

ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

Item 3

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**.

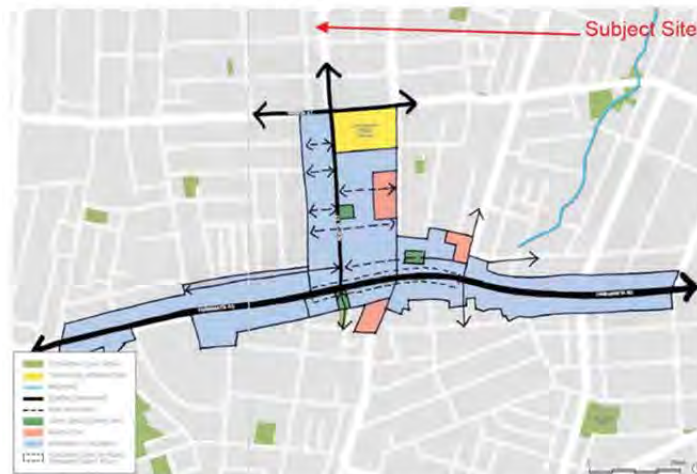


Figure 17: Structure Plan for Leichhardt under the PRUTS

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;

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- 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

TABLE 7: LEICHHARDT 2014 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 population 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	

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

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**.



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.

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"

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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

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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

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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)

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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

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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.

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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

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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

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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		

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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

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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 'Whaleborough' 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

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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.

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

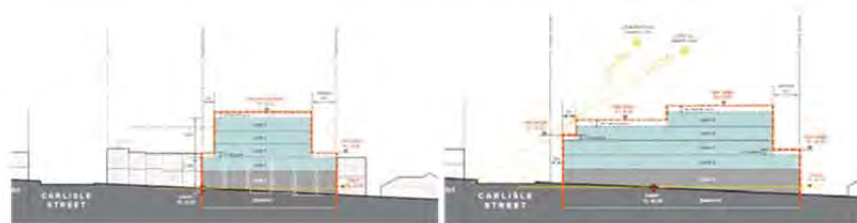


Figure 21: Sections through the building showing the anticipated built form as per the controls established by AJ+C (Source: Studio GL)

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.

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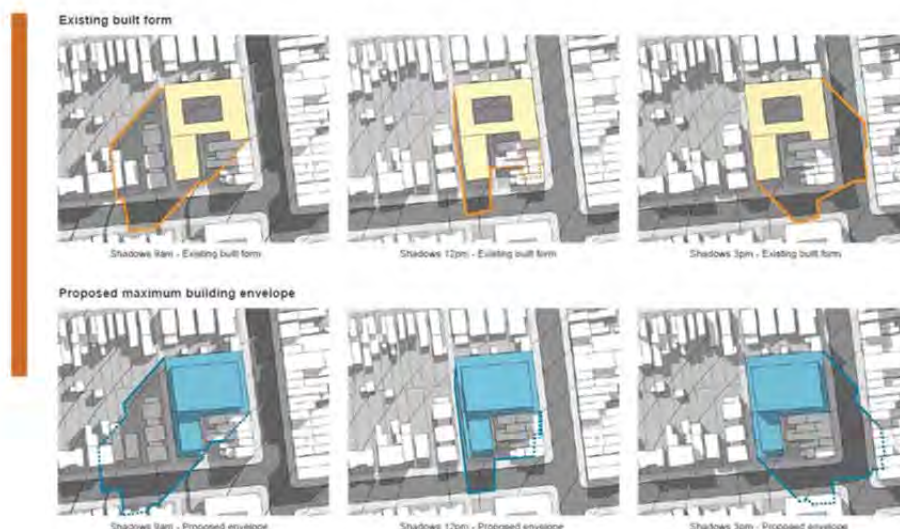


Figure 22: Existing and proposed shadows cast by the site (Source: Studio GL)

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 are 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.

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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.

ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

7. Part 4 - Mapping

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

ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

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.

Item 3

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ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL**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

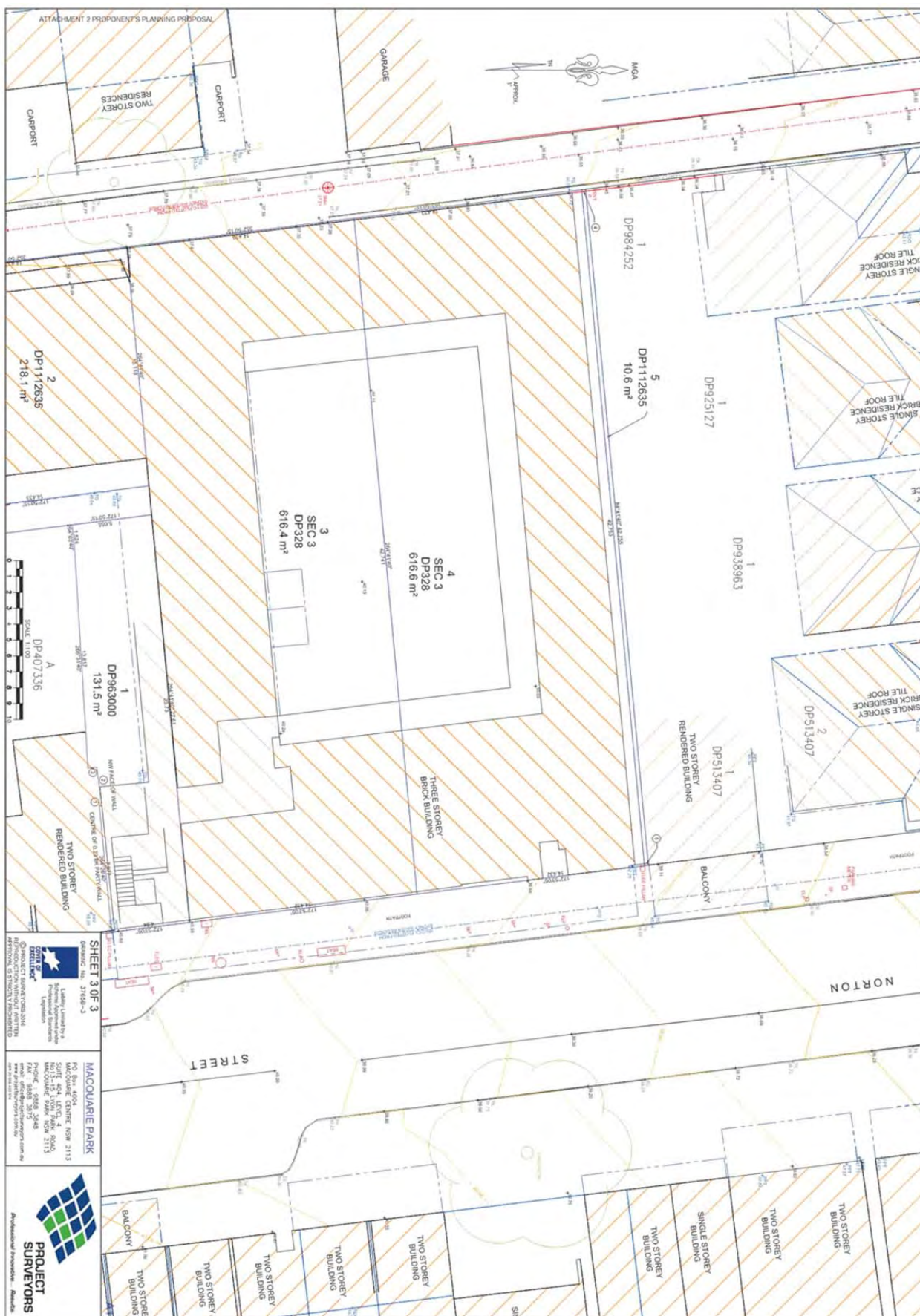
ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL



CITY PLAN STRATEGY & DEVELOPMENT P/L - PLANNING PROPOSAL - 168 NORTON ST LEICHHARDT







ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

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

ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

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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ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

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The Sites 1

Site Design and Building Envelopes

Building envelopes have been developed for each of the sites. A building envelope is a 3-dimensional shape within which a development may be built. The building envelope is defined by primary controls to establish the desired bulk, height and siting of the development that is appropriate to its context. Primary controls include building height, building depth, street, side and rear setbacks. The building envelope is generally 25% larger than the gross floor area of the proposed development. Roofs, 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 light rail 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

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ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

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

ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

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

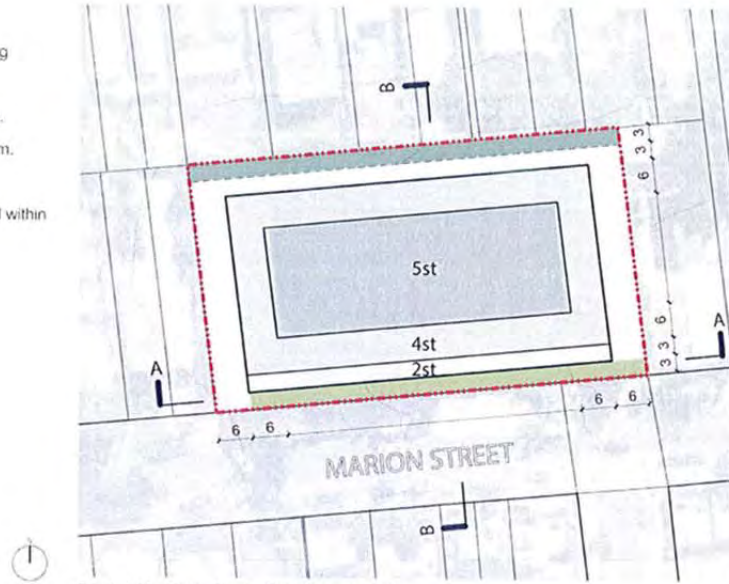


Figure 1.02 - Marion Street Building envelope plan

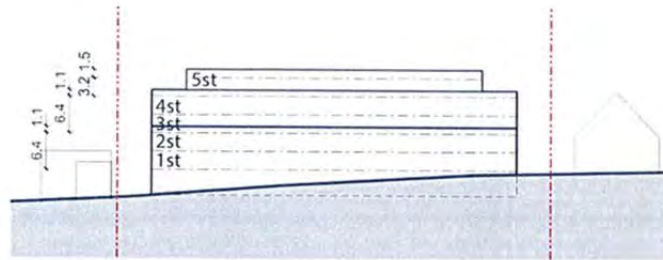


Figure 1.04 - Marion Street Building envelope Section A-A

LEGEND

- 5st Building envelope (height in storeys)
- 1st Deep soil zone
- 2nd Landscape zone
- Site boundary
- ▶ Vehicular entry

All dimensions in metres

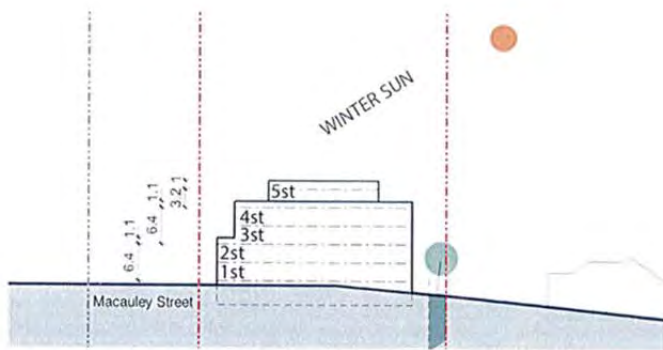


Figure 1.03 - Marion Street Building envelope Section B-B

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ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

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 Macaulay 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.

ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

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

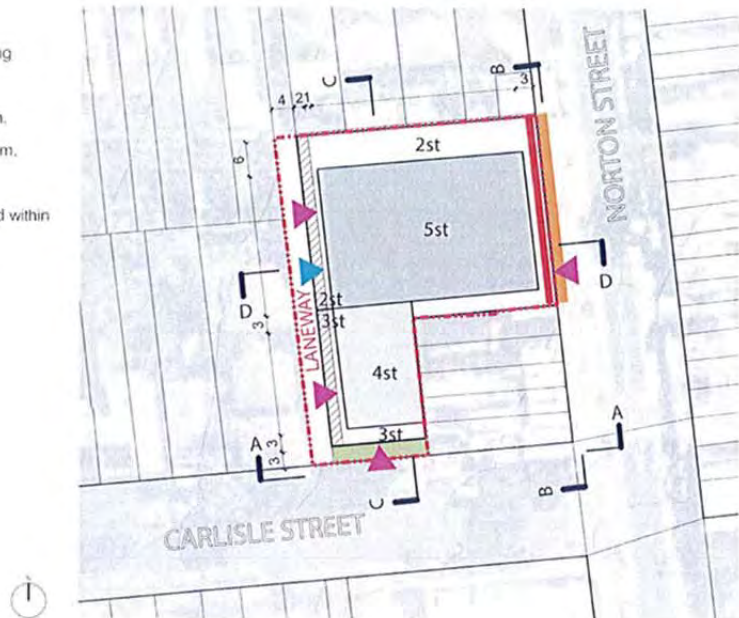


Figure 2.02 - Norton Street - Building envelope plan

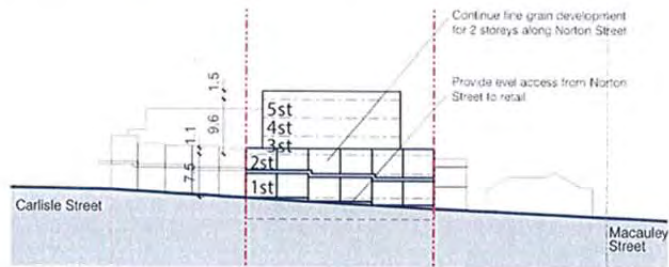


Figure 2.03 - Norton Street - Building envelope - Street Elevation B-B

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

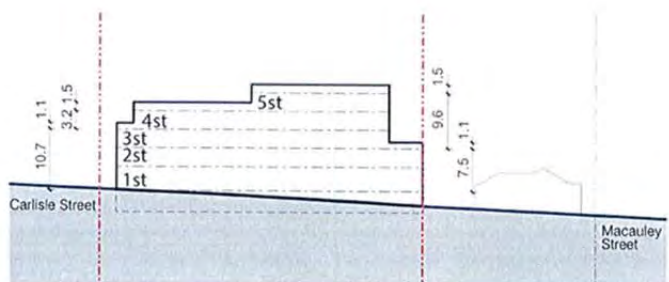


Figure 2.04 - Norton Street - Building envelope - Section C-C

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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

ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

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

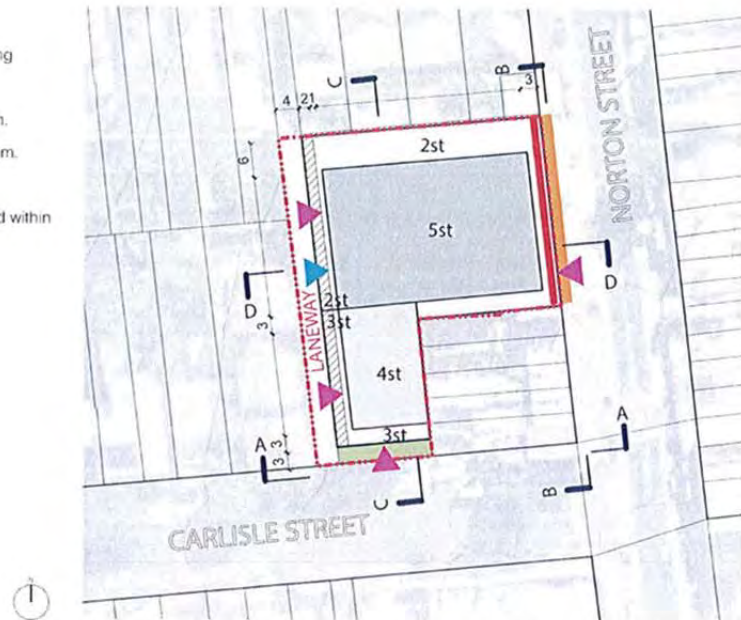


Figure 2.02 - Norton Street and Carlisle Street - Building envelope plan

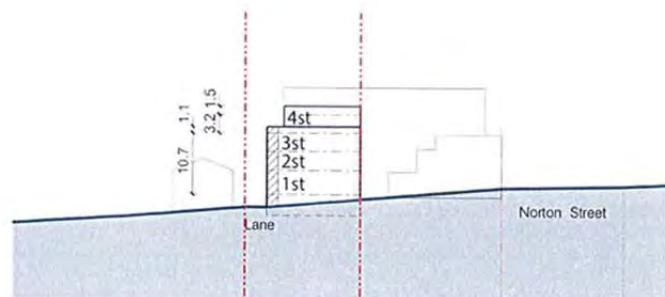


Figure 2.07 - Carlisle Street - Building envelope - Street Elevation A-A

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

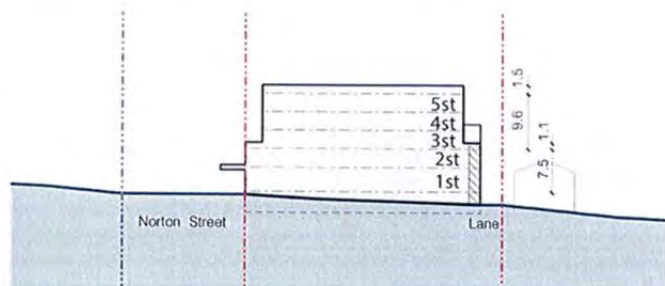


Figure 2.08 - Carlisle Street - Building envelope - Section D-D

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ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

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

ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL**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.

ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

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

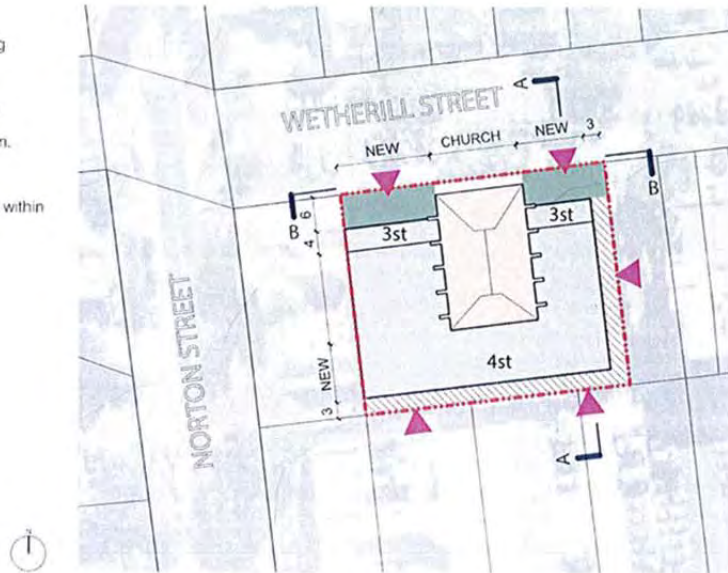


Figure 3.02 - Wetherill Street _ Building envelope plan

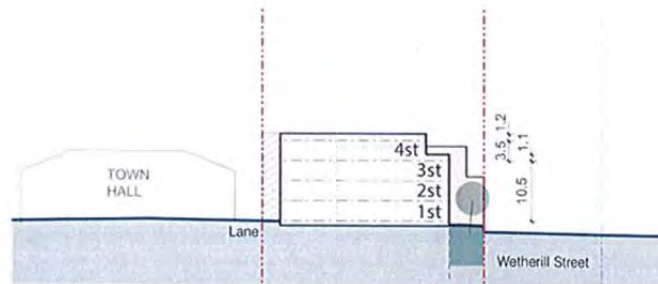


Figure 3.03 - Wetherill Street _ Building envelope _ Commercial floor heights _ Section A-A

LEGEND

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

All dimensions in metres

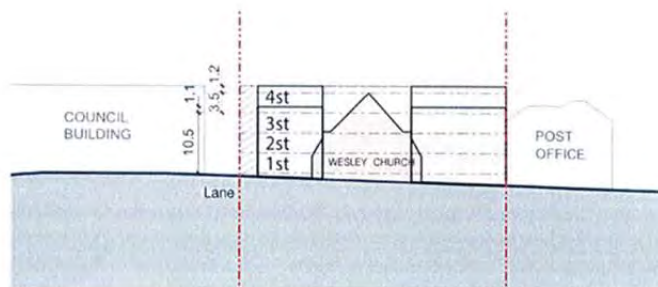


Figure 3.04 - Wetherill Street _ Building envelope _ Commercial floor heights _ Section B-B

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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:


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	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

**ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL**

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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



ATTACHMENT 2 PROPONENT'S PLANNING PROPOSAL

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Norton St (Harold Hawkins House) to assist the provision of affordable and supported housing at those locations for people of all ages, key workers and people with disabilities.

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

Refer Resolution C126/13

August 2013

On 20th August 2013 a report was presented to the Housing Advisory Committee outlining progress in relation to the UnitingCare Properties. Refer Item 7.2

The report noted that Council staff had begun the process of preparing for the negotiations for establishing an agreement with UnitingCare, by:

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



- VPA – Leichhardt Council and ANKA Developments
Refer Resolutions HC42/13 and C448/13

January 2014

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

- Reviewed previous Council resolutions in relation to this matter
- Familiarised themselves with Council practices in relation to matters such as involving the community in the redevelopment of land in Terry Street, Rozelle
- Investigated the current condition of their buildings and possible development opportunities
- Familiarised 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



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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

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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?".



