

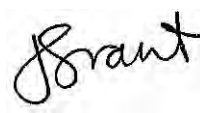


Planning Proposal

168 Norton Street, Leichhardt NSW

Submitted to Inner West Council
On Behalf of Uniting

Report Revision History

Revision	Date Issued	Prepared by	Reviewed by	Verified by
01 Draft	26/10/16	Michael Watson <i>Senior Project Planner</i>	Juliet Grant <i>Executive Director</i>	
Final	04/11/16	Michael Watson <i>Senior Project Planner</i>	Juliet Grant <i>Executive Director</i>	Juliet Grant <i>Executive Director</i>
Revised Final	02/12/16	Michael Watson <i>Senior Project Planner</i>	Juliet Grant <i>Executive Director</i>	

This document is preliminary unless approved by a Director of City Plan Strategy & Development

CERTIFICATION

This report has been authorised by City Plan Strategy & Development, with input from a number of other expert consultants, on behalf of Uniting. The accuracy of the information contained herein is to the best of our knowledge not false or misleading. The comments have been based upon information and facts that were correct at the time of writing this report.

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Appendix	Document	Prepared by
1.	Survey Plans	Project Surveyors
2.	Urban Design Report (2014)	Alan Jack and Cottier
3.	Council Meetings	Former Leichhardt Council
4.	Memorandum of Understanding	-
5.	Urban Design Report (2016)	Studio GL
6.	Aircraft Noise Intrusion Assessment	SLR Consulting Australia Pty Ltd
7.	Heritage Impact Assessment	City Plan Heritage
8.	Traffic Report	Colston Budd Rogers & Kafes
9.	Draft Planning Agreement	Uniting
10.	Draft DCP Amendment	CPSD
11.	Arboricultural Impact Appraisal	Naturally Trees
12.	Concept Architectural Floor Plans ADG Compliance Table	Young and Metcalf
13.	Concept Sketch	GL Studio

Section A - Overview

1. Executive Summary

This Planning Proposal (PP) is being submitted to the Inner West Council (IWC) on behalf of Uniting.

This PP explains the intended effect of, and justification for, the proposed amendment to Leichhardt Local Environmental Plan 2013. The amendment is a site specific LEP for **No. 168 Norton St, Leichhardt** (the site). It has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) and the relevant Department of Planning Guidelines including 'A Guide to Preparing Local Environmental Plans' and 'A Guide to Preparing Planning Proposals'.

This PP seeks to amend the existing floor space ratio (FSR) and introduce a maximum building height control for the site to allow redevelopment of the former (now vacant) Harold Hawkins Court to create a seniors housing development and demonstrate best practice. Uniting have been working with the former Leichhardt Council since 2013 regarding the redevelopment of various sites within Leichhardt to provide much needed housing for the aged and more vulnerable members of the community. Comprehensive community consultation has been undertaken which assisted in establishing the desired future building envelope controls for the site. After various Council and public meetings, on 16 December 2015 the former Leichhardt Council resolved to support the indicative development controls to ultimately guide the future development on this site. Council and the applicant entered into a Memorandum of Understanding (MOU) in March 2015 that endorsed the intended development outcome on the site. This PP seeks to formalise the process that has previously been undertaken and agreed under the MOU, and seeks the following controls:

- FSR: 3:1;
- Height: RL 59.4 (5 storeys);
- Use: Seniors Independent Living Units (ILUs), 15% affordable housing, and activation of Norton Street.

The proposed future building will provide a tangible public benefit by replacing the old existing disused/vacant building with "best practice" independent living accommodation for senior members of the community in line with Uniting's philosophy of social justice and compassion. Uniting is a registered community housing provider and as such, this proposal is a genuine investment in community development and not a speculative venture.

2. Background

Uniting (formerly 'UnitingCare Ageing') provides lifestyle, health and care services to 14,000 older people across NSW and ACT. Uniting currently operates over 75 sites within the Inner West and Metropolitan Sydney more broadly. Uniting and Leichhardt Council commenced discussions regarding the redevelopment of three (3) under-utilised sites in 2013, being:

- 15-17 Marion Street Leichhardt also known as 'Annesley House';
- 1-5 Wetherill Street, Leichhardt also known as Lucan Care and Wesley House; and
- 18 Norton Street, Leichhardt also known as 'Harold Hawkins Court'.

At its meeting on 23 April 2013, Council resolved to commence negotiations with Uniting to establish a planning pathway for the above properties to assist the provision of affordable and supported housing. After performing a background review and establishing a best practise methodology, community consultation was initiated in March 2014 to involve the community in the decision making process.

Various public consultation meetings were held to allow the community to be actively involved and contribute to the development of building envelopes for the site. As a result of this consultation process, a set of 'Guiding Principles' for how development should proceed was established. The principles are identified in the following table:

TABLE 1: PLANNING PRINCIPLES FOR THE TWO LEICHHARDT SITES

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

Council engaged Alan Jack and Cottier Architects (AJ+C) to assist with establishing the desired building envelopes for the sites, and forming the basis for the controls to guide the building envelopes with regard to the abovementioned 'guiding principles' (Refer to **Appendix 3**). The recommended building envelope controls were considered by Council in September and October 2014. Subsequently, a Draft 'Memorandum of Understanding' (MOU) was prepared for the sites and was presented to Council on 16 December 2014.

At this meeting the Council resolved the following:

"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 exhibited*
- 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 and a public meeting in the notification period*
- d. expand the notification area to the Leichhardt Ward*
- e. 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."*

On the 5th of March 2015, the Council and Uniting signed the MOU, which includes the following controls/outcomes for 168 Norton Street (also refer to **Appendix 4**):

TABLE 2: AGREED MOU OUTCOMES FOR 168 NORTON STREET

Controls/Outcomes	Community Benefits
▪ FSR: 3:1 ▪ Height: 18 metres / 5 storeys ▪ Use: ~ 40 independent living units	▪ 15% ratio of affordable housing or housing for those on lower income levels ▪ Activation of street (Norton) frontage which may include non-residential uses such as retail

During the preparation of this PP various discussions have been undertaken with Council's strategic planning staff, including Gillian Dawson and Roger Rankin. A meeting between Uniting and Council's Director of Planning was held on 19 October 2016.

3. The Site

3.1 Location and Description

The subject site, 168 Norton Street, Leichhardt (also known as 'Harold Hawkins Court'), is located within the suburb of Leichhardt and is in the Local Government Area of the Inner West Council (IWC). The site is located approximately 5km west from the Central Business District (CBD) of Sydney and is in the 'Norton Street-Centro' neighbourhood.

The site has an area of 1,800.7m² and currently consists of the following allotments as shown in **Table 3**.

TABLE 3: SITE DETAILS

Legal Description	Area (m ²)
Lot 1 DP 1119151	218.1
Lot 2 DP 1119151	218.1
Lot 1 DP 963000	131.5
Lot 3 Section 3 DP 328	616.4
Lot 4 Section 3 DP 328	616.6
Total	1,800.7

The location of the site is shown below in **Figures 1 and 2**.

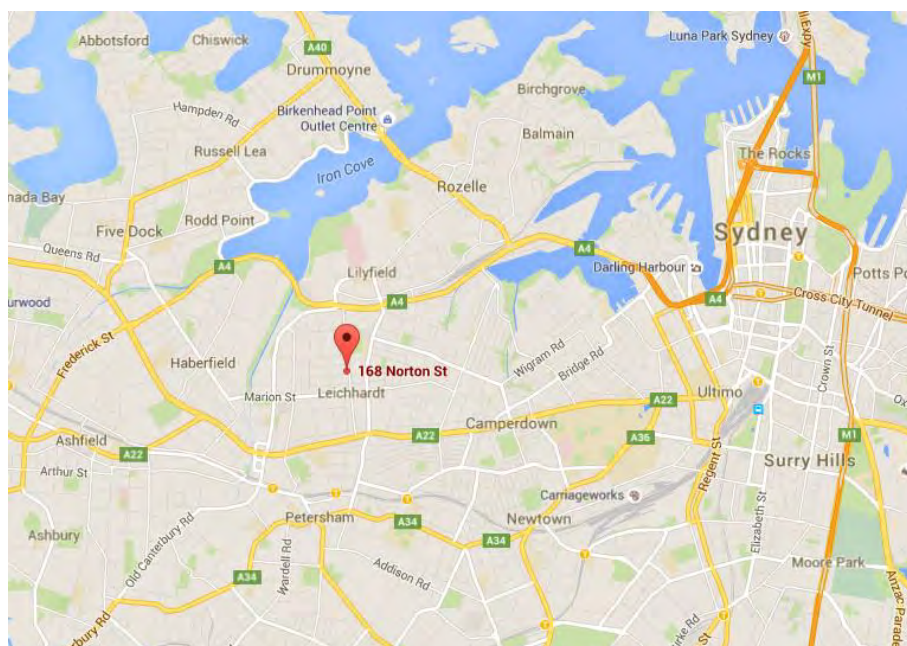


Figure 1: Aerial view of the subject site (Source: Google Maps)



Figure 2: Aerial view of the site. The site is outlined in red. (Source: SIX Maps)

The site has frontage to both Norton Street (eastern boundary) and Carlisle Street (portion of southern boundary), as well as a narrow laneway located adjacent to the western boundary. The site has an irregular 'L' shape which wraps around behind other buildings fronting Norton Street.

There is an existing building located on the land which is known as Harold Hawkins Court, which has historically been used for an aged care facility for approximately 40 years containing approximately 104 people and employing 50 staff. The building has been vacant since 2004 (excluding a temporary lease for student accommodation) and is in poor condition and has been subject to vandalism.

There are no significant trees located on the site. Seven (7) trees are located within the internal courtyard, ranging in height from 6 - 14 metres. Full details of these trees are included in the Arborist report attached at Appendix 11.

The photos below in **Figures 3 to 5** provide an illustrative overview of the existing buildings on the subject site and its relationship with the surrounding area.



Figure 3: View of Harold Hawkins Court as viewed from Norton Street (Source: CPSD)



Figure 4: View of the building from Carlisle Street (Source: CPSD/Google Maps)



Figure 5: View of the building from the rear laneway looking north (left) and south (right) (Source: CPSD)

3.2 Adjacent and surrounding development

The surrounding area comprises a mixture of two (2) and three (3) storey development, and is summarised below:

- Development to the south of the site fronting Norton Street predominantly consists of commercial uses built to the boundary;
- Development further north of the site fronting Norton Street is a mixture of commercial and residential premises;
- Development to the east and west of Norton Street includes predominantly detached single and two (2) storey dwellings;
- A narrow laneway adjoins the site on the western (rear) boundary, which provides vehicular access to various residential properties, as well as the subject site;
- A public park (Pioneers Memorial Park) is located approximately 200m north of the site;
- Four (4) residential properties adjoin the site to the north which have frontage to Macauley Street, and there is a two storey retail premise adjoining the site on the north eastern boundary that fronts Norton Street;
- The Leichhardt Dental and Medical Centre is approximately 100m to the south east from the site;

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- An IGA supermarket is approximately 100m south of the site;



Figure 6: Development to the north of the site along Norton Street (Source: Google Maps)



Figure 7: Existing development fronting Norton St to the south of the site (Google Maps)



Figure 8: Existing development in Carlisle Street (Google Maps)

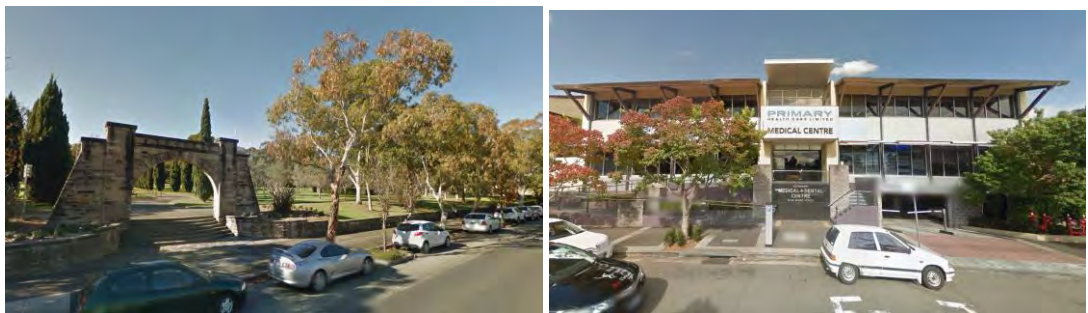


Figure 9: Public park to the south of the site (left) and Medical Centre located on Short St (right) (Source: Google Maps)

3.3 Local Planning Controls

The current *Leichhardt Local Environmental Plan 2013* (LLEP) has the following relevant controls applicable to the site:

Zone

The site is zoned 'B2 Local Centre' under the LLEP.



Figure 10: Extract of Land Zoning Map under LLEP. Subject site outlined in red

Floor Space Ratio

The site is identified as having a maximum Floor Space Ratio (FSR) standard of 1:1 under the LLEP. The site is located in 'Area 1' on the FSR map, as such, pursuant to Clause 4.4A of the LLEP the site has a maximum FSR of 1.5:1 subject to the building having an active street frontage for mixed use proposals that include residential accommodation.

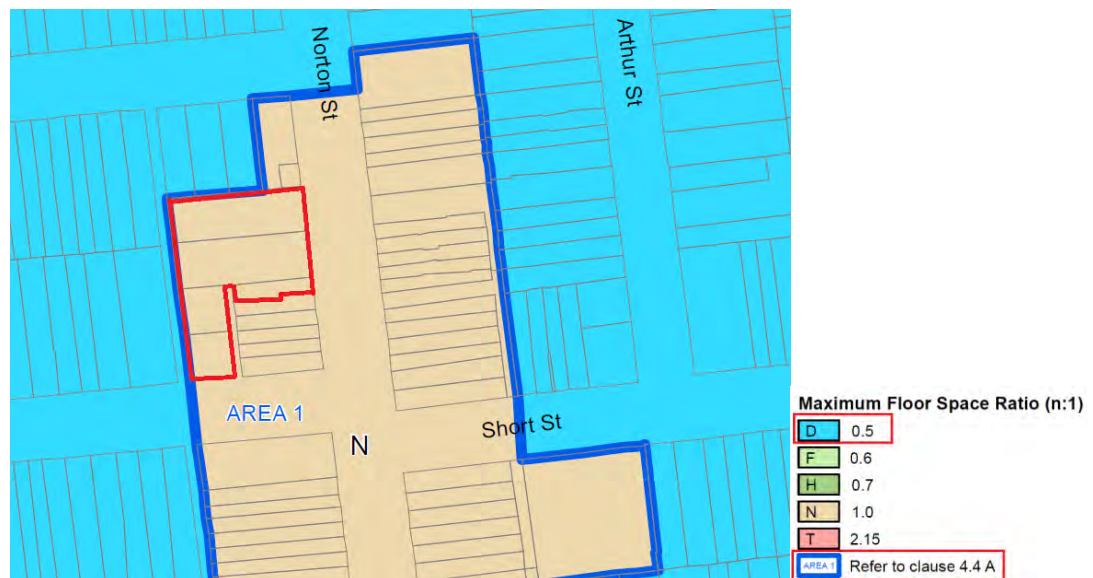


Figure 11: Extract of FSR Map under LLEP. Subject site outlined in red

Height

The LLEP does not contain a maximum height standard for the site.

Heritage

The site does not contain any heritage items, however, is located in the 'Whaley Borough Estate Heritage Conservation Zone'. There is a heritage item known as the Royal Hotel Including Interiors (Item: I682) located directly opposite the southern boundary at the corner of Norton and Carlisle Street.

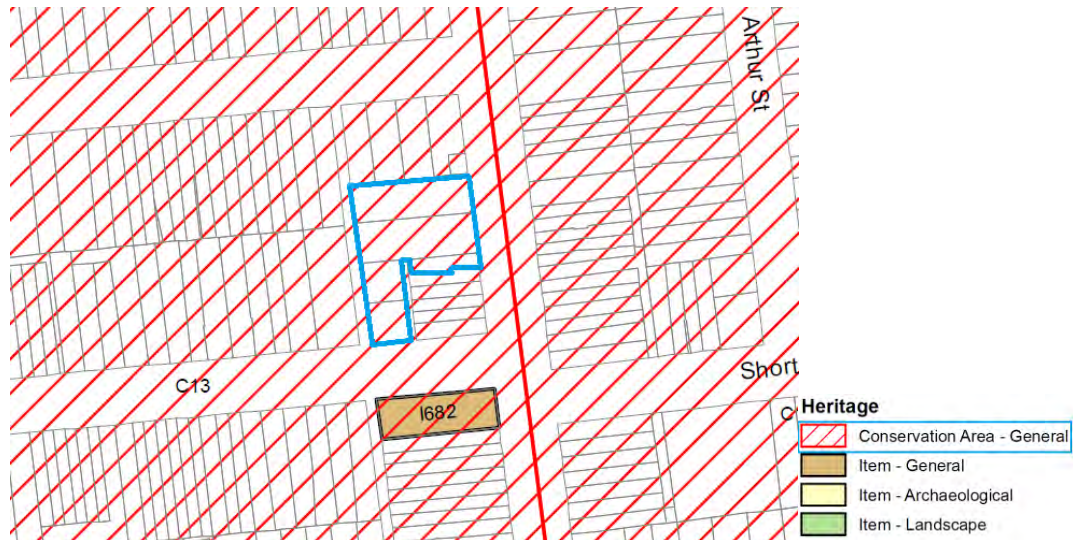


Figure 12: Extract of Heritage Map under LLEP. Subject site outlined in blue

Acid Sulfate Soils

The site has a "Class 5" classification' under the LLEP.



