With the adjoining Excelsior Estate subdivision to the south, its roads, lanes and subdivision pattern defined the layout of central Leichhardt.

It demonstrates through its range of external finishes (first plaster, then brown face brick and blue-face brick) the increasing sophistication in brick making from the 1880s.

5. The Proposal

The proposal is for a change in the proscribed building envelope for the subject site. This is to facilitate the future development of the site which will require the demolition of the existing building. As such, a concept plan has also been created to illustrate the possibilities for the proposed new building envelopes. The proposal includes the following:

Level 0:

- Car parking accessible from the rear lane

Level 1:

- Retail at ground floor level facing Norton Street
- Residences towards the rear with a balcony;

Levels 2-4:

- Various 1 bed and 2 bed spaces with external circulation areas;
- Residences towards the rear lane with a balcony;

Level 5:

- Various 1 bed and 2 bed spaces with varying setbacks.

Preliminary drawings have been designed by Young Metcalf Architects to visualise the proposed change in the site's building envelope (accounting for 47 accommodation rooms). The following drawings (dated 2 June 2016) were consulted during production of this report:

- Level 0 - Option 8, SK.03, revision B;
- Level 1 - Street Level - Option 8, SK.04, revision B;
- Level 2 - Option 8, SK.05, revision B;
- Level 3 - Option 8, SK.06, revision A;
- Level 4 - Option 8, SK.07, revision B;
- Level 5 - Option 8, SK.08, revision B;
- Cover Sheet, SK.01, revision A;
- 3D Views with Building Envelope, SK.02, revision A.

For specific details reference should be made to the submitted architectural plans.

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6. Heritage Impact Assessment

The controls contained within the Leichhardt LEP 2012 and the Leichhardt DCP 2012 pertain predominately to physical works only and do not concern building envelopes specifically. Therefore, only a general discussion of the likely impacts of the proposed new building envelopes has been provided at this stage. A detailed assessment of any future works will be undertaken at the DA stage to assist Leichhardt Municipal Council (inner West Council) in its assessment of the physical works.

As detailed in Section 1.1, 168 Norton Street is not identified as a heritage item but is located within the Whaley Borough Heritage Conservation Area (HCA) (C13) as identified under Schedule 5 of the Leichhardt Local Environment Plan (LEP) 2013. The site is also located within proximity to the Wetherill Estate HCA (C14) and heritage item "Royal Hotel, including interiors" located at 156 Norton Street (item no. I682).

In general, the proposed new building envelope is deemed acceptable from a heritage perspective as the architects have thoughtfully considered the heritage significance of the HCA and heritage items located in proximity. No physical works are proposed at this stage with the proposal being limited to the redefining of building envelopes for the site. The proposed new building envelopes will allow for a larger scale development, however, takes into consideration the heritage context with the gradual increase in setbacks assisting in providing articulation to any new development. This in turn will reduce the bulk of any future development, preventing the development from being imposing. It respects the scale and form of the traditional commercial streetscape of Norton Street and the surrounding residential streetscapes.

Retention of the existing building and adaptive reuse is not considered a viable option due to its poor condition. It is also not considered of sufficient significance to warrant retention and it is found to be an uncharacteristic element within the streetscape of Norton Street and Carlisle Street. As such, its replacement with a contemporary designed facility that takes into consideration the site's proximity to heritage items and location within an HCA, would benefit the area. The proposed new building envelopes will enable the future development to be of more functional and usable space which is much needed in order to cater for the increased demand of aged care facilities in the locality.

7. Conclusion and Recommendations

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 in 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.

CITY PLAN HERITAGE

July 2016

Attachment 2

~~ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL~~

THE UNITING CHURCH IN AUSTRALIA
PROPERTY TRUST (NSW)

TRAFFIC REPORT FOR PLANNING PROPOSAL FOR PROPOSED MIXED USE SENIORS LIVING DEVELOPMENT, 168 NORTON STREET, LEICHHARDT

OCTOBER 2016

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Colston Budd Rogers & Kafes Pty Ltd

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Colston Budd Rogers & Kafes Pty Ltd

1. INTRODUCTION

1.1 Colston Budd Rogers and Kafes Pty Ltd has been commissioned by The Uniting Church in Australia Property Trust (NSW) to prepare a report examining the traffic and parking implications of a planning proposal for a mixed use seniors living development at 168 Norton Street, Leichhardt. The site of the proposed development is shown in Figure 1.

1.2 The site is occupied by a former aged care facility (Harold Hawkins Court), which is disused. It has frontage to Norton Street, Carlisle Street and a laneway at the rear.

1.3 The planning proposal would provide for a scale of development comprising 44 independent living units and ground floor retail/commercial uses of some 602m^2. Vehicular access would be provided via the laneway at the rear.

1.4 This report assesses the traffic and parking implications of the proposed development through the following chapters:

- Chapter 2 - describing the existing conditions; and
- Chapter 3 - assessing the traffic and parking implications of the proposed development.

2. EXISTING CONDITIONS

Site Location and Road Network

2.1 The site of the proposed development is at 168 Norton Street, Leichhardt, as shown in Figure 1. It is occupied by a former aged care facility (Harold Hawkins Court), which is disused. The site has frontage to Norton Street, Carlisle Street and a laneway at the rear. Vehicular access to the site is provided from the laneway.

2.2 Surrounding land use is a mix of commercial, retail and residential uses in the Leichhardt town centre.

2.3 The road network in the vicinity of the site includes Norton Street, Carlisle Street Macauley Street and the laneway on the western side of the site. Norton Street is the main north-south street through the town centre, connecting Lilyfield Road and the City West Link in the north with Parramatta Road in the south. In the vicinity of the site it provides for one traffic lane and one parking lane in each direction, clear of intersections. There are bus stops on both sides of the road, adjacent to the site. There is a pedestrian crossing south of the site. Norton Street has a 40 kilometre per hour speed limit, being in an area of high pedestrian activity.

2.4 Carlisle Street is south of the site. It connects to Norton Street at an unsignalised t-intersection, with all turns permitted. It provides for one traffic lane and one parking lane in each direction, clear of intersections. It is marked as a bicycle route in both directions. Carlisle Street provides access to residential properties, as well as some commercial properties close to Norton Street.

2.5 Macauley Street is north of the site. It is one-way eastbound toward Norton Street, and has an unsignalised t-intersection with Norton Street. It provides for one traffic lane, with parallel and angle parking on the northern and southern sides of the road respectively.

2.6 There is a laneway on the western side of the site, which connects Carlisle Street with Macauley Street. It provides access to the rear of properties fronting these streets and Norton Street. The laneway provides one traffic lane.

Traffic Flows

2.7 Traffic generated by the proposed development will have its greatest effects during weekday morning and afternoon periods when it combines with other traffic on the surrounding road network.

2.8 In order to gauge traffic conditions, counts were undertaken at these times at the following intersections:

- Norton Street/Carlisle Street;
- Carlisle Street/laneway; and
- Macauley Street/laneway.

2.9 The results of the surveys are shown in Figures 2 and 3, and summarised in Table 2.1. Norton Street carried traffic flows of some 665 to 815 vehicles per hour two-way during the surveyed peak hours. Carlisle Street and Macauley Street carried lower flows of some 10 to 180 vehicles per hour two-way. The laneway carried low flows of five to 10 vehicles per hour two-way during the surveyed peak hours.

Table 2.1: Existing two-way (sum of both directions) peak hour traffic flows			
Road	**Location**	**AM peak hour**	**PM peak hour**
Norton Street	North of Carlisle Street	665	750
	South of Carlisle Street	745	815
Carlisle Street	West of Norton Street	120	175
	West of laneway	120	180
Macauley Street	East of laneway	15	15
	West of laneway	10	10
Laneway	North of Carlisle Street	-	10
	South of Macauley Street	5	10

Intersection Operations

2.10 The capacity of the road network is largely determined by the capacity of its intersections to cater for peak period traffic flows. The surveyed intersections have been analysed using the SIDRA program for the traffic flows shown in Figures 2 and 3.

2.11 SIDRA simulates the operations of intersections to provide a number of performance measures. The most useful measure provided is average delay per vehicle expressed in seconds per vehicle. Based on average delay per vehicle, SIDRA estimates the following levels of service (LOS):

- For traffic signals, the average delay per vehicle in seconds is calculated as delay/(all vehicles), for roundabouts the average delay per vehicle in seconds is selected for the movement with the highest average delay per vehicle, equivalent to the following LOS:

0 to 14	=	"A"	Good
15 to 28	=	"B"	Good with minimal delays and spare capacity
29 to 42	=	"C"	Satisfactory with spare capacity
43 to 56	=	"D"	Satisfactory but operating near capacity
57 to 70	=	"E"	At capacity and incidents will cause excessive delays. Roundabouts require other control mode.
>70	=	"F"	Unsatisfactory and requires additional capacity

ρ For give way and stop signs, the average delay per vehicle in seconds is selected from the movement with the highest average delay per vehicle, equivalent to following LOS:

0 to 14	=	"A"	Good
15 to 28	=	"B"	Acceptable delays and spare capacity
29 to 42	=	"C"	Satisfactory but accident study required
43 to 56	=	"D"	Near capacity and accident study required
57 to 70	=	"E"	At capacity and requires other control mode
>70	=	"F"	Unsatisfactory and requires other control mode

2.12 It should be noted that for roundabouts, give way and stop signs, in some circumstances, simply examining the highest individual average delay can be misleading. The size of the movement with the highest average delay per vehicle should also be taken into account. Thus, for example, an intersection where all movements are operating at a level of service A, except one which is at level of service E, may not necessarily define the intersection level of service as E if that movement is very small. That is, longer delays to a small number of vehicles may not justify upgrading an intersection unless a safety issue was also involved.

2.13 The analysis found that the unsignalised intersection of Norton Street with Carlisle Street is operating with average delays for all movements of less than 15 seconds per vehicle during weekday peak periods. This represents level of service A/B, a good level of service.

2.14 The unsignalised intersections of the laneway with Carlisle Street and Macauley Street are operating with average delays for all movements of less than 15 seconds per vehicle during peak periods. This represents level of service A/B, a good level of service.

Public Transport

2.15 Local bus services are provided by Sydney Buses. As previously discussed, buses operate along Norton Street and there are bus stops adjacent to the site. Services also operate along Marion Street, south of the site. Services include:

- route 370: Leichhardt, Glebe, Newtown, UNSW, Coogee;
- route 436: Chiswick, Rodd Point, Leichhardt, city;
- route 438: Abbotsford, Leichhardt, city;
- route 439: Mortlake, Leichhardt, city; and
- route 440: Bronte, Bondi Junction, Central, Leichhardt, Rozelle;
- route 444: Campsie, Leichhardt, Balmain East Wharf;
- route 445: Campsie, Leichhardt, Lilyfield light rail, Balmain East Wharf;
- route L37: Haberfield, Rozelle, city;
- route M10: Maroubra Junction, Anzac Parade, city, Parramatta Road, Leichhardt.

