

Consultation Outcomes Report

Uniting Wesley Gardens Belrose Redevelopment

2 Morgan Road, Belrose

Submitted to NSW Department of Planning, Housing and
Infrastructure
on behalf of Uniting NSW.ACT



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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Community and Stakeholder Letters	Uniting
Notification Letter Distribution Zones	Distribution and Display: DandD
Digital Newspaper Advertisements	Uniting
Project Website Statistics	Uniting
Frequently Asked Questions	Uniting
Display Boards	Uniting
PowerPoint Presentation	Uniting

Executive Summary

Purpose of report

This Consultation Outcomes Report has been prepared on behalf of Uniting NSW.ACT (Applicant) in support of a State Significant Development Application (SSDA) identified as SSD-71378958. The EIS is submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI) for a proposed seniors community and ancillary uses on land at 2B Morgan Road, Belrose (the site).

With full consideration given to the Secretary’s Environmental Assessment Requirements (SEARs) issued on 4 June 2024, this report details:

- Stakeholder identification and analysis;
- The approach to engagement;
- The various communication tools utilised;
- Engagement activities undertaken;
- Feedback received to date;
- The way in which the project has responded to feedback; and
- Recommendations for further consideration as the project progresses.

Engagement snapshot

Who we engaged

Throughout the preparation of the EIS process, a comprehensive list of community members and stakeholders to consult has been developed through identification of:

- Neighbours who would be impacted by the proposal;
- Stakeholders who would have a particular interest in the proposal;
- Stakeholders who would have information of value to the proposal, for example, Aboriginal groups with cultural knowledge relating to the site;
- The Department of Planning, Housing and Infrastructure (the Department). This included the community members and stakeholders listed in the proposal’s SEARs that the applicant was required to consult with.

As a result of the above process, a number of stakeholders were identified for consultation, including:

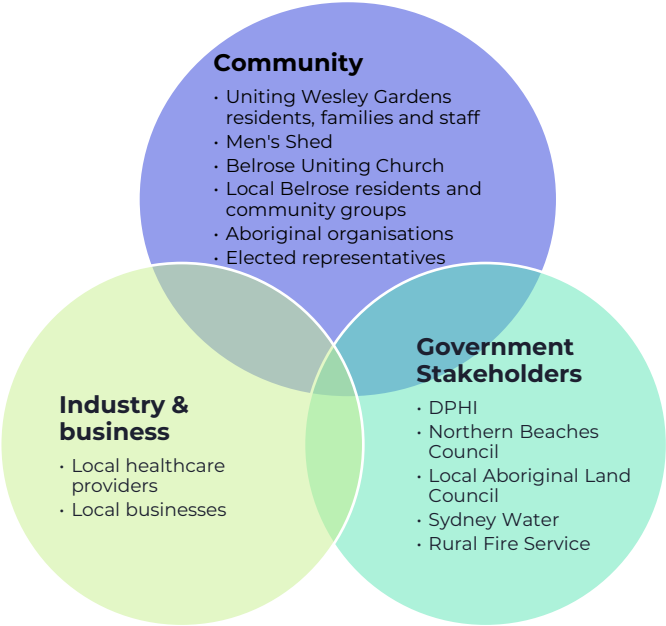


Figure 1 Stakeholders

Engagement activities
















 Letterbox drop	<p>293 immediate neighbour letters distributed, offering the opportunity to attend a dedicated drop-in session in June 2024.</p> <p>2,011 letters distributed to local residents and businesses in Belrose, inviting residents to in-person and online information sessions.</p>	 Advertising	<p>Approximately 304,401 digital advertising impressions across the Manly Observer (independent) and the Daily Telegraph (News Corp) and 240 combined click-throughs between 27 May – 12 June 2024.</p>
 Media release	<p>Media release quoted in industry publication (retirement living and aged care) The Weekly SOURCE on 3 June 2024.</p>	 Project website	<p>Approximately 417 website visits on https://www.uniting.org/unitingbelrose between 22 May 2024 – 20 June 2024.</p>
 Stakeholder briefings	<p>18 stakeholder briefings held with neighbours, community groups, the Member for Wakehurst (NSW), the Member for Mackellar's office, the NSW Minister for Housing's office, staff and councillors of Northern Beaches Council, and internal Uniting stakeholders including residents and families, between May – August 2024.</p>	 Project email and phone	<p>5 enquiries about the project were received via Uniting's project email, ask@uniting.org and community hotline number (1800 864 846) between 27 May – 20 June 2024.</p>
 Community drop-in sessions	<p>12 registrants and 8 attendees at the in-person immediate neighbour drop-in session held on 5 June 2024 at Belrose Uniting Church.</p> <p>12 registrants and 10 attendees at the in-person community drop-in session held on 6 June 2024 at Belrose Uniting Church.</p>	 Community webinar	<p>4 registrants and 4 attendees at 1 community webinar held via Zoom on 11 June 2024.</p>



Figure 2 Community drop-in sessions (5&6/06/24)

Feedback summary

Key topics raised by community members and key stakeholders throughout the engagement process included:

Theme	Support for the project	Suggestions for the project
 <p>Built form</p>	<ul style="list-style-type: none"> Support for proposal, with reference to the current 'tired' state of the existing buildings that are not fit for purpose. Support for height of proposed buildings. Support for containing the proposed development mainly within the existing developed building footprint. 	<ul style="list-style-type: none"> Enquiries around the general need and rationale for redeveloping the residential aged care home. Several enquiries around how the Uniting project is connected to the neighbouring Lizard Rock Planning Proposal- however appreciation that they are separate.
 <p>Design</p>	<ul style="list-style-type: none"> Support for the design of the building features and materials. Great appreciation for the consideration of Aboriginal culture and design thinking through the Connecting with Country process. 	<ul style="list-style-type: none"> Enquiries around access points in and out of the site and how it will interact with the neighbouring bushland. General interest in bushfire considerations with reference to residents and neighbours.
 <p>Landscaping & biodiversity</p>	<ul style="list-style-type: none"> General comment that maintaining biodiversity on the site will promote the sounds of nature which is comforting for existing and future residents. Support for retaining green space on the site, with reference to maintaining the natural bushland setting of Belrose and it being a central feature of the proposal. 	<ul style="list-style-type: none"> Suggestions to ensure that the majority of flora is native when landscaping the site.
 <p>Service offering</p>	<ul style="list-style-type: none"> Support and interest in proposed model of care – with reference to consideration for smaller housing, relocation process of residents transitioning to Residential Aged Care (RAC) as needed, and similar precedents, including the neighbouring Glenaeon Retirement Village in Belrose. Support for Uniting retaining ancillary and community services such as the church, and preschool, and replacing the Men's Shed on site. 	<ul style="list-style-type: none"> General comment that the new accommodation should provide some affordable options for residents. Enquiries around how the redevelopment will impact current residents living on site. General curiosity around the new model of care (ILUs + RAC) that Uniting will offer on the site and how this differs to the current model- i.e. reducing number of RAC beds. Interest around how the ownership model works when buying into a Uniting ILU.
 <p>Privacy & view impacts</p>	<ul style="list-style-type: none"> Appreciation for how Uniting has carefully considered the views of neighbouring properties into the site. 	<ul style="list-style-type: none"> Consider including more trees around Oates Place and the existing staff carpark to mitigate view impacts from neighbouring properties.
 <p>Vehicular & pedestrian access</p>	<ul style="list-style-type: none"> Support for maintaining the existing entrance and exit points to the site. 	<ul style="list-style-type: none"> Interest in Northern Road Access from Morgan Road as shown on the adjoining property.
 <p>Next steps</p>	<ul style="list-style-type: none"> Appreciation for the engagement process and how the community can continue to be engaged and follow the project. 	<ul style="list-style-type: none"> Interest in project timeline with reference to project delivery Interest in construction staging and likely impacts on neighbouring properties.

Next steps

Feedback received during pre-lodgement consultation has provided the project team with a better understanding of the local context and concerns from neighbouring residents and key stakeholders, which will inform the final designs of the project.

Following the engagement events, an update was provided to all those who attended to thank them for their time and provide an update on the next steps of the planning process.

Throughout the engagement, the Ethos Urban Engagement Team encouraged participants to register to receive project milestone updates on the Department of Planning, Housing and Infrastructure (DPHI) Planning Portal website.

This provides the opportunity for the public to view a suite of technical reports, including this Outcomes Report accompanying the final proposal and provide formal feedback to assist DPHI in assessment and determination. Should the SSDA receive approval from DPHI, the Proponent understands the importance of continued engagement with nearby neighbours, businesses and the wider Belrose community as the project progresses.

The community and stakeholders will have other opportunities to provide formal feedback on the scheme via the public exhibition process, to be managed by the NSW Department of Planning, Housing and Infrastructure (DPHI).

Recommendations for future engagement

Considering the detailed feedback received during pre-lodgement consultation, Ethos Urban recommends the following approach to guide ongoing engagement as the project progresses:

- **Ongoing project milestone communications**, such as following SSDA lodgement and notification of public exhibition, and ongoing planning approvals processes as the project progresses. This should continue via established communications channels such as the *Uniting Belrose project enquiries email* – ask@uniting.org. Community and stakeholders have been taken on an extensive journey and will want to see ongoing transparency from the project team.
- **Continued engagement with existing and any newly identified stakeholders** who did not provide any pre-lodgement feedback, should interest arise during the public exhibition period.
- **Appoint and introduce a dedicated community relations contact** during construction for residents and stakeholders to provide feedback, ask questions and raise any concerns regarding site works. It would be opportune to introduce a dedicated contact at this point to demonstrate an ongoing commitment to working with neighbours to manage construction-related impacts.

1. Introduction

This Consultation Outcomes Report has been prepared by Ethos Urban on behalf of Uniting NSW.ACT (the Applicant) to accompany a State Significant Development Application (SSDA). The report is submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI) for the redevelopment of Uniting Wesley Gardens Belrose comprising a new residential care facility (RCF) (120 RCF beds) and 147 independent living units (ILUs) across six buildings at 2B Morgan Road, Belrose (the site).

The proposal is SSD under Schedule 1 of the *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP), as it comprises development for the purpose of seniors housing with an estimated development cost of more than \$30 million.

A request for the issue of industry specific Secretary's Environmental Assessment Requirements (SEARs) related to seniors housing was sought on 10 May 2024. Accordingly, the SEARs were issued on 4 June 2024.

1.1. Background

This report accompanies a detailed State Significant Development Application that seeks approval for the redevelopment of the existing Uniting Wesley Gardens Belrose.

The project site comprises Lot 1 in DP 1037395. It has an area of approximately 4.83Ha.

It is to be noted the site is identified as a 'Deferred Matter' under the *Warringah Local Environmental Plan 2011*. Accordingly, the *Warringah Local Environmental Plan 2000* (WLEP 2000) is the guiding statutory instrument for the site and therefore development consent is sought under this instrument.

Section 80 (1)(a) of *State Environmental Planning Policy (Housing) 2021* (*Housing SEPP*) (which would ordinarily apply to seniors housing development) notes land identified within the B2 Locality (Oxford Falls Valley) (the site) under the WLEP 2000 does not apply.

This SSDA seeks redevelopment of the site for the purposes of seniors housing. Specifically, this SSD application seeks approval for:

Site preparation and excavation works;

- Construction of a residential care facility and independent living units across six (6) buildings encompassing:
 - 147 Independent living units, and;
 - 120 Residential care beds;
- Ancillary services including recreational spaces, wellness spaces, cafe, salon, swimming pool, multipurpose spaces and men's shed;
- Seniors gym for use by Uniting Belrose residents and the broader public; and
- Landscaping and associated public domain works.

For a detailed project description refer to the ***Environmental Impact Statement*** prepared by Ethos Urban.

1.2. Site Location and Context

The site is located at 2 Morgan Road, Belrose within the Northern Beaches Local Government Area (LGA). The site is approximately 13.8 km north-east from Chatswood CBD, and 20 km north from Central Sydney. The Frenchs Forest Town Centre area is located 4.3 km south of the site. The town centre has been nominated to undergo significant renewal as part of the Northern Beaches Hospital Precinct plan and will feature a redeveloped Forest Way Shopping Centre, a new Northern Beaches Hospital (now operational), additional residential density and other amenities.

A Site Location and Context Map is provided in **Figure 3** below.



Figure 3 Site context

Source: Nearmap / Ethos Urban

1.3. Engagement Requirements

Engagement with the Belrose community and other relevant stakeholder groups is a statutory requirement of an SSDA of this Capital Investment Value and nature. The industry-specific SEARs (Seniors Housing) issued on 4 June 2024 notes the following scope for engagement:

Table 1 SEARs Reference within Consultation Outcomes Report

SEARS Requirement – 27. Engagement	Report Reference / Response
Consistency with <i>Undertaking Engagement Guidelines for State Significant Projects</i>	Section 1.3.1 outlines how the engagement undertaken is consistent with Undertaking Engagement Guidelines for State Significant Projects.
Consultation with the NSW Department of Planning, Housing and Infrastructure assessment team	Section 3.2 details the feedback received from the Department of Planning, Housing and Infrastructure
Consultation with Northern Beaches Council	Section 3.2 details the feedback received to date from Council.
Consultation with relevant agencies	Section 3.2 outlines the engagement outreach and outcomes with relevant government agencies and authorities, including: <ul style="list-style-type: none">– Department of Planning, Housing and Infrastructure– Government Architect NSW– Transport for NSW– Metropolitan Local Aboriginal Land Council– Sydney Water– Ausgrid Section 3.2 details the feedback received from these agencies.
Consultation with the community	Section 3.1 details the feedback received from public consultation.

Uniting is committed to ongoing engagement with the local Belrose community and its key stakeholders and community groups to bring them along the design and planning journey as the project progresses. This includes engagement with the existing residents, families and staff within the current Uniting Wesley Gardens residential aged care home as well as the Uniting Forest Preschool Belrose and Sydney Central Coast Presbytery of the Uniting Church.

