

6th April 2002

Ms Fiona Logge
Development Manager
Uniting

C/o Cox Architecture
Attention: Mr Filipe Miranda
Email: Felipe.Miranda@cox.com.au

cc. Ms Fiona Logge
Email: flogge@uniting.org

Dear Fiona

Re: Waverley War Memorial Hospital
RFI Response by Cox, dated March 2020
Heritage Response

I have been asked to review the above response document in terms of heritage, in my position as heritage advisor to Uniting for this site.

In June 2017 I wrote the Statement of Heritage Impact for the Planning Proposal, amendments to which have resulted in an RFI and this response.

The planning proposal has been modified to lower the Floor Space Ratio across the site to the proportion of 1.2:1. This has been achieved by lowering the number of storeys in the proposed central building, and by making narrower by two metres the proposed central open spine.

The Statement of Heritage Impact does not need to be revisited as a whole as the scheme is not changed apart from the lowering of FSR.

The reduction in height will have a positive impact, as the character of the site will be more open due to less bulk. The narrower central spine is of no difference overall in my view.

For clarity, the following summary of the Heritage Impact is reproduced below

Summary of Assessment

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- Retention of all fabric, spaces and uses ranked Exceptional and High in the Conservation Management Plan (CMP)
Reason for change: the retention is planned for as part of a comprehensive masterplan for the site

- Construction of major new entrance from Bronte Road, and landscape axial path, framing and terminating on the central space of the estate, and its focus on the Vickery Building
Reason for change: the new entrance and path are the central planning strategy for the site. The strategy delivers a vision of a communal village well connected to the green space spine of Waverley.
- Construction of new buildings for health care
Reason for change: the buildings substantially renew the site in its historic health use, in accordance with the gift that established it in 1919
- Construction of landscape trees, path system
Reason for change: the new trees and path system are an interpretation of the garden character of the estate, which although large, is a remnant of its original planted state.

The following aspects of the proposal could detrimentally impact on heritage significance:

- Construction of large new forms in lower part of the estate, and to the west and south of Ellerslie
Reason for change: the forms are necessary to deliver the health facilities needed on the site. This impact assessment provides a detailed analysis of the possible impacts and criteria for addressing them in the DCP stage of consent.
- Removal of two Moreton Bay Figs
Reason for change: the siting of the new Residential Aged Care (RAC) building requires the removal of the two trees. Twelve major trees are planted across the estate instead of them.
- Street Trees to Birrell Street, Carrington Street and Church Street
Reason for change: the trees are part of a strategy to provide a green link across Waverley. They impact on views of estate features of exceptional and high significance

The following sympathetic solutions have been considered and discounted for the following reasons:

The masterplan was developed out of a complex array of competing requirements for the site, guided by an analysis of heritage constraints and opportunities. Two main alternatives were considered as part of the masterplan process, each an alternative location for the large RAC building. Although each was of similar impact, because of operational deficiencies they were discarded.

Regards



Hector Abrahams