

Item No: C0717 Item 9

Subject: **OVERVIEW: PLANNING PROPOSAL FOR UNITING CARE SITE AT 15-17 MARION STREET, LEICHHARDT**

File Ref: 17/6032/77192.17

Prepared By: Gill Dawson - Manager Environment and Urban Planning

Authorised By: Simon Manoski - Group Manager Strategic Planning

SUMMARY

A planning proposal for the Uniting Care site at 15-17 Marion Street, Leichhardt has been received by Council requesting an amendment to Leichhardt Local Environmental Plan (LEP) 2013. The Proposal aims to redevelop an existing aged care facility.

RECOMMENDATION

THAT Council:-

1. Receive and note this report and attachments;
2. Resolve to support the revised Planning Proposal as outlined in this Report.
3. Resolve to forward the revised Planning Proposal to the Minister for Planning and Environment for a Gateway Determination in accordance with Section 56 of the Environmental Planning and Assessment Act 1979;
4. Delegate the preparation of a revised draft Development Control Plan (DCP) that will reflect the revised Planning Proposal to the General Manager;
5. Upon receipt of the Gateway Determination, the Planning Proposal should be put on public exhibition to meet the requirements of the Environmental Planning and Assessment Act 1979. The revised draft DCP should be exhibited concurrently and public authorities be consulted in accordance with the Gateway Determination; and
6. That a post exhibition report be prepared for Council consideration.

DISCUSSION

In February 2013 representatives of Uniting Care Ageing (Uniting) met with representatives of Council to discuss general housing issues across the former Leichhardt Municipality and the potential planning options for a number of their Leichhardt (suburb) properties, including Annesley House at 15-17 Marion Street (**see image below**).



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

Following this meeting Uniting Care wrote to Council requesting the establishment of a formal process for discussing the future use and planning of two sites, Annesley House and Harold Hawkins Court (18 Norton Street, Leichhardt).

At the April 2013 Council meeting it was resolved (**C126/13**) to:

“... commence negotiations with Uniting Care 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. 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 Uniting Care 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”.

In August 2013 a report was presented to the Housing Advisory Committee (**see HC42/13 and C448/13**) outlining progress in relation to the Uniting Care properties.

The report noted that Council staff had begun the process of preparing for the negotiations for establishing an agreement with Uniting Care by 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

The report also examined potential formats for an agreement including a Memorandum of Understanding (MOU) and/or Voluntary Planning Agreement (VPA).

In January 2014 Uniting Care Ageing contacted Council and advised that they had reviewed Council resolutions and suggested that Council and Uniting Care should consult the local community as soon as possible. In response *local residents were notified in accordance with the provisions of the Notifications DCP and invited to attend a community briefing to obtain information from Council Staff and Uniting Care.*

The Community Forum was held in Leichhardt Town Hall on Wednesday 12th March 2014. Members of the Seniors Council’s and Housing Advisory Committee were also invited and a notice was placed on Council’s web site. 62 people attended the forum, the outcome of which confirmed unanimous support for Council working with Uniting Care and the local Uniting Church Congregation to address the housing Issues confronting the local community.

At the May 2014 Council meeting a report and noted (**C152/14**) was considered documenting the outcomes of the March Community Forum, including:

- All materials presented at the community forum
- Comments and concerns from local residents

- A program for taking the project forward, including confirmation of guiding principles and the development of plans for the future development of three Uniting Care properties in Leichhardt

Two further Community Forums were held in July 2014. Council Staff and consultants Allen Jack + Cottier (AJ+C) presented:

- A history of the sites
- Preliminary Site Analysis
- Site Constraints
- Site Opportunities
- Draft Guiding Principles

Final draft Building Envelopes and development controls were prepared by AJ+C (**see Attachment 1**) for each of the sites, developed in response to both the Guiding Principles and the discussion/feedback provided during the course of the final Community Forum.

Final outcomes of the Community Forums were reported to Council in September 2014.

In December 2014 Council resolved (**C455/14**) to authorize the Mayor and General Manager to execute a draft Memorandum of Understanding (MOU), which would include a summary of indicative development controls and anticipated community benefits. All documentation including draft building envelopes (**see below**) and controls was to be publicly exhibited and attendees of previous community forums notified.