1.3.1. DPHI Engagement Requirements

The NSW Department of Planning, Housing and Infrastructure’s (DPHI) ***Undertaking Engagement Guidelines for State Significant Projects (March 2024)*** sets out the following nine objectives to consider when undertaking engagement for an SSDA:

1. Engagement is about transparency and fairness.
2. Engagement is not about doing what everyone wants.
3. It is about identifying and understanding the competing needs and priorities of all those with an interest in a project and demonstrating how these needs and priorities have been considered.
4. Engagement does not mean ‘asking’ the community for permission for the project to proceed.
5. However, proponents do need to demonstrate that they understand what concerns, issues and impacts a project may have for those who live close to a development.
6. Local residents have a right to object to changes in their neighbourhood.
7. Engagement is about facilitating a civil dialogue that can explore whether differences can be addressed, and needs met. If this doesn’t happen, clear reporting should show why this is not possible, together with an identification of what has changed and why.
8. Engagement is not about making a project more complicated, costly or creating red tape.
9. Engagement is about engaging early, so the issues are known, and providing transparency about how these issues have been considered.

These guidelines help us ensure the engagement process is fair, equitable and transparent and importantly will stand up to rigorous assessment.

The engagement matrix shown in **Figure 4** below outlines how the Proponent has met the expectations of the Department's *Undertaking Engagement Guidelines* for State Significant Projects. It has been designed to support the planning and delivery of engagement that **is proportionate and appropriate based on the scale and impact of this project.**

The most appropriate level of engagement for this project is ***moderate and focused***. The design of the Engagement program responded to this assessment with appropriate activities, tools and techniques employed in alignment with the IAP2 Spectrum outlined in **Section 3.3** below.

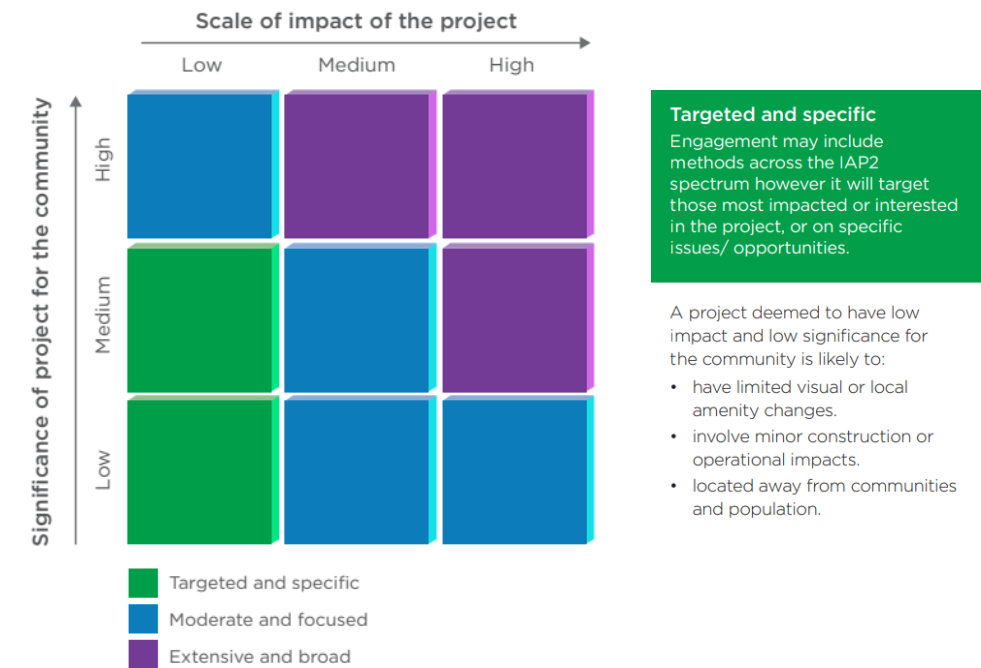


Figure 4 Engagement matrix

Source: DPHI's Undertaking Engagement Guidelines for State Significant Projects

1.3.2. Northern Beaches Council Requirements

Uniting recognises the importance of ongoing collaboration to seek Council's strategic input and advice on planning, design, and the wider consultation process. This ensures that local issues are identified and appropriately addressed to deliver the project vision in line with Council's planning policies, and community needs and expectations.

2. Engagement Approach

2.1. Purpose & Objectives

The approach to engagement on this project has been guided by the following key purposes:

- To inform community and stakeholders about the project,
- To understand reactions and implications or consequences of the proposal,
- To improve the quality of Uniting’s proposal and designs for Belrose, and
- To create social licence to operate.

These purposes are further elaborated on in **Table 2**.

Table 2 Purpose & Objectives

Purpose	Objectives	Success Criteria
Inform community and stakeholders about the project	<ul style="list-style-type: none">• To inform the stakeholders and the public about the project and the opportunity to engage.• To ensure that a significant proportion of the stakeholders and community are reached and able to access the information.• To create stakeholder and public satisfaction with the information process.	<ul style="list-style-type: none">• Reach – number of key stakeholder groups and community target groups who responded.• Accessibility of information for all community members.• Diversity of information delivery modes.• Stakeholder and community awareness of engagement.
Understand reactions and implications or consequences of the proposal	<ul style="list-style-type: none">• To understand the views of stakeholders and communities.	<ul style="list-style-type: none">• Reach – number of key stakeholder groups and community target groups who responded.• Representation – adequacy and diversity of representation across the target groups.
Improve the quality of Uniting’s proposal and designs for Belrose	<ul style="list-style-type: none">• Better outcomes and amenity for the future neighbours and users of the Belrose residential aged care home	<ul style="list-style-type: none">• Line of sight from engagement output and the plans.
Social licence to operate	<ul style="list-style-type: none">• To create understanding or reasons for change.• To create support for the licence to operate.	<ul style="list-style-type: none">• Key stakeholders and communities speak from a level of understanding about the project intent or act in support of colleagues and other stakeholders.• Participation levels are maintained and sustained.

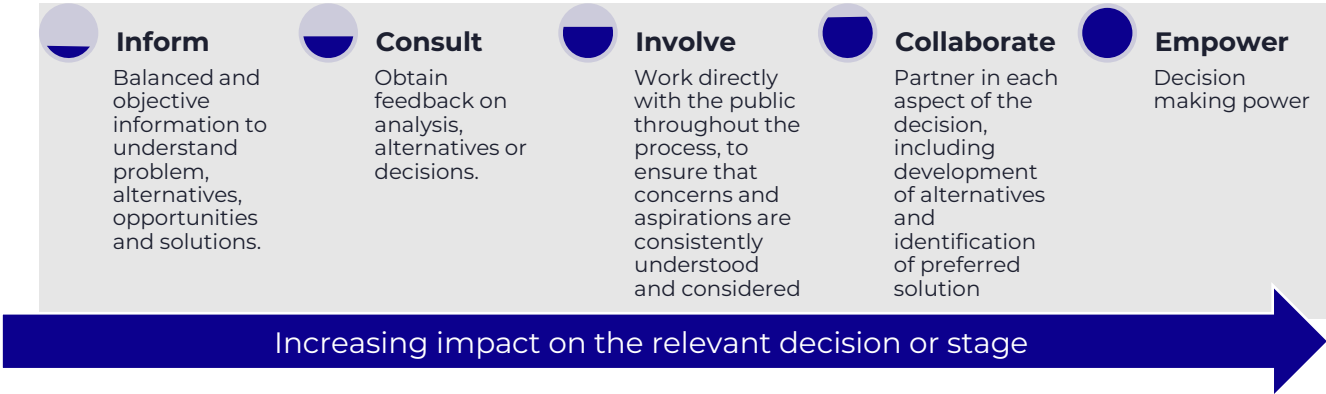
2.2. Stakeholder Level of Influence

IAP2's Spectrum of Public Participation was designed to assist with the selection of the level of participation that defines the public's role in any consultation process. The Spectrum is used internationally, and it is found in engagement plans around the world.

This engagement program sits at **'Involve'** on the IAP2 Public Participation spectrum. The client, Uniting, is the ultimate decision maker, however Uniting has demonstrated a willingness to work with stakeholders to incorporate their concerns and aspirations for the project, ensuring meaningful stakeholder relationships are well maintained throughout the project and reputational risk can be effectively managed.

Project promise to the public:

Uniting will work with the Belrose community to ensure that their concerns and aspirations are considered within the designs for the redevelopment of the aged care home and will report back on how their input influenced the decision using contextually relevant and appropriate channels and also in the final Engagement Outcomes Report.



2.3. Tools & Activities

The following table details the various communications tools and engagement activities utilised to share project information, including channels and opportunities for providing feedback.

Table 3 Tools & Activities

Activity/Tool	Description	How engagement informed the project	Target Audience	Level of Engagement
Collateral				
Uniting website	A dedicated page within the Uniting website (Belrose redevelopment (uniting.org)) which provided up to date information about the project, planning process, engagement events and contact details for project enquiries and feedback. From 22 May to 20 June 2024, the website received 417 visits.	Provided a single source of truth for project information and direction to public enquiry channels, as well as how to be involved in the consultation process.	All	Inform
Media release	Media release developed in consultation with Uniting Media team which informed the community of the project plans, vision and engagement process and link to the website for more information.	Ensured consistent messaging was circulated about the project by external media outlets.	All	Inform
Stakeholder, immediate neighbour & community invite letters	Letters which were emailed or distributed via letterbox drop to inform stakeholders and the community about the project and invite them to stakeholder meetings, webinar, immediate neighbour drop-in session and public drop-in session. The letters were distributed via letterbox drop to approximately 2,304 letterboxes, and via email to 38 stakeholders on 27 and 28 May 2024.	Ensured that key stakeholders and local residents living near the site are aware of the project and have the opportunity to attend an event that suits them to provide feedback.	Key Stakeholders Community Groups Local residents	Inform
Digital Newspaper Advertisements	Digital advertisements were published in the Manly Observer and Daily Telegraph (geotargeted to Belrose and surrounding suburbs) between 27 May and 7 June 2024. The ads linked to the Uniting Belrose website, which provided up to date information about the project, planning process, engagement events and how to contact the project team to get involved. During this period, the ads were viewed approximately 304,401 times, with a click-through rate of 0.16%.	Informed local community and interested stakeholders as to how to be involved in the consultation process.	All	Inform
Frequently Asked Questions brochure	A 4-page graphically designed brochure of frequently asked questions, which was included on the project webpage and distributed at in-person events to provide explanation of key terms, and the planning, design and construction process where required.	Anticipated and helped explain some complex planning issues in a simple way that was easy for readers to understand.	All	Inform
PowerPoint presentation slides	PowerPoint presentation which was used during the community webinar, internal stakeholder meetings, and external stakeholder briefings. It detailed the objectives, vision and key deliverables of the proposal.	Provided a visual aid to stakeholders and the community during online and in-person engagement events.	Key Stakeholders Community	Inform
Information display boards	11x highly visual boards which displayed the project objectives, vision and deliverables with images, architectural plans and easy to understand	Provided visual aids to engagement event attendees to help explain complex	Community Immediate neighbours	Inform

Activity/Tool	Description	How engagement informed the project	Target Audience	Level of Engagement
	explanations of the planning, design and construction process.	planning issues and details around the project.		
1800 & email enquiries line	1800 number available via Uniting to call during business hours. Emails were responded to within 3 working days. From 27 May to 25 June 2024, 2 calls and 3 emails were received.	Provided an outlet for the community to ask questions, provide feedback and communicate any concerns they may have about the project.	Community	Consult
Activities				
8 internal meetings with Uniting residents, families, and staff	Held 8 meetings with internal Uniting stakeholders between 21 May and 24 May 2024, to provide them with early information about the proposal and opportunities to ask questions/provide feedback.	Provided a forum for those most affected by the redevelopment to speak directly with the project team, learn how/when they may be impacted and provided feedback.	Internal Uniting stakeholders	Involve
1 x Immediate Neighbour Drop-In Session	Hosted a 3-hour physical drop-in session at Belrose Uniting Church on 5 June 2024 for immediate neighbours to attend at their leisure, meet the project team, provide feedback on key topics and ask questions.	Provided an intimate forum for immediate neighbours to be able to find out more about the project and provide feedback.	Immediate neighbours	Consult
1 x Community Drop-in Session	Hosted a 3-hour physical drop-in session at Belrose Uniting Church on 6 June 2024 for community members to attend at their leisure, meet the project team, provide feedback on key topics and ask questions.	Provided a welcoming forum for community members to be able to find out more about the project and provide feedback.	All	Consult
1 x Community Webinar	Hosted a 1.5-hour webinar information session on 11 June 2024 for community members to view a presentation, meet the project team, provide feedback on key topics and ask questions.	Provide a welcoming forum for community members to be able to find out more about the project and provide feedback.	All	Consult
8 stakeholder meetings	Dedicated meetings with the team to learn about the project, provide feedback and ask questions.	Created an open dialogue between key local stakeholders to ask questions and provide feedback throughout the project lifecycle.	Local Action Groups, Councillors, site tenants, Uniting Church, Uniting Forest Preschool	Consult
Social Impact Assessment Survey	A survey published via the Survey Monkey platform, and advertised via the Uniting Belrose website, and notification letters. The survey sought to provide another avenue for the community to provide feedback and input into the project's Social Impact Assessment. Between 27 May and 30 September 2024, the survey received 7 responses.	To gather community and stakeholder insights on potential project impacts and benefits and inform the Social Impact Assessment.	All	Consult
Consultation Outcomes Report	A detailed summary of the activities undertaken, stakeholders and community reached, and the feedback provided.	This report identifies key themes of interest by stakeholders and the community to help inform the planning, design and construction process.	All	Inform

2.4. First Nations engagement

Connection with Country and engagement with the Traditional Custodians of the Garigal, Belrose area is a significant element of the project. This work is being led by Yerrabingin, an Aboriginal-led engagement firm, to provide a culturally safe community and stakeholder engagement process based on the IAP2 guiding principles and local community's cultural heritage.

The Wanggani Dhayar process is fluid, with reiteration and organic formation of the design throughout. The graphic to the right represents the stages of the Wanggani Dhayar design process, including framing the design, identifying the audience/users, the Design Jam, logic and assumption testing, cultural checking, and sharing the solution through the form of a pitch.

The Collaborative Design Approach included a series of different format engagement activities held between February 2023 and April 2024:

- **Walk on Country- 14/02/2023**

The Walk on Country enables the project team and local First Nations community members to explore the site, share aspirations, and discuss initial ideas. It provides an opportunity to connect with the land, identify key areas for activation, and visualise potential project experiences. This hands-on engagement fosters meaningful contributions from the community and ensures a deeper understanding of the site's tangible and intangible elements.

- **Design Jam- 14/02/2023**

The Design Jam brings together divergent styles of thinking by working in small groups consisting of a mix of local First Nations community members, the Project Team, and often the client. This results in innovative design solutions inspired by Country to be integrated throughout the site.

- **Community feedback session- 04/04/2024**

Yerrabingin facilitated a Community Feedback Session as a chance to re-engage with the First Nations community members that attended the Design Jam, and any that couldn't make it but wanted to be involved in the process. During the session, the group looked to explore the design developments to date in order to identify areas of further opportunity or concern.

Through the Design Jam process and in consideration of the initial contextual understanding, Yerrabingin have developed three overarching Designing with Country themes:

Sensing Country	Holistic Connectivity	Nurturing Community
This theme explores design actions that elevate and enhance the sensory experience of Country. It breaks down the different elements of Country, from Sky to Wind, Water and Non-human Kin and highlights how they can be interpreted through touch, smell, sight, taste and sound. This theme also includes emotional connection to Country and how Country can influence the way you feel.	Holistic connectivity speaks to how the site is positioned within the broader landscape and explores ways it is able to give back to the surrounding Country, including the adoption of whole of system processes throughout. For example, on site water retention, community composting and solar power. It builds on connection to nearby Lizard Rock, sandstone gullies, bushland and the ocean.	Community refers to residents, their family and friends, the First Nations community and the broader population of Belrose. We want to encourage all people to utilise the facilities and connect to Country here. This theme explores programming and design opportunities that bring people together, resulting in cultural, environmental and social wellbeing outcomes.

Yerrabingin helped to ensure the outcomes of community consultation were used to complement cultural research and re-evaluate the recommendations for how this project can effectively connect with Country. This includes how to better align with community preferences when it comes to integrating local Aboriginal stories, such as through culturally relevant and appropriate design and engaging community to continue cultural practices on site. A separate report, *Connecting with Country Framework*, has been prepared by Yerrabingin to detail the First Nations engagement, outcomes and feedback in further detail.










Figure 5 Wanggani Dhayar- Listen to Country process

3. Stakeholder and Community Feedback

The community and stakeholder engagement carried out throughout May – August 2024 for the redevelopment of Uniting Wesley Gardens Belrose was an opportunity to present the proposed designs to the public.

The various communications, meetings, information briefings and drop-in sessions have enabled the project team to gather valuable feedback and insights from neighbours and locals who know and understand the area well and convey the known interests and concerns of the community.

Table 4 *Summary of key feedback*

Theme	Support for the project	Suggestions for the project
 Built form	<ul style="list-style-type: none"> Support for the proposal, with reference to the current 'tired' state of the existing buildings that are not fit for purpose. Support for height of proposed buildings. Support for containing the proposed development within the existing developed building footprint. 	<ul style="list-style-type: none"> Enquiries around the general need and rationale for redeveloping the care home. Several enquiries around how the Uniting project is connected to the neighbouring Lizard Rock Planning Proposal- however appreciation that they are separate.
 Design	<ul style="list-style-type: none"> Support for the design of the building features and materials. Great appreciation for the consideration of Aboriginal culture and design thinking through the Connecting with Country process. 	<ul style="list-style-type: none"> Enquiries around access points in and out of the site and how it will interact with the neighbouring bushland. General interest in bushfire considerations with reference to residents and neighbours.
 Landscaping & biodiversity	<ul style="list-style-type: none"> General comment that maintaining biodiversity on the site will promote the sounds of nature which is comforting for existing and future residents. Support for retaining green space on the site, with reference to maintaining the natural bushland setting of Belrose and it being a central feature of the proposal. 	<ul style="list-style-type: none"> Suggestions to ensure that the majority of flora is native when landscaping the site.
 Service offering	<ul style="list-style-type: none"> Support and interest in proposed model of care – with reference to consideration for smaller housing, relocation process of ILU residents to RAC and similar precedents, including neighbouring Glenaeon Retirement Village in Belrose. Support for Uniting retaining ancillary and community services such as the church and preschool and replacing the Men's Shed on site. 	<ul style="list-style-type: none"> General comment that the new accommodation should provide some affordable options for residents. Enquiries around how the redevelopment will impact current residents living on site. General curiosity around the new model of care (ILUs + RACs) that Uniting will offer on the site and how this differs to the current model- i.e. reducing number of RAC beds. Interest around how the ownership model works when buying into a Uniting ILU.
 Privacy & view impacts	<ul style="list-style-type: none"> Appreciation for how Uniting has carefully considered the views of neighbouring properties into the site. 	<ul style="list-style-type: none"> Consider including more trees around Oates Place and the existing staff carpark to mitigate view impacts from neighbouring properties.
 Vehicular & pedestrian access	<ul style="list-style-type: none"> Support for maintaining the existing entrance and exit points to the site. 	<ul style="list-style-type: none"> Interest in Northern Road Access from Morgan Road as shown on the adjoining property.
 Next steps	<ul style="list-style-type: none"> Appreciation for the engagement process and how the community can continue to be engaged and follow the project 	<ul style="list-style-type: none"> Interest in project timeline, construction and likely impacts on neighbouring properties.

3.1. Community detailed feedback

Table 5 below provides a comprehensive summary of feedback raised across all community engagement activities, including the **webinar, drop-in sessions** and **frontline engagement channels**.

Table 5 *Community feedback – May-June 2024*

Theme	Detail	Project Response
Project need	<ul style="list-style-type: none"> Support for proposal, with reference to the current 'tired' state of the existing buildings that are not fit for purpose, and not wanting the site to become an 'eyesore' 	<ul style="list-style-type: none"> Wesley Gardens has reached the end of its asset life. While care standards are still high, the buildings, some of which are close to 50 years old, no longer meet contemporary accommodation expectations or the changing needs of older people. The redevelopment seeks to respond to the sustained need for high quality, contemporary seniors' accommodation within the local area, noting that between 2016 and 2021, the 70–84-year-old cohort in the Northern Beaches LGA experienced the largest growth (Data sourced from ABS Census 2016 and 2021). The new development will also provide a continuum of care and a wider range of services and diverse housing options, enabling couples and individuals to age in place as their care needs change. The proposal ensures Uniting can provide increased services for seniors that align with the recommendations of the Royal Commission, and continue to meet the Aged Care Quality Standards, on the same site.
Height, bulk and scale	<ul style="list-style-type: none"> Support for containing the proposed development within the existing developed building footprint 	<ul style="list-style-type: none"> Noted by the project team.
	<ul style="list-style-type: none"> Support for height of proposed buildings 	<ul style="list-style-type: none"> Noted by the project team.
Development footprint	<ul style="list-style-type: none"> Support for proposed development building within the footprint of existing development on the site 	<ul style="list-style-type: none"> Noted by the project team.
Accommodation and service offering	<ul style="list-style-type: none"> Wesley Gardens does a fantastic job of looking after the elderly in our community. How can the community support you in your endeavours? 	<ul style="list-style-type: none"> Comment, noted by the project team. To provide formal feedback you can write a submission to the Department of Planning, Housing and Infrastructure during the Public Exhibition period of the SSDA.
	<ul style="list-style-type: none"> Support and interest in proposed model of care, with reference to assisted living or independent living and number of proposed ILUs and RACs. What is the rationale for reducing number of RAC places? 	<ul style="list-style-type: none"> The proposal includes around 150 Independent Living Units and 120 Residential Aged Care places. A wider range of services will be provided at Wesley Gardens than currently offered. This includes home care, assisted living and wellness support through to 24/7 dementia and end of life care.
	<ul style="list-style-type: none"> Interest in what services are being retained and what services will cease with the new development. Will ILU residents have access to the same care facilities and services as RAC residents? 	<ul style="list-style-type: none"> The Royal Commission into Aged Care Quality and Safety identified that residential aged care is not the only model of care, and the sector is now moving focus onto community care, accounting for a much shorter length of stay. The proposal now enables ageing in place as well as higher levels of care and access to support than previously. Now the sector must plan for high care needs, end of life and palliative care. There are 250 beds operating currently at Uniting Wesley Gardens. Yes, a care provider can come to ILUs even if they are not from Uniting. It happens in many ILUs now, within Uniting's portfolio.

Theme	Detail	Project Response
	<ul style="list-style-type: none"> General sales interest in independent living units and interest in homeownership structure – strata or lease? 	<ul style="list-style-type: none"> Community members interested in the independent living units can be added to a Uniting sales enquiry database. More information about pricing and ownership structure will be provided once these details have been confirmed.
	<ul style="list-style-type: none"> General comment that the new accommodation should be priced affordably 	<ul style="list-style-type: none"> Uniting is committed to providing residents accessible housing across Wesley Gardens and will offer various options at price points similar to other contemporary Uniting sites.
Pedestrian and vehicle access and movement	<ul style="list-style-type: none"> Support for maintaining the existing entrance and exit points to the site 	<ul style="list-style-type: none"> Vehicular access will be provided via the Morgan Road frontage, as it currently is. Pedestrian and vehicular access will be via this entry.
	<ul style="list-style-type: none"> Interest in Northern Road Access from Morgan Road as shown on the adjoining property – is there a lease agreement with the adjoining owner? 	<ul style="list-style-type: none"> On a paper road – provides access to the Luke Centre. Will be reused as part of the redevelopment.
Neighbourhood character, bushland setting & landscaping	<ul style="list-style-type: none"> Support for retaining green space on the site, with reference to maintaining the natural bushland setting of Belrose and being a central feature of the proposal 	<ul style="list-style-type: none"> Uniting values the existing bushland setting at Uniting Wesley Gardens. Our landscape consultants are working closely with the ecologist and arborist to ensure minimal impact is made on the biodiversity of the area.
	<ul style="list-style-type: none"> Interest in proposed landscaping, with reference to native planting and time to reach full height 	<ul style="list-style-type: none"> The planting palette for the site focusses on native plant species for general planting areas, with the addition of exotic and edible species in designated areas such as dementia gardens. Most understorey plants will reach full size within 1-2 years. Trees will take 10-15 years to reach maturity.
Biodiversity	<ul style="list-style-type: none"> General interest in how the proposal considers the protection of endangered species within the site 	<ul style="list-style-type: none"> 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. Uniting has engaged landscape consultants who are working closely with the ecology consultant and arborist to ensure minimal impact is made on the biodiversity area. New trees, shrubs and groundcover local to the Belrose area will be planted to supplement the existing landscape, while all remaining trees will be protected as per the recommendations of the arborist. Any habitat hollows in trees proposed to be removed will be re-established in other trees on site.
	<ul style="list-style-type: none"> General comment that maintaining biodiversity on the site will promote the sounds of nature which is comforting for existing and future residents 	<ul style="list-style-type: none"> Comment, noted by the project team.
Bushfire	<ul style="list-style-type: none"> General interest in bushfire considerations with reference to residents and neighbours 	<ul style="list-style-type: none"> Approximately half of the Wesley Gardens site is located in the bushfire vegetation buffer zone. Uniting has engaged bushfire consultants and have worked together with them to ensure the redevelopment will comply with bushfire protection legislation. The proposed location of the new buildings carefully considered the existing trees, their significance and health, overall landscape planning and bushfire safety.

Theme	Detail	Project Response
		<ul style="list-style-type: none"> If the redevelopment is approved, some trees will need to be removed to meet bushfire safety standards and for construction to take place, while many significant trees will be retained.
	<ul style="list-style-type: none"> Interest in the Asset Protection Zone – is the proposed landscaping included in this zone and does it extend to adjoining lands? 	<ul style="list-style-type: none"> The asset protection zone will retain all existing trees and reduce understorey areas to minimise fuel loads. Changes are only proposed to land currently managed by Uniting, within the site boundary and a small portion of land contained by the existing access road to the eastern side of the site.
Privacy and view impacts	<ul style="list-style-type: none"> Support for Visual Impact Assessment 	<ul style="list-style-type: none"> Noted by the project team. The final Visual Impact Assessment will be submitted to the Department of Planning, Housing and Infrastructure as part of the State Significant Development Application.
	<ul style="list-style-type: none"> Consider more trees located around Oates Place and the existing staff carpark to mitigate view impacts from neighbouring properties 	<ul style="list-style-type: none"> Feedback noted by the project team.
First Nations	<ul style="list-style-type: none"> Support for Connecting with Country approach 	<ul style="list-style-type: none"> Uniting is committed to a strong Connecting with Country response, with Garigal knowledge and traditions having been woven into elements of the design. Uniting has been working with Yerrabingin, a Supply Nation certified Connecting with Country consultant. Yerrabingin has facilitated engagement between Uniting and the local Aboriginal community. Yerrabingin's work with the local Aboriginal community has underpinned the proposed masterplan. Three key themes have been incorporated into the design: Sensing Country, Holistic Connectivity and Nurturing Community.
Site ownership	<ul style="list-style-type: none"> Interest in rationale for retaining ownership of the site, with reference to decision not to sell site before or after redevelopment 	<ul style="list-style-type: none"> Uniting is committed to continuing the legacy of worship and community service offered by the Uniting Church to the local community for over 50 years.
	<ul style="list-style-type: none"> Interest in relationship of the site to the neighbouring Lizard Rock site 	<ul style="list-style-type: none"> The redevelopment of Uniting Wesley Gardens is not associated with the neighbouring Lizard Rock site.
Construction and project cost	<ul style="list-style-type: none"> Interest in construction staging 	<ul style="list-style-type: none"> The redevelopment will occur as a staged process, over two stages.
	<ul style="list-style-type: none"> Interest in construction impact mitigation, with specific reference to traffic and parking arrangements and noise mitigation 	<ul style="list-style-type: none"> When the Principal Contractor is engaged, they will be required to prepare and implement appropriate construction management plans, which will address construction mitigation measures including but not limited to site management, noise and vibration, and air quality. During the staged delivery of the redevelopment, interim carparking provisions will be established on-site. A preliminary Construction Traffic Management Plan (CTMP) forms part of the Traffic Impact Assessment that is part of the State Significant Development Application. The CTMP details indicative construction traffic volumes and appropriate site management practices, including traffic management, to minimise and manage impacts on community where possible. A

Theme	Detail	Project Response
		detailed CTMP will be prepared by the principal contractor once engaged.
	<ul style="list-style-type: none"> Interest in project cost 	<ul style="list-style-type: none"> In line with the Estimated Development Cost – currently approximately \$190 million (ex GST)
Consultation, planning and project timeline	<ul style="list-style-type: none"> General support for the consultation process and interest in further opportunities to provide feedback 	<ul style="list-style-type: none"> Support for pre-lodgement consultation noted. Community and stakeholders will have an opportunity to provide additional feedback on the proposal via the formal Public Exhibition period for the final State Significant Development Application. During Public Exhibition, the Environmental Impact Statement and all technical reports will be available for viewing online via the Department of Planning, Housing and Infrastructure's website.
	<ul style="list-style-type: none"> Interest in project timeline with reference to project delivery 	<ul style="list-style-type: none"> Pending all relevant planning approvals, the construction is anticipated to commence in late 2026 over two stages. It is anticipated that stage 1 of Uniting Wesley Gardens will open in late 2028. This timing is subject to change and indicative only.
	<ul style="list-style-type: none"> Community webinar registration and access assistance 	<ul style="list-style-type: none"> Assistance for Zoom registration and joining the webinar was provided to community members via phone and email to remove participation barriers for the online information session on 11 June 2024. The event received 4 attendees from 4 registrations.

3.2. Government agency and authority feedback

The following table summarises the feedback sought through correspondence or meetings with the relevant government agencies, authorities or utilities providers in the lead up to lodging the SSDA.

Table 6 *Agency and authority feedback*

Stakeholder	Details of engagement	Stakeholder Feedback	Project Response
Department of Planning, Housing and Infrastructure (DPHI)	Meeting with State Significant Acceleration team on 13 December 2023 to present the revised scheme including how it addressed the requirement of the Warringah Local Environmental Plan 2000.	Following the meeting, a request for industry specific SEARs was issued and SEARs were granted on 4 June 2024	NA
Government Architect	State Design Review Panel meetings: <ul style="list-style-type: none"> SDRP #1: 23 November 2022 SDRP #2: 5 April 2023 SDRP #3: 17 July 2024 	Detailed in the EIS and the Design Report.	Detailed in the EIS and the Design Report.
Transport for NSW (TfNSW)	Project notification and briefing invite via email sent 17 June 2024	TfNSW has reviewed the below and provided all vehicular access remains on Morgan Road (local road), TfNSW has no additional requirements beyond the standard Secretary SEARS requirements.	Uniting is committed to working with Transport for NSW during the upcoming public exhibition period for the SSDA should any issues arise.
Metropolitan Local Aboriginal Land Council (MLALC)	Project briefing held 2 August 2024	MLALC were supportive of the scheme as proposed and had no suggested changes.	Uniting is committed to working with the Metropolitan Local Aboriginal Land Council during the upcoming public exhibition period for the SSDA should any issues arise.
Sydney Water	Correspondence from Sydney Water on 9 September 2024	Guidance provided around the requirements for S73 Certificate for the proposed development.	Advice acknowledged by Uniting.
Ausgrid	Correspondence from Ausgrid on 24 September 2024 regarding an offer to provide Design Related Services	Ausgrid provided an assessment of works and network alterations to be carried out concluding that in order to connect the property Design Related Services must be carried out to make the site Ready for Construction. The Offer is valid for 45 business days.	Advice acknowledged by Uniting.

3.3. Social Impact Assessment Survey Outcomes

A targeted survey was conducted to inform the engagement process for the Social Impact Assessment (SIA) associated with the SSDA. The purpose of the survey was to gather respondents' perspectives on the proposal, focusing on their relationship to it, perceptions of its potential benefits, satisfaction with different design aspects, level of support for the proposal, and the key development attributes influencing their views.

A more comprehensive analysis of the survey data is available in the full *Social Impact Assessment* report accompanying the final SSDA.

The survey garnered a total of **7 responses between 30th May – 30th September 2024** of which:

- 28.6% of respondents were neighbours in the local area
- 71.4% of respondents were interested community members

All respondents agreed that the proposal would improve the quality of life for seniors and:

- 71.4% of respondents supported the proposal
- 28.6% were undecided
- No respondents opposed the proposal

The two attributes most frequently cited as being of highest importance to respondents' stance on the proposal were:

- Enhancement of local amenities and services
- Alignment with community needs and priorities

The main areas of concerns were protection of natural values and visual amenity.

4. Conclusion

This Consultation Outcomes Report provides a detailed account of the stakeholder and community engagement activities undertaken prior to lodgement of the State Significant Development Application (SSDA) for the redevelopment of the Uniting Wesley Gardens aged care community, 2B Morgan Road, Belrose on behalf of Uniting NSW.ACT.

The scope of engagement responds to the industry-specific Secretary's Environmental Assessment Requirements (SEARs). Ethos Urban has developed and implemented an engagement process that meets the minimum requirements in notifying and informing all relevant stakeholders, providing an accessible opportunity for the community to gain accurate information about the project and ask questions as well as ensuring feedback can be considered in the SSDA. Community members were provided with alternative means of information including face to face, virtual and digital over an extended period of time, adhering to industry best practices based on the IAP2 Quality Assurance Standards and Foundations of IAP2 practice.

The project will provide much-needed, high quality aged care services and an opportunity for residents to age in place with the addition of the ILUs to the current aged care community. The masterplan will also deliver a range of ancillary uses including a café, cinema, hairdressing salon, pool, spaces for indoor and outdoor social events and gatherings and improved public domain.

The consultation activities reached local community members and key stakeholders. This outreach included delivering notifications to 2,304 addresses including immediate neighbours and surrounding residents and businesses, and digital adverts in local media outlets. These combined promotions resulted in 417 website views, 22 attendees across three in-person and online community information sessions and 18 stakeholder meetings to discuss items relating to the planned proposal.

The program has provided opportunities for the community and stakeholders to have a clear understanding of the project and meet the project team (including technical experts), offer feedback on the proposed SSDA and elect to keep informed as the project continues.

Appendix

Detailed Stakeholder Feedback

The following section summarises key feedback gathered from meetings and correspondence held with stakeholders during the pre-lodgement SSDA consultation.

Stakeholder/representative and details of engagement	Stakeholder Feedback	Project Response
<i>Uniting Wesley Gardens Belrose</i>		
Uniting Wesley Gardens residents and families	<ul style="list-style-type: none"> Support for the presentation material and plans shared during consultation. 	<ul style="list-style-type: none"> Comment, noted.
Meeting #1: Thursday 23 May 2024, 9.45am-11am (in person) 3 family member attendees	<ul style="list-style-type: none"> Key questions being around the continuity of dementia and high care on site, together with the resident relocation/transition process. 	<ul style="list-style-type: none"> The Royal Commission into Aged Care Quality and Safety identified that residential aged care is not the only model of care, and the sector is now moving its focus onto community care, accounting for a much shorter length of stay. The proposal now enables ageing in place as well as higher levels of care and access to support than previously.
Meeting #2: Thursday 23 May 2024, 11.15am-12.45pm (in person) Approximately 25 residents, 1 family member and 4 staff	<ul style="list-style-type: none"> Some concern that a reduction in RAC places would mean a reduction in dementia care. Dementia care is highly valued by the families and not something they want to lose. 	<ul style="list-style-type: none"> A wider range of services will be provided at Wesley Gardens than currently offered. This includes home care, assisted living and wellness support through to 24/7 dementia and end of life care.
Meeting #3: Thursday 23 May 2024, 1pm-2.15pm (in person) 2 family member attendees		
Meeting #4: Thursday 23 May 2024, 2.30pm-3.45pm (in person) 50 residents and families and 6 staff attendees	<ul style="list-style-type: none"> Interest in the level of change on site and rationale for reducing the number of RAC places when Wesley Gardens has a high level of occupancy. 	<ul style="list-style-type: none"> After clarifying the proposal, families appeared to understand the proposed new model of care and commented that a few other competitors in the area seemed to be doing the same.
Webinar: Friday 24 May 2024, 12.30pm-1.30pm (online) 18 family member attendees	<ul style="list-style-type: none"> Will the Uniting Church still be located on site? 	<ul style="list-style-type: none"> Yes, Belrose Uniting Church will remain onsite.
	<ul style="list-style-type: none"> Interest in whether the proposal would attract any Government funding. 	<ul style="list-style-type: none"> The proposal will not receive any Government funding.
	<ul style="list-style-type: none"> Request for a physical model of the redevelopment? 	<ul style="list-style-type: none"> No physical model of the redevelopment has been created for pre-lodgement consultation.
	<ul style="list-style-type: none"> Will this proposal be impacted or linked to Lizard Rock proposal next door to Uniting Wesley Gardens? 	<ul style="list-style-type: none"> The redevelopment of Uniting Wesley Gardens is not associated with the neighbouring Lizard Rock site.
	<ul style="list-style-type: none"> Why is the proposal a State Significant Development and not determined by Council? 	<ul style="list-style-type: none"> Development for the purposes of seniors housing with an estimated development cost of more than \$30 million is declared to be a State Significant Development (SSD) for the purposes of the Environmental Planning & Assessment Act 1979 (EP&A Act). All SSDAs are reviewed and assessed by the Department of Planning, Housing and Infrastructure.
	<ul style="list-style-type: none"> Commentary about notice for the briefing meeting. 	<ul style="list-style-type: none"> Comment, noted.

Stakeholder/representative and details of engagement	Stakeholder Feedback	Project Response
	<ul style="list-style-type: none"> Some concern about being relocated into shared rooms. 	<ul style="list-style-type: none"> Clarification provided that Uniting would move people to single rooms.
	<ul style="list-style-type: none"> Suggestions for the proposal, including multiple cafes onsite; Installing a wheelchair accessible ramp in the swimming pool; Consideration for window design to ensure they open further than existing windows. 	<ul style="list-style-type: none"> Suggestions noted by the project team.
Uniting Wesley Gardens employees and volunteers Meeting #1: Thursday 23 May 2024, 8.30am-9.30am (in person) Approximately 25 staff member attendees Meeting #2: Thursday 23 May 2024, 4pm-5pm (in person) 1 staff member attendee	<ul style="list-style-type: none"> Overall support for the proposed redevelopment, with excitement expressed by employees. Support for inclusion of a swimming pool as it was viewed as a great service. Interest in service continuity and understanding the change the proposal represents. 	<ul style="list-style-type: none"> Comments, noted. A wider range of services will be provided at Wesley Gardens than currently offered. This includes home care, assisted living and wellness support through to 24/7 dementia and end of life care. The proposal now enables ageing in place as well as higher levels of care and access to support than previously.
	<ul style="list-style-type: none"> Noted that having plenty of parking is important. 	<ul style="list-style-type: none"> A total of 235 on-site car spaces, including: <ul style="list-style-type: none"> 12 visitors for RACF 30 visitors for ILUs 128 residents ILUs 32 staff 33 overflow staff / visitor spaces.
	<ul style="list-style-type: none"> Discussion about resident relocation and decanting process. Employees expressed an understanding of this. 	<ul style="list-style-type: none"> N/A
Sydney Central Coast Presbytery of the Uniting Church Meeting held Tuesday 21 May 2024, 2pm-3pm (in person/online) 2 attendees including Business Manager and Minister at Mt Colah Uniting Church	<ul style="list-style-type: none"> Support for the proposal and co-location of services/model of care, with reference to the Church, early learning, aged care and independent living on one site, as “the way of the future and a model we should be implementing elsewhere.” Support for the proposal (look and feel) and excitement to see what the site will look like in 4 years. Overall, the proposal was well received. 	<ul style="list-style-type: none"> Comment, noted. Comment, noted.
	Questions about: <ul style="list-style-type: none"> Length of the buildings Impact of the redevelopment on views Number of staff Uniting will need in the redeveloped Uniting Wesley Gardens, given the composition of the services will change. 	<ul style="list-style-type: none"> Building lengths range from: <ul style="list-style-type: none"> 31m (shortest elevation of shortest proposed building); to 100m (longest elevation of longest proposed building). A Visual Impact Assessment will be submitted to the Department of Planning, Housing and Infrastructure as part of the State Significant Development Application. Staff and roles will evolve to meet the new redevelopments needs and in line

Stakeholder/representative and details of engagement	Stakeholder Feedback	Project Response
		with Uniting's model of care and the new Aged Care Act Standards currently under Government review at the time of writing.
	<ul style="list-style-type: none"> Consider water storage as part of the bushfire risk mitigation plan 	<ul style="list-style-type: none"> Existing water tanks onsite will remain and will be relocated. Uniting has engaged bushfire consultants and have worked together to ensure the redevelopment will comply with bushfire protection legislation.
	<ul style="list-style-type: none"> Suggestions to enhance amenity offered onsite, including a quality café. 	<ul style="list-style-type: none"> Comments, noted.
Uniting Forest Preschool employees Meeting held Wednesday 22 May 2024, 4pm-5pm (online) Approximately 14 staff member attendees	<ul style="list-style-type: none"> Support for the proposal (look and feel) and the proposed facilities. Safety and wellbeing of children during construction is their main concern, as is families being able to access the site easily. Important to maintain driveway access as it is very narrow and fire engines find it challenging to access it. 	<ul style="list-style-type: none"> Comment, noted. When the Principal Contractor is engaged, they will be required to prepare and implement appropriate construction management plans, which will address construction mitigation measures including but not limited to site management and safety, noise and vibration, and air quality. Comment, noted. A preliminary Construction Traffic Management Plan (CTMP) forms part of the Traffic Impact Assessment that is part of the State Significant Development Application. The CTMP details appropriate site management practices, including traffic management, to minimise and manage impacts on community where possible. A detailed CTMP will be prepared by the principal contractor once engaged.
	<ul style="list-style-type: none"> How much parking will be provided? Note that high traffic times are 8.30am-9.30am and 2.30pm-4pm. 	<ul style="list-style-type: none"> A total of 235 on-site car spaces, including: <ul style="list-style-type: none"> 12 visitors for RACF 30 visitors for ILUs 128 residents ILUs 32 staff 33 overflow staff / visitor spaces Existing parking spaces for the Church will remain. Project team noted that it was aware of parking issues and would minimise impact, with any interruptions to be planned in advance.
	<ul style="list-style-type: none"> Suggestion that additional construction work can be done during school holidays when the preschool is closed. 	<ul style="list-style-type: none"> Comment, noted.
	<ul style="list-style-type: none"> Some concern about some existing trees on the site which are old. 	<ul style="list-style-type: none"> The project team noted that an arborist had visited the site last in 2023 and a couple of trees had been removed.

Stakeholder/representative and details of engagement	Stakeholder Feedback	Project Response
	<ul style="list-style-type: none"> Construction work is a learning opportunity for the children, because they love construction activity. 	<ul style="list-style-type: none"> Project team committed to exploring opportunities for the children to be involved, with safety provisions in place.
The Forest Community Men's Shed- meeting 1 Tuesday 21 May 2024, 11.30am – 12.30pm (in person/online) 6 meeting attendees including President and past President	<ul style="list-style-type: none"> Interest in continuum of care; project timeline; historical plans for the development of the paddock; battery storage facilities. 	<ul style="list-style-type: none"> Enquiries addressed throughout presentation and Q&A.
	<ul style="list-style-type: none"> Disappointment and some emotion from the members that there wasn't provision in the plans for their facilities. Consider including the Shed in the plans, even if it is only a 'cold shell' that they need to fit out themselves. Note: Prior to the discussion about the inclusion of the Men's Shed, the members were interested in the redevelopment plans and expressed neutral to positive sentiment. 	<ul style="list-style-type: none"> Uniting will include a Men's Shed in the redevelopment plans. Uniting is committed to continuing to work with the Men's Shed on the location and features of the new facility.
The Forest Community Men's Shed- meeting 2 Meeting and site tour of Men's Shed: Thursday 6 June 2024 1.15pm-2.15 pm (in person) 4 attendees including President and past President	<ul style="list-style-type: none"> Support for being included in the DA. Further brief items were discussed including equipment, current operation and uses including tool shed, kitchens and timber storage. 	<ul style="list-style-type: none"> Uniting agreed contemporary layouts/ efficiencies could be investigated.
Tenants of 187 Forest Way, Belrose Meeting held Wednesday 5 June 2024, 9am-11am (in person) 4 attendees	<ul style="list-style-type: none"> The personal value of the garden and trees between the tennis court and the house and meaning to family and friends. 	<ul style="list-style-type: none"> The group identified that this garden is not forming part of the DA area under the current design and will not be impacted by buildings as on the SE site of tennis court
	<ul style="list-style-type: none"> Can grandchildren stay at ILUs? 	<ul style="list-style-type: none"> Yes, there are a number of days people can stay under the Retirement Villages Act without permission and then you can request permission for additional days.
	<ul style="list-style-type: none"> Where are the water tanks? 	<ul style="list-style-type: none"> Current location on site was identified. It was explained the water tanks will be relocated east of the carpark.
	<ul style="list-style-type: none"> Question around aspect of buildings to maximise the north /north east prevailing. 	<ul style="list-style-type: none"> The design responds to the requirements of the Apartment Design Guide. Uniting has also explored opportunities both North and toward the view and ocean outlook to the South.
	<ul style="list-style-type: none"> Question if accommodation will be provided for staff. 	<ul style="list-style-type: none"> The proposal does not include accommodation for staff.
	<ul style="list-style-type: none"> Enquiry around what will be in the immediate surroundings of 187 Forest Way. 	<ul style="list-style-type: none"> Generally, the view will not significantly change from the deck. The view from the side of house was closer however it was noted there is only one window on that side.
	<ul style="list-style-type: none"> Who is the project architect? 	<ul style="list-style-type: none"> Plus Architecture has been engaged to design the redevelopment of Uniting Wesley Gardens.

Stakeholder/representative and details of engagement	Stakeholder Feedback	Project Response
	<ul style="list-style-type: none"> It was agreed that the meeting was informative, and the presentation was clear, 	<ul style="list-style-type: none"> Comment, noted.
Community		
Envirolink Meeting held Thursday 6 June 2024 at Belrose Uniting Church (in person): 4 attendees including the President/Public Officer, and a Northern Beaches Councillor for Curl Curl Ward	<ul style="list-style-type: none"> Envirolink members were satisfied with the content provided and keen to review the completed SSDA when it goes to public consultation post-lodgement. Particular interest in the connection of the Uniting site to Lizard Rock site and neighbouring habitat. 	<ul style="list-style-type: none"> Uniting and Ethos Urban will update Envirolink when the SSDA enters Public Exhibition or there are any significant amendments to the proposal from what has been presented.
First Nations		
Metropolitan Local Aboriginal Land Council Meeting held Friday 2 August 2024: 3 attendees including the MLALC Chief Executive Officer, Chairperson, and consultant representatives for MLALC (from Gyde Consulting)	<ul style="list-style-type: none"> MLALC noted the Planning Proposal Pateygarang is currently in assessment for their land, neighbouring the project site. Discussion of trees. Discussion of Glenaneon. Discussion of bushfire assessment and impacts. MLALC confirmed they were invited to the Design Jam. MLALC were supportive of the scheme as proposed and had no suggested changes. 	<ul style="list-style-type: none"> Uniting and Ethos Urban will update MLALC when the SSDA enters Public Exhibition or there are any significant amendments to the proposal from what has been presented.
Elected Representatives		
Mr Michael Regan, MP Member for Wakehurst Meeting held Thursday 20 May 2024, 2pm-3pm (in person) 2 attendees including Michael Regan MP and staff member	<ul style="list-style-type: none"> Aware of the acute need for more seniors' housing in the area 	<ul style="list-style-type: none"> Comment, noted. The proposal will deliver support to approximately 250 people.
	<ul style="list-style-type: none"> Bushfire risk is the most important consideration - especially evacuation. 	<ul style="list-style-type: none"> Uniting has engaged bushfire consultants and have worked together to ensure the redevelopment will comply with bushfire protection legislation.
	<ul style="list-style-type: none"> Features of Uniting's proposal clearly differentiate it from the Lizard Rock site. 	<ul style="list-style-type: none"> Comment, noted.
	<ul style="list-style-type: none"> Support for potential LEP reclassification as 'rural' with existing use rights, but only if that permits Uniting to turn over some of the site to retirement living from RAC. 	<ul style="list-style-type: none"> Comment, noted.
	<ul style="list-style-type: none"> Supports the activities of the Men's Shed. Consider accommodating it somewhere on the site - failing that, on another location (such as a disused Scouts Hall). 	<ul style="list-style-type: none"> The Men's Shed will remain onsite.
	<ul style="list-style-type: none"> Offer to support Uniting in discussions with the Property Council or Urban Development Institute on energy requirements such as phasing of solar and EV charging points. 	<ul style="list-style-type: none"> Comment, noted.

Stakeholder/representative and details of engagement	Stakeholder Feedback	Project Response
Office of Dr Sophie Scamps MP, Member for Mackellar Meeting held Friday 24 May 2024, 9am-9.30am (in person): 1 attendee – Media and Policy Advisor	Key discussion points: <ul style="list-style-type: none"> • Closure of Wesley Gardens Residential Aged Care – clarified that this was not the case and that a new residential aged care home would be built • Plan for existing residents • Communications plans • Existing services on site • Application process and timeline 	<ul style="list-style-type: none"> • There was agreement on maintaining open lines of communication through Uniting's Government Relations team. • Uniting is committed to addressing any further concerns from stakeholders • A development brief was distributed via email to the Office of Dr Sophie Scamps, MP.
Office of Minister Rose Jackson MLC, NSW Minister for Housing and Homelessness Meeting held Wednesday 3 July 2024, 10am-11am (in person) 2 attendees – Advisor and notetaker	<ul style="list-style-type: none"> • Acknowledgement of the importance of addressing challenges relating to seniors housing and planning policy reform. • Suggestion of a follow-up conversation with the Planning Minister to explore opportunities for potential government involvement further. 	<ul style="list-style-type: none"> • Feedback well received and next steps actioned upon swiftly by the Uniting Government Relations team.

Community and Stakeholder Letters

Attachments

Attachment	Recipient/s	Author
Immediate Neighbour Letter	Refer to engagement distribution zone in Appendix B.	<i>Uniting</i>
Wider Community Letter – Action Groups, Education Providers, Allied Health and Business	John Colet School; Belrose Public School; Belrose Kindergarten; Covenant Christian School Sydney; Kamaroi Rudolf Steiner School; Wakehurst Public School; Community Care Northern Beaches (CCNB); LocalKind Northern Beaches (formerly Community Northern Beaches); Frenchs Forest Lions Club; Manly Warringah & Pittwater Historical Society Inc.; Belrose Medical Centre; Forestville Medical Practice; Forest Family Practice; Belrose Family Physiotherapy; Frenchs Forest Doctors; Northern Beaches Rehabilitation; Belrose Physiotherapy & Sports Injury Clinic; Frenchs Forest Physiotherapy; Lumus Imaging Northern Beaches Hospital; PRP Diagnostic Imaging Frenchs Forest; Myhealth Warringah Mall; Medclinic Family Practice; Vale Medical Practice; Dale Street Medical Specialists; Medical Centre Pharmacy Brookvale; Warringah Mall Pharmacy; Northern Beaches Hospital;	<i>Uniting</i>
Stakeholder Letter – Briefing Invitation	The Forest Community Men's Shed Inc.; Belrose Rural Community Association; Manly Community Forum; Rotary Club of Upper Northern Beaches; Envirolink; Warringah Chamber of Commerce; Manly Business Chamber; Northern Sydney Local Health District; Wyvern Private Hospital; Mona Vale Hospital; Oxford Falls Progress Association	<i>Uniting</i>
Stakeholder Letter – Aged Care Sector	Aged and Community Care Providers Association; Aged Care Quality and Safety	<i>Uniting</i>
Stakeholder Letter – Elected Representatives	Dr Sophie Scamps, MP – Member for Mackellar; Michael Regan MP – Member for Wakehurst; The Hon. Paul Scully, MP – Minister for Planning and Public Spaces; The Hon Rose Jackson, MLC – Minister for Housing Cr Sue Heins – Mayor, Northern Beaches Council (and Councillors)	<i>Uniting</i>



27 May 2024

Dear neighbour,

Re: An invitation to learn about our plans for Uniting Wesley Gardens Belrose

We're writing to share details about the proposed redevelopment of Uniting Wesley Gardens Belrose, located at 2 Morgan Road, including information about upcoming opportunities for you to learn more about the project and provide feedback.

Project background

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.

Research has shown that there is sustained demand for quality homes and services for seniors in the Northern Beaches LGA, so we've been working on plans to meet this need. Uniting NSW.ACT is preparing to lodge a State Significant Development Application (SSDA) to reimagine the current Uniting Wesley Gardens residential aged care home into a vibrant seniors' community. This will assist us to meet contemporary expectations around services and continue to support the community into the future.

The proposal

We're committed to enabling our residents to age gracefully and with dignity in the Belrose community they love, supported by a range of other services. The proposed facilities and services include:

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

This project will enable us to provide a greater range of services that support seniors' diverse health and wellbeing needs from one convenient location, creating a welcoming village that supports ageing in place.

Ongoing consultation and our commitment to community

Uniting is committed to ensuring the community is consulted throughout the redevelopment process and have engaged Ethos Urban specialist consultants to support our upcoming engagement activities during May and June 2024.

As an immediate neighbour of the site, we would like to invite you to attend a dedicated drop-in information session with the team to make sure you can have a one-on-one conversation. In addition to the immediate neighbour session, we will be hosting a community drop-in session and a community information webinar.

Immediate neighbour drop-in session:
Wednesday 5 June 2024, 4:30 – 7:30pm
at Belrose Uniting Church

If this time doesn't suit, please visit our website via the QR code to register for our wider community sessions:

Please register your interest by scanning the QR code below. You can also email us via ask@uniting.org or call 1800 864 846.



Please visit our website, uniting.org/unitingbelrose for more information including project updates, FAQs, and further opportunities for community consultation.

If you have any questions about the project or this update, please reach out to the project team on 1800 864 846 or via email at ask@uniting.org

We look forward to sharing more information about the proposal and working together with you.

Thank you for your support and we look forward to hearing from you.

Yours sincerely,



Fiona Logge
Development Manager
Uniting

Head Office
ABN 78722 539 923
Level 4 / 222 Pitt Street
Sydney NSW 2000
PO Box A2178
Sydney South NSW 1235
T 1800 864 846
ask@uniting.org



27 May 2024

Dear resident,

Re: An invitation to learn about our plans for Uniting Wesley Gardens Belrose

We're writing to share details about the proposed redevelopment of Uniting Wesley Gardens Belrose, located at 2 Morgan Road, including information about upcoming opportunities for you to learn more about the project and provide feedback.

Project background

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.

Research has shown that there is sustained demand for quality homes and services for seniors in the Northern Beaches LGA, so we've been working on plans to meet this need. Uniting NSW.ACT is preparing to lodge a State Significant Development Application (SSDA) to reimagine the current Uniting Wesley Gardens residential aged care home into a vibrant seniors' community. This will assist us to meet contemporary expectations around services and continue to support the community into the future.

The proposal

We're committed to enabling our residents to age gracefully and with dignity in the Belrose community they love, supported by a range of other services. The proposed facilities and services include:

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

This project will enable us to provide a greater range of services that support seniors' diverse health and wellbeing needs from one convenient location, creating a welcoming village that supports ageing in place.

Ongoing consultation and our commitment to community

Uniting is committed to ensuring the community is consulted throughout the redevelopment process and have engaged Ethos Urban specialist consultants to support our upcoming engagement activities during May and June 2024.

We will work closely with our residents, families, employees and the Belrose local community during the planning and design process for this project and have set up a range of options for the community to be involved and provide their feedback.

We would like to invite you to attend our upcoming community information sessions. These sessions will be an opportunity to learn more about the proposal, provide feedback on key topics, and ask any questions you may have.

Please register your interest by scanning the QR code or visiting the website below. You can also email us via ask@uniting.org or call 1800 864 846. We hope you can join us and look forward to seeing you soon.

We will be hosting the upcoming sessions listed below.

Please register via the QR code.



Community drop-in session
Thursday 6 June 2024, 4:30 – 7:30pm
at Belrose Uniting Church



Community webinar
Monday 11 June 2024, 6:00 – 7:30pm
Online, via Zoom



Please visit our website, uniting.org/unitingbelrose for more information including project updates, FAQs, and further opportunities for community consultation. If you have any questions about the project or this update, please reach out to the project team on 1800 864 846 or via email at ask@uniting.org

We look forward to sharing more information about the proposal and working together with you. Thank you for your support and we look forward to hearing from you.

Yours sincerely,

Fiona Logge
Development Manager
Uniting

Head Office
ABN 78722 539 923
Level 4 / 222 Pitt Street
Sydney NSW 2000 PO Box
A2178

Sydney South NSW 1235 T
1800 864 846 ask@uniting.org

An example of email correspondence to Community Stakeholders is provided below:

Belrose Public School – 27 May 2024

From: [Ethos Urban Consultation](#)
To: ["belrose-p.school@det.nsw.edu.au"](mailto:belrose-p.school@det.nsw.edu.au)
Cc: [Ethos Urban Consultation](#)
Subject: Proposed Redevelopment of Uniting Wesley Gardens Belrose
Date: Monday, 27 May 2024 5:09:27 PM
Attachments: [image006.png](#)
[Uniting Belrose Invitation .pdf](#)

Dear Ms Belina Zorian,

As outlined in the attached letter, we are writing to provide an update on the proposed redevelopment of Uniting Wesley Belrose Gardens at 2B Morgan Rd, Belrose.

Today, we notified the local community via letterbox drop about the upcoming SSDA for the site, including opportunities for community consultation.

Please see attached letter for further information.

If you have any questions about this project update, please contact Uniting on 1800 864 846 or email ask@uniting.org.

Kind regards,

Joseph

On behalf of the Uniting Wesley Gardens Belrose project team

Stakeholder Briefing Invitation

An example of email correspondence to stakeholders who received a briefing invitation is provided below:

From: [Ethos Urban Consultation](#)
To: ["conny.harris@gmail.com"](mailto:conny.harris@gmail.com)
Cc: [Ethos Urban Consultation](#)
Subject: Proposed Redevelopment of Uniting Wesley Gardens Belrose
Date: Monday, 27 May 2024 4:22:22 PM
Attachments: [Uniting Belrose Invitation - Conny Harris.pdf](#),
[image001.png](#)

Dear Ms Conny Harris,

As outlined in the attached letter, we are writing to provide an update on the proposed redevelopment of Uniting Wesley Belrose Gardens at 2B Morgan Rd, Belrose.

As a courtesy ahead of our public engagement activities, we are reaching out to let you know that Uniting NSW.ACT are planning to lodge a State Significant Development Application (SSDA) with the Department of Planning, Housing and Infrastructure (DPHI) in the coming months.

As the President of Belrose Rural Community Association, we would welcome and appreciate the opportunity to meet with you to discuss the proposal and details of the SSDA.

If a briefing is of interest and / or if you have any questions about this project update, please contact Uniting on 1800 864 846 or email ask@uniting.org.

Kind regards,

Joseph

On behalf of the Uniting Wesley Gardens Belrose project team

An unsuccessful attempt to contact Oxford Falls Progress Association was made on 27 May 2024.

From: [Ethos Urban Consultation](#)
To: ["leon@siroccostyle.com.au"](mailto:leon@siroccostyle.com.au)
Cc: [Ethos Urban Consultation](#)
Subject: Proposed Redevelopment of Uniting Wesley Gardens Belrose
Date: Monday, 27 May 2024 4:23:37 PM
Attachments: [image006.png](#)
[Uniting Belrose Invitation - Leon Penrose.pdf](#)

Dear Mr Leon Penrose,

As outlined in the attached letter, we are writing to provide an update on the proposed redevelopment of Uniting Wesley Belrose Gardens at 2B Morgan Rd, Belrose.

As a courtesy ahead of our public engagement activities, we are reaching out to let you know that Uniting NSW.ACT are planning to lodge a State Significant Development Application (SSDA) with the Department of Planning, Housing and Infrastructure (DPHI) in the coming months.

As the President of Oxford Falls Progress Association, we would welcome and appreciate the opportunity to meet with you to discuss the proposal and details of the SSDA.

If a briefing is of interest and / or if you have any questions about this project update, please contact Uniting on 1800 864 846 or email ask@uniting.org.

Kind regards,

Joseph

On behalf of the Uniting Wesley Gardens Belrose project team

Aged Care Sector Letter – 12 June 2024

Sample letter issued to Aged Care and Community Providers Association is provided below:



12 June 2024

Ms. Anne King
State Manager
Aged Care and Community Providers Association
Suite 23.01, Level 23, 6 O'Connell Street
Sydney NSW 2000

Via email: info@accpa.asn.au

Dear Ms. King,

We're writing to provide an update on the proposed redevelopment of the Uniting Wesley Gardens Belrose residential aged care home, located at 2 Morgan Road, Belrose (RACS ID. 2629).

At Uniting, we want to create a better future for more people, communities and regions in need over the next 10 years.

Our research has shown that there is sustained demand for quality homes and services for seniors in the Northern Beaches area, with the 70–84-year-old cohort in the Northern Beaches LGA experiencing the largest growth between 2016 and 2021. According to the 2021 Census, 13.4% of the Northern Beaches population is aged over 70 years, compared to just 10.7% in Greater Sydney¹.

In addition, some of the buildings at Uniting Wesley Gardens Belrose 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. We're committed to supporting seniors of the Northern Beaches and have been working on plans to ensure we can continue to support the community for many years to come.

Uniting is preparing to lodge a State Significant Development Application (SSDA) to transform the current Uniting Wesley Gardens aged care home into a welcoming seniors' community that enables residents to age gracefully and with dignity, supported by a range of other services.

A State Significant Development (SSD) is deemed to have state significance if it is over a certain size, is located in a sensitive environmental area, or will exceed a specific capital investment. SSD Applications are assessed and determined by the NSW Department of Planning, Housing and Infrastructure (DPHI), with input from the local council.

The proposed facilities and services include:

- Approximately 150 quality independent living apartments
- 120 residential aged care places, including dementia care
- Assisted living services
- Seniors' wellness centre

Head Office

ABN 78722 539 923
Level 4 / 222 Pitt Street
Sydney NSW 2000
PO Box A2178

Sydney South NSW 1235
T 1800 864 846
E ask@uniting.org

¹ ABS Census 2016 and 2021

- 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.

This project will enable us to provide a more diverse range of housing options and a greater range of aged care services from one convenient location, creating a welcoming village that supports ageing in place.

What does the redevelopment mean for residents?

If the SSDA is approved, there will be some changes at Uniting Wesley Gardens in the lead up to, and during construction. For those residents who will be with us at the time construction starts, we will support them and their families in making accommodation choices best suited to their individual needs.

Similarly, residents who will be with us when construction is finished, will be welcomed into the new residential aged care home under their current plans and fees. We will consult with residents and their loved ones individually to work through how the construction period will be managed.

The comfort and safety of our residents are our main priority, so while there may be some impact on their day-to-day lifestyle at Uniting Wesley Gardens while the new home is built, every effort will be made to ensure the construction work causes minimal disruption. Residents will continue to receive the high level of care that they do now and be supported every step of the way, with Uniting honouring all commitments made to them.

What does the redevelopment mean for employees and volunteers?

Our people are at the heart of all that we do. There will be a number of employment solutions that we will work with employees to resolve over the next period. This will include people who will remain as the core staff at Wesley Gardens, people who are comfortable to look for transfers to other services in the area or elsewhere, and people who are long serving employees who might like to consider end of career transition options.

Volunteers will also be able to continue their valuable work.

Please be assured that you'll be kept up to date on the Uniting Wesley Gardens Belrose redevelopment and receive another update when we learn the outcome of the SSDA. If you have any questions, please contact me on 0447 877 630 or email sbuhagiar@uniting.org

Thank you for your understanding and we look forward to continuing to work with you to support the people of Belrose.

Yours sincerely



Saviour Buhagiar
Director Seniors Services
Uniting

Stakeholder Letter (Elected Representatives) – 14 May 2024

An example of a letter issued to elected representatives is provided below:



14 May 2024

Mr Michael Regan MP
Member for Wakehurst
P.O. Box 405, Dee Why NSW 2099
By email: wakehurst@parliament.nsw.gov.au

Dear Mr Regan,

Re: An invitation to learn about our plans for Uniting Wesley Gardens Belrose

We're writing to share details about the proposed redevelopment of Uniting Wesley Gardens, located at 2 Morgan Road, Belrose, and provide an opportunity to find out more about the proposal ahead of the commencement of our resident, family, employee and community consultation activities.

Research has shown that there is sustained demand for quality homes and services for seniors on the Northern Beaches. Between 2016 and 2021, the 70-84-year-old cohort in the Northern Beaches LGA experienced the largest growth. According to the 2021 Census, 13.4% of the Northern Beaches population is aged over 70 years, compared to just 10.7% in Greater Sydney¹.

This need is predicted to increase, with the number of people aged over 60 years expected to grow to almost 60,000 by 2036². 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 are close to 50 years old and reaching the end of their 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.

Today there's a greater emphasis on physical, emotional and social wellbeing, and living independently supported by care services. We need to make sure we can provide accommodation and support that meets the community's long-term needs.

Given this, we're currently developing a masterplan for the redevelopment of Uniting Wesley Gardens, which will be informed by conversations with our own residents, families, employees and volunteers, and the local community.

Head Office
ABN 78722 539 923
Level 4 / 222 Pitt Street
Sydney NSW 2000
PO Box A2178
Sydney South NSW 1235
T 1800 864 846
E ask@uniting.org

¹ ABS Census 2016 and 2021

² SGC Economics and Planning (2019), Northern Beaches Demographic Analysis prepared for Northern Beaches SGC Economics and Planning Pty Ltd, Sydney.

Our vision

Our vision for this redevelopment is to transform Uniting Wesley Gardens into a contemporary seniors' community that supports its residents to live their best lives with ease, dignity and care in the area they know and love. By revitalising the existing site, we'll be able to provide a more diverse range of housing options and aged care services to support people to live as independently as possible, for as long as they can.

Planning process

To deliver this vision, Uniting NSW ACT is preparing to lodge a State Significant Development Application (SSDA) to the Department of Planning, Housing and Infrastructure, which is the relevant process for a proposal of this nature.

An invitation to find out more

We would like to offer you a dedicated project briefing to discuss the details of the proposal, seek your feedback and answer any questions you may have, in the week commencing Monday 20 May 2024, prior to the commencement of our formal resident and community consultation.

If you are interested and would like to arrange a time for us to meet with you, please let us know by contacting Clark Cooley, Government Relations. He is available at ccooley@uniting.org or on 0410 677 912.

Ongoing consultation and our commitment to community

Uniting is committed to ensuring the community is consulted throughout the development process and have engaged Ethos Urban specialist consultants to support our upcoming engagement activities during May and June 2024.

We will work closely with our residents, families, employees and the Belrose local community during the planning and design process for this project and have created a number of opportunities for the community to be involved and provide their feedback.

Consultation with Uniting Wesley Gardens residents, families, employees and volunteers will commence on Thursday 23 May 2024.

We look forward to sharing more information about the proposal and working together with you.

Thank you for your support and we look forward to hearing from you.

Yours sincerely,



Simon Furness
Director Property and Housing
Uniting

Immediate Neighbour Letter Distribution Zone – 27 May 2024



Digital Newspaper Advertisements

Artwork



Manly Observer Advertisement Analytics: 27 May – 12 June 2024

Ad Name: Uniting Belrose ad		Start Date: 2024-05-27	
Ad Id: 79405		End Date: 2024-06-12	
Date	Impressions	Clicks	CTR
2024-05-27	6,683	5	0.07%
2024-05-28	5,122	2	0.04%
2024-05-29	3,809	2	0.05%
2024-05-30	21,173	14	0.07%
2024-05-31	23,810	10	0.04%
2024-06-01	10,697	8	0.07%
2024-06-02	5,379	3	0.06%
2024-06-03	3,898	0	0.00%
2024-06-04	3,698	3	0.08%
2024-06-05	15,006	6	0.04%
2024-06-06	52,198	53	0.10%
2024-06-07	21,169	16	0.08%
2024-06-08	8,955	7	0.08%
2024-06-09	11,742	8	0.07%
2024-06-10	6,195	8	0.13%
2024-06-11	85	0	0.00%
2024-06-12	4	0	0.00%
Total	199,623	145	0.07%

Daily Telegraph Advertisement Analytics: 27 May – 10 June 2024

Last Updated at 04:37 PM | Next Update at 04:52 PM

AGENCY: - | ADVERTISER: Ethos Urban Pty Ltd | GAM ID: 3550790097 | P.O: 521312

TOTAL CAMPAIGN DELIVERY

100%

DELIVERED

BOOKED IMPRESSIONS

104.8K

DELIVERED IMPRESSIONS

104,778

CLICKS

95

CTR

0.09%

DAYS REMAINING

0

BOOKED REVENUE

\$1,100.00

2 Line items

Breakdown by

Any Status

Search Line Items

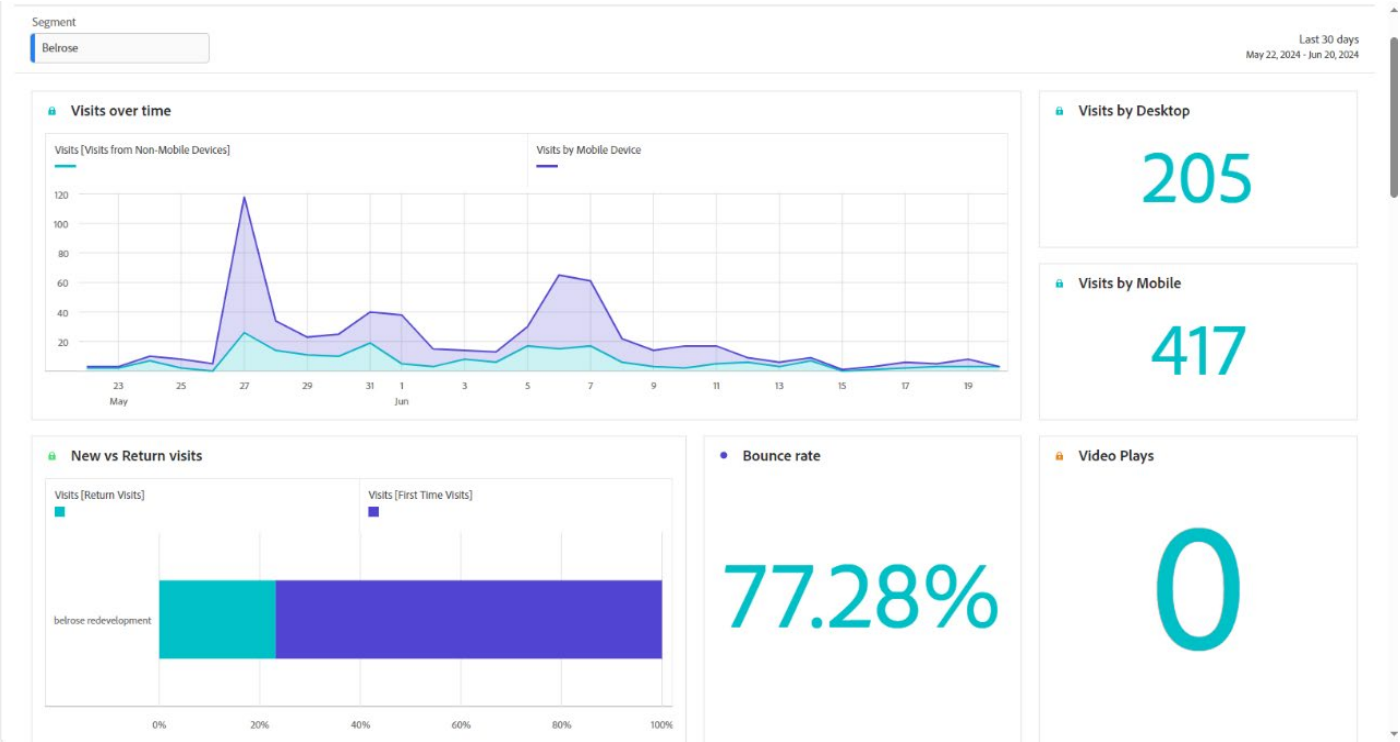
EXPORT TO EXCEL

Line Item	Status	Delivery indicator	Line item type	Cost type	Booked revenue (AUS)	Booked impressions	Start date	End date	Delivered impressions	Clicks	CTR	Viewable rate (last 30 days)
RON Targeted CPM - medrec (1620398) ID: 6725543703	Completed	100.01%	Standard	CPM	\$550.00	52,381	27/05/2024	10/06/2024	52,388	17	0.03%	-
RON Targeted mob CPM - medrec mob (1620400) ID: 6725543718	Completed	100.02%	Standard	CPM	\$550.00	52,381	27/05/2024	10/06/2024	52,390	78	0.15%	-

Project Website Statistics

22 May – 20 June 2024

<https://www.uniting.org/unitingbelrose>



Click-throughs to fact sheet and community display boards

Freeform table

PDF Text Link		PDF Text Link Instances	
Page: 1 / 1 Rows: 50 1-2 of 2		<div><div>May 22</div><div></div><div>Jun 20</div><div>23 out of 23</div></div>	
1. Fact sheet		15	65.2%
2. Community display boards		8	34.8%

Frequently Asked Questions



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.



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.

Uniting

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.

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

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.

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



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.

Uniting

Display Boards

Welcome



Village green – Artist's impression only. Subject to design changes and planning approval.

This event is hosted by Uniting to share with the community the latest information on the designs and planning process for the redevelopment of Uniting Wesley Gardens Belrose.

Your feedback is important to us as Uniting prepares to lodge a State Significant Development Application (SSDA) for the redevelopment of Uniting Wesley Gardens.

Your feedback will be incorporated into a Consultation Outcomes Report, submitted as part of the SSDA and will be used by the NSW Department of Planning to inform their decision-making process.

Our vision

Our vision is to transform Uniting Wesley Gardens into a contemporary seniors' community that supports its residents to live their best lives with ease, dignity and care in the area they know and love. By revitalising the existing site, we'll be able to provide a more diverse range of housing options and aged care services to support people to live as independently as possible, for as long as they can.

Uniting acknowledges that this development is proposed to be built on the traditional lands of the Garigal people. We pay our respects to elders past and present.

Proposed facilities and services

- Approximately **150** quality Independent Living Units (ILUs)
- 120** Residential Aged Care (RAC) places
- Seniors Wellness Centre
- Spacious gathering and relaxation areas, including landscaped community gardens, outdoor rooms and rooftop courtyards
- Recreational amenities including a pool, cafe, 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 Belrose?



Current Uniting Wesley Gardens Belrose Residential Aged Care



Wesley Gardens has reached the end of its asset life

While care standards are still high, the buildings, some of which are close to 50 years old, no longer meet contemporary accommodation expectations or the changing needs of older people.

Local demand

The redevelopment seeks to respond to the sustained need for high quality, contemporary seniors' accommodation within the local area, noting that between 2016 and 2021, the 70–84-year-old cohort in the Northern Beaches LGA experienced the largest growth.*

*Data sourced from ABS Census 2016 and 2021

Continuous care and a wider range of services

To enable couples and individuals to age in place as their care needs change, by offering a wider range of flexible services, from home care, assisted living and wellness support through to 24/7 dementia and end of life care. This approach means that seniors will be able to remain close to each other, their families, and friends.

By redeveloping Uniting Wesley Gardens, we'll be able to continue to serve the local community in a contemporary way, well into the future.

A new aged care model

Expectations of aged care have changed since Uniting Wesley Gardens was built. Today there's a greater emphasis on physical, emotional and social wellbeing, and living independently, supported by care services, as highlighted by the Royal Commission into Aged Care Quality and Safety.

There has also been a move towards single residential aged care rooms, rather than shared rooms, in response to the changing expectations of seniors.

This proposal ensures Uniting can provide increased services for seniors that align with the recommendations of the Royal Commission, and continue to meet the Aged Care Quality Standards, on the same site.

Diverse housing options

There is no "one size fits all" approach to aged care and seniors housing. The proposed redevelopment of Uniting Wesley Gardens will offer a wider range of housing options, including residential aged care and independent living, to support people to grow older with ease, dignity, care and support. The independent living apartment types will range from 1-bedroom to 3-bedrooms, to offer people choice.



New Uniting Edinglassie Residential Aged Care



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An inclusive and sustainable community

Sustainability

Uniting is committed to reducing our carbon footprint to achieve net zero emissions by 2040. To reach this target, we have been reducing our emissions by 5% each year through implementing a range of environmental sustainability initiatives within our seniors' communities. This proposed new redevelopment will include the following initiatives which, collectively, will contribute to this operational target.



Electric vehicle parking and charging



Onsite solar power system



Waste and recycling policies



Rainwater capture for landscape irrigation



Energy efficient heating, ventilation and air conditioning systems



All-electric Building Embedded Networks (BEN) and energy efficient appliances



Community connections

Beautiful new indoor and outdoor spaces for residents to enjoy with friends and family.



Improved site access

Improved accessibility through a network of pedestrian paths while maintaining resident privacy and security.



The same neighbours

Your local Uniting Church and Uniting preschool will continue to operate on-site in their original locations.

Traffic and parking

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

Traffic studies have confirmed there are no notable traffic impacts, and that safety to pedestrians and other road users has been reviewed.

There is a small net reduction in traffic impact.

During the staged delivery of the redevelopment, interim carparking provisions will be established on-site.

Uniting

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The proposal

Project objectives



Community oriented and centred around a 'social heart'



Minimising solar and view impacts for surrounding community



Greater permeability, connectivity and pedestrian movement



Positive outcomes for natural and built environment



Bulk and scale: improving current building impacts



Improved landscaping



Sustainable and resilient



Embracing the topography



Proposed development inclusions:

- Approximately 150 ILUs
- 120 RAC places
- Seniors Wellness Centre and other facilities.

Uniting

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Aerial view



Existing site layout



Proposed site layout

Consideration has been given to the surrounding area's landscape and vegetation including:

- Views from surrounding streets and important locations
- Housing and mid-rise developments, including the mass form, colours and texture of the buildings
- Vegetation, surrounding landscape and nature.

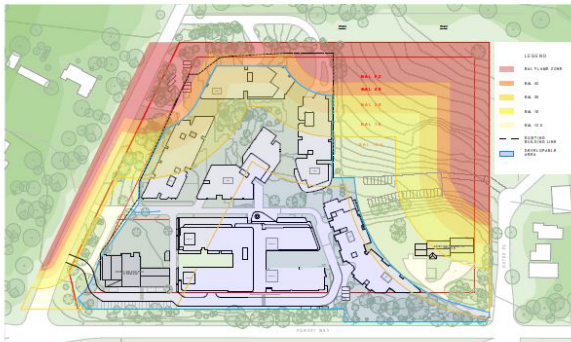
The buildings have been situated within the site's developable area and landscape, to minimise visibility above the ridgeline and the disturbance of vegetation. Their locations also enable more meaningful spaces to be created between and around the buildings.

Uniting

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Bushfire safety and ecology

Proposed site layout showing bushfire protection zone



Proposed site layout showing biodiversity protection zone



Considering safety and impact

Just like the Belrose community, we value Uniting Wesley Gardens' beautiful bushland setting. The site is located on the border of Garigal National Park with roughly half of the site in the bushfire vegetation buffer zone.

Bushfire safety

We've been working closely with the bushfire consultants to ensure the redevelopment will comply with bushfire protection legislation.

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 many significant trees will be retained.

Biodiversity

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 the ecologist and arborist to ensure minimal impact is made on the biodiversity of the area.

New trees, shrubs and groundcover local to the Belrose area will be planted to supplement the existing landscape, while all remaining trees will be protected as per the recommendations of a certified arborist. Any habitat hollows in trees proposed to be removed will be re-established in other trees on site.

Uniting

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Visual impacts

Current view from Morgan Road



Current view from Forest Way



Current view from Oates Place



Current view from Lizard Rock



Proposed view from Morgan Road



Proposed view from Forest Way



Proposed view from Oates Place



Proposed view from Lizard Rock



Proposed images are artist's impressions only. Subject to design changes and planning approval.

Uniting

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Landscaping, outdoor uses and green spaces



Uniting

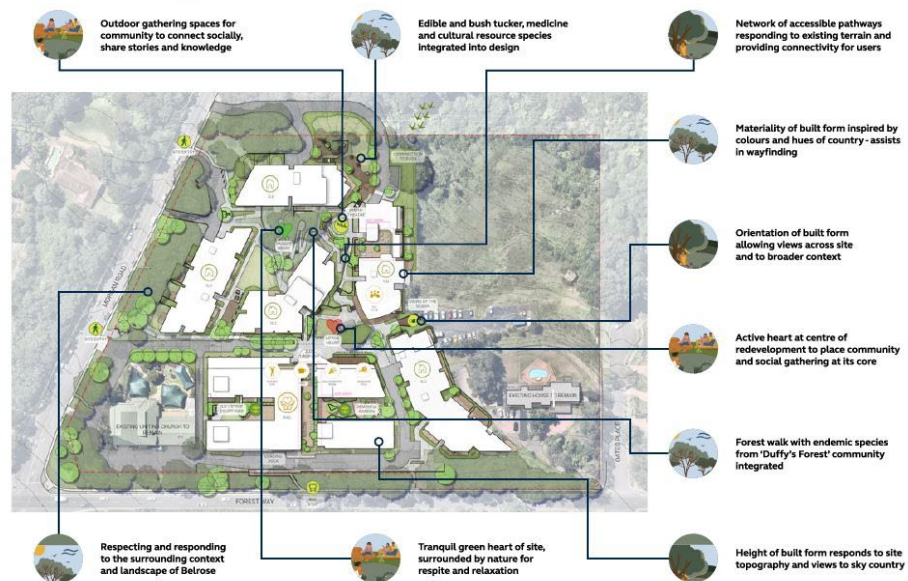
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Designing with Country

The proposal has a strong Connection with Country response, with Garigal knowledge and traditions having been woven into elements of the design.

We have been working with Yerrabingin, a Supply Nation certified Connecting with Country consultant. This organisation's role is to facilitate engagement between Uniting and the local Aboriginal community. Yerrabingin's work with the local Aboriginal community has underpinned the proposed masterplan.

Three key themes have been incorporated into the design: Sensing Country, Holistic Connectivity and Nurturing Community. You can see examples of the design elements on the diagram to the right.



Artist's impression only. Subject to design changes and planning approval.

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Uniting

The existing Wesley Gardens community



Uniting Wesley Gardens Belrose is currently home to a great community of residential aged care residents and families, The Forest Preschool families, employees, volunteers, the Uniting Church and Mens' Shed.



If the SSDA is approved, there'll be some changes at Uniting Wesley Gardens in the lead up to, and during construction. We'll support residents who will be with us at that time in a different part of the existing residential aged care home, where this is safe given individual needs at the time.



If the plans are approved, residents who will be with us when construction finishes will be able to move into the new residential aged care home. We'll also work together and consult with all employees and volunteers on what their work looks like during construction.



The services offered at the Forest Preschool will remain the same during construction and beyond.



The wellbeing and comfort of all who live, visit, or work at Uniting Wesley Gardens is our priority. We'll be working closely with our community to ensure they're aware of the plans and are safe during the construction period, if the redevelopment is approved.



Uniting

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What's next?



Artist's impression only. Subject to design changes and planning approval.

As part of this SSDA submission, Uniting has undertaken extensive site investigations and will develop these findings into a set of preliminary Construction Management Plans. These plans will detail the appropriate site management practices to mitigate the impact construction may have on the community.

Belrose Uniting Church and Uniting Forest Preschool will continue to operate throughout construction.

Have your say

Uniting is seeking your feedback on the proposed design for the Uniting Wesley Gardens redevelopment. After speaking with you:

- We'll review and consider how your feedback can help inform the final designs
- The project team will finalise the SSDA and lodge the application with the NSW Department of Planning, Housing and Infrastructure (DPHI)
- The NSW DPHI will assess the proposal and make a decision.

In addition to consultation activities undertaken by Uniting, you can also provide further comments on the project when it's placed on public exhibition early next year.

Get in touch

Visit: www.uniting.org/unitingbelrose

Phone: 1800 864 846

Email: ask@uniting.org

We'll keep the community updated on the project every step of the way.

Subscribe for project updates.



Uniting

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PowerPoint Presentation

Uniting Wesley Gardens Belrose redevelopment

Community and stakeholder
presentation

May and June 2024

Uniting

Acknowledgment of Country

We acknowledge the Garigal people, the traditional custodians of the land that we come here to meet upon today.

We would like to pay our respect to Elders past, present and future, for they hold the memories, the traditions, the culture and the hopes of Aboriginal Australia.

We must always remember that this land was, is, and always will be, Aboriginal land.



