

3.3 Community Forum 3: Concept Options

The participants were shown concept options for each of the three sites in the third forum. The forum focused on table discussions and the comments recorded via a facilitator are outlined below. The facilitated discussion amongst the participants used post-it notes to record comments and categorised the comments as a plus, minus or interesting. Please note that some comments have been grammatically edited and summarised.

Site 1 - Annesley House feedback on the concept options.

Figure 3 is the concept option for Annesley House on Marion Street. The figure is looking east with the existing building in brown and proposed building envelope in purple outline.



Figure 3 - existing built form with proposed building envelope comparison (Marion Street looking east).

Plus

It would be good to diversify some of the accommodation local government area.

Anything would be more attractive than what is there now.

It is great that there has been consideration given to how the building re-development impacts sun light on the street level and surrounding residents.

Great to make use of height since the building is on a hill.

Current planning guidelines look and sound better than what has guided the existing buildings.

Interesting

Post 2025ish the aging population will decline.

Consider intergenerational housing.

Interesting to learn about how height/shape can be managed to allow the sun to get to other homes etc.

I love the idea of intergenerational housing. Why should young live with young and old with old?

Kolotex site had envelopes but that design doesn't speak to the rhythms of the surrounding landscape; hard to visualise looking at the draft envelopes but consider other rhythms going on surrounding the building
Consider a four, five storey building to enable greater feasibility.

Put some car parking spaces below ground.

Minus

Is there the scope to lower it?

Site 2 - Harold Hawkins Court feedback on the concept options

Figure 4 is the concept option for Harold Hawkins Court looking north on Norton Street. The existing building is brown and the proposed envelope is the purple outline.

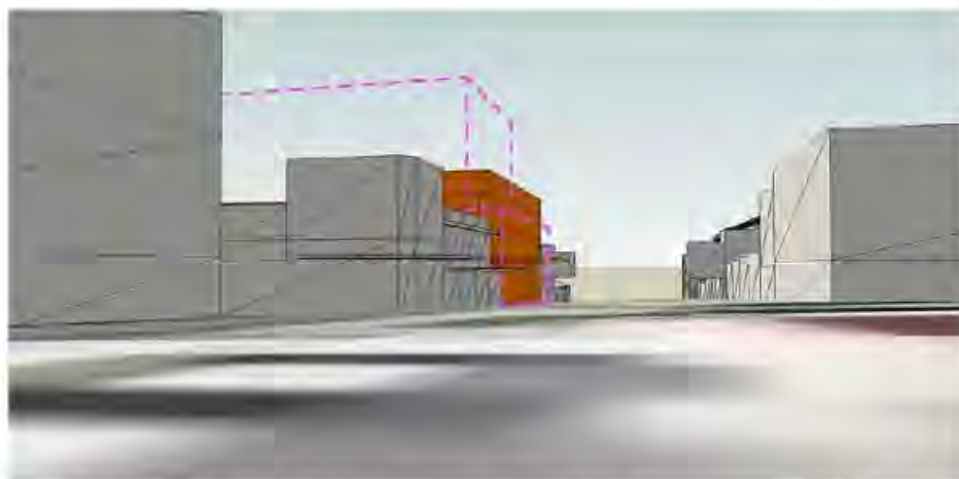


Figure 4 - existing built form with proposed building envelope comparison (Norton Street looking north).

Plus

People living here will help awaken Norton Street.

Neighbourhood Watch aspect of Norton Street - design as a means to improve security is both interesting and a plus.

It would be great to have the Norton Street frontage more attractive and beneficial for business; these frontages could be either shop frontages or community centres.

Facilitating more people to move to Leichhardt should be good for business.

Activating Norton Street is a good idea.

It is great that sight lines for residents are being considered and what has been proposed sounds good.

Anything is better than what is currently there.

Proposed envelope improves sight lines.

Like balconies and the social living areas rather than a brick wall.

The step backs are good to achieve height.

I like that it brings the front of the building in line with other shops.

Balconies overlooking Norton Street – Wow.

Bigger is good as it increases the number of people and means more money for Norton Street.

I like the idea more of balconies and less blank walls for the sight lines of residents.

Improving the security in the laneway.

Different elevations to make the building look attractive from different angles is great.

Interesting

What are the considerations for social and affordable housing?

Norton Street envelope looks large; I hope the building addresses the diversity of users as expressed at the first meeting.

I did not know the laneway was privately owned.

Minus

Would be good to build higher for views and/or more accommodation.

There are no floor space ratios on the proposal.

Site 3: Methodist Central Hall feedback on the concept options

Figure 5 outlines the draft building envelope for the Methodist Central Hall on Wetherill Street. The purple outlines the proposed building envelope on the currently vacant block of land next to the Church which is highlighted in orange.



Figure 5 - proposed building envelope looking west with Church Hall courtyard

Plus
Church worship space should be on the roof – it does not need to be on the ground level.
Council working with UnitingCare to develop a master plan for this property with regards to lane development etc
Connecting laneways will open the site up, particularly if services e.g. drop in centre are involved
The Wetherill Street site sounds like the most exciting of the three
Great to see the potential for more apartments
I like the idea of a pulled back frontage to see more of the Church and make it a more useable space
Put the Church on the roof and utilise the good views
I love the idea of roof gardens, courtyards and green spaces
I like the idea of the redevelopment being one that wraps around the Church incorporating the UnitingCare offices, the Church and the Church Hall around Epworth Student House
Church + Apartments – Great
It is important to incorporate green space
Sounds good
I like the way the envelope brings the two buildings back from the Church.
Great potential and location for community centre and accommodation, could bring lots of life
Like the idea of activated laneways

I love the 'wrap around' apartment idea

Yes to a rooftop garden.

Love the potential/long term prospects for this site e.g. civic centre, rooftop garden.

Wall gardens would be awesome.

Capacity for an op shop would be cool.

Interesting.

Create a flat, accessible rooftop space.

Is there potential to redevelop the lanes around site?

Create a community garden.

Develop whole church block? Renovate church?

Could the church be completely renovated?

Would be a good site for a community centre- Leichhardt needs one.

Consider creating buildings that are of cultural significance through the generations.

Council/UnitingCare precinct for civic outcome- interesting

Uniting Care, Council, and Leichhardt Uniting Church need to work together.

I agree (with above).

I agree too (with above).

The Church on Wetherill Street isn't attractive and other than the main room has quite poor facilities. Has UnitingCare considered replacing the church as part of development?

Minika

Who decides what is contributive? I don't like the Church front.

I don't think the church front is contributive.

Does the Church facade really need to be preserved? It's ugly. Also we could remove the ugly trees in front of the Church?

Address two lanes and car park open space to the rear. Should be part of a master plan to maximise civic outcome.

4. Conclusion

In summary the guiding principles were rated accordingly by the forum participants:

Rating	Principles
Highest rating	1. Achieve significant housing outcomes 2. Facilitate development
Mid rating	3. Ensure development is financially viable 4. Continue to provide and improve services to local residents – able to live longer in own home 5. Activate Norton Street 6. Ensure urban design informs the building envelope
Lower rating	7. Provide local employment 8. Provide on-site parking suited to use 9. Involve local community and stakeholders throughout the development process 10. Design principles

The draft guiding principles were maintained in the outcome and the ratings reflect the participants interest in proceeding with the redevelopment of the three sites. There was a keen interest for the redevelopments to occur clearly outlined in the top two voted principles – achieve significant housing outcomes and facilitate development.

The proposed concept options for all three sites were generally received positively. Participants agreed with the need for greater social housing within the Leichhardt local government area and supported the future developments particularly with regards to enabling greater access to sunlight, activation of street frontages and provision of community/public space. Overall there were minimal conflicting views.

Throughout the two forums the participants were positive and collaborative, embracing the process and the relationship between Leichhardt Council and UnitingCare Ageing to redevelop the three sites of Annesley House, Harold Hawkins Court and Methodist Central Hall.

Appendix A – Forum presentations (including agendas)



Uniting Care Sites 12 March 2014

Tonight's Program

- Welcome
- Leichhardt Council Presentation
- Uniting Care Presentation
- Community Workshop
- Wrap up – where to from here

Leichhardt Council



Leichhardt Council Presentation

- Local Government Charter
- Community Engagement Framework
- Demographic Changes
- Housing Prices
- Housing Policy
- Recent Council Actions

Leichhardt Council



Local Government Charter

- Council performs numerous functions:
 - Roads, Rates and Rubbish
 - Childcare, Health Inspectors, Senior Citizens
 - Maintenance of Parks and Sporting Facilities
 - Provision of Community Halls
 - The consideration of Development Applications
- Local Government Charter also specifies a range of other policy and strategy functions that Councils are responsible for

Leichhardt Council



Local Government Charter

- To provide adequate, equitable and appropriate services and facilities for the community
- Exercise community leadership
- Consider long term and cumulative effects of decisions
- Carry out long term strategic planning
- Promote social justice principles of equity, access and participation
- Involve members of the public, users of facilities and services

<http://www.leichhardt.nsw.gov.au/>
Local Government Act 1995, Chapter 3, Section 8 'The Council Charter'

Leichhardt Council



Community Engagement Framework

Adopted by Council in 2008 and revised in 2013 to:

- Inform Council's planning activities
- Ensure a uniform approach to engaging the community through informing, seeking information from and involving community members
- Coordinate community engagement processes to avoid duplication
- Ensure maximum benefit to the whole organisation and community through sharing of information

This is just the beginning, not the end of the process of consulting the community

Leichhardt Council



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Leichhardt Council



Demographic Changes

Leichhardt's population growth

Leichhardt's resident population has increased over the last decade

- 2001 = 48,000
- 2011 = 52,000 (+ 4,000)



Demographic Changes

Leichhardt's population change 2001-2011

- Babies and pre-schoolers (0 to 4) + 2.7%
- Primary schoolers (5 to 11) + 1.2%
- Secondary schoolers (12 to 17) - 0.5%
- Tertiary students (18 to 24) - 2.4%
- Young workforce (25 to 34) - 6.5%



Demographic Changes

Leichhardt's population change 2001-2011

- Parents and homebuilders (35 to 49) + 2.9%
- Older workers and pre-retirees (50 to 59) + 0.5%
- Empty nesters and retirees (60 to 69) + 1.9%
- Seniors (70 to 84) - 0.4%
- Elderly aged (85 and over) stable (1.2%)



Demographic Changes

Leichhardt's population change 2001-2011

Change in age structure - service age groups, 2001 to 2011
continued Council and City Centre




Housing Prices

Cost of housing (purchase) has increased



Sydney Morning Herald Sunday 24 March 2014

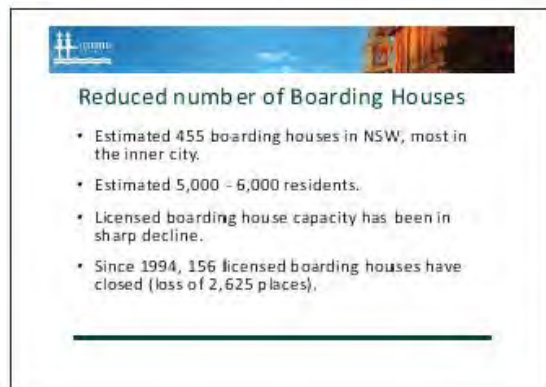


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Sydney Morning Herald Sunday 24 March 2014





Affordable Housing Strategy 2011

- To resist the loss of affordable housing and encourage the retention of existing affordable housing
- To collaborate with the State Government and/or other inner Sydney councils facing similar issues to address the declining stock of affordable housing, regionally
- To encourage the provision of affordable, adaptable and diverse housing and raise awareness of affordable housing needs and issues to facilitate action
- To facilitate the provision of additional affordable housing within the Municipality



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Affordable Housing Strategy 2011 – why?

- So that our older residents who want to age in their community, can continue to live here, connected to their local community
- So that residents with disabilities can continue to live here
- So that young people and students can live close to work and study
- So that key workers – cleaners, teachers, nurses, waiters, police and other people on low to moderate incomes can live close to their work, support the local economy and community.



Focus of Council Actions

- Public /Social Housing
- Boarding houses
- Aged Housing
- Student Housing
- Supported Housing
- Key Worker Housing
- Market Housing



Submission - Inquiry Public, Social and Affordable Housing

- That the State Government increase investment in provision of public housing stock in Sydney's inner west.
- That the State Government set targets for the retention and investment in provision of public housing across the SGA, including inner city areas.
- That the State Government provide a clear legislative and planning framework to deliver affordable housing including value capture mechanisms and inclusionary zoning schemes
- That the State Government allocate effective resources to support tenants with high needs and ongoing support services requirements and review current charges to this accommodation funding.

<https://www.leichhardt.nsw.gov.au/Assets/docs/MeetingMinutes/2014-Ordinary/2014-Ordinary-17-18-19-20-21-22-23-24-Ordinary-Meeting-Item-17>



Public Housing

- Community and cultural development:
 - Cooking program with HNSW
 - Grants – Public Housing Tenants
- Community engagement on new bus

Student Housing

- Harold Hawkins



Boarding Houses

- Protection of existing stock
- Fire Safety
- Recent Approvals

Aged Housing

- Retention
- Healthy Ageing Strategy



Supported Housing

- Supported establishment of local Resident Group
- Potential on Hay Street site

Key Worker Housing

- Inner City Mayors group
- Terry Street site
- Potential on Hay Street site



Council's Draft Guiding Principles for sites

1. Achieve a significant housing outcome in terms of the provision of one or more of the following on each of the sites:
 - Modern Aged Housing
 - Affordable Housing for Key Workers
 - Supported Housing
 - Student Housing
2. Ensure that redevelopment is financially viable



Council's Draft Guiding Principles for sites

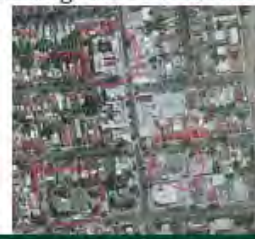
3. Activate the ground level Norton Street frontage
4. Provide on-site parking suited to the likely future demand created by tenants
5. Ensure that urban design considerations inform the ultimate building envelope and development footprint and confirm an upper limit in terms of floor area
6. Involve the local community and other key stakeholders throughout the process



Uniting Care Presentation




Uniting Care Presentation





Uniting Care Presentation

Uniting Care



Community Views

Housing Issues we have missed?

Other Housing Issues you are aware?



Community Views

Housing Issues we have missed?

Other Housing Issues you are aware?



Community Workshop

Council has two options in relation to these sites:

1. Work with Uniting Care and the local congregation to develop plans to address the Housing Issues confronting our community?
2. Not get involved, Uniting Care can determine what is wants to do:
 - Sit on the site and bide its time
 - Prepare plans, lodge and application and Council can assess it
 - Sell the site and use funds elsewhere



Community Workshop

- Scribe on each table
- Two Parts:
 1. Share your "Housing Experience" with someone else on the table, what have you learnt, what do we need to do
 2. What do you think? Should Council work with Uniting Care and the local Uniting Church Congregation to address the Housing Issues confronting our community?



Feedback from Tables





UnitingCare Ageing & Leichhardt Uniting Church



Leichhardt Uniting Church



- Established in 1880, formerly Methodist Church
- Under the leadership of Rev. Dr. Harold Hawkins, during the 1960s, the following we established which accommodated 500 people and served thousands more:
 - Units and Hostels
 - Nursing Homes
 - Disability Services
 - Day Centres and Food Services
- Wesley House, Annesley House, Harold Hawkins Court, Locke-Haven, Aldersgate House, Audrey Hawkins Memorial House, Weroona, Goodwill Industries, Martin Hall, Epworth House, Lilyfield Rd. Day Centre

Leichhardt Uniting Church



Today, Leichhardt Congregation's mission includes the provision of student housing at Epworth House (next to Council Chambers) that:

- is affordable
- promotes community
- develops leadership
- provides pathways to live in or near Leichhardt beyond their education

About UnitingCare Ageing



- Is the single largest provider of aged care services in New South Wales and the ACT
- We provide residential care, community care and independent living options for older members of the community
- We undertake the Uniting Church's ministry and service to older people, particularly the marginalised and disadvantaged

Our Vision and Purpose



Vision

All older people live the lives they choose and are honoured for their wisdom and experience as valued members of society.

Purpose

To provide services and advocacy that promote individual dignity, influence and choice and build community capacity so that older people, particularly those who are marginalised, disadvantaged and vulnerable, are respected, revered and inspired to live fulfilling lives.

Our services and facilities



- 75 Residential Aged Care facilities (with over 5,000 clients)
- 71 Retirement Villages (with 2,400 units and villas)
- Over 6,000 Community Care clients
- 6,500 Staff
- 3500 Volunteers

Leichhardt Activities



- Have been active in caring for the elderly for over 60 years
- 8 Aged Care facilities locally (nearly 550 residents)+ Centre for Healthy Ageing
- Born from the local Church community who started Lucan Care

Properties

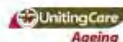


- Three properties:
1. Harold Hawkins Court
 2. Annesley House
 3. Wetherill Street (including Church Hall)
- Structures are:
- Generally beyond their useful life
 - In poor condition
 - Providing accommodation for residents who don't have other options
 - Vacant

Harold Hawkins Court



Harold Hawkins Court



Harold Hawkins Court



- Vacant since 2004 (excluding a short lease as student accommodation)
- Shared bathrooms, exposed access to rooms, aged construction
- No longer meets Government regulations for aged housing / care
- Target for vandalism
- Does not add to the retail frontage on Norton Street

Annesley House



Annesley House



- Run down building (originally a refurbished factory)
- Shared bathrooms
- Single lift which breaks down often
- Up to 86 Residents
- Limited provision for mobility impaired (many stairs and tight spaces)
- Will not provide for residents as they get older / more frail

Wetherill Street



Wetherill St



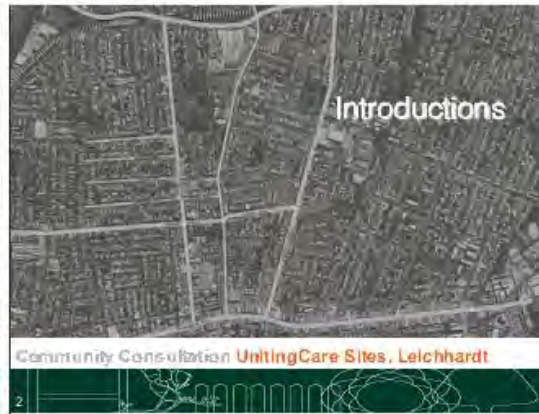
- Buildings are at the end of economic life (have been refurbished in the past)
- Church Hall with history but in need of much attention
- Student Accommodation not to modern standards to attract a young vibrant part of the community. Serves 20 students

Options for the Future



Possible services include:

- Provide a modern aged care facility
- Provide affordable housing
- Provide quality independent living dwellings for the elderly
- Expand Leichhardt Uniting Church's Student housing
- Reinvigorate Norton St with retail frontage to Harold Hawkins Court



UnitingCare Sites Introduction

- Uniting Church –landowners
- Leichhardt Municipal Council
- Mr Ian Colley –facilitator
- AJ+C – architects + urban designers

UnitingCare Sites Purpose of Forum

Overall:

Develop broad options for 3 Uniting Care properties for a range of housing uses (eg affordable, supported, key workers, people with disabilities)

This forum: Develop 'Guiding Principles'

Next forum:

Review broad 'concept options' for the sites

UnitingCare Sites Agenda

1. Recent History
2. Context of the sites - presentation
3. Guiding Principles – table group discussion
4. Guiding Principles – individual rating of the importance, value of each Principle
5. Next steps

UnitingCare Sites Ground Rules

1. All of us are responsible for the success of this meeting
2. Everyone has an opportunity to speak, but be mindful that others have a chance
3. Be short, and to the point.
4. Raise your hand if you want to make a point
5. Feel free to express disagreement, but be respectful in your language



UnitingCare sites Recent History

Early 2013 Discussions between Council and Uniting Care
August 2013 Report to Housing Advisory Committee

- Reviewing Council's past practices and the practices of other Councils
- Identifying the key outcomes Council would like to achieve in relation to the two sites, namely:
 - Facilitating the redevelopment of the sites
 - Ensuring that redevelopment is financially viable
 - Achieving a significant housing outcome in terms of the provision of:
 - Modern Aged Housing
 - Affordable Housing for Key Workers
 - Supported Housing
- Activating the ground level of Norton Street
- Providing on-site parking suited to the likely future demand
- Ensuring that urban design considerations inform the outcome
- Involving the local community throughout the process

UnitingCare sites Recent History

12 March 2014 Community Forum 1

- Discussed general housing issues
- Aged Housing
 - Supported Living
 - Student Housing
 - Key worker housing
 - Endorsed Council and Uniting Care working together
 - Results endorsed by Council on 27 May 2014
 - Council Report
 - Summary of Table Discussions
 - Other Details on Council web page