2.16 The site is therefore well located to public transport services.

3. IMPLICATIONS OF PROPOSED DEVELOPMENT

3.1 The planning proposal would provide for a scale of development comprising 44 independent living units and ground floor retail/commercial uses of some 602m^2. Vehicular access to on site parking would be provided from the laneway on the western side of the site. This chapter assesses the implications of the proposed development through the following sections:

- public transport;
- parking provision;
- access, servicing and internal layout;
- traffic generation and effects; and
- summary.

Public Transport

3.2 As previously discussed in Chapter 2, buses currently use Norton Street and Marion Street, close to the site.

3.3 The proposed development will provide increased residential densities close to public transport and will strengthen the demand for these services.

3.4 The proposed development is therefore consistent with government objectives and the planning principles of:

(a) improving accessibility to employment and services by walking, cycling, and public transport;

(b) improving the choice of transport and reducing dependence solely on cars for travel purposes;

(c) moderating growth in the demand for travel and the distances travelled, especially by car; and

(d) supporting the efficient and viable operation of public transport services.

Parking Provision

3.5 The Housing for Seniors SEPP indicates that development can not be refused on parking grounds if the development provides one parking space per five dwellings (when the applicant is a social housing provider, such as Uniting).

3.6 The Leichhardt DCP 2013 includes the following parking requirements for development:

- maximum and minimum of one space per 60m^2 and 100m^2 for business premises;
- maximum and minimum of one space per 80m^2 and 100m^2 for office premises;
- maximum and minimum of one space per 50m^2 and 80m^2 for restaurants and cafés. The first 50m^2 is exempt from parking provision if the development is on a 'recognised shopping street', such as Norton Street;
- one space per 50m^2 for shops. The first 50m^2 is exempt from parking provision if the development is on a 'recognised shopping street', such as Norton Street; and

- one space per 100m^2 for take away food and drink premises. The first 50m^2 is exempt from parking provision if the development is on a 'recognised shopping street', such as Norton Street.

3.7 On this basis, the proposed development could provide:

- some nine residential spaces; and
- some six to 12 non-residential spaces. As noted above, the non-residential parking provision may be lower due to the exemption from parking for the first 50m^2 for certain uses. This will depend on the final use(s) for the non-residential component.

3.8 The development will provide parking in accordance with the above requirements. Final parking provision will be determined in association with the future development application. Disabled, bicycle and motorcycle parking will also be provided in accordance with the DCP requirements.

Access, Servicing and Internal Layout

3.9 Vehicular access would be provided from the laneway on the western side of the site. The driveway would provide access to the parking area for residents and the non-residential component.

3.10 Residential parking spaces will be a minimum of 5.4 metres long by 2.4 metres wide, with a 2.4 metre wide adjacent area for wheelchairs. Non-residential spaces will be a minimum of 2.5 metres wide. Spaces with adjacent obstructions will be 0.3 metres wider to provide for doors to open. Circulation aisles will be

5.8 metres wide. Columns will be set back 750mm from the front of spaces. Height clearance will be 2.5 metres above residential spaces, and 2.2 metres elsewhere. These dimensions are considered appropriate, being in accordance with the Australian Standard for Parking Facilities (Part 1: Off-street car parking and Part 6: Off-street parking for people with disabilities), AS 2890.1:2004 and AS 2890.6:2009.

3.11 Provision for vans and courier-sized vehicles will be included in the development. These will comprise the majority of service vehicles to the site, including maintenance vehicles and deliveries to the non-residential component.

Traffic Generation and Effects

3.12 Traffic generated by the proposed seniors living mixed use development will have its greatest effects during weekday peak periods when it combines with other traffic on the surrounding road network.

3.13 Surveys undertaken by RMS have found traffic generation of some 0.1 to 0.2 vehicles per seniors living dwelling per hour during weekday peak hours. For the non-residential component, we have assessed a generation of two vehicles per hour per parking space.

3.14 On this basis, the proposed development would have a traffic generation of some 20 to 30 vehicles per hour two-way during weekday peak periods. This is a low generation.

3.15 Such a low generation would not have noticeable effects on the operation of the surrounding road network. Intersections would continue to operate at their existing good levels of service, with similar average delays per vehicle.

3.16 The project architect has advised that the additional floor space being sought in association with the planning proposal (of 3:1 FSR, compared to that permitted under the existing planning controls of 1.5:1) is equivalent to 25 independent living units. These units would have a peak hour traffic generation of some five vehicles per hour two-way at peak times.

3.17 This is a minor additional traffic generation which would not be noticeable on the surrounding road network.

Summary

3.18 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 602m^2 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.

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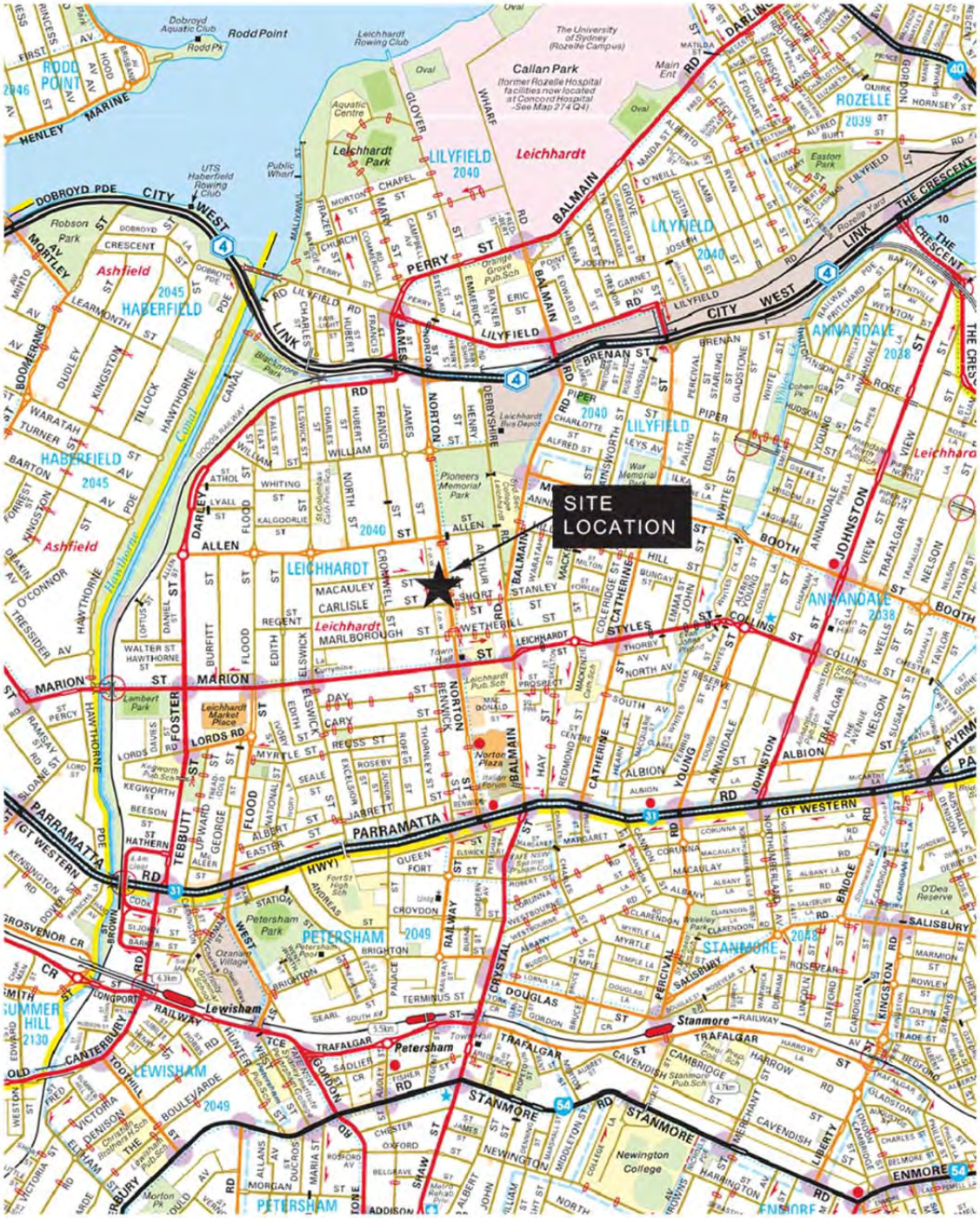
10272 - Leichhardt Planning Proposal



Location Plan

Colston Budd Rogers & Kafes Pty Ltd

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Figure 1

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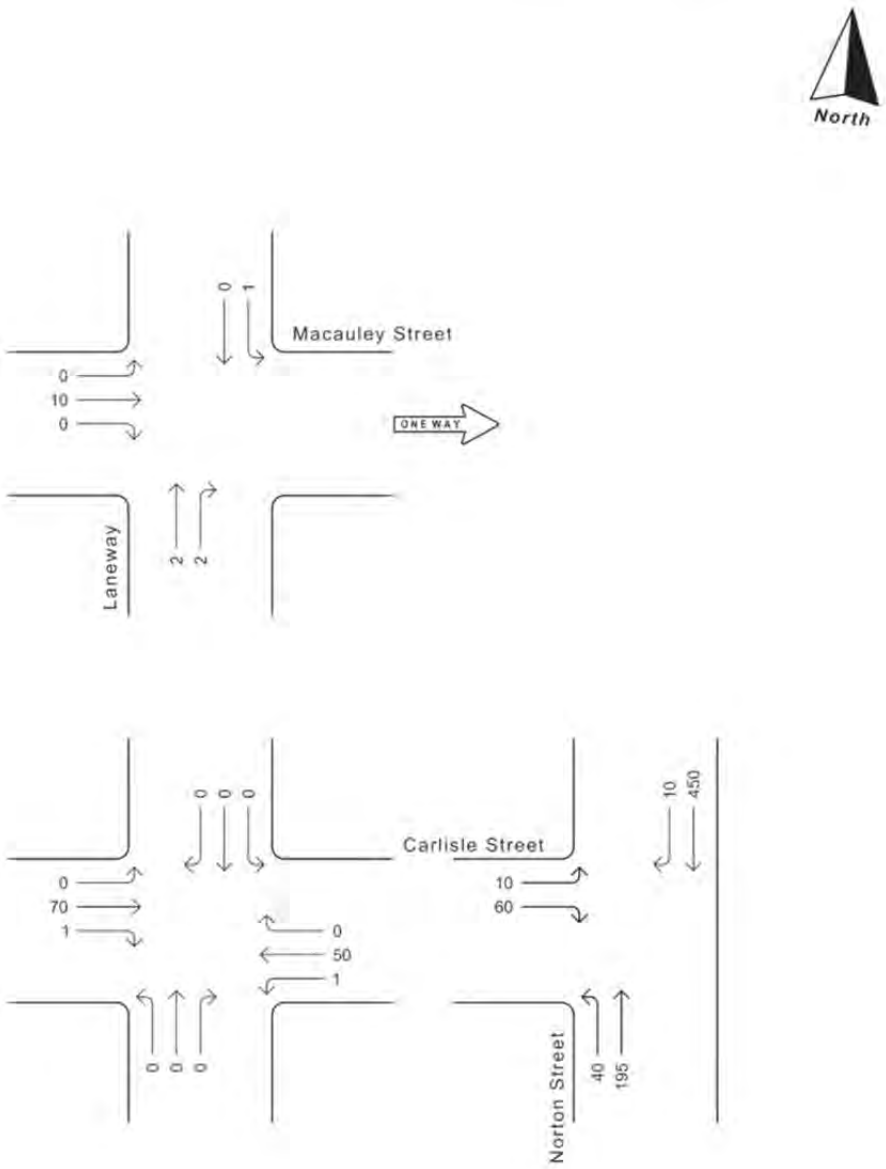
10272 - Leichhardt Planning Proposal