Garigal National Park
Source: NSW National Parks

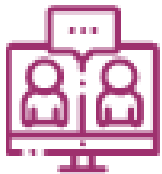
Welcome and introductions



Webinar etiquette



Please keep your microphone on mute unless speaking



We encourage you to turn cameras on



Respect each other's time and contribution



Questions will be addressed during the Q&A

Why are we here?

The purpose of today's webinar is to:

- Provide an overview of the design and planning process
- Share the proposed design for the redevelopment of Uniting Wesley Gardens
- Provide you as neighbours an opportunity to give feedback and ask questions

Agenda

01

Uniting Wesley Gardens
today and the need for
redevelopment

02

The proposal

03

Design considerations

04

The masterplan

05

Landscaping

06

Connecting with
Country

07

Views

08

Caring for our
community

09

Project timeline and
staging

Project overview

Uniting



Uniting Wesley Gardens today

For close to 50 years, Uniting has been providing high-quality aged care services to seniors in the Northern Beaches.



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 need for redevelopment



There is an increasing number of seniors in the Northern Beaches



This proposal aligns with the recommendations of the Royal Commission



Couples and individuals will be able to 'age-in-place' as their care needs change



There is now a greater emphasis on independent living as an aged care model



Will be able to offer a wider range of housing options for diverse care needs



Can provide a wider range of flexible services from home care and assisted living through to 24/7 dementia and end of life care

The proposal

Uniting NSW.ACT is preparing to lodge a State Significant Development Application (SSDA) for the redevelopment of Uniting Wesley Gardens Belrose.



Artistic impression only.
Subject to changes.

Our vision

To transform Uniting Wesley Gardens into a contemporary seniors' community that supports its residents to live their best lives with ease, dignity and care in the area they know and love.

By revitalising the existing site, we'll be able to provide a more diverse range of housing options and aged care services to support people to live as independently as possible, for as long as they can.



The proposal



Approximately 150 quality independent living apartments for seniors – though no net increase in residents on site



120 residential aged care places



Recreational amenities including a pool, café, seniors' gym, library, cinema, hairdresser and day spa



Spacious gathering and relaxation areas, landscaped gardens, outdoor rooms and rooftop courtyards



Seniors' wellness centre



Medical and allied health consulting rooms to care for residents

Development considerations

Design principles



Consideration of views, housing and the surrounding landscape



Situating the buildings within the site's developable area and landscape to minimise visibility above the ridgeline



Buildings are located and grouped to minimise disturbance of vegetation



Consideration of access and safety (e.g. bushfire safety standards)

Proposed masterplan

INDEPENDENT LIVING
APARTMENTS

RESIDENTIAL AGED CARE

EXISTING CHURCH/
PRESCHOOL TO REMAIN



Guideline only. Subject to changes.

The site today

Existing site layout

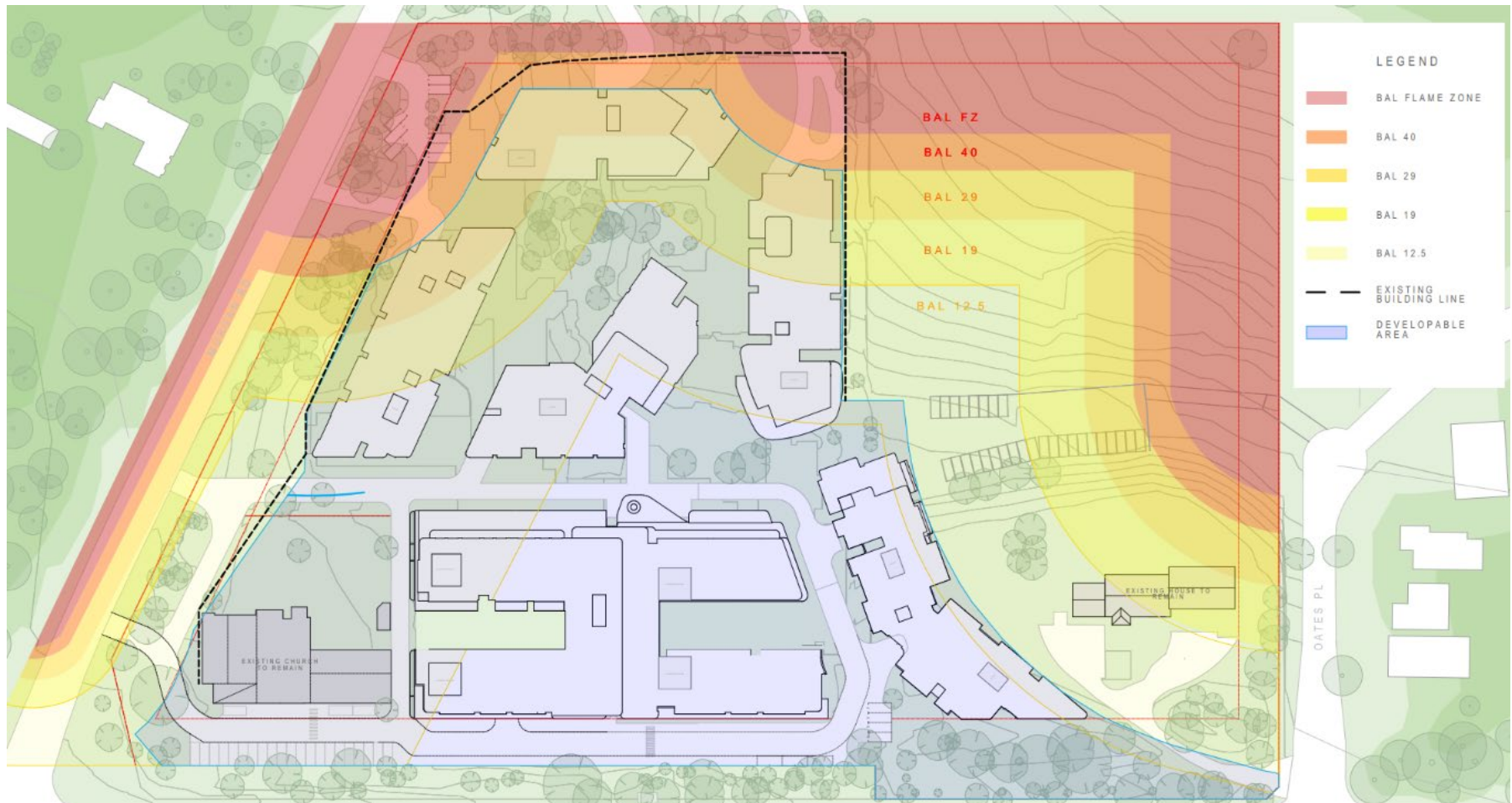


Proposed design

Proposed site layout



Bushfire constraints



Bushfire Safety

Environmental constraints



Biodiversity Value Zone

Tree retention and removal

In order to mitigate the removal of certain trees, we will employ the following measures:

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



Uniting Wesley Gardens Belrose

Design considerations

Uniting

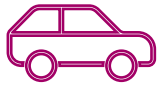
Sustainability

The proposed redevelopment will include the following initiatives which will contribute to Uniting's target of net zero emissions by 2040:

- Electric vehicle charging
- On-site solar power system
- Rainwater capture for irrigation
- Energy efficient heating, cooling, and appliances
- Waste and recycling policies
- All-electric Building Embedded Networks (BEN).



Traffic and Parking

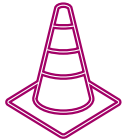


Vehicular access will be provided via the Morgan Road frontage, as it currently is



Pedestrian and vehicular access will be via this entry.

Sufficient on-site carparking will be provided via above ground level and basement carparking areas throughout the site



Traffic studies have confirmed there are no notable traffic impacts, and that safety to pedestrians and other road users has been reviewed



There will be a small net reduction in traffic generation, compared to the amount currently generated by the site

During the staged delivery of the redevelopment, interim carparking provisions will be established on-site

Landscaping

Key landscaping aspects and outdoor uses will include:



An 'active heart' for community and social gathering



A 'tranquil heart' for relaxation and respite



An outdoor amphitheatre



Dementia garden



Courtyard for independent living residents and visitors



Network of accessible pedestrian pathways



Extensive landscaping

Landscaping



Guideline only. Subject to changes.

Guideline only. Subject to changes.

Landscape features



Bocce/bowls court.



Outdoor spaces to relax in.



Courtyards.



Green lawns.



Accessible pathways.



Maximisation of bushland setting.

Connecting with Country

The design has been guided by the following Connecting with Country principles, developed by Yerrabingin Aboriginal engagement consultants.



Sensing Country

- Use of materials inspired by Garigal Country
- Integration of native and edible plant species



Holistic Connection

- Collection and recycling of water
- Retaining sightlines to surrounding Country
- Community composting



Nurturing Community

- An 'active heart' for socialising
- A 'tranquil heart' for relaxation
- Facilities and spaces which promote community gathering

Connecting with Country



Materiality of built form inspired by colours of Country



Forest Walk with endemic species from Duffy's Forest



Network of accessible pathways responding to existing terrain



Respecting and responding to the surrounding context and landscape of Belrose



Height of built form responds to site topography and views to Sky Country



Orientation of built form allowing views across site and to surrounding area



Edible and bush tucker medicine species integrated into design



Tranquil green heart on site, surrounded by nature



Outdoor gathering spaces for community to connect



Active heart at the centre of site to place community at its core

Views

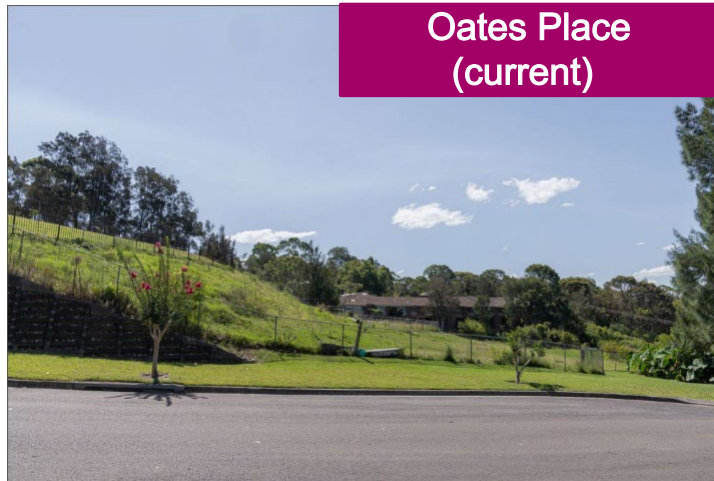
The proposal has been sensitively designed to minimise external view impacts. We have undertaken a visual impact analysis, with reference to key viewpoints surrounding the site.



Proposed images are artistic impressions only. Subject to changes.

Views

The proposal has been sensitively designed to minimise external view impacts. We have undertaken a visual impact analysis, with reference to key viewpoints surrounding the site.



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Views

The proposal has been sensitively designed to minimise external view impacts. We have undertaken a visual impact analysis, with reference to key viewpoints surrounding the site.



Proposed images are artistic impressions only. Subject to change.

Next steps

Uniting

Caring for our community

Existing residents

We'll be working closely with the existing residents, employees and families, the Men's Shed and the Uniting Church, to offer support and minimise any disruption as the project moves along.

Part of the existing aged care home will remain operational during Stage 1 construction, so we'll support residents who will be with us there, considering individual needs at the time.



Caring for our community

Community benefits



A new publicly accessible café



Your local services (church and preschool) will remain



Improved accessibility in and around the site



Meet current fire safety standards



Reduced emissions through implementation of sustainable design

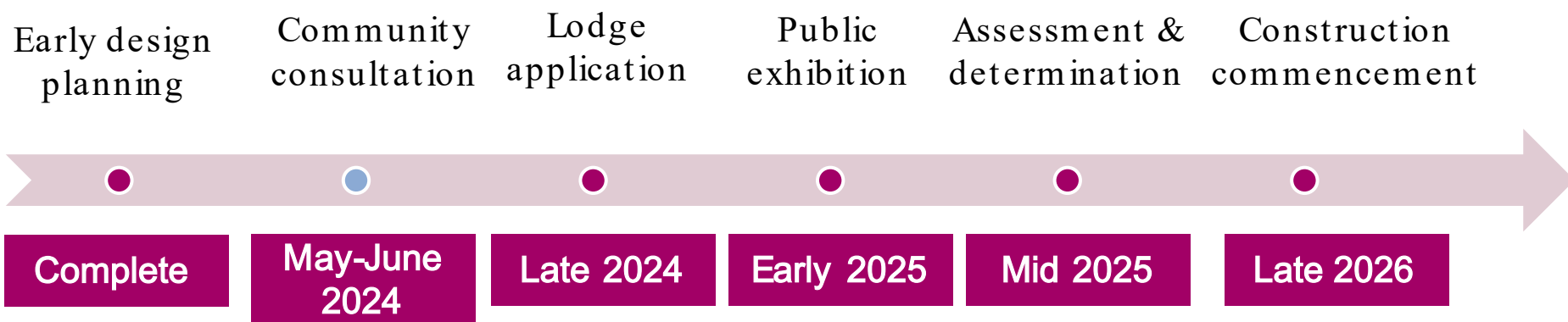


Project timeline and staging



Project timeline and staging

A State Significant Development Application (SSDA) for the proposed redevelopment of Uniting Wesley Gardens will be submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI) in late 2024.



Note: This timetable shows the minimum amount of time the project will take, assuming everything goes smoothly. Construction won't start until there is a plan in place for every resident.

Summary

- 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
- We're planning to **redevelop the existing Uniting Wesley Gardens site** into a welcoming seniors' community that offers a continuum of care, to ensure we can support local seniors well into the future
- Consideration has been given to:
 - **Views** from surrounding streets and important locations
 - Housing and mid-rise developments, including the **mass form, colours and texture of the buildings**
 - **Vegetation**, surrounding landscape and nature.
- Buildings have been **situated within the site's developable area and landscape**, to minimise visibility above the ridgeline.

Summary

- Existing RAC residents, families, employees, volunteers, the Uniting Church, the Men's Shed and Uniting Forest Preschool will be supported
- Every effort will be made to minimise impact during construction.**



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.

Any questions?

Uniting

Thank you

If you have any additional questions in the days, weeks, or months ahead, we're here to help.

Visit our website -

<https://www.uniting.org/unitingbelrose>

Call - 1800 864 846

Email - ask@uniting.org

Visit
uniting.org

Or call us at
1800 864 864

Uniting