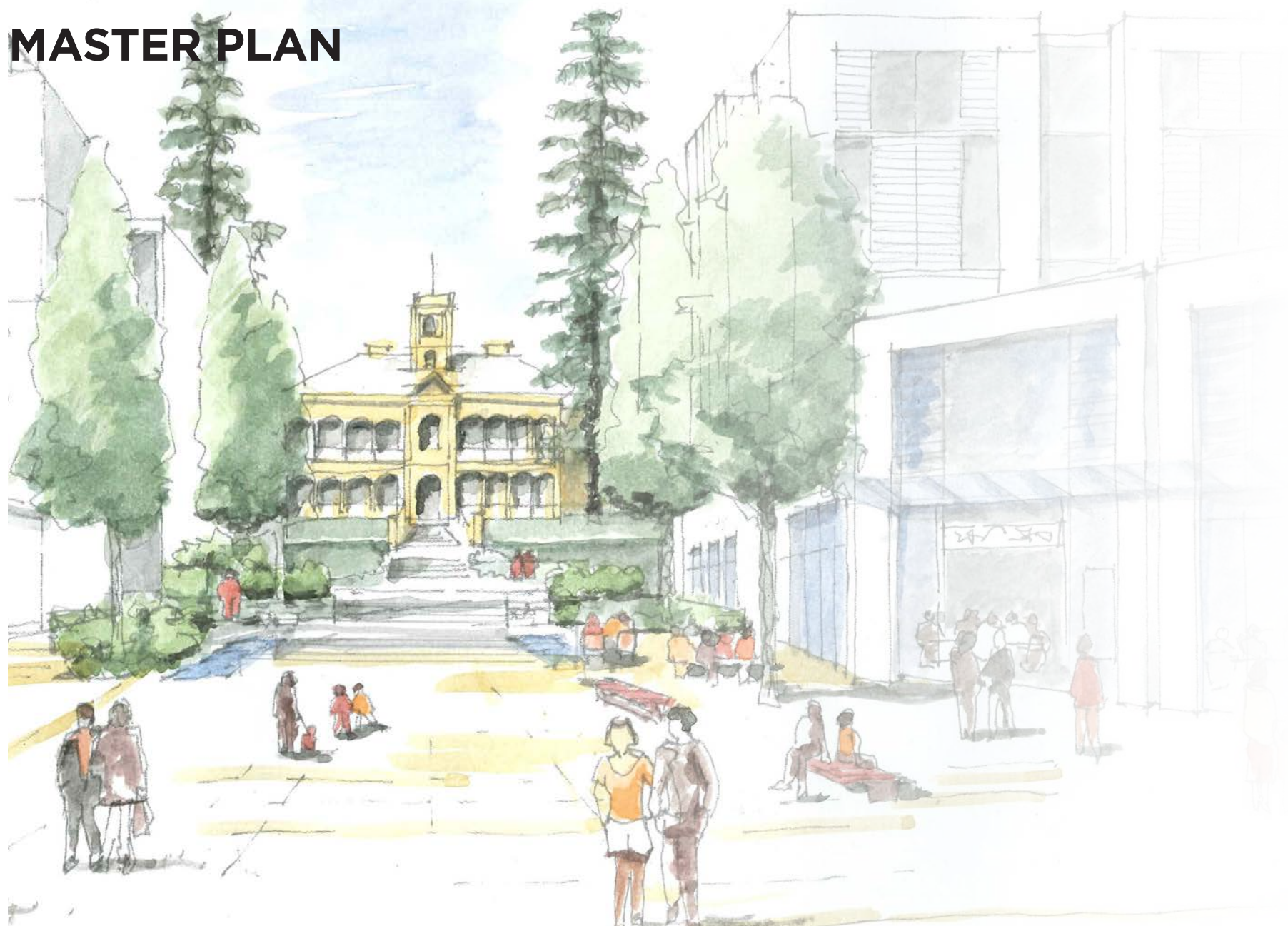


UNITING WAVERLEY

MASTER PLAN





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EXECUTIVE SUMMARY

Uniting wishes to develop a master plan that will provide a long term framework for the Uniting Waverley site, supporting the broader mission and vision which is to create a restorative place; a village that is accessible to the broader community.

The site will include a new residential aged care (RAC) facility, a rehabilitation hospital under the Health Services Act 1997, a range of community services, independent living accommodation, childcare, as well as upgraded and augmented services.

The Waverley site has been in Uniting's possession since the bequest of the Vickery family in 1919. Uniting and its predecessors have maintained the War Memorial Hospital since that time.

As part of the redevelopment some new services will be provided and other major facilities will be upgraded. Additional independent living units (ILUs) will be provided to complete a holistic community model on one campus.

The proposed master plan for the site will allow Uniting to establish a comprehensive framework for the site which is cognisant of its context, heritage buildings and landscape, sensitive to adjacent land uses, achieving renewal with additional compatible uses to those on site now.

The master plan proposes some increase in permitted floor space and heights as well as simplified LEP controls to enable the objectives described here to be achieved within a transparent long term framework.

The master plan framework principles and illustrative concept underpin a Planning Proposal to be submitted to Waverley Council.

1. BACKGROUND

Cox Richardson Architects and Planners (COX), with Hector Abrahams Architects, and Taylor Brammer Landscape Architects have been engaged by Uniting since 2015 to work with Uniting in developing a comprehensive master plan for the Waverley site. This has involved a detail consultation process with the range of Uniting's health professionals and carers; and the study of various options for future growth for the services located at the Waverley site.

Since that time, a development brief and guiding principles for the design of future facilities have been developed with Uniting. These have guided the development of options and their evaluation, leading to a preferred scheme. Concurrently a series of studies have been undertaken to determine the most appropriate form of ultimate growth on the site, in conjunction with:

- Uniting's mix of services currently on site and which of those are desired to remain in future; and
- Additional supporting services which would augment these in a functional mix.

An iterative design process has followed these studies, which has resulted in the Master Plan and Planning Proposal

This report summarises the development of the resulting master plan.

To achieve the master plan framework, a number of modifications to current LEP controls for height, floor space, zoning and land use are proposed to be amended to reflect the allocation of facilities across the site, in an evolving context.

The master plan framework supporting the project proposal recognises, celebrates and respects the heritage significance of the site which includes a series of buildings dating since the mid-19th century and their associated grounds.

The master plan framework seeks to unify the grounds with new buildings and spaces that support a holistic concept of "buildings in a landscape", reflecting the original Vickery vision of buildings in a setting dominated by partly formal, partly a "natural" unstructured landscape extending down the western slope toward what is now Queens and Centennial Parks and the greater Botany basin.

The scheme is informed by a spatial analysis development with Uniting based on the specific objectives for this site. The brief recognises the inadequacy of current building stock on site including the Edina residential aged care facility which will be replaced by a contemporary facility, ensuring that Uniting can move into the future and continue to provide quality care.



Vickery Building

1.1 Introduction

This report has been prepared by Cox Richardson (COX) on behalf of Uniting to accompany a Planning Proposal to amend the Waverley Local Environmental Plan 2012 (LEP). The proposed amendments to the LEP aim to facilitate the staged redevelopment of the existing aged care and hospital facilities operated by Uniting at the Waverley site.

Uniting, with COX and the design team, has undertaken a detailed master planning exercise to identify the opportunities and constraints of the site and to guide future development over the coming years.

The master plan framework has been informed by detailed assessment of the heritage of the site and the opportunities this offers. The master plan framework also proposes new buildings and uses to be introduced on the site to enhance the community service offering and the quality of care provided by Uniting.

The Planning Proposal has been informed by the master plan and seeks to facilitate the delivery of the built form and range of uses on the Waverley site. The Planning Proposal seeks to amend the land use zone, maximum building height and the maximum floor space ratio that apply to the site, to ensure Uniting can achieve the provision of services.

1.2 Purpose of the Report

The purpose of this master plan Report is to describe the site analysis, and functional requirements undertaken in support of the Planning Proposal, and summarise the proposed concept master plan supporting future development.

The report supports the Planning Report prepared by JBA Urban Planning consultants. The Planning Report has been prepared in accordance with Section 55 of the Environmental Planning & Assessment Act, 1979 (EP&A Act), and ‘A Guide to Preparing Planning Proposals’ prepared by the former Department of Planning and Infrastructure, which requires the following matters to be addressed:

- objectives and intended outcomes of the amendment to the LEP;
- explanation of provisions;
- justification;
- relationship to strategic planning frameworks;
- environmental, social and economic impact;
- State and Commonwealth interests; and
- community consultation.

1.3 Project Team

The project team comprised:

ORGANISATION	REPRESENTATION
Client / Project Management	Uniting Adrian Ciano, Fiona Logge
Master Planners	COX Richardson Architects & Planners (COX) John Richardson, Philip Graus, Michael Grave, Rob Strang, Ru Yap, Nick Dijoux, Pi Saengporm, Cameron Hallam, Charlie Chen
Statutory Planners	JBA Gordon Kirkby, Angus Halligan
Heritage Architects	Hector Abrahams Architects Hector Abrahams
Landscape Architects Arborist	Taylor Brammer Matthew Taylor, Vanessa Hoang
View analysis certification	Richard Lamb & Associates Richard Lamb
Traffic Engineers	Traffix Graham Pindar, Geoff Higgins
Cost planners	Wilde & Woollard Mark Johnson, Meita Ishak
Geotechnical Utilities engineering	Wood & Grieve Ben James, Rowan Barwood, Ian Harris
Community Consultation	Kathy Jones & Associates Toni Rankin, David Robinson, Scott Newton
Contamination	JBS & G Joanne Rosner, Mitchell Hodgins

1. BACKGROUND

1.4 Uniting Waverley Vision

Uniting has adopted a series of Guiding Principles for the development of the site.

Uniting has been present in Waverley since 1919 and is committed to serving the community into the future. Uniting's Vision is to create a community hub where people can access a range of contemporary services from early learning through to contemporary health care.

Uniting looks to providing a model that promotes:

A place of Health, wellbeing rehabilitation and restoration – improve and enhance services on the site with a focus on well-being and active ageing supported by services from allied health, seniors housing and residential aged care.

Living Longer Living Better – delivering on the philosophy of aged care reform policy ensuring residents are supported through different ages, fostering independence and the ability for ageing in place and providing choice in residential accommodation.

Equity – Those least mobile should be closest to what they need and services accessible to all.

Sustainable – To allow the site to move with the changing needs of the community, achieve a more efficient site and ensure that building designs are sustainably responsive into the future.

Engagement – Events and programs that bring in people of differing age, from early learning to day programs and special events.

Connected – Create a village that supports community, well connected to surrounding places and has a strong heart that brings community together fostering meaningful positive social interaction.

Integrated – Create stronger links and integrate into the Waverley community for both a two way benefit, encouraging active, engaged lives for residents and providing services and amenities to the community.

Celebrate – and respect the spirit of the Vickery gift, a “sacred site” that is a community asset in trust to Uniting, thus celebrating reinvigorating and sharing heritage and furthering our commitment to the historical value of health services on the site.



1.5 Site Design Principles

The following guiding principles underpin the master plan framework:

- Enhance the sense of a village focussed around a garden.
- Reconnect the estate to its surroundings.
- Celebrate and more strongly reveal its heritage.
- Identify areas for future development



2. SITE ANALYSIS

2.1 Overview

The site is an extraordinary land parcel with exceptional built and landscape features. It retains a significant presence in the Waverley area and will remain prominent due to its four major road frontages.

The heritage elements on site including the original vision of buildings in landscape provide a strong basis for sympathetic future development.

Site Location

The site is identified as an area bounded by Bronte Road, Birrell Street, Carrington Road and Church Street, Waverley and occupies an area of some 31,662m².





2. SITE ANALYSIS

2.2 Statutory Context

2.2.1 State & Local Planning

The site is subject to the following legislative instruments:

- Waverley Local Environment Plan (LEP) 2012, as adopted in September 2016;
- Waverley Development Control Plan 2012;
- Seniors SEPP (State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004);
- SEPP65 - Design Quality of Residential Apartment Buildings, referencing the Apartment Design Guide.

The current LEP controls principally address:

- Land Use;
- Floor space ratio;
- Height of Buildings;
- Heritage.

These 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

There is an evident case for permitting a higher floor space ratio consistent with recent adjacent development.

Current Land use zoning across most of the Uniting ownership is classified SP2 Health Service Facility.

Floor Space Ratio across the majority of the site is scheduled as 0.90:1 (areas zoned SP2); and 0.60:1 (remaining areas fronting Bronte Road and Birrell Street). Other parts of the site currently zoned Residential have a ratio of 0.6:1.

The LEP Heritage map identifies two 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 I449 and I 519. In the case of the cottages facing Church Street / Bronte Road, no further description or heritage is noted within the LEP.