Figure 13: Extract of Acid Sulfate Soils Map. Site outlined in red

Airport Operation Limitation Surface (OLS)

The site is located between the OLS of 100 AHD and 110 AHD on the Sydney (Kingsford Smith) Airport OLS Map.



Figure 14: Extract of Sydney Airport OLS Map. Site indicated by Green Star.

Airport Noise

The majority of the site is located between an ANEF Contour of 20 and 25, and a minor portion of the site is located within an ANEF contour between 25 and 30, as indicated on the Sydney Airport 2033 ANEF Contour Map.

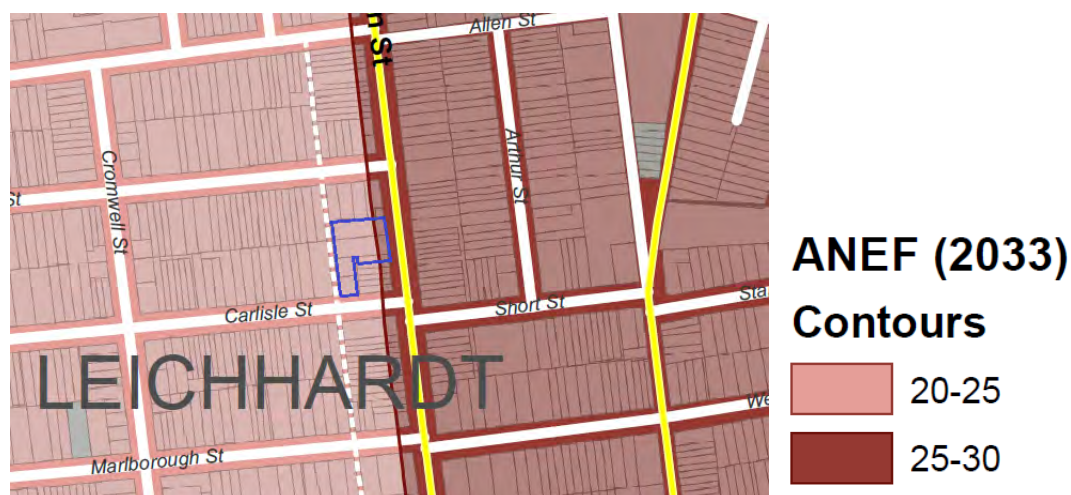


Figure 15: Extract of ANEF Forecast 2033 Contour Map. Site outlined in blue (Source: IWC)

3.4 Consultation with Leichhardt Council

As outlined in **Section 2**, there has been extensive consultation with Council and the local community in regard to the future built form for the site.

A detailed chronology of consultation is provided in the report to Council dated 23 September 2014 and 16 December 2014 (**see Appendix 3**).

Section B - Planning Proposal

4. Part 1 - Objectives or Intended Outcomes

The intended outcome of the PP is to enable re-development of the site to achieve State and local Government housing objectives and deliver public benefits with minimal environmental and economic impacts.

The objectives of the PP therefore are:

- To provide social benefits through the provision of seniors housing and affordable housing in a location that is close to necessary services and public transport;
- To encourage the mixture of different and compatible land uses such as residential and non-residential uses, in a strategic and appropriate location within Leichhardt;
- To provide an opportunity to improve the presentation of the site to the public domain, and enhance the streetscape in doing so;
- To satisfy State government objectives in *A Plan for Growing Sydney*, the draft Central District Plan as well as relevant Section 117 directions;
- To capitalise on opportunities within the site to provide an economic and orderly use for the land as a mixed use development which provides seniors housing that will reasonably contribute to district housing targets without adverse impacts to the amenity and environment of the local area;
- To formalise the controls that have previously been agreed to with Council and the community; and
- To ensure the future development and use of land is appropriate minimising environmental risks and potential impacts on adjoining land uses.

Intended Development Outcome

The purpose of the PP is to facilitate the redevelopment of the site for future 'seniors housing' in the form of self-contained dwellings/independent living units (ILU's). The development will also include commercial premises fronting Norton Street to activate this frontage, and a ground floor 'community centre' for the use of the residents.

Young and Metcalf have prepared indicative concept floor plans to assist in understanding the potential yield for the future development of the site, which are provided at **Appendix 12**. The potential yield of the indicative development is shown in **Table 4** below:

TABLE 4: POTENTIAL YIELD (SOURCE: YOUNG AND METCALF)

Element	Provision
Total Units/ILUs	44 (15% affordable)
Site Area	1,800m ²
GFA	5,395m ² , including: ▪ 413m² of retail GFA ▪ 189m² GFA for a Community Centre

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FSR	3:1
Height and R.L.	Five (5) Storeys R.L. 59.4 AHD
Parking	One (1) level of basement parking comprising 43 spaces as follows: - Residential Spaces: 40 spaces (includes 10 accessible) - Commercial: 3 spaces
Deep Soil	83m ² (4.4% of site area)

The below artist impressions give an understanding of the anticipated built form that will exist of the site.



Figure 16: Artist impressions of the potential future built form. View from Norton St looking north west (left) and view looking north east along Carlisle St (right) (Source: GL Studio)

It is important to understand the concept architectural plans are indicative only, and are subject to change at DA stage. These have been provided to give an understanding of the potential future development on the site.

5. Part 2 - Explanation of the provisions

This PP seeks the following modifications to the provisions of the *Leichhardt Local Environmental Plan 2013*:

- Allow a floor space ratio of 3:1 for development that is for 'seniors housing' including 15% affordable housing. This proposed FSR is consistent with the controls previously established by AJ+C and endorsed by Council for the site;
- Introduce a maximum building height up to RL 59.4 for the site. This proposed height is consistent with the building envelopes previously established by AJ+C and endorsed by Council for the site. This height will allow a five (5) storey building on the site that has a suitable relationship to Norton Street and allows for lift over-runs and required servicing elements on the roof; and
- It is intended that the increased development capacity of the site be only available for seniors housing development.

It is proposed to implement these amendments via the inclusion of an 'Additional local provision' in Part 6. Example wording has been provided below.

Part 6 Additional local provisions

6.17 Development on certain land in Leichhardt

(1) This clause applies to land at 168 Norton Street, being Lot 1 DP 1119151, Lot 2 DP 1119151, Lot 1 DP 963000, Lot 3 Section 3 DP 328, and Lot 4 Section 3 DP 328.

(2) Despite Clause 4.3, the maximum building height of the land to which this clause applies is RL 59.4.

(3) Despite Clause 4.4 and Clause 4.4A, the maximum floor space ratio of the land to which this clause applies is 3:1.

(4) Development consent must not be granted under subclause (2) and (3) unless the consent authority is satisfied that:

- (a) the development of the land includes seniors housing; and
- (b) the building will have an active street frontage to Norton Street;
- (c) 15% of the dwellings for the accommodation of residents in the proposed development will be affordable places per the definition contained under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

(6) In this clause, a building has an **active street frontage** if all floor space on the ground floor of the building facing the street is used for a purpose other than residential accommodation (with the exception of areas for access or service purposes)

The proposed controls would enhance the viability of redevelopment and trigger redevelopment of a modern purpose built mixed use facility, incorporating best practice seniors housing and street activation via the introduction of ground floor commercial uses.

A Draft site specific Development Control Plan has been prepared for the subject site to ensure the anticipated and desired built form that was established through previous Council and community consultation is delivered (**Appendix 10**).

A development application for the redevelopment of the site will be lodged following amendment of the LLEP.

6. Part 3 - Justification

6.1 Need for a Planning Proposal

6.1.1 Is the PP a result of any strategic study or report?

The PP arises following ongoing discussions between the former Leichhardt Council and Uniting. As part of this process Allen Jack and Cottier Architects (AJ+C) prepared a report (**Appendix 2**) outlining recommended controls for the redevelopment of this site, based on the outcomes of these previous meetings and public consultation process. Council at its meeting in March 2015 resolved to enter into an MOU with the applicant which endorsed the future controls for this site based on the AJ+C report.

Demographic Change

Council's desire to increase the availability and quality of seniors living accommodation reflects the growing and ageing demographic profile of the Inner West area.

Recent demographic information released by the Greater Sydney Commission in support of the Draft Central District Plan States that *"between 2011-2031 the population aged 65 and over is projected to be the fastest growing age group with an additional 70,450 people expected in this age group in the Central District by 2031"*. Coupled with this, lone person households are the largest proportion of household types in the former Leichhardt LGA (at 32%) and this is forecast to continue¹.

Urban Design

To ensure the proposed new urban form can be appropriately accommodated in the existing street and urban context of Norton Street, an Urban Design Report has been prepared by Studio GL (**Appendix 5**). This report reviews the building envelopes that the AJ+C report originally prepared and identify if this massing provides an appropriate urban design response given the local context and relevant and current planning controls. This report confirms the suitability of the building envelope controls previously established by AJ+C.

6.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A PP is the best way of achieving the objectives to trigger redevelopment of the site for seniors housing, as the scale of change sought is outside the scope of clause 4.6. A PP provides a transparent method of facilitating change and allows the community an opportunity to engage in the process.

There are a range of alternate means of amending the LLEP that could be considered to facilitate the concept development, including:

- **Option 1:** Amend the FSR and Height of Buildings maps under the LLEP. Whilst this would allow the required development outcome, this is not proposed as this option would not give Council certainty that the future development on the site will be for seniors housing.
- **Option 2:** As the site does not currently have a height standard under the LLEP, another option could involve amending the FSR control only, and amend the DCP with the remaining building envelope controls. However, this does not give certainty to the development outcome on the site given the status of the legislative hierarchy of a DCP. As with Option 1, this does not provide certainty that the future redevelopment will be for seniors housing.
- **Option 3:** Similar to above, the FSR and Height of Buildings Maps could also be amended so that they identify the site as a particular area on the maps (e.g. 'Area 1'),

¹ Central District Demographic and Economic Characteristics; February 2016. Department of Planning and Environment

and subsequently introduce an additional subclause under Clause 4.3 and 4.4 of the LLEP that allows the desired development outcome. Any clause under this provision would provide the additional FSR and height incentives providing the development consists of seniors housing and an active street frontage to Norton Street. This option is similar to the proposed amendment, however, it is considered more appropriate to have the FSR control specified under Part 6 of the LLEP.

- **Option 4:** Introduce a new provision under Schedule 1 Additional Permitted Uses under the LLEP to include the development controls as required. This could be amended in a way that would be specific to the site and Lots, or, make an amendment to the 'Key Sites Map' which has been relied upon for other sites. This would provide the same result as the referred option, however, as the use is permissible on the land it is not considered the most appropriate method.
- **Option 5:** The preferred option is the introduction of a site-specific provision under Part 6 of the LLEP. This will facilitate the development of a viable project, encouraging seniors development in Leichhardt and activation of Norton Street.

The transparency of this approach (i.e. only providing development uplift if linked to seniors and affordable housing) reflects the values of Uniting as a Community Housing provider with a certainty that this is not a speculative proposal. This has been conceived with the community's interests as a priority.

6.2 Relationship to Strategic Planning Framework

6.2.1 Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

A Plan for Growing Sydney

'A Plan for Growing Sydney' was released in December 2014 and is the NSW Government's 20-year plan for the Sydney Metropolitan Area. It provides direction for Sydney's productivity, environmental management, and liveability; and for the location of housing, employment, infrastructure and open space.

Consistency with 'A Plan for Growing Sydney' (APfGS) is outlined in the below table.

TABLE 5: CONSISTENCY WITH A PLAN FOR GROWING SYDNEY

Direction	Response
GOAL 1: A competitive economy with world-class services and transport	
Direction 1.6: Expand the Global Economic Corridor	The subject site is located on the edge of the 'global economic corridor'. The proposed development will allow for a mixed-use development on the site, which will increase the job opportunities within Leichhardt and the immediate area.
GOAL 2: A city of housing choice, with homes that meet our needs and lifestyles	
Direction 2.1 Accelerate housing supply across Sydney	The proposed development is capable of providing an increase in the supply and housing choice in a high demand area of Sydney for seniors living. Affordable housing may also be dedicated to Council or a community housing provider. It is proposed, subject to further discussions with Council that up to 15% of the total residential housing is to be dedicated for affordable rental housing.

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Direction 2.2 Accelerate urban renewal across Sydney – providing homes closer to jobs	The site is located in the Norton Street local centre of Leichhardt. The site's existing building is ageing and is well positioned to accommodate an urban renewal development. The location is highly accessible to other centres via existing and proposed public transport opportunities. The proposed development will also provide employment generating land uses to increase job supply in the area, as well as providing much needed activation of Norton Street.
Direction 2.3 Improve housing choice to suit different needs and lifestyles	The proposed development is capable of providing housing choice which will respond to the needs of the local community, and provide a mix of dwelling types to provide ageing in place and affordable housing. It will also consist of adaptable and accessible housing.
GOAL 3: A great place to live with communities that are strong, healthy and well connected	
Direction 3.1 Revitalise Existing Suburbs	The existing building/s on the subject site presently consist of older vacant and disused buildings, which do not provide active streets. This PP will improve the amenity and presentation of the streetscape by providing a high quality built which will activate Norton Street through ground floor retail/commercial uses. It is envisaged that this PP will create the opportunity for a feasible redevelopment of the site, ultimately revitalising this site.
Central Subregion The subregion will continue to play a dominant role in the economic, social and cultural life of Sydney	
Priorities for Central Subregion Accelerate housing supply, choice and affordability and build great places to live.	The PP seeks to increase both the dwelling and employment capacity within the Leichhardt LGA, by providing jobs closer to homes and housing in close proximity to existing infrastructure and services. It presents a significant opportunity to increase and maximise the potential of the site offering seniors and affordable housing, as well as retail uses, in a centrally located and accessible location.

The PP is considered consistent with APfGS.

Draft Central District Plan

A Plan for Growing Sydney splits the Greater Metropolitan of Sydney into six district, and the subject site is located in the 'Central'. The Draft Central District Plan has recently been placed on public exhibition. This Draft District Plans build on *A Plan for Growing Sydney*, and provides the basis for the strategic planning of each district moving forward into the future.

Of relevance, the draft plan has established a five (5) year housing target for the Central District. Specifically, the plan nominates a housing target of an additional 5,900 dwellings

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within this time for the Inner West. By 2036, this is anticipated to increase to 41,550 which is to include approximately 14,600 persons aged 65+.

In this regard, the future development will contribute to the housing supply required to meet the projected demand, specifically for contributing to the housing for the ageing population.

In addition, the PP will facilitate additional affordable places within the Inner West LGA, consistent with the desired outcomes for this district.

The proposed PP is therefore considered to be consistent with the Draft Central District Plan.

Strategic Merit Test

The Department of Planning and Environment have released new assessment criteria for assessing PPs, in order to justify and determine if the PP has strategic planning merit. This PP is assessed against these criteria under **Table 5** below:

TABLE 6: STRATEGIC AND SITE SPECIFIC MERIT ASSESSMENT

Does the proposal have strategic merit? Is it:

Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment;	The draft Central District Plan is yet to be released. There are no corridor/precinct plans applying to the subject site.
Consistent with the relevant local council strategy that has been endorsed by the Department; or	There are no local council strategies, that we are aware of, that have been endorsed by DP&E.
Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends what have not been recognised by existing planning controls.	There is significant infrastructure investment occurring within the vicinity of the subject site, including the construction of the Westconnex. This PP responds to the changing demographics in the Inner West. LLEP was gazetted prior to the release of <i>A Plan for Growing Sydney</i> and the recent revised population projections which show increasing proportions of people over the age of 65. At June 2015, 16% of the NSW residents (1.2 million people) were aged 65 years and over. Between 2010 and 2015, the number of people in NSW aged 65 years and over grew by 18%, demonstrating the continuing trend of an ageing population NSW. The draft Central district plan is currently under preparation. The draft district plan is expected to outline the need for significant increases in housing supply and diversity.
Does the proposal have site-specific merit, having regard to the following:	
The natural environment (including known significant values, resources or hazards),	The PP is located within an existing urban environment and is not subject to environmental constraints.

The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal; and	There is a significant amount of development occurring on and surrounding the subject site. The PP and accompanying Urban Design report has taken into consideration the site and its surrounding context. It will not adversely impact any surrounding development, rather it has the potential to act as a catalyst to promote additional urban renewal development.
The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.	There is sufficient infrastructure (water, electricity, sewer, etc) available to accommodate the proposed development. This PP also proposes a range of community/social benefits.

Parramatta Road Urban Transformation Strategy (PRUTS)

In November 2016 Urban Growth NSW released the 'Parramatta Road Urban Transformation Strategy' (PRUTS). The purpose of the PRUTS is to provide a strategy for the revitalisation of Parramatta Road, including land in close proximity to Parramatta Road, that sets the long term vision for its transformation. The study precinct encapsulates an approximate 20km stretch along Parramatta Road, and includes a portion of Norton Street that extends up to Marion Street as shown in **Figure 18**.