Existing weekday morning peak hour traffic flows

Colston Budd Rogers & Kafes Pty Ltd

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Figure 2

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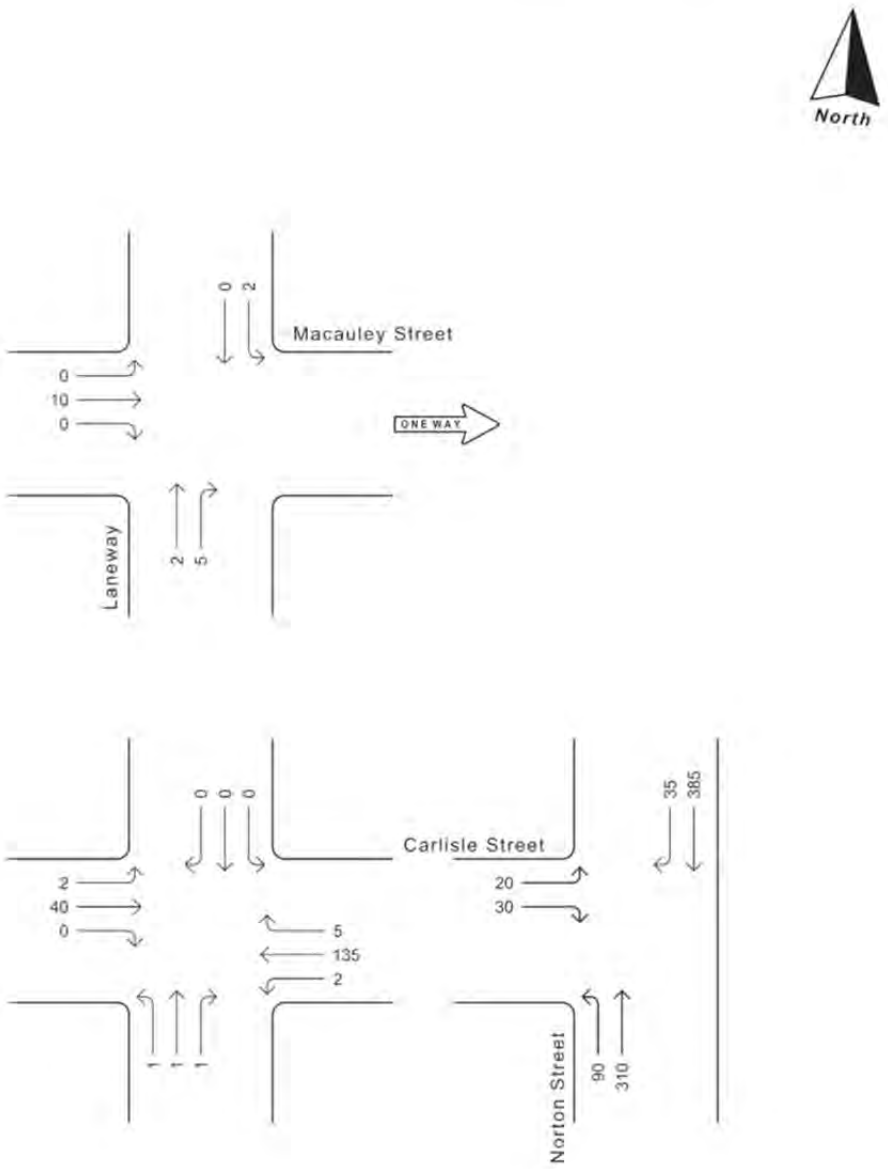
10272 - Leichhardt Planning Proposal



Existing weekday afternoon peak hour traffic flows

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Figure 3

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Uniting

3rd November 2016

Inner West Council
Leichhardt Service Centre
7-15 Wetherill Street
Leichhardt NSW 2040

DRAFT PUBLIC BENEFIT OFFER

This Draft Public Benefit Offer (PBO) offers a contribution to accompany a Planning Proposal dated November 2016 for the property located at 168 Norton Street, Leichhardt. The components of the contribution are in accordance with the Memorandum of Understand between the former Leichhardt Council and Uniting (dated 5 march 2015) as follows:

1. Provision of 15% affordable housing or housing for those on lower income levels; and
2. Activation of the property's Norton Street elevation through the provision of non-residential land uses.

It is intended that the benefits under the offer do not include development contributions under section 94 of the *Environmental Planning and Assessment Act, 1979*.

It is intended that should development consent for the future Concept DA be granted, this offer will be confirmed in a Voluntary Planning Agreement with Council. The agreement will comply with the requirements of the *Environmental Planning and Assessment Act, 1979* and Regulations and, under the agreement, the owner of the land will acknowledge that the issue of an occupation certificate will be made conditional on the proposed works above being completed.

Yours faithfully,

Simon Furness
Director of Property

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Draft Development Control Plan – 168 Norton Street, Leichhardt

SECTION 9 – NO. 168 NORTON STREET LEICHHARDT

Relationship to other plans

The following site specific controls apply to 168 Norton Street, Leichhardt.

Unless otherwise stated all development should be designed and constructed in accordance with the controls in this section and the provisions of this plan.

In the event of an inconsistency between this section and the remaining provisions of this DCP, the controls in this section shall prevail in relation to development on the site to the extent of the inconsistency.

Map Reference

Refer to Area X on the map in *Figure G1 – Site Specific Areas*.

10.1 LAND TO WHICH THIS SECTION APPLIES

The site is known as 168 Norton Street Street Leichardt being Lot 1 DP 1119151, Lot 2 DP 1119151, Lot 1 DP 963000, Lot 3 Section 3 DP 328, Lot 4 Section 3 DP 328 (herein referred to as the 'site').

The site has a combined area of approximately 1,800sqm. 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.

10.2 BACKGROUND

At its meeting on 23 April 2013, Leichhardt Municipal Council resolved to establish a planning agreement for the site to assist the provision of affordable and supported housing. Leichhardt Municipal Council subsequently commissioned Allen Jack + Cottier to work with the land owner and local community representatives to develop development guidelines for the site.

Community consultation was initiated in March 2014 to develop a set of 'Guiding Principles' relating to how development should proceed at the site. A draft building envelope and controls for the site were subsequently developed with reference to these principles, which were then subject to additional community exhibition. The guiding principles, indicative building envelopes and proposed development controls were endorsed by Leichhardt Council at their ordinary meeting on 16 December 2014.

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10.3 OBJECTIVES

To provide objectives and controls to guide development of the site so as to ensure that the development is compatible with the surrounding area, meets the desired future character and needs of the community. In particular, these objectives and controls aim to achieve a development that:

O1 Complements the existing fine grain sub-division pattern and the desired future character of the streetscape and surrounding area.

O2 Achieves architectural and urban design excellence.

O3 Maintains adequate solar access and amenity to surrounding residences.

O5 Improves amenity and overall appearance of Norton Street and Carlisle Street.

O6 Renews the public domain on the site boundaries to complement the desired future character.

07 Activates the Norton Street streetscape and improves pedestrian access and encourages the use of public transport.

10.4 DESIRED FUTURE CHARACTER STATEMENT

The site is within the Leichhardt Commercial Distinctive Neighbourhood (Section C2.2.3.5 of this plan) and the Norton Street – Centro Sub Area (Section C2.2.3.5(c)) and borders the Civic Area - Collina Sub Area on the southern boundary.

O1 The new character of the site should:

a) respond to the topography of the site, the character of Norton Street, and adjacent residential uses;
b) maintain the varied character of the area by ensuring new development is complementary in terms of its architectural style, built form and materials;
c) promote building styles that enhance and contribute to the identity of the neighbourhood;
d) protects and enhances existing Heritage Items and the heritage significance of the Heritage Conservation Area;
e) reflect the fine-grain character of the area through inclusion of strong vertical 'fine grain' building articulation;
f) maintain and enhance the streetscape of Norton Street and Carlisle;
g) incorporate high quality materials and construction finishes;
h) enhance pedestrian amenity by ensuring continuous weather protection within the commercial area; and
i) encourage redevelopment to reflect the small shopfront character of the area.

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10.5 PUBLIC DOMAIN

10.5.1 ACTIVE FRONTAGES

Objectives

O1 To ensure that uses and frontages of buildings on Norton Street contribute to the activation of the public domain.

O2 To ensure that design of residential frontages maximise surveillance of the public domain and reinforces the activation of the street environment.

O3 To ensure that façade articulation and elements within the building setback areas facilitate an active street environment.

Control

C1 The ground floor of development located on Norton Street should accommodate active uses such as shops, cafes and restaurants and appropriate commercial uses and access to buildings.

C2 Level pedestrian access should be provided to non-residential ground floor uses.

C3 Building frontages located above the ground floor should include living areas such as living rooms, dining rooms and bedrooms to overlook the street for passive surveillance.

C4 Building frontages should incorporate balconies, windows, fenestration and other built form elements wherever possible to maximise opportunities for passive surveillance of the street.

10.5.2 AWNINGS

Objectives

O1 To ensure that awnings or weather protection structures serve to enhance public use and amenity of non-residential ground floor buildings and the streetscape.

Controls

C1 Development located on Norton Street should incorporate an awning or weather protection structure at first floor level.

C2 The setback from the kerb of any awning or weather protection structure should generally be consistent with the adjoining properties.

C3 Awnings and weather protection structures are to be complementary to the building and streetscape in terms of materials, detailing and form.