Other LEP mapped use considerations:

- **Flood map**
The site is not shown as flood prone, unsurprising given the high elevation near the Bronte ridgeline.
- **Active Street Frontages**
The site is adjacent the Bondi Junction centre area governed by this control, which ceases at the northern corner of Birrell Street and Bronte Road.
- **Acid Sulfate Maps**
The site is not within the mapped area.
- **Land Reservation Acquisition**
The site is not within the affected area.
- **Lot size map**
Currently Map LSZ-001 shows that minimum lot sizes of 325m² apply to lots on the Bronte Road and Church Street corner of the site, and the adjacent parcels on Birrell Street.
- **Key Sites Map**
One map is referenced in the LEP and the Uniting site is not within the affected area.

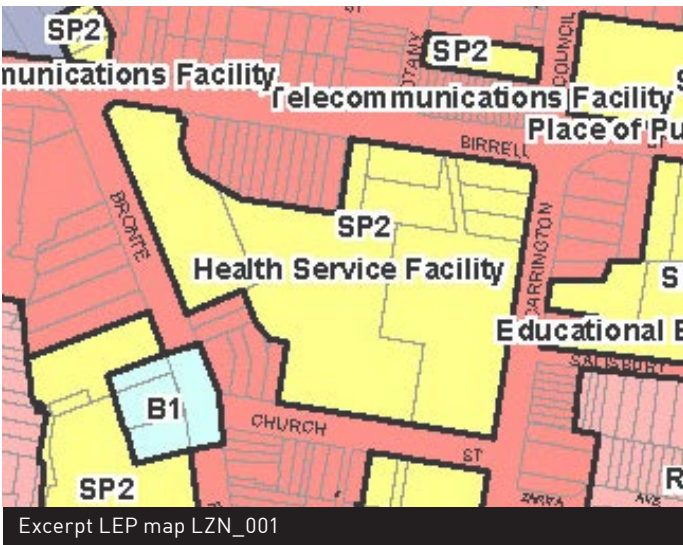
The site adjoins several specific sites and several general conservation areas identified in Waverley LEP 2012 on each frontage. The built form and landscape have been developed to respond to each context.

On Birrell Street, the site faces a large conservation area extending northward to Ebley St and Carrington road. At the Carrington Road end of this area, terrace dwellings of up to three storeys high feature prominently. The proposal maintains the scale of existing heritage buildings on the site at the boundary, with taller buildings set further in the site where they contribute minimal change to the streetscape.

On Bronte Road, the site faces a large landscape conservation area contiguous with Queens Park. There are no identified items along this frontage. The proposal intends to reinforce the tall tree canopy which extends from Queens Park through the school reserve on Bronte Road and into the Uniting site. The majority of large trees within the site will be retained and further new plantings will enhance the tree canopy across the site.

On Church Street, the entire facing block is included in a general conservation area and several individual items are listed. These include the school site and church buildings. The proposal addresses this context with a lower form which retains heritage elements at each end, including the villas at the Bronte Road corner; and the Hospital and former stables buildings at the eastern Carrington Road end. The proposal articulates each building form in a manner similar to the scale and rhythm of the facing buildings, and acknowledge the urban pattern.

On Carrington Road, several individual items are listed. Most of these are part of Waverley College. The proposal does not change the scale of built form along this frontage. Several potential additions to the Vickery building would extend to the boundary, in combination with retained fences which recall the enclosure and delineation of the original estate. The Chapel will be retained in a landscaped setting visible from the street, including several large trees.



Land Zoning Map - Sheet LZN_001

Zone	
B1	Neighbourhood Centre
B3	Commercial Core
B4	Mixed Use
E2	Environmental Conservation
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP2	Infrastructure



Height Of Buildings Map - Sheet HOB_001

Maximum Building Height (m)	
I	8.5
J1	9
J2	9.5
K	10
M	12.5
N	13
Q1	15
Q2	16
Q	20
S	24
T	28
U	32
V1	35
V2	38
W	40
AA	60



Floor Space Ratio Map - Sheet FSR_001

Maximum Floor Space Ratio (n:1)	
D	0.50
F	0.60
I	0.75
L	0.90
N	1.00
S	1.50
T	2.00
V	3.00
W	3.75
X	4.00
Z1	5.00
Z2	5.50
AA	6.00
AB	7.00
AC	8.00

2. SITE ANALYSIS

2.3 Context and Setting

2.3.1 Context

The Uniting site is in a favourable location with excellent access to most transport modes.

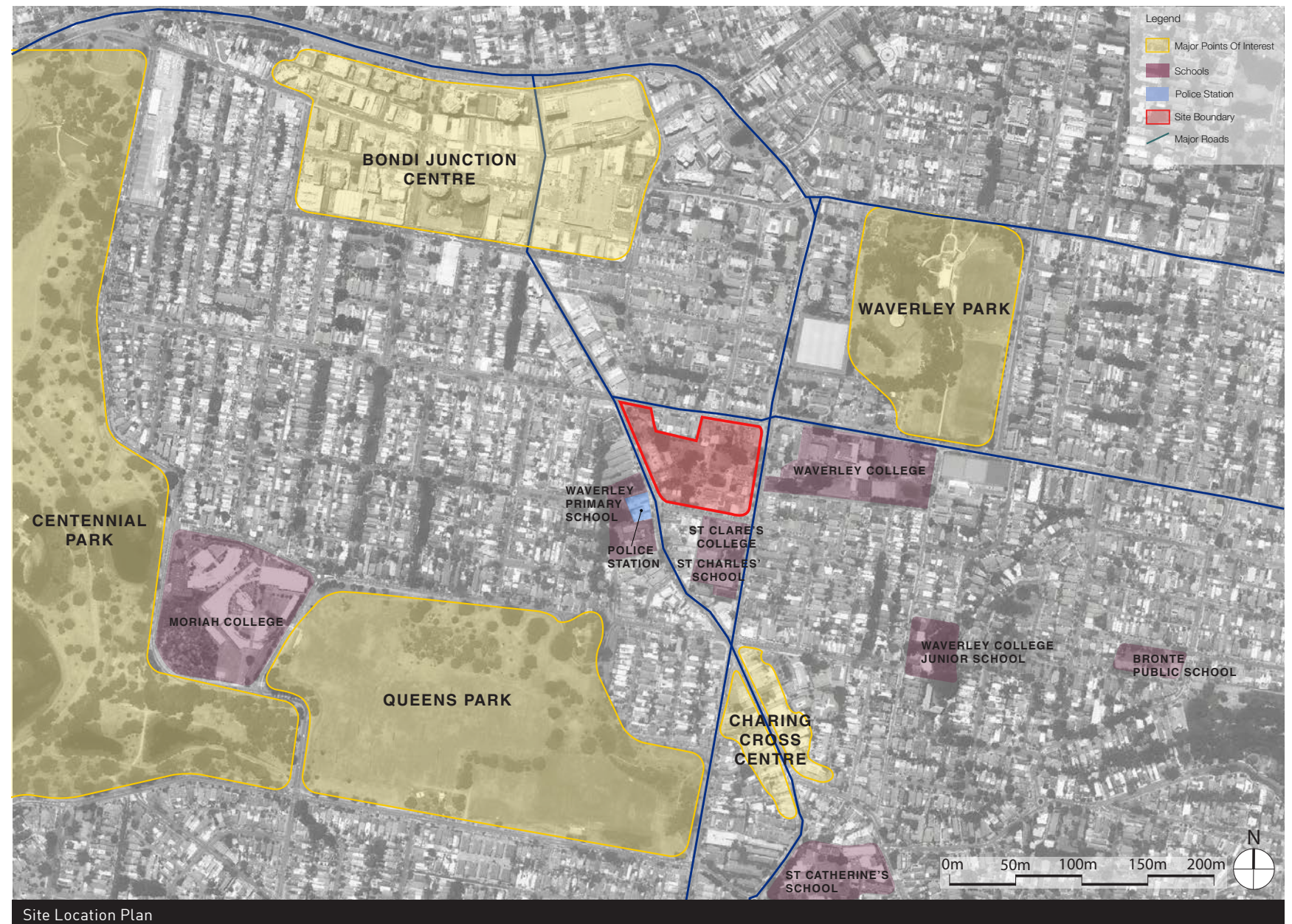
Located within 400m of the Bondi Junction centre, the site is reached via a near-level walk along Bronte Road. A similar flat walk along Bronte Road to the south connects to the Charing Cross local centre.

The site is located below the Waverley ridge which runs through Waverley College above Carrington Road. The site topography falls around 18 metres from Carrington Road to Bronte road along Birrell Street. This creates opportunities at higher levels for expansive views to the west. It also presents challenges for mobility across the slope of the site from west to east.

The site adjoins several schools on three sides, with Waverley Primary School on Bronte Road, St Clare's College on Church Street, and Waverley College to the east on Carrington Road. Several other schools are located nearby and the site is bounded by popular paths of travel for students each day. Bronte Road in particular hosts large numbers of students at a bus stop in front of the site each afternoon.

Waverley Police Station also faces the site on Bronte Road.

The site is notable for its tall and extensive tree canopy which provides a natural link between Centennial and Queens Parks, and Waverley Park across the ridge line to the east.





Green Links and Biodiversity Diagram

2. SITE ANALYSIS

2.3.2 Access & Transport

Several bus routes pass by the site, primarily along Bronte Road and Birrell Street. Each of these connects the site to the Bondi Junction transport interchange and retail centre.

The bus routes primarily connect with eastern destinations from Birrell Street to the Bronte beachfront; and southbound passing through Charing Cross variously towards Randwick, North Clovelly, and Coogee and Eastgardens destinations.

One benefit of the existing bus routes is that they provide level access to the upper and lower parts of the sloping site, thereby enabling ease of access to most parts of the Uniting site. Current bus stops are located on each side of Bronte Road, including a southbound stop immediately outside the Uniting frontage; and on Birrell Street near the Carrington Road intersection.

At Bondi Junction transport interchange, rail access to the Sydney metropolitan train service is provided, and bus access to additional destinations.

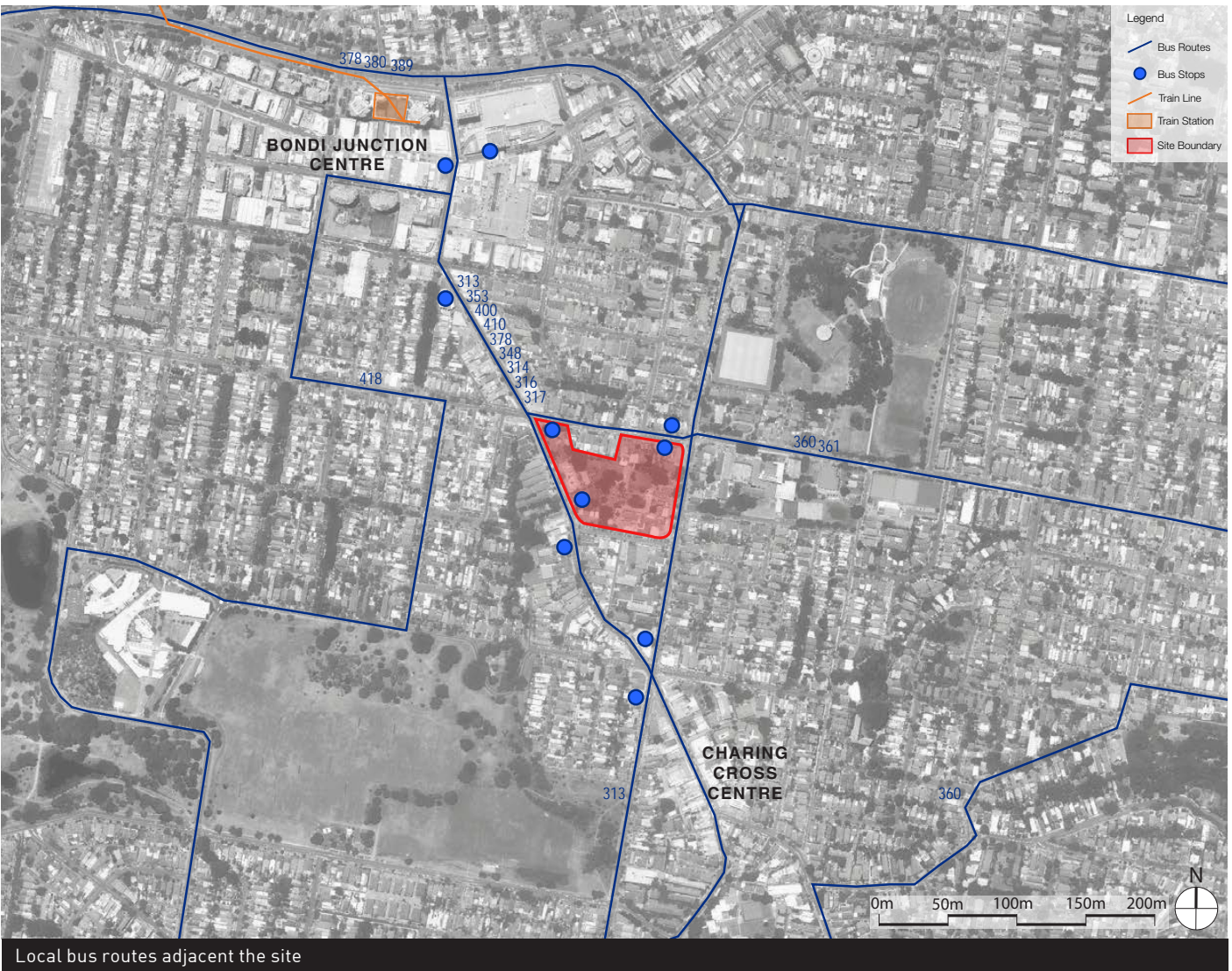
Taxi services have ready access to the site via the major frontages on Bronte Road, Birrell Street and Carrington Road.