UnitingCare sites Recent History



Community Consultation UnitingCare Sites, Leichhardt

UnitingCare sites Location

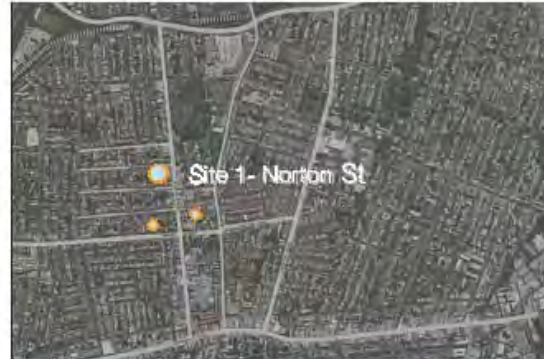
- 1. Norton Street**
 - formerly housed up to 104 beds
 - employed 75 full time staff
- 2. Marion Street**
 - 86 beds
 - employs up to 40 staff
- 3. Wetherill Street**
 - 20 student rooms
 - Offices
 - Hall
 - employs up to 55 staff
 - Provides outreach services to residents in existing homes



3 sites - Context analysis

- 1 Norton Street
- 2 Marion Street
- 3 Wetherill Street

- 400m radius – 5 minute walk
- Close proximity to shops, Post Office, Council, transport
- Town Hall is on rise and land falls away to north, south, east and west
- Buses to City, Sydney Uni, TAFE hospitals



Site 1 - Norton Street Site Analysis

- Vacant building in poor condition
- Formerly aged-care for 104 people and employed 50 people
- Existing building not suitable for a majority of uses
- Inactive frontage to Norton St
- Frontages to Carlisle St and lane
- Poor amenity along rear lane
- Large blank wall to south
- District views from upper levels
- Good solar access



Site 1 - Norton Street images



Norton Street – large bulky building, out of scale with streetscape, inactive frontage + floor level changes

Site 1 - Norton Street images



Carlisle Street – building in poor condition, unsafe

Site 1 - Norton Street images



Rear lane, owned by LinkingCare – poor amenity, security + safety issues. It provides access to tenements

Site 1- Norton Street images

AJ+C



Rear lane - south from Micaela Street High brick wall on northern boundary



Site 1 - Norton Street Constraints

AJ+C

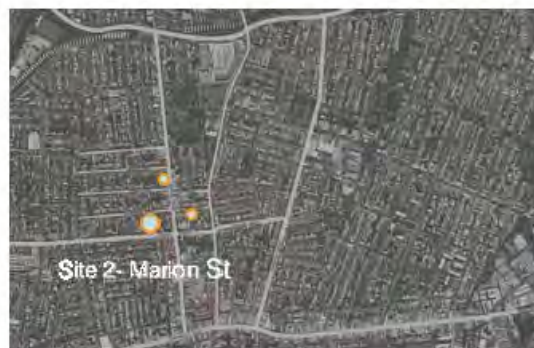
- Access issues - floor level is different to street levels - stair access
- Very costly to upgrade to meet BCA - access + safety
- Inefficient floor plan
- Limited ability to upgrade fire services and other health + safety regulations
- Shared bathrooms
- External access only to rooms
- Maintaining access to townhouses off the lane



Site 1-Norton Street Opportunities

AJ+C

- Replace building to -
- Activate Norton St + laneway
- Provide built form that is sympathetic to its surroundings and relates better to its context
- Improve site and neighbours amenity
- Improve streetscape and public domain
- Maximise views from upper floors
- Maximise solar access
- Consider roof terraces to increase communal open space
- Provide a adequate parking



Site 2- Marion St



Marion Street Site Analysis

AJ+C

- Large site
- Buildings added over time
- Collection of buildings not suited for current use, inefficient layout
- 86 beds, employs up to 40 people
- Poor entry/access
- Large front setback, allows view to Church + Town Hall steeples (visual landmark) from the west
- Well-utilised front gardens
- Building close to rear boundary
- Needs to be updated to meet current nursing home standards



Site 2 - Marion Street - Images

AJ+C



Marion Street - front yard and street completely in shade in winter



Site 2 - Marion Street - images

AJ+C



Marion Street – setback is more residential use, provides privacy and front garden



Site 2 - Marion Street - images

AJ+C



Marion Street



Site 2 - Marion Street Constraints

AJ+C

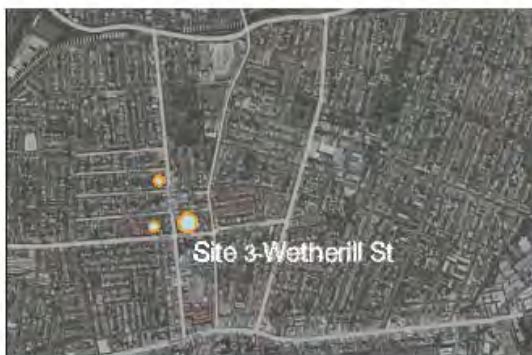
- Adaptive reuse would be very expensive and difficult to achieve the required outcomes and meet standards, eg access
- Maintain solar access to Kindergarten and dwellings opposite



Site 2 - Marion Street Opportunities

AJ+C

- Improve the building layout + use
- Setback buildings from rear boundary to maximise solar access and maximise privacy to neighbours
- Break up building mass and provide gaps between buildings to allow sun access to front garden and footpath
- Consider rooftop terraces to increase open space



Site 3 - Wetherill St



Site 3 – Wetherill Street

AJ+C

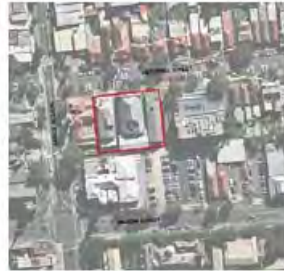


- Office building (former boarding house) + student accommodation, hall
- 20 student rooms, employs up to 55 people with Church administration and UnitingCare administration
- Collection of buildings not suited for current use
- End of their economic life



Site 3-Wetherill Street Site Analysis

- Church Hall is a heritage item
- Forms part of the greater Civic Precinct block
- Inactive street frontages and level access from pathway
- Inefficient building layouts in need of an upgrade
- Poor building amenity
- Lack of private/communal open space



Site 3 – Wetherill Street images



Wetherill Street – Methodist Central Hall (heritage item) and along street frontage

Site 3 – Wetherill Street images



Wetherill Street – looking south east

Passage between Hall and office building, Town Hall in background

Site 3 – Wetherill Street images



Wetherill Street – No. 1 office building and Post Office

Side lane – Council to left (west)

Site 3 – Wetherill Street images



View from Norton Street – Town Hall to right (south)

Rear of buildings from the public car park

Site 3 – Wetherill Street images

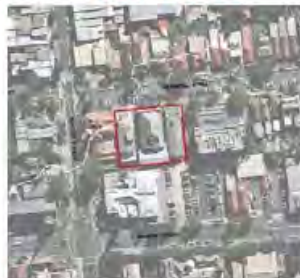


Rear lane facing west – between UnitingCare pro parlous and Town Hall

Side lane looking north – UnitingCare to left (west), Council to right (east)

Site 3 - Wetherill Street Constraints

- Heritage item may inhibit complete rebuild (but really an asset)
- Adaptive reuse is very expensive to bring up to an acceptable standard
- Inefficient floor plans
- Level change from street to entries - need to be upgraded for access and safety
- Parking provision - basement parking is restricted if hall is retained



Site 3 - Wetherill Street Opportunities

- Retain Hall and integrate it within the new development
- Activate the street fronts
- Good streetlane access
- Optimize access to rear
- Public domain improvements
- Multiple frontages allow greater flexibility in design
- Improve building function
- Consider roof terraces to increase communal open space
- District views from upper levels



UnitingCare Sites Draft Guiding Principles

Based on:

1. Council reports
2. Discussion with owners
3. Initial research by architects



UnitingCare Sites Draft Guiding Principles

1. Facilitate the redevelopment of sites
2. Achieve significant housing outcomes such as:
 - Quality Modern Aged Care Housing
 - Key Worker Housing
 - Supported Housing
 - Student Housing
3. Provide local employment



UnitingCare Sites Draft Guiding Principles

4. Ensure that redevelopment is financially viable
5. Activate the ground level Norton St frontage
6. Provide on-site parking suited to the likely future demand created by building use
7. Continue to improve services to local residents - allowing them to live longer in their own home



UnitingCare Sites Draft Guiding Principles

8. Involve the local community and other key stakeholders throughout the process



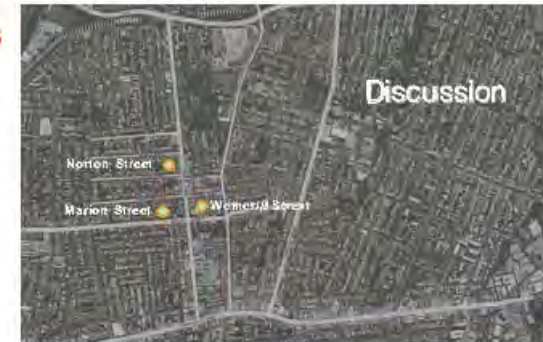
Building envelope - RPDG

9. Ensure that urban design considerations inform the ultimate building envelope and development footprint



UnitingCare Sites Draft Design Principles

- Solar access
- Safety + security
- Privacy
- Passive surveillance – overlooking public spaces



UnitingCare Sites Next Steps

- Refine guiding principles based on your feedback
- Develop building envelopes for each site
- 31 July 2014 - present building envelopes at next community meeting



Welcome from Leichhardt Council Councillor Linda Kelly Deputy Mayor Community Consultation 3 UnitingCare Sites, Leichhardt	UnitingCare Sites Introductions - Mr Ian Colley – facilitator - Uniting Church – landowners - AJ+C – architects + urban designers - Leichhardt Municipal Council staff	UnitingCare Sites Purpose of tonight's Forum Overall: Develop broad options for 3 Uniting Care properties for a range of housing uses Last forum: Developed 'Guiding Principles' This forum: Present and review broad 'concept options' for the sites that have been prepared in response to the guiding principles
UnitingCare Sites Ground Rules - All of us are responsible for the success of this meeting - Everyone has an opportunity to speak, but be mindful that others have a chance - Be short, and to the point. - Raise your hand if you want to make a point - Feel free to express disagreement, but be respectful in your language	UnitingCare Sites Agenda - Recap of process to date - Re-cap of guiding principles – including the communities rating of importance of the principles - Presentation of site options informed by guiding principles - Feedback on the proposals - Next steps	Process to date  Community Consultation 3 UnitingCare Sites, Leichhardt

UnitingCare sites Recent History

Early 2013 Discussions between Council and Uniting Care

August 2013 Report to Housing Advisory Committee

- Reviewing Council's past practices and the practices of other Councils
- Identifying the key outcomes Council would like to achieve in relation to the two sites, namely:
 - Facilitating the redevelopment of the sites
 - Ensuring that redevelopment is financially viable
 - Achieving a significant housing outcome in terms of the provision of:
 - Modern Aged Housing
 - Affordable Housing for Key Workers
 - Supported Housing
 - Activating the ground level of Norton Street
 - Providing on-site parking suited to the likely future demand
 - Ensuring that urban design considerations inform the outcome
 - Involving the local community throughout the process

UnitingCare sites Recent History

12 March 2014 Community Forum 1

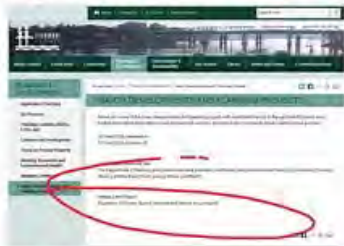
- Local community
 - Discussed general housing issues
 - Aged Housing
 - Supported Living
 - Student Housing
 - Key worker housing
 - Endorsed Council and Uniting Care working together
- Results endorsed by Council on 27 May 2014
 - Council Report
 - Summary of Table Discussions
 - Other Details on Council web page

UnitingCare sites Recent History

14 July 2014 Community Forum 2

- Reviewed each site in detail
- Developed *draft* guiding principles based on:
 - Input from Council
 - Input from owners
 - Input from Architects
- Broke into groups and discussed:
 - Guiding principles
 - Ideas and aspirations for the sites and local area
 - Individually rated the guiding principles

UnitingCare sites Recent History



Guiding Principles

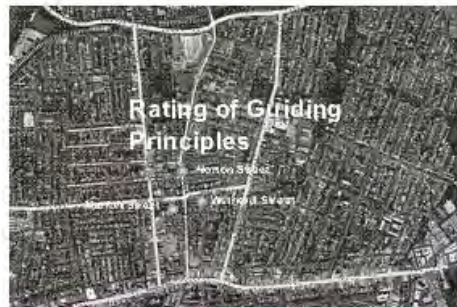
- Norton Street
- Waltham Street
- Wetherill Street

UnitingCare Sites Guiding Principles

- Facilitate the redevelopment of sites
- Achieve significant housing outcomes such as:
 - Quality Modern Aged Care Housing
 - Key Worker Housing
 - Supported Housing
 - Student Housing
- Provide local employment
- Ensure that redevelopment is financially viable
- Activate the ground level Norton St frontage

UnitingCare Sites Guiding Principles

6. Provide on-site parking suited to the likely future demand created by building use
7. Continue to improve services to local residents – allowing them to live longer in their own home
8. Involve the local community and other key stakeholders throughout the process
9. Ensure that urban design considerations inform the ultimate building envelope and development footprint
10. Design principles - Solar access, Safety + security, Privacy, Passive surveillance – overlooking public spaces



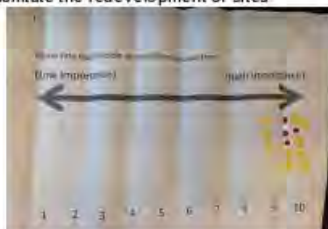
UnitingCare Sites Guiding Principles

1. Facilitate redevelopment of the sites
2. Achieve significant housing outcomes
3. Provide local employment
4. Ensure that redevelopment is financially viable
5. Activate the ground level Norton St frontage
6. Provide on-site parking suited to the likely future demand created by building use
7. Continue to provide and improve services to local residents – allowing them to live longer in their own home
8. Involve the local community and other key stakeholders throughout the process
9. Ensure that urban design considerations inform the ultimate building envelope, development footprint and confirm upper limit in terms of floor area



Guiding Principles

1. Facilitate the redevelopment of sites



Guiding Principles

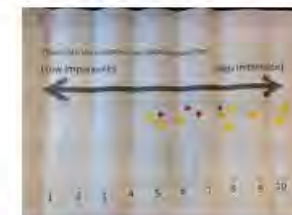
2. Achieve significant housing outcomes such as:

- Quality Modern Aged Care Housing
- Key Worker Housing
- Supported Housing
- Student Housing



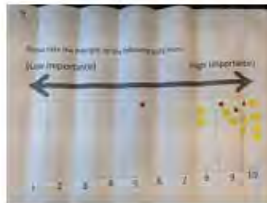
Guiding Principles

3. Provide local employment



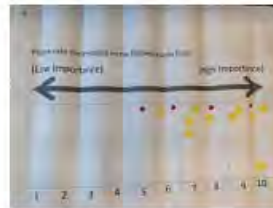
Guiding Principles

4. Ensure that redevelopment is financially viable



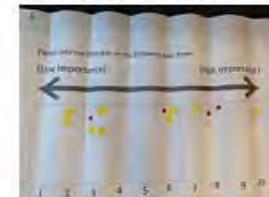
Guiding Principles

5. Activate the ground level Norton St frontage



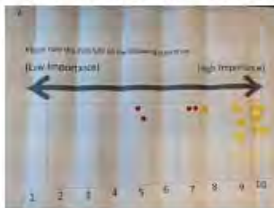
Guiding Principles

6. Provide on-site parking suited to the likely future demand created by building use



Guiding Principles

7. Continue to improve services to local residents – allowing them to live longer in their own home



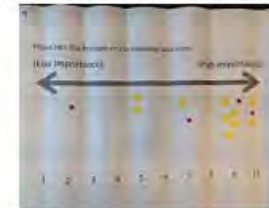
Guiding Principles

8. Involve the local community and other key stakeholders throughout the process



Guiding Principles

9. Ensure that urban design considerations inform the ultimate building envelope and development footprint



Your rating of the Guiding Principles

Highest rating	2. Achieve significant housing outcomes 1. Facilitate redevelopment
Mid rating	4. Ensure development is financially viable 7. Continue to provide and improve services to local residents - able to live longer in own home
Lower rating	5. Activate Norton Street 9. Ensure urban design informs the building envelope 3. Provide local employment 6. Provide on-site parking suited to use 8. Involve local community and stakeholders throughout the development process

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Community Collaboration UnitingCare Sites, Leichhardt

26

UnitingCare sites Location

- 1. Marion Street**
 - 86 beds
 - employs up to 40 staff
- 2. Norton Street**
 - formerly housed up to 104 beds
 - employed 75 full time staff
- 3. Wetherill Street**
 - 20 student rooms
 - Offices
 - Hall
 - employs up to 55 staff
 - Provides outreach services to residents in existing homes



27

Building Envelope



Building envelope shown with dashed orange line. Ref. RPDC

28

Residential Flat Design Code Guidelines for apartment buildings



RPDC 2012 Code of Planning 2002

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1. Marion Street Draft Building Envelope

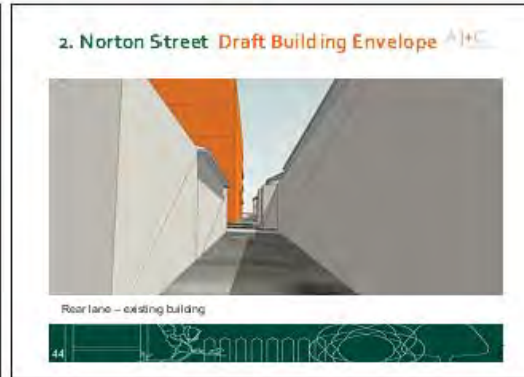


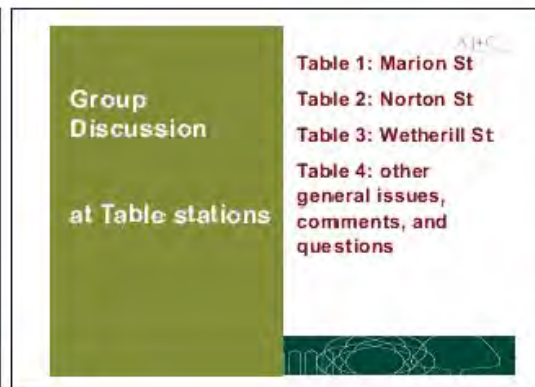
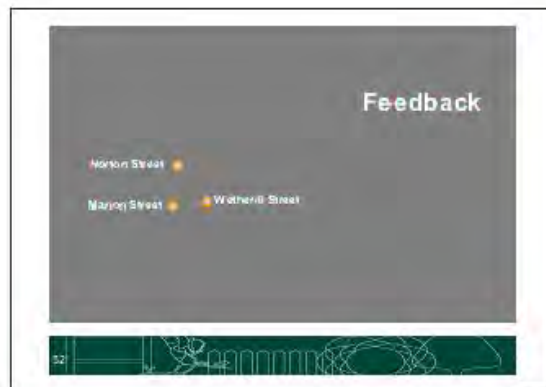
Marion Street - existing built form

30









UnitingCare Sites Have your say



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UnitingCare Sites Next Steps



26

UnitingCare Sites Next Steps

- **Report to Council**
 - outlining process
 - summarising outcomes
 - on Council's website
- **Council adopt a final position**
 - guiding principles
 - development envelopes

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UnitingCare Sites Next Steps

- **UnitingCare lodges Planning Proposal to develop sites**
 - documentation
 - community consultation
- **UnitingCare lodges Development Application**
 - documentation
 - community consultation

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Appendix B - Future Planning of UnitingCare Properties in
Leichhardt report



ITEM 3.1 FUTURE PLANNING OF UNITINGCARE PROPERTIES IN LEICHHARDT

Division	Environment and Community Management
Author	Director Environment and Community Management
Strategic Plan Objective	Community wellbeing Accessibility Place where we live and work Business in the community

SUMMARY AND ORGANISATIONAL IMPLICATIONS

Purpose of Report	To provide Councillors with the details of the recent community forum regarding 3 UnitingCare properties in Leichhardt. To suggest the next steps in the planning for these properties.
Background	On 23 rd April 2013, Council resolved to commence negotiations with UnitingCare Ageing to establish a planning agreement in respect of a number of UnitingCare properties to assist in the provision of affordable and supported housing for people of all ages, key workers and people with disabilities.
Current Status	Council approval and a budget are required to move to the next stage of this project.
Relationship to existing policy	The project is consistent with the objectives of Council's Strategic Plan and a series of Council resolutions
Financial and Resources Implications	No funds are currently available to complete the project
Recommendation	That: 1. the report be received and noted 2. Council Officers proceed to work with UnitingCare, the local community and other key stakeholders to: a. Confirm guiding principles b. Develop plans for the future development of the 3 UnitingCare properties 3. Council officers identify opportunities to fund the further work at the upcoming quarterly budget review.
Notifications	Nil
Attachments	Nil

Ordinary Council Meeting 27 May 2014

ITEM 3.1



Purpose of Report

To provide Councillors with the details of the recent community forum regarding 3 UnitingCare properties in Leichhardt.