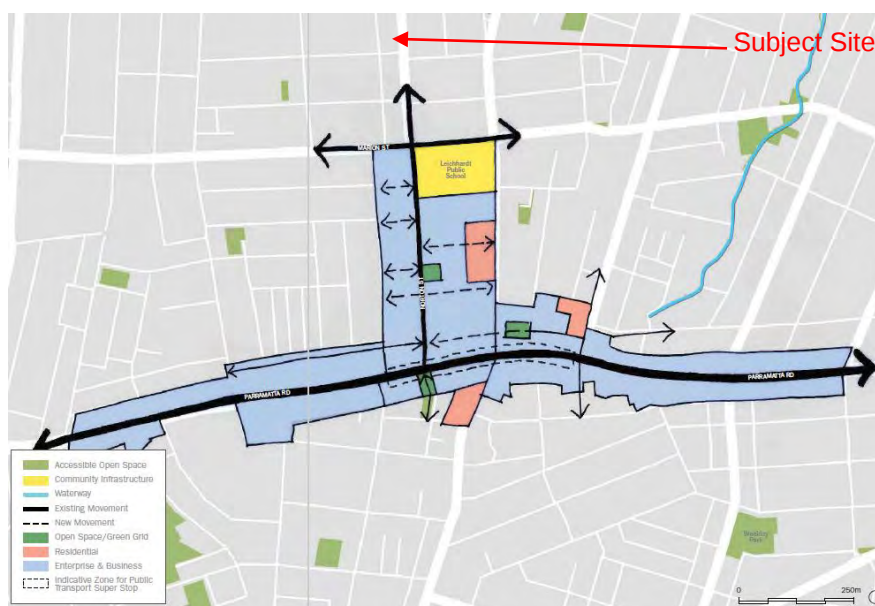


Figure 17: Structure Plan for Leichhardt under the PRUTS

As noted above, the site subject to this PP is not located within the precinct under the PRUTS. However, of relevance is that the Draft Study identifies that the development in the area, particularly fronting Norton Street, will be revitalised to provide a vibrant mixed use precinct. The Implementation Plan that accompanies the PRUTS outlines various actions for the Leichhardt Precinct, which include:

- Increase to a maximum of 121,000m² residential GFA;
- 5% of housing to be provided as affordable housing;

- Increase a minimum of 71,000m² of employment GFA

The built form outcomes of the Fine Grain Study recommend mixed use development that activate Norton Street and buildings up to 20 metres in height. Whilst the site is not located in this precinct, the future character of this area will need to be considered for other development in the nearby area.

6.2.2 Is the planning proposal consistent with the council's local strategy or other local strategy plan?

Leichhardt 2025+ Community Strategic Plan

This PP is consistent with the following objectives within Council's Community Strategic Plan 'Leichhardt 2025+'.

TABLE 7: LEICHHARDT 2025+ COMMUNITY STRATEGIC PLAN

Objectives	Comment
Community Well-Being	
Community strengths and capabilities are developed	The proposed development will encourage the redevelopment of the disused site for seniors and affordable accommodation, in an accessible location. The provision of modern and high quality accommodation will allow the ageing populating to 'age in place' in Leichhardt and increase the provision of affordable accommodation for the LGA.
Place where we live and work	
Our town plan and place plans optimise the potential of our area through integrating the built and natural environment with a vision of how we want to live as a community and how areas should develop to meet future needs	The PP will allow the future redevelopment of the site in accordance with the desired built form character as established through previous community and Council meetings between 2013 and 2015. The PP facilitates the implementation of these desired built form controls, and will deliver a development that provides a social benefit through the provision of high quality affordable accommodation for seniors.
A clear, consistent and equitable planning framework and process is provided that enables people to develop our area according to a shared vision for the community	
Business in the community	
Places are created that attract and connect people	The proposal will encourage the demolition of the existing building on the site, and allow the opportunity to develop the site that improves the streetscape and activates Norton Street. The future development will enhance the use of the site, which is currently disused and in a derelict state, and will contribute to a comfortable, attractive and safe centre.
The changing needs of the customer and community are met	The PP will encourage the activation of Norton Street by including retail/commercial premises on the ground floor.
Sustainable services and assets	

Transparent, consistent, efficient and effective participative processes are delivered

As discussed above, this PP follows on from outcomes and 'guiding principles' that were established through ongoing community consultation between 2013 and 2015. The PP is generally consistent with the built form controls that were established through this process, and reinforces the commitment to providing a transparent planning process.

Leichhardt Council's Parramatta Road and Norton Street Urban Design Study

On 8 March 2016 at its Policy and Council meeting, Leichhardt Council endorsed the 'Parramatta Road and Norton Street Urban Design Study' that was commissioned by CHROFI and Architectus. The purpose of the report was to assist Council to establish the desired future character of the study area and inform the future land use framework to achieve viable development of appropriate massing, scale and grain.

The report identified the site as a Special Purpose Opportunity Site and indicated that it is suitable for increased yield where a public benefit is provided. This is summarised in the Structure Plan as shown below in **Figure 16**.



Figure 18: Structure Plan Extract (Source: Parramatta Road and Norton Street Urban Design Study)

As shown above, the Study shows that the site is suitable for a building up to 4 storeys in height and an approximate FSR of 1.9:1. This report is consistent with the proposal as this PP seeks to include a public benefit in the form of housing that is to be used specifically for seniors, and includes a commitment via an offer of providing 15% affordable housing. As such, the additional height and FSR sought under this PP is in keeping with that anticipated under this study.

After this report was endorsed by Council, it was forward to UrbanGrowth NSW for consideration in the preparation of the Parramatta Road Urban Transformation Strategy.

Affordable Housing Strategy 2011

In 2011, Leichhardt Council undertook the above study to outline housing affordability issues within the LGA, and to "develop an affordable housing strategy for Leichhardt, which aims to protect, promote and develop affordable housing in the Municipality".

The above study identified that the existing provision of housing for aged care within the LGA was "good", however, given the age of these existing buildings/facilities there was concern that there was a threat they would become unprofitable. It was suggested that more adaptable housing options and models to enable people to age in place is needed and will place a higher demand in the future. In addition, upon statistical data from the Australian Bureau of Statistics, the report anticipates that by 2031 26.3% of the population will comprise of people aged between 55-65+ years, which represents an increase of 6% of the overall population during this time.

With regard to the above, this PP will encourage the demolition of the existing vacant and disused building, and redevelopment of the site for seniors housing. The intended outcome on the site is to provide accommodation in the form of Independent Living Units and encourage the residents to 'age in place'. The PP will encourage this intended use of the site, which will assist in contributing to the supply of seniors housing in the LGA as well contributing to the supply of affordable dwellings.

Inner West Council Affordable Housing Policy 2016

The Draft Inner West Council Affordable Housing Policy 2016 is due to be considered by Council at its meeting on 6 December 2016. The Affordable Housing Policy indicates that the market is not providing affordable housing for the vast majority of very low, low and moderate income households in the Inner West Council area, and is not replacing the existing stock of housing that is affordable to these groups as it lost through gentrification and redevelopment.

The Affordable Housing Policy states that the Council is committed to protecting and increasing the supply of housing stock that can be affordably rented or purchased by very low, low, and moderate income households, including target groups identified as having particular housing needs in the Inner West Council area. These include asset poor older people, including long-term residents of the LGA and people with special housing or access needs, including people with a disability and frail aged people.

The Affordable Housing Policy states that Council will seek to enter into affordable housing development and management partnerships with a relevant Community Housing Provider (CHP). Council will ensure the proper management of affordable housing resources created through entering into an MOU or other legal agreement with an appropriate CHP. The policy also outlines possible ways of implementing affordable housing in future developments including planning controls and/or potential planning agreements. One such suggestion was by requiring residential development in excess of 10 apartments to include approximately 15% of the total units as affordable dwellings (studio, one bedroom and two bedroom apartments).

Uniting is a Community Housing Provider and 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. Uniting previously entered into an MOU with the former Leichhardt Council to deliver a 15% ratio of affordable housing or housing for those on lower income levels on this site. This PP is accompanied with an offer from Uniting to provide 15% affordable dwellings which is to form the basis for a Voluntary Planning Agreement (VPA) to give council certainty that this is delivered as part of the future development (see **Appendix 9**).

It is considered that the PP is consistent with the Affordable Housing Policy 2016.

Leichhardt Employment and Economic Development Plan 2013-2023

The Employment and Economic Development Plan (EEDP) was adopted by the former Leichhardt Council in June 2013 and provides a strategic framework to help realise the community's vision of a sustainable, liveable and connected community.

The EEDP suggests that the last 10 years have seen a subtle change in the demographic characteristics of Leichhardt LGA with residents becoming increasingly white collar, family

orientated and grey haired. Importantly, the EEDP indicates that the LGA has also become older with both the proportion of residents aged over 60 and the LGA's median age increasing in line with broader trends. Estimations predict that the retiree age group (65+ years) is expected to experience a 46% increase from its 2011 figure.

Whilst the changing demographics associated with the increasing and ageing population in the LGA has been driving growth in the aged care sector, with retirement villages and other forms of aged care housing being developed and new models of delivery introduced, the EEDP recognises that the ageing of the community presents both challenges and economic opportunities for the LGA. The EEDP notes the preference of residents to age within their community will substantially increase in demand for aged care accommodation within the LGA. Council recognises the challenge will be finding land that has the key attributes required for this kind of accommodation, for example:

- Close proximity to services such as shops, businesses and medical facilities which is important for not only health reasons but also social wellbeing. Housing for older persons should be located within a reasonable walking distance of a town centre;
- A safe walking environment that is level (or has a modest gradient) both onsite and to services and shops. Increasingly sites or locations suitable for use by scooters (i.e. low gradient, wide paved footpaths) are required to accommodate this form of transport and enable independence; and
- Good amenity and pleasant surroundings with access to a range of outdoor and indoor recreation/leisure facilities.
- With regards to the above, the PP will deliver purpose built seniors housing in Leichhardt to assist with meeting the identified need for aged care accommodation within the Inner West. The site is located in the Norton Street local centre of Leichhardt, with excellent access to a variety of community services, recreational opportunities, medical practices, and retail/commercial opportunities. The surrounding area is serviced by various bus services that provide connections to the surrounding suburbs, including the Sydney CBD. In consideration of the above, it is concluded that the PP meets these requirements and will provide aged care accommodation in a highly accessible, central location.
- The PP is consistent with this policy.

Leichhardt Integrated Transport Plan

The Leichhardt Integrated Transport Plan was adopted in 2014 and sets a framework for the next 10 years of Leichhardt's transport future. The overriding objective of the Plan is to reduce private car dependency and increase the patronage of more sustainable transport modes (pedestrian, bicycle and public transport).

As discussed in the accompanying traffic report, the site is highly accessible to employment and a range of local services and facilities by walking, cycling and public transport. The site's sustainable and accessible location will help to reduce dependence solely on cars for travel purposes and will promote the use of sustainable transport modes.

The PP is consistent with the Transport Plan.

Leichhardt Community and Cultural Plan

The Leichhardt Community and Cultural Plan comprises an integrated 10-year strategic service plan that addresses the social and cultural aspirations of the Leichhardt LGA.

The Community and Cultural Plan identifies that whilst Leichhardt has a lower proportion of older people (60+) than Sydney, as the baby boomers age there will be increasing numbers of older people who will need access to a range of services including fitness and healthy ageing programs, learning, entertainment, community care and support services and ageing

in place. The Plan identifies the need to provide appropriate housing to enable older people to stay in the area that they are connected to is a priority.

The PP will help to deliver purpose built seniors housing in a highly accessible location, in close proximity to a range of services, facilities and amenities. The PP will help to improve the quality of life and wellbeing for future occupants and will help to promote a socially diverse, mixed community within this part of Leichhardt.

The PP is consistent with this policy.

Draft Housing Action Plan

On 8 March 2014 Council resolved to place the draft 'Housing Action Plan 2016-2036' on public exhibition. This document was placed on public exhibition for comment.

The Housing Action Plan was prepared to address the growing economic and social disparity within Leichhardt and the Sydney metropolitan housing markets, in terms of housing choice and affordability. It explores ways to deliver better housing options and to address current and future unmet housing needs for Leichhardt Council.

The report notes that there has been a decrease in the number of existing aged care accommodation services in the LGA, and that Council is committed to supporting the housing opportunities for its ageing population. In this regard, the report focuses on the opportunities to locate aged housing options on the ridgelines, within walking distance of street shops, services and transport infrastructure.

The report identified where higher density housing developments could be delivered with limited impacts for particular target groups. The following map outlines the strategic urban development opportunities that were identified in the Leichhardt LGA (now IWC) and surrounding areas.

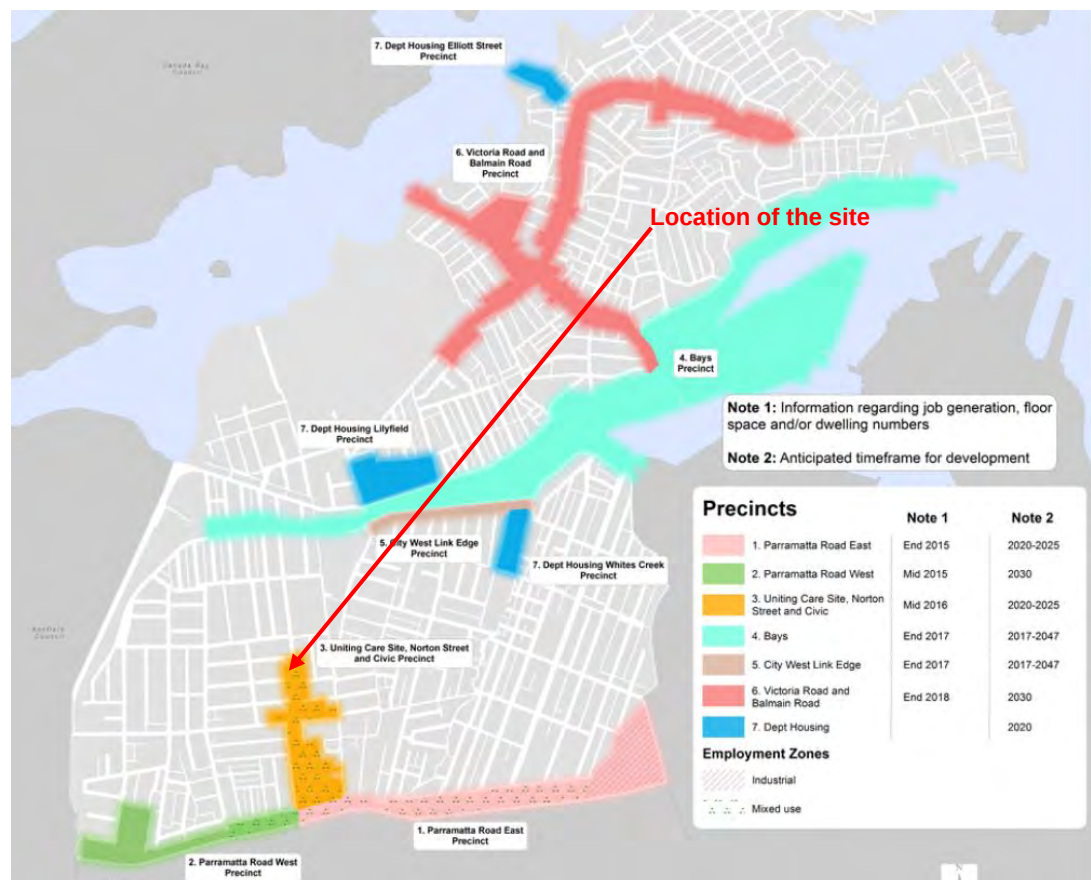


Figure 19: Map of Key Strategic Urban Development Opportunities in the Leichhardt LGA, Including (Source: Draft Housing Action Plan)

The subject PP is consistent with the strategies and actions that were considered in the Draft Housing Action Plan, and seeks to facilitate the delivery of retaining and increasing the supply of seniors housing within the LGA.

Heritage Assessment – Norton Street Corridor

In 2016, Council began the process of preparing a Strategic Sites, Centre and Corridors Project, which aims to develop a masterplan for land adjacent to Parramatta Road between Booth Street/Mallett Street and Elswick Street, as well as the core business section of Norton Street. As part of this process, Council undertook a Heritage Study of the area to review the quality and significance of the buildings in the parts of Heritage Conservation Areas that overlap with the Strategic Sites, Centres and Corridors Parramatta Road and Norton Street Project area. This study was endorsed by Council at its Policy Council Meeting on 8 March 2016, which will be the basis for a review of the heritage planning controls in Leichhardt.

This study identified the site as being a 'potential development site', and *demolition is possible providing the replacement building is in keeping with the character of the conservation area and the heritage items in close proximity*".

The proposed PP is consistent with this study, as it will encourage the redevelopment of the site. The HIS prepared by City Plan Heritage confirms that the proposed building envelope that is recommended for the site will not have any adverse impacts to the surrounding heritage items or surrounding heritage context.

6.2.3 Is the planning proposal consistent with applicable state environmental planning policies?

The below table summarises the consistency of the proposal with the relevant SEPPs.