Figures 1, 2 and 3 - Allen Jack + Cottier (AJ+C) Building Envelopes

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

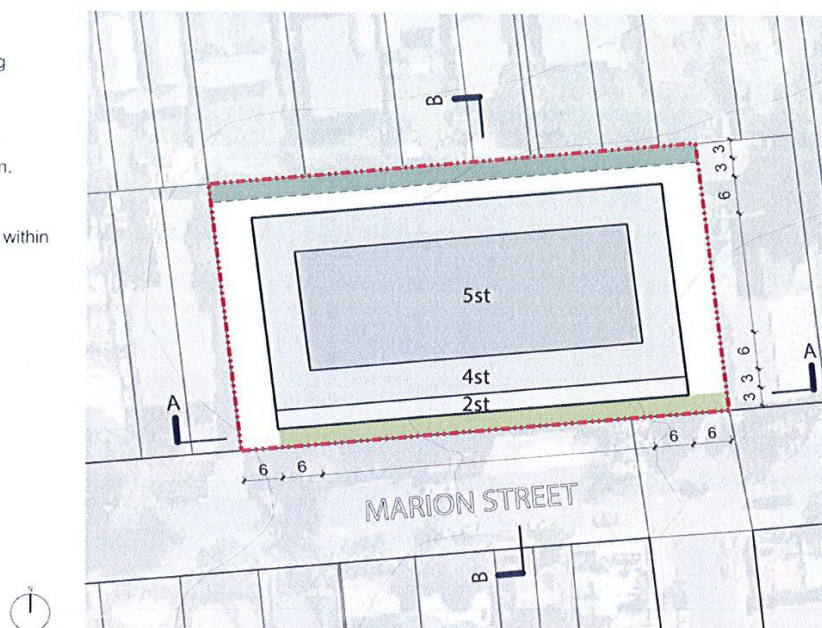


Figure 1.02 - Marion Street - Building envelope plan

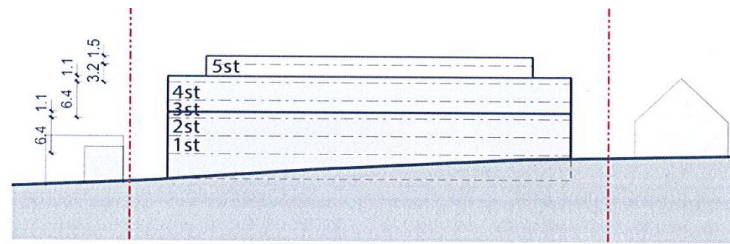


Figure 1.04 - Marion Street - Building envelope - Section A-A

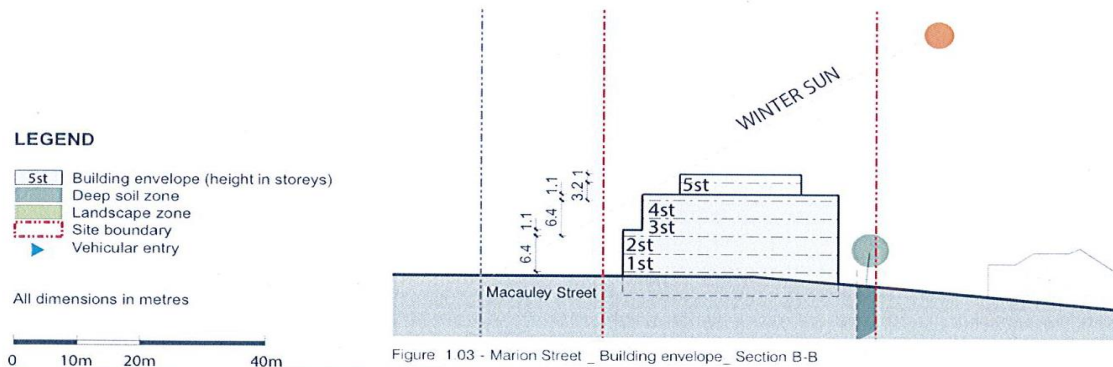


Figure 1.03 - Marion Street - Building envelope - Section B-B

Memorandum of Understanding

On 5 March 2015 Leichhardt Municipal Council and the Uniting Church in Australia Property Trust NