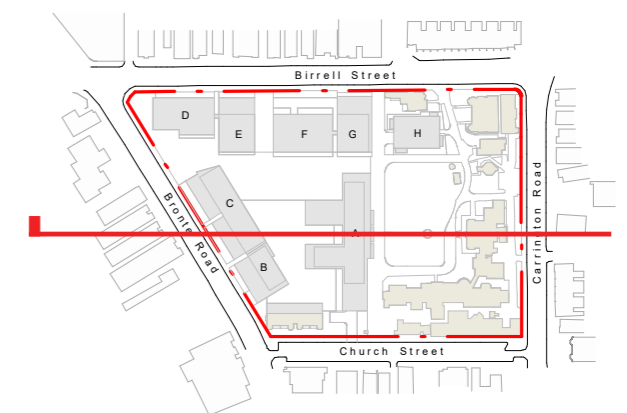


Section

- 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

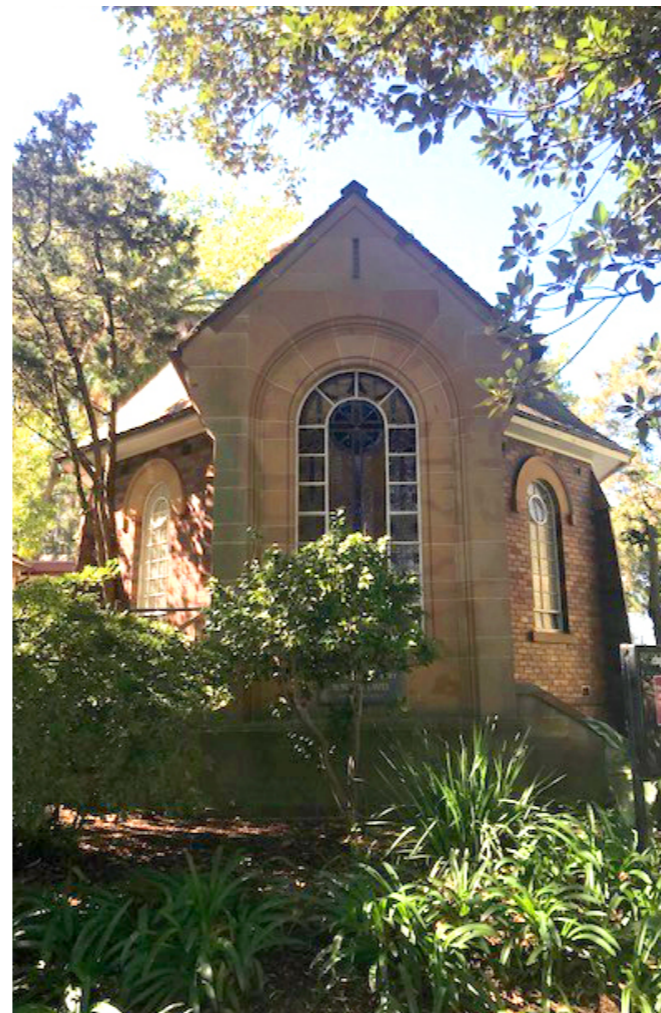
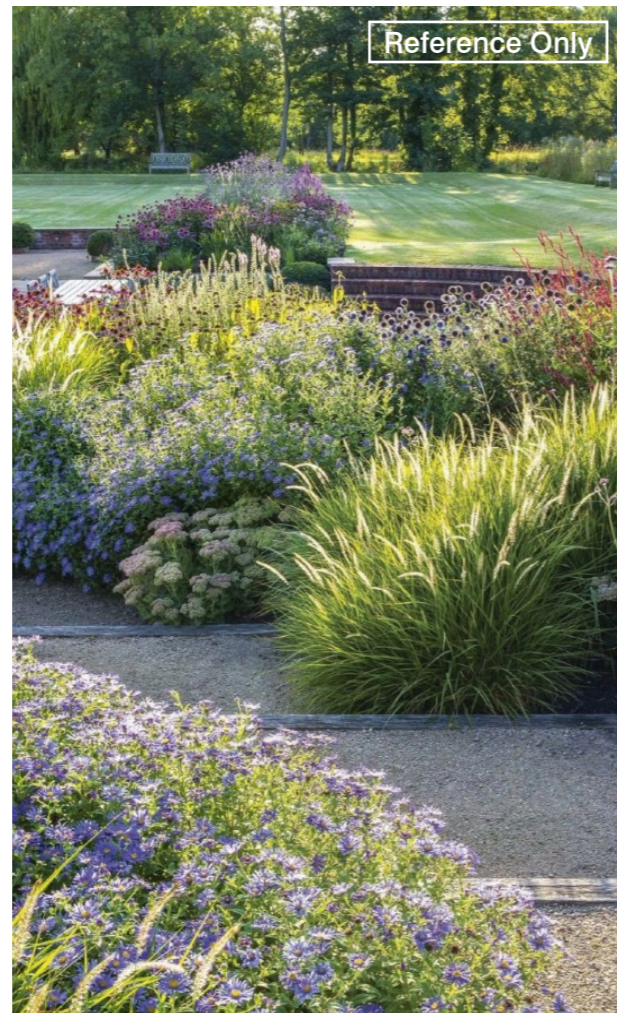
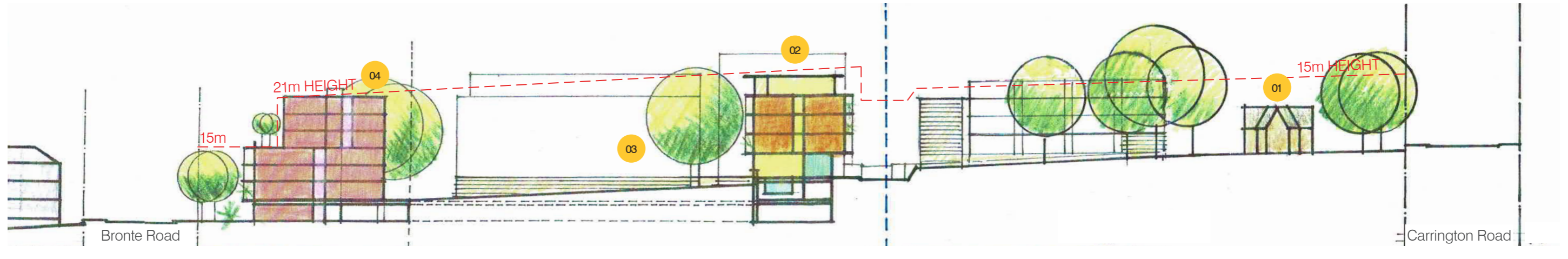
Images