Table 2: Consistency with state environmental planning policies (SEPPs)

SEPP Title	Consistency	Comment
1. Development Standards Consistent	Yes	The Standard Instrument Clause 4.6 will supersede the SEPP.
14.Coastal Wetlands	N/A	Not applicable
19.Bushland in Urban Areas	N/A	Not applicable
21.Caravan Parks	N/A	Not applicable
26.Littoral Rainforests	N/A	Not applicable
29.Western Sydney Recreation Area	N/A	Not applicable
30.Intensive Agriculture	N/A	Not applicable
33.Hazardous and Offensive Development Complex	N/A	Not applicable
36.Manufactured Home Estates	N/A	Not applicable
44.Koala Habitat Protection	N/A	Not applicable

ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

SEPP Title	Consistency	Comment
47.Moore Park Showground	N/A	Not applicable
50.Canal Estate Development	N/A	Not applicable
52.Farm Dams, Drought Relief and Other Works	N/A	Not applicable
55.Remediation of Land	Yes	The PP will not contain provisions that will contradict or would hinder the application of this SEPP. The sites historical use has more recently been used for seniors housing. The proposed PP will continue the use of the land for this purpose. Notwithstanding this, any future DA will ascertain the need to undertake a site investigation and if any remediation is required.
62.Sustainable Aquaculture	N/A	Not applicable
64.Advertising and Signage	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.
65.Design Quality of Residential Apartment Development	Yes	The PP will achieve consistency with the SEPP through application of design excellence provisions. The Urban Design Report investigated the implications for realising the design quality principles in the SEPP and demonstrated an appropriate built form on the site. This includes an assessment of the over shadowing impacts to surrounding properties. The future DA will need to demonstrate consistency with this SEPP. An indicative compliance table against the provisions of the Apartment Design Guide (ADG) has been prepared by Young and Metcalf (Appendix 12) against their current plans. Whilst there are some non-compliances, these can be addressed and resolved at DA stage.
70.Affordable Housing (Revised Schemes)	Yes	The future development can provide an appropriate mix and number of dwellings which could contribute to affordable housing in the locality.
71.Coastal Protection	N/A	Not applicable
SEPP (Affordable Rental Housing) 2009	Yes	The future development has the opportunity to provide an appropriate mix and number of dwellings which could contribute to affordable housing in the locality.
SEPP (Exempt and Complying	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.

ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

SEPP Title	Consistency	Comment
Development Codes) 2008		
SEPP (Housing for Seniors or People with a Disability) 2004	Yes	The future development will be subject to this SEPP. This SEPP includes provisions that allow bonus FSR incentives if the proposal includes affordable housing. The PP will not contain provisions that will contradict or hinder application of this SEPP. The future DA will need to assess the consistency of the development against the provisions of this SEPP.
SEPP (Infrastructure) 2007	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	N/A	Not applicable
Kurnell Peninsula	N/A	Not applicable
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	Not applicable
SEPP (Miscellaneous Consent Provisions) 2007	N/A	Not applicable
SEPP (Penrith Lakes Scheme) 1989	N/A	Not applicable
SEPP (Rural Lands) 2008	N/A	Not applicable
SEPP (State and Regional Development) 2011	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP (State Significant Precincts) 2005	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP (Sydney Drinking Water Catchment) 2011	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP Sydney Region Growth Centres) 2006 (	N/A	Not applicable
SEPP (Three ports) 2013	N/A	Not applicable
SEPP (Urban Renewal) 2010	N/A	Not applicable

ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

SEPP Title	Consistency	Comment
SEPP (Western Sydney Employment Area) 2009	N/A	Not applicable
SEPP (Western Sydney Parklands) 2009	N/A	Not applicable

There are no deemed State Environmental Planning Policies (former Regional Environmental Plans (REPs)) applicable to the PP.

6.2.4 Is the planning proposal consistent with the applicable Ministerial directions (s.117 directions)?

It is considered that the PP is consistent with the relevant Directions issued under Section 117(2) of the Act by the Minister to Councils, as demonstrated in the assessment of the following:

TABLE 8: CONSISTENCY WITH S117 MINISTERIAL DIRECTIONS

Direction Title	Consistency	Comments
Employment and Resources		
1.1 Business and Industrial Zones	Yes	The PP promotes employment growth and supports the viability of the Norton Street retail area by increasing the floor space for employment uses. Moreover, the PP will revitalise the site which is currently vacant and unused.
1.2 Rural Zones	N/A	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries	N/A	Not applicable
1.4 Oyster Aquaculture	N/A	Not applicable
1.5 Rural Lands	N/A	Not applicable
Environment and Heritage		
2.1 Environment Protection Zones	N/A	Not applicable
2.2 Coastal Protection	N/A	Not applicable
2.3 Heritage Conservation	Yes	The site is located in a heritage conservation zone. The subject PP is accompanied by a HIS prepared by City Plan Heritage. The HIS concludes that the PP will not have an adverse impact on the significance of the conservation zone or nearby heritage items. The future DA will be accompanied with a further HIS.
2.4 Recreation Vehicle Areas	N/A	Not applicable
2.4 Application of E2 and E3 Zones and	N/A	Not applicable

ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

Direction Title	Consistency	Comments
Environmental Overlays in Far North Coast LEPs		
Housing, Infrastructure and Urban Development		
3.1 Residential zones	Yes	The PP encourages a variety and choice of housing types to provide for existing and future housing needs, whilst making efficient use of existing infrastructure and services. The PP demonstrates appropriate built form whilst minimising the impact of residential development on the environment.
3.2 Caravan Parks and Manufactured Home Estates	N/A	Not applicable
3.3 Home Occupations	N/A	Not applicable
3.4 Integrating land use and transport	Yes	The PP will enable retail / commercial and residential development in close proximity to jobs and services encouraging walking, cycling and use of public transport.
3.5 Development Near Licensed Aerodromes	Yes	The land is in the vicinity of a 'Licensed Aerodrome' being Sydney Airport. The height proposed is compliant with the OLS contour of 100 and 110 AHD for the site. The site is located predominantly within a contour of 20 ANEF, and a residential unit development is an 'conditionally acceptable' use within the contour. A Aircraft Noise Intrusion Assessment has been undertaken by SLR Consulting (Appendix 6) provides various findings and recommendations that ensure the development satisfies AS2021. The future DA will need to take these recommendations into consideration.
3.6 Shooting Ranges	N/A	Not applicable
Hazard and Risk		
4.1 Acid sulphate soils	Yes	The subject site is identified as containing Class 5 acid sulfate soils. The future DA will be subject to the provisions of Clause 6.1 of the LLEP.
4.2 Mine Subsidence and Unstable Land	N/A	Not applicable
4.3 Flood Prone Land	N/A	The site is not located within flood prone land Accordingly, Direction 4.3 is not applicable.
4.4 Planning for Bushfire Protection	N/A	The site is not located within a Bushfire prone area. Accordingly, Direction 4.4 is not applicable.
Regional Planning		

Direction Title	Consistency	Comments
5.1 Implementation of Regional Strategies	N/A	Not applicable
5.2 Sydney Drinking Water Catchments	N/A	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not applicable
5.8 Second Sydney Airport: Badgerys Creek	N/A	Not applicable
5.9 North West Rail Link Corridor Strategy	N/A	Not applicable
5.10 Implementation of Regional Plans	N/A	Not applicable
Local Plan Making		
6.1 Approval and Referral Requirements	Yes	The PP will be consistent with this Ministerial Direction.
6.2 Reserving Land for Public Purposes	Yes	The PP will be consistent with this Ministerial Direction.
6.3 Site Specific Provisions	Yes	The PP will be consistent with this Ministerial Direction.
Metropolitan Planning		
7.1 Implementation of APfGS	Yes	Refer to Table 4 Section 6 of the PP for detail.

6.3 Environmental, Social and Economic Impact

6.3.1 Is there any likelihood that critical habitat or threatened species will be adversely affected as a result of the proposal?

The subject site is located within an existing urban environment and does not apply to land that has been identified as containing critical habitat or threatened species, population or ecological communities, or their habitats

6.3.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The PP is unlikely to result in any environmental effects. A future development application will investigate the potential for other likely environmental effect arising for future detailed proposals. However, as part of the detailed analysis for the site, relevant environmental considerations were investigated for a future indicative development on the site and are provided in attached appendices. A summary of these impacts are discussed below.

Traffic

The PP has been accompanied with a Traffic Report prepared by Colston Budd Rogers and Kafes. The report concludes the following:

"In summary, the main points relating to the traffic implications of the proposed development are as follows:

- i) the planning proposal would provide for a scale of development comprising 44 seniors living dwellings and some 602m² non-residential uses;*
- ii) the proposed development will be readily accessible by public transport;*
- iii) parking provision will be appropriate;*
- iv) vehicular access, internal circulation and layout will be provided in accordance with AS 2890.1:2004;*
- v) the road network will be able to cater for the traffic generation of the proposed development; and*
- vi) the traffic effects of the additional floor space being sought in the planning proposal would not be noticeable on the surrounding road network."*

Aircraft Noise

The subject site is situated in both the 20 and 25 ANEF contour as demonstrated on the ANEF Contour Map for Leichhardt Council as shown in **Figure 15**. An Aircraft Noise Intrusion Assessment was undertaken by SLR consulting against the relevant standards including AS2021. The report considers that the continued use of the site for residential accommodation and retail purposes is 'acceptable' given that the majority of the land is situated in an ANEF contour of 20. The report concludes the following:

"An assessment of aircraft noise at 168 Norton Street, Leichhardt for the Harold Hawkins Court redevelopment site has been carried out in accordance with AS 2021:2015 for the purpose of evaluating the site for re-zoning purposes. The maximum level of aircraft noise predicted at the proposed residence is 81 dBA. Preliminary façade Rw values based on concept site layouts have been provided in Table 4 and Table 5. It is essential that the Acoustic Ratings (Rw) presented in this report are reviewed during detailed design of the project.

Based upon the findings of this assessment, the development as proposed appears satisfactory in terms of its general planning arrangement."

Heritage

The subject site is located in the 'Whaleyborough' heritage conservation zone (C13) and is located near to other heritage items, as identified under Schedule 5 of the LLEP. A HIS has been prepared by City Plan Heritage who have reviewed the proposed building envelope controls. In summary, the HIS concludes the following:

"In conclusion, it is considered by City Plan Heritage that the proposal, including the redefining of the building envelopes at 168 Norton Street and concept scheme, will

have no adverse impact on the significance of heritage items located in proximity and the HCA. The proposed new building envelope seeks to enable the future development of the site while also ensuring the heritage context of the site is retained. The site has been carefully considered and the proposed envelopes have been carefully established so as not to impact on the site's heritage context. The proposal demonstrates compliance with the existing controls regarding heritage conservation and is therefore recommended to Council for approval with the following recommendations:

- *An archival recording should be conducted to record the Harold Hawkins building should demolition be proposed in the future;*
- *Any new development should include heritage interpretation that explores the history of the site as a former cinema/theatre; and*
- *A separate Heritage Impact Statement will be required for any future proposed development of the site."*

Urban Design

An Urban Design Report was prepared by Studio GL to review the previous building envelope controls established by AJ+C, to ensure their suitability in the urban context of Norton Street and the surrounding area. The Urban Design Report (**Appendix 5**) concludes:

"This report considers that the building envelope controls, objectives and provisions identified in the AJ+C Report are appropriate for this site as these controls:

- *Respond to the current and future character of the area with development that respects the local character and enhances local residential amenity;*
- *Will facilitate redevelopment and will provide the opportunity to create a more attractive setting for key heritage buildings in the centre.*
- *Allow a sufficient scale of development in order to encourage redevelopment and provide much needed additional housing for seniors in the local area."*

The proposed building envelope controls (other than Height and FSR under the LLEP) will largely be contained under a site specific DCP which accompanies this PP at **Appendix 10**. The Urban Design Report recommends a building height up to RL 59.4, which represents an approximate height of 18.6m which is marginally (i.e. 600mm) higher than identified under the MOU. However, upon analysis of the conditions of the site, which has a significant slope, this is the most practical height to accommodate the building within the desired 5 storey envelope with consideration given to lift over-runs and servicing elements on the roof, as well providing a suitable relationship to the retail premises with Norton Street.

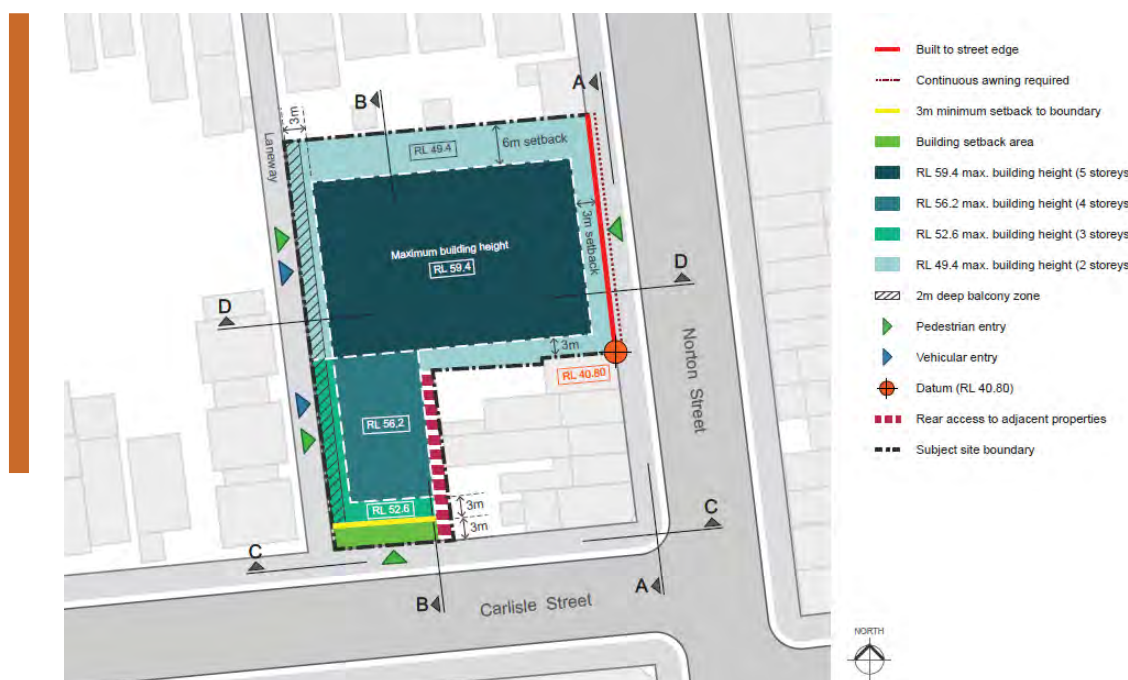


Figure 20: Indicative building envelope controls for the site (Studio GL)

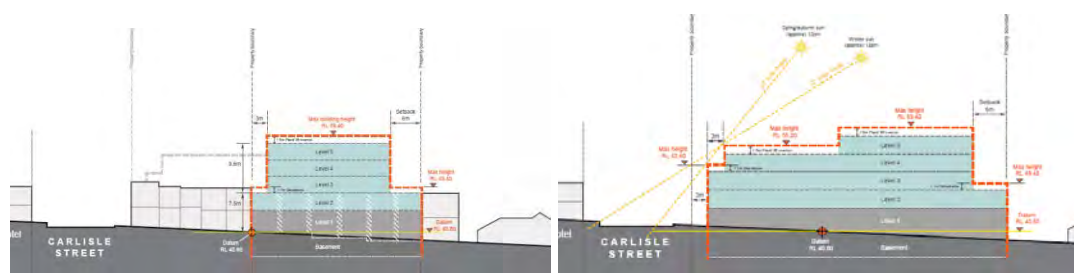


Figure 21: Sections through the building showing the anticipated built form as per the controls established by AJ+C (Source: Studio GL)

The site is suitable for this form of medium/high density mixed use development, and is considered capable of a high quality urban form which can deliver seniors housing and employment opportunities. The development will result in a social public benefit through the provision of high quality seniors and affordable living within the area, and improving the streetscape in the immediate area by removing a vacant building that is subject to vandalism.

Overshadowing

The PP intends to increase the height and FSR potential of the site. Accordingly, it is important to understand the relative overshadowing impacts that could be cast from the future built form on the site. The Urban Design Report prepared by Studio GL has undertaken an indicative analysis of the existing and proposed shadows cast from the site, as shown below in **Figure 21**.

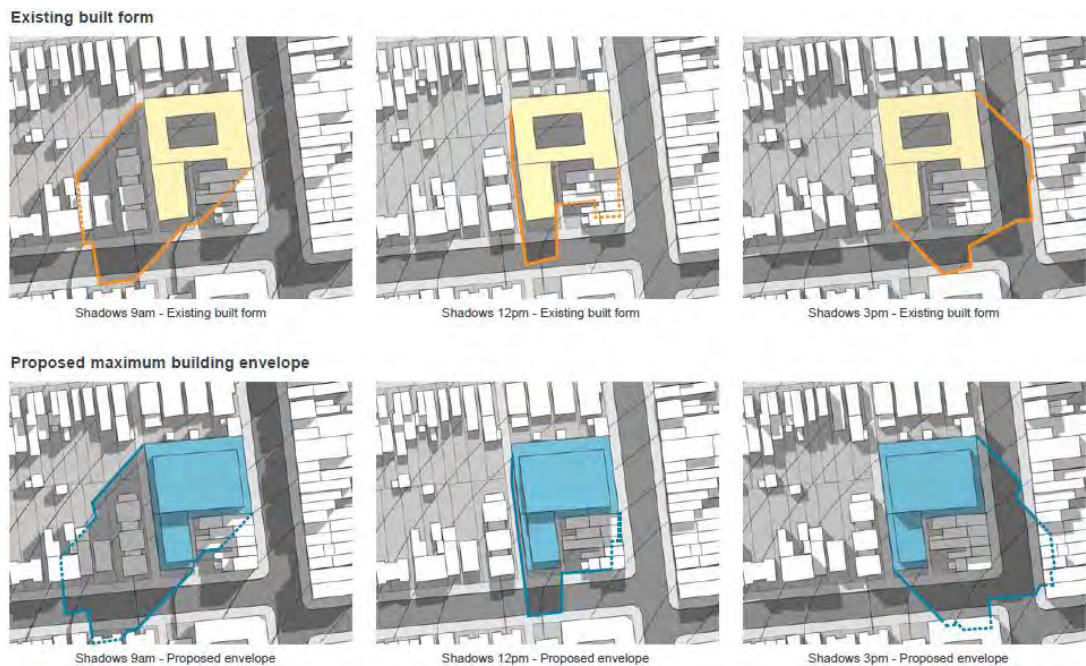


Figure 22: Existing and proposed shadows cast by the site (Source: Studio GL)

As demonstrated in the shadow diagrams, the proposed building envelope has a minor increase to the shadows cast by the existing buildings on the site.