To suggest the next steps in the planning for these properties.

Recommendation

That:

1. ◦ The report be received and noted
2. ◦ Council Officers proceed to work with UnitingCare, the local community and other key stakeholders to:-
 - a. Confirm guiding principles
 - b. Develop plans for the future development of the 3 UnitingCare properties
3. ◦ Council officers identify opportunities to fund the further work at the upcoming quarterly budget review.

Background

February 2013

In February 2013 representatives of UnitingCare Ageing met with representatives of Council to:

- discuss housing issues currently confronting the Leichhardt Local Government Area
- potential planning options for a number of their Leichhardt properties.

April 2013

Subsequent to this meeting, UnitingCare wrote to Council to request the establishment of a formal process for discussing the future use and planning of two sites:

1. Annesley House, located at 15-17 Marion Street Leichhardt
2. Harold Hawkins Court, located at 18 Norton Street, Leichhardt.

Council considered these matters at its meeting on 23 April 2013, at which time it resolved to:

“commence negotiations with UnitingCare Ageing to establish a planning agreement applying to properties at 15-17 Marion St (Annesley House) and 168 Norton St (Harold Hawkins House) to assist the provision of affordable and supported housing at those locations for people of all ages, key workers and people with disabilities.

That in order to maximise Council's support for the social benefit enabled through the dedication of these valuable land holdings, and in light of the clearly stated philanthropic intent of UnitingCare Ageing to make a bold intervention assisting the capacity of Leichhardt's residents to 'age in place', that Council explore opportunities made available to projects on both sites through the granting of density bonuses”.

Refer Resolution C126/13

**August 2013**

On 20th August 2013 a report was presented to the Housing Advisory Committee outlining progress in relation to the UnitingCare Properties. Refer Item 7.2 The report noted that Council staff had begun the process of preparing for the negotiations for establishing an agreement with UnitingCare, by:

- • Reviewing Council's past practices and the practices of other Councils when preparing similar plans and agreements, in particular:
 - Leichhardt Council – Terry Street Rozelle
 - Marrickville Council – former Marrickville Hospital site
 - City of Sydney – Ultimo and Camperdown
- • Identifying the key outcomes Council would like to achieve in relation to the two sites, namely:
 - Facilitating the redevelopment of both sites
 - Ensuring that redevelopment is financially viable
 - Achieving a significant housing outcome in terms of the provision of one or more of the following on each of the sites:
 - Modern Aged Housing
 - Affordable Housing for Key Workers
 - Supported Housing
 - Activating the ground level Norton Street frontage
 - Providing on-site parking suited to the likely future demand created by tenants
 - Ensuring that urban design considerations inform the ultimate building envelope and development footprint and confirm an upper limit in terms of floor area
 - Involving the local community and other key stakeholders throughout the process
- • Identifying a potential format for an agreement. In this regard the report noted that there were a number of documents that Council could draw from to develop an agreement, for example:
 - MOU – Leichhardt Council and Department of Housing
 - VPA – Leichhardt Council and ANKA Developments

Refer Resolutions HC42/13 and C448/13

**January 2014**

By way of letter dated 30 January 2014, UnitingCare Ageing contacted Council and advised that they had:

- Reviewed previous Council resolutions in relation to this matter
- Familiarised themselves with Council practices in relation to matters such as involving the community in the redevelopment of land in Terry Street, Rozelle
- Investigated the current condition of their buildings and possible development opportunities
- Familiarised itself with the range of housing issues confronting the Leichhardt LGA
- Advised that they were now in a position to proceed in working with Council to progress the planning for its Leichhardt sites.

As a consequence UnitingCare suggested that Council and UnitingCare should consult the local community as soon as possible. In response the Mayor advised Councillors of his intention to:

1. ◦ notify local residents of UnitingCare's intentions – in accordance with the provisions of the Notifications DCP
2. ◦ invite local residents to attend a community briefing to obtain information from Council Staff and UnitingCare.

February 2014

Home Inc. attended the Housing Advisory Committee on 18th February 2014. Home Inc presented information to the committee. Subsequent to the Home Inc. presentation the committee resolved that:

Council Officers investigate and advise on the impediments to Council investing capital funding to support mixed developments inclusive of supported and affordable housing models. The advice should consider how Council could play an active role in the funding while achieving a financial return to Council. The investigations should take into account the presentations to the Housing Advisory Committee on supported and affordable housing models

Refer Resolutions HC 05/14 and C44/14



Report

A community Forum was held in Leichhardt Town Hall on Wednesday 12th March 2014. Prior to the forum 465 letters were sent out the surrounding land owners and occupiers inviting them to attend. Members of the Seniors Council's and Housing Advisory Committee were invited and a notice was placed on Council's web site.

In response a total of 55 people attended the forum. The forum commenced with presentations from representatives of Leichhardt Council Staff and Uniting Care Ageing - copies of which can be viewed on the Leichhardt Council website, refer: <http://www.leichhardt.nsw.gov.au/Planning-Development/Major-Developments-and-Planning-Projects/Uniting-Care-Project>

The forum then broke into tables at which time they workshopped the following issues

1. ◦ What had they learnt on the night in relation to Housing Issues confronting the local community
2. ◦ Should Council work with Uniting Care and the local Uniting Church Congregation to address the Housing Issues confronting our community?

Each table documented the details of their discussions - **refer Attachment 1**. At the end of the night each table reported back on the details of its discussions, which confirmed unanimous support for Council working with Uniting Care and the local Uniting Church Congregation to address the housing Issues confronting our community.

Proposed Program and Timeline

Based on the feedback obtained at the community forum, the following program and timeline has been developed in order to progress this project to a formal Planning Proposal. Councillors will note that the program proposes to:

- ◦ maintain the involvement of stakeholders throughout the process
 - ◦ bring regular reports back to Council
1. Council Meeting - 29th April 2014 at which time Council will consider report on proceedings from March community forum
 2. Community Forum #2 - May 2014
 - a. ◦ Develop Guiding Principles
 - b. Review Urban Design Study that informs potential Building Envelopes
 - c. ◦ Discuss "financial viability" in context of:
 - i. Demolition costs
 - ii. Building costs
 - iii. Interest
 - iv. Income of likely tenants
 - d. Discuss options:
 - i. Refurbish existing - cost and yield
 - ii. Demolish existing and replace - cost and yield
 - iii. Demolish existing and build additional accommodation
 - e. ◦ Next Meeting - report back on options that could comply with guiding principles



3. Community Forum #3 – May/June 2014
 - a. Guiding Principles
 - b. Building Envelope
 - c. Financial Viability
 - d. Review options for each site in terms of:
 - i. Compliance with Guiding Principles
 - ii. Demolish existing and build new
 - e. Details of potential Planning Agreements
 - f. Assessment of options
 - g. Where to form here
3. Council Meeting – June
4. Department of Planning Gateway – July
5. Exhibition of Planning Proposal and any associated agreements – August
6. Draft Report – October
7. Final Council decision on Planning Proposal – November

Attachment 1 – Summary of Table discussions – Community Forum 12th March 2014



Table A

Collaboration:

- Not a bad thing for Council to collaborate
- Working together Council may achieve an additional benefit to the community
- May make the feedback loop
 - More efficient
 - Faster
 - More cost effective
 - Social outcomes built as foundation
- Yes ⇒ Council should work with Uniting Care:
 - to address housing issues
 - achieve community outcomes
 - role model for how other developments could proceed
- Affordability:
 - Who can afford to buy/rent?
 - Need more development eg: town houses, units & community housing
 - Need to revitalise Norton St
 - Maybe give incentives for development
 - Need cheaper housing families/elderly / young children
 - There is a heritage component – but test the significance – not a lot of land
 - Maybe consider giving Uniting Care a floor space bonus in developing, for community housing: Eg Canterbury development bonus
 - Higher density is an option for people to live in – the only option

Table B

1. Professional Experience
That community housing has not been done well to date
2. Students a low income people priced out of LLGA
Also young professional
- 3 Standards in boarding house unsatisfactory
Many have closed
4. Prefer to collaborate with Uniting Care and local congregation
5. Support principle of housing for the aged, disability, key workers, students



Table C

Harold Hawkins:

- Snazzy put house including murals by Aboriginal People
- Retail on bottom level
- Accommodation for a range of people:
 - Students
 - Key workers people living with disabilities
- Find overseas models

Annesley House:

- At least 80 beds
- Modern age care
- Low rise

Wetherill St Martin Hall



Table D

Unanimous support for Council involvement with UCA in the redevelopment of the three sites: Consider:

- o Accessibility – key to the redevelopment
- o Additional floor space
- o Mixed use (not just café/restaurant retail)
- o Underground car parking
- o Heights informed by urban design / streetscape some increase to current is considered OK
- o Talk with other shop owners to avoid empty retail spaces on Norton St
- o Council/Community strategy for mixed business use eg. Chemist / day time activity needed
- o Art & craft should be considered for street level spaces. Empty shops across road need to be occupied. Businesses orientated redevelopment of HH such as consulting rooms and offices.
- o Concerns:
 - o Only really wealthy, 2 income families can afford now
 - o Adult children of long term residents can't afford to live locally
 - o Only really wealthy, young families now can but in the area. Approximately every 4-5 years houses are sold to even wealthier families in the cottage suburbs – 2040 Leichhardt & Lilyfield
 - o Local connection to place is being lost as people who grew up here can't afford to live here anymore
- o Experiences:
 - o Own property, self-funded retiree. No retirement villages in the area. Then would need a nursing home. Small simple town house / villas are required in the LGA, however the three UCA sites are not sustainable for these. 60+ groups of the community need housing for their needs. Many people who have lived here a long time have 3 bed houses. Now well off young people moving in, there is a lack housing for families who want to stay in area.
 - o In house 36 years. Loss mixed community. Loss of the working class. Now well off people are the only ones that move in. Young people cannot afford to buy in inner city, . Want to stay in area as they have a strong connection.
 - o Harold Hawkins Court has been empty for 10 years. Knew former residents. Ugly building. Support demolition.
 - o HH, former theatre (1600 m2). Shops on Norton St used to be houses. People want to stay in area. Houses too big, but nowhere for people to move in local area.
 - o Access to garden space important as part of redevelopment eg. Concord, Majors Bay Rd, Units/Villas, garden
 - o Independent units needed – in turn more intensive care facilities will be needed
 - o Too many empty shops
Norton St was mixed used business centre now just restaurants & cafes –Influence on streetscape

Table E

Where is Leichhardt Headed into the future ?

- Diversity:
 - Its missing in Leichhardt (maybe we don't need a huge amount of aged care...)
 - Diversity = aged, disability, student/young people, key workers
 - This needs to be carefully managed... now not to "step on toes"
- Idea:
 - Providing accommodation for Key workers making "contributions" within their own living area
 - Maintaining the concept & ideals will be difficult - albeit worthy - need a person to sustain / facilitate foster interaction / drive engagement
 - Building community / enlivening public spaces / business / productivity also needs to be address. Maybe addresses implicitly by development based on the presented ideal
 - Locate community services on ground floor of HHC
- Specific Idea:
 - One site a high needs, other 2 sites for mixed accommodation
- Observation:
 - Leichhardt is losing its traditional character (a bad thing)
 - Increase in separate families - where do families who separate go to? Who are not economically disadvantaged in the traditional sense
 - Needs to enable younger people (25-40yo) to live here: this seems to be a priority
 - Affordable housing maybe subsidised by social / gov grants
 - Time limit - let's not discuss forever? ☹
- Yes: ☹
 - A unique opportunity
 - Touches on themes about community identity into the future it could be really exciting!

Table F

- ◦ Collaboration:
 - Request – no financial burden to Council
 - Flexibility re heights requirements & building specifics to enhance local businesses & ensure a more viable project
 - Good because outcome best for all community
 - Will there be community concern re low cost housing? – Not a concern of this table
 - One can't work without the other therefore collaborate
- ◦ Council as approval authority only:
 - Uniting Care are expert at this – Church can put forward their priorities



Table G

Personal Experience:

- Current residents (former students)
- Now young professionals
- Long time local:
 - Accommodation is convenient, close to transport (Work & Uni)
 - Limited options for affordable housing
 - Current accommodation is inadequate
- Kids growing up facing housing options that are limited and would like to see medium density housing options for the welfare of young people growing up in this area. Community diversity
- Diverse, vibrant community

What we want Council to do:

- Wants Council to facilitate all of the above for best community outcomes & keep Uniting Care / Uniting Church to it's charter
- Seeking options to remain local - working with / keep it affordable



Table H

What should Council do?

- Council should be involved

What do we think?

- Consistent consultation
- More than just aged care is a good thing
- People are priced out of the area

Table J

- ◦ Understand how people's investments can be balanced with social justice concerns
 - Norton St decline is disappointing
- Demographics to enliven Norton Street have gone
 - Retail space question? Is that viable?
- This project serves a lot of benefits
- 1/3 available for lease of Norton St
- Parking consideration is a big concern
- Outside developers coming in not a good way forward
- How is this property going to effect the next door neighbours
 - Height a concern
- Part 2: Yes – Should be working with Uniting Care
- Should be aged care, shortage of nursing homes
- Would the Church impose their values on the commercial lease?
- Diversity: appropriate pet friendly policy!

Table K

Q1

- Currently stressful for younger people starting out
- How can we live in the area & afford accommodation
- Older people are having to leave the area, away from their connections as suitable accommodation for ageing is not available
- Are there enough services available for People With a Disability
- Younger people are more mobile as they are less connected, hence can move about (comment by an older person)
- Common thread running across age groups, past experiences of moving away to cheaper accommodations
 - Change in culture
- Shift by younger people in needing to remain in area where they have grown up – staying with parents for longer
- Living & studying at nearby University has lots of benefits such as more time to join in and be involved in the community and grow in independence
- Shouldn't the Universities provide more affordable accommodation?

Q2

- How long will it take? – important concern
- Huge opportunity for Uniting Care & Council & Community to all work together
- Uniting Care is aware of needs in the local area – could be a more efficient way of planning if they do it alone
- Community could be reactive? – this could have a negative impact
- Involving the community would embrace & educate people during planning process, if all working together

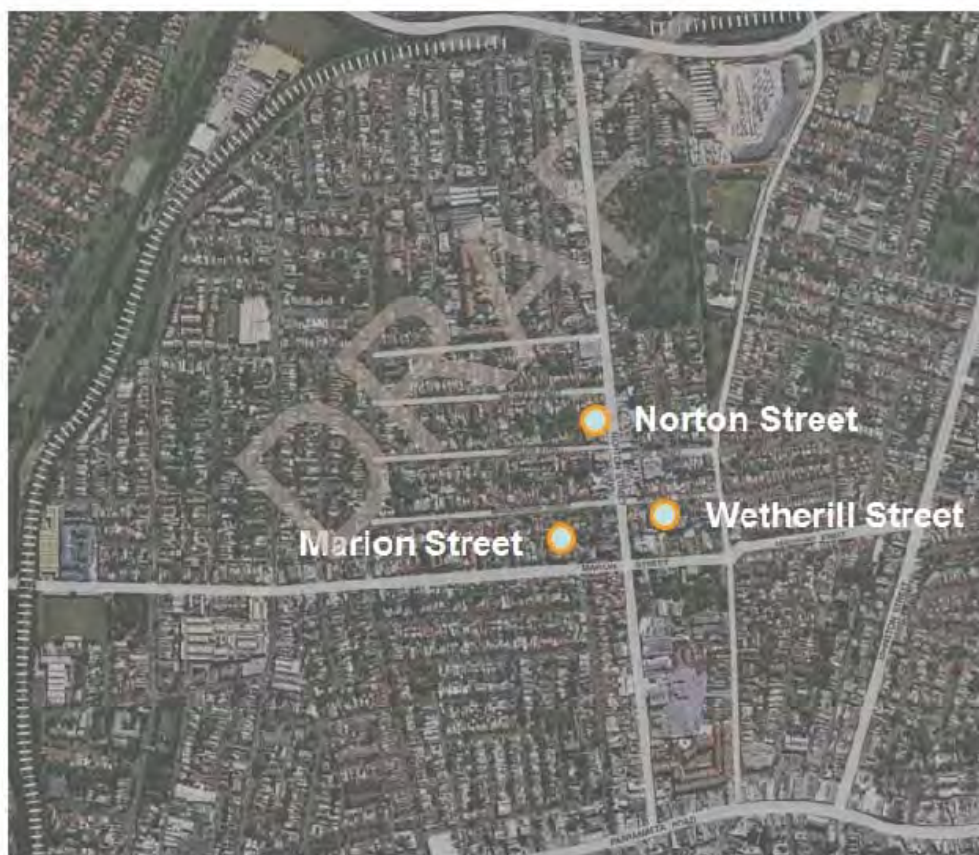
TABLE L

- How?
- **Should Council work with Uniting Care / Congregation to address Housing Issues?**
 - *Yes*, generally supportive because:
 - *More productive to work together*
 - *Less arguments – more collaboration*
 - *Shared outcomes*
 - ◦ Social justice
 - Council – broader community objectives
 - Uniting Care – supporting social diversity by providing a range of Housing types
 - Vibrant community
 - social & economic
 - enhance / retain community – people and character of place
 - *Council and Uniting Care can work together to achieve best engagement outcome*
 - Council can reach out to broader community because it has the infrastructure & has a leadership role



UnitingCareNSW Leichhardt Sites

1. 17 Marion Street - Annersley House
2. 168 Norton Street - Harold Hawkins Court and
3. 1-3,5 Wetherill Street - Lucan Care and Wesley Church



Prepared for Leichhardt Municipal Council

September 2014

Executive Summary

Executive Summary

AJ+C has been engaged by Leighardt Municipal Council to provide site specific controls for three UnitingCareNSW Sites in Leighardt. The three sites are:

1. 17 Marion Street - Annersley House
2. 108 Norton Street - Harold Hawkins Court and
3. 1-3.5 Wetherill Street - Lucan Care and Wesley Church. The Norton Street site has an additional frontage to Carlisle Street. A series of community forums were held to welcome the community's thoughts and input on the proposed redevelopment of the sites. Guiding principles were developed and rated by the community which influenced the design principles of each of the sites. The guiding principles in order of importance to the community are:

1. Achieve significant housing outcomes
2. Facilitate redevelopment
3. Ensure development is financially viable
4. Continue to provide and improve services to local residents - able to live longer in own home
5. Activate Norton Street
6. Ensure urban design informs the building envelope
7. Provide local employment
8. Provide on-site parking suited to use
9. Involve local community and stakeholders throughout the development process.

This document contains controls for each of the three sites. A building envelope, informed by the design principles, was developed for each site. These building envelope controls are translated and described in plan and section and/or elevation. These are accompanied by objectives and provisions for each of the sites to guide high quality built form that is appropriate to its context, provides good amenity to the site and its surroundings and improves the streetscape and public domain.

There is scope to further explore/develop the controls for the Wetherill Street site, if they are considered in conjunction with the use/development of the adjoining council land.

The next stage in the process would involve the development/realisation of detailed planning controls for each site to sit within the council's DCP.



Figure 001 - The three UnitingCareNSW sites. 1. Marion Street Site, 2. Norton Street Site, and 3. Wetherill Street Site.

Contents

Executive Summary	x
Executive Summary	x
The Sites	x
Site design and building envelopes	
Applicable controls	x
1 Marion Street	x
Site objectives	x
Provisions	x
Site Controls	x
2 Norton Street	x
Site objectives	x
Provisions	x
Site Controls	x
1 Wetherill Street	x
Site objectives	x
Provisions	x
Site Controls	x

The Sites 1

Site Design and Building Envelopes

Building envelopes have been developed for each of the sites. A building envelope is a 3-dimensional shape within which a development may be built. The building envelope is defined by primary controls to establish the desired bulk, height and siting of the development that is appropriate to its context. Primary controls include building height, building depth, street, side and rear setbacks. The building envelope is generally 25% larger than the gross floor area of the proposed development. Roofs, all overruns and balconies are to sit within the envelope. There are other factors that may reduce the development size such as site coverage and landscape area requirements and other controls found in the relevant Development Control Plans. The diagram below is from the Residential Flat Design Code (RFDG) 2002, p. 22. The orange dashed line represents the building envelope.



FIGURE 1.1.1 Building envelope from the Residential Flat Design Code (RFDG) 2002, p. 22

Applicable Controls

It is intended that any development of the three sites must comply with Leichhardt Council's Local Environment Plan 2013 and relevant Development Control Plans, unless stated differently in this document. Car parking requirements are to satisfy the demand established by the proposed use of each building. Preference is to reduce on-site parking and use of public transport. Buses and light rail is encouraged.

All residential development to comply with SEPP 65 and the Residential Flat Design Code (RFDG) 2002, in relation to matters such as solar access, building separation, cross ventilation etc.

Floor to Ceiling Heights

The minimum floor to ceiling height is apply to the three sites. They are

Commercial/retail street level - 3.6 m.

Commercial/retail upper levels - 3.3 m.