A designated car share space is also provided on the Bronte Road frontage of the site.

2.3.3 Current Uses and Locations

The precinct currently includes the following facilities:

- Heritage listed buildings including the former Vickery residence (originally known as “Edina”) and other buildings built by the Vickery family comprise important built components within the site. The Vickery building is used partly for administrative and meeting functions allied to the Hospital and also includes a renal dialysis unit.
- The Ellerslie building facing Birrell Street provides administrative services to the site.
- Banksia & Wych Hazel commercial leases.
- The three-storey War Memorial Hospital, primarily occupying the Morgan Building near the corner of Carrington Road and Church Street.
- The former theatre block is a link building adjoining both Vickery and Morgan Buildings.
- Associated workshops and maintenance areas
- A number of single storey buildings including various community functions including a Men’s Shed, Day care and outpatient rehabilitation including senior’s gym.
- Bushell & Johnson rental apartments.
- Residential aged care buildings including the Edina building addressing Bronte Road.



- Several tenanted cottages facing Bronte Road and Church Street.
- Conrad Beard Lodge, comprising a three-level building with 27 independent living units, in the centre of the site.
- 123 Birrell Street is a single dwelling providing short-term accommodation and apartment buildings.
- Hunter Lodge short term accommodation, at the corner of Birrell Street and Carrington Road.
- On-grade carpark in garden areas.

Other heritage elements include many landscape components, significant trees, and the entry gates at the corner of Bronte Road and Birrell Street.



2. SITE ANALYSIS

2.3.4 Current Facility Limitations

Current limitations have been identified as:

- residential aged care facilities, nearing the end of their life;
- limited potential for growth in provision of Independent Living Units and supporting social facilities;
- limited potential for additional and enhancement of other social and health-related services;
- the need to expand and update the Hospital accommodation and supporting facilities;
- current ILU's are not achieving contemporary standards of accommodation.



Edina Residential Aged Care from Bronte Road



Edina Residential Aged Care Exterior



Edina Residential Aged Care Room Interior

2.3.5 Heritage

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

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

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

Significant elements to be retained include:

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



2. SITE ANALYSIS

2.3.6 Landscape and Landform

The landscape analysis and design for the proposal has been prepared by Taylor Brammer

The site currently displays challenges to successful accessibility and connectivity across the site.

The challenging slope of the site is not mitigated with effective connections between eastern and western portions, effectively separating these areas and their buildings.

Vehicular uses are not well managed, with extensive minibus traffic navigating through the site throughout the day. On-grade parking in open landscape areas diminishes the quality of the heritage grounds and does not represent optimal use of the site.

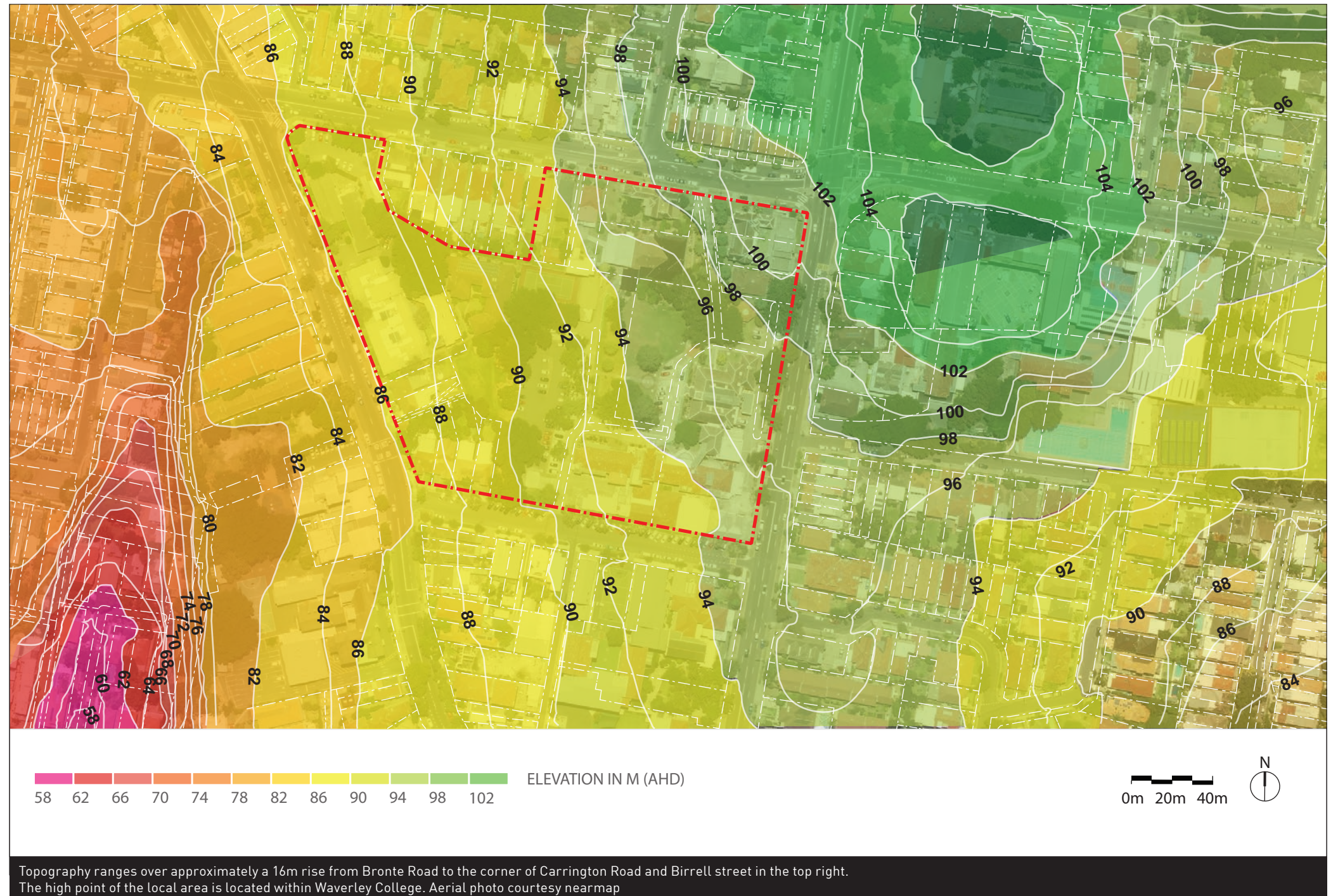
Whilst there are references to the original enclosed estate via fence and wall elements, the spaces these now create are typically utilitarian including loading docks and services yards; rather than inviting, attractive garden spaces.

Generally the site presents considerable slope and poor accessibility, outdoor areas used for on grade parking, disconnected landscaped areas, under realised and under celebrated landscape areas, poor site fencing, street response, pedestrian access and view lines.

In general, the overall values of the site, being a heritage listed large late Victorian estate will be reinforced with the planting strategies as outlined above while acknowledging the needs of the contemporary community.



Existing Estate Trees [Diagram courtesy Taylor Brammer]



2. SITE ANALYSIS

2.3.7 Visual Analysis

An extensive analysis of views has been undertaken from adjacent streets and more distant vistas. As the site is located on the western slope of the Bronte ridge, below the ridge occupied by Waverley College, the higher elements of the site including tall plantings are visible from as far as Centennial and Queens Parks.

Along Bronte Road most views are restricted to nearby locations as distant views are obscured by the serpentine form of the road and the extensive tree canopy and built form.

From the corner of Birrell Street and Carrington Road, extended distant views are possible which include the Birrell Street frontage as the site falls steeply to the west.

Waverley College and the underlying ridge line of the topography obscures views of the site from the east.

Views selected for analysis have been considered with advice from Richard Lamb and Associates. Richard Lamb and Associates (RLA) provides specialist services and skills in the area of visual impacts in urban and rural areas, strategic planning relating to scenic and visual quality control. The photomontages included in this report have been verified as accurately constructed by RLA.

Church Street provides views from east and west, also revealing the slope from the ridge above Carrington Road down to Bronte Road.



1. View from Robinson Drive, Centennial Park



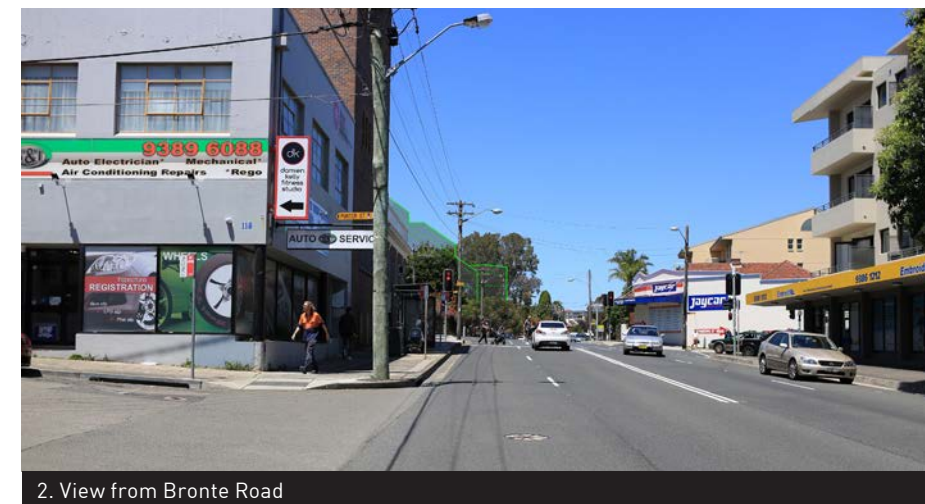
2. View from Queen's Park



3. View from Birrell Street Near Centennial Park



1. View from Birrell Street



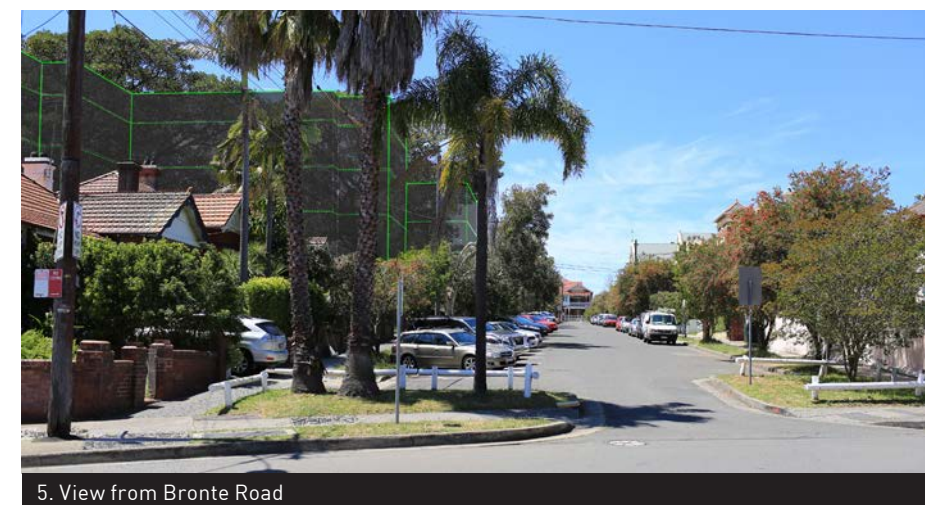
2. View from Bronte Road



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



4. View from Bronte Road to Church Street



5. View from Bronte Road



6. View from Carrington Road to Church Street



7. View from Birrell Street

2. SITE ANALYSIS

2.4 Opportunities and Constraints

The site presents a range of important opportunities. The constraining elements of the site provide a basis for the master plan framework to optimise all retained built form and landscape in a cohesive, enriched site.

Constraints:

- Continued operation of most Uniting services on site
- Continued operation of the Hospital
- Retention of significant heritage buildings and landscape
- Vehicle access must address local major traffic flows
- Established site levels at building entries and significant landscape elements.

Opportunities:

- Removal of intrusive built elements
- Creation of a comprehensive new landscape
- Opportunity to link upper and lower landscapes
- Creation of new publicly-accessible links from Carrington Road to Bronte Road.
- Creation of new publicly-accessible links from Birrell Street to Church Street



- Extension of the Vickery landscape axis form down to Bronte Road
- Reinforcement of the green link from Queens Park to Waverley Park
- Removal of most on-grade parking and replacement with landscape
- Improved accessible pedestrian connections through the site
- Reduced vehicle movements through the site.