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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



Leichhardt Municipal Council and
UnitingCare Ageing

UnitingCare Community Forums
Summary Report



08/09/2014


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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](#).

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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 Marino 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



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- 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 33 Wytheville 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
- Disrupt views from upper levels

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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

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COMMUNITY FORUM 2 - 14 July 2014

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

- Ian downers 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.

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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
Housing	
Achieve significant housing outcomes such as:	Housing
- Quality Modern - Aged Care Housing - Key Worker Housing - Supported Housing - Student Housing	- 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.
	Height and noise
	- 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.

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	<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
Guiding 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

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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.
Targeted Planning 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.	No comments received.

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3.3 Community Forum 3: Concept Options

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

Site 1 - Annesley House feedback on the concept options

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



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

Plus

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

Anything would be more attractive than what is there now.

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

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

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

Interesting

Post 2025ish the aging population will decline.

Consider intergenerational housing.

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

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



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

Put some car parking spaces below ground

Minus

Is there the scope to lower it?

Site 2 - Harold Hawkins Court feedback on the concept options

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

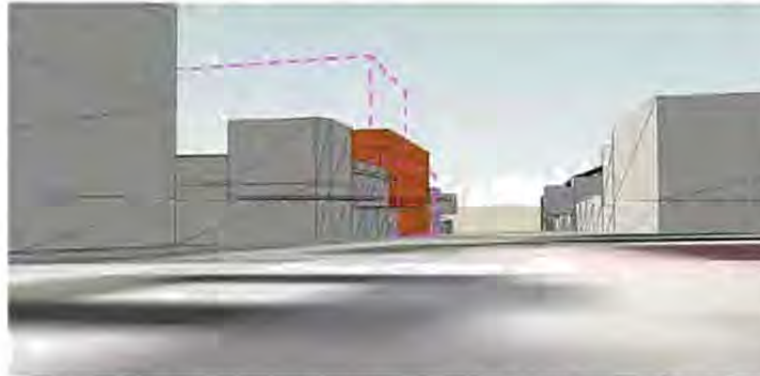


Figure 4 - existing built form with proposed building envelope comparison (Norton Street looking north).

Plus

People living here will help awaken Norton Street

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

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

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

Activating Norton Street is a good idea

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

Anything is better than what is currently there.



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Proposed envelope improves sight lines.

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

The step backs are good to achieve height.

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

Balconies overlooking Norton Street – Wow.

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

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

Improving the security in the laneway.

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

Plus:

What are the considerations for social and affordable housing?

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

I did not know the laneway was privately owned.

Minus:

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

There are no floor space ratios on the proposal.

Site 3: Methodist Central Hall feedback on the concept options

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

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

Comments:

Church worship space should be on the roof – it does not need to be on the ground level.

Council working with UnitingCare to develop a master plan for this property with regards to lane development etc.

Connecting laneways will open the site up, particularly if services e.g. drop in centre are involved.

The Wetherill Street site sounds like the most exciting of the three.

Great to see the potential for more apartments.

I like the idea of a pulled back frontage to see more of the Church and make it a more useable space.

Put the Church on the roof and utilise the good views.

I love the idea of roof gardens, courtyards and green spaces.

I like the idea of the redevelopment being one that wraps around the Church incorporating the UnitingCare offices, the Church and the Church Hall around Epworth Student House.

Church + Apartments – Great.

It is important to incorporate green space.

Sounds good.

I like the way the envelope brings the two buildings back from the Church.

Great potential and location for community centre and accommodation, could bring lots of life.

Like the idea of activated laneways.

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I love the 'wrap around' apartment idea

Yes to a rooftop garden.

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

Wall gardens would be awesome.

Capacity for an op shop would be cool.

Plus

Create a flat, accessible rooftop space.

Is there potential to redevelop the lanes around site?

Create a community garden.

Develop whole church block? Renovate church?

Could the church be completely renovated?

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

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

Council/UnitingCare precinct for civic outcome- interesting

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

I agree (with above).

I agree too (with above).

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

Minus

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

I don't think the church front is contributive.

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

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

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4. Conclusion

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

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

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

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

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

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Appendix A – Forum presentations (including agendas)

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 Affordable Housing Strategy 2011 - To assist the loss of affordable housing and encourage the provision of building affordable housing - To collaborate with the State Government and for other agencies to develop and implement strategies to address the declining stock of affordable housing, especially - To encourage the provision of affordable, adaptable and diverse housing, and raise awareness of affordable housing needs and issues to facilitate action - To facilitate the provision of additional affordable housing within the Municipality	 Affordable Housing Strategy 2011 – why? - So that our older residents who want to age in their community can continue to live here, connected to their local community - So that residents with disabilities can continue to live here - So that young people and students can live close to work and study - So that key workers – cleaners, teachers, nurses, engineers, etc. – can live close to work, support the local economy and community
 Affordable Housing Strategy 2011 - To assist the loss of affordable housing and encourage the provision of building affordable housing - To collaborate with the State Government and for other agencies to develop and implement strategies to address the declining stock of affordable housing, especially - To encourage the provision of affordable, adaptable and diverse housing, and raise awareness of affordable housing needs and issues to facilitate action - To facilitate the provision of additional affordable housing within the Municipality	 Affordable Housing Strategy 2011 – why? - So that our older residents who want to age in their community can continue to live here, connected to their local community - So that residents with disabilities can continue to live here - So that young people and students can live close to work and study - So that key workers – cleaners, teachers, nurses, engineers, etc. – can live close to work, support the local economy and community
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Boarding Houses

- Protection of existing stock
- Fire Safety
- Recent Approvals

Aged Housing

- Retention
- Healthy Ageing Strategy



Supported Housing

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

Key Worker Housing

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



Council's Draft Guiding Principles for sites

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



Council's Draft Guiding Principles for sites

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



Uniting Care Presentation





Uniting Care Presentation



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Uniting Care Presentation



Community Views

Housing Issues we have missed?



Community Views

Housing Issues we have missed?



Community Views

Housing Issues we have missed?



Uniting Care Presentation



Community Workshop

What do you think we should do?



Community Workshop

What do you think we should do?



Community Workshop

What do you think we should do?



Uniting Care Presentation



Community Workshop

What do you think we should do?



Community Workshop

What do you think we should do?



Community Workshop

What do you think we should do?



Uniting Care Presentation



Community Workshop

What do you think we should do?



Community Workshop

What do you think we should do?



Community Workshop

What do you think we should do?



Uniting Care Presentation



Community Workshop

What do you think we should do?



Community Workshop

What do you think we should do?



Community Workshop

What do you think we should do?



Uniting Care Presentation



Community Workshop

What do you think we should do?



Community Workshop

What do you think we should do?



Community Workshop

What do you think we should do?



Uniting Care Presentation



Community Workshop

What do you think we should do?



Community Workshop

What do you think we should do?



Community Workshop

What do you think we should do?



Uniting Care Presentation



Community Workshop

What do you think we should do?