- 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

1.2 East West Section Through Chapel

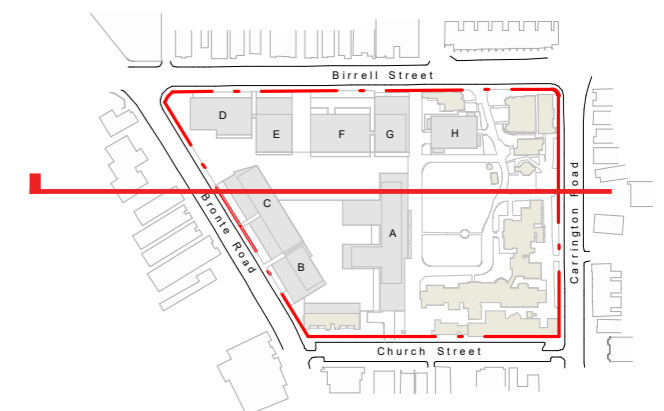


Section

- 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

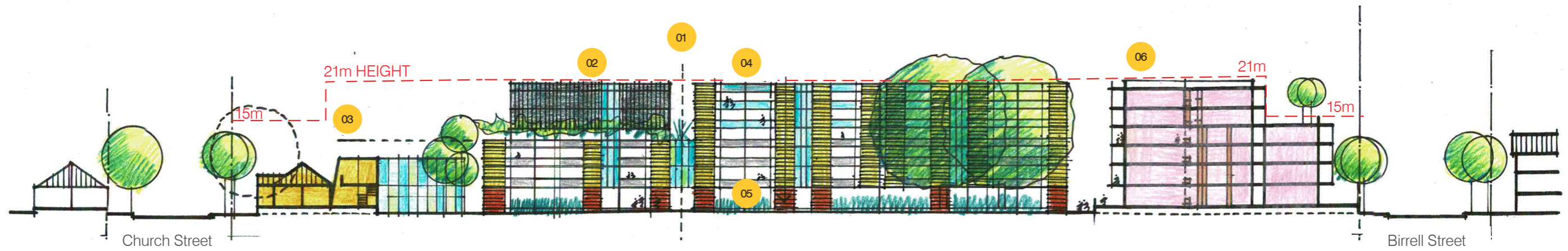
Images

- 01 Channel 9 Site Masterplan, by CHROFI
- 02 Stepped Landscape
- 03 Existing chapel



Indicative Only

1.3 North South Section Through Seniors Garden

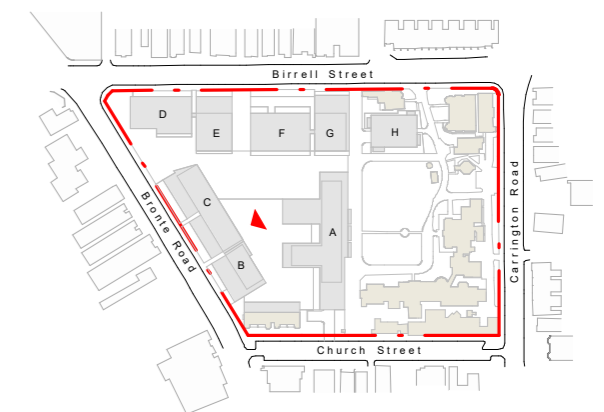


Section

- 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

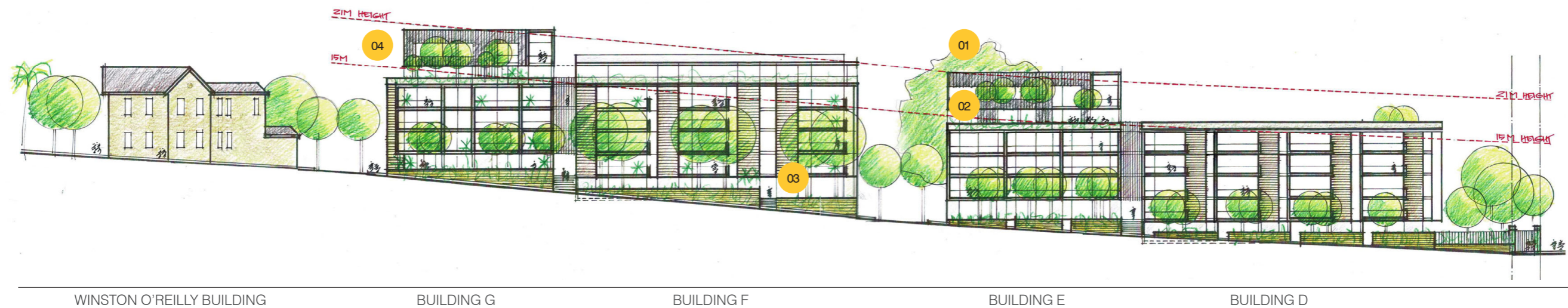
- 01 Existing cottages, corner of Bronte Road and Church Street
- 02 Landscaped paths, Heide Museum, by Openwork
- 03 Apartment gardens, Eve, by 360 Degrees