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10.6 BUILT FORM AND DESIGN

10.6.1 Building height and bulk

Objectives

O1 To ensure that the height of development responds to the existing and future scale, character and form of the streetscape and surrounding area.

O2 To maintain solar access and amenity to surrounding residences and the public domain.

O3 To minimise overshadowing of surrounding properties and public domain.

O4 To ensure development has a bulk and scale which reflects the surrounding context.

O5 To minimise visual impacts of building bulk on neighbouring and nearby properties.

Controls

C1 Development should not exceed the maximum height in storeys and RL's as shown in Figure 1.

C2 Development of the site is to comply with the maximum building envelopes as shown in Figures 2 - 5, which reflect the 32º winter shadow angle taken from RL 56.2 on the western side of Carlise Street.

C3 Structures including roof elements and lift overruns may be provided on rooftops, subject to consideration of potential impacts on the streetscape, the amenity of the adjoining properties and the overall character of the area.

Figure 1: Building Heights and Massing Envelope

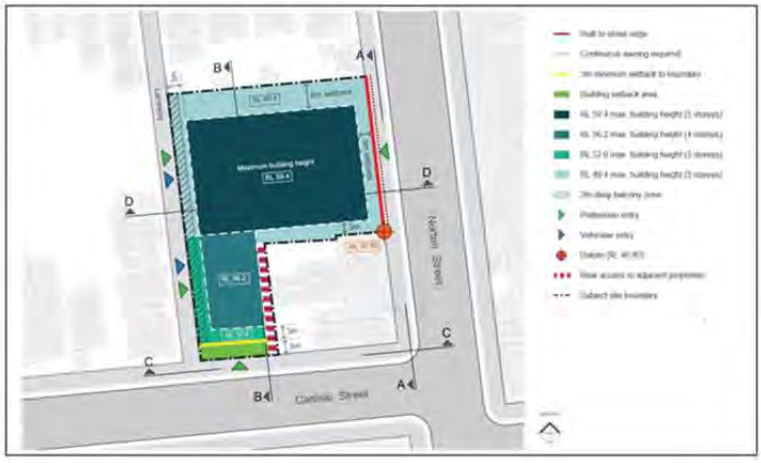

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Figure 2: Building Heights and Massing Envelope - Section A (Norton St elevation)

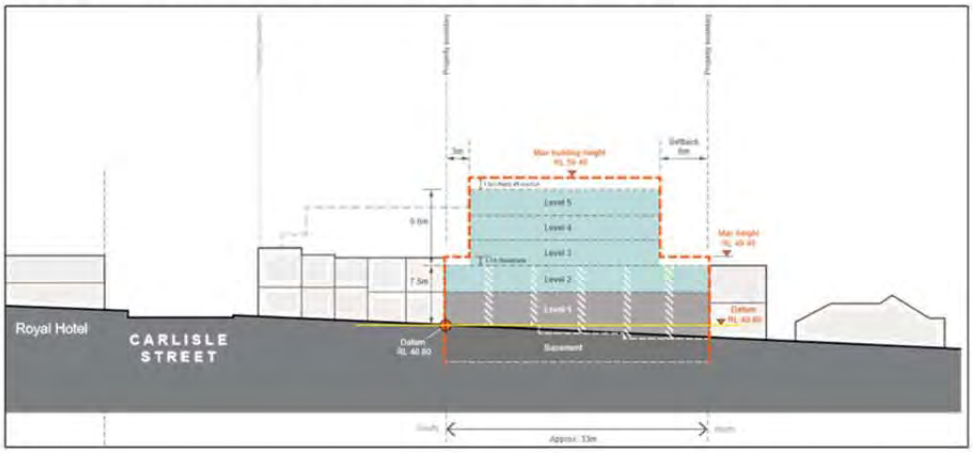

Figure 3: Building Heights and Massing Envelope – Section B

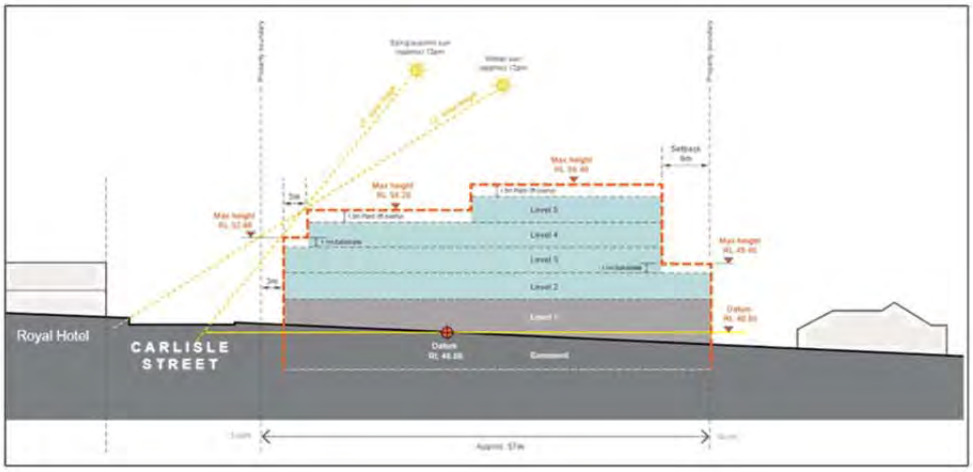

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Figure 4: Building Heights and Massing Envelope - Section C (Carlisle St elevation)

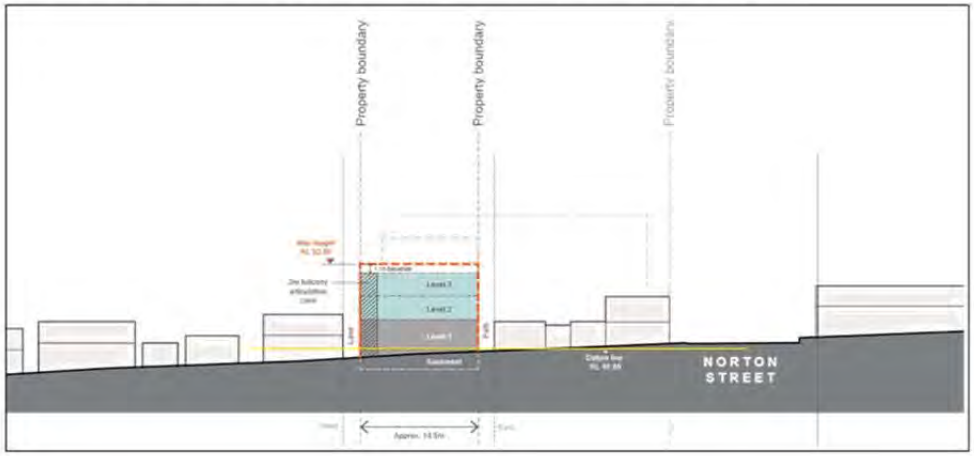
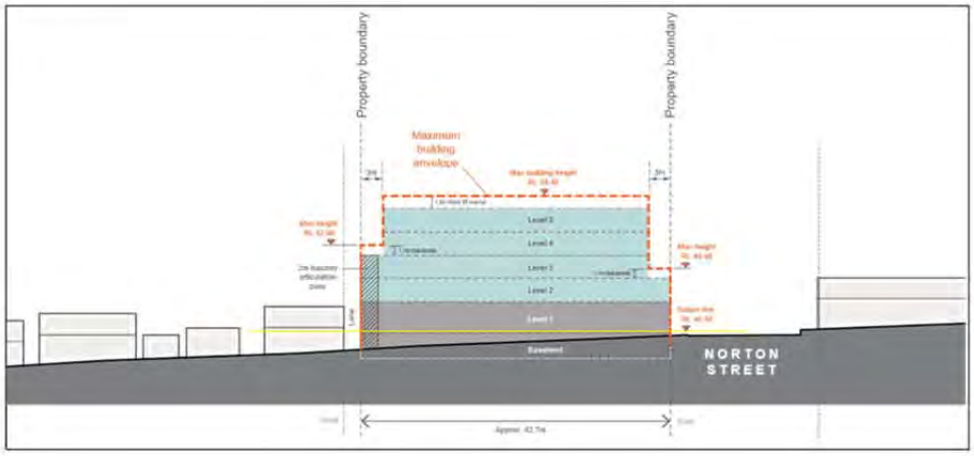


Figure 5: Building Heights and Massing Envelope - Section D



ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

10.6.2 Building setbacks, separation and articulation

Objectives

O1 To ensure that buildings are modulated and articulated to respond to streetscape, visual bulk and amenity issues.

O2 To maintain solar access and amenity to surrounding residences, the public domain and development within the site.

O3 To ensure that the building mass and articulation along 168 Norton Street complements the articulation and character of the street.

O4 To minimise visual impacts of the buildings on neighbouring properties.

O5 To ensure that buildings have adequate separation to minimise visual bulk and to ensure adequate amenity within the site.

Controls

C1 Setbacks should be provided in accordance with the details in Figure 1.

C2 Development should be located within the envelopes shown in Figures 2 - 5 to ensure appropriate separation from the adjoining properties.

C3 Development on Norton Street should be built to the street alignment and have a two storey frontage addressing Norton Street to continue the strong street edge.

C5 The western and northern building façade should be articulated through the use of balconies, windows and fenestration.

10.6.3 Building materials and finishes

Objectives

O1 To ensure that buildings have a high quality appearance and have regard to the character of the surrounding area.

Control

C1 Building and landscape materials are to be fit for purpose and reflect the Desired Future Character Statement, be appropriate for climatic conditions and be of high specification to ensure long term quality and sustainability of the development.

C2 Materials to be used may include:
a) Heavy materials for the base structure: concrete, masonry, render;

b) Lightweight materials for the top of the building to allow flexibility in roof form: steel, aluminum and other metallic materials;
c) Screening elements: to provide enhanced privacy to the occupants of the development as well as to adjoining residential properties; and
d) Intended building materials are to be clearly identified on the Development Application documentation.

C3 Any building with a wall greater than 20m in length is to include building material palette options, architectural fenestration elements and insets to articulate the façade and delineate visual massing of buildings.

10.6.4 Design of building elements

Objectives

O1 To ensure that fronts, backs and tops of buildings have a high quality appearance and have regard to the character of the surrounding area.

Controls

C1 Buildings are to be designed in accordance with the Desired Future Character Statement.

C2 The design of the buildings should be contemporary in nature but make reference to the form, scale and articulation of the local streetscapes.

C3 Buildings and landscape elements, including balconies, entries, rooflines and screening, are to contribute to the character of the streetscape, enhance opportunities for visual supervision of the public domain, reduce overlooking, enhance residential amenity and make a positive contribution to place identity.

C4 The design of the buildings should be of contemporary design, be fit for purpose for those visiting, working, or residing within the development and nearby.