Young and Metcalf have also provided indicative floor plans (**Appendix 12**) for the future redevelopment of the site. Whilst this information is not strictly required as part of the PP, it has been provided to demonstrate greater clarity around the potential development outcome for the site. As part of any future DA for this form of development, consideration will need to be given to the ADG as required under SEPP 6. In this regard, it is to be noted that the ADG is a 'guide' and is flexible in its application where it is demonstrated that there are acceptable alternative solutions.

An ADG Compliance Table (**Appendix 12**) has been prepared against the preliminary indicative plans. The ADG Compliance table demonstrates that the development is generally consistent with the ADG, with some numerical minor non-compliances (including separation, communal open space and deep soil). However, the future DA can be designed so that it satisfies the 'objectives' of the ADG if numerical compliance cannot be achieved (e.g. privacy screens and/or winter gardens to maintain privacy given the proximity to adjoining properties). The merit of the future development will be considered in detail at the DA stage, where any potential impacts can be ameliorated.

Flora and Fauna

The subject site has existing vegetation located centrally on the site within the courtyard of the building. The existing trees are fully screened by the existing built form, and are not visible from the public domain. An Arboricultural Impact Appraisal has been undertaken by Naturally Trees and is provided at **Appendix 11**. The future redevelopment of the site will require the removal of these trees, resulting in a total loss of seven (7) 'low category' trees. The Arboricultural Report concludes that the removal of the trees are acceptable, particularly given that they are not visible to the surrounding area and do not contribute to the character or amenity of the area. Further trees 5, 7, and 10 and identified as 'class 4 weeds' and should be removed regardless of any future development.

The report also outlines various recommendations to ensure that the existing tree along the rear laneway (Tree 3) is not damaged through the redevelopment of the site.

6.3.3 Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal will have a positive economic effect by stimulating redevelopment and encouraging future retail/commercial floor space and residential development to improve the economy of the surrounding area. The proposed development contributes to the continued social growth of the area by encouraging a pattern of development which will help to diversify and increase housing choice. The PP will encourage the redevelopment of the site which is currently vacant and dilapidated, and does not provide activation of Norton Street. The PP will require the activation of Norton Street to benefit from the additional floor space and height incentives proposed. Not only will the activation improve the sites functionality with the town centre, the proposal will significantly improve the presentation to the streetscape that currently exists. This includes all facades as viewed from the public domain, as well as improving the casual surveillance opportunities afforded from the site, particularly along the rear/western lane way.

The PP also encourages the future use of the site to be for seniors housing, and includes 15% of the residential accommodation to be affordable places. This is consistent with the MOU that the former Leichhardt Council and the applicant (Uniting) entered into in 2015. The provision of modern seniors housing will be a social benefit to the community, which is currently experiencing an ageing population that is faced with a lack of desirable accommodation in the area that supports residents to 'age in place'.

This PP will enable the development of the sites which are responsive to supporting the current and future social character of the locality, as well as supporting and revitalising its economic potential. Given the proximity of the site to public transport, services and infrastructure, this is an ideal site for development.

Accordingly, it is considered that the PP will have a positive effect on the local economy and community.

6.4 State and Commonwealth Interests

6.4.1 Is there adequate public infrastructure for the planning proposal?

The surrounding area is serviced by various bus services that provide connections to the surrounding suburbs, including the Sydney CBD. Notwithstanding this, the site is well situated within the Norton Street retail precinct, with a variety of community services, recreational opportunities, medical practices, and retail/commercial opportunities.

The proposed future redevelopment on this site allows for a building that provides a significantly improved presentation to the public domain, and enhancing the streetscape in the immediate area.

Existing utility services will adequately service the future development proposal as a result of this PP, and will be upgraded or augmented where required. Waste management and recycling services are available through Inner West Council.

This PP does not obstruct the existing public infrastructure. In fact, the proposal seeks to support and enhance the public infrastructure of the site and its surrounds.

6.4.2 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

At this first iteration of this PP, the appropriate State and Commonwealth public authorities have not yet been identified, and the Gateway Determination has yet to be issued by the Department of Planning and Environment.

7. Part 4 - Mapping

The PP does not require any changes to the existing mapping under the LLEP.

8. Part 5 - Community Consultation

This PP is considered to be of a type that falls within the definition of a '*low impact Planning Proposal*'.² Therefore, it is likely to be on exhibition for a minimum period of 14 days. The community will be notified of the commencement of the exhibition period via a notice in a local newspaper and via a notice on Inner West Council's website. The written notice will: -

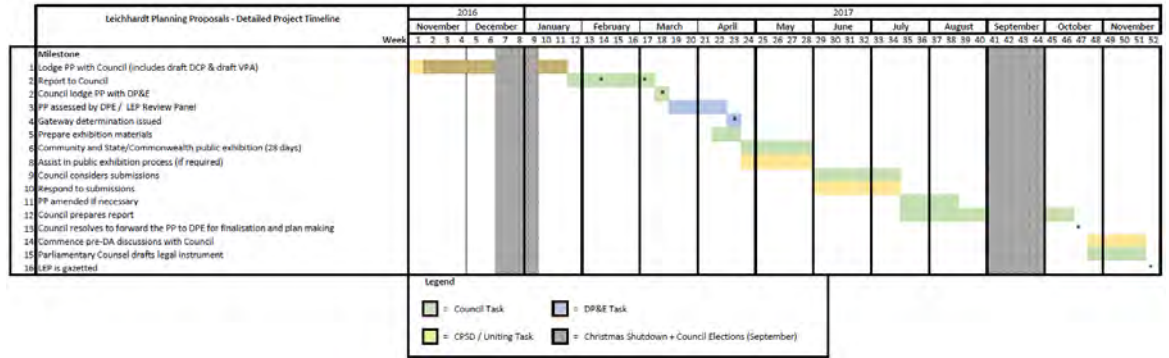
- Give a brief description of the objectives or intended outcomes of the PP;
- Indicate the land affected by the PP;
- State where and when the PP can be inspected;
- Give the name and address of the RPA for the receipt of any submissions; and
- Indicate the last date for submissions.

During the exhibition period, the following material will be made available for inspection: -

- The PP, in the form approved for community consultation by the Director General of Planning and Infrastructure;
- The Gateway determination; and
- Any studies relied upon by the PP.

² Low impact planning proposal means a planning proposal that in the opinion of the person making the Gateway determination is consistent with the pattern of surrounding land use zones and/or land uses, is consistent with the strategic planning framework, presents no issues with regard to infrastructure servicing, is not a principle LEP, and does not reclassify public land.

9. Part 6 - Project Timeline



10. Conclusion

This Planning Proposal is a proposal by Uniting to amend the existing zoning of 168 Norton Street, Leichhardt to enable the redevelopment of the site for seniors housing including amending the maximum FSR control and introducing a maximum height limit. The Planning Proposal will enable the construction of a mixed use building development comprising: -

- Ground Floor retail / commercial floor space fronting Norton Street; and
- Up to five levels of residential floor space for seniors housing.

The Planning Proposal: -

- Is consistent with the objectives of the zoning pursuant to the current *Leichhardt Local Environmental Plan* (LEP) 2013;
- Resolves the amalgamation of these sites to provide a single redevelopment;
- Provides a built form that in keeping with previous negotiations with Council and consultation with the community;
- Is a suitable development which is consistent with the existing and future built form and will not adversely impact on the locality;
- Is consistent with APfGS objectives to locate increased residential density closer to public transport and providing a range of accommodation types;
- Provides via a proposed offer to dedicate 15% of the overall development as affordable places;
- Is consistent with the Ministerial Directions; and
- Positively contributes net community/social benefits.

In summary there is no reasonable planning basis which would not support the changes to the height and FSR provisions of the LLEP for this site. The proposal will allow for a future built form that has been guided by previous negotiations with the community and Council, and will provide positive social outcomes through increased supply of seniors housing and affordable places in the LGA

ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL



- BOUNDARIES HAVE NOT BEEN DEFINED BY SURVEY AND ARE DIAGRAMMATIC ONLY. LAND DIMENSIONS AND AREAS HAVE BEEN COMPILED FROM PLANS OBTAINED FROM LPA. BEARINGS RELATE TO HIGH NORTH ORIGINATING LEVEL DATUM IS HD ORIGINATING FROM SNA66241 RL34.16
- VISIBLE, ACCESSIBLE SERVICES ONLY, HAVE BEEN LOCATED. THIS PLAN DOES NOT PURPORT TO SHOW UNDERGROUND SERVICES.
- THE EXISTENCE OF UNDERGROUND SERVICES HAS BEEN ASSUMED TO BE THE SAME AS THE SERVICES BY EXISTENCE OF SERVICES, MUST BE VERIFIED BY CONTRACTING DIAL BEFORE YOU DIG (DOYD) 1100.COM/AL
- CRITICAL SERVICE DIAL MUST BE EXPOSED AND LOCATED. NEIGHBOURING HOUSES, WINDOWS AND ROOF POSITIONS ARE APPROXIMATELY ONLY.
- FLOOR LEVELS GENERALLY SURVEYED AT DOOR THRESHOLDS. INTERNAL ROOMS NOT SURVEYED. SPOT LEVELS SHOULD BE USED TO DETERMINE FLOOR. REFER TO FACE OF PLAN FOR SUBJECT TITLE NOTATIONS. THIS BLOCK IS AN INTEGRAL PART OF THIS DRAWING AND SHOULD NOT BE REMOVED.

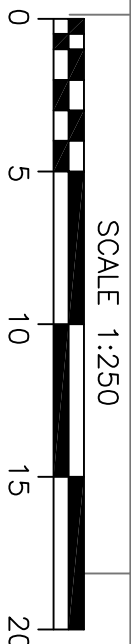


LEGEND

- ELP - ELECTRIC LIGHT POLE
 HD - HYDRANT
 PPT - PARAPET
 TK - TOP KERB
 TG - TOP GUTTER
 PP - POWER POLE
 SMH - SEWER MANHOLE
 SP - SIGN POST
 SV - STOP VALVE
 TEL - TELESTRAPIT
 VC - VEHICLE CROSSING
 160/65/5H - TIRE DIAMETER, SPREAD, HEIGHT
 BOL - BOLLARD
 PC - PRAM CROSSING

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REV	AMENDMENTS	DATE



SHEET 1 OF 3 - DETAIL SURVEY

CLIENT: UNITING CARE AGEING
SYDNEY REGION

SURVEYOR : SCOTT D
 DATUM : AUSTRALIAN HEIGHT DATUM
 ORIGIN : SSM 58241 RL34.16
 JOB REF. : 3765B
 DRAWING No. 3765B-1
 CHECKED : NM
 DATE OF SURVEY: 13 SEPTEMBER 2016
 REDUCTION RATIO : 1:250

PLAN OF: 168 NORTON STREET, LEICHHARDT
BEING: LOT 1 IN DP963000, LOTS 1 & 2 IN
DP1119151, LOT 5 IN DP1112635 &
LOTS 3 & 4, SEC 3 IN DP328

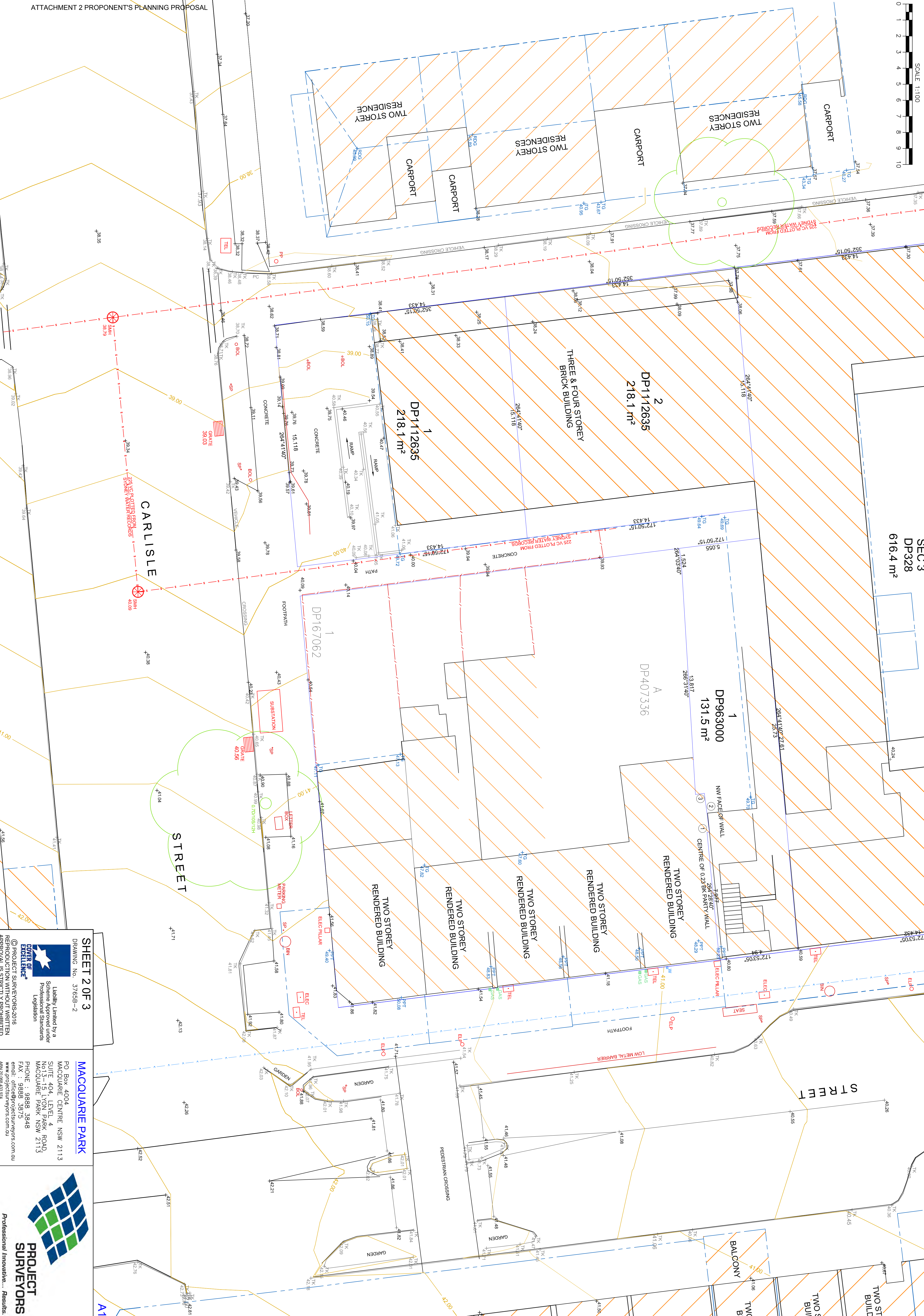
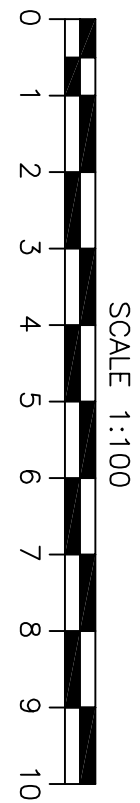
SHOWING: GENERAL DETAIL AND SITE LEVELS
PURPOSE: ARCHITECTURAL DESIGN
COUNCIL SUBMISSION

MACQUARIE PARK

MACQUARIE PARK
 PO Box 4004 MACQUARIE CENTRE NSW 2113
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 email: office@projectsurveyors.com.au