Residential - 2.7 m

Balcony balustrades - 1.1 m included within building envelope

Marion Street Site 1



Figure 1.01: Site 1 - 17 Marion Street - Antaresby House

Marion Street Site

The Marion Street site is 3,227 sqm. It is located within a heritage conservation area, on the north side of Marion Street, near the intersection of Norton Street where a number of heritage items are located, being the Town Hall, All Souls Anglican Church and Leichhardt Public School. It has a fall of 4m from east to west. The site's long axis faces north so it has good solar access and views across Leichhardt from the upper levels. The existing care facility contains 86 beds and employs 40 staff.

Marion Street Site Objectives

- Provide a residential development that integrates with the surrounding context
- Set building height to respect local context
- Ensure good amenity to the development and neighbours
- Maximise solar access, cross-ventilation and acoustic and visual privacy
- Minimise overshadowing
- Maximise landscape and areas of deep soil
- Provide sufficient off-street parking for building use
- Encourage use of public transport, buses and light rail with minimum off-street parking
- Improve streetscape

Marion Street Site Provisions

- All residential flat developments to comply with SEPP 65 provisions
- Provide landscape street setback to provide deep soil planting (acking in footpath) and provide a transition between the public domain and private dwellings.
- Setback to maintain view to Church Spire and Town Hall, Markers of the Town Centre
- Provide landscape setback along rear boundary to allow screen planting to maximise privacy between development and rear neighbours
- Reduce bulk and visual impact by providing upper level front, side and rear setbacks
- Articulate the building facade. Maximum length of straight wall without articulation such as balcony or return to be 10m
- Basement parking below building footprint to maximise landscaping
- Basement parking may protrude 600mm above ground to provide privacy to the elevated ground floor dwelling and allow natural ventilation of car park below
- Vehicle access to basement parking from the western (lower) part of the site
- Minimise vehicle crossovers
- Provide separate pedestrian and vehicle entries to avoid pedestrian vehicular conflict

Marion Street Site 1

Floor to Ceiling Heights

The following minimum floor to ceiling heights apply:

Commercial/retail street level - 3.6 m.

Commercial/retail upper levels - 3.3 m.

Residential - 2.7 m

Balcony balustrades - 1.1 m (included within the building envelope)



Figure 1.02 - Marion Street - Building envelope - Plan



Figure 1.04 - Marion Street - Building envelope - Section A-A

LEGEND

- Building envelope (height in storeys)
- Deep soil zone
- Landscape zone
- Site boundary
- Vehicular entry

All dimensions in metres

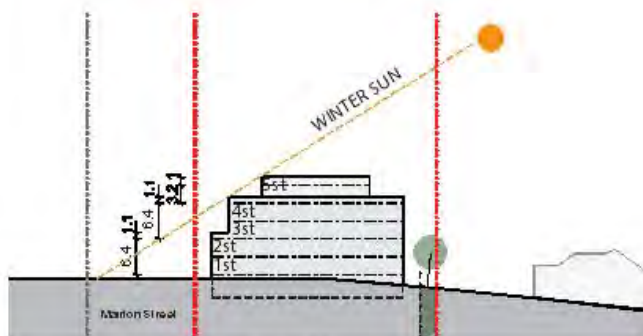
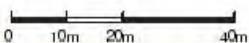


Figure 1.03 - Marion Street - Building envelope - Section B-B

Norton Street Site 2



Figure 2.07: Site 2-108 Norton Street - (Photo: Hawkins Court)

Norton Street Street Site

The site is well located on Norton Street between Cartisle and Macauley Streets. The 2,024 sqm site also has a secondary frontage to Cartisle Street. It has a large frontage and it's large bulk is out of scale within its context of fine-grain main street shops. The site falls to the north and west. The current ground floor therefore only has level access from Norton Street at the southern end of the site. There is an opportunity to redevelop to appropriate scale, improve accessibility, enhance and activate the streetscape while increasing density and providing a range of accommodation. The site is currently disused in very poor condition.

Norton Street Site Objectives

- Activate Norton Street streetscape
- Street frontage height to align with existing parapets
- Ensure that the scale and modulation responds to the existing fine-grain context
- Improve pedestrian access
- Activate the rear lane by providing pedestrian access to the development
- Ensure good amenity to the residential component of the development
- Provide sufficient areas of private and communal open space for the residential component of the development

Norton Street Site Provisions

- Build to street alignment and continue strong street edge
- Continue existing fine-grain pattern along Norton Street
- Ensure clear interface between retail and public domain by use of fenestration
- Step down building entries to retail/commercial tenancies to follow the fall of street to ensure level pedestrian access
- Continue street awnings along active frontage of Norton Street
- Provide street address and access from Norton Street to upper level residential
- Vehicle access to basement parking from rear lane
- Rear building setback to allow access to pedestrian entries, loading zones and parking
- Minimise overshadowing to neighbours
- Articulate the built form along the lane by providing entries, balconies and fenestration. This will also provide surveillance of the lane increasing safety and security.

Norton Street Site 1

Floor to Ceiling Heights

The following minimum floor to ceiling heights apply:

Commercial/retail street level - 3.6 m.

Commercial/retail upper levels - 3.3 m.

Residential - 2.7 m

Balcony balustrades - 1.1 m (included within the building envelope)



Figure 2.02- Norton Street - Building envelope plan

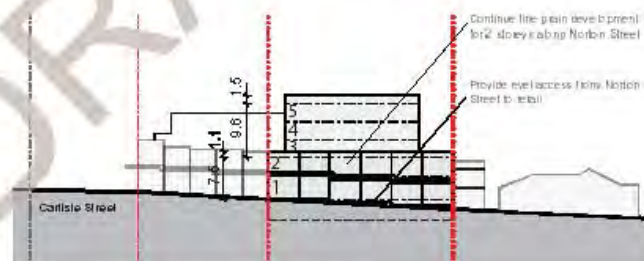


Figure 2.03- Norton Street - Building envelope - Steel elevation B-B

LEGEND

- 5st Building envelope (height in storeys)
- Deep soil zone
- Landscape zone
- Site boundary
- Balcony articulation zone
- Vehicular entry
- Pedestrian entry
- Awning
- Build to street edge

All dimensions in metres

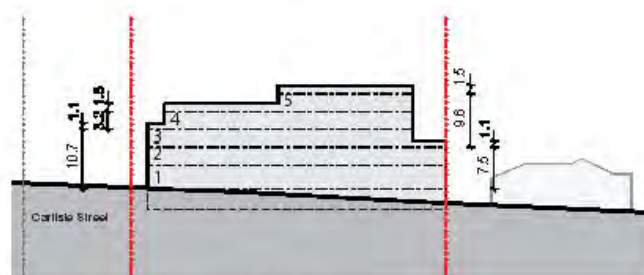


Figure 2.04- Norton Street - Building envelope - Section C-C

Norton Street Site 2



Figure 2.05: Site 2 – Carlisle Street location

Carlisle Street Site

Carlisle Street site forms part of the amalgamated site of 2,024 sqm with the Norton Street site. It is sited in residential street, with Norton Street retail to the east and a laneway on the western side. The lane will enable vehicle access to basement parking for the combined sites. The site is currently disused in very poor condition.

Carlisle Street Site Objectives

- Provide a residential development that integrates with the surrounding context
- Provides sufficient off street parking for building use
- Encourage use of public transport, buses and light rail
- Improve streetscape

Carlisle Street Site Provisions

- Provide landscaped front setback with deep soil planting
- Respect adjacent 2 storey residential on Carlisle Street by stepping down built form from 4 storeys to 3 storeys to Carlisle Street and laneway
- Residential address off Carlisle Street
- Share entry to basement parking with Norton Street development

Norton Street Site 3

Floor to Ceiling Heights

The following minimum floor to ceiling heights apply:

Commercial/retail street level - 3.6 m.

Commercial/retail upper levels - 3.3 m.

Residential - 2.7 m

Balcony balustrades - 1.1 m (included within the building envelope)



Figure 2.06 - Norton Street Site 3 - Building envelope plan

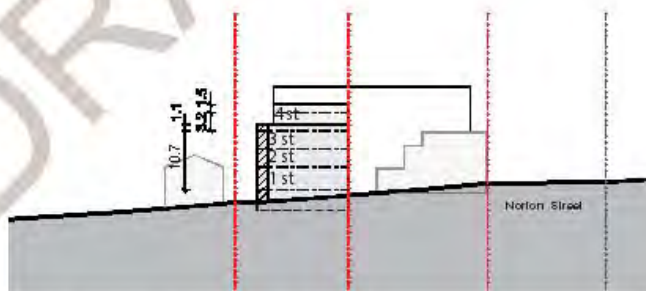


Figure 2.07 - Carlisle Street - Building envelope - Street Elevation A/A

LEGEND

- 5st Building envelope (height in storeys)
- Deep soil zone
- Landscape zone
- Site boundary
- Balcony articulation zone
- Vehicular entry
- Pedestrian entry
- Awning
- Build to street edge

All dimensions in metres

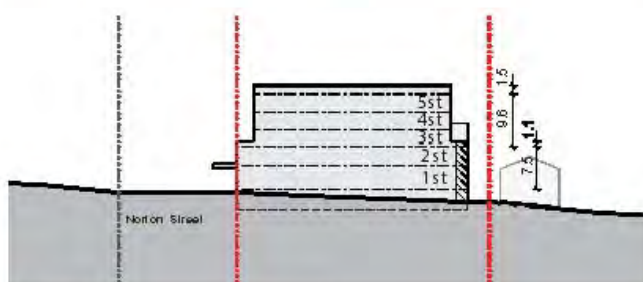
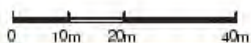


Figure 2.08 - Carlisle Street - Building envelope - Section D-D

Wetherill Street Site 3



Figure 3.01: Site 3- 1-35 Wetherill Street - Lucas Cole and Wesley Church

The Wetherill Street Site that contains the Wesley Church, UnitingCareNSW offices and student accommodation. The site rises from street level over approx. 2m to the rear of the site. It has a combined site area of 1.803 sqm. The site forms part of the civic precinct along with the Town Hall, Council Administration Building, Post Office and Council car park. The civic precinct has high heritage values. The Wesley Church, Town hall and Post Office all being heritage listed. The site has the potential for good access being bounded on the side and rear by Council-owned laneways.

Wetherill Street Site Objectives

- Integrate development within the civic precinct context.
- Integrate the Wesley Church within the overall proposed development
- Setback edges to side and rear lanes to increase safety and security
- Avoid blank walls to public domain
- Encourage use of public transport, buses and light rail to compensate for need of off-street parking
- Improve streetscape and laneways

Wetherill Street Site Provisions

- Recognise and protect the heritage significance of the Wesley Church
- Integrate Wesley Church within proposed development
- Setback flanking development so
 - Wesley Church sits proud on the street
 - to provide north-facing open space
 - accommodate level change from street to overcome accessibility issues
- Setback upper levels of flanking buildings to: -
 - reduce the building bulk and retain views to the Church
 - to provide north-facing open space

Wetherill Street Site 3

Option to consider larger redevelopment

There is an opportunity with the proposed development of this site to generate a master plan that may integrate this site with whole of the civic precinct. This may open up the opportunity for the UnitingCareNSW Site to address the side lane, opposite the Council Admin. Building entry, the rear lane and car park. This would activate these areas both day and night, provide surveillance and so increase safety and security. This would improve Wetherill Street and the public domain. To achieve the public domain improvements, retain the Wesley Church and create an economically viable development. UnitingCareNSW will have work with Council to allow the proposed redevelopment to be built to the eastern side and rear boundaries and allow entries, windows and balconies along the boundary.

DRAFT

Wetherill Street Site 3

Floor to Ceiling Heights

The following minimum floor to ceiling heights apply:

- Commercial/retail street level - 3.6 m.
- Commercial/retail upper levels - 3.3 m.
- Residential - 2.7 m
- Balcony balustrades - 1.1 m (included within the building envelope)



Figure 3.02 - Wetherill Street - Building envelope plan

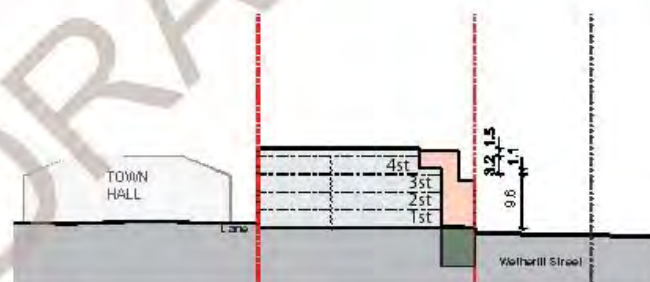


Figure 3.03 - Wetherill Street - Building envelope - Section A-A

LEGEND

- 3st Building envelope (height in storeys)
- Wesley Church
- Deep soil zone
- Site boundary

All dimensions in metres

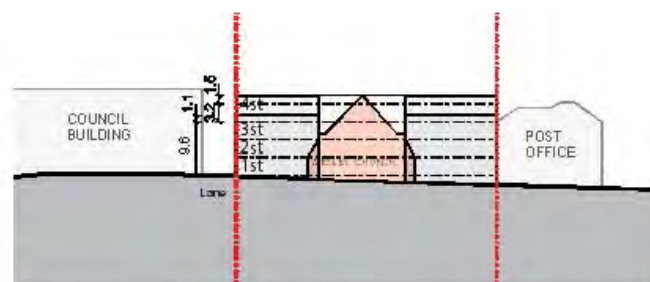


Figure 3.04 - Wetherill Street - Building envelope - Section B-B

ITEM 3.2 FUTURE PLANNING OF UNITINGCARE PROPERTIES IN LEICHHARDT

Division	Environment and Community Management
Author	Director Environment and Community Management Manager Legal Services
Meeting date	16 th December 2014
Strategic Plan Key Service Area	Community wellbeing Accessibility Place where we live and work Business in the community

SUMMARY AND ORGANISATIONAL IMPLICATIONS

Purpose of Report	To provide Councillors with additional information - pursuant to its resolution dated 23 September 2014, in relation to the 3 UnitingCare properties in Leichhardt.
Background	On 27th May 2014, Council resolved: To schedule a Councillor briefing on the future planning of UnitingCare properties in Leichhardt in relation to: - the legal status of putting the developments on exhibition - the legal status of ensuring these properties are used in perpetuity for the purpose identified by Council being affordable, supported, housing for key workers or housing to age in place - Clarification on height and number of stories - Clarification on the impacts on neighbouring properties and on the traffic network and - Clarification on the status of the Carlisle property within this proposed group development. Submit a report back to the October Ordinary Meeting.
Current Status	Council needs to endorse the outcome of the community consultation before proceeding to the next stages of: - Finalising the planning controls for the respective sites - Considering development proposals for the sites.

Relationship to existing policy	The project is consistent with the objectives of Council's Strategic Plan and a series of Council resolutions
Financial and Resources Implications	Council has previously resolved to identify opportunities to fund the further work at the upcoming quarterly budget review.
Recommendation	That: 1. The report be received and noted 2. The Mayor and General Manager be authorised to execute the Draft MOU on behalf of Council, subject to any minor administrative amendments that may be required 3. The proposed building envelopes – comprising heights, setbacks and indicative FSR's be endorsed 4. Based on the endorsed documentation, Council Officers: a. Publicly exhibit the proposed development controls for the three sites, on the Council web site and via letters and emails b. Notify all stakeholders previously notified in the development of the proposed guidelines c. Include a public drop in session in the notification period d. Present the results of the community engagement to a future Council meeting 5. UnitingCare be advised in terms of recommendations 2, 3 and 4 above.
Notifications	Nil
Attachments	1.Draft MOU

Purpose of Report

To provide Councillors with additional information in relation to the future planning of the 3 UnitingCare properties in Leichhardt, including information in relation to:

- the legal status of putting the developments on exhibition
- the legal status of ensuring these properties are used in perpetuity for the purpose identified by Council being affordable, supported, housing for key workers or housing to age in place
- Clarification on height and number of stories
- Clarification on the impacts on neighbouring properties and on the traffic network and
- Clarification on the status of the Carlisle property within this proposed group development.

Recommendation

That:

1. The report be received and noted
2. The Mayor and General Manager be authorised to execute the Draft MOU on behalf of Council, subject to any minor administrative amendments that may be required
3. The proposed building envelopes – comprising heights, setbacks and indicative FSR's be endorsed
4. Based on the endorsed documentation, Council Officers:
 - a. Publicly exhibit the proposed development controls for the three sites, on the Council web site and via letters and emails
 - b. Notify all stakeholders previously notified in the development of the proposed guidelines
 - c. Include a public drop in session in the notification period
 - d. Present the results of the community engagement to a future Council meeting
5. UnitingCare be advised in terms of recommendations 2, 3 and 4 above.

Background

Council last considered this matter at its meeting on 23 September 2014 – Refer <http://www.leichhardt.nsw.gov.au/ArticleDocuments/2910/item2.05-sep2014-ord.pdf.aspx> .

In doing so Council considered attachments providing:

- A detailed summary of the Community Engagement process in relation to each of the Community Forums
- Draft Building Envelopes - for each of the sites, developed in response to both the Guiding Principles and the discussion/feedback provided during the course of the Community Engagement.

In response Council resolved:

That Council provide a Councillor briefing on the future planning of UnitingCare properties in Leichhardt and a report be brought back to the October Ordinary Meeting.

That the briefing include the legal status of putting the developments on exhibition:

- The legal status of ensuring these properties are used in perpetuity for the purpose identified by Council being affordable, supported, housing for key workers or housing to age in place
- Clarification on height and number of stories
- Clarification on the impacts on neighbouring properties and on the traffic network and
- Clarification on the status of the Carlisle property within this proposed group development - **Refer Resolution C300/14**

Report

Councillor Briefing 7 October 2014

The Councillor provided the following information:

- Background to the project
 - o Details of previous Council Resolutions in April and August 2013
 - o Details of correspondence from UnitingCare dated 30 January 2014
 - o Details of Community Consultation on 13 March 2014, 14 July 2014 and 31 July 2014
 - o Details of draft Guiding Principles
 - o Details of draft Building Envelopes
- Details of the planning approach to develop the draft building envelopes
 - o Informed by community consultation and the draft Guiding Principles
 - o Informed by matters such as compliance with SEPP 65
 - o Including a preliminary assessment potential impacts and opportunities for further refinement
- Legal status of the draft building envelopes and any resulting development
 - o Including the need for transparency
 - o Including how we can ensure that the properties are used in perpetuity for the identified purposes

Meeting with Representatives of Uniting Care 22 November 2014

Council representatives have since met with UnitingCare Ageing, at which time it was agreed that:

- 1 Ownership of the sites will remain with a not-for-profit organisation who provides community accommodation
- 2 In the event that UnitingCare don't retain ownership prior to any redevelopment commencing, the zoning controls will revert to the existing controls
- 3 Any rezoning could be accompanied by a site specific Voluntary Planning Agreement:
 - a. Protecting the "Community Benefit" in the event that the site is sold
 - b. Specifying the level of development on the site in terms of maximum height, parking, FSR and land
 - c. Requiring a minimum 4 Star Green Star rating for any new development
- 4 A draft M.O.U would be prepared specifying the details in 1-3 above.

Analysis of Draft Building Envelopes and Potential Resulting Development

Annexesley House

17 Marion Street

	EXISTING	CURRENTLY PROPOSED
FSR CONTROL.....	0.5:1	2.0:1
BUILDING FSR	1.5:1	2.0:1
STOREYS.....	3 Storeys	5 Storeys
HEIGHT.....		18 meters
USE.....	86 Beds	Target of 108 Aged Care Beds

Community Benefit: Replace and increase existing aged care accommodation with modern "best practice" aged care accommodation.
Any rezoning to be accompanied by a site specific VPA.

Harold Hawkins Court

168 Norton Street

	EXISTING	CURRENTLY PROPOSED
FSR CONTROL.....	1.5:1	3.0:1
BUILDING FSR	1.7:1	3.0:1
STOREYS.....	3 Storeys	5 Storeys
HEIGHT.....		18 meters
USE.....	104 Beds	Target of 40 Independent Living Units. 15% Affordable Housing. Active Street Front.

Community Benefit: Replace existing vacant building with modern "best practice" independent living accommodation, 15% affordable. Any rezoning to be accompanied by a site specific VPA.

Lucan Care / Wesley Church

1-5 Wetherill Street

	EXISTING	CURRENTLY PROPOSED
FSR CONTROL.....	0.5:1	2.0:1
BUILDING FSR	1.5:1	2.0:1
STOREYS.....	3 Storeys	5 Storeys
HEIGHT.....		16 meters
USE.....	20 student rooms. Office building. Community Hall. Place of Worship.	60 student rooms. Office building. Community Hall. Place of Worship. Retail.

Community Benefit: Replace existing Hall and Place of Worship, replace and increase existing Student Accommodation with modern "best practice" Student Accommodation and ancillary retail. Any rezoning to be accompanied by a site specific VPA.

Draft MOU

A draft MOU has since been prepared – Refer Attachment 1. The Draft MOU - when executed, will facilitate Council pursuing "community benefits" from the proposed developments; "community benefits" in the form of activating the Norton Street frontage of Harold Hawkins Court site together with affordable housing for key workers, supported living, aged housing and student housing across the three sites.

Attachments

1.Draft MOU

DRAFT

UNITINGCARE
& LEICHHARDT MUNICIPAL COUNCIL
8 DECEMBER 2014

Uniting Care MOU Fifth Draft 8 December 2014

26677310 v1 National 08 12 14

1. Purpose

This Memorandum of Understanding guides the working relationships of the Leichhardt Uniting Church which falls within the Sydney Presbytery, UnitingCare Ageing NSW.ACT and The Uniting Church Property in Australia Property Trust (NSW) (collectively referred to in this document as **UnitingCare**) and Leichhardt Municipal Council (**Council**) in relation to the public consultation and generation of planning proposals for three UnitingCare sites in Leichhardt, namely:

- 15-17 Marion Street (Annersley House), Lot B DP 377714, Lot 22 Sec 1 DP 328, Lot 21 Sec 1 DP 328, Lot 25 Sec 1 DP 328, Lot 24 Sec 1 DP 328, Lot A DP 377714
- 168 Norton Street (Harold Hawkins Court), Pt Lot 1 Sec 3 DP 328, Pt Lot 2 Sec 3 DP 328, Lot 3 Sec 3 DP 328, Lot 4 Sec 3 DP 328, Pt Lot 5 Sec 3 DP 328, Lot 1 DP 963000 and
- 1-5 Wetherill Street (Uniting Care/Leichhardt Uniting Church) Lot 11 Sec 4 DP 190, Pt Lot 12 Sec 4 DP 190, Lot 1 DP907046,

together referred to as the **Sites**.

It outlines the key principles and objectives for cooperation and a future pathway for implementation.

2. Parties

The parties to this Memorandum of Understanding (**MoU**) are Leichhardt Municipal Council (**Council**) and UnitingCare Ageing NSW.ACT with The Uniting Church in Australia Property Trust (NSW) signing in its capacity as registered proprietor of each of the three Sites.

2.1 Leichhardt Council's outcomes, expressed in the Leichhardt Council Strategic Plan 2020+, include *"Community and Council will work together to promote and develop Leichhardt as a sustainable, liveable and connected community"*.

In order to achieve these priorities Council is committed to continuing to work in partnership with other agencies to coordinate the efforts of all the organisations involved. By building on existing partnerships to create a common understanding of where the Leichhardt community is headed Council is committed to ensuring:

- better collaboration between organisations in the local area;
- issues such as sustainability, social inclusion, community regeneration and capacity building are addressed consistently and in a mutually agreed manner with relevant partner agencies;
- the greater involvement by the wider community in the planning of strategic, whole of community responses in Leichhardt.

Council's adopted Affordable Housing Strategy dated 2011, reflects the community vision expressed in Leichhardt 2020+. In particular, it includes the following affordable housing goal:

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"Leichhardt Municipal Council will seek to retain and facilitate a socio economic diverse and sustainable community through the retention, promotion and development of affordable housing within the municipality to create stronger and healthier balanced communities"

The following actions in the Affordable Housing Strategy are pertinent

Action 3: Encourage the provision of affordable, diverse and adaptable housing to meet existing and future housing need.

Action 4: Explore ways to assist not-for-profit providers to address housing affordability issues within the Municipality.

Action 5: Investigate mechanisms such as fee waiving or other planning concessions as part of a negotiated planning agreement in exchange for affordable housing and as potential provisions within the new comprehensive LEP to encourage affordable housing development.

- 2.2 UnitingCare** is committed to providing the full spectrum of care and support for the vulnerable and the disadvantaged. This includes the provision of low cost and affordable housing, in line with the ministry of The Uniting Church in Australia and with government.

As a service group of UnitingCare NSW/ACT, UnitingCare Ageing is responsible for the Uniting Church's ministry for older people, particularly those who are disadvantaged, vulnerable and isolated. UnitingCare Ageing operates more than 200 services including 2,700 housing units and is the single largest provider of aged care services in NSW and ACT.

The stated mission of UnitingCare Ageing is *"To enable well-being, we care for people in our living and working communities. As a ministry of the Uniting Church we are committed to finding better ways to affirm life for all people, especially those who are older and vulnerable."*

UnitingCare Ageing includes a Supported Housing Division which focuses on affordable housing and independent living. UnitingCare Ageing is a registered community housing provider and is current development and/or managing over 200 NRAS incentives across the State. Further, Uniting Care is committed to managing those dwellings as affordable rental dwellings beyond the 10 year NRAS incentive period providing an ongoing community benefit.

In addition to provision of housing, UnitingCare Ageing offers care and support in a range of accommodation settings including residential care, retirement independent living units, affordable housing, home care, day centres, wellness centres and respite care, amongst others. The organisation continually strives to develop services, innovative approaches, knowledge and respond to community expectations to provide the best possible care for its clients.

- 2.3 The Leichhardt Uniting Church** is seeking to expand its services to the community including the provision of more affordable accommodation for key user groups such as students and "key workers".

Further, it seeks to maintain a strong position within the Community providing spiritual support, worship opportunities and to further the activities and mission of The Uniting Church in Australia.

2019-2020 v11 National 08.12.18

3. Commencement and Operation

This MoU will come into effect when signed by both parties and will remain in operation until the Parties decide to proceed to a rezoning supported by a VPA, or the Parties decide not to continue with the MOU.

4. Key principles to guide planning outcomes

The parties agree to the following principles in working with the local community with respect to scoping and drafting the planning proposals for the Sites:

- Facilitate the redevelopment of the Sites
- Ensure that the redevelopment is financially viable
- Seek to achieve a significant housing outcome in terms of the provision of one or more of the following on each of the Sites:
 - Modern aged care housing
 - Affordable housing for key/core workers
 - Supported housing
- Activate the ground level Norton Street frontage
- Provide on-site parking suited to the assessed likely future demand created by tenants
- Ensure that urban design considerations inform the ultimate building envelope and development footprint and confirm an upper limit in terms of floor area
- Involve the local community and other key stakeholders throughout the process
- Ensure that any benefits to the Community of any rezoning or proposal to change environmental planning instruments is preserved in the long term regardless of the owner of the Sites.

The parties acknowledge that there are many ways in which these principles could be implemented including by way of a Voluntary Planning Agreement under section 93F of the *Environmental Planning & Assessment Act 1979 (VPA)* and/or a Local Environmental Plan amendment that can only be triggered upon Council being satisfied as to the Community benefits and their long term provision.

5. Indicative concepts for the Sites

The parties acknowledge that there has been limited detailed assessment of the opportunities and constraints of the Sites. However, there has been some early community consultation and consideration of potential.

With respect to scoping and drafting a planning proposal for each of the Sites, the parties note the current arrangements in column 1 in table 1, will investigate potential opportunities and constraints for the indicative proposals in column 2 of table 1, and will consider and refine the indicative public benefits in column 3 of table 1.

Uniting Care MOU Fifth Draft 8 December 2014

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Table 1: Summary of the Sites

Sites	1	2	3
	Current	Indicative proposal and example use	Indicative Anticipated Community benefits
15-17 Marion Street, Annersley House	FSR control 0.5:1	FSR control 2.0:1	Upgrade and increase existing aged care accommodation within the Leichhardt LGA to accord with current Commonwealth best practice.
	FSR actual 1.5:1	FSR actual 2.0:1	
	3 storeys	5 storeys/ 18 metres	
	86 aged care beds	~108 aged care beds	
168 Norton Street, Harold Hawkins Court	FSR control 1.5:1	FSR control 3.0:1	15% ratio of affordable housing or housing for those on lower income levels; activation of street frontage which may include non-residential uses such as retail.
	FSR actual 1.7:1	FSR actual 3.0:1	
	3 storeys	5 storeys/ 18 metres	
	104 beds	~40 Independent Living Units	
1-5 Wetherill Street, Uniting Care/Leichhardt Uniting Church	FSR control 0.5:1	FSR control 2.0:1	Upgrade and increase student accommodation within the Leichhardt LGA, ancillary retail to activate public roads; maintaining a community hall and place of worship
	FSR actual 1.5:1	FSR actual 2.0:1	
	3 storeys	5 storeys/ 16 metres	
	20 student rooms, office building, community hall, place of worship	~60 student rooms, office building, community hall, place of worship, retail	

6. Communication & Future Actions

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- 6.1 The parties to the MoU agree to optimise opportunities for communication between the two organisations and with members of the local community.
- 6.2 The next steps will be for the parties to outline a proposed process for implementing the principles outlined in this MoU. This process will be facilitated by nominating an officer within each organisation responsible for project coordination and communication within their own agency, with the partner organisations.
- 6.3 It is anticipated that this MoU will guide the future drafting of individual planning proposals and a VPA for each of the Sites, which will be placed on public exhibition for community consultation and feedback. It is contemplated that the MoU will eventually be replaced by VPA's for the Sites.

7. General

This MoU will be implemented in a spirit of cooperation and joint commitment based on the understanding that it operates within the policy, capacity and resource constraints of each organisation and that each party plays complementary roles in planning and the development of vibrant, sustainable communities. It will be reviewed as required.

8. No Fetter

Nothing in this MoU shall be construed as requiring either party to do anything that would cause it to be in breach of any of its obligations at law and nothing shall be construed in this MoU as limiting or fettering in any way the exercise of any statutory discretion or duty by Council.

9. Application of this MOU

The parties intend that this MOU will be applicable between the Council and Uniting Care. In the event that any Site the subject of this MOU is transferred to any other entity the parties agree that this MOU may be of no further force and effect as regards that Site and that the parties will not move towards rezoning of the Site in question.

10. Signature Page

EXECUTED by the parties:

SIGNED SEALED AND DELIVERED

THE COMMON SEAL of The Uniting Church in Australia Property Trust (NSW) was hereunto affixed pursuant to a resolution of the Trust at a duly convened meeting in the presence of:

Uniting Care MOU Fifth Draft 8 December 2014

2007/0310 v1 National 09 12 14

Member:

Full name (print):

Member:

Full name (print):

For and on behalf of **UnitingCare Ageing** by:

[insert name]

[insert title/position]

(Signature)

(Date)

SIGNED SEALED AND DELIVERED

for and on behalf of **Leichhardt Council** by:

Mayor

38572310 v3 | November 08 12 14

General Manager

(Signature)

Leichhardt Council

(Date)

Uniting Care MOU Fifth Draft 8 December 2014

26677310 v1 National 08 12 14

ITEM 3.2 FUTURE PLANNING OF UNITINGCARE PROPERTIES IN LEICHHARDT

Division	Environment and Community Management
Author	Director Environment and Community Management Manager Legal Services
Meeting date	16 th December 2014
Strategic Plan Key Service Area	Community wellbeing Accessibility Place where we live and work Business in the community

SUMMARY AND ORGANISATIONAL IMPLICATIONS

Purpose of Report	To provide Councillors with additional information - pursuant to its resolution dated 23 September 2014, in relation to the 3 UnitingCare properties in Leichhardt.
Background	On 27th May 2014, Council resolved: To schedule a Councillor briefing on the future planning of UnitingCare properties in Leichhardt in relation to: - the legal status of putting the developments on exhibition - the legal status of ensuring these properties are used in perpetuity for the purpose identified by Council being affordable, supported, housing for key workers or housing to age in place - Clarification on height and number of stories - Clarification on the impacts on neighbouring properties and on the traffic network and - Clarification on the status of the Carlisle property within this proposed group development. Submit a report back to the October Ordinary Meeting.
Current Status	Council needs to endorse the outcome of the community consultation before proceeding to the next stages of: - Finalising the planning controls for the respective sites - Considering development proposals for the sites.

Relationship to existing policy	The project is consistent with the objectives of Council's Strategic Plan and a series of Council resolutions
Financial and Resources Implications	Council has previously resolved to identify opportunities to fund the further work at the upcoming quarterly budget review.
Recommendation	That: 1. The report be received and noted 2. The Mayor and General Manager be authorised to execute the Draft MOU on behalf of Council, subject to any minor administrative amendments that may be required 3. The proposed building envelopes – comprising heights, setbacks and indicative FSR's be endorsed 4. Based on the endorsed documentation, Council Officers: a. Publicly exhibit the proposed development controls for the three sites, on the Council web site and via letters and emails b. Notify all stakeholders previously notified in the development of the proposed guidelines c. Include a public drop in session in the notification period d. Present the results of the community engagement to a future Council meeting 5. UnitingCare be advised in terms of recommendations 2, 3 and 4 above.
Notifications	Nil
Attachments	1.Draft MOU

Purpose of Report

To provide Councillors with additional information in relation to the future planning of the 3 UnitingCare properties in Leichhardt, including information in relation to:

- the legal status of putting the developments on exhibition
- the legal status of ensuring these properties are used in perpetuity for the purpose identified by Council being affordable, supported, housing for key workers or housing to age in place
- Clarification on height and number of stories
- Clarification on the impacts on neighbouring properties and on the traffic network and
- Clarification on the status of the Carlisle property within this proposed group development.

Recommendation

That:

1. The report be received and noted
2. The Mayor and General Manager be authorised to execute the Draft MOU on behalf of Council, subject to any minor administrative amendments that may be required
3. The proposed building envelopes – comprising heights, setbacks and indicative FSR's be endorsed
4. Based on the endorsed documentation, Council Officers:
 - a. Publicly exhibit the proposed development controls for the three sites, on the Council web site and via letters and emails
 - b. Notify all stakeholders previously notified in the development of the proposed guidelines
 - c. Include a public drop in session in the notification period
 - d. Present the results of the community engagement to a future Council meeting
5. UnitingCare be advised in terms of recommendations 2, 3 and 4 above.

Background

Council last considered this matter at its meeting on 23 September 2014 – Refer <http://www.leichhardt.nsw.gov.au/ArticleDocuments/2910/item2.05-sep2014-ord.pdf.aspx> .

In doing so Council considered attachments providing:

- A detailed summary of the Community Engagement process in relation to each of the Community Forums
- Draft Building Envelopes - for each of the sites, developed in response to both the Guiding Principles and the discussion/feedback provided during the course of the Community Engagement.

In response Council resolved:

That Council provide a Councillor briefing on the future planning of UnitingCare properties in Leichhardt and a report be brought back to the October Ordinary Meeting.

That the briefing include the legal status of putting the developments on exhibition:

- The legal status of ensuring these properties are used in perpetuity for the purpose identified by Council being affordable, supported, housing for key workers or housing to age in place
- Clarification on height and number of stories
- Clarification on the impacts on neighbouring properties and on the traffic network and
- Clarification on the status of the Carlisle property within this proposed group development - **Refer Resolution C300/14**

Report

Councillor Briefing 7 October 2014

The Councillor provided the following information:

- Background to the project
 - o Details of previous Council Resolutions in April and August 2013
 - o Details of correspondence from UnitingCare dated 30 January 2014
 - o Details of Community Consultation on 13 March 2014, 14 July 2014 and 31 July 2014
 - o Details of draft Guiding Principles
 - o Details of draft Building Envelopes
- Details of the planning approach to develop the draft building envelopes
 - o Informed by community consultation and the draft Guiding Principles
 - o Informed by matters such as compliance with SEPP 65
 - o Including a preliminary assessment potential impacts and opportunities for further refinement
- Legal status of the draft building envelopes and any resulting development
 - o Including the need for transparency
 - o Including how we can ensure that the properties are used in perpetuity for the identified purposes

Meeting with Representatives of Uniting Care 22 November 2014

Council representatives have since met with UnitingCare Ageing, at which time it was agreed that:

- 1 Ownership of the sites will remain with a not-for-profit organisation who provides community accommodation
- 2 In the event that UnitingCare don't retain ownership prior to any redevelopment commencing, the zoning controls will revert to the existing controls
- 3 Any rezoning could be accompanied by a site specific Voluntary Planning Agreement:
 - a. Protecting the "Community Benefit" in the event that the site is sold
 - b. Specifying the level of development on the site in terms of maximum height, parking, FSR and land
 - c. Requiring a minimum 4 Star Green Star rating for any new development
- 4 A draft M.O.U would be prepared specifying the details in 1-3 above.

Analysis of Draft Building Envelopes and Potential Resulting Development

Annersley House

17 Marion Street

	EXISTING	CURRENTLY PROPOSED
FSR CONTROL.....	0.5:1	2.0:1
BUILDING FSR	1.5:1	2.0:1
STOREYS.....	3 Storeys	5 Storeys
HEIGHT.....		18 meters
USE.....	86 Beds	Target of 108 Aged Care Beds

Community Benefit: Replace and increase existing aged care accommodation with modern "best practice" aged care accommodation.
Any rezoning to be accompanied by a site specific VPA.

Harold Hawkins Court

168 Norton Street

	EXISTING	CURRENTLY PROPOSED
FSR CONTROL.....	1.5:1	3.0:1
BUILDING FSR	1.7:1	3.0:1
STOREYS.....	3 Storeys	5 Storeys
HEIGHT.....		18 meters
USE.....	104 Beds	Target of 40 Independent Living Units. 15% Affordable Housing. Active Street Front.

Community Benefit: Replace existing vacant building with modern "best practice" independent living accommodation, 15% affordable. Any rezoning to be accompanied by a site specific VPA.

Lucan Care / Wesley Church

1-5 Wetherill Street

	EXISTING	CURRENTLY PROPOSED
FSR CONTROL.....	0.5:1	2.0:1
BUILDING FSR	1.5:1	2.0:1
STOREYS.....	3 Storeys	5 Storeys
HEIGHT.....		16 meters
USE.....	20 student rooms. Office building. Community Hall. Place of Worship.	60 student rooms. Office building. Community Hall. Place of Worship. Retail.

Community Benefit: Replace existing Hall and Place of Worship, replace and increase existing Student Accommodation with modern "best practice" Student Accommodation and ancillary retail. Any rezoning to be accompanied by a site specific VPA.

Draft MOU

A draft MOU has since been prepared – Refer Attachment 1. The Draft MOU - when executed, will facilitate Council pursuing "community benefits" from the proposed developments; "community benefits" in the form of activating the Norton Street frontage of Harold Hawkins Court site together with affordable housing for key workers, supported living, aged housing and student housing across the three sites.

Attachments

1.Draft MOU

DRAFT

UNITINGCARE
& LEICHHARDT MUNICIPAL COUNCIL
8 DECEMBER 2014

Uniting Care MOU Fifth Draft 8 December 2014

26677310 v1 National 08 12 14

1. Purpose

This Memorandum of Understanding guides the working relationships of the Leichhardt Uniting Church which falls within the Sydney Presbytery, UnitingCare Ageing NSW.ACT and The Uniting Church Property in Australia Property Trust (NSW) (collectively referred to in this document as **UnitingCare**) and Leichhardt Municipal Council (**Council**) in relation to the public consultation and generation of planning proposals for three UnitingCare sites in Leichhardt, namely:

- 15-17 Marion Street (Annersley House), Lot B DP 377714, Lot 22 Sec 1 DP 328, Lot 21 Sec 1 DP 328, Lot 25 Sec 1 DP 328, Lot 24 Sec 1 DP 328, Lot A DP 377714
- 168 Norton Street (Harold Hawkins Court), Pt Lot 1 Sec 3 DP 328, Pt Lot 2 Sec 3 DP 328, Lot 3 Sec 3 DP 328, Lot 4 Sec 3 DP 328, Pt Lot 5 Sec 3 DP 328, Lot 1 DP 963000 and
- 1-5 Wetherill Street (Uniting Care/Leichhardt Uniting Church) Lot 11 Sec 4 DP 190, Pt Lot 12 Sec 4 DP 190, Lot 1 DP907046,

together referred to as the **Sites**.

It outlines the key principles and objectives for cooperation and a future pathway for implementation.

2. Parties

The parties to this Memorandum of Understanding (**MoU**) are Leichhardt Municipal Council (**Council**) and UnitingCare Ageing NSW.ACT with The Uniting Church in Australia Property Trust (NSW) signing in its capacity as registered proprietor of each of the three Sites.

2.1 Leichhardt Council's outcomes, expressed in the Leichhardt Council Strategic Plan 2020+, include *"Community and Council will work together to promote and develop Leichhardt as a sustainable, liveable and connected community"*.

In order to achieve these priorities Council is committed to continuing to work in partnership with other agencies to coordinate the efforts of all the organisations involved. By building on existing partnerships to create a common understanding of where the Leichhardt community is headed Council is committed to ensuring:

- better collaboration between organisations in the local area;
- issues such as sustainability, social inclusion, community regeneration and capacity building are addressed consistently and in a mutually agreed manner with relevant partner agencies;
- the greater involvement by the wider community in the planning of strategic, whole of community responses in Leichhardt.

Council's adopted Affordable Housing Strategy dated 2011, reflects the community vision expressed in Leichhardt 2020+. In particular, it includes the following affordable housing goal:

Uniting Care MOU Fifth Draft 8 December 2014

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"Leichhardt Municipal Council will seek to retain and facilitate a socio economic diverse and sustainable community through the retention, promotion and development of affordable housing within the municipality to create stronger and healthier balanced communities"

The following actions in the Affordable Housing Strategy are pertinent

Action 3: Encourage the provision of affordable, diverse and adaptable housing to meet existing and future housing need.