3. STAKEHOLDER ANALYSIS

3.1 Methodology

Extensive consultation has been undertaken with current Uniting leadership to determine the range of current and probable future research fields; and the technical and spatial requirements for each.

These have been incorporated into the return design brief and the results will continue to guide the detailed facility brief for each building.

3.2 Key Findings

KJA was engaged as part of a broader consultancy team to develop a program of communication and community engagement to support the preparation of a planning proposal and illustrative master plan to guide the future redevelopment of Uniting Waverley. A significant period of consultation was conducted including a three week program of public consultation with, residents, users and the community between May and June 2017, on behalf of Uniting. COX participated in these activities to present the proposal for the site.

The key aim of the communication and engagement program was to inform residents, users, local interest groups and other stakeholders about Uniting's long-term plans for the site, and to help the project team understand the key areas of interest and get their feedback.

As at 19 June 2017, briefings had been held with a range of stakeholders, including staff, residents, users and interest groups, and more than 60 people attended a community drop-in event on 3 June.

The overwhelming majority of people were supportive of Uniting's plans. There was positive

sentiment about the improved and expanded services and facilities, the opening up of the site for the community, and the respect for the site's heritage and green open space.

Key areas of interest to emerge from the community drop-in event included:

- Heritage and green/open space;
- Parking and traffic (including vehicle access);
- Services and facilities to be provided;
- Building locations;
- Operational impacts on current facilities/ services; and
- Consultation process.

At the stakeholder briefings, key questions and areas of interest centred on:

- The impact of the redevelopment on existing facilities and services;
- The size, nature and availability of proposed facilities and services;
- Proposed impact on stakeholders themselves (e.g. ILU and RAC Residents);
- Anticipated impact on heritage buildings, trees and/or sun access;
- Anticipated construction timeframes and potential impacts;
- The consultation process and future opportunities to provide feedback; and
- Allocation of parking spaces and operation of underground car parking.

Community responses received by Uniting have assisted in finalising this planning proposal, to be lodged with Waverley Council, which seeks a change in zoning to facilitate future development.



4. SPATIAL NEEDS ANALYSIS

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

4.1 Primary Elements

Primary elements

- Replacement of the current Edina residential aged care facility with a new facility of some 114 beds, without disruption to continued occupation of residents.
- Construction of some 230 new Independent Living Units (ILU's) which will benefit from co-location on the site and allow ageing in place.
- Potential for enhancement and continued use of the War Memorial Hospital.
- Identification of appropriate community 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 they are less intrusive to the central space within the site and well-managed within surrounding streets.

Pedestrian access

There are a number of pedestrian access points in to 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

Uniting's vision is that the site is strongly intended to be open to public access within a managed approach; expressing a clear invitation for the public to enter, explore and interact with Uniting's community. The brief recognises that many age groups occupy neighbouring sites and have potential two way benefit to contribute through closer interaction.



4.2 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 master plan process.

4.3 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:

Residential Aged Care (Edina)

- 114 bed facility

War Memorial Hospital

- Maintain hospital operation
- Vickery Building
- Chapel
- Rehab Gym
- Early Onset Dementia Day Care service

Community Care

- Centre for Healthy Ageing
- Office / admin space

Common Service Areas

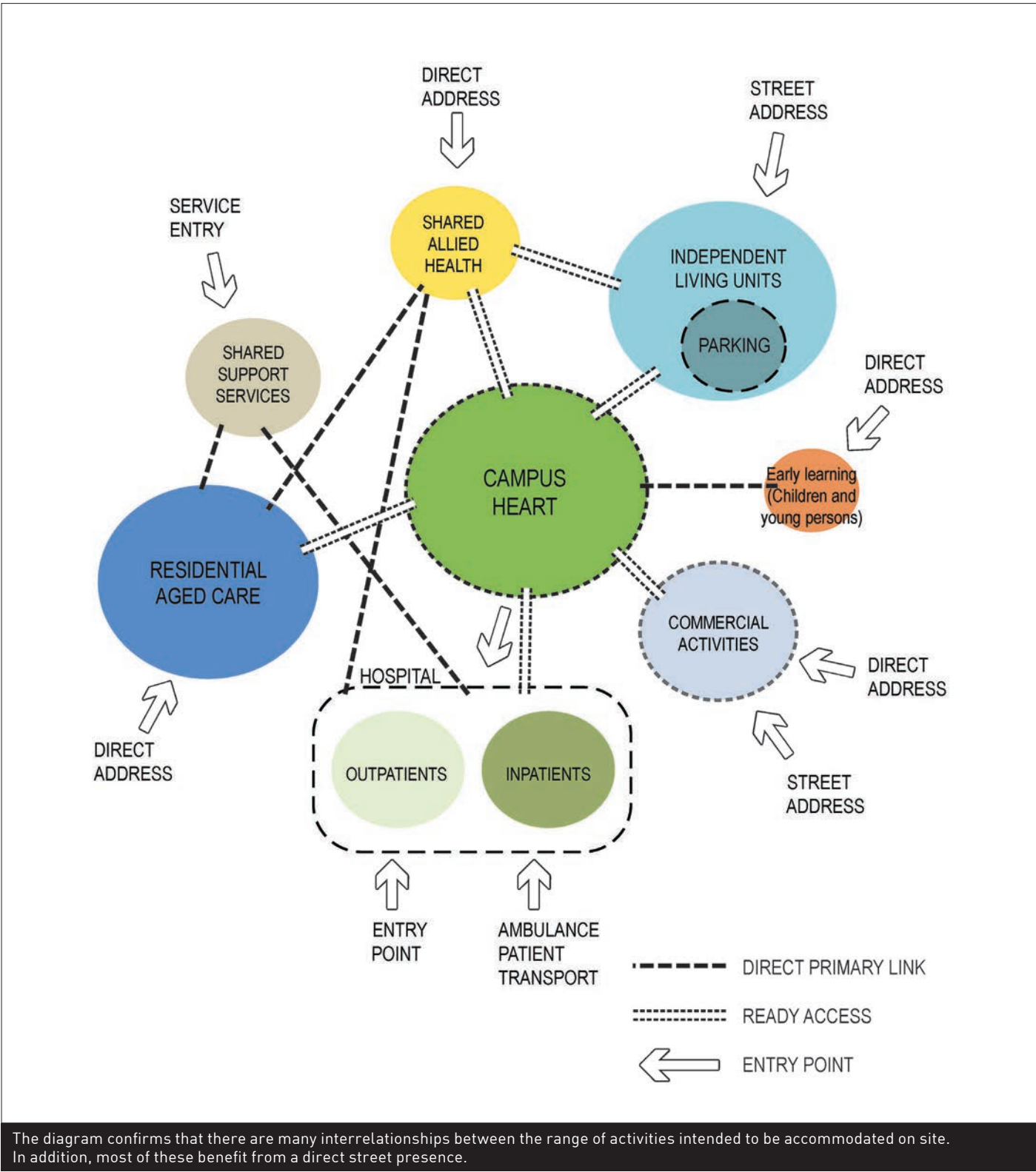
- Multipurpose Room
- Training Facilities
- Library and internet Centre
- Café
- Hairdresser and Day Spa
- Meeting Rooms
- Village Management
- Maintenance and gardening

Independent Living

- Independent Living Units
- Clubrooms
- Office / Admin

Other Services

- Allied health services
- Hunter Lodge
- Men’s Shed
- Commercial uses
- Research centre
- Minor retail
- Early learning



4.4 Outline Accommodation Study

The master plan predicts a development summary on the order of:

Service	Existing	Proposed
War Memorial Hospital	35 beds Outpatient services	Service retained in existing facility with additions for increase to 65-85 beds outpatients numbers retained
Residential Aged Care (RAC)	81 beds	Service retained in new facility with increase to around 114 beds
Rental	22 bedsit apartments	Included in ILUs below
Independent Living Units (ILUs)	27 apartments	20,600m² GFA. Service retained in buildings with increase to 210-230 units residential accommodation (seniors, affordable, social, disability and potentially others)
Centre for Healthy Ageing (CHA) (also known as Seniors Gym)	200m². Existing Service	250m². Service retained in new facility
Aged Day Centre	675m². Existing Service	200m². Service retained in new facility
Early Onset Dementia	200m²	No change
Men’s Shed	Existing Service	50m². Service retained in new facility
Regional Families Short Term Accommodation	Hunter Lodge, Hunter Lodge Apartments and Cottage at 80% capacity	Service retained – apartments and cottages services to be operated from existing Hunter Lodge building at 100% capacity
Commercial Leases	Existing Tenants in Heritage buildings	All leases honoured/maintained
Heritage Garden	Heritage listed buildings	Maintained and restored – use to continue
New Services	None	500m² Medical Centre 450m² Village Shops @ 80 place Childcare

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

5. MASTER PLAN VISION AND PRINCIPLES

5.1 Objectives

The master plan framework seeks to deliver the guiding principles and vision for Waverley as articulated by Uniting (refer to section 1.4 of this report).

The vision for the site is to build on the existing village community including its much valued heritage buildings and landscape. This will allow residents to live close to the facilities and services they need to integrate restoration and living.

The master plan vision is to connect the village more strongly to its surrounds, engaging the broader community. This will capitalise on the village's strategic location near a major centre.



5.2 Master Plan Design Principles and Structure

Develop a master plan framework that:

- Unifies the site as a village community centred on the central garden space;
- Reconnects to the broader community including a new vista from Bronte Road to the historic Vickery Building;
- Identifies sites for future buildings that reinforce the site as a holistic place for restorative health providing those facilities required for future needs;
- Reinstates the historic “grand estate” character of the site, celebrating both heritage buildings and their landscape settings;
- Improves the street edges of the site and provide inviting pedestrian entries;
- Each of the development parcels reinforce and conserve the heritage elements and green links of the site. They allow for a sustainable structure plan which will allow the site to adapt to changing community needs.



6. MASTER PLAN

6.1 Master Plan Framework

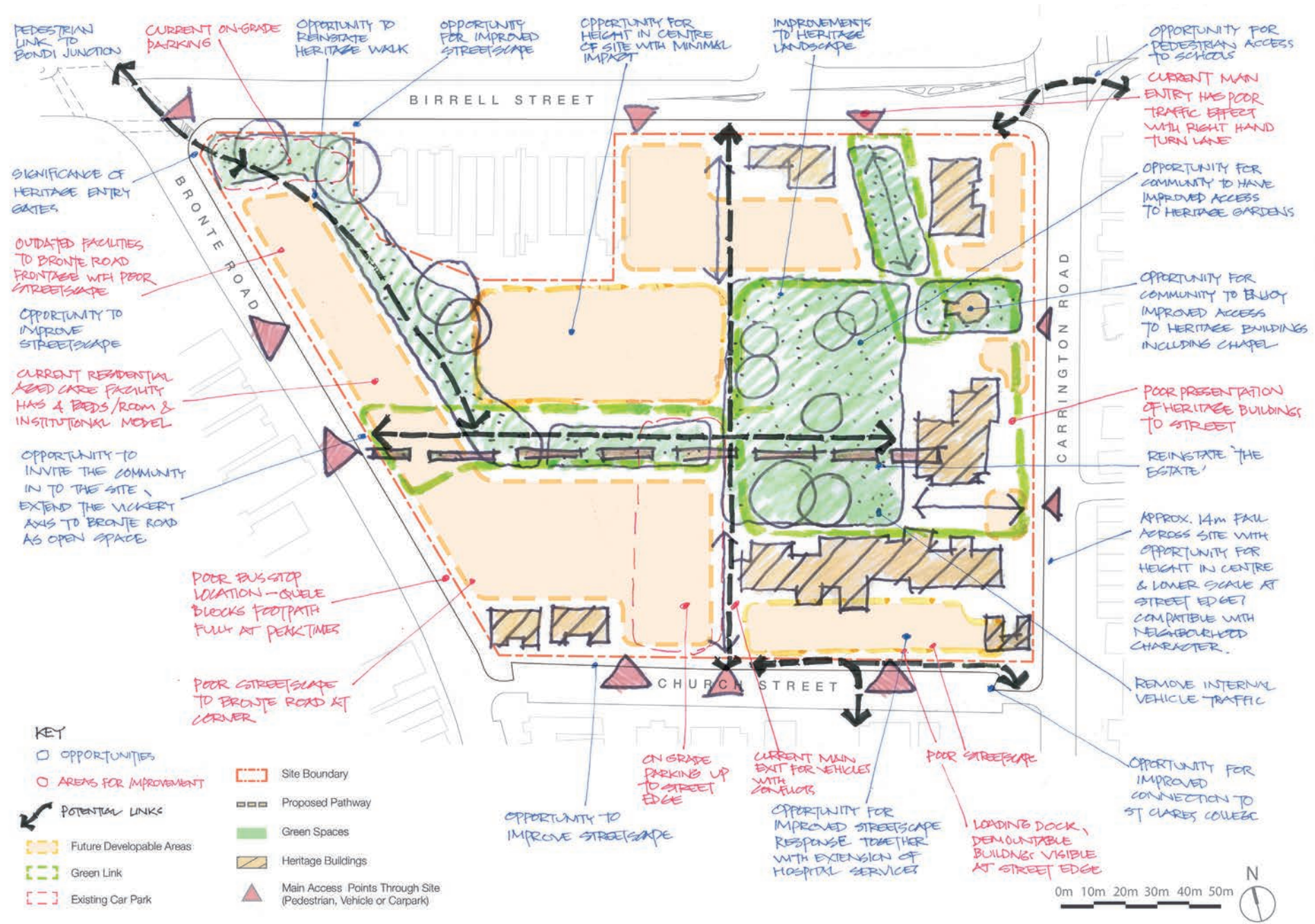
The master plan framework recognises the essential values of the retained heritage and landscape. The most important features of the landscape define the extended open spaces, and in turn create new development parcels.