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SHEET 2 OF 3

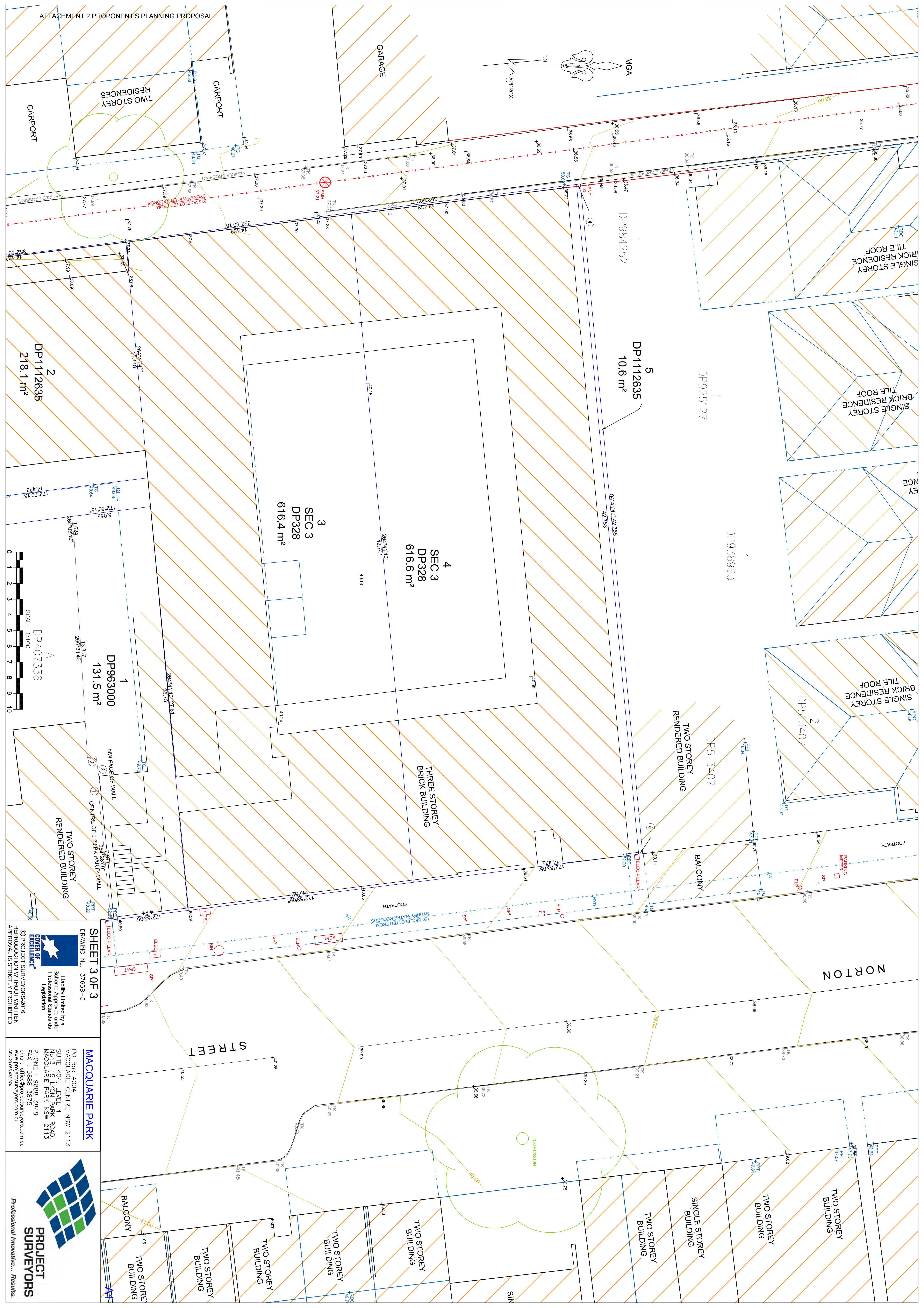
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UnitingCare Ageing Leichhardt Sites

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 Leichhardt Municipal Council to provide site specific controls for three UnitingCare Ageing Sites in Leichhardt. The three sites are:

- 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

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 their 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



Figure 0.01 - The three UnitingCare Ageing sites. 1. Marion Street Site, 2. Norton Street Site and 3. Wetherill Street Site

Executive Summary

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 Stree 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/finalisation of detailed planning controls for each site to sit within the councils DCP.

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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, lift 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 (RFDC) 2002, p. 22. The orange dashed line represents the building envelope.



Figure 0.01 - Building envelope from the Residential Flat Design Code (RFDC) 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 lightrail is encouraged.

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

Floor to Ceiling Heights

Minimum floor to ceiling heights 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 balustrade - 1.1 m included within building envelope

Marion Street Site 1

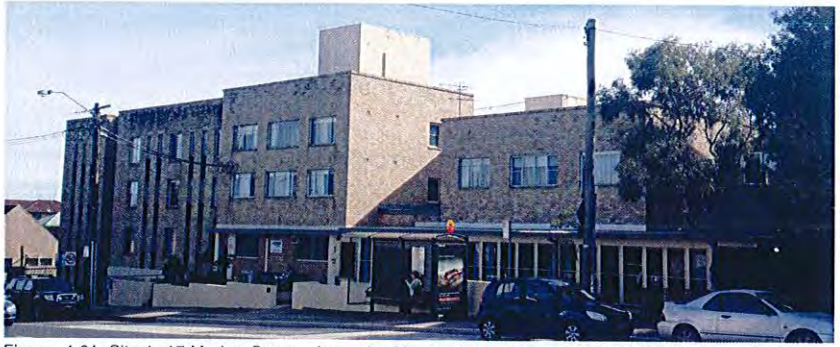


Figure 1.01: Site 1 -17 Marion Street - Annersley House, existing max. height 14.48m

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 frontage 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 a landscaped street setback to provide deep soil planting (lacking 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 16m
- 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 balustrade - 1.1 m (included within the building envelope)

Estimated FSR - 2.1

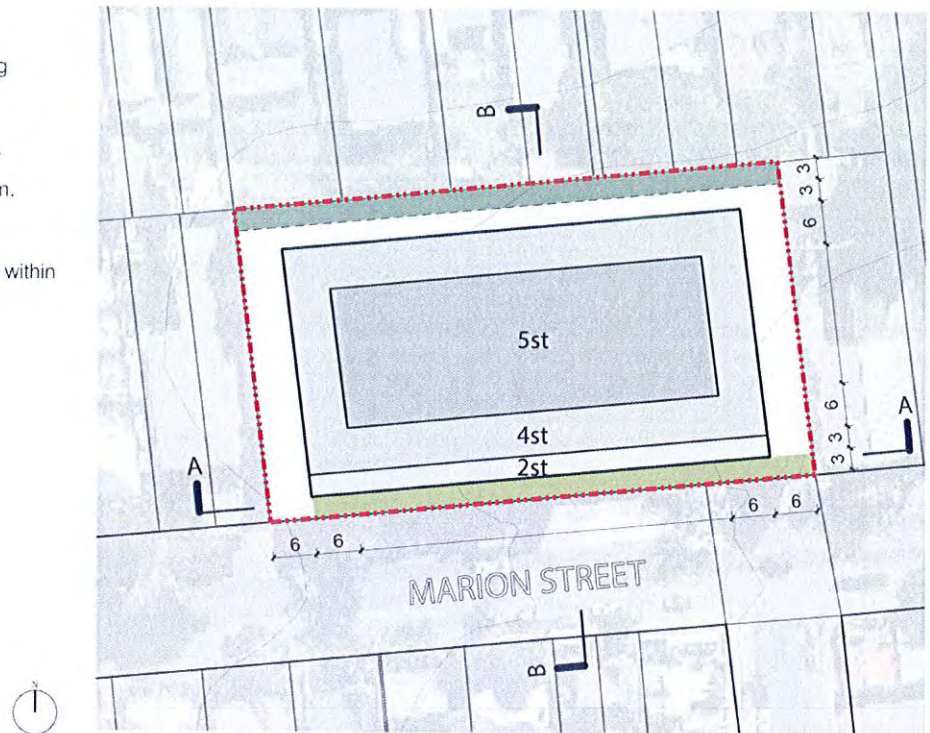


Figure 1.02 - Marion Street _ Building envelope plan

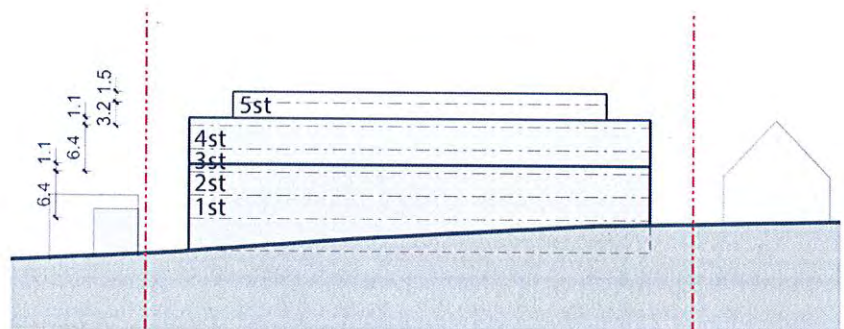


Figure 1.04 - Marion Street _ Building envelope_ Section A-A

LEGEND

- 5st Building envelope (height in storeys)
- Deep soil zone
- Landscape zone
- Site boundary
- ▶ Vehicular entry

All dimensions in metres

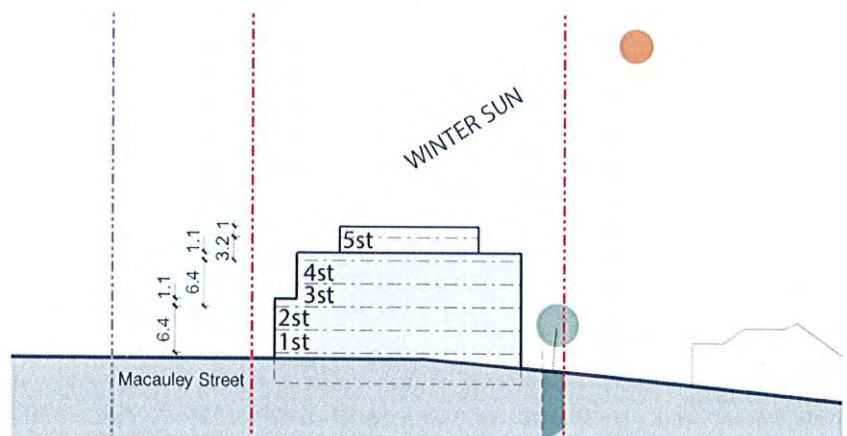


Figure 1.03 - Marion Street _ Building envelope_ Section B-B

Norton Street Site 2

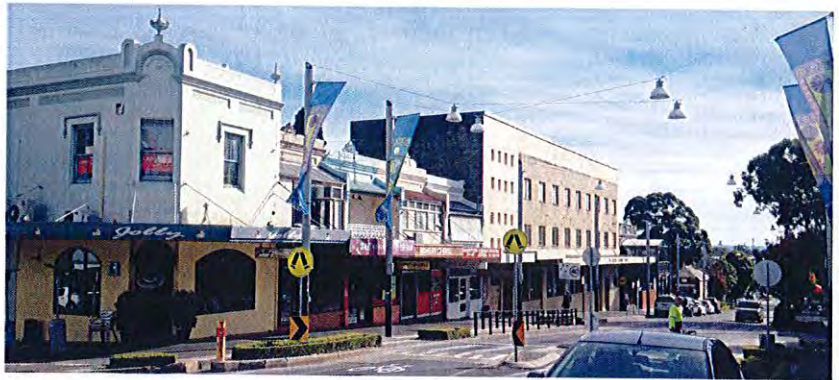


Figure 2.01: Site 2 -168 Norton Street - Harold Hawkins Court

Norton Street Street Site

The site is well located on Norton Street between Carlisle and Macauley Streets. The 2,024 sqm site also has a secondary frontage to Carlisle Street. It has large frontage and its 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 ground floor Norton Street streetscape
- Street frontage height to align with existing neighbours 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 2

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 balustrade - 1.1 m (included within the building envelope)

Estimated FSR - 3:1

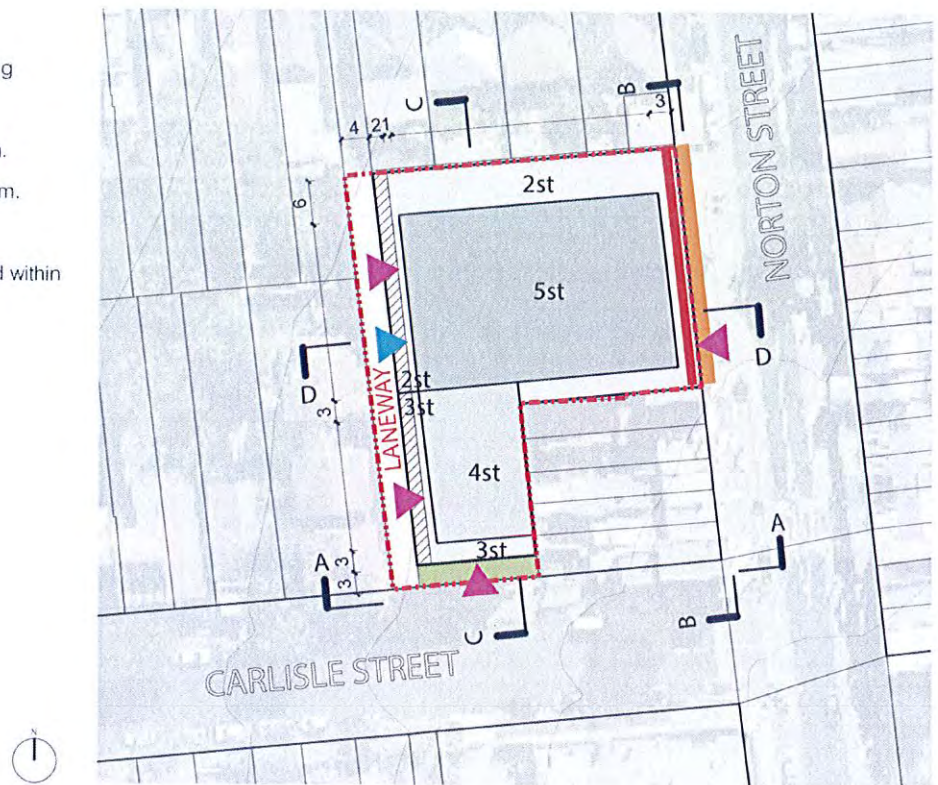


Figure 2.02 - Norton Street _ Building envelope plan

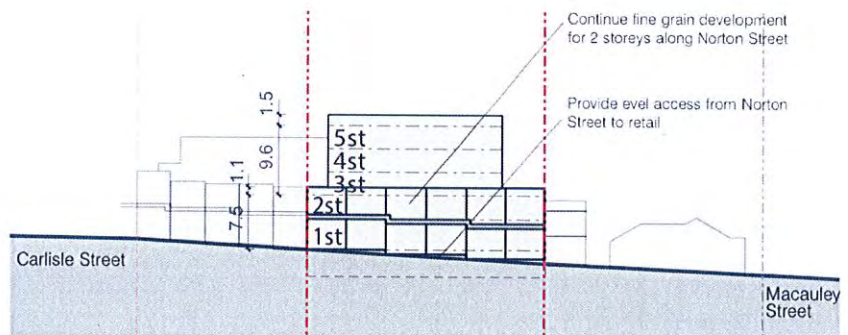


Figure 2.03 - Norton Street _ Building envelope _ Street Elevation B-B

LEGEND

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

All dimensions in metres

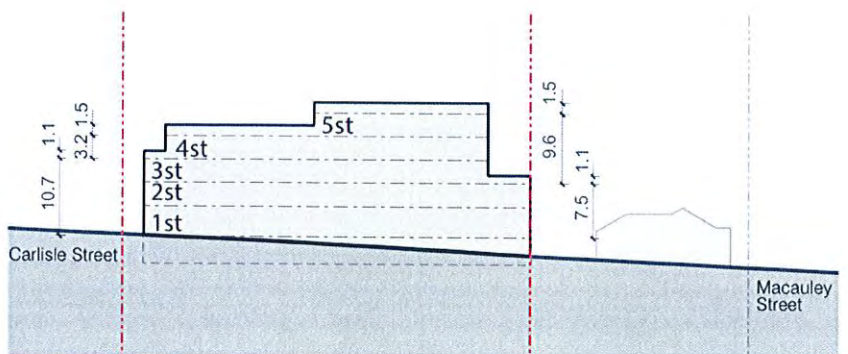


Figure 2.04 - Norton Street _ Building envelope _ Section C-C

Norton Street Site (Carlisle Street) 2

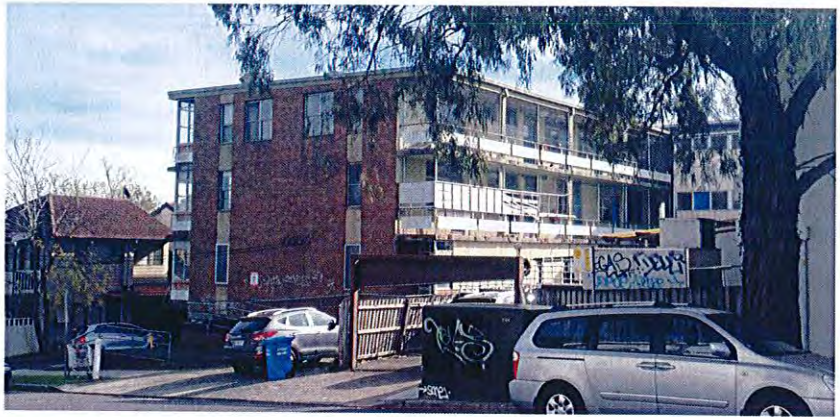


Figure 2.05: Site 2 - Carlisle Street facade

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 and 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 2

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 balustrade - 1.1 m (included within the building envelope)

