



Artistic Impression only. Subject to change.

Village Green

Uniting Wesley Gardens Belrose Redevelopment

What's happening?

Uniting NSW.ACT is preparing to lodge a State Significant Development Application (SSDA) to transform the current Uniting Wesley Gardens residential aged care home into a contemporary, welcoming seniors' community. Our vision is to support people to live their best lives with ease, dignity, and care in the area they know and love.



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The proposed facilities and services will include:

- Approximately 150 quality independent living apartments for seniors
- 120 residential aged care places
- Seniors Wellness Centre
- Spacious gathering and relaxation areas, including landscaped gardens, outdoor rooms and rooftop courtyards
- Recreational amenities including a pool, café, seniors gym, library, cinema, hairdresser and day spa
- Medical and allied health consulting rooms to care for residents.

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Why redevelop Uniting Wesley Gardens?

Uniting recognises that there has been sustained demand for quality homes and services for seniors in the Northern Beaches. This need is predicted to increase, with the number of people aged over 60 years expected to grow to almost 60,000 by 2036¹. With this in mind, we've been looking at ways we can improve our integrated care for seniors and plan for the future.

Some of the buildings at Uniting Wesley Gardens were built in the 1970s and are reaching the end of their asset life. While the care standards are still very high, the buildings no longer meet contemporary expectations around accommodation or the changing needs of older people.

The redevelopment is a significant opportunity to modernise the site and offer contemporary care models that better align with local needs.

The redevelopment of Uniting Wesley Gardens will:

- Provide a greater range of comfortable living options and aged care services from one convenient location that supports ageing in place.
- Provide a purpose-built, contemporary seniors community that enables people to live as independently as possible at home. This aligns with the future of aged care proposed through the Royal Commission into Aged Care Quality and Safety.
- Incorporate community facilities intended to promote social interaction, health and wellbeing.
- Improve accessibility via a network of pedestrian paths, while maintaining resident privacy and security.
- Include sustainability initiatives to contribute to lowering carbon emissions, including solar panels, energy efficient heating and cooling, electric vehicle charging stations, and a rainwater harvesting and reuse system for the gardens.

Are there existing buildings or residents on the site?

The existing residential aged care home consists of mainly 2, 3 and 4 storey brick buildings built around 50 years ago. The south-eastern corner of the site, where the topography is the steepest, is currently vacant.

The site is also home to Uniting Forest Preschool and Belrose Uniting Church. They'll continue to operate onsite in their current locations.

We'll be working closely with current residents, employees and families, and the Church, to offer support and minimise any disruption as the project moves along. This will include working together and consulting with all employees and volunteers on what their work will look like during construction.

If the plans are approved, construction will be carried out in 2 stages. We'll support residents who will be with us at the time construction starts into a safe and different part of the existing aged care home, considering individual needs at the time.

What is the design approach on the project?

External materials will be welcoming and inviting, with a focus on safety and accessibility throughout. Entry foyers and interiors will be warm and contemporary, creating a sense of comfort and security for residents and visitors alike. Communal spaces will provide opportunities for relaxation and retreat, with facilities designed with health, wellbeing, social connection and rejuvenation in mind.

The design approach also considered the continuous care philosophy and including a wider range of services, to enable people to age in place as their care needs change. By offering a wider range of flexible services, from home care and assisted living through to 24/7 dementia and end of life care, seniors will be able to remain close to each other, their families and friends.

There is no "one size fits all" approach to aged care and seniors housing. The design approach has considered the need to offer a wider range of housing options, including residential aged care and independent living, to meet current expectations.

We also considered how best to organise the homes and services on site to create the best possible living environment.

¹SGC Economics and Planning (2019), Northern Beaches Demographic Analysis prepared for Northern Beaches SGS Economics and Planning Pty Ltd, Sydney.

How does the design minimise impacts on the surrounding community?

Consideration has been given to the surrounding area's landscape, including housing and mid-rise developments, vegetation, and nature.

Buildings have been situated within the site's developable area and landscape, to minimise visibility above the ridgeline. Their locations also enable more meaningful spaces for landscaping to be created between and around the buildings.

Pedestrian and vehicle access will be provided via the Morgan Road frontage, as it currently is. Sufficient on-site carparking will be provided via above ground level and basement carparking areas throughout the site.

During the staged delivery of the development, interim carparking provisions will be established on-site for staff, residents, Uniting Forest Preschool and the Uniting Church.

How will the design manage bushfire risk?

The site is located on the border of Garigal National Park with roughly half of the site in the bushfire vegetation buffer zone.

Uniting has worked closely with bushfire consultants to mitigate the bushfire risk. The proposed redevelopment will comply with current fire safety regulations.

What is the proposed approach to tree protection and retention?

We value Uniting Wesley Garden's beautiful bushland setting. A biodiversity value zone, protecting various species of plants, animals and other organisms, is located in the northern part of the site along Morgan Road.

Our landscape consultants are working closely with an ecologist and arborist to ensure minimal impact is made on the biodiversity of the area.

The proposed location of the new buildings carefully considered the existing trees, their significance and health, overall landscape planning and bushfire safety.

If the redevelopment is approved, some trees will need to be removed to meet bushfire safety standards and for construction to take place, while most significant trees will be retained. The following measures will also be taken:

- Supplementary planting of locally indigenous trees, shrubs and groundcover.
- Protection of all remaining trees as per recommendation of a certified arborist.
- Replacing any potential fauna 'habitat hollows' in trees to be removed by re-establishing in other trees in the site.

Proposed masterplan

INDEPENDENT LIVING
APARTMENTS

RESIDENTIAL AGED CARE

EXISTING CHURCH/
PRESCHOOL TO REMAIN



What's next?

The first step in delivering the vision for Uniting Wesley Gardens is to prepare a State Significant Development Application (SSDA).

SSDAs are assessed and determined by the NSW Department of Planning, Housing and Infrastructure (DPHI) with input from the local council.

An Environmental Impact Statement (EIS) is being prepared as part of the SSDA lodgement package. The EIS provides information on the economic, environmental, and social impacts of the project. It helps the community, government agencies and the approval authority make informed submissions or decisions on the project.

We're seeking feedback prior to the lodgement of the SSDA. Once lodged, DPHI will exhibit the application where the public will have another opportunity to provide a formal submission in response to the proposed redevelopment.

What is the project timeline and when will construction begin?

The project timeline, including the demolition and construction timetable, is subject to planning approvals

We estimate that demolition and construction will take approximately 4 years, if the SSDA is approved. The project will be staged, with buildings being opened throughout this time. We'll keep the community updated on the project every step of the way.



Mid 2024

Community consultation.

Refining the master plan design.



Late 2024

A State Significant Development Application (SSDA) will be submitted to the DPHI for the site's masterplan.



Providing your feedback

By phone: **1800 864 846**

Email: **ask@uniting.org**

Website:



Disclaimer: The designs are at a proposed masterplan stage to inform and support the community consultation and State Significant Development Application (SSDA). All items contained within this fact sheet are principles and ideas, subject to change at Uniting's discretion. They are not final masterplans or SSDA documents. The SSDA is subject to the statutory planning process. Illustrations and images are proposals only and subject to changes to satisfy statutory planning authorities, which will consider applications and provide any approvals.

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