The new parcels are more clearly defined than at present and each presents an opportunity to address to an external street or a major new open space link within the site.

Street activation, particularly to Bronte Road has been reinforced with the alignment the parcels. Opportunities for extended vistas and links between parts of the site have been reinforced.

As an interpretation of the original carriageway approach from the Bronte road corner has been developed as a new landscape path which retains a number of major trees.

The axial planning of the Vickery building is extended to create a great formal axis to Bronte road. A new open space fronting Bronte road at this location encourages public entry and activation of the various frontages defining this space.



Master Plan Framework

Opportunities to reinforce the built edges to Church Street and Carrington road, similar to the original estate, have been included with opportunity to enhance the Morgan hospital building and the eastern side of the Vickery building facing Carrington Road.

The illustrative built form within each parcel demonstrates the capacity of each building to achieve good amenity with appropriate separation. ILU buildings are able to achieve compliance with Apartment Design Guidelines and are sites as "buildings within a landscape".

The cottages fronting Church Street near Bronte Road are incorporated within the RAC parcel with a link zone permitting internal access between these and the RAC. The cottages retain strong elements of the Church Street character and mediate the scale of the RAC within the streetscape.



Illustrative view from Brirrell Street end



Illustrative view from Bronte Road along Church Street



Illustrative view looking north from War Memorial Hospital to Heritage Garden



Illustrative view from Vichery Building looking to Birrell Street

6. MASTER PLAN

The design team has explored multiple options for the configuration of the new facilities, in conjunction with Uniting.

RAC – Contemporary Model

The primary care model for Uniting Residential Aged Care is the ‘Household Model’ as detailed under the Uniting Design Guide 2014. It is influenced by a number of similar models such as the Eden Alternative or Greenhouse models¹. This model is in line with contemporary thinking with many of providers in the industry moving away from the institutional, medical model.

Underpinned by a person-centred approach, the Household Model² of care aims to replicate a homelike atmosphere that shapes the physical environment, organisational structure, and interpersonal relationships in ways that foster social connectedness and create clear opportunities for elders to direct their own care and maintain daily routines and rituals. Central to the ‘Household Model’ is the notion that smaller clusters of residential rooms are based around shared living, kitchen, dining spaces that are cosier and intimate, reflecting elements of a homelike setting. Elders are able to be active participants in their environment providing opportunities for meaningful activity and improved quality of life³.

This contemporary model due to its functional requirement has implications on space – where in turn each resident average 54-65sqm per resident. This is a significantly higher ratio of area than what would have been required to meet institutional models in the past.

This model maximises residents independence, choice and control to live their day, their way. Moving forward staff will be have greater autonomy for decision making, be consistently assigned to a “Household” and become more multi-skilled. This shift away from task based work will reduce the number of staff elders engage with on a daily basis, providing greater continuity for elders.

Staffing levels are determined based on the assessed need of the individual . In addition, the skill mix of the care team is regularly reviewed in line with the assessed need with skilling provided as part of ongoing development.

	Past Models	Future Models	Associated Impacts (JBA)
RAC Staff	<ul style="list-style-type: none">• Hierarchical structure• Task based role assignment• Decision making closest to Management• Staff stay within roles not able to meet clients needs on-demand Staffing levels determined by assessed need.	<ul style="list-style-type: none">• Flat structure• Team based work allocation• Decision making closest to Client• Staff cross skilled to meet clients needs on-demand• Reduced touch points Staffing levels determined by assessed need.	
Hospital Staff	There is approx. 140 FTE and 240 head of staff		

{Sources: ¹ Andersen E, Smith M, Havaei F (2014) Nursing home models and modes of service delivery: Review of outcomes. HealthyAging Research 3:13. doi:10.12715/har.2014.3.13

² Shields S Norton L (2006) In Pursuit of a Sunbeam: A Practical Guide to Transformation from Institution to Household, Action Pact Press and <http://thegreenhouseproject.org/>

³ Edvardsson D1, Petersson L, Sjogren K, Lindkvist M, Sandman PO. Everyday activities for people with dementia in residential aged care: associations with person-centredness and quality of life. Int J Older People Nurs. 2014 Dec;9(4):269-76. doi: 10.1111/opn.12030. Epub 2013 Apr 17.]

Independent Living Units– Contemporary Model

Universal design principles are internationally recognised set of design concepts whereby buildings are designed to meet the changing needs of their occupants over their lifetime, Uniting look to achieve the Liveable Housing Australia Platinum Level for our developments. This results in larger sized apartments required to ensure adequate access is achieved for residents when compared to standard units or those constructed in the past.

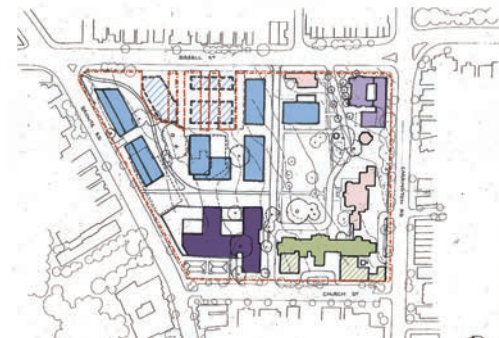
6.2 Locational Scenarios

6.2.1 The Scenarios

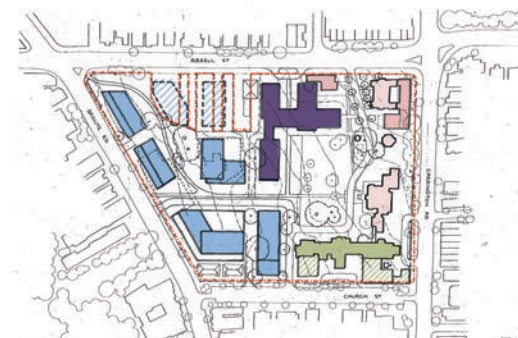
From the evaluation of precedent examples and specific site constraints, two principal planning types emerged for evaluation:

The location of a new residential aged care facility (RAC) has been recognised as a major component of the master plan, due to specific and continuous operational requirements affecting its planning and required footprint.

Uniting's functional brief identifies an optimum number of occupancies within a clustered care model; for efficient staffing and care, a pairing of two households is preferable. This equates to some 38 single bedrooms on a level with accompanying support spaces and communal areas. The size and configuration of these clusters has then informed the development of suitable placement options within the master planning principles established for the site.



- RAC located on Church Street frontage
- Independent Living uses distributed to Bronte Road frontage, centre of site and Birrell Street
- Hospital uses primarily retained in current location in Morgan Building



- RAC located on Birrell Street frontage
- Independent Living uses distributed to Bronte Road frontage and Church Street
- Hospital uses primarily retained in current location in Morgan Building



- RAC located within centre of site
- Other uses distributed to perimeter
- Hospital uses primarily retained in current location in Morgan Building

6. MASTER PLAN

6.2.2 Preferred Scenarios

Various permutations of each basic option were developed. Following evaluation of the benefits of each, a preferred configuration was evaluated.

These options have been evaluated by Uniting against a range of criteria including:

- Achievement of project objectives;
- Value optimisation;
- Access and address;
- Place-making potential within the master plan;
- Potential to achieve connections within the site and beyond;
- Achievement of the functional brief;
- Flexibility within the master plan;
- Continuing site operations;
- Risk in delivery.

On examination of each, the most suitable option was selected as the most suitable location for the RAC building. This selection has informed the subsequent placement of other uses across the site.

The preferred option assumes that the Hospital will continue to operate from its centre within the Morgan Building, although it is considered desirable that the clinical and administrative spaces within the Vickery Building are relocated so that this building can be devoted to community functions.

The selected option also achieves most equitable access for the least mobile to all services on site, including the hospital, heritage buildings, and retail and social spaces.

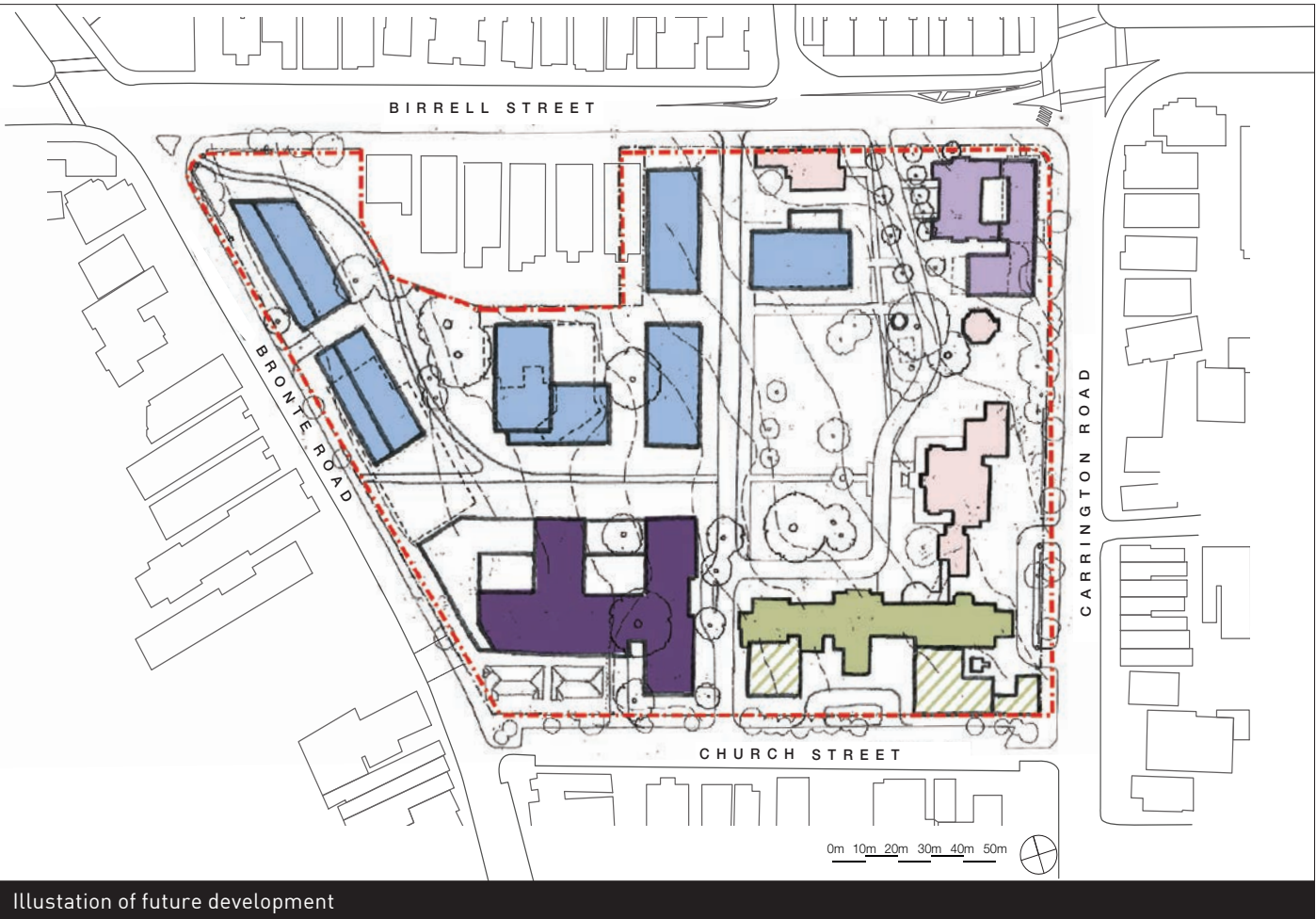
All services are integrated within the plan whilst providing distinct identity and addresss to each.

The preferred RAC location option features:

- Retention of the heritage-listed original front portions of the villas facing Church Street;
- A two-level podium which transitions across the rise through the site, with the lower ground floor level with the Bronte Road address and the upper ground floor level with an entry point facing the Hospital;
- A limited amount to retail space fronting Bronte Road, with the aim of activating the street frontage, to permit supporting small retail, which may include food / dining and services;
- Space on the upper ground floor allocated to communal RAC facilities including reception / entry, meeting rooms and social spaces;
- Additional space on the same floor, including primary health spaces supporting both RAC residents and other clientele;
- Provision of three levels of residential aged care accommodation on the upper levels;
- Basement car parking and loading dock for service vehicles.