Estimated FSR - 3:1

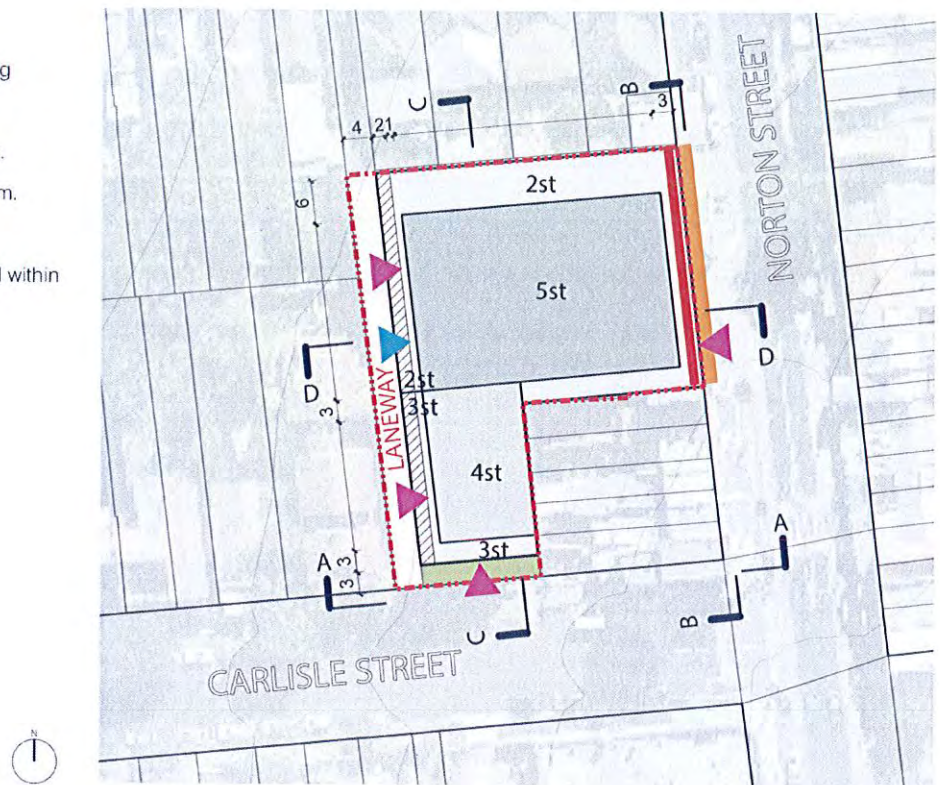


Figure 2.02 - Norton Street and Carlisle Street - Building envelope plan

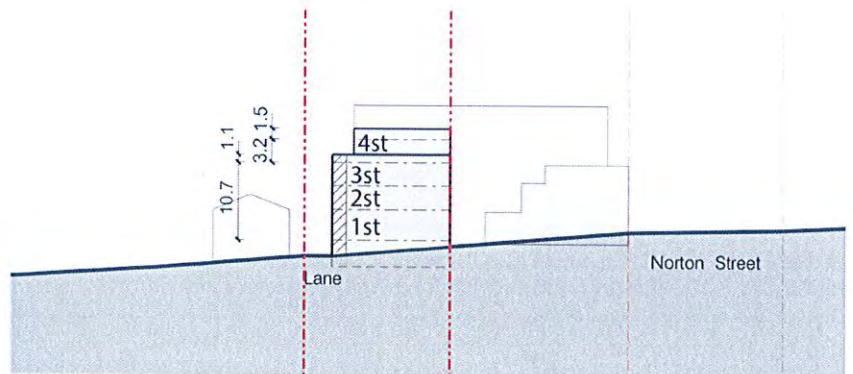


Figure 2.07 - Carlisle Street - Building envelope - Street Elevation A-A

LEGEND

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

All dimensions in metres

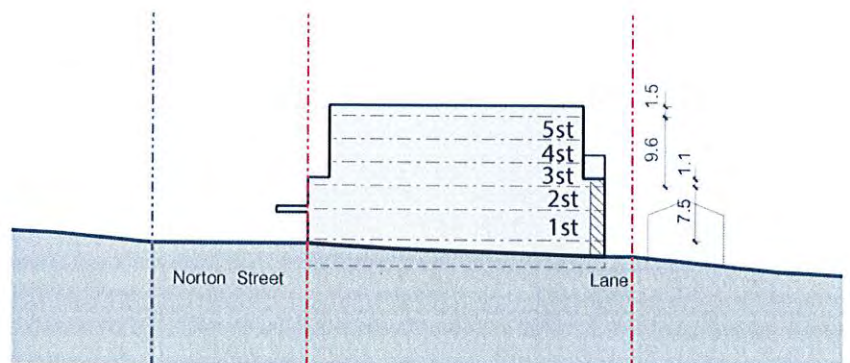


Figure 2.08 - Carlisle Street - Building envelope - Section D-D

Wetherill Street Site 3

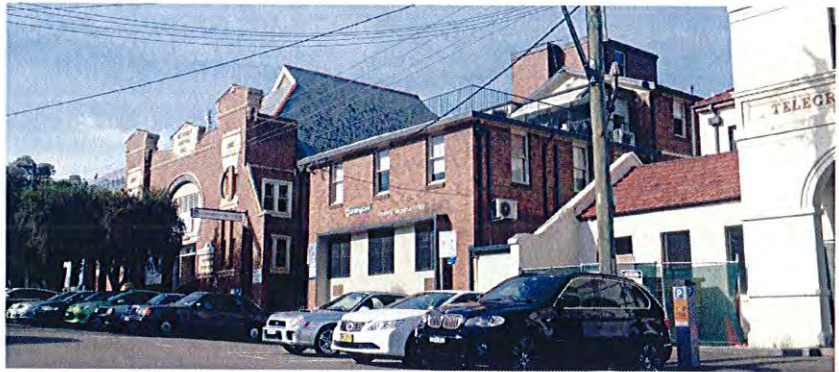


Figure 3.01: Site 3 - 1-3.5 Wetherill Street - Lucan Care and Wesley Church

The Wetherill Street Site that contains the Wesley Church, UnitingCare Ageing 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
- Activate 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 would integrate this site with whole of the civic precinct. This would allow for the following outcomes:

- zero setback to the side and rear boundaries
- improved activation of the public domain, encouraged through shopfronts, entries, windows and balconies along the side and rear boundaries
- improved passive public space surveillance; and thus improved safety and security
- a potential increase in housing provisions
- the rationalisation of the car park, including reduction of car park entries along Wetherill Street.

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 balustrade - 1.1 m (included within the building envelope)

Estimated FSR - 2:1

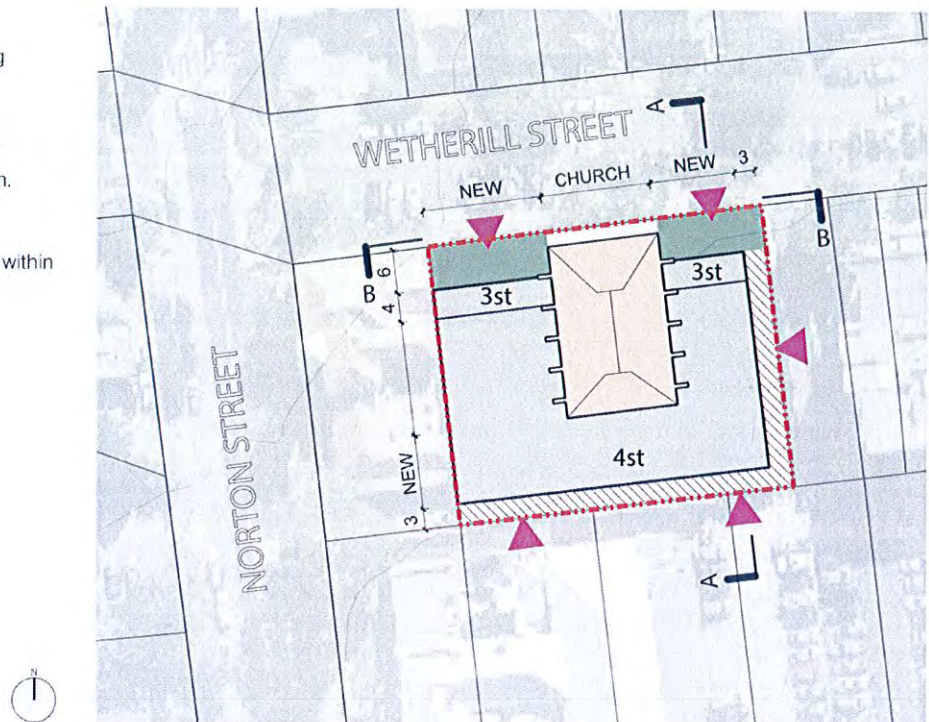


Figure 3.02 - Wetherill Street _ Building envelope plan

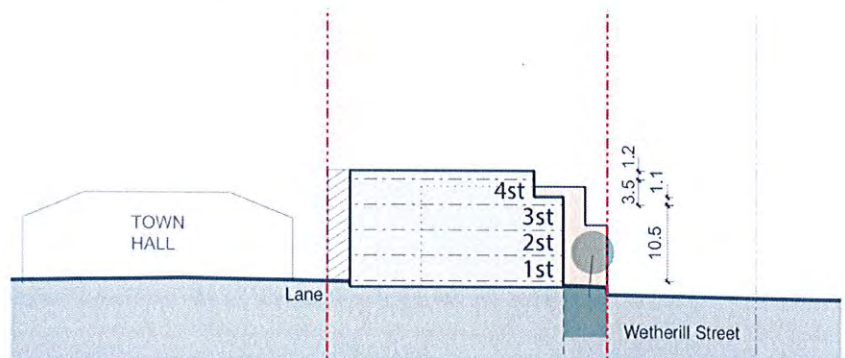


Figure 3.03 - Wetherill Street _ Building envelope Commercial floor heights Section A-A

LEGEND

- 5st Building envelope (height in storeys)
- Wesley Church
- Deep soil zone
- Site boundary
- Articulation zone, max. 50% GFA

All dimensions in metres

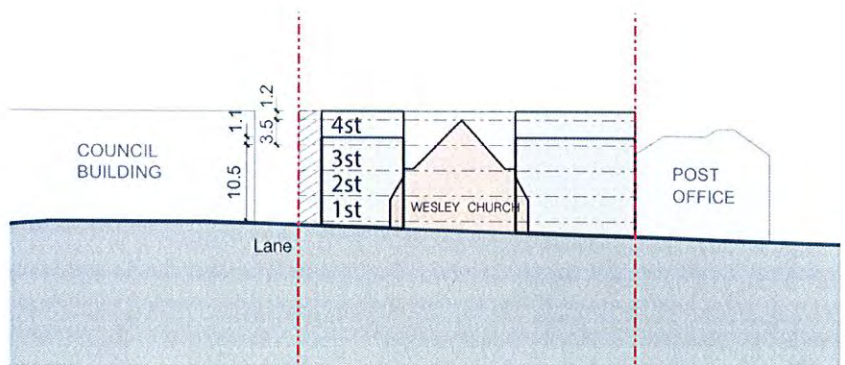


Figure 3.04 - Wetherill Street _ Building envelope Commercial floor heights Section B-B

ITEM 2.5

FUTURE PLANNING OF UNITINGCARE PROPERTIES IN LEICHHARDT

Division	Environment and Community Management
Author	Director Environment and Community Management
Meeting date	23 September 2014
Strategic Plan Key Service Area	Accessibility Business In The Community Community Well-Being Place Where We Live And Work

SUMMARY AND ORGANISATIONAL IMPLICATIONS

Purpose of Report	To provide Councillors with the details of the community forums conducted in July 2014 in relation to a. Confirm guiding principles b. Develop plans for the future development of the 3 UnitingCare properties in Leichhardt.
Background	On 27th May 2014, Council resolved to continue the process of working with UnitingCare to confirm guiding principles and develop plans for the future development of the 3 Leichhardt UnitingCare properties to facilitate the provision of affordable and supported housing for people of all ages, key workers and people with disabilities across the 3 sites.
Current Status	Council needs to endorse the outcome of the forums before proceeding to the next stages of: • Notifying the local community of the outcomes and seeking their views • 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 proposed building envelopes – comprising heights, setbacks and indicative FSR's be endorsed 3. 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 4. UnitingCare be advised in terms of recommendations 2 and 3 above
Notifications	Nil
Attachments	Yes Attachment 1 – KJA Uniting Care Community Forums Summary Report Attachment 2 – Allen Jack + Cottier Uniting Care NSW Leichhardt Sites

Purpose of Report

To provide Councillors with the details of the community forums conducted in July 2014 in relation to:

- a. Confirming guiding principles
- b. Developing plans for the future development

of the 3 UnitingCare properties in Leichhardt.

Recommendation

That:

5. the report be received and noted
6. the proposed building envelopes – comprising heights, setbacks and indicative FSR's be endorsed
7. Based on the endorsed documentation, Council Officers:
 - e. Publicly exhibit the proposed development controls for the three sites, on the Council web site and via letters and emails
 - f. Notify all stakeholders previously notified in the development of the proposed guidelines
 - g. Include a public drop in session in the notification period
 - h. Present the results of the community engagement to a future Council meeting
8. UnitingCare be advised in terms of recommendations 2 and 3 above

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:
 - o Leichhardt Council - Terry Street Rozelle
 - o Marrickville Council – former Marrickville Hospital site
 - o City of Sydney – Ultimo and Camperdown
- Identifying the key outcomes Council would like to achieve in relation to the two sites, namely:
 - o Facilitating the redevelopment of both sites
 - o Ensuring that redevelopment is financially viable
 - o 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
 - o Activating the ground level Norton Street frontage
 - o Providing on-site parking suited to the likely future demand created by tenants
 - o Ensuring that urban design considerations inform the ultimate building envelope and development footprint and confirm an upper limit in terms of floor area
 - o 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:
 - o MOU – Leichhardt Council and Department of Housing

- o 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 themselves 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**March 2014 – Community Forum 1**

A Community Forum was held in Leichhardt Town Hall on Wednesday 12th March 2014. Prior to the forum 525 invitations 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 62 people attended the forum. The forum commenced with presentations from representatives of Leichhardt Council Staff and UnitingCare

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 UnitingCare 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 UnitingCare and the local Uniting Church Congregation to address the housing Issues confronting our community.

May 2014

At its meeting on 27th May 2014, Council considered a report documenting the outcomes of the March Community Forum, in particular:

- Details of material presented at the community forum
- Details of the matters discussed by each table during the course of the forum
- Observations from those present in relation to the matter of Council continuing to work with UnitingCare to develop options for housing across the 3 sites
- An outline of a program for taking the project forward.

Refer: <http://www.leichhardt.nsw.gov.au/ArticleDocuments/2815/item3.01-may2014-ord.pdf.aspx>

In response, Council resolved in part, that:

- "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*
- 5. That any further consultation in this project ensure that the Leichhardt Precinct and local residents are informed and invited."*

Refer Resolution C152/14

Report

Subsequent to the June Council Meeting, a further two Community Forums were held.

14 July 2014 Community Forum 2

Community Forum 2 was held in Leichhardt Town Hall on day 14 July 2014. Prior to the forum 533 invitations were sent out to:

1. Surrounding land owners and occupiers
2. Attendees of Community Forum 1
3. Members of the Seniors Council's and Housing Advisory Committee
4. Leichhardt Precinct

A notice was also placed on Council's web site under: "Events Whats On?".

In response a total of 18 people attended the forum. The forum commenced with presentations from representatives of Leichhardt Council Staff and Allen Jack + Cottier – copies of which can be viewed on the Leichhardt Council website, refer: <http://www.leichhardt.nsw.gov.au/ArticleDocuments/336/uniting-care-project-council-presentation-14july.pdf.aspx>

Information presented to those present included:

- The History
- Site Analysis
- Site Constraints
- Site Opportunities
- Draft Guiding Principles

During the course of the Community Forum, those present were asked to comment on a draft set of Guiding Principles based on:

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

At the conclusion of the Community Forum all those present were asked to personally "rate" the relative importance of each guiding Principle– **refer Attachment 1.**

A detailed summary of the Community Engagement process in relation to each of the Community Forums is contained in **Attachment 1.**

31 July 2014 Community Forum 3

Community Forum 3 was held in Leichhardt Town Hall on 31 July 2014. Prior to the forum 558 invitation letters were sent out to:

1. Surrounding land owners and occupiers
2. Attendees of Community Forums 1 and 2
3. Members of the Seniors Council's and Housing Advisory Committee
4. Leichhardt Precinct

A notice was also placed on Council's web site under: "Events Whats On?".

In response a total of 20 people attended the forum. Again the forum commenced with presentations from representatives of Leichhardt Council Staff and Allen Jack + Cottier – copies of which can be viewed on the Leichhardt Council website, refer: <http://www.leichhardt.nsw.gov.au/ArticleDocuments/336/uniting-care-project-council-presentation-31july.pdf.aspx>

Information presented to those present included:

- Process to date
- Guiding Principles
- Rating of Guiding Principles
- Residential Flat Code Design
- Draft Building Envelopes
- Group Discussion
- Next Steps

During the course of the Community Forum, those present were asked to comment on a draft set of Building Envelopes and Development Guidelines– **refer Attachment 1.**

A detailed summary of the Community Engagement process in relation to each of the Community Forums is contained in **Attachment 1.**

Outcomes from the Community Forums 2 and 3

During the course of the Community Forums conducted in July 2014:

1. A draft set of Guiding Principles, were presented
2. The draft Guiding principles were endorsed
3. The Guiding Principles were individually rated by those present and were used to inform the development of Draft Building Envelopes for each of the sites.

The following table lists the adopted Guiding Principles in order of importance – as personally rated by those present at the Community Forum

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

4. The Draft Building Envelopes for each of the sites were developed in response to both the Guiding Principles and the discussion/feedback provided during the course of the final Community Forum.