Community Workshop

What do you think we should do?



Community Workshop

What do you think we should do?



Uniting Care Presentation



Community Workshop

What do you think we should do?



Community Workshop

What do you think we should do?



Community Workshop

What do you think we should do?

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 UnitingCare Ageing & Leichhardt Uniting Church	Leichhardt Uniting Church - Established in 1850, formerly Methodist Church - Under the leadership of Rev. Dr. Harold Hawkins, during the 1960s, the congregation was transformed into a multi-faith community - Accommodated 300 people and a new housing development - Units and Houses - Nursing Homes - Disability Services - Day Centres and Food Services - Wesley House, Annesley House, Harold Hawkins Court, Loder-Harvey, Alderley House, Audrey Hawkins Memorial House, Werronia, Goodwill Institute, Martin Hill, Edwirth House, Lyffard Rd Day Centre	Leichhardt Uniting Church Kodiv, Leichhardt Congregation's mission includes the provision of student housing at Edwirth House (head in Council Chambers) that: - is affordable - provides a community - provides education - provides pathways to live in or near Leichhardt beyond their education
About UnitingCare Ageing - Is the single largest provider of aged care services in New South Wales and the ACT - We provide residential care, community care and independent living options for older members of the community - We recognise the Uniting Church's ministry and service to older people, particularly the marginalised and disadvantaged	Our Vision and Purpose Vision All older people live the lives they choose and are honoured for their wisdom and experience as valued members of society. Purpose To provide services and advocacy that protect individual rights, influence and choice and build community capacity to treat older people, particularly those who are marginalised, disadvantaged and vulnerable, as respected, revered and inspired to live fulfilling lives.	Our services and facilities 75 Residential Aged Care facilities (with over 5,000 clients) 7% Retirement Village (with 2,400 units and villas) - Over 5,000 Community Care clients 6,500 Staff 35,000 Volunteers

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Leichhardt Activities - Have been active in caring for the elderly for over 50 years 2 Aged Care facilities locally (nearly 500 residents) - Centre for Health & Ageing - Run from the local Church community who started Lucas Care	Properties Three properties: 1. Harold Hawkins Court 2. Annesley House 3. Waterloo Street (including Church hall) Studios etc. - Generally deeded to their estate etc. - In poor condition - Providing accommodation for residents who don't have other options - Vacant	Harold Hawkins Court  
Harold Hawkins Court   	Harold Hawkins Court - Vacant since 2004 (excluding a short lease as student accommodation) 5 floors base rooms, exposed access to rooms, age construction - No longer meets Government regulations for aged housing / care - Target for vandalism - Does not add to the legal heritage on Norton Street	Harold Hawkins Court   

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Annesley House • Run down building (originals a natural stone factory) • Shared carports • Single 3B which breaks down other • Up to 35 Residents • Limited storage for mobility involved (many stairs and tight spaces) • Will not provide for residents as they get older / grow tall	Wetherill Street  	Wetherill St • Buildings are at the end of economic life (have been refurbished in the past) • Church Hall with history but in need of much attention • Student Accommodation not to modern standards to attract a young vibrant part of the community. Serves 20 students
--	---	--

Options for the Future Proposed services include: • Provide a modern aged care facility • Provide affordable housing • Provide quality independent living dwellings for residents • Extend Lushwood United Church's Student housing • Reinvoque Norton St with retail frontage to Harold Hacking Court

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 Community Consultation 2 UnitingCare Sites, Leichhardt	 Community Consultation 2 UnitingCare Sites, Leichhardt	UnitingCare Sites <i>Introductions</i> • Uniting Church –landowners • Leichhardt Municipal Council • Mr Ian Colley –facilitator • AJ+C – architects + urban designers 
UnitingCare Sites <i>Purpose of Forum</i> Overall: Develop broad options for 3 Uniting Care properties for a range of housing uses (eg affordable, supported, key workers, people with disabilities) This forum: Develop 'Guiding Principles' Next forum: Review broad 'concept options' for the sites 	UnitingCare Sites <i>Agenda</i> 1. Recent History 2. Context of the sites - presentation 3. Guiding Principles – table group discussion 4. Guiding Principles – individual rating of the importance, value of each Principle 5. Next steps 	UnitingCare Sites <i>Ground Rules</i> 1. All of us are responsible for the success of this meeting 2. Everyone has an opportunity to speak, but be mindful that others have a chance 3. Be short, and to the point 4. Raise your hand if you want to make a point 5. Feel free to express disagreement, but be respectful in your language 

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Recent History

Carriageway, Culterston, UnitingCare Sites, Lalor, Lalor

UnitingCare sites Recent History

Early 2013 Discussions between Council and Uniting Care

August 2013 Report to Housing Advisory Committee

- Reviewing Council's planning practices and the practices of other Councils
- Identifying the key outcomes Council would like to achieve in relation to the sites, namely:
 - Facilitating the redevelopment of the sites
 - Ensuring the sites are used in a sustainable way
 - Achieving a significant housing outcome in terms of the provision of:
 - Moderate aged housing
 - Affordable housing for key workers
 - Adaptable housing
- Activating the ground east of Norton Street
- Providing on-site parking suited to the local future demand
- Ensuring that urban design considerations inform the outcome
- Involving the local community throughout the process

UnitingCare sites Recent History

12 March 2014 Community Forum 1

Discussed general housing issues

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



The Sites

Norton Street, Marion Street, Wetherill Street

UnitingCare Sites, Lalor, Lalor

UnitingCare sites Location

- Norton Street**
 - Formerly housed up to 104 beds
 - employees 2/3 full time staff
- Marion Street**
 - 60 beds
 - employees up to 40 staff
- Wetherill Street**
 - 20 student rooms
 - Office
 - Hall
 - employees up to 15 staff
 - Provides outreach services to residents in eating rooms

UnitingCare sites Recent History

23 September 2014

UnitingCare Sites, Lalor, Lalor

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3 sites - Context analysis



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



Site 1- Norton Street Site Analysis



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



Site 1- Norton Street images



Site 1- Norton Street images



Site 1- Norton Street images



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Site 1- Norton Street Images



Site 1- Norton Street Images

Site 1 - Norton Street Constraints



- Access issues - foot level is different to street levels - stair access
- Very costly to upgrade to meet BCA - access + safety
- Inefficient floor plan
- Limited ability to upgrade for services and other health + safety regulations
- Shared bathrooms
- External access only to rooms
- Manufacturing access to structures off the lot

Site 1-Norton Street Opportunities



- Re-use building to:
- Access Norton St + laneway
- Provide built form that is sympathetic to its surroundings and makes better use of its context
- Improve site and neighbour amenity
- Maximise views from upper floors
- Maximise solar access
- Consider roof terraces to increase communal open space
- Provide a boutique parking

Marion Street Site Analysis



- Large site
- Buildings added over time
- Consistent building footprint for current site, inefficient layout
- 66 beds employs up to 40 people
- Poor entry access
- Large foot setback allows very close proximity to Church + Town Hall (steep slope from the west) (visual landmarks) from the west
- Well-landscaped front gardens
- Building close to rear boundary
- Needs to be updated to meet current housing code standards

Site 2 - Marion Street - Images



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

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Site 2 - Marion Street - images

Marion Street - Wetherill St - Marion Street - Wetherill St



Site 2 - Marion Street - images

Marion Street



Site 2 - Marion Street Constraints

- Adaptive reuse would be very expensive and difficult to achieve as the building is a listed building and has a high level of historical significance.
- Marion Street access to the building is difficult due to the narrow street and the presence of the bus stop.
- Marion Street access to the building is difficult due to the narrow street and the presence of the bus stop.