C5 Where the topography results in basement walls exceeding 0.5m above natural ground level, high quality materials or plantings are to be used to minimise visual impacts.

10.7 PARKING AND ACCESS

10.7.1 Vehicular access

Objectives

O1 To ensure that building vehicular access and egress points are best located to reduce potential for traffic conflict.

O2 To ensure that vehicular access points are well-designed and secondary to pedestrian routes.

Controls

C1 Vehicle access and egress points will be provided from laneway located on the western boundary of the site generally in accordance with Figure 1.

C2 Vehicle access should be separated from pedestrian entries to avoid pedestrian vehicular conflict.

10.8 WASTE AND RECYCLING MATERIALS STORAGE AND DISPOSAL

10.8.1 Waste and recyclable materials temporary storage and disposal facilities

Objectives

O1 To ensure that adequate on-site provision is made for the temporary storage and disposal of waste and recyclable materials.

O2 To ensure that opportunities to maximise source separation and recovery of recyclables are integrated into the development.

O3 To minimise risk to health and safety associated with handling and disposal of waste and recycled material and the potential for adverse environmental impacts associated with waste management.

Controls

C1 Waste management and storage areas are to be located, designed and constructed to ensure integration into the streetscape of the western boundary lane way.

C2 A completed Site Waste Minimisation and Management Plan (SWMMP) should accompany any development application.

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Naturally Trees

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Arborist Reports, Landscape Design, Flora and Fauna Surveys, Biodiversity and Ecological Impact Assessments & Bushfire Protection Assessment Services

Arboricultural Impact Appraisal

168 Norton Street
Leichhardt, NSW

Prepared for
Uniting

29 November 2016

by Andrew Scales
Dip. Horticulture / Dip. Arboriculture AQF5
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Attachment 2

Summary

The proposed development is to demolish the existing building and replace it with a block of Independent Living Units. I have inspected all the trees that could be affected and list their details in Appendix 2. Based on this information, I provided guidance to project architect on the constraints these trees impose on the use of the site.

Seven low category trees will be lost because of this proposal. However, they are not visible from outside the ensuring there is no impact on the wider setting. The proposed changes may adversely affect one low category tree if appropriate protective measures are not taken. However, if adequate precautions to protect the retained trees are specified and implemented through the arboricultural method statement included in this report, the development proposal will have no adverse impact on the contribution of trees to local amenity or character.

ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

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ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

1. INTRODUCTION

1.1 **Instruction:** I am instructed by Taylor Brammer Landscape Architects Pty Ltd to inspect the tree population at 168 Norton Street, Leichhardt and to provide an arboricultural report to accompany a planning proposal. This report investigates the impact of the proposed development on trees and provides the following guidelines for appropriate tree management and protective measures:

- a schedule of the relevant trees to include basic data and a condition assessment;
- an appraisal of the impact of the proposal on trees and any resulting impact that has on local character and amenity.

1.2 **Purpose of this report**: This report provides an analysis of the impact of the development proposal on trees. Its primary purpose is for the council to review the tree information in support of the planning submission and use as the basis for issuing a planning consent or engaging in further discussions towards that end. Within this planning process, it will be available for inspection by people other than tree experts so the information is presented to be helpful to those without a detailed knowledge of the subject.

1.3 **Qualifications and experience:** I have based this report on my site observations and the provided information, and I have come to conclusions in the light of my experience. I have experience and qualifications in arboriculture, and include a summary in Appendix 1.

1.4 **Documents and information provided:** Taylor Brammer Landscape Architects Pty Ltd provided me with copies of the following documents:

- Survey Plan, Dwg No. 3765B-2, by Project Surveyors; and
- Plans (indicative architectural plans) by Young and Metcalf Architects dated 1 September 2016.

1.5 **Scope of this report:** This report is only concerned with ten trees, seven located within the subject site and three adjacent to it, on public property. It takes no account of other trees, shrubs or groundcovers within the site unless stated otherwise. It includes a preliminary assessment based on the site visit and the documents provided, listed in 1.4 above.

Attachment 2

2. THE LAYOUT DESIGN

2.1 **Tree AZ method of tree assessment:** The TreeAZ assessment method determines the worthiness of trees in the planning process. TreeAZ is based on a systematic method of assessing whether individual trees are important and how much weight they should be given in management considerations. Simplistically, trees assessed as potentially important are categorised as '**A**' and those assessed as less important are categorised as '**Z**'. Further explanation of TreeAZ can be found in Appendix 3.

In the context of new development, all the Z trees are discounted as a material constraint in layout design. All the A trees are potentially important and they dictate the design constraints. This relatively simple constraints information is suitable for use by the architect to optimise the retention of the best trees in the context of other material considerations.

2.2 **Site visit and collection of data**

2.2.1 **Site visit:** I carried out an unaccompanied site visit on 28 November 2016. All my observations were from ground level and I estimated all dimensions unless otherwise indicated. Aerial inspections, root or soil analysis, exploratory root trenching and internal diagnostic testing was not undertaken as part of this assessment. The weather at the time of inspection was clear and dry with good visibility.

2.2.2 **Brief site description:** 168 Norton Street is located in the residential suburb of Leichhardt (refer figure 1). The site is on the western side of the road and surrounded by residential and commercial development. The property consists of a large three and four storey building that is currently unoccupied and centrally set on the site. A variety of ornamental, coniferous and indigenous trees are scattered throughout the site courtyard and around the site boundaries.

Figure 1: The location of the subject site (www.googlemaps.com).

2.2.3 **Collection of basic data:** I inspected each tree and have collected information on species, height, diameter, maturity and potential for contribution to amenity in a development context. I have recorded this information in the tree schedule included, with explanatory notes, in Appendix 2. Each tree was then allocated to one of four categories (**AA**, **A**, **Z** or **ZZ**), which reflected its suitability as a material constraint on development.

2.2.4 **Identification and location of the trees:** I have illustrated the locations of the significant trees on the Tree Management Plan (Plan TMP01) included as Appendix 8. This plan is for illustrative purposes only and it should not be used for directly scaling measurements.

2.2.5 **Advanced interpretation of data:** Australian Standard *Protection of trees on development sites* (AS4970-2009), recommends that the trunk diameter measurement for each tree is used to calculate the tree protection zone (TPZ), which can then be interpreted to identify the design constraints and, once a layout has been consented, the exclusion zone is to be protected by barriers.

2.2.6 **Plan updates:** During my site visit, I noted seven trees (4, 5, 6, 7, 8, 9 and 10) that were not shown on the land survey. I have illustrated their approximate locations on plan TMP01 but these positions have not been accurately surveyed. I do not consider that this has affected the conclusions of this report but if their locations are considered important, they should be accurately surveyed.

2.3 **The use of the tree information in layout design:** Following my inspection of the trees, the information listed in Appendix 2 was used to provide constraints guidance based on the locations of all the A trees. All the Z trees were discounted because they were not considered worthy of being a material constraint. This guidance identified two zones of constraint based on the following considerations:

- The tree protection zone (TPZ) is an area where ground disturbance must be carefully controlled. The TPZ was established according to the recommendations set out in AS4970-2009 and is the radial offset distance of twelve (x12) times the trunk diameter. In principle, a maximum encroachment of 10% is acceptable within the TPZ and a high level of care is needed during any activities that are authorised within it if important trees are to be successfully retained.

- The structural root zone (SRZ) is a radial distance from the centre of a tree's trunk, where it is likely that structural, woody roots would be encountered. The distance is generally based on trunk diameter, although this varies with tree height, crown area, soil type and soil moisture. The SRZ may also be influenced by natural or built structures, such as rocks and footings. The SRZ only needs to be calculated when major encroachment (>10%) into a TPZ is proposed.

3. ARBORICULTURAL IMPACT APPRAISAL

3.1 **Summary of the impact on trees:** I have assessed the impact of the proposal on trees by the extent of disturbance in TPZs and the encroachment of structures into the SRZ (as set out briefly in 2.3 above and more extensively in Appendix 2). All the trees that may be affected by the development proposal are listed in Table 1

Table 1: Summary of trees that may be affected by development

Impact	Reason	Important trees		Unimportant trees	
		AA	A	Z	ZZ
Retained trees that may be affected through disturbance to TPZs	Demolition and construction activity and site access		1, 2	3	
Trees to be removed	Building construction and/or level variations within TPZ			4, 6, 8, 9	5, 7, 10

3.2 **Detailed impact appraisal**

3.2.1 **Category A trees that could potentially be adversely affected through TPZ disturbance:** Two category A trees (1 and 2) could potentially be adversely affected through disturbance to their TPZs as follows:

- Trees 1 and 2: These are important trees with a high potential to contribute to amenity so any adverse impacts on them should be minimised. The proposed works remain well outside the TPZ of these trees and impacts are not expected. I have reviewed the situation carefully and my experience is that these trees could be successfully retained without any adverse effects or tree protection requirements.

3.2.3 **Low category tree to be retained:** Tree 3 is located adjacent to the rear lane access. Although this tree remains outside the works area, care should be taken to prevent damage caused by heavy vehicles accessing the site.

3.2.4 **Low category trees to be removed:** The proposed development will necessitate the removal of seven trees of low and very low retention value. These include Trees 4, 5, 6, 7, 8, 9 and 10. None of these trees are considered significant or worthy of special measures to ensure their preservation. It should be noted that Trees 5, 7 and 10 are self-seeded Class 4 Weeds and should be removed irrespective of the proposal.

3.3 **Proposals to mitigate any impact**

3.3.1 **Summary of the impact on local amenity:** Seven low category trees will be lost because of this proposal. However, they are not visible from outside the ensuring there is no impact on the wider setting. The proposed changes may adversely affect one low category tree if appropriate protective measures are not taken. However, if adequate precautions to protect the retained trees are specified and implemented through the arboricultural method statement included in this report, the development proposal will have no adverse impact on the contribution of trees to local amenity or character.

4. OTHER CONSIDERATIONS

4.1 **Trees subject to statutory controls:** The subject trees are legally protected under Inner West Council's Tree Preservation Order, it will be necessary to consult the council before any pruning or removal works other than certain exemptions can be carried out. The works specified above are necessary for reasonable management and should be acceptable to the council. However, tree owners should appreciate that the council may take an alternative point of view and have the option to refuse consent.

4.2 **Trees outside the property:** Trees 1, 2 and 3 are located in the adjacent properties effectively out of the control of the owners of 168 Norton Street, Leichhardt.

5. BIBLIOGRAPHY

5.1 **List of references:**

Australian Standard AS4373-2007 *Pruning of Amenity Trees.*
Standards Australia.

Australian Standard AS4970-2009 *Protection of trees on development sites.*
Standards Australia.

Barrell, J (2009) Draft for Practical Tree AZ version 9.02 A+NZ
Barrel Tree Consultancy, Bridge House, Ringwood BH24 1EX

Matheny, N.P. & Clark, J.R. (1998) Trees & Development: A Technical Guide to Preservation of Trees During Land Development
International Society ofArboriculture, Savoy, Illinois.

Mattheck, Dr. Claus R., Breloer, Helge (1995) The Body Language of Trees - A Handbook for Failure Analysis;
The Stationery Office, London. England.

ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

6. DISCLAIMER

6.1 Limitations on use of this report:

This report is to be utilized in its entirety only. Any written or verbal submission, report or presentation that includes statements taken from the findings, discussions, conclusions or recommendations made in this report, may only be used where the whole of the original report (or a copy) is referenced in, and directly attached to that submission, report or presentation.

ASSUMPTIONS

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible: however, Naturally Trees can neither guarantee nor be responsible for the accuracy of information provided by others.

Unless stated otherwise:

- *Information contained in this report covers only those trees that were examined and reflects the condition of those trees at time of inspection: and*
- *The inspection was limited to visual examination of the subject trees without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future.*

Yours sincerely

Andrew Scales
Dip. Horticulture / Arboriculture
Mobile: 0417 250 420

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ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

APPENDIX 1
Brief qualifications and experience of Andrew Scales

1. **Qualifications:**

Associate Diploma Horticulture	Northern Sydney Institute of TAFE	1995-1998
Certificate in Tree Surgery	Northern Sydney Institute of TAFE	1998
Associate Diploma Arboriculture	Northern Sydney Institute of TAFE	1999-2006

2. **Practical experience:** Being involved in the arboricultural/horticultural industry for in excess of 10 years, I have developed skills and expertise recognized in the industry. Involvement in the construction industry and tertiary studies has provided me with a good knowledge of tree requirements within construction sites.

   As director of Naturally Trees, in this year alone I have undertaken hundreds of arboricultural consultancy projects and have been engaged by a range of clients to undertake tree assessments. I have gained a wide range of practical tree knowledge through tree removal and pruning works.

3. **Continuing professional development:**

Visual Tree Assessment (Prof. Dr. Claus Mattheck)	Northern Sydney Institute of TAFE 2001
Wood Decay in Trees (F.W.M.R.Schwarze)	Northern Sydney Institute of TAFE 2004
Visual Tree Assessment (Prof. Dr. Claus Mattheck)	Carlton Hotel, Parramatta NSW 2004
Tree A-Z / Report Writing (Jeremy Barrell)	Northern Sydney Institute of TAFE 2006
Up by Roots – Healthy Soils and Trees in the Built Environment (James Urban)	The Sebel Parramatta NSW 2008
Tree Injection for Insect Control (Statement of Attainment)	Northern Sydney Institute of TAFE 2008
Quantified Tree Risk Assessment (QTRA) Registered Licensee #1655	South Western Sydney Institute TAFE 2011
Practitioners Guide to Visual Tree Assessment	South Western Sydney Institute TAFE 2011
Quantified Tree Risk Assessment (QTRA) Registered Licensee #1655	Richmond College NSW TAFE 2014

4. **Current professional memberships:**
   Arboriculture Australia – (Registered Consulting & Practising Arborist #2136)

Attachment 2

APPENDIX 2
Tree schedule

NOTE: Colour annotation is AA & A trees with green background; Z & ZZ trees with blue background; trees to be removed in red text.

No.	Genus species	Height	Spread	DBH	TPZ	Foliage %	Age class	Defects/Comment	Location	Services	Significance	Tree AZ
1	*Eucalyptus scoparia*	16	12	600	**7.2**	80%	M	Nil	Garden bed	Adjacent structure	H	**A1**
2	*Eucalyptus nicholii*	14	12	500	**6.0**	80%	M	Nil	Sealed surfaces	Adjacent structure	H	**A1**
3	*Robinia pseudoacacia*	9	7	300	**3.6**	80%	M	Nil	Garden bed	Adjacent structure	L	**Z10**
4	*Cupressus sp.*	12	6	350	**4.2**	70%	M	Co-dominant	Garden bed	Adjacent building	M	**Z10**
5	*Celtis sinensis*	14	10	400	**4.8**	80%	M	Nil	Garden bed	Adjacent building	M	**ZZ3**
6	*Cupressus sp.*	14	3	300	**3.6**	70%	M	Nil	Garden bed	Adjacent building	M	**Z10**
7	*Celtis sinensis*	14	10	400	**4.8**	80%	M	Nil	Garden bed	Adjacent building	M	**ZZ3**
8	*Howea forsteriana*	6	3	150	**2.0**	90%	M	Nil	Garden bed	Nil	L	**Z1**
9	*Howea forsteriana*	6	3	150	**2.0**	90%	M	Nil	Garden bed	Nil	L	**Z1**
10	*Celtis sinensis*	12	5	250	**3.0**	70%	M	Nil	Garden bed	Adjacent building	L	**ZZ3**

Explanatory Notes

- **Measurements/estimates:** All dimensions are estimates unless otherwise indicated. Measurements taken with a tape or clinometer are indicated with a '*'. Less reliable estimated dimensions are indicated with a '?'.
- **Species:** The species identification is based on visual observations and the botanical name. In some instances, it may be difficult to quickly and accurately identify a particular tree without further detailed investigations. Where there is some doubt of the precise species of tree, it is indicated with a '?' after the name in order to avoid delay in the production of the report. The botanical name is followed by the abbreviation sp if only the genus is known. The species listed for groups and hedges represent the main component and there may be other minor species not listed.
- **Tree number:** relates to the reference number used on site diagram/report.
- **Height:** Height is estimated to the nearest metre.
- **Spread:** The average crown spread is visually estimated to the nearest metre from the outermost tips of the live lateral branches.
- **DBH:** These figures relate to 1.4m above ground level and are recorded in millimetres. If appropriate, diameter is measured with a diameter tape. 'M' indicates trees or shrubs with multiple stems.
- **Foliage Cover:** Percent of estimated live foliage cover for particular species range.
- **Age class:**

Y	Young = recently planted
S	Semi-mature (<20% of life expectancy)
M	Mature (20-80% of life expectancy)
O	Over-mature (>80% of life expectancy)

- **Tree AZ:** See reference for Tree AZ categories in Appendix 3.
- **Significance:** A tree's significance/value in the landscape takes into account its prominence from a wide range of perspectives. This includes, but is not limited to neighbour hood perspective, local perspective and site perspective. The significance of the subject trees has been categorized into three groups, such as: High, Moderate or Low significance.

ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

APPENDIX 3

TreeAZ Categories (Version 9.02 A+NZ)

Z Category Z: Unimportant trees not worthy of being a material constraint

Local policy exemptions: Trees that are unsuitable for legal protection for local policy reasons including size, proximity and species

Z1	Young or insignificant small trees, i.e. below the local size threshold for legal protection, etc
Z2	Too close to a building, i.e. exempt from legal protection because of proximity, etc
Z3	Species that cannot be protected for other reasons, i.e. scheduled noxious weeds, out of character in a setting of acknowledged importance, etc

High risk of death or failure: Trees that are likely to be removed within 10 years because of acute health issues or severe structural failure

Z4	Dead, dying, diseased or declining
Z5	Severe damage and/or structural defects where a high risk of failure cannot be satisfactorily reduced by reasonable remedial care, i.e. cavities, decay, included bark, wounds, excessive imbalance, overgrown and vulnerable to adverse weather conditions, etc
Z6	Instability, i.e. poor anchorage, increased exposure, etc

Excessive nuisance: Trees that are likely to be removed within 10 years because of unacceptable impact on people

Z7	Excessive, severe and intolerable inconvenience to the extent that a locally recognised court or tribunal would be likely to authorise removal, i.e. dominance, debris, interference, etc
Z8	Excessive, severe and intolerable damage to property to the extent that a locally recognised court or tribunal would be likely to authorise removal, i.e. severe structural damage to surfacing and buildings, etc

Good management: Trees that are likely to be removed within 10 years through responsible management of the tree population

Z9	Severe damage and/or structural defects where a high risk of failure can be temporarily reduced by reasonable remedial care, i.e. cavities, decay, included bark, wounds, excessive imbalance, vulnerable to adverse weather conditions, etc
Z10	Poor condition or location with a low potential for recovery or improvement, i.e. dominated by adjacent trees or buildings, poor architectural framework, etc
Z11	Removal would benefit better adjacent trees, i.e. relieve physical interference, suppression, etc
Z12	Unacceptably expensive to retain, i.e. severe defects requiring excessive levels of maintenance, etc

NOTE: Z trees with a high risk of death/failure (Z4, Z5 & Z6) or causing severe inconvenience (Z7 & Z8) at the time of assessment and need an urgent risk assessment can be designated as ZZ. ZZ trees are likely to be unsuitable for retention and at the bottom of the categorisation hierarchy. In contrast, although Z trees are not worthy of influencing new designs, urgent removal is not essential and they could be retained in the short term, if appropriate.

A Category A: Important trees suitable for retention for more than 10 years and worthy of being a material constraint

A1	No significant defects and could be retained with minimal remedial care
A2	Minor defects that could be addressed by remedial care and/or work to adjacent trees
A3	Special significance for historical, cultural, commemorative or rarity reasons that would warrant extraordinary efforts to retain for more than 10 years
A4	Trees that may be worthy of legal protection for ecological reasons (Advisory requiring specialist assessment)

NOTE: Category A1 trees that are already large and exceptional, or have the potential to become so with minimal maintenance, can be designated as AA at the discretion of the assessor. Although all A and AA trees are sufficiently important to be material constraints, AA trees are at the top of the categorisation hierarchy and should be given the most weight in any selection process.