Action 4: Explore ways to assist not-for-profit providers to address housing affordability issues within the Municipality.

Action 5: Investigate mechanisms such as fee waiving or other planning concessions as part of a negotiated planning agreement in exchange for affordable housing and as potential provisions within the new comprehensive LEP to encourage affordable housing development.

- 2.2 UnitingCare** is committed to providing the full spectrum of care and support for the vulnerable and the disadvantaged. This includes the provision of low cost and affordable housing, in line with the ministry of The Uniting Church in Australia and with government.

As a service group of UnitingCare NSW/ACT, UnitingCare Ageing is responsible for the Uniting Church's ministry for older people, particularly those who are disadvantaged, vulnerable and isolated. UnitingCare Ageing operates more than 200 services including 2,700 housing units and is the single largest provider of aged care services in NSW and ACT.

The stated mission of UnitingCare Ageing is *"To enable well-being, we care for people in our living and working communities. As a ministry of the Uniting Church we are committed to finding better ways to affirm life for all people, especially those who are older and vulnerable."*

UnitingCare Ageing includes a Supported Housing Division which focuses on affordable housing and independent living. UnitingCare Ageing is a registered community housing provider and is current development and/or managing over 200 NRAS incentives across the State. Further, Uniting Care is committed to managing those dwellings as affordable rental dwellings beyond the 10 year NRAS incentive period providing an ongoing community benefit.

In addition to provision of housing, UnitingCare Ageing offers care and support in a range of accommodation settings including residential care, retirement independent living units, affordable housing, home care, day centres, wellness centres and respite care, amongst others. The organisation continually strives to develop services, innovative approaches, knowledge and respond to community expectations to provide the best possible care for its clients.

- 2.3 The Leichhardt Uniting Church** is seeking to expand its services to the community including the provision of more affordable accommodation for key user groups such as students and "key workers".

Further, it seeks to maintain a strong position within the Community providing spiritual support, worship opportunities and to further the activities and mission of The Uniting Church in Australia.

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3. Commencement and Operation

This MoU will come into effect when signed by both parties and will remain in operation until the Parties decide to proceed to a rezoning supported by a VPA, or the Parties decide not to continue with the MOU.

4. Key principles to guide planning outcomes

The parties agree to the following principles in working with the local community with respect to scoping and drafting the planning proposals for the Sites:

- Facilitate the redevelopment of the Sites
- Ensure that the redevelopment is financially viable
- Seek to achieve a significant housing outcome in terms of the provision of one or more of the following on each of the Sites:
 - Modern aged care housing
 - Affordable housing for key/core workers
 - Supported housing
- Activate the ground level Norton Street frontage
- Provide on-site parking suited to the assessed likely future demand created by tenants
- Ensure that urban design considerations inform the ultimate building envelope and development footprint and confirm an upper limit in terms of floor area
- Involve the local community and other key stakeholders throughout the process
- Ensure that any benefits to the Community of any rezoning or proposal to change environmental planning instruments is preserved in the long term regardless of the owner of the Sites.

The parties acknowledge that there are many ways in which these principles could be implemented including by way of a Voluntary Planning Agreement under section 93F of the *Environmental Planning & Assessment Act 1979 (VPA)* and/or a Local Environmental Plan amendment that can only be triggered upon Council being satisfied as to the Community benefits and their long term provision.

5. Indicative concepts for the Sites

The parties acknowledge that there has been limited detailed assessment of the opportunities and constraints of the Sites. However, there has been some early community consultation and consideration of potential.

With respect to scoping and drafting a planning proposal for each of the Sites, the parties note the current arrangements in column 1 in table 1, will investigate potential opportunities and constraints for the indicative proposals in column 2 of table 1, and will consider and refine the indicative public benefits in column 3 of table 1.

Uniting Care MOU Fifth Draft 8 December 2014

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Table 1: Summary of the Sites

Sites	1	2	3
	Current	Indicative proposal and example use	Indicative Anticipated Community benefits
15-17 Marion Street, Annersley House	FSR control 0.5:1	FSR control 2.0:1	Upgrade and increase existing aged care accommodation within the Leichhardt LGA to accord with current Commonwealth best practice.
	FSR actual 1.5:1	FSR actual 2.0:1	
	3 storeys	5 storeys/ 18 metres	
	86 aged care beds	~108 aged care beds	
168 Norton Street, Harold Hawkins Court	FSR control 1.5:1	FSR control 3.0:1	15% ratio of affordable housing or housing for those on lower income levels; activation of street frontage which may include non-residential uses such as retail.
	FSR actual 1.7:1	FSR actual 3.0:1	
	3 storeys	5 storeys/ 18 metres	
	104 beds	~40 Independent Living Units	
1-5 Wetherill Street, Uniting Care/Leichhardt Uniting Church	FSR control 0.5:1	FSR control 2.0:1	Upgrade and increase student accommodation within the Leichhardt LGA, ancillary retail to activate public roads; maintaining a community hall and place of worship
	FSR actual 1.5:1	FSR actual 2.0:1	
	3 storeys	5 storeys/ 16 metres	
	20 student rooms, office building, community hall, place of worship	~60 student rooms, office building, community hall, place of worship, retail	

6. Communication & Future Actions

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- 6.1 The parties to the MoU agree to optimise opportunities for communication between the two organisations and with members of the local community.
- 6.2 The next steps will be for the parties to outline a proposed process for implementing the principles outlined in this MoU. This process will be facilitated by nominating an officer within each organisation responsible for project coordination and communication within their own agency, with the partner organisations.
- 6.3 It is anticipated that this MoU will guide the future drafting of individual planning proposals and a VPA for each of the Sites, which will be placed on public exhibition for community consultation and feedback. It is contemplated that the MoU will eventually be replaced by VPA's for the Sites.

7. General

This MoU will be implemented in a spirit of cooperation and joint commitment based on the understanding that it operates within the policy, capacity and resource constraints of each organisation and that each party plays complementary roles in planning and the development of vibrant, sustainable communities. It will be reviewed as required.

8. No Fetter

Nothing in this MoU shall be construed as requiring either party to do anything that would cause it to be in breach of any of its obligations at law and nothing shall be construed in this MoU as limiting or fettering in any way the exercise of any statutory discretion or duty by Council.

9. Application of this MOU

The parties intend that this MOU will be applicable between the Council and Uniting Care. In the event that any Site the subject of this MOU is transferred to any other entity the parties agree that this MOU may be of no further force and effect as regards that Site and that the parties will not move towards rezoning of the Site in question.

10. Signature Page

EXECUTED by the parties:

SIGNED SEALED AND DELIVERED

THE COMMON SEAL of The Uniting Church in Australia Property Trust (NSW) was hereunto affixed pursuant to a resolution of the Trust at a duly convened meeting in the presence of:

Uniting Care MOU Fifth Draft 8 December 2014

2007/0310 v1 National 09 12 14

Member:

Full name (print):

Member:

Full name (print):

For and on behalf of **UnitingCare Ageing** by:

[insert name]

[insert title/position]

(Signature)

(Date)

SIGNED SEALED AND DELIVERED

for and on behalf of **Leichhardt Council** by:

Mayor

38572310 v3 | November 08 12 14

General Manager

(Signature)

Leichhardt Council

(Date)

Uniting Care MOU Fifth Draft 8 December 2014

26677310 v1 National 08 12 14




The Uniting Church in Australia Property Trust (NSW) 
UNITINGCARE
& LEICHHARDT MUNICIPAL COUNCIL
MARCH 2015

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ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

"Leichhardt Municipal Council will seek to retain and facilitate a socio economic diverse and sustainable community through the retention, promotion and development of affordable housing within the municipality to create stronger and healthier balanced communities"

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10. Signature Page

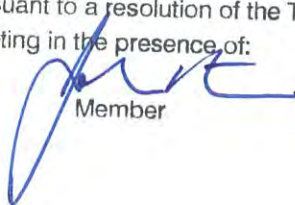
EXECUTED by the parties:

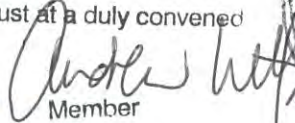
SIGNED SEALED AND DELIVERED

THE COMMON SEAL of The Uniting Church in Australia Property Trust (NSW) was hereunto affixed pursuant to a resolution of the Trust at a duly convened meeting in the presence of:

THE COMMON SEAL of THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (N.S.W.) was hereunto affixed on the 5th day of March 2015 pursuant to a resolution of the Trust at a duly convened meeting in the presence of:




Member


Member

Member:

Member:

Full name (print):

John Kitchener

Full name (print):

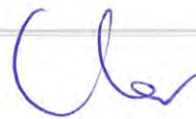
Andrew Williams

For and on behalf of UnitingCare Ageing by:

[insert name] CHRIS GROVER

[insert title/position] ACTING
EXECUTIVE
DIRECTOR

(Signature)



(Date)

5 MARCH 2015

ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

SIGNED SEALED AND DELIVERED

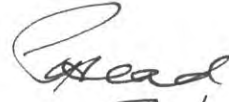
for and on behalf of **Leichhardt Council** by:

Mayor


5/3/15

General Manager

Leichhardt Council


5/3/15

(Signature)

(Date)



168 NORTON STREET LEICHHARDT

Urban Design Report

24 November 2016

Prepared for Uniting Care Australia
by Studio GL

ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

Document Information

Job title	168 Norton Street Leichhardt - Urban Design Report
Client	Uniting Care Australia
Job number	1626
Report title	Urban Design Report
File name	1626_NortonSt-UrbanDesignReport.lindd

Revision	Date	Prepared by	Approved by
Draft	21/09/2016	BB, GT, DG	DG
Final draft	17/10/2016	BB, DG	DG
Final	28/10/2016	BB, GT, DG	DG
Revised Final	03/11/2016	GT, DG	DG
Revised Final	24/11/2016	BB, DG	DG

NOTE: The location and height of existing built form and trees has been approximated from high resolution aerial photography (nearmap.com) site visits and Google Streetview. The cadastre boundaries are based on Council's LEP mapping. The information in this document has been provided for context purposes and is indicative only. This document takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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CHAPTER 1 **INTRODUCTION**

THE SUBJECT SITE

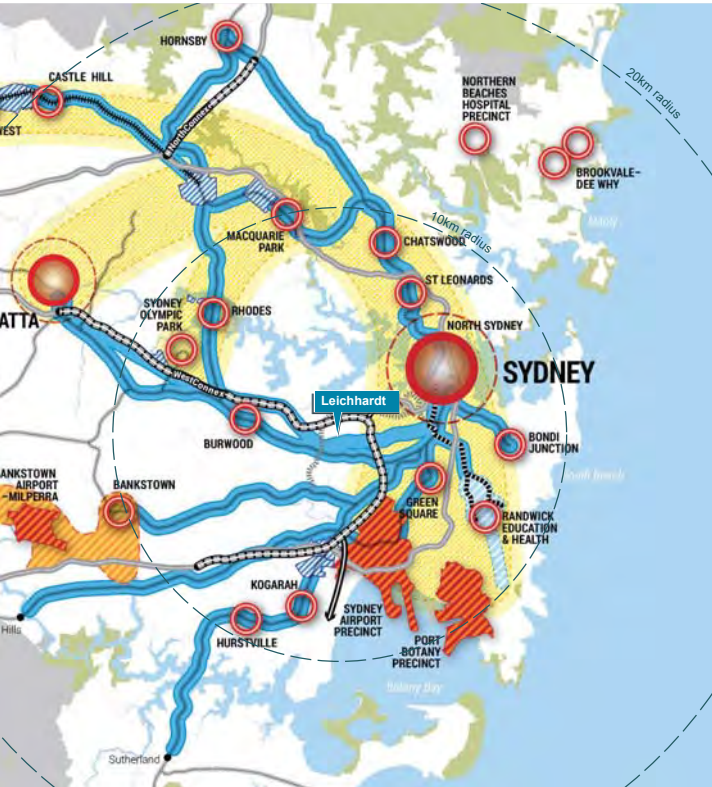


Figure 1 Metropolitan context diagram
(Source: A Plan For Growing Sydney, 2014)

The site is located in the inner west suburb of Leichhardt, approximately 6km to the west of Sydney's CBD. It lies within the newly created Inner West Local Government Area (LGA). The nearest major arterial roads are the City West Link, 900m to the north, and Parramatta Road, 800m to the south.

The site is owned by the Uniting Church Australia and known as 168 Norton Street and 'Harold Hawkins Court ILU'. It has a L-shape with two street frontages, one to Norton Street and one to Carlisle Street. The current built form is a four storey courtyard building.

To the west, north and south, the site is surrounded by single and multi-family residential development. To the east lies the Norton Street commercial precinct.

Due to its size, location, use, visual prominence and scale of the current and potential built form, future development of this site will have an impact on the local character and the look and feel of this part of Leichhardt.

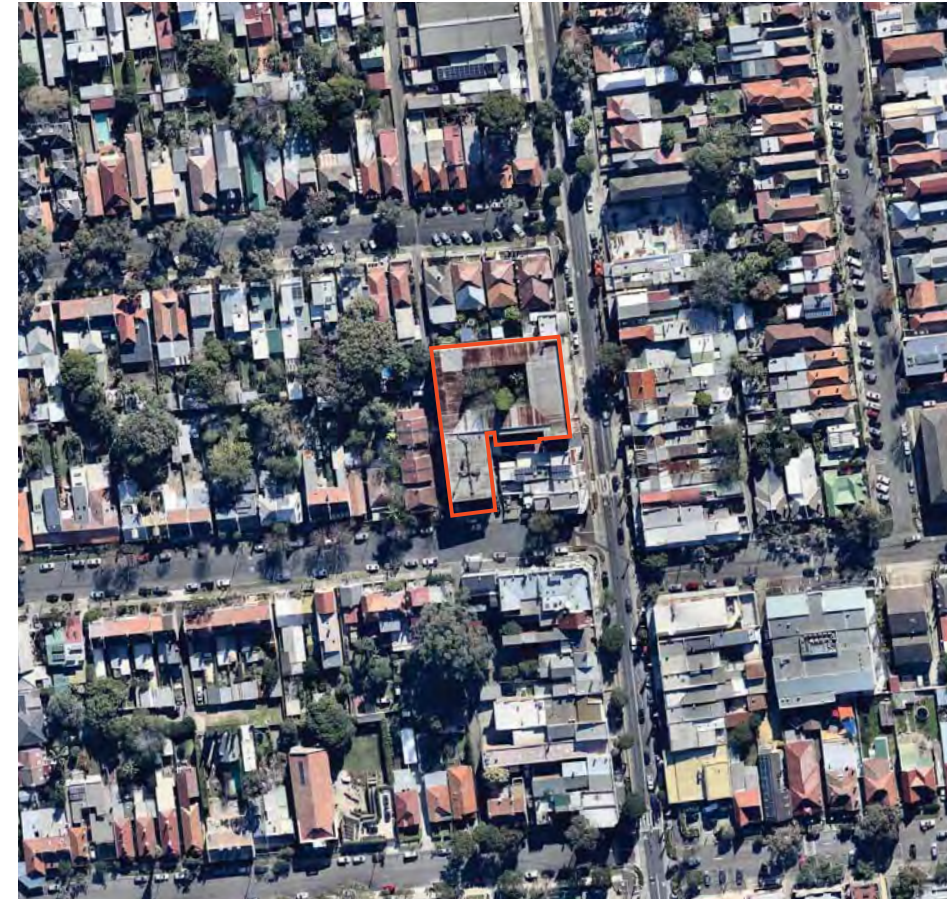


Figure 2 Aerial photo showing the site in its context (source: nearmap.com)

BACKGROUND

The site is located within the Inner West Council but was previously part of the Leichhardt Council LGA. In 2012, AJ+C prepared a report for Leichhardt Council which outlined proposed site specific planning controls in the form of recommended building envelopes and guiding design principles.

The proposed changes to the height and FSR outlined in the report for this site have the in principle support of the previous Council (via a signed MoU).

Reference documents

The following references were reviewed to prepare this report:

Leichhardt Local Environmental Plan (LEP) 2013
Leichhardt Development Control Plan (DCP) 2013
UnitingCare Ageing Leichhardt Sites report prepared by AJ+C, 2012
Survey plan drawing by Project Surveyors, September 2016

PURPOSE OF THIS REPORT

This urban design report has been provided to support a Planning Proposal that seeks to alter the primary planning controls including permissible building height and FSR in order to facilitate redevelopment to accommodate an independent living facility.

The new planning controls would encourage the demolition of the current structures on the site and their replacement with a five storey building with one level of basement parking.

This report considers the built form massing outlined in the UnitingCare Ageing Leichhardt Sites report prepared by AJ+C (2012) and identifies if this massing provides an appropriate urban design response given the local context and relevant planning controls.

REPORT STRUCTURE

The report is structured in five parts.

Chapter 1 provides the background to the project and purpose of this study.

Chapter 2 outlines a contextual analysis that considers the site's location with respect to the wider context including transport and accessibility, landscape and topography, heritage, land use and local character.

Chapter 3 provides guiding urban design principles to inform future development.

Chapter 4 includes the proposed built form controls developed by AJ+C and tests their impact, and Chapter 5 outlines the recommendations.



Above: views of the 3D massing model showing the site and current built form in its context



CHAPTER 2

CONTEXT ANALYSIS

SITE LOCATION



The subject site (168 Norton Street, Leichhardt) is also known as Harold Hawkins Court, with a total land area of approximately 2,000m² and an L-shaped form.

Located on the western side of Norton Street, Leichhardt's main shopping street, the site has a prominent frontage of approximately 34m to Norton Street. A secondary frontage exists to Carlisle Street to the south, which is approximately 14.5m wide.

The site is currently occupied by a large 4-storey building, a former aged care facility with 104 beds which has been vacant since a few years.

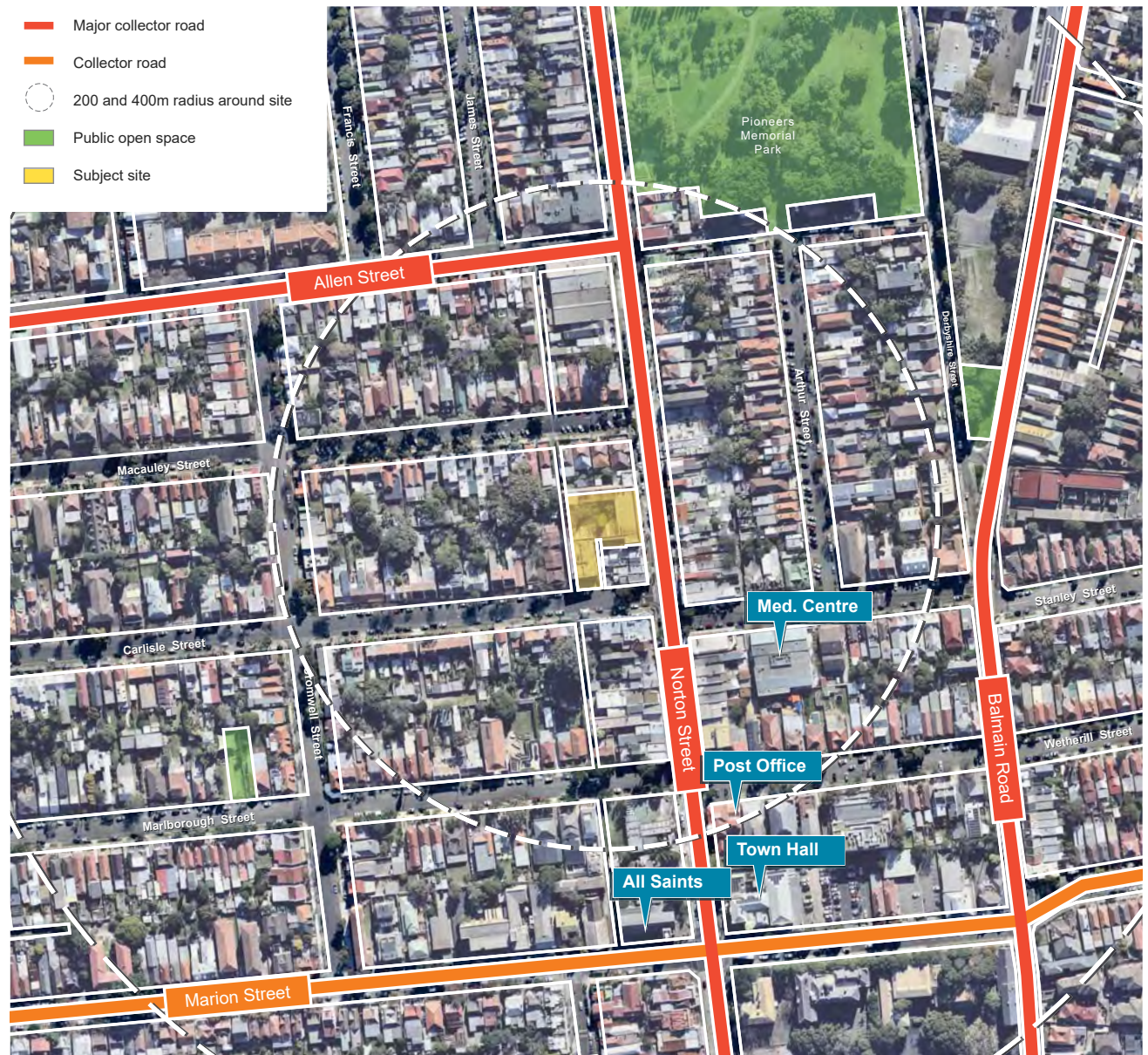


Figure 3 Local context aerial diagram

TRANSPORT AND ACCESSIBILITY

The subject site has good access to public transport via a number of bus routes that operate along Norton Street and Marion Street (250m to the south), connecting Leichhardt to the Sydney CBD and surrounding suburbs. One bus stop is located directly in front of the site. In addition to public buses, the Leichhardt Local Link community bus stop is 250m south of the site along Marion Street.