Site 3 - Wetherill Street

Site 3 - Wetherill St



Site 2 - Marion Street Opportunities

- Improve the building layout + use
- Set back 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 services to increase open space

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Site 3 - Wetherill Street Site Analysis

- Church Hall is a heritage item
- Forms part of the greater Church Hall block
- Tractive street frontages and level access from highway
- Efficient building layouts in street of an urban
- Poor building amenity
- Lack of private/public open space

Site 3 - Wetherill Street images







Site 3 - Wetherill Street images







Site 3 - Wetherill Street images







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Site 3 - Wetherill Street Constraints



- Heritage items may include constraints imposed (but really an asset)
- Adaptive reuse is very expensive to bring up to an acceptable standard
- Heritage floor plans
- Lower change from street level - need to be upgrade for access and safety
- Parking provision - assessment parking is needed if this is retained

Site 3 - Wetherill Street Opportunities



- Realign and integrate within the new development
- Activate the street frontage
- Good transport access
- Optimise access to river
- Public domain improvements
- Multiple functions allow greater flexibility in design
- Improve building function
- Consider roof terraces to increase communal open space
- Distinct views from upper levels

Draft Guiding Principles



UnitingCare Sites Draft Guiding Principles

Based on:

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

UnitingCare Sites Draft Guiding Principles

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

UnitingCare Sites Draft Guiding Principles

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

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Discussion

UnitingCare Sites Draft Design Principles

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



UnitingCare Sites Draft Guiding Principles

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

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

UnitingCare Sites Next Steps

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

Next Steps



Feedback



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Welcome from Leichhardt Council
Councillor Linda Kelly
Deputy Mayor

Leichhardt Council, 23 September 2014

UnitingCare Sites Introductions

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

UnitingCare Sites
Purpose of tonight's Forum

Overall:
Develop broad options for 3 Uniting Care properties for a range of housing uses

Last forum: Developed 'Guiding Principles'

This forum:
Present and review broad 'concept options' for the sites that have been prepared in response to the guiding principles

UnitingCare Sites Ground Rules

1. All of us are responsible for the success of this meeting
2. Everyone has an opportunity to speak, but only one at a time. Others have a chance.
3. Be short and to the point.
4. Raise your hand if you want to make a point.
5. Free time for express disagreement will be respectful in your language.

UnitingCare Sites Agenda

1. Recap of process to date
2. Recap of guiding principles – including the communities rating of importance of the principles
3. Presentation of site options informed by guiding principles
4. Feedback on the proposals
5. Next steps

Process to date

Leichhardt Council, 23 September 2014

UnitingCare sites Recent History Early 2011 Office works delivered / works and living / care August 2010 Report to Housing Authority Committee - Review Council's past practices and the practices of other Councils - Outlining the new vision, Council would like to achieve in relation to the new practices - Establishing the independent of the site - Ensuring that independent is in reality / state - Ensuring that independent is in reality / state - Ensuring that independent is in reality / state - Actions in relation to independent in terms of the principles of - Independent - Independent - Independent - Supporting requirements - Supporting requirements - Supporting requirements - Supporting requirements - Principles of independent / independent / independent - Ensuring the user design / independent / independent - Ensuring the user design / independent / independent	UnitingCare sites Recent History 14 July 2014 Community Forum 2 - Reviewed each site in detail - Developed staffing principles based on - Input from Council - Input from owners - Input from ANCHS - Broke into groups and discussed - Guiding principles - Ideas and aspirations for the site and local area - Individually stated the guiding principles	UnitingCare sites Guiding Principles - Facilitate the redevelopment of sites - Achieve significant housing outcomes such as: - Quality Modern Aged Care Housing - Key Worker Housing - Supported Housing - Student Housing - Provide local employment - Ensure that redevelopment is financially viable - Activate the ground level Norton St Frontage
UnitingCare sites Recent History 12 March 2014 Community Forum 1 - Local community - Discussed general housing issues - Aged Housing - Student Living - Student Housing - Key Worker Housing - Reviewed Council and UnitingCare websites together - Results reported by Council on 27 May 2014 - Council Report - Summary of these discussions - Clear Details on Council web page	UnitingCare sites Guiding Principles Guiding Principles - Support Housing - Student Housing - Key Worker Housing - Quality Modern Aged Care Housing	UnitingCare sites Guiding Principles - Facilitate the redevelopment of sites - Achieve significant housing outcomes such as: - Quality Modern Aged Care Housing - Key Worker Housing - Supported Housing - Student Housing - Provide local employment - Ensure that redevelopment is financially viable - Activate the ground level Norton St Frontage
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Uniting Care Sites Guiding Principles 6. Provide on-site parking suited to the likely future demand created by building use 7. Continue to improve services to local residents – allowing them to live longer in their own home 8. Involve the local community and other key stakeholders throughout the process 9. Ensure that urban design considerations inform the ultimate building envelope and development footprint 10. Design principles - Solar access, Safety + security, Privacy, Passive surveillance – overlooking public spaces	Rating of Guiding Principles 	Uniting Care Sites Guiding Principles 1. Facilitate redevelopment of the sites 2. Achieve significant housing outcomes 3. Provide local employment 4. Ensure that redevelopment is financially viable 5. Activate the ground level Norton St frontage 6. Provide on-site parking suited to the likely future demand created by building use 7. Continue to provide and improve services to local residents – allowing them to live longer in their own home 8. Involve the local community and other key stakeholders throughout the process 9. Ensure that urban design considerations inform the ultimate building envelope, development footprint and confirm upper limit in terms of floor area
Guiding Principles 1. Facilitate the redevelopment of sites	Guiding Principles 2. Achieve significant housing outcomes such as: - Quality Modern Aged Care Housing - New Workforce housing - Affordable housing - Student housing	Guiding Principles 3. Provide local employment

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Guiding Principles 4. Ensure that redevelopment is financially viable 	Guiding Principles 5. Activate the ground level Norton St frontage 	Guiding Principles 6. Provide on-site parking suited to the likely future demand created by building use 
Guiding Principles 7. Continue to improve services to local residents – allowing them to live longer in their own home 	Guiding Principles 8. Involve the local community and other key stakeholders throughout the process 	Guiding Principles 9. Ensure that urban design considerations inform the ultimate building envelope and development footprint 

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Your rating of the Guiding Principles

Rating	1	2	3	4	5	6	7	8	9	10
1. Provide local employment										
2. Provide local employment										
3. Provide local employment										
4. Provide local employment										
5. Provide local employment										
6. Provide local employment										
7. Provide local employment										
8. Provide local employment										
9. Provide local employment										
10. Provide local employment										

The Sites



Site 1: 100-110 Marion Street
Site 2: 100-110 Norton Street
Site 3: 100-110 Wetherill Street

UnitingCare sites Location

- 1. Marion Street**
 - Employees 140 to 40 staff
 - Services provided to 100 beds
 - Employed 100 staff
- 2. Norton Street**
 - Employees 140 to 40 staff
 - Services provided to 100 beds
 - Employed 100 staff
- 3. Wetherill Street**
 - Employees 140 to 40 staff
 - Services provided to 100 beds
 - Employed 100 staff

Building Envelope



Building envelope shown with dashed lines in the map above.

Residential Flat Design Code Guidelines for apartment buildings



Guidelines for apartment buildings

Marion Street Draft Building Envelope



Marion Street - 140 to 40 staff

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3. Wetherill St Draft Building Envelope



Wetherill Street - existing building looking west

3. Wetherill St Draft Building Envelope



Wetherill Street - proposed building envelope looking west with Church Hall courtyard

Questions



Feedback



Group Discussion at Table stations

Table 1: Marion St
Table 2: Norton St
Table 3: Wetherill St
Table 4: other general issues, comments, and questions

UnitingCare Sites Have your say



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UnitingCare Sites *Have your say*



Next Steps



UnitingCare Sites *Next Steps*

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

UnitingCare Sites *Next Steps*

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

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Appendix B - Future Planning of UnitingCare Properties in
Leichhardt report

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ITEM 3.1 FUTURE PLANNING OF UNITINGCARE PROPERTIES IN LEICHHARDT

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

SUMMARY AND ORGANISATIONAL IMPLICATIONS

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

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Purpose of Report

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

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

Recommendation

That:

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

Background
February 2013

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

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

April 2013

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

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

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

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

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

Refer Resolution C126/13

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August 2013

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

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

Refer Resolutions HC42/13 and C448/13

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January 2014

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

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

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

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

February 2014

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

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

Refer Resolutions HC 05/14 and C44/14

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Report

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

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

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

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

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

Proposed Program and Timeline

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

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

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

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

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Table A

Collaboration:

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

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Table B

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

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Table C

Harold Hawkins:

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

Annesley House:

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

Wetherill St Martin Hall

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Table D

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

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

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Table E

Where is Leichhardt Headed into the future?

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

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Table F

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

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Table G

Personal Experience:

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

What we want Council to do:

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

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Table H

What should Council do?

- Council should be involved

What do we think?

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

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Table J

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

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Table K

Q1

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

Q2

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

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TABLE L

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

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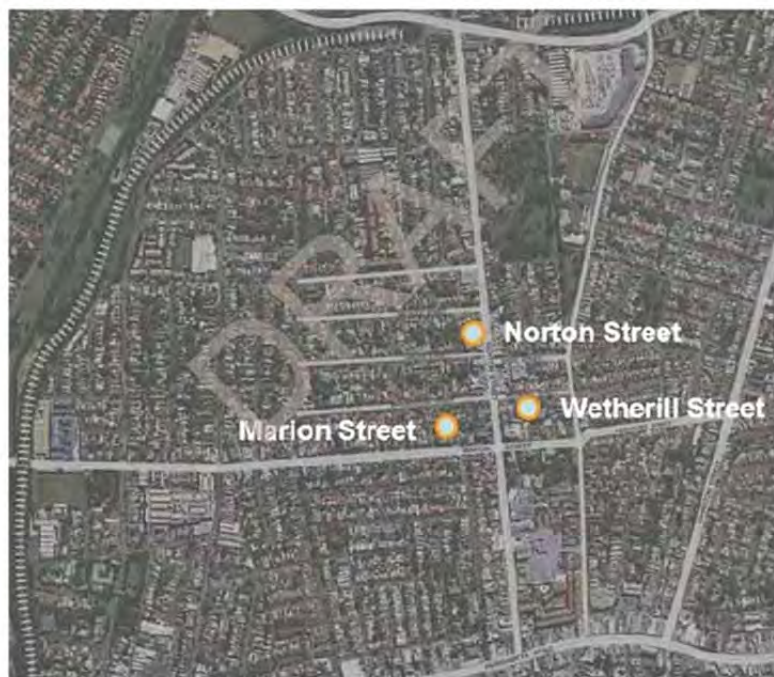
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UnitingCareNSW Leichhardt Sites

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



Prepared for Leichhardt Municipal Council
September 2014



Executive Summary

Executive Summary

AJ + C has been engaged by Leichhardt Municipal Council to provide site specific controls for three UnitingCare/25+ Sites in Leichhardt. The three sites are:

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

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

This document contains controls for each of the three sites. A building envelope, informed by the design principles, was developed for each site. Those building envelope controls are illustrated and described in plan and section and/or elevation. Those 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 Vothhill Street site, if they are considered in conjunction with the use/development of the adjoining council land.

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



Figure 2.01 The three UnitingCare/25+ sites. - North = Street Car 2, 14-16, Street Car 14/25, Vothhill Street Site



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Provisions	x
Site Controls	x
2 Marion Street	x
Site objectives	x
Provisions	x
Site Controls	x
3 Wolpert Street	x
Site objectives	x
Provisions	x
Site Controls	x



The Sites

Site Design and Building Envelopes

Building envelopes have been developed for each of the sites. A building envelope is a 3-dimensional shape within which a development may be built. The building envelope is defined by primary controls to establish the desired bulk, height and siting of the development that is appropriate to its context. Primary controls include building height, building depth, street side and rear setbacks. The building envelope is generally 25% larger than the gross floor area of the proposed development. Roofs, all overhangs 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 Plot Design Code (RPDC) 2002, p. 22. The orange dashed line represents the building envelope.



Applicable Controls

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

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

Floor to Ceiling Heights

The minimum floor to ceiling heights apply to the three sites. They are:

Commercial/retail street level - 3.0 m.

Commercial/retail upper levels - 3.3 m.

Residential - 2.7 m.

Balcony balustrades - 1.1 m included within building envelope



Marion Street Site 1



Figure 1.22: Marion Street 1 - Proposed Design

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 Hordern Street where a number of heritage items are located, being the Town Hall, St John's Anglican Church and Leichhardt Public School. It has a fall of 4m from east to west. The 100m long site faces north so it has good solar access and views across Leichhardt from the upper levels. The existing care facility contains 80 beds and employs 40 staff.

Marion Street Site Objectives

- Provide a residential development that integrates with the surrounding context
- Set building height precedent to respect local context
- Ensure good amenity of the development and neighbours
- Minimise 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 development to comply with SEPP 65 provisions
- Provide landscape street setback to provide deep soil planting, screening footpaths 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 minimise 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 - 3.0 m.

Commercial/retail upper levels - 3.3 m.

