



Wesley RJ Williams refurbishment

The Wesley RJ Williams property presents a fantastic opportunity to provide affordable living in the inner west.

Located on Glebe Point Road, Glebe, Wesley RJ Williams was originally built as a motel in 1960. Wesley Mission purchased the property in 1974 and adapted it for use as an aged care facility for 70 residents.

The facility operated for 35 years until its closure in 2010. In 2019, thanks to the generosity of Wesley Mission supporters, we have been able to move ahead with revisiting plans for the site. Extensive scenario modelling, market research and rental demand studies indicate there is a clear opportunity to provide affordable rental housing in Glebe.

What is affordable housing?

Affordable rental housing is aimed at medium to low income households and priced so they can afford other living costs such as food, clothing and utilities. One of the goals of affordable rental housing is to enable people to stay within their communities as their life situation changes.



Who could live at Wesley RJ Williams?

The proposal for Wesley RJ Williams would see upgraded facilities for a diverse residential population. This may include single women aged 50 and over, a cohort which research shows is increasingly finding themselves in difficulty due to changes in life circumstances such as illness or loss of a partner.

Equally, people on medium to low incomes, like child care workers, administration staff, retail workers, hospital workers or those recovering from an illness or disability, as well as families in need of secure accommodation, could all make up the new Wesley RJ Williams neighbourhood.

Do all the good you can
because every life matters

What are the key changes?

In a practical, day-to-day sense, the main change will be that the building will once again 'come to life' with new vitality.

The proposed refurbishment will:

- transform the existing room layout for use as affordable housing under Division 3 of the Affordable Housing State Environmental Planning Policy (AHSEPP)
- deliver 74 self-contained apartments including a mix of studios, and four-bedroom configurations that can accommodate a group or family
- offers further flexibility with 14 interconnecting studios. A one bedroom unit is reserved for an on-site manager (in accordance with AHSEPP requirements)
- include a reconfigured basement area for shared car scheme parking, plus bicycle and motorcycle parking
- feature more than 500sqm for a range of potential communal uses including a rooftop terrace garden and a variety of multi-purpose rooms
- be refreshed with new balconies, screens, balustrades and cladding, and an upgraded entrance including an extended planter box to bring greenery to the front of the property.

There is no change proposed to the building height, footprint or existing setbacks.

What happens next?

The Development Application (DA) will soon be lodged with the City of Sydney Council for the next stage in the assessment process.

We expect there will be an exhibition period, during which time you will be able to view the DA and associated documents and provide a submission. These will be considered as part of the review process at the close of the exhibition period. We welcome your comments and views.

For further information or to register to stay in touch with us during this process, please contact us via email: rjwilliamsproject@wesleymission.org.au or call us on **1800 960 755** or visit wesleymission.org.au/wesley-rj-williams



Project timeline

We are here