The placement of the RAC in this location permits the early achievement of the master plan framework with open connections through the site; creation of the extended axis from the Vickery building; and formation of a plaza space at the Bronte Road frontage.

Uniting has indicated that the creation of new residential aged care space will be a priority and this option allows early development with minimal disruption to other major uses on the site.



6.3 Development Framework

The proposed framework is structured to guide future development across the site.

The master plan proposes amendments to current planning controls as described below for height, floor space, street setbacks and land uses across the site.

6.3.1 Pedestrian and Vehicular Network

Transforming the estate into a more connected one requires the establishment of new access points as well as connections within the site. These are principally pedestrian and connect the site more strongly and legibly to all four street edges. There are also vehicle entry points for residents, patients and visitors.

The more public entries will be clearly articulated through landscape and threshold treatments.

Access and circulation points have been configured to respect the heritage values preset within the site and simultaneously encourage community access. The access points also seek to manage traffic flows within the site for pedestrian benefit and ease of access to facilities; reinforce the experience of the heritage estate; and to mitigate any effects on the local surrounds.

These will also reinforce the sense of “estate” and experience of the community on site.

The proposal utilises existing points of vehicle access or slight relocations of these to service each part of the site. Currently there is extensive vehicle traffic through the central open spaces of the site, which can be managed with more direct access to arrival locations; and various ad-hoc areas of on-grade parking.

The proposal seeks to organize parking into basement areas and limited service zones at grade. It is intended that vehicles will generally not traverse the interior of the site, with limited exceptions permitted through the eastern (upper) part of the site along the existing pathways.

The scheme is designed to distribute traffic loads across the site to mitigate any effect on the neighbouring community.

Some services areas adjacent the Vickery Building and the Hospital will be retained for occasional vehicular use, reflecting historical precedents in the site’s past.

New entry points to basement parking are located with direct, discreet access from streets to minimise crossover with pedestrian traffic along footpaths or within the site. Generally these adapt or retain existing vehicle entry points to the site.

Service access to basements for the RAC and related uses will be entered from Church Street, as currently serving the Hospital.



6. MASTER PLAN

Minibus and Ambulance Transport

Mini buses and ambulance transport currently permeate the centre of the site and dominate the heritage garden surrounds during daytime hours. Whilst a vital service supporting hospital outpatients, it is proposed that the hospital entry is reconfigured with dual lobby access from north and south facades of the Morgan Building. This will permit minibuses to be managed to a short duration of drop-off & patient pick-up from a new hospital entry facing Church Street. It is intended that the two entries will connect via a common internal lobby.

Private vehicles for other hospital arrival are intended to be enabled through a new driveway and porte-cochere located off the existing Hospital entry on Church Street.

Service access

Services access will focus primarily on the RAC building and the hospital, although all buildings will require truck service access for supplies and waste collection.

It is intended that the truck access on Church Street will provide an entry point to the off-street basement loading dock and car parking for staff and visitors.

Existing and modified entry points to the Hospital on Church Street and Carrington Road will provide supplementary access to back-of-house areas within the Hospital.

The existing road network through the upper part of the site, from the driveway entry on Birrell Street to the original entry on Church Street, will be managed as a one-way traffic flow with reduced vehicular access.

6.3.2 Proposed Uses

The master plan framework allocates the major land uses according to the plan shown at right.

The Residential Aged Care (RAC) facility is located at the corner of Bronte and Church Street, and integrates the cottages located at this corner.

The podium floors meeting ground levels on Bronte Road / Church Street will accommodate supporting health and small commercial uses.

The new Independent Living Units are provided in a series of building forms which have frontages to Bronte Road and Birrell Street, with several having frontage to the new extended open space linking the Vickery building to Bronte Road.

The Hospital is retained within the Morgan building and space currently serving as ancillary uses fronting Church Street will be allocated to potential hospital adaptation.

The use of heritage buildings and Hunter Lodge in the northeast corner of Birrell Street / Carrington Road will be retained for community services, where they enjoy external frontages with multiple entry points.

The Vickery building is intended to have hospital uses relocated and the entire building conserved for appropriate uses serving the whole community on site. Similarly, the Chapel and Summer house will retain broad community uses.



6. MASTER PLAN

6.3.3 Landscape/Open Space

The central garden space was originally the Victorian garden and setting for the original Edina (now Vickery Building). The garden is preserved and the axis to the Vickery Building extended west to Bronte Road reinstating an entrance vista towards the central garden and historic Vickery House.

The primary status of the central garden space is further raised by new buildings to the North and West, scaled to compliment the Vickery building and historic hospital building to the south of the central garden. Significant trees are to be retained as indicated on the drawings. New significant plantings are proposed to recreate the grand scale of the original estate.

The landscape design approach will be realised through the introduction of a further layer of estate planting complemented with lower stratum of cultural and detail planting.

Historic elements will be considered in the overall garden concept that will enrich the outdoor spaces and create a distinctive site identity.

The hierarchy of open spaces in the site and descriptions as follows:

- a. The Green**
An area for important community events, that promotes the warmth of nature and well-being of residents and visitors.
- b. Vickery Axis and Village Hub**
Important community space for day-to-day activities, incorporating healthcare, café and retail spaces that will activate the precinct and invite the community in.
- c. Pedestrian links and pathways**
- d. Private open spaces**

Edina Court invites the public into the publicly accessible areas of the Waverley Campus. The village hub that offers Healthcare Services, Hairdressing, Coffee shop and retail spaces will activate the public accessible pedestrian precinct. The pedestrian precinct allows for the integration of residents and the local community.

The entry from Birrell Street along the existing Phoenix Palm Avenue, that distinguish the Heritage Character of the precinct will invite pedestrians onto the site. Views through the existing mature figs will open up revealing “The Green” beyond.

A pedestrian pathway from Church Street with clear site lines to “The Green”, allows for through site linkages and access to the Village Hub, via the Green.

The Green is to be the scene for community events, that promote the integration of residents with the local community, and the well-being that comes from this interaction within nature. Through familiarity of the open turf area, that is the centre of the public access routes (Linkages), a warm heart is generated and memories are created.

Dementia Supportive Environments

All Uniting developments are designed to provide best-practice dementia support and care. All of Uniting’s building and landscape designs are designed to dementia design guidelines based on the principle that ‘what is good for dementia is good for everyone’. In practical terms, this enables us to support all residents as they age, removing the need to change care facilities as their acuity increases.

Features include home-like domestic environments, passive supervision; good sightlines across each site and within developments, clear way finding and visual clues, discreet back of house separated from resident areas, minimising unwanted distractions (such as noise and institutional clutter) but enabling the ability to observe activities. The built and natural environments are also designed such that they encourages and sustains people’s connections with the community, welcoming visitors as well as providing visual connection and physical access to the outdoors and natural environments.

Uniting facilities also provide dementia- specific accommodation for residents with more acute needs. This includes safe and secure gardens and accommodation.

The preliminary design for the RAC building establishes residential levels at the upper three floors of the building. Open recreational gardens and courtyards will be located above publicly accessible open spaces. Residents with higher care needs due to dementia will enjoy open spaces within a secure environment above ground level. Overlooking of these areas will be mitigated through landscaping (trees and courtyard plantings) and separation from other buildings.



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For the estate planting, the tree species proposed will consist of large evergreen trees represented by the existing Fig trees 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.

Complementing these two layers will be the detail residential gardens that will create more intimate spaces through the site suitable for residents and their visitors to enjoy the overall natural amenity. These gardens will be inspired by the 19th century landscape values of the site while acknowledging contemporary needs. The garden character will take in the contrast of lawn against an informality of trees and bushes and investigate the use of statutory and garden seats that impart a sense of order and provide a place of reflection.

In general, the overall values of the site being a heritage listed large late Victorian estate will be reinforced with the planting strategies as outlined above while acknowledging the needs of the contemporary community.



New Cultural Planting [Source Taylor Brammer]



Pedestrian Links and Shared Pathway [Source Taylor Brammer]

The proposal includes a range of street improvements to each frontage. These include:

- Opening up of vista to the Vickery Building from Bronte Road
- New street trees on each street
- Improved management of vehicle entries
- Removal of non-essential on-grade parking within the site but currently visible from outside
- Creation of a new publicly accessible plaza open to Bronte Road and revealing the interior of the site, lined with active uses and welcoming public visitation. Also improving patrons access to transport
- New and restored Landscaped areas with improved access to the community



New Estate Trees (Source Taylor Brammer)



Street Trees (Source Taylor Brammer)



Hierarchy of Open Spaces (Source Taylor Brammer)

6. MASTER PLAN



EXISTING VEGETATION SCHEDULE

ID	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	TRUNK DIAMETER (cm)	CANOPY SPREAD	MATURITY	VIGOUR	RETENTION CATEGORY	NOTE
1	<i>Cupressus torulosa</i>	Butan Cypress	11	300	2	M	N	A	
2	<i>Eriobotrya japonica</i>	Japanese Plum	6	200	5	M	L	A	
3	<i>X Cupressocyparis leylandii</i>	Leyland Cypress	9	MULTI	4	M	N	A	REMOVED
4	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	17	1680	11	M	N	Z6	
5	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	10	395	6	M	N	Z10	REMOVED
6	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	7	145	1.5	SEMI-M	N	A1	
7	<i>Cupressus sempervirens 'Stricta'</i>	Italian Cypress	8	160	1	M	N	A1	
8	<i>Cupressus sempervirens 'Stricta'</i>	Italian Cypress	8	170	1	M	N	Z11	
9	<i>Eucalyptus sideroxylon</i>	Red Ironbark	12	610	8	M	N	A2	
10	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	10	760	6	M	N	A1	
11	<i>Jacaranda mimosifolia</i>	Jacaranda	9	MULTI	8	M	N	A	
12	<i>Castanosperrum australe</i>	Black Bean	8	190	1.5	SEMI-M	N	Z11	
13	<i>Eriothna sp.</i>	Coral Tree	9	375	8	M	N	A	
14	<i>Bauhinia variegata</i>	Orchid Tree	9	310	8	M	L	A2	REMOVED
15	<i>Bauhinia variegata</i>	Orchid Tree	9	280	4	M	L	A2	REMOVED
16	<i>Bauhinia variegata</i>	Orchid Tree	9	330,210	7	M	L	A2	REMOVED
17	<i>Malus floribunda</i>	Crab Apple	5	195	4	M	N	Z10	
18	<i>Callistemon viminalis</i>	Weeping Bottlebrush	8	210,230	6	M	L	Z10	
19	<i>Podocarpus elatus</i>	Illawarra Pine	12	910	10	M	N	AA3	
20	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	14	625	5	M	N	A	
21	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	14	460	7	M	N	A	
22	<i>Callistemon viminalis</i>	Weeping Bottlebrush	7	230	9	M	N	Z1	
23	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	17	480 MULTI	11	M	N	Z1	
24	<i>Ficus macrophylla</i>	Moreton Bay Fig	19	3000	25*20	M	N	AA3	
25	<i>Ficus macrophylla</i>	Moreton Bay Fig	17	1900	18*14	M	N	A2	
26	<i>Muraya paniculata</i>	Mock Orange	5	MULTI	6	M	N	A	REMOVED
27	<i>Melia azedarach</i>	White Cedar	6	100	3	SEMI-M	N	Z1	REMOVED
28	<i>Camellia sasanqua</i>	Camelia	4	MULTI	3	M	N	Z1	REMOVED
29	<i>Camellia sasanqua</i>	Camelia	4	MULTI	4	M	N	Z1	REMOVED
30	<i>Persea sp.</i>	Avacado	14	260	6	M	N	Z11	REMOVED
31	<i>Persea sp.</i>	Avacado	13	240	8	M	N	A2	REMOVED
32	<i>Lagunaria patersonia</i>	Norfolk Island Hibiscus	14	220,150	8	M	N	A	REMOVED
33	<i>Eucalyptus sideroxylon</i>	Red Ironbark	9	425	9	M	N	A2	REMOVED
34	<i>Eucalyptus sideroxylon</i>	Red Ironbark	10	320	7	M	N	A2	REMOVED
35	<i>Eucalyptus sideroxylon</i>	Red Ironbark	9	310	5.5	M	N	A2	REMOVED
36	<i>Melaleuca amillaris</i>	Bracelet Honeymyrtle	7	360	5	M	L	Z3	REMOVED
37	<i>Eucalyptus sideroxylon</i>	Red Ironbark	9	620	7	M	N	A2	REMOVED
38	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	7	275	4	M	N	A	REMOVED
39	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	8	270	4	M	N	A	REMOVED
40	<i>Casuarina sp.</i>	Casuarina	15	270 MULTI	7	M	N	A	REMOVED
41	<i>Casuarina sp.</i>	Casuarina	15	350	6	M	N	A2	REMOVED
42	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	11	240	2.5	SEMI-M	N	Z4	
43	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	8	100	1	SEMI-M	N	Z1	REMOVED
44	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	10	170	1.5	SEMI-M	N	Z1	
45	<i>Melaleuca quinquenervia</i>	Broad-leaved Paperbark	9	180	3.5	SEMI-M	N	Z1	
46	<i>Ficus macrophylla</i>	Moreton Bay Fig	17	480	10	M	N	A2	
47	<i>Casuarina sp.</i>	Casuarina	14	480	10	M	N	A2	
48	<i>Casuarina sp.</i>	Casuarina	14	510	10	M	N	A2	
49	<i>Casuarina sp.</i>	Casuarina	14	490	11	M	N	A2	REMOVED
50	<i>Casuarina sp.</i>	Casuarina	13	560	9	M	N	A2	REMOVED
51	<i>Casuarina sp.</i>	Casuarina	15	520	10	M	N	A2	REMOVED
52	<i>Casuarina sp.</i>	Casuarina	15	340	6	M	N	A2	REMOVED
53	<i>Casuarina sp.</i>	Casuarina	15	280	4	M	N	A2	REMOVED
54	<i>Casuarina sp.</i>	Casuarina	15	500	8	M	N	A2	REMOVED
55	<i>Magnolia grandiflora</i>	Bull Bay Magnolia	12	480 380 320	8	OVER M	N	A2	REMOVED
56	<i>Lophostemon confertus</i>	Brush Box	12	500	4	OVER M	L	Z10	
57	<i>Ficus macrophylla</i>	Moreton Bay Fig	18	2330	22*20	M	N	A2	REMOVED
58	<i>Ficus macrophylla</i>	Moreton Bay Fig	13	1220	18*16	OVER M	L	A2	REMOVED
59	<i>Lagunaria patwesonii</i>	Norfolk Island Hibiscus	12	530	8	M	N	A1	
60	<i>Magnolia grandiflora</i>	Bull Bay Magnolia	9	415	8	M	N	A1	
61	<i>Brachychiton populneum</i>	Kurrajong	12	560	7	OVER M	L	Z3	
62	<i>Stenocarpus sinuatus</i>	Wheel of Fire	16	390	4	M	N	A	
63	<i>Cedrus deodara</i>	Himalayan Cedar	14	510	11	M	N	A2	REMOVED
64	<i>Cinnamomum camphor</i>	Camphor Laurel	14	620	12	M	N	A2	REMOVED
65	<i>Cinnamomum camphor</i>	Camphor Laurel	13	500	6	M	N	Z10	REMOVED
66	<i>Cinnamomum camphor</i>	Camphor Laurel	13	380 360	9	M	N	A	REMOVED
67	<i>Quercus palustris</i>	Pin Oak	12	330	9	M	N	A	REMOVED
68	<i>Quercus robur</i>	English Oak	11	330	5	M	L	A2	REMOVED
69	<i>Harpephyllum caffrum</i>	Kaffir Plum	9	550	6	M	L	Z3	REMOVED
70	<i>Chamaecyparis sp.</i>	False Cypress	9	MULTI	4.5	M	L	A	REMOVED
71	<i>Cinnamomum camphor</i>	Camphor Laurel	12	840	10	M	L	Z3	REMOVED
72	<i>Ulmus parvifolia</i>	Chinese Weeping elm	5	200	5.5	M	N	A	REMOVED
73	<i>Pinus radiata</i>	Radiata pine	7	570	6	M	L	Z3	REMOVED
74	<i>Phoenix canariensis</i>	Canary Island Date Palm	14	740	6	M	N	AA	
75	<i>Phoenix canariensis</i>	Canary Island Date Palm	15	650	6	M	N	AA	
76	<i>Ficus macrophylla</i>	Moreton Bay Fig	17	2250	18*18	M	N	A2	
77	<i>Araucaria heterophylla</i>	Norfolk Island Fig	29	1050	9	M	N	Z4	