Final Draft Development Controls

Subsequent to the final Community Forum, Council's consultants reviewed the feedback provided and have prepared a final set of guidelines for each of the sites – **Refer Final Report – Attachment B.**

The proposed controls for each of the sites can be summarised as follows:

- 1. 17 Marion Street - Annersley House – Refer Pages 6-7 Attachment B**

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)
Estimated FSR - 2:1

- 2. 168 Norton Street - Harold Hawkins Court and Carlisle Street – Refer Pages 8-11 Attachment B**

Norton Street

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)
Estimated FSR - 3:1

Carlisle Street

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)
Estimated FSR - 3:1

- 3. 1-3,5 Wetherill Street - Lucan Care and Wesley Church – Refer Pages 12-14 Attachment B**

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)

Estimated FSR - 2:1

The report also suggests that there may be merit in exploring a Masterplan for a larger site.

Community Consultation

Council has previously developed Draft Development Controls for specific sites, for example Terry Street Rozelle and Johnston Street Annandale.

On these occasions, community consultation has been incorporated into the process. In both cases the local Precinct was advised, as were nearby land owners and occupiers. A notice was also placed on the Council web page. Given that this project involves three sites, Council Officers are also suggesting that a public drop in session may be appropriate.

This approach is consistent with Council's adopted Community Engagement Framework.

Attachments

Yes

Attachment 1 – KJA Uniting Care Community Forums Summary Report

Attachment 2 – Allen Jack + Cottier Uniting Care NSW Leichhardt Sites

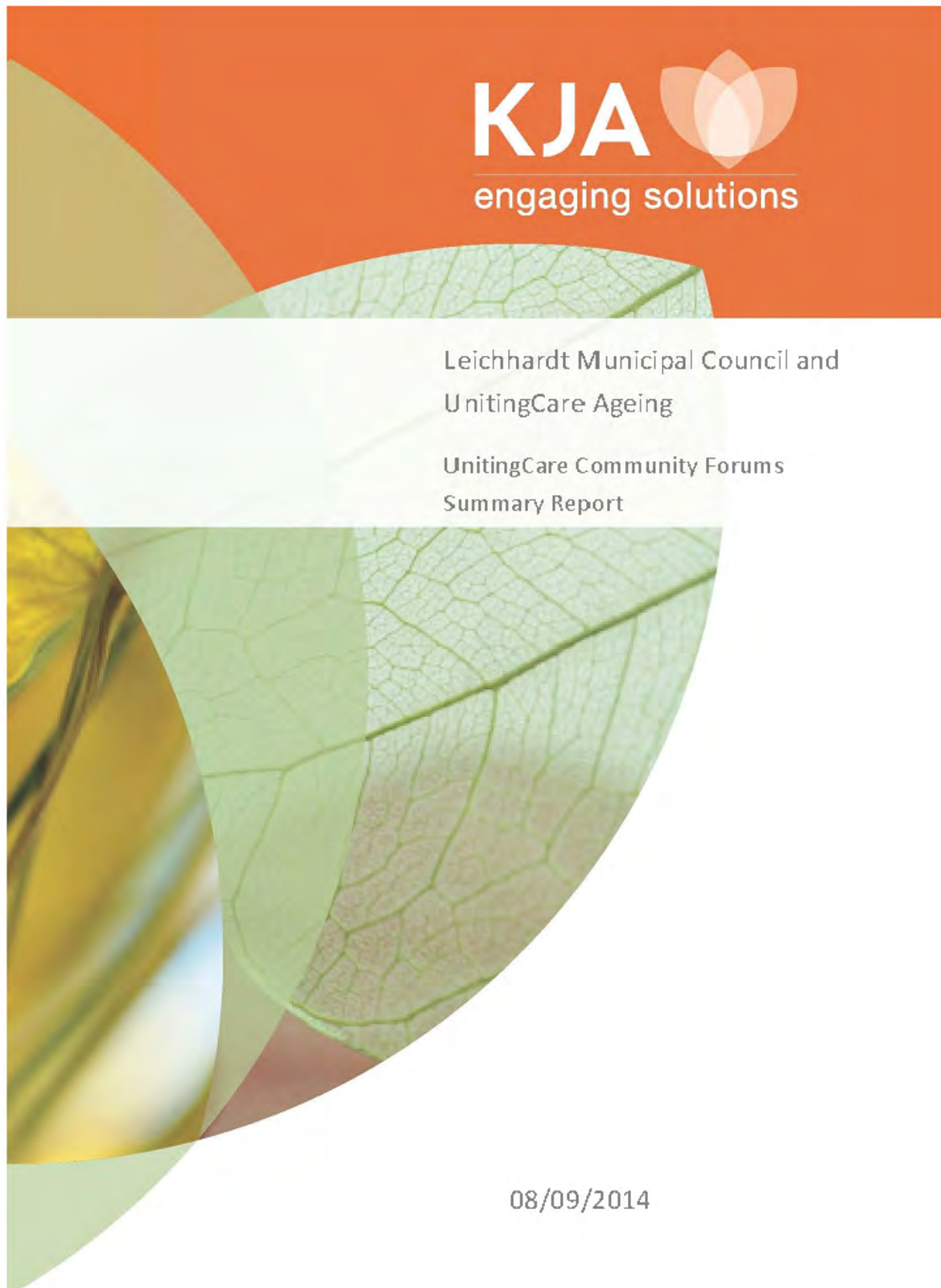


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1. Context

Leichhardt Municipal Council and UnitingCare Ageing are working collaboratively to redevelop three sites owned by UnitingCare Ageing. UnitingCare Ageing are the single largest provider of aged care services in both NSW and the ACT, providing residential care, community care and independent living options for seniors, the marginalised and disadvantaged.

UnitingCare Ageing own three sites within Leichhardt Municipal Council that have or will soon be, nearing the end of their useful life. In February 2013, UnitingCare Ageing met with Council to discuss housing issues within the local government area and the potential planning options for a number of UnitingCare properties specifically within the suburb of Leichhardt.

Council resolved (in April 2013) to commence negotiations with UnitingCare Ageing with the aim to assist in the provision of affordable and supported housing for people of all ages, focusing on key workers and people with disabilities.

In August 2013, a Council report titled "Future Planning of UnitingCare Properties in Leichhardt" was prepared and presented to the Housing Advisory Committee. The report detailed that Council staff had reviewed best practice examples of similar plans and agreements and identified the key outcomes Council would like to achieve in the redevelopment of the sites. These included that the redevelopment:

- be financially viable;
- achieve housing outcomes in terms of provision of one or more modern aged care housing, affordable housing for key workers and/or supported housing;
- activate the ground level Norton Street frontage;
- provide on-site parking;
- ensure urban design considerations inform the ultimate building envelope and footprints; and
- that the local community and other key stakeholders are involved throughout the process.

A community forum was hosted by Council in March 2014, with participants expressing support for the venture. Subsequently, two additional community forums were organised by Council with the support of UnitingCare, representatives of the local community and other key stakeholders were invited to:

1. Confirm guiding principles
2. Develop plans for the future development of three UnitingCare properties

The above outcomes feed into the overall purpose to develop broad options for the three UnitingCare properties for a range of housing uses, for example, affordable, supported, key workers and people with disabilities.

This summary report outlines the methodology for the three forums and the feedback received from the last two. Feedback on the first forum has previously been submitted to Council. Additional information is also available on the Leichhardt Council [web page](#).

1.1 The properties

The three properties owned by UnitingCare Ageing - Annesley House, Harold Hawkins Court and Methodist Central Hall are all located in Leichhardt local government area (refer to Figure 1). Generally the structures are beyond their useful life and in poor condition, providing accommodation for residents- many of whom do not have other options.

Site one - Annesley House, located at 15-17 Marion Street, Leichhardt

Site analysis

- Large site
- Buildings added over time with the collection of buildings not suited for current use and the layout being inefficient
- Contains 86 beds and employs up to 40 people
- Poor entry/access
- Large front setback allows view to Church and 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

Constraints

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

Opportunities

- Improve the building layout and 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



Figure 1 – Map of the three proposed sites to be redeveloped

Site two - Harold Hawkins Court, located at 18 Norton Street, Leichhardt

Site analysis

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

Constraints

- Access issues, the floor level is different to street levels and there is stair access
- Costly upgrade to meet the Building Code of Australia with regards to access and safety
- Inefficient floor plan
- Limited ability to upgrade fire services and other health and safety regulations

- Shared bathrooms
- External access only to rooms
- Maintaining access to townhouses off the lane

Opportunities

- Activate Norton Street and 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 adequate parking

Site three – Methodist Central Hall, located at 3 Wetherill Street, Leichhardt

Site analysis

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

Constraints

- Heritage item may inhibit complete rebuild (however this is really an asset)
- Adaptive reuse is 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

Opportunities

- Retain Hall and integrate it within the new development
- Activate the street fronts
- Good street and lane access
- Optimise 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

2. Approach

The overall purpose for the three community forums was to:

Develop broad options for three UnitingCare properties for a range of housing uses (e.g. affordable, supported, key workers, people with disabilities)

For a copy of the agendas and presentations for each of the forums refer to Appendix A.

Community Forum 1 – 12 March 2014

Prior to the initial forum, 525 invitations were sent out to the surrounding land owners and occupiers (refer to Figure 2 for distribution area). In addition, members of the Seniors Council's and Housing Advisory Committee were invited and a notice was placed on Council's web site. The forum was attended by 62 participants.

Hosted on 12 March 2014, the forum commenced with presentations from Leichhardt Council staff and UnitingCare to discuss general housing issues. Leichhardt Council talked about Council's Charter, demographic changes, housing prices, housing policy and recent Council actions. UnitingCare Ageing introduced the organisation and outlined the three sites proposed to be redeveloped. The forum concluded with a discussion around:

1. Housing issues confronting the Leichhardt Council; and
2. Should Council get involved in the redevelopment of the sites with UnitingCare Ageing.

The forum expressed support for Council to work with UnitingCare to address the housing issues confronting the Leichhardt community.

At a Council meeting on 27 May 2014, after considering the Council report titled "Future Planning for UnitingCare Properties in Leichhardt" and feedback received from the initial community forum, Council resolved that Council officers proceed work with UnitingCare, the local community and other key stakeholders to:

- a) Confirm guiding principles; and
- b) Develop plans for the future development of the three UnitingCare properties

Council also resolved that any further consultation include the Leichhardt Precinct and that local residents be informed and invited. For further information on the initial workshop and the resolution (C152/14) please refer Appendix A for the agenda and presentation and Appendix B for a copy of the "Future Planning for UnitingCare Properties in Leichhardt" report.

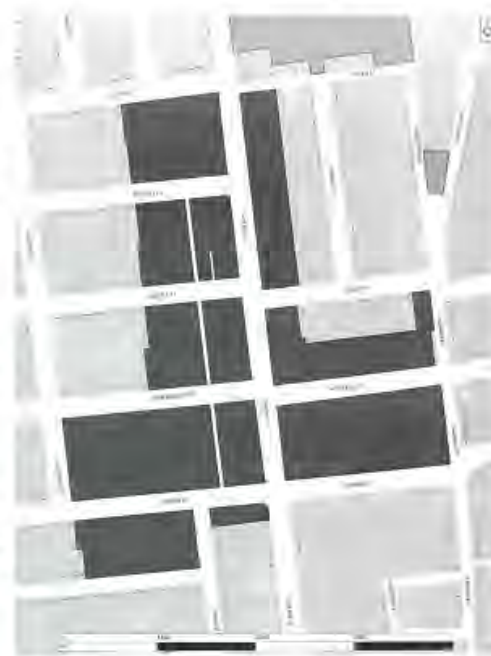


Figure 2 – Invitation distribution area for the three forums

Community Forum 2 – 14 July 2014

A total of 533 invitations were sent out by Council to:

- landowners and occupiers (as per Figure 2);
- previous attendees;
- the Leichhardt Precinct; and
- members of the Senior Council and Council's Housing Advisory Committee.

18 participants attended with both new and previous forum attendees present.

The purpose for the second forum held on 14 July 2014 was to develop 'guiding principles.' The architects for the project, Allen, Jack and Cottier, outlined each site in detail and participants reviewed them with regard to a set of draft guiding principles. The original draft guiding principles were based on Council reports, discussion with owners and initial research by architects. The forum worked in table groups to discuss the drafts and their ideas and aspirations for the sites and local area. Each participant then rated the principles and through a process of facilitated discussion and debate, this forum formulated an agreed set of guiding principles.

These guiding principles were then used to inform the concept options that were presented at the next forum.

Community Forum 3 – 31 July 2014

The third community forum, held on 31 July 2014, Council sent a total of 558 invitations to the same groups identified in Community Forum 2. 20 participants attended from both the previous forums as well as new comers.

The purpose of the final forum was to present and review broad 'Concept Options' for the three sites. These options had been prepared by Allen, Jack and Cottier in response to the guiding principles developed in the second community forum. After recapping the process to date, a presentation was given on the devised concept options.

Participants commented on the concept plans outlining what they saw as a plus, minus or interesting consideration.

3. Community Forum outcomes

3.1 Community Forum 1: Housing Issues

For the outcomes from the initial community forum please refer to Council's dedicated [web page](#)

3.2 Community Forum 2: Guiding Principles

The original draft guiding principles were based on Council reports, discussion with owners and initial research by architects. These draft principles were tabled to the participants who commented on the principles and then rated the importance of each principle according to their personal preference. Below is a table of the principles, their overall rating and comments recorded by table facilitators. Please note that some comments have been grammatically edited and summarised.

Principle	Comments received
Highest Rating Principle:	
Achieve significant housing outcomes such as:	<i>Housing</i> - Further definition of aged care housing is required e.g. nursing home, hostel, serviced apartments and/or retirement village/independent living. - Define the proportions for the different housing groups. - There is currently no retirement village in the local government area. - Independent living is a care provision of UnitingCare however, the hostel model is disappearing. - Many residents have the financial ability to afford independent living as they are downsizing. - Request for ability to higher care/ co-locating services. - Key worker housing and student housing is important. - There is a housing crisis in Sydney. - Key workers often do shift work and need accommodation locally. - Student housing should be near Universities. - Many care workers on low incomes are over 55. - This is the real benefit for Council and/or the community as local residents downsize in turn providing greater housing for families. - There are a lot of needs across the three sites. - Aged care should be separate to student housing. - Age care should be mixed with other housing as they are independent people. - Supported housing and aged care in the locale is good as it allows locals to remain living in the area. - Will the housing groups be mixed or separated? It should be integrated. <i>Height and noise</i> - Consider height, privacy and noise. - Would not want a tower. - Tailor location of units based on desire for 'noise' activity. - If height is used to include community space this would be a benefit. - The height could be increased from existing heights. - Avoid the periphery and introduce setbacks. - The heights of buildings need to be balanced against the outcomes. - Balance privacy with social access. - Ensure residents have privacy.

	<i>Community</i> - The community facility should enable people to mix - Allow church to facilitate the community aspect - This presents the opportunity to bring different groups together - Consider using the roof spaces for shared, interactive community spaces e.g. rooftop gardens - It is important to keep UnitingCare staff within the local area - Consider what the role of community space is <i>Amenity</i> - The key words from the first forum of "mixed and vibrant" should be reflected - Make it like a normal community - Make it exciting, attractive, desirable, accessible and inviting to people - It is very important to maintain diversity in the area - The fourth storey rooftop on Epworth House is still well connected - Reuse the existing church building - Have free community Wi-Fi - The whole site should be adaptable for multiple uses <i>General</i> - Appropriate and relevant - Agree with the principle but would like to know what the proportions would be - This principle relates to principle seven - This is a universal design principle - There is no Government subsidy for key worker housing - key worker housing is not a UnitingCare core business - What are the constraints for this site?
Facilitate the redevelopment of sites	- Norton Street is just a vacant site - Create more shops - No objection to demolition if the Marion and Norton Street sites needed to be redeveloped
Joint Rating Principles	
Ensure that redevelopment is financially viable	No comments received.
Continue to improve services to local residents – allowing them to live longer in their own home	No comments received.
Activate the ground level Norton Street frontage	- The site could be used for creative and/or commercial endeavours as well as a possible business hub; create a market in the internal courtyard - Mixed use would be beneficial - The current building is not attractive with the space not utilised properly which in turn detracts from the neighbouring businesses - Create a way for current residents of the building to be involved - Determine what the future uses are - Create a mirror image of what is across the street to activate it - The financial return from the frontage is important to UnitingCare - Do not make it like the Italian forum - This principle links to principle three
Ensure that urban design considerations inform the	Height consideration is important

ultimate building envelope and development footprint	- The scale in regards to pedestrians/adjacent levels should be considered - Important to pair with principles two and five - Access should be via lanes as well as main streets - Consider traffic and parking; create more public parking - Potential to place solar wall panels on the northern walls - This will provide safety, security and passive surveillance benefits to nearby residents
Lower Rating Principles	
Provide local employment	Council should consider how many extra people will be employed by aged care/support when determining usage
Provide on-site parking suited to the likely future demand created by building use	- There is a need for parking at the Church with people travelling to worship - Independent aged care will require parking - The parking provision needs to be appropriate for the population living there - Consider the use of car-share schemes - Students use public transport - Put in place bicycle racks for students and independent living residents - Consider the cost of street parking for community groups
Involve the local community and other key stakeholders throughout the process	- Locals are likely to be concerned about impacts during demolition and construction - Door knock locals to get them more involved
Design principles - solar access, safety and security, privacy, passive surveillance - overlooking public spaces.	<i>No comments received.</i>