TreeAZ is designed by Barrell Tree Consultancy (www.treeaz.com/tree_az/)

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APPENDIX 4

Tree management plan

-refer attached Tree Management Plan, Dwg No. TMP01,
by Naturally Trees dated 29 November 2019

Attachment 2

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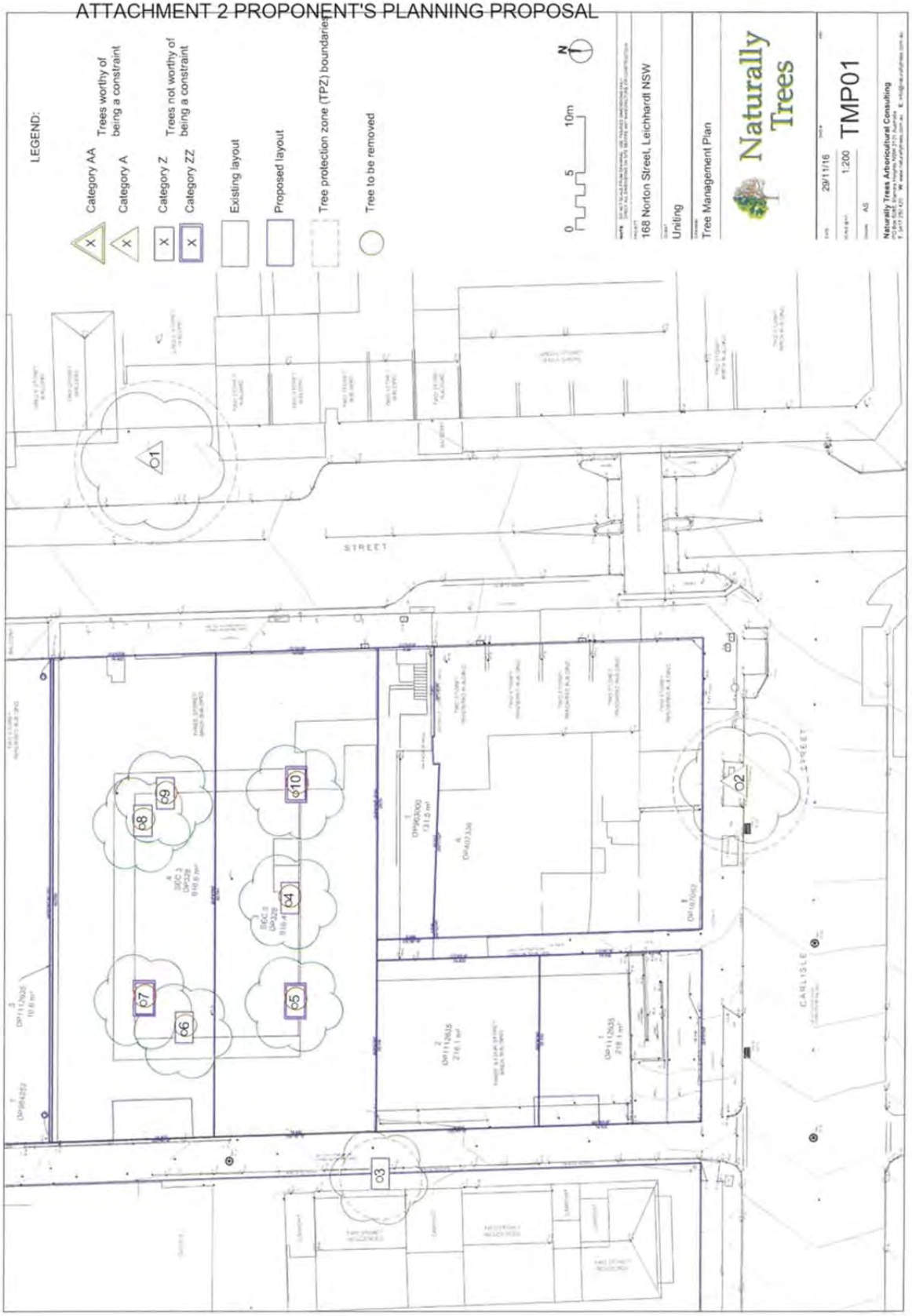

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project advice notification

young:metcalf architects

Project	168 Norton St Leichhardt	Project No	13005
Subject	Apartment Design Guide Checklist	Date	01.12.16

Issues relating to Part 2 "Developing the Controls" are discussed in Studio GL's report.

Selected issues relating to Part 3 "Siting the Development" and Part 4 "Building" are discussed below.

This analysis and plans relating to it have been prepared to illustrate how an apartment building for seniors may be developed on the site and are for the purpose of example only.

Issues relating to general design relating to acoustic privacy, noise, facades, roof design, landscape design, awnings, energy efficiency, etc are not specific to this building type and resident age group.

Issues relating to universal design, adaptive re-use, mixed use and apartment mix may not be relevant to this project and these issues may be informed directly by client brief and resident group requirements.

Attachment 2

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Apartment Design Guide Section Reference	Building Concept Compliance
3D Communal and public open space	
Objective 3D-1 **An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping**	
1. Communal open space has a minimum area equal to 25% of the site	**Cannot comply** Communal open space area requirement for this site is is 450 m^2 The current scheme has communal open space over carpark slab, relating to the community centre and open walkways at approximately 180 m^2
2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21 June (mid winter)	**Partial compliance** with design development
3E Deep Soil Zones	
Objective 3E-1 **Deep soil zones...improve residential amenity and promote management of water and air quality.**	
Deep soil zones are to meet the following minimum requirements.... For a site area greater than 1500m^2, a minimum dimension of 6m is required. Deep soil zone to be 7% of the site area	**Cannot comply** 7% site area required (1,800 x 7% m2) = 126 m^2 6m minimum dimension not possible, 2m wide strip along laneway possible due to development envelope setback requirement
3F Visual Privacy	
Objective 3F-1 **Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy**	

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Date: 01.12.16
Project: 168 Norton St Planning Proposal
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1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: Building height up to 12m – 4 storeys Habitable rooms – 6m Non-habitable rooms – 3m Building height up to 25m – 5 - 8 storeys Habitable rooms – 9m Non-habitable rooms – 4.5m	**Cannot comply** Setbacks in the current scheme range from 0m on the side north and south boundaries to Levels 1,2 to maintain street frontage integrity, to 2m - 3m from laneway, as per suggested development envelope. Setbacks on Level 5 allow for the balcony edge to the building envelope generally for construction efficiencies, with the Level 5 apartment forms reducing on east, north and western facades, particularly allowing the corner balconies to reduce apparent bulk. Southern setback is approximately 1 m greater than the building envelope with 4 bedrooms on Level 5 potentially overlooking the roofs of properties to the south. Design features including directional skewed windows could ameliorate this potential overlooking aspect.
4A Solar and Daylight Access	
Objective 4A-1 **To optimise the number of apartments receiving sunlight to habitable rooms and private open space**	
1. Living rooms and private open spaces of at least 70% of apartments in a building to receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas	**Can comply – see ADG Data Schedule** Note: two storey or mezzanine apartment typologies are not suitable for this building useage. **73% compliance** with solar access to living rooms and private open space – see solar compliance schedule. Design development and balcony adjustments can improve this percentage.
2. A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid winter	**Can comply** **4 apartments out of 44 (9%) currently receive no sun** – design development may improve this
Objective 4A-2 **Daylight access is maximised where sunlight is limited**	

Young + Metcalf Architects ABN 53 002 802 128

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Courtyards, skylights and high level windows (with sills of 1500mm or greater) are used only as a secondary light source in habitable rooms	**Partial compliance** Apartments 102, 103, 104, 202, 203, 204, 302, 303 second bedrooms suggest using a 1500mm sill height currently to maximise privacy for residents. In seniors living developments, many second bedrooms are used as guest accommodation or studies. A usual occupation rate per dwelling is approximately 1.3 persons maximum. Alternatively, screen edge of balcony and provide window with 600 – 750mm sill.
Objective 4A-3 **Design incorporates shading and glare control, particularly for warmer months**	**Can comply**
4B Natural Ventilation	
Objective 4B-1 **All habitable rooms are naturally ventilated**	**Partial compliance** See floor plans Studies where inboard may be studies or stores and may not have direct window to outside.
Objective 4B-2 **The layout and design of single aspect apartments maximises natural ventilation**	**Partial compliance**
Objective 4B-3 **The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents**	
1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.	**Can comply** See ADG Data Schedule and floor plans Level 1: 101,102,103,104 Level 2: 201, 202, 203, 204, 206, 209, 212 Level 3: 301, 302, 303, 305, 307, 309 Level 4: 401, 402, 403, 405, 407, 409 Level 5: 501, 502, 503 (skylight), 504, 505 **Total = 29/44, ie 66%**
4C Ceiling Heights	

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Objective 4C-1 **Ceiling height achieves sufficient natural ventilation and daylight access**	**Partial compliance** Habitable rooms – 2.7m ceiling height OK Non-habitable – may be less than 2.4m due to service ducting etc
4D Apartment Size and Layout	
Objective 4D-1 **The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity**	
1. Apartments are required to have the following minimal internal areas: Studio 35 m^2 1 bedroom 50 m^2 2 bedroom 70 m^2 3 bedroom 90 m^2	**Can comply**
Objective 4D-2 **Environmental performance of the apartment is maximised**	
1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height for open plan layouts	**Partial compliance** In this project that would limit an apartment depth to 6.75m. The site shape does not work well with this and other seniors living design parameters combined.
2. In open plan layouts (where the living, dining and kitchen are combined) the maximum depth is 8m from a window	**Partial compliance** Level 1: 101,102,103,104, 105, 106 comply Level 2: 201, 202, 203, 204, 205, 206, 207, 208, 209, comply (210, 211, 212 are 8.6m to 8.8m deep, due to raking boundary on Norton St) Level 3: 301, 302, 303, 304, 305, 306, comply (307, 308, 309 are 8.2m to 8.8m deep, due to raking boundary on Norton St) Level 4: 401, 402, 403, 404, 405, 406, comply (407, 408, 409 are 8.2m to 8.8m deep, due to raking boundary on Norton St) Level 5: 502, 504, comply (501, 503 and 505 are 8.2 – 8.4m deep) **Total = 29/44, ie 66%**

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Objective 4D-3 **Apartment layouts are designed to accommodate a variety of household activities and needs**	**Can comply** Within the range of activities likely due to the age of prospective occupants
	These particular apartment interiors are generally designed using the principles of the Seniors SEPP, which standards are more onerous than the ADG due to circulation requirements at doorways, kitchens, bathrooms and other kitchen layout relationship restrictions etc.
4E Private open space and balconies	
Objective 4E-1 **Apartments provide appropriately sized private open space and balconies to enhance residential amenity**	**Can comply**
1. All apartments are required to have primary balconies as follows: Studio apartments 4 m^2 1 bedroom apartments 8 m^2/2m 2 bedroom apartments 10m^2/2m 3+ bedroom apartments 12m^2/2.4	**Can comply**
2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m	**N/A**
Objective 4E-2 **Primary private open space and balconies are appropriately located to enhance livability for residents**	**Can comply**
4F Common circulation and spaces	
Objective 4F-1 **Common circulation spaces achieve good amenity and properly service the number of apartments**	
1. The maximum number of apartments off a circulation core on a single level is eight	**Cannot comply** Site constraints show possible **13 dwellings** off the common circulation space. Design development will seek opportunities to provide natural light and ventilation into corridors

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4G Storage	
Objective 4G-1 **Adequate well designed storage is provided in each apartment**	
1. In addition to the storage in kitchen, bathrooms, and bedrooms, the following storage is provided: 2. Studio apartments $4m^3$ 1 bedroom apartments $6m^3$ 2 bedroom apartments $8m^3$ 3+ bedroom apartments $10m^3$	Can comply