Indicative Only

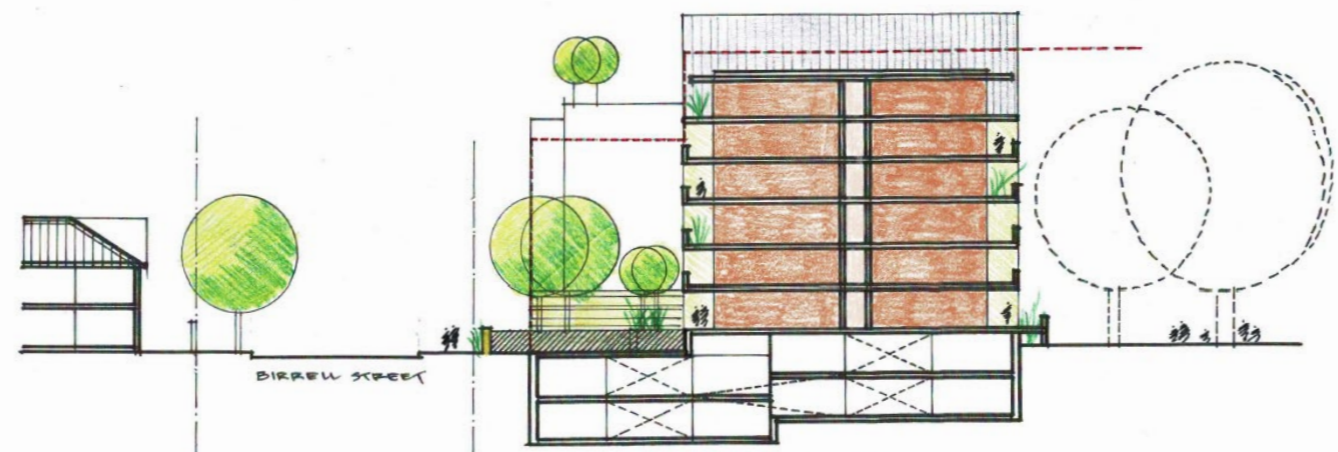


1.4 Birrell St Indicative Elevation and Section

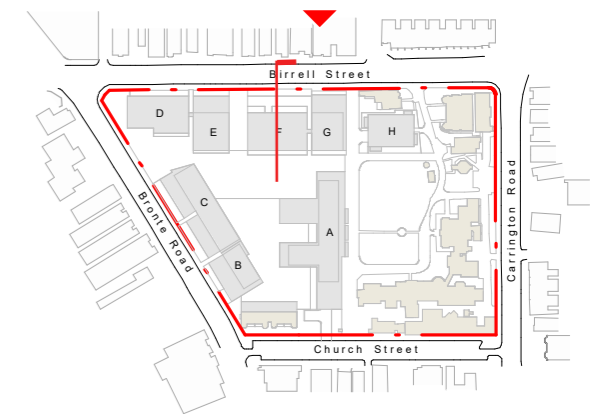


Indicative sketch elevations illustrate indicative scale and character of the Birrell Street frontage and the likely interface between existing heritage buildings and new built form. To address its dramatic topography, stepping sandstone walls and landscaped gardens complement the articulated seniors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