78	<i>Ficus macrophylla</i>	Moreton Bay Fig	15	990	12	M	L	Z4	
79	<i>Araucaria heterophylla</i>	Norfolk Island Fig	29	940	10	M	N	AA	
80	<i>Cinnamomum camphor</i>	Camphor Laurel	15	610	9	M	L	Z3	
81	<i>Cinnamomum camphor</i>	Camphor Laurel	15	700	6	M	L	Z3	
82	<i>Ficus macrophylla</i>	Moreton Bay Fig	17	1710	19*18	OVER M	N	A2	
83	<i>Ficus macrophylla</i>	Moreton Bay Fig	15	1160	9	M	L	Z6	
84	<i>Jacaranda mimosifolia</i>	Jacaranda	14	60	12	M	N	A2	
85	<i>Ficus macrophylla</i>	Moreton Bay Fig	15	2700	14*15	M	N	A1	
86	<i>Syagrus romanzoffiana</i>	Queen Plum	11	315	5	M	N	A	
87	<i>Phoenix canariensis</i>	Canary Island Date Palm	10	560	5	M	N	AA	
88	<i>Syagrus romanzoffiana</i>	Queen Plum	9	320	4	M	N	A	
89	<i>Phoenix canariensis</i>	Canary Island Date Palm	9	490	5	M	N	AA	
90	<i>Phoenix canariensis</i>	Canary Island Date Palm	13	390	5	M	N	AA	
91	<i>Camellia sasanqua</i>	Camelia	5	MULTI	5	M	N	A	
92	<i>Callistemon viminalis</i>	Weeping Bottlebrush	5	MULTI	3	M	N	A	
93	<i>Melaleuca amillaris</i>	Bracelet Honeymyrtle	4	MULTI	2	M	L	Z3	REMOVED
94	<i>Melaleuca amillaris</i>	Bracelet Honeymyrtle	4	MULTI	2	M	L	Z3	REMOVED
95	<i>Melaleuca amillaris</i>	Bracelet Honeymyrtle	5	MULTI	3	M	L	Z3	REMOVED
96	<i>Melaleuca amillaris</i>	Bracelet Honeymyrtle	5	MULTI	2	M	L	Z3	REMOVED
97	<i>Melaleuca amillaris</i>	Bracelet Honeymyrtle	6	MULTI	3	M	L	Z3	REMOVED
98	<i>Melaleuca amillaris</i>	Bracelet Honeymyrtle	6	MULTI	2	M	L	Z3	REMOVED
99	<i>Melaleuca amillaris</i>	Bracelet Honeymyrtle	5	MULTI	2	M	L	Z3	REMOVED
100	<i>Melaleuca amillaris</i>	Bracelet Honeymyrtle	5	MULTI	2	M	L	Z3	REMOVED
101	<i>Melaleuca amillaris</i>	Bracelet Honeymyrtle	4	MULTI	3	M	L	Z3	REMOVED
102	<i>Melaleuca amillaris</i>	Bracelet Honeymyrtle	4	MULTI	2	M	L	Z3	REMOVED
103	<i>Melaleuca amillaris</i>	Bracelet Honeymyrtle	5	MULTI	4	M	L	Z3	REMOVED
104	<i>Melaleuca amillaris</i>	Bracelet Honeymyrtle	5	MULTI	4	M	L	Z3	REMOVED
105	<i>Melaleuca amillaris</i>	Bracelet Honeymyrtle	5	MULTI	4	M	L	Z3	REMOVED
106	<i>Melaleuca amillaris</i>	Bracelet Honeymyrtle	4	MULTI	3	M	L	Z3	REMOVED
107	<i>Livistona australis</i>	Australia Cabbage Palm	14	400	3	M	N	A	
108	<i>Cotoneaster salicifolia</i>	Cotoneaster	4	110	4	M	N	A	REMOVED
109	<i>Phoenix canariensis</i>	Canary Island Date Palm	14	670	6*6	M	N	AA	
110	<i>Phoenix canariensis</i>	Canary Island Date Palm	13	620	6*6	M	N	AA	
111	<i>Phoenix canariensis</i>	Canary Island Date Palm	13	690	6*6	M	N	AA	
112	<i>Phoenix canariensis</i>	Canary Island Date Palm	14	670	6*6	M	N	AA	
113	<i>Phoenix canariensis</i>	Canary Island Date Palm	14	580	6*6	M	N	AA	
114	<i>Phoenix canariensis</i>	Canary Island Date Palm	14	590	6*6	M	N	AA	
115	<i>Chamaecyparis sp.</i>	False Cypress	4	120 190	2	M	L	Z1	REMOVED
116	<i>Chamaecyparis sp.</i>	False Cypress	4.5	120	3	M	L	Z1	REMOVED
117	<i>Callistemon viminalis</i>	Weeping Bottlebrush	6.5	120 *30	2	M	L	Z8	REMOVED
118	<i>Callistemon viminalis</i>	Weeping Bottlebrush	6	121 *30	2	M	L	Z8	REMOVED
119	<i>Hibiscus rosasinensis</i>	Chinese Hibiscus	4.5	MULTI	5	M	N	A	REMOVED
120	<i>Mangolia michelia figo</i>	Port Wine Magnolia	6	MULTI	5	M	L	A2	REMOVED
121	<i>Populus deltoides</i>	Cottonwood	7	MULTI	3	M	L	Z4	REMOVED
122	<i>Populus deltoides</i>	Cottonwood	14	1160	12	M	N	A	REMOVED
123	<i>Lophostemon confertus</i>	Brush Box	10	180	6	OVER M	N	A2	
124	<i>Phoenix canariensis</i>	Canary Island Date Palm	11	700	6*6	M	N	AA	
125	<i>Populus deltoides</i>	Cottonwood	13	720	10*12	M	N	A2	
126	<i>Lagunaria patwesonii</i>	Norfolk Island Hibiscus	10	280	4	M	N	A	
127	<i>Camellia sasanqua</i>	Camelia	7	240	5	M	N	A2	
128	<i>Agonis flexuosa</i>	Willowmyrtle	5	270 230 340	7	M	N	A2	REMOVED
129	<i>Chamaecyparis sp.</i>	False Cypress	11	240	4	M	N	A2	REMOVED
130	<i>Lophostemon confertus</i>	Brush Box	10	400	8	M	N	A2	
131	<i>Phoenix canariensis</i>	Canary Island Date Palm	11	560	6*6	M	N	A	
132	<i>Populus deltoides</i>	Cottonwood	15	690	8	M	N	A	
133	<i>Casuarina sp.</i>	Casuarina	14	480	4	M	N	A2	
134	<i>Casuarina sp.</i>	Casuarina	14	510	3	M	N	A2	
135	<i>Casuarina sp.</i>	Casuarina	14	490	4	M	N	A2	
136	<i>Casuarina sp.</i>	Casuarina	8	560	2	M	N	Z4	
137	<i>Casuarina sp.</i>	Casuarina	6	150	2	M	N	Z4	
138	<i>Casuarina sp.</i>	Casuarina	15	340	6	M	N	A2	
139	<i>Casuarina sp.</i>	Casuarina	15	280	4	M	N	A2	
140	<i>Casuarina sp.</i>	Casuarina	15	500	3	M	N	A2	
141	<i>Casuarina sp.</i>	Casuarina	15	280	4	M	N	A2	
142	<i>Casuarina sp.</i>	Casuarina	15	500	3	M	N	A2	
143	<i>Banksia integrifolia</i>	Coast Banksia	10	360	4	M	N	A	REMOVED
144	<i>Banksia integrifolia</i>	Coast Banksia	8	150 50	2.5	M	N	A	REMOVED
145	<i>Banksia integrifolia</i>	Coast Banksia	8	125	5	M	N	A	REMOVED
146	<i>Callistemon viminalis</i>	Weeping Bottlebrush	4	MULTI	3	M	N	A	REMOVED
147	<i>Eucalyptus spp</i>	Gum	14	500	7	M	N	A	REMOVED
148	<i>Eucalyptus nicholii</i>	Narrow leaf peppermint	15	450	7	M	L	Z3	REMOVED
149	<i>Melaleuca amillaris</i>	Bracelet Honeymyrtle	6	MULTI	4	M	L	Z3	REMOVED
150	<i>Melaleuca amillaris</i>	Bracelet Honeymyrtle	6	MULTI	4	M	L	Z3	REMOVED
151	<i>Melaleuca amillaris</i>	Bracelet Honeymyrtle	6	MULTI	4	M	L	Z3	REMOVED
152	<i>Bhutan cypress</i>								
153	<i>Eucalyptus sp.</i>								
154	<i>Phoenix canariensis</i>	Canary Island Date Palm	13						
155	<i>Magnolia grandiflora</i>	Bull Bay Magnolia							REMOVED
156	<i>Persea americana</i>	Avocado Tree							REMOVED
157	<i>Jacaranda mimososa</i>	Jacaranda							REMOVED

TREE REMOVED AND RETAINED LIST BASE ON ARBORIST REPORT BY HUGH TAYLOR AND JULIA SULLIVAN FROM AUSTRALIAN TREE CONDULTANTS PTY LTD, DATE 24/11/2005 SUBJECT

6. MASTER PLAN

6.3.4 Built Form

The built form strategy reinforces the master plan, defining both the site's edges and the key spaces and places within the site.

Proposed buildings within the site have been placed and scaled to reinforce the sense of the 'grand estate', maintain the spatial character of the key open spaces, and relate sympathetically to the heritage buildings. The buildings arranged around the central garden space are scaled from three to six storeys and relate to the Vickery Building and War Memorial Hospital. The buildings consciously vary in height to achieve a varied silhouette against the Victorian buildings.