Christine Young
DIRECTOR ARBN 4385

Young+Metcalf Architects

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ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

ADG Data Schedule

This Data Schedule relates to concept design drawings prepared by Young+Metcalf Architects to assist in the submission of a planning proposal for the site 13005/SK.01.1, SK.03.1, SK.04.01, SK.05.01, SK.06.01, SK.07.01, SK.08.01, issue H, dated 30 November, 2016

Planning Proposal for 168 Norton St Leichhardt

Further design development at DA stage may alter the size of dwellings, balconies, setbacks and other design features listed below

Floor Level	Apartment Number	Accommodation	Aspect	Natural ventilation	Private open space sq m balcony area	Apartment Layout single aspect
1	101	1 bed, I bath	west and south	YES	8+	
1	102	2 bed, 1 bath	west and east	YES	10+	
1	103	2 bed, 1 bath	west and east	YES	10+	
1	104	2 bed, 1 bath	west	YES	10+	YES
1	105	2 bed, 2 bath	west	NO	10+	YES
1	106	1 bed, I bath	south	NO	8+	**YES**
2	201	2 bed, 2 bath	west and south	YES	10+	
2	202	2 bed, 1 bath	west and east	YES	10+	
2	203	2 bed, 1 bath	west and east	YES	10+	
2	204	2 bed, 1 bath	west	YES	10+	YES
2	205	2 bed, 2 bath	west	NO	10+	YES
2	206	2 bed, 2 bath	west and east	YES	10+	
2	207	I bed, int. study	north	NO	8+	YES
2	208	I bed, int. study	west and east	NO	8+	
2	209	2 bed, 2 bath, study	east	YES	12+	YES
2	210	I bed, int. study	east	NO	8+	YES
2	211	I bed, int. study	east	NO	8+	YES
2	212	2 bed, 2 bath	west and east	YES	10+	
2	213	1 bed, I bath	south	NO	8+	**YES**
3	301	2 bed, 2 bath	west and south	YES	10+	
3	302	2 bed, 1 bath	west and east	YES	10+	
3	303	2 bed, 1 bath	west and east	YES	10+	
3	304	2 bed, 2 bath, study	west	NO	12+	YES
3	305	2 bed, 2 bath, study	west and north	YES	12+	
3	306	2 bed, 2 bath	north	NO	10+	YES
3	307	2 bed, 2 bath	north and east	YES	10+	
3	308	I bed, int. study	east	NO	8+	YES
3	309	2 bed, 2 bath	east and south	YES	10+	
3	310	1 bed, I bath	south	NO	8+	**YES**
4	401	1 bed, I bath	west and south	YES	8+	
4	402	2 bed, 1 bath	west and east	YES	10+	
4	403	2 bed, 1 bath	west and east	YES	10+	

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4	404	2 bed, 2 bath, study	west	NO	12+	YES
4	405	2 bed, 2 bath, study	west and north	YES	12+	
4	406	2 bed, 2 bath	north	NO	10+	YES
4	407	2 bed, 2 bath	north and east	YES	10+	
4	408	I bed, int. study	east	NO	8+	YES
4	409	2 bed, 2 bath	east and south	YES	10+	
4	410	1 bed, I bath	south	NO	8+	**YES**

5	501	2 bed, 2 bath, study	west and south	YES	12+	
5	502	2 bed, 2 bath, study	west and north	YES	12+	
5	503	2 bed, 2 bath, study	north	NO	12+	YES
5	504	2 bed, 2 bath, study	north and east	YES	12+	
5	505	2 bed, 2 bath, study	east and south	YES	12+	

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13005 - 168 NORTON ST LEICHHARDT SOLAR STUDY

	9am		10am		11am		12noon		1pm		2pm		3pm			COMPLIANCE
	Living	Private open space	Living	Private open space	Living	Private open space	Living	Private open space	Living	Private open space	Living	Private open space	Living	Private open space		
101	N	N	N	N	N	N	N	N	N	Y	N ONLY SMA	Y	Y	Y		
102	N	N	N	N	N	N	N	Y	N	Y	Y	Y	Y	Y		YES
103	N	N	N	N	N	N	N	Y	N ONLY SMA	Y	Y	Y	Y	Y		YES
104	N	N	N	N	N	N	N	Y	N ONLY SMA	Y	Y	Y	Y	Y		YES
105	N	N	N	N	N	N	N	Y	N ONLY SMA	Y	Y	Y	Y	Y		YES
106	N	N	N	N	N	N	N	N	N ONLY SMA	N	N	N	N	N		CAN MAKE COMPLY
201	N	N	N	N	N	N	N	Y	N	Y	Y	Y	Y	Y		YES
202	N	N	N	N	N	N	N	N	N	Y	N	Y	Y	Y		
203	N	N	N	N	N	N	N	Y	N	Y	N ONLY SMA	Y	Y	Y		
204	N	N	N	N	N	N	N	Y	N	Y	N ONLY SMA	Y	Y	Y		
205	N	N	N	N	N	N	N	Y	N	Y	N	Y	Y	Y		
206	N	N	N	N	Y	Y	N	Y	N	Y	Y	Y	Y	Y		YES
207	N	N	N ONLY SMA	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N		YES
208	N	N	N ONLY SMA	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N		YES
209	Y	Y	Y	Y	N ONLY SMA	Y	N	N	N	N	N	N	N	N		YES
210	Y	Y	Y	Y	N ONLY SMA	Y	N	N	N	N	N	N	N	N		YES
211	Y	Y	Y	Y	N ONLY SMA	Y	N	N	N	N	N	N	N	N		YES
212	Y	Y	Y	Y	N ONLY SMA	Y	N	N	N	N	N	N	N	N		YES
213	N	N	N	N	N	N	N	N	N	N	N	N	N	N		CAN MAKE COMPLY
301	N	N	N	N	N	N	N	Y	N	Y	N ONLY SMA	Y	Y	Y		
302	N	N	N	N	N	N	N	Y	N	Y	Y	Y	Y	Y		YES
303	N	N	N	N	N	N	N	Y	N ONLY SMA	Y	N ONLY SMA	Y	Y	Y		
304	N	N	N	N	N	N	N	Y	N	Y	Y	Y	Y	Y		YES
305	N	Y	N ONLY SMA	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		YES
306	N ONLY SMA	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		YES
307	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		YES
308	Y	Y	Y	Y	N ONLY SMA	Y	N	N	N	N	N	N	N	N		YES
309	Y	Y	Y	Y	N ONLY SMA	Y	N	N	N	N	N	N	N	N		YES
310	N	N	N	N	N	N	N	N	N	N	N	N	N	N		CAN MAKE COMPLY
																YES
401	N	N	N	N	Y	Y	N	Y	N ONLY SMA	Y	Y	Y	Y	Y		YES
402	N	N	N	N	N	N	N	Y	N ONLY SMA	Y	N ONLY SMA	Y	Y	Y		CAN MAKE COMPLY
403	N	N	N	N	N	N	N	Y	N ONLY SMA	Y	Y	Y	Y	Y		YES
404	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y		YES
405	N	Y	N ONLY SMA	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		YES
406	N ONLY SMA	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		YES
407	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		YES
408	Y	Y	Y	Y	N ONLY SMA	Y	N	N	N	N	N	N	N	N		YES
409	Y	Y	Y	Y	N ONLY SMA	Y	N	N	N	N	N	N	N	N		YES
410	N	N	N	N	N	N	N	N	N	N	N	N	N	N		CAN MAKE COMPLY

ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

	9am		10am		11am		12noon		1pm		2pm		3pm			COMPLIANCE
	Living	Private open space	Living	Private open space	Living	Private open space	Living	Private open space	Living	Private open space	Living	Private open space	Living	Private open space		
501	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y		CAN MAKE COMPLY
502	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		YES
503	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		YES
504	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y		YES
505	Y	Y	Y	Y	Y	Y	N	Y	N	Y	Y	Y	Y	Y		YES
																73% COMPLIANCE

SCHEDULE OF ACCOMMODATION			
KEY	ACCOMMODATION TYPE	GFA	BRIEF
	RETAIL / COMMERCIAL	413m²	
	COMMUNITY CENTRE	183m²	
	TOTAL ILU's = 44		50
	1 BED = 6		8
	1 BED + STUDY = 6		3
	2 BED, 1BATH = 11		12
	2 BED, 2 BATH = 14		17
	2 BED + STUDY = 7		10

GFA CALCULATIONS BRIEF				
LEVEL	GFA AREA	PRIVATE OPEN SPACE	COMMUNAL OPEN SPACE	DEEP SOIL ZONE
BASEMENT	78m²	0m²	0m²	83m²
LEVEL 01	1360m²	105m²	179m²	
LEVEL 02	1307m²	182m²	0m²	
LEVEL 03	1024m²	148m²	0m²	
LEVEL 04	975m²	121m²	0m²	0m²
LEVEL 05	650m²	206	0m²	
TOTAL	**5395**m²	**762**m²	**179**m²	
SITE AREA	1800m²			
FSR	**3.0:1**			

NOTE: THIS CONCEPT PLAN SUBJECT TO CLIENT REVIEW

ARCHITECT: youngmetcalf

CLIENT: Uniting

PROJECT: 13005
Harold Hawkins Court
ILU - 168 Norton Street, Leichhardt

SHEET TITLE: Cover Sheet

SCALE @A3 DATE 1/12/2016
DRAWN MJM CHECKED CV

DRAWING NUMBER SK.01.1 REV: H

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ATTACHMENT 3 - VOLUNTARY PLANNING AGREEMENT LETTER OF OFFER

Uniting

3rd November 2016

Inner West Council
Leichhardt Service Centre
7-15 Wetherill Street
Leichhardt NSW 2040

DRAFT PUBLIC BENEFIT OFFER

This Draft Public Benefit Offer (PBO) offers a contribution to accompany a Planning Proposal dated November 2016 for the property located at 168 Norton Street, Leichhardt. The components of the contribution are in accordance with the Memorandum of Understand between the former Leichhardt Council and Uniting (dated 5 march 2015) as follows:

1. Provision of 15% affordable housing or housing for those on lower income levels; and
2. Activation of the property's Norton Street elevation through the provision of non-residential land uses.

It is intended that the benefits under the offer do not include development contributions under section 94 of the *Environmental Planning and Assessment Act, 1979*.

It is intended that should development consent for the future Concept DA be granted, this offer will be confirmed in a Voluntary Planning Agreement with Council. The agreement will comply with the requirements of the *Environmental Planning and Assessment Act, 1979* and Regulations and, under the agreement, the owner of the land will acknowledge that the issue of an occupation certificate will be made conditional on the proposed works above being completed.

Yours faithfully,

Simon Furness
Director of Property

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

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

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