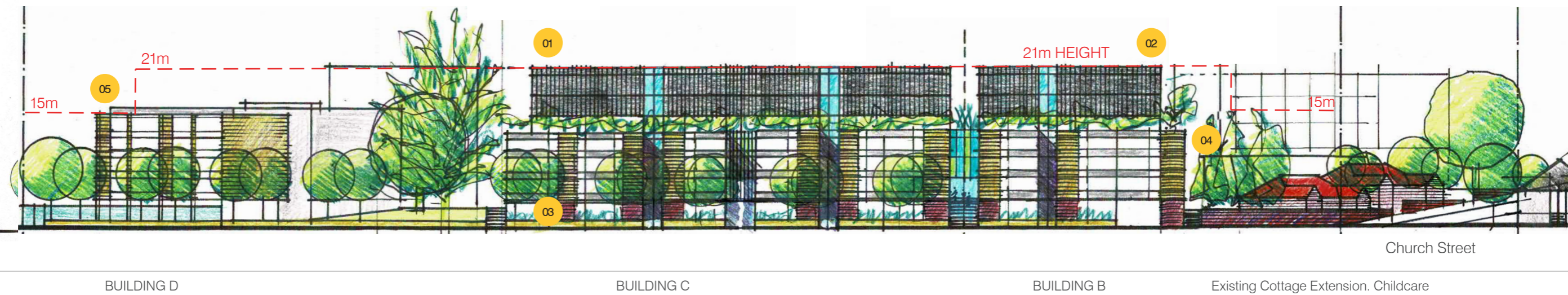


BUILDING F SECTION



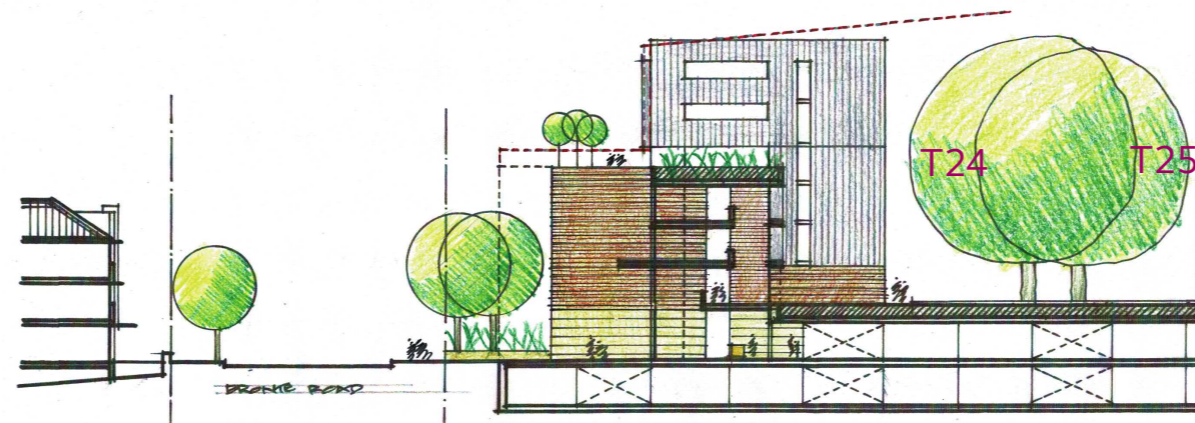
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1.5 Bronte Rd Indicative Elevation and Section

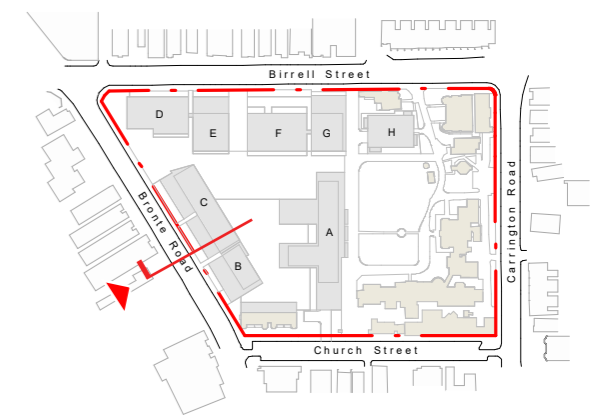


Indicative sketch elevations illustrate indicative scale and character of the Bronte Road frontage and the likely interface between existing cottages and new built form. With setback higher levels, an articulated four storey built form addresses the street. To respond to new built form opposite and to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