Residential - 2.7 m

Balcony/terraces - 1.1 m (included within the building envelope)



Figure 1.32 Marion Street - Aerial photograph, 2014/15



Figure 1.33 Marion Street - Building elevation, 2014/15

LEGEND

- 3.0m Building envelope (height in storeys)
- 3.3m Deep soil zone
- 3.3m Landscape zone
- Red line Site boundary
- Blue arrow Vehicular entry

All dimensions in metres

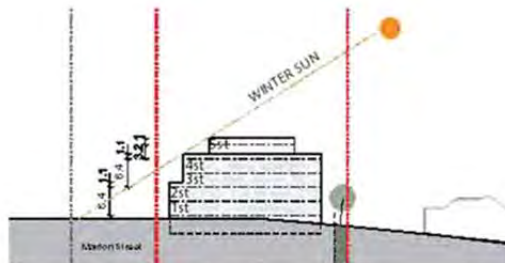


Figure 1.34 Marion Street - Building elevation, 2014/15



Norton Street Site 2



Figure 2.20 Site 2 - 345 Norton Street - Existing Street View

Norton Street Street Site

The site is well located on Norton Street between Castlereagh and Macquarie Streets. The 2,024 sqm site also has a secondary frontage on Castlereagh Street. It has large frontage and its large bulk is out of scale within its context of fine-grained main street shops. The site falls to the north and west. The current ground floor therefore only has local 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

- Reinforce Norton Street streetscape
- Street frontage height to align with existing parapets
- Ensure that line-scale and modulation responds to the existing fine-grained context
- Improve pedestrian access
- Clarify 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 line-grain pattern along Norton Street
- Ensure clear interface between retail and public domain by use of fenestration
- Step down building entries to retail commercial tenancies to follow the fall of street to ensure level pedestrian access
- Continue street awnings along active frontage of Norton Street
- Provide street address and access from Norton Street to upper level residential
- Vehicle access to basement parking from rear lane
- Rear building setback to allow access to pedestrian entries, loading zones and parking
- Minimise overshadowing to neighbours
- Articulate the built form along the lane by providing entries, balconies and fenestration. This will also provide surveillance of the lane increasing safety and security.



Norton Street Site 1

Floor to Ceiling Heights
The following minimum floor to ceiling heights apply:

- Commercial/retail street level - 3.0 m.
- Commercial/retail upper levels - 3.3 m.
- Residential - 2.7 m
- Balcony/balconies - 1.1 m (included within the building envelope)



Figure 4.10 - Norton Street, Future Urban Form

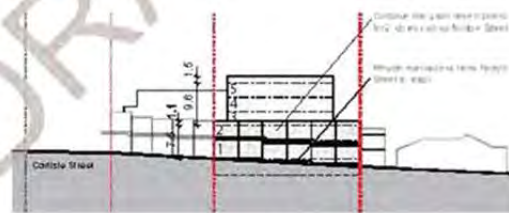


Figure 4.12 - Norton Street, Building envelope, Street level to 3.0

LEGEND

- 3st Building envelope (height in storeys)
 - Deep soil zone
 - Landscape zone
 - Site boundary
 - Balcony articulation zone
 - Vehicular entry
 - Pedestrian entry
 - Fencing
 - Build to street edge
- All dimensions in metres



Figure 4.14 - Norton Street, Building envelope, Street level to 3.0



Norton Street Site 2



Figure 2.5.5: Site 2 - Carlton 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 situated in 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 Carlton Street by stepping down building form from 4 storeys to 3 storeys to Carlton Street and laneway
- Residential address on Carlton Street
- Share entry to basement parking with Norton Street development



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Norton Street Site 3

Floor to Ceiling Heights

The following minimum floor to ceiling heights apply:

Commercial total street level - 3.0 m.

Commercial total upper levels - 3.3 m.

Residential - 2.7 m

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



Figure 2.52 - Norton Street Site 3 - Site boundary and street view

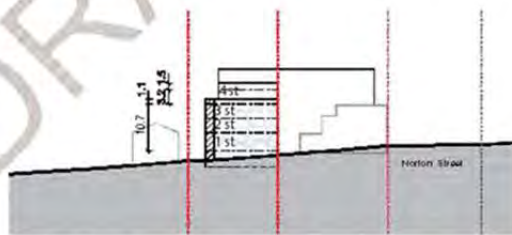


Figure 2.53 - Norton Street - Building envelope and street view

LEGEND

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

All dimensions in metres

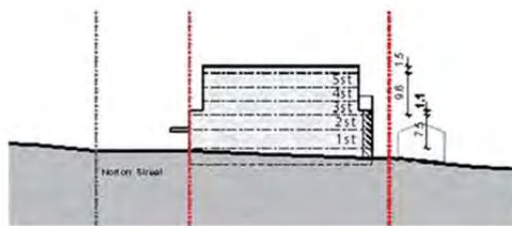
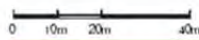


Figure 2.54 - Norton Street - Building envelope and street view

Attachment 2



Wetherill Street Site 3



Figure 3.21-10: Wetherill Street Site 3. Source: Council Development Services

The Wetherill Street Site that contains the Wesley Church, UnitingCare NSW 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 1,200 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.
- Create edges to side and rear lanes to increase safety and security.
- Create plans, walls to public domain.
- Encourage use of public transport, buses and light rail to compensate for need of 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.
- Softback linking development so:
 - Wesley Church sits proud on the street
 - to provide north-facing open space
 - accommodate level change from street to overcome accessibility issues
- Softback upper levels of existing buildings to:
 - reduce the building bulk and retain views to the Church
 - to provide north-facing open space


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Wetherill Street Site 3
Option to consider larger redevelopment

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

DRAFT



Wetherill Street Site 3

Floor to Ceiling Heights

The following minimum floor to ceiling heights apply:

- Commercial total street level - 3.0 m.
- Commercial total upper levels - 3.3 m.
- Residential - 2.7 m
- Balcony/balconies - 1.1 m (included within the building envelope)



Figure 2.12: Wetherill Street - Aerial map (p. 194)

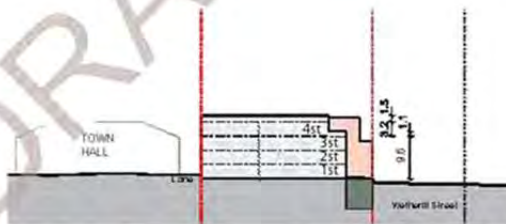


Figure 2.13: Wetherill Street - Building cross section (p. 194)

LEGEND

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

All dimensions in metres

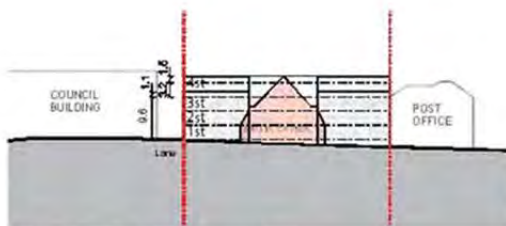


Figure 2.14: Wetherill Street - Building cross section (p. 194)


ITEM 3.2 FUTURE PLANNING OF UNITINGCARE PROPERTIES IN LEICHHARDT

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

SUMMARY AND ORGANISATIONAL IMPLICATIONS

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


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

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Purpose of Report

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

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

Recommendation

That:

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

Background

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

In doing so Council considered attachments providing:

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



In response Council resolved:

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

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

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

Report

Councillor Briefing 7 October 2014

The Councillor provided the following information:

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

Meeting with Representatives of Uniting Care 22 November 2014

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


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

Analysis of Draft Building Envelopes and Potential Resulting Development
Annersley House

17 Marion Street

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

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

Harold Hawkins Court

168 Norton Street

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

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