The garden will be formed as originally envisaged within the victorian estate planning.

The master plan will describe the built form and provide guidance for assessment of future planning applications for each parcel.

One building is proposed at eight storeys. This building is flanked on both sides by new buildings and does not have frontage to either the site's edges or the central Garden space.

It is noted that the design of each building will be subject to future detail with more specific design requirements over time.

The massing and articulation of new building forms have been developed to retain the important relationships of the existing significant buildings on site, and reinforce the vistas which they have enjoyed by design since the creation of the site.

The new building forms have been scaled to relate to the general tree canopy of the site and to reinforce the garden landscape setting of the original buildings. Buildings are also stepped down across the topography of the site.

At each street frontage, buildings are scaled to a similar height to neighbouring buildings and set back at upper levels. Buildings are to be articulated to present narrow frontages rather than long unbroken masses on each street.

It is intended that in the future design of each building the relationship between new and retained buildings will be further explored in more detail.

The current tree canopy across the site typically includes trees between 11m and 20m in height. The two major pines in the upper garden are approximately 32 and 35m high, perched on the higher part of the topography. These two trees will continue to dominate the silhouette of the site when seen from a distance.

The proposed building heights generally sit within one storey of the dominant tree canopy. New tree plantings will include trees selected for tall growth which will reinforce the greater tree canopy.



6.3.5 Streetscape

As noted in the site analysis the quality of the street edges on all sides is variable and degraded in parts. The master plan landscape strategy proposes to improve all street edges including new street tree planting as indicated on the landscape master plan. In some areas including Bronte Road proposed building setbacks provide space for an additional layer of landscape to the frontage of residential buildings.

The proposed RAC frontage to Bronte Road and the new plaza opening are proposed as active with café uses or similar to further activate Bronte Road and 'invite' the community into the village.

Birrell Street

Birrell Street is characterized by its topography and the main entry to the site. The entry is signaled by the significant heritage building as well as the landscaped driveway and vista down to the Vickery Building. The rest of Birrell Street on this side contains low scale dwellings. The north side of Birrell Street includes mainly three and four storey residential flat buildings as well as some single dwellings.

The master plan proposes a five storey building which is in scale with the residential flat buildings opposite.



Montage of building silhouette viewed from Birrell Street west of Bronte Road intersection



Montage of building silhouette viewed from corner of Birrell Street and Carrington Road



Montage of building silhouette viewed from corner of Birrell Street and Carrington Road



Impression of new built form at Birrell Street entry

6. MASTER PLAN

Bronte Road

Bronte Road is an active 'high street' and the strongest link to Bondi Junction. It is characterised by a range of residential flat buildings and houses that vary in scale and architectural quality. The site itself is characterised by the existing Edina Buildings a two storey RAC. There are a number of valuable street trees in front of Edina that contribute to the streetscape.

The master plan proposes a four storey edge to the northern portion of Bronte Road, set back from the street to allow for additional landscape. A further two levels step back from the street edge. Further to the south on Bronte Road to the south of the proposed plaza, a new RAC is proposed. A zero setback will activate the street with café or similar. The street edge is two storey and adjoins the retained cottages on the corner of Bronte Road and Church Street, stepping back to five storeys.

Carrington Road

Carrington Road was originally the 'back' of the Edina Estate and served as the service and secondary address. For this reason, the Vickery Building 'turns its back' on Carrington Road. The other side of the road is characterized by one and two storey residential as well as an entry to Waverley College.

The master plan proposes to re-address Carrington Street with new entries, improved landscape and built form scaled at two to three storeys.



Church Street

Church Street is a narrow street defined a range of built form and building types. The scale ranges from the large scale of the War Memorial Hospital to the cottages, also on the subject site. On the other side of the road are good quality residential buildings as well as St Clare's College Church frontage. There are a number of good trees in this street.

The master plan proposes a range of building scales from three to five storeys reflective of the range of built form in the street. Zero setbacks are proposed consistent with the Victorian building types that commonly butted up to the street boundary with significant gaps between buildings – accordingly 10 and 12 metre gaps are proposed, consistent with the NSW Apartment Design Guide.



Impression of new built form at corner of Church Street and Bronte Road



View from Bronte Road looking east along Church Street

6. MASTER PLAN

6.3.5 Heritage Response

As noted above the overarching heritage strategy is to re-establish the original 'estate' character of the site and open that to the broader community. The estate is characterised by elegant well-designed buildings in a landscaped estate. While significant new buildings are proposed, they have been placed to reinforce the sense of an estate. A public way into the estate is reintroduced to recapture the scale of landscaped estate. All listed heritage buildings are retained.

The central master plan principle is to re-establish and reinterpret the site as an 'estate'. Originally Edina and its gardens formed a grand private estate, whose founders, the Vickery family, developed it as a family estate and, by gift, a War Memorial Hospital. Over time the sense of the estate has been diminished as the functional needs of the hospital were satisfied over time by various changes.

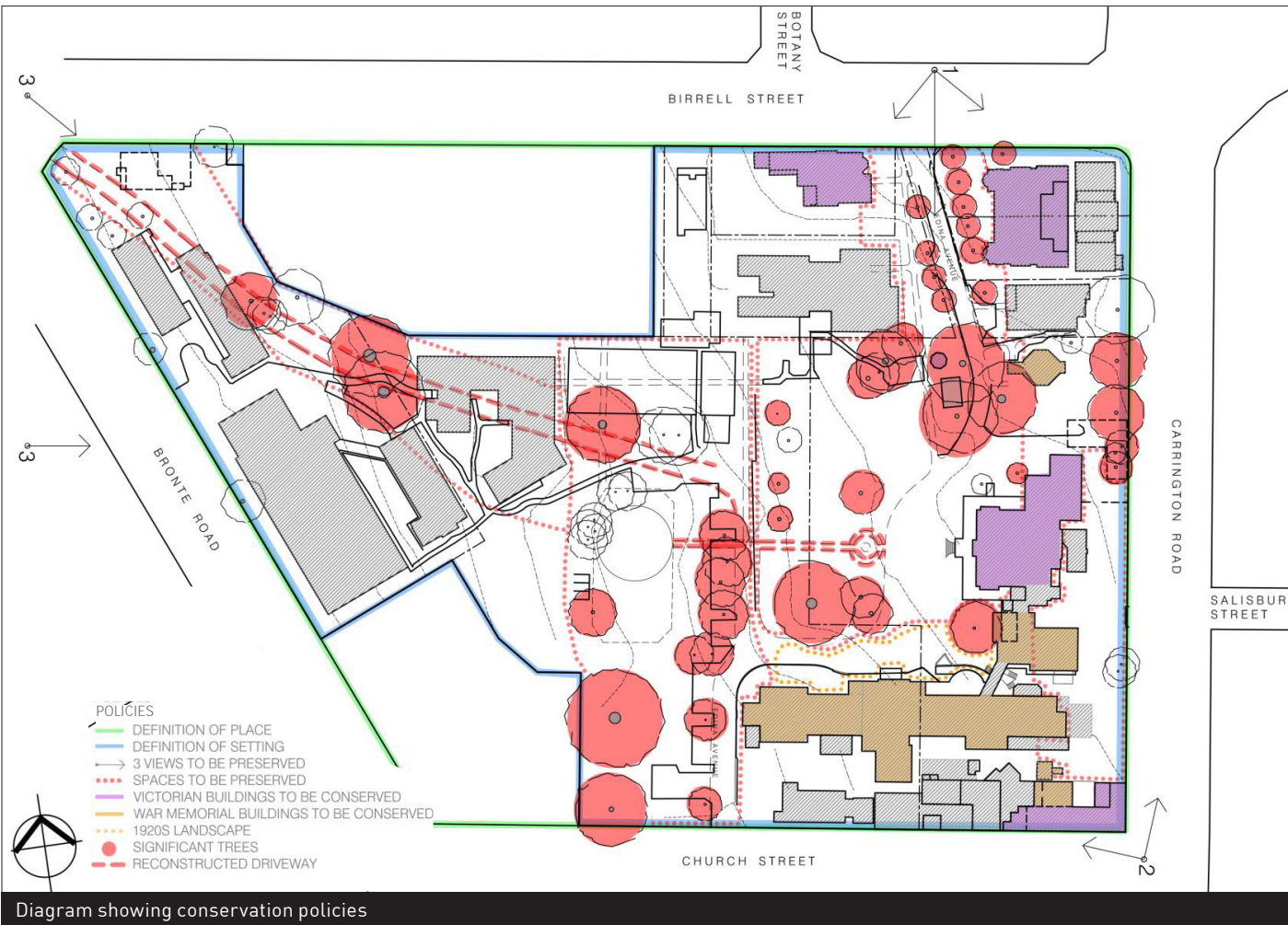
The master plan re-establishes the Central garden space as the 'heart' of the estate, more strongly defining its boundaries and creating new public connections to surrounding places, transforming the estate to a more publicly accessible one, connected to the surrounding community.

The identified heritage elements on the site including the Vickery Buildings and the gardens establish a curtilage to new building parcels.

The principles underpinning establishment of building curtilage are:

Retention of significant landscape elements including most significant trees and primary root zones

- Retention of important view lines from each street into the site, including:
 - The palm-lined driveway between heritage buildings from Birrell Street
 - The pedestrian walk representing the original carriageway from the Bronte Road gates
 - Views in to the Chapel garden from Carrington Road
 - Views in to the garden adjacent the Morgan hospital building on Church Street
 - Retention of the paired villas on the corner of Bronte Road and Church Street
- Creation of the extended axis for the Vickery building toward Bronte road and a new open space, with defined clear width between new buildings



6.3.6 Staging

The proposal is flexible in permitting a range of development sequences to be achieved.

It is expected that Uniting will initially seek to develop the RAC building to create ongoing residential capacity.

Infrastructure upgrades required to meet new demand and to improve existing services can be accommodated progressively with each phase.

Wherever possible it is intended that open spaces will be delivered concurrently to adjacent development parcels and thereby linking new and existing parts of the open space.



Illustrative Perspective

6. MASTER PLAN

6.3.7 Traffic

The Traffic report prepared by Traffix has analysed the impacts of intended uses and likely parking demand. The principal findings are that:

It is noted that aged care facilities are a relatively low generator of traffic during the commuter and school peak periods, particularly when account is taken of the synergy between the proposed residential components and the medical and retail aspects on site.

The subject site presents no obvious constraints and full compliance with the Council and SEPP parking requirements (as appropriate) is expected to be achieved. The additional parking is to be provided generally within basement levels, supplemented by at grade parking.

Vehicular access, internal roads and car parking of any future development would be designed taking into consideration the requirements of Australian Standards AS2890.1, AS2890.2 and AS2890.6. Compliance with relevant controls will be confirmed as part of any subsequent development application(s), following approval of this rezoning application.

The subject site is conveniently located with respect to the arterial and sub-arterial road systems serving the region and is well connected to public transport and shopping precincts.

Finally, recognising that whilst any future development will be subject to separate development application assessments, it is noted that the traffic demands relating to the subject proposal are moderate and that an increase in capacity at the intersection of Bronte Road / Birrell Street is likely to be required regardless of the demands of the full development scenario for the subject site i.e. capacity improvements at this intersection should be considered regardless of any application to further develop the subject site.

6.3.8 Car Parking

Car parking requirements and their provision are discussed in detail in the accompanying traffic report prepared by Traffix.

The proposal aims to remove the majority of on-grade car parking which is a current feature of the site. This will support a much friendlier pedestrian environment within the site allowing buildings to sit within a landscape setting as originally intended. Most car spaces to meet new and existing demand are to be located in basements under each building.

An assessment of new and existing demand has been undertaken by Uniting with COX and Traffix. This has informed the location of parking requirements in each area and by each use.

It is intended that the existing quantum of entry points to the site from each frontage will be retained in similar locations and utilised to provide access to basement parking area.



6. MASTER PLAN

6.3.9 Solar Studies

The scheme is cognisant of environmental benefits the site provides to neighbouring sites and provides continuing benefits.

Solar access

Shadow impacts of the proposal have been considered and mapped for various times at the equinox and winter solstice, to determine maximum overshadowing in daytime.



7. APPENDIX

7.1 Precedents Review

A review of design precedents has been undertaken to inform the scheme, identifying attributes considered desirable in the project.

Selected examples evaluated by the team have included:

Contemporary residential aged care: Montefiore Randwick Campus



Community integration: Apartments for Life, Benevolent Society, Bondi

(scheme proposal)



Co-location of health and aged care: St Joseph's Hospital and Village, Auburn



Large scale co-location: Anglican Retirement Villages (ARV) complex, Castle Hill



Integrated health and aged care for older people with high needs: Bethania Group, Winnipeg, Canada



Continuum of care: Hebrew Senior Life, Orchard Cove Campus, Boston, USA



Apartments for Life, Rotterdam



Brightwater sites, WA



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