BUILDING B SECTION



Indicative Only





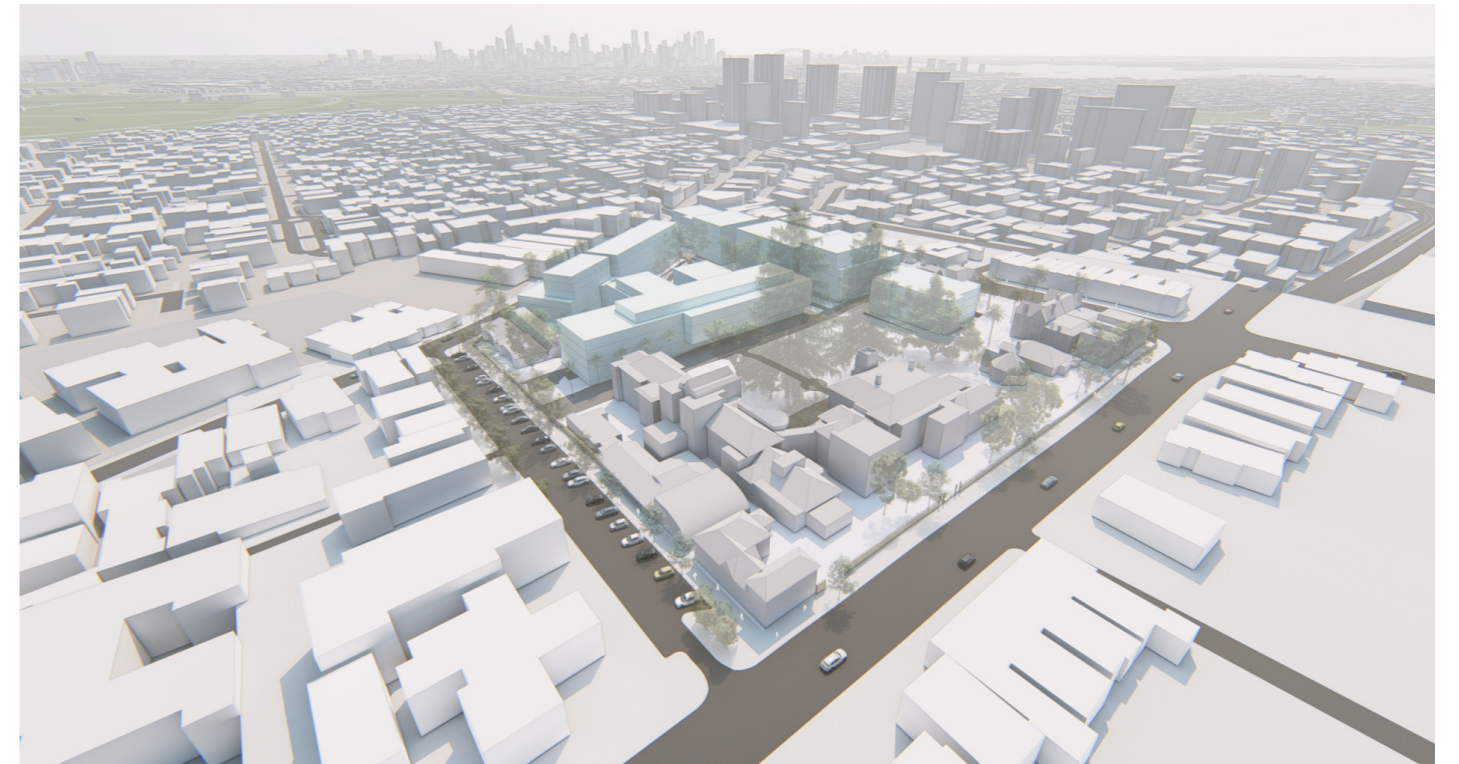
2 3D perspectives

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.