The closest pedestrian crossing is located 20m to the south on Norton Street at the intersection with Carlisle Street. Another formal crossing point lies 150m to the north at the intersection with Allen Street. Further south along Norton Street at the intersection with Marion Street is a signalised 4-way intersection.

The area also offers various east-west and north-south on-road bike routes which connect Leichhardt to its wider context, including shared off-road paths along Canal Road and Whites Creek.

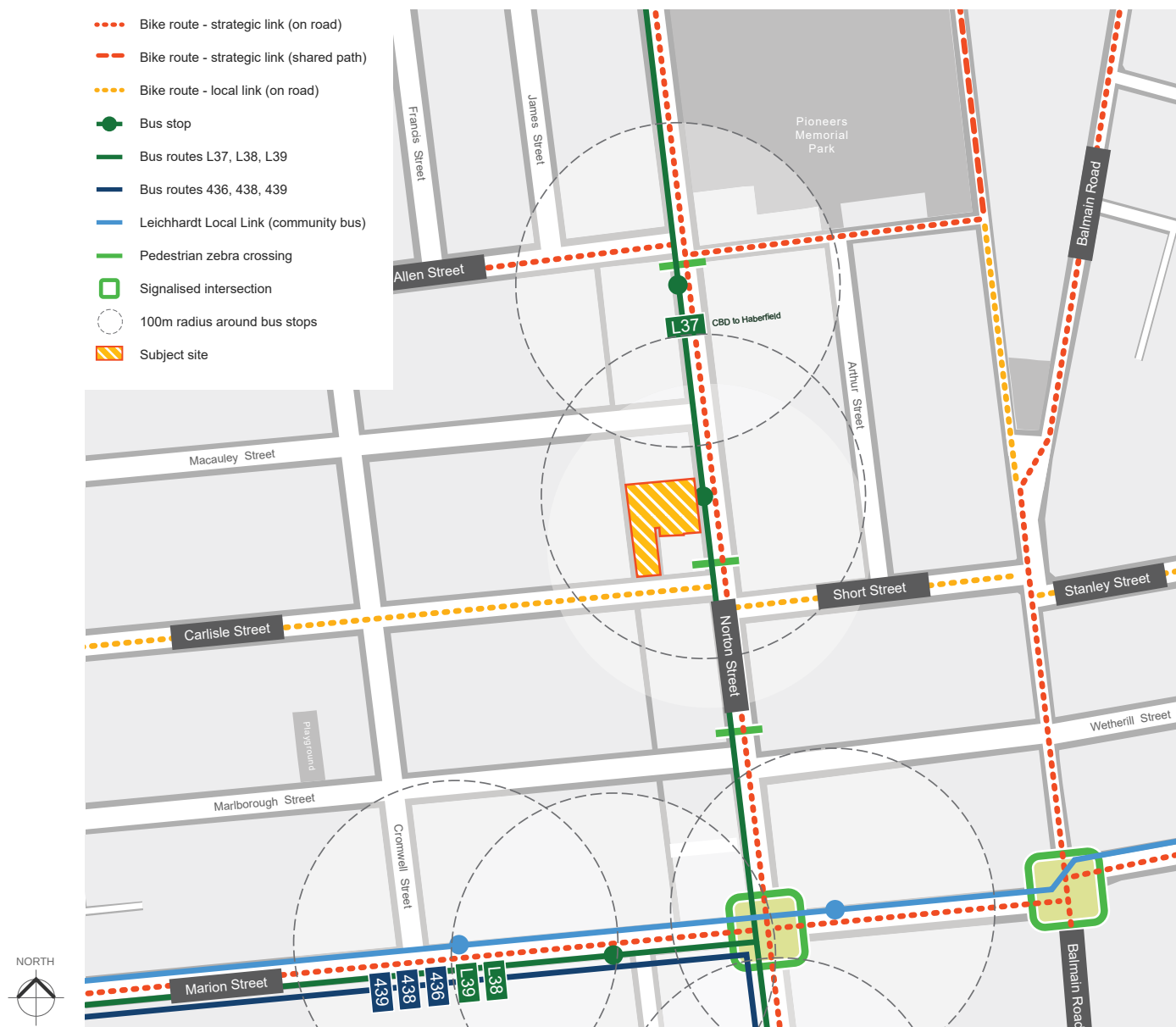


Figure 4 Transport and accessibility diagram

LANDSCAPE AND TOPOGRAPHY

The site is located north-west of a local high point which occurs close to the intersection of Marion Street and Norton Street. Like many other inner suburbs of Sydney, it is on this highpoint where significant historic and civic buildings of the neighbourhood are located, including the Post Office, Town Hall and Leichhardt Public School.

From the Marion Street/ Norton Street intersection, the land falls to the north-west towards a local low point along Francis Street. The subject site has a fall of approximately 3 metres from the south-east to the north-west.

Pioneers Memorial Park is a significant public open space 200m north of the site. A smaller open space (playground) is located at Marlborough Street approximately 250m to the south-west.



Figure 5 Landscape and topography diagram (contour information source: Google Elevation API, jQuery, CONREC)

HERITAGE

The site lies within the Whaleyborough Estate Heritage Conservation Area and is in close proximity to the Royal Hotel (Item No.1 in the adjacent diagram) which was built in 1886. The hotel occupies a prominent corner at Norton Street and Carlisle Street and lies on a terminating vista along Short Street. Another heritage listed hotel, the Leichhardt Hotel (No.2), is approximately 200m east of the site.

Pioneers Memorial Park to the north, created in 1942, is heritage listed and the site of the former Balmain Cemetery which operated from 1868 until 1912.

Other significant heritage items in the area include the All Souls Church and Rectory (No.4 and 5), the former Leichhardt Post Office (No.10) and Leichhardt Town Hall (No.9). The town hall dates back to 1888, the clock tower was added in 1897 to mark Queen Victoria's diamond jubilee.

Future development on the subject site needs to sensitively consider the impact on the nearby heritage items and its location within a heritage conservation area.



Figure 6 Heritage diagram

LAND USES

The site is located on Norton Street which offers a wide variety of community, commercial and retail facilities within close proximity including banks, shopping, groceries, medical facilities, chemist, library, community centre, pubs, restaurants, cafés and individual retail outlets.

This section of Norton Street is on land that slopes gently to the north. There are two medical centres within 200m of the site, a large medical centre located to the south east on Short Street and a second medical centre located to the north on the corner of Norton Street and Allen Street.

Norton Plaza, a large neighbourhood shopping centre with 50 specialty stores and a Coles supermarket and the Palace Norton Street Cinema are located to the south of Marion Street within a 15-20 minute walk of the site.



Figure 7 Land uses diagram

ZONING AND FSR CONTROLS

The subject site is zoned 'B2 Local Centre' in the Leichhardt Local Environmental Plan (LEP) 2013.

This zone provides for a range of retail, business, entertainment and community uses to serve the needs of people who live, work and visit the neighbourhood. It seeks to encourage employment opportunities in accessible locations and also allows for residential accommodation while maintaining active retail, business or other non-residential uses at the street level.

The maximum floor space ratio that currently applies to the site is 1:1 however the current building on the site has a ratio substantially higher than this.

Adjacent properties to the north and south along Norton Street are also zoned B2. Land parcels to the north and west are zoned 'R1 General Residential' which allows for a variety of housing types and densities and other land uses that provide facilities or services to meet the day to day needs of residents. The maximum FSR for adjoining land zoned R1 is 0.5:1.



Figure 8 Land zoning diagram

LOCAL CHARACTER



- ◀ Norton Street, Leichhardt's main street, has continuous awnings, level topography, pedestrian crossings and blister treatments which create a pedestrian friendly environment. The site (to the left of the image) has a prominent frontage to Norton St.



- ◀ The Royal Hotel, built in 1886, is located at the corner Norton Street and Carlisle Street. Its prominent location and high visibility make it an important landmark which positively contributes to the local character.



- ◀ On the eastern side of Norton Street, stepped footpath dining areas encourage businesses to provide outdoor tables and chairs, adding to the neighbourhood's visible activity and vibrancy.



- ◀ Another nearby notable building is the Leichhardt Post Office, opened in 1889 and located on the corner of Norton Street and Wetherill Street. Designed in the 'Victorian Italianate' style it features a slender tower element as a visual marker.



- ◀ The view up Carlisle Street towards Norton Street terminates in attached 2-storey buildings with active ground floor uses. The heritage listed Royal Hotel (to the right of the image) is located on the southern side of Carlisle Street and Norton Street.



- ◀ Opposite the subject site are 2-storey attached buildings with a strong vertical and horizontal articulation. The variety of architectural expression, colours and materials add interest to the streetscape.

Photo source: Google Streetview

LOCAL CHARACTER



Existing 2-storey built form directly adjacent and to the north of the site along Norton Street, is attached with narrow frontages. This creates a varied and articulated 'fine grain' pattern with active ground floor uses that address the footpath.



The current built form on the site along Norton Streets is a 4 storey structure with a brick facade and continuous awning. There is little horizontal or vertical articulation to break the bulk and scale of this building.



Macauley Street has a residential character with predominantly detached single storey houses. The existing building on the site is visible from the street and the rear of these properties.



The site is an L-shape and has a second prominent street frontage of approximately 14.5 metres to Carlisle Street, close to the intersection with Norton Street. The current 4-storey built form steps back by approximately 5 metres from the street.



The current built form on the site has a blank facade to the rear of residential properties fronting Macauley Street. The large blank wall ensures there are no overlooking or privacy issues to neighbouring private open spaces (rear gardens).



The third frontage of the site is along a north-south laneway that connects Carlisle Street to Maccauley Street. Recent 2-storey residential attached dwellings (left side of image) address this lane and provide some level of safety and surveillance.

Photo source: Google Streetview

IMMEDIATE SITE CONTEXT

The site has three frontages to the public domain. The most prominent is the approximately 34 metre long interface with Norton Street. The southern boundary addresses Carlisle Street (approx. 14.5m) and the western boundary (approx 57m) fronts onto a narrow north-south laneway.

The regular street pattern and block structure of the area allows for easy wayfinding and creates efficient parcels for development. In some locations, streets discontinue and views terminate in built form across the street.

Both Norton Street and Carlisle Street have a 20m wide road reserve and cater for 2-way traffic. Norton Street receives good solar access due to its north-south alignment.

The 2-storey Royal Hotel at the corner of Carlisle Street and Norton Street, opposite the subject site, is heritage listed and a local landmark.



Figure 9 Immediate site context diagram

IMMEDIATE SITE CONTEXT

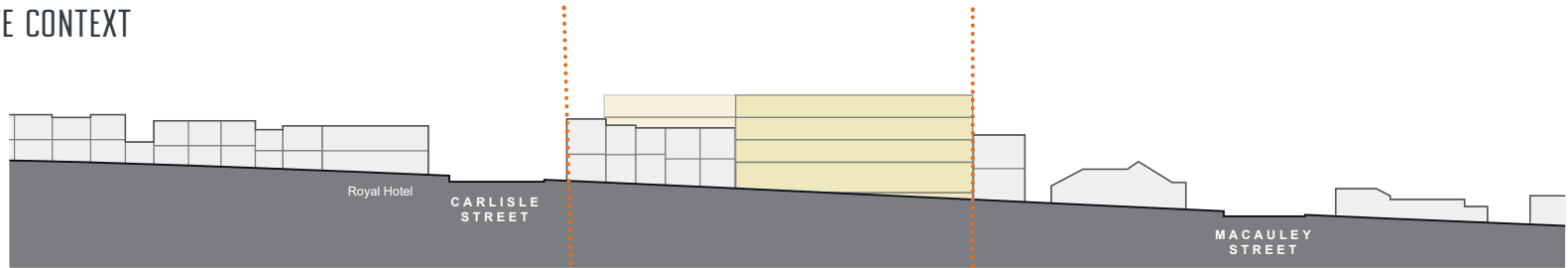


Figure 10 Elevation Norton Street

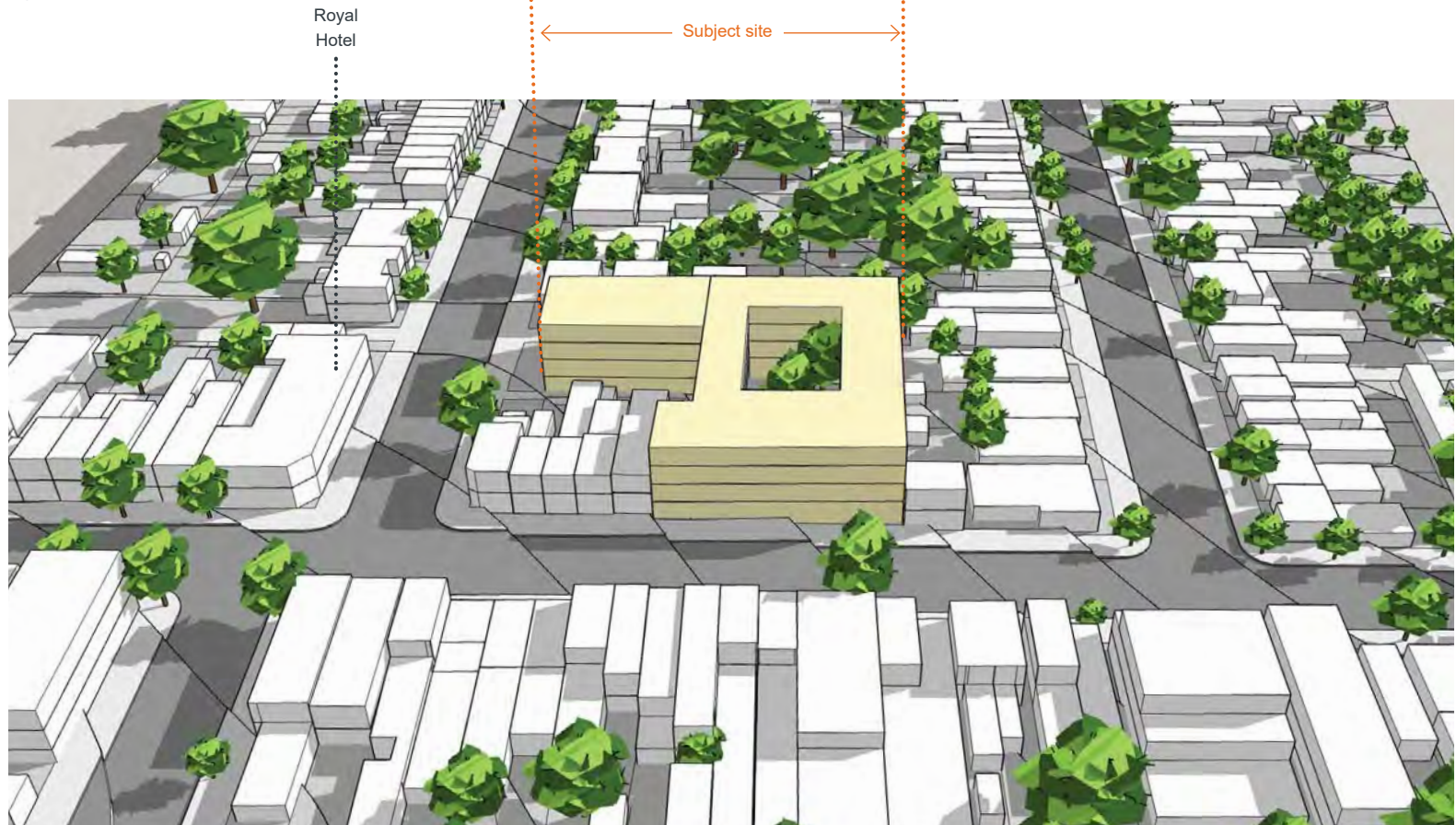


Figure 11 Conceptual 3D context model, looking west



CHAPTER 3

URBAN DESIGN PRINCIPLES

INTRODUCTION

The preceding section analysed the key characteristics and features of the local area. This chapter identifies design principles that will influence the built form and key elements of the design that will allow the final built form on this site to contribute positively to the character of the local area.

These principles have been influenced by three sources:

1. The State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004;
2. The NSW Apartment Design Guide 2015; and
3. Good practice urban design principles developed by Studio GL that are relevant to site specific planning controls.

1. SEPP DESIGN PRINCIPLES

The State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 identifies design principles for Neighbourhood amenity and streetscape (Chapter 3, Part 3, Division 2).

These state that the proposed development should:

- a) recognise the desirable elements of the location's current character (or, in the case of precincts undergoing a transition, where described in local planning controls, the desired future character) so that new buildings contribute to the quality and identity of the area;
- b) retain, complement and sensitively harmonise with any heritage conservation areas in the vicinity and any relevant heritage items that are identified in a local environmental plan;
- c) maintain reasonable neighbourhood amenity and appropriate residential character by:

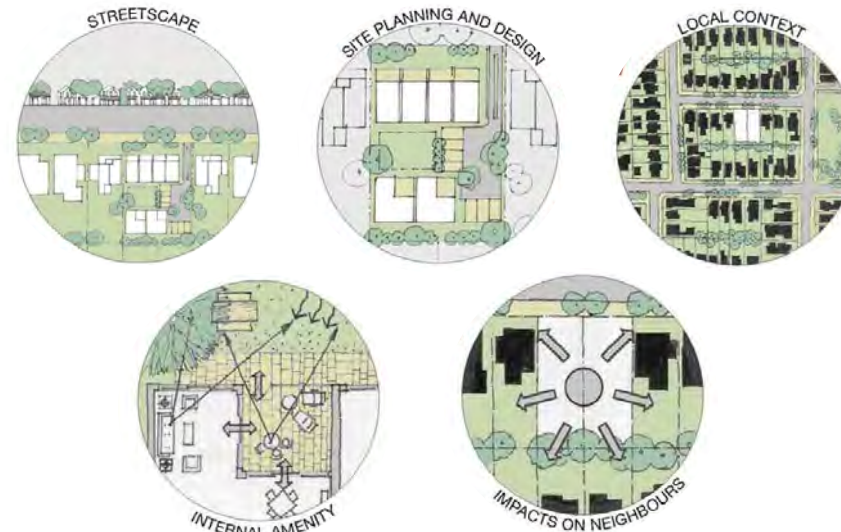


Figure 12 Five interrelated issues each concerned with a different scale and level of detail
(Source: Seniors Living Policy, urban design guidelines for infill development, UDAS 2004)

- i) providing building setbacks to reduce bulk and overshadowing;
- ii) using building form and siting that relates to the site's land form;
- iii) adopting building heights at the street frontage that are compatible in scale with adjacent development;
- iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours;
- d) be designed so that the front building of the development is set back in sympathy with, but not necessarily the same as, the existing building line;
- e) embody planting that is in sympathy with, but not necessarily the same as, other planting in the streetscape;
- f) retain, wherever reasonable, major existing trees; and
- g) be designed so that no building is constructed in a riparian zone.

2. APARTMENT DESIGN GUIDE

The Apartment Design Guide (ADG) identifies that primary development controls are the key planning tool used to manage the scale of development so that it relates to the context and desired future character of an area and manages impacts on surrounding development.

The ADG notes that primary controls should be developed taking into account sunlight and daylight access, orientation and overshadowing, natural ventilation, visual and acoustic privacy, ceiling heights, communal open space, deep soil zones, public domain interface, noise and pollution.

The controls must be carefully tested to ensure they are co-ordinated and that the desired built form outcome is achievable. They should ensure the desired density and massing can be accommodated within the building height and setback controls.

Key considerations when testing development controls and establishing a three-dimensional building envelope include the retention of trees, minimum setbacks, deep soil zones and basements, building separation and depth, and building performance and orientation.

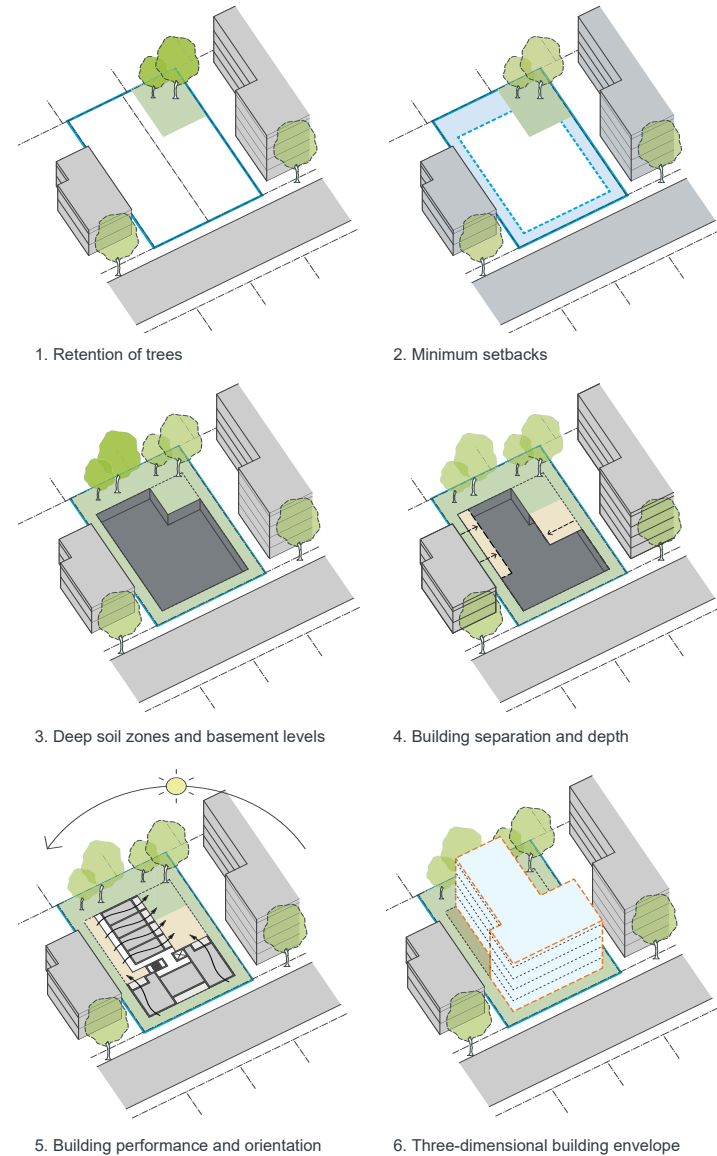
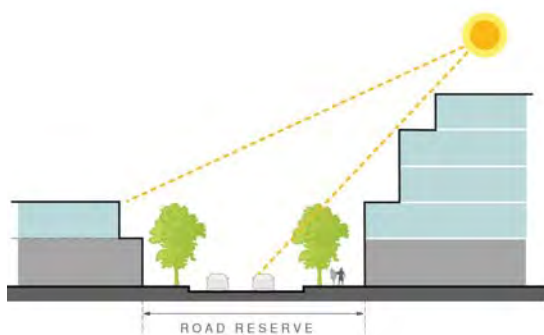


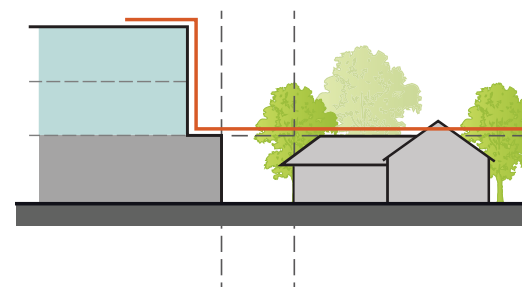
Figure 13 Key considerations (Source: NSW Apartment Design Guide, 2015)

3. PRINCIPLES FOR SITE SPECIFIC CONTROLS



◀ Solar Access

Tall development can have an impact on the solar access of surrounding properties, streets and public spaces. The setback controls are designed to shape the development to ensure adequate sun access along Carlisle Street.



◀ Heritage Integration

Heritage items contribute to the local character and the “look and feel” of a place. Setbacks, height controls and articulation are needed to encourage development that is sympathetic to these key features of the existing urban fabric.

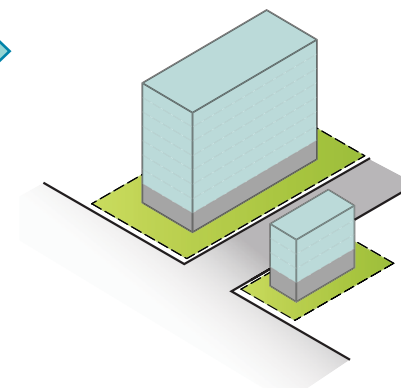


◀ Interfaces

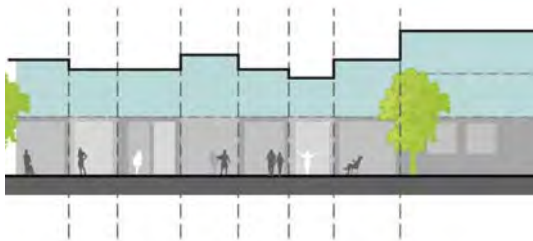
Development on the subject site is of a larger scale than that of the surrounding area. Setback controls encourage the taller buildings step down along the street to create more balanced and consistent streetscape proportion along Carlisle Street.

Lot Sizes

There is an underlying assumption within planning controls that every site has the same development capacity. However larger sites often have greater flexibility with regards to the design of the built form and can more easily accommodate an increase in scale (i.e. height, FSR) as there is more flexibility around where to locate the bulk of the development and minimise impacts on the surrounding area.



3. PRINCIPLES FOR SITE SPECIFIC CONTROLS



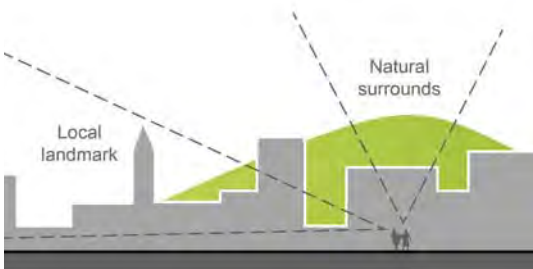
Lot Width

One of the characteristics of this area is the narrow lot frontages which generate a complex streetscape rhythm and encourage vertical streetscape proportions.



Street Character

Many factors establish street character including front setbacks, street wall heights and building details. Front setbacks can allow street trees or landscaping while street wall heights define the spatial enclosure of the street.

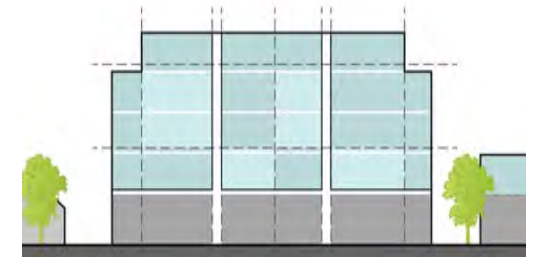


Views & Vistas

Preserving significant views is critical to placemaking and for celebrating the unique character of Leichhardt. Development controls for this site propose a setbacks to protect views along Norton Street and Carlisle Street.

Bulk and Scale

To integrate a large development successfully into the wider context it often needs to be designed so that the bulk and scale are visually reduced. This can be achieved by vertical articulation that breaks the facade into smaller elements, by changes in material or colour and through horizontal articulation and a recessed roof form.





CHAPTER 4

PROPOSED ENVELOPES

SITE SPECIFIC CONTROLS

UNITINGCARE AGEING LEICHHARDT SITES REPORT, BY AJ+C, 2012

The site specific controls prepared by AJ+C for Leichhardt Council comment on the site's current built form, noting that the building's *"large bulk is out of scale within its context of fine-grain main street shops."*

Context integration and setbacks

A number of recommendations relate to how future built form will need to integrate with this lower scale context. Along Norton Street the following provisions apply:

- Street frontage height to align with existing neighbours parapets
- Ensure that the scale and modulation responds to the existing fine-grain context
- Build to street alignment and continue strong street edge
- Minimise overshadowing to neighbours

The Carlisle St frontage is required to:

- Provide a residential development that integrates with the surrounding context
- Provide a landscaped front setback with deep soil planting

- Respect adjacent 2 storey residential on Carlisle Street by stepping down built form from 4 storeys to 3 storeys to Carlisle Street and laneway

Interface to the western laneway:

- Rear building setback to allow access to pedestrian entries, loading zones and parking
- Articulate the built form along the lane by providing entries, balconies and fenestration (to improve surveillance)

Addressing the public domain

The interface to Norton Street is illustrated in more detail and the following objectives and provisions apply:

- Ensure clear interface between retail and public domain by use of fenestration
- Step down building entries to retail/commercial tenancies to follow the fall of street to ensure level pedestrian access
- Continue street awnings

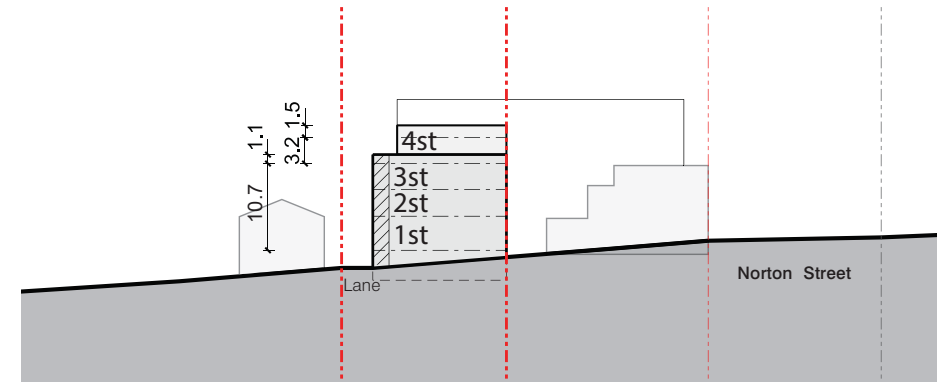


Figure 14 Street Elevation A - Carlisle Street

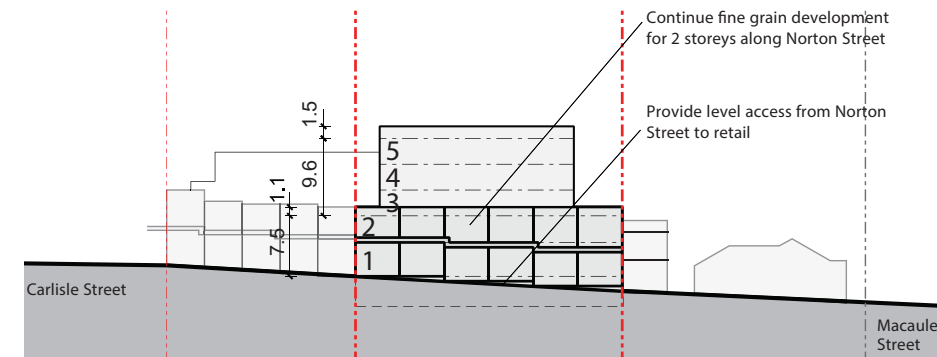
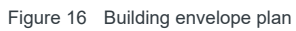


Figure 15 Street Elevation B - Norton Street

Source of diagrams: UnitingCare Ageing Leichhardt Sites Report, Site Specific Controls, prepared by AJ+C, 2012

UNITINGCARE AGEING LEICHHARDT SITES REPORT, BY AJ+C, 2012



-  Building envelope (height in storeys)
-  Landscape zone
-  Site boundary
-  Balcony articulation zone
-  Vehicular entry
-  Pedestrian entry
-  Awning
-  Build to street edge



Source of diagrams: UnitingCare Ageing Leichhardt Sites Report,
Site Specific Controls, prepared by AJ+C, 2012

PROPOSED BUILDING ENVELOPE

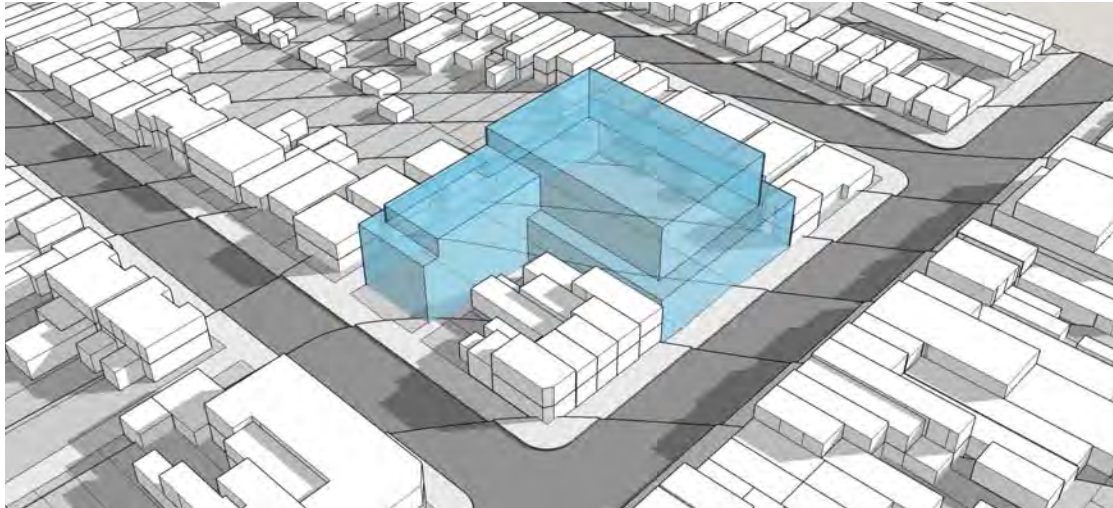


Figure 19 Proposed building envelope - model view, looking north-west

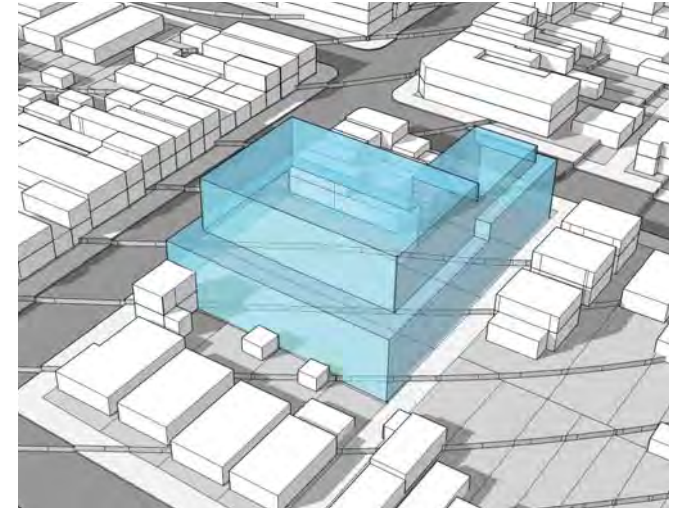


Figure 20 Proposed building envelope - model view, looking south-east

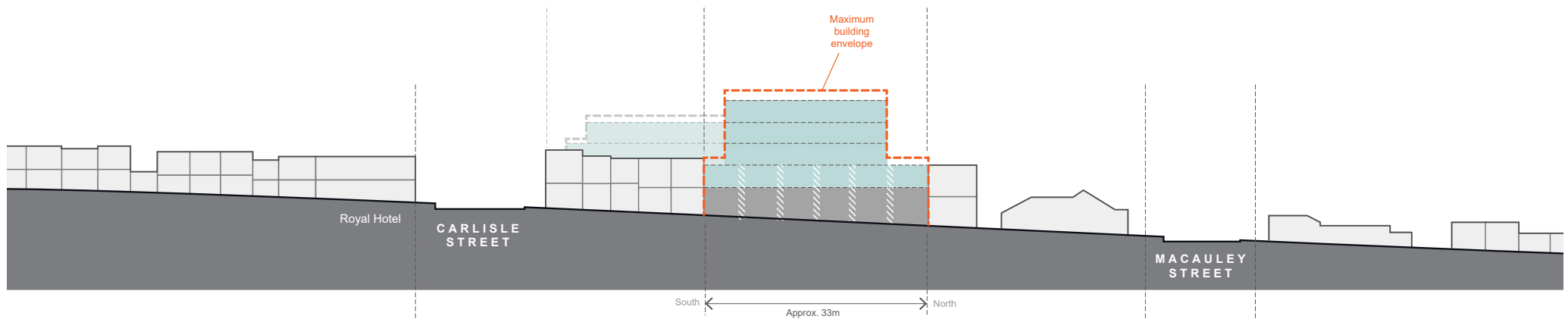


Figure 21 Streetscape elevation of Norton Street (proposed building envelope)

CURRENT BUILT FORM

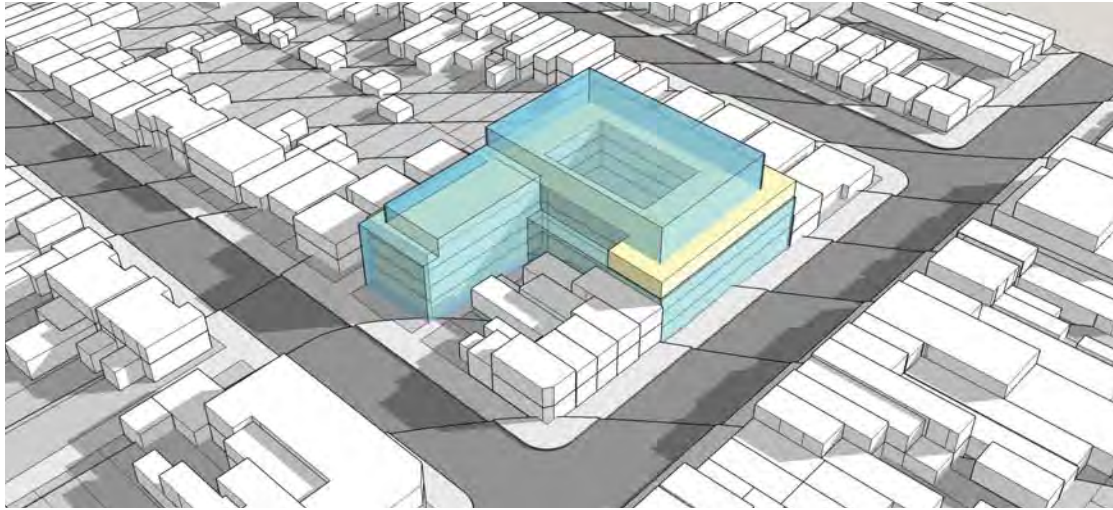


Figure 22 Current built form - model view, looking north-west

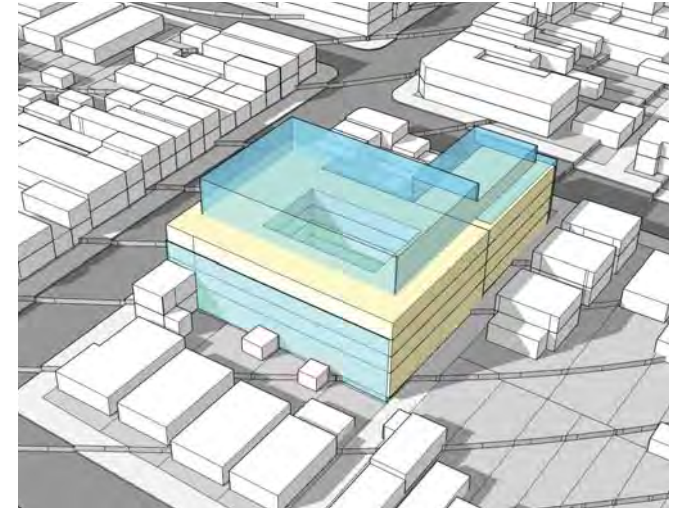


Figure 23 Current built form - model view, looking south-east

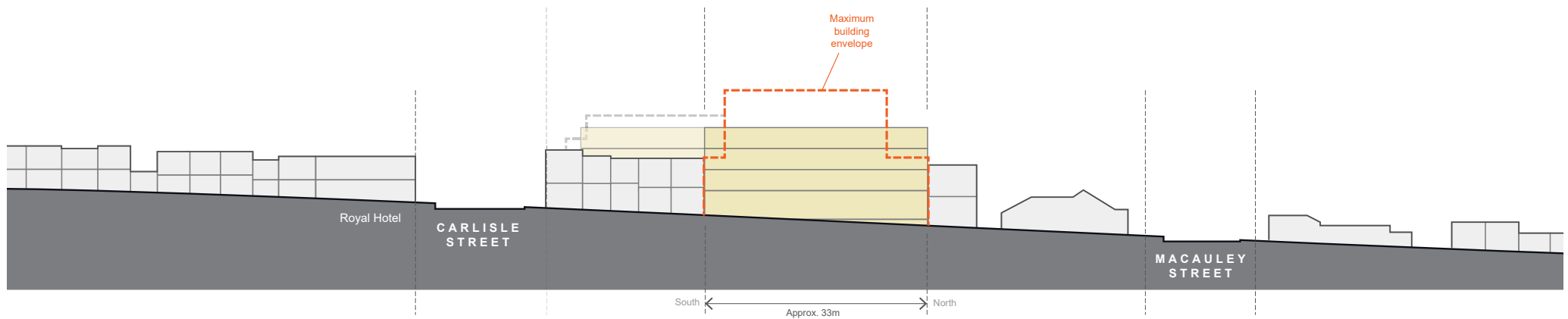


Figure 24 Streetscape elevation of Norton Street (current built form)