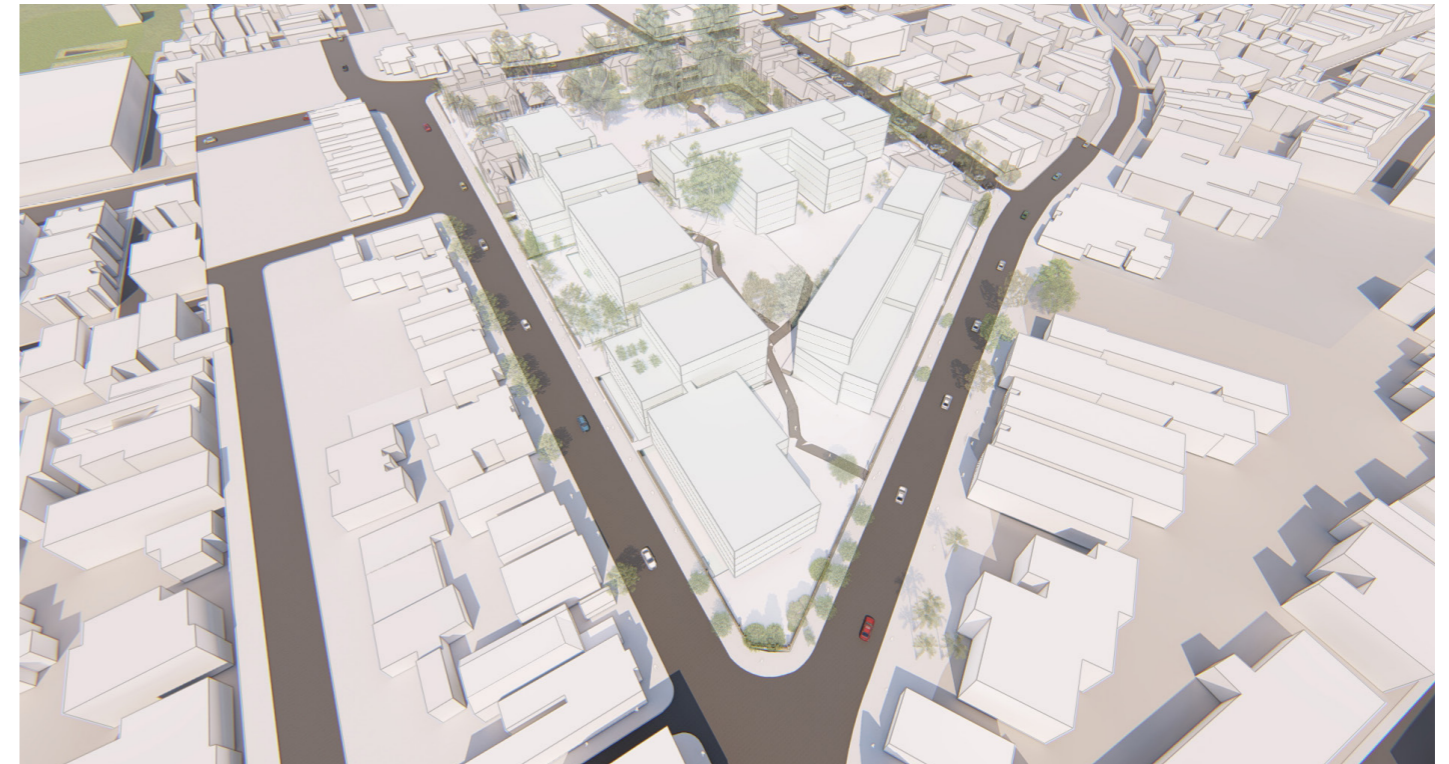
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3D perspectives



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.

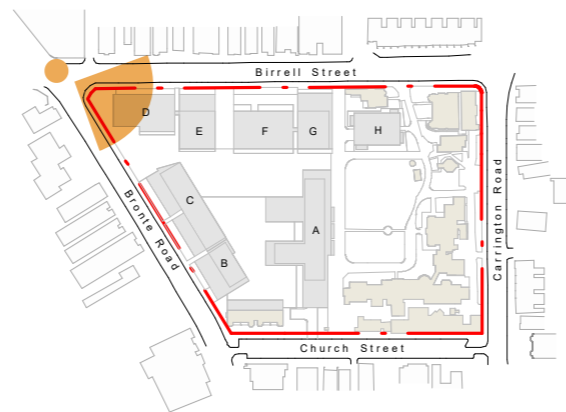
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2.2 Street Views



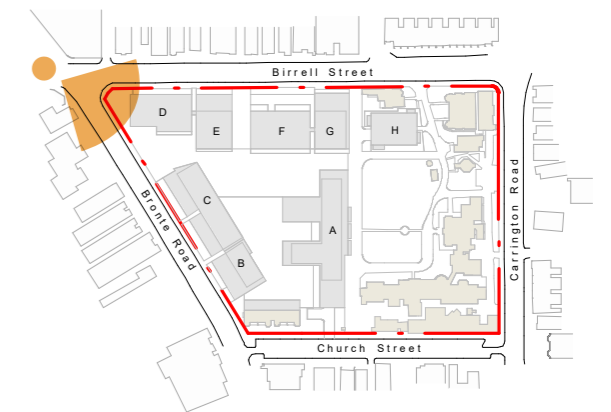
View from Birrell Street / Bronte Road Corner

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 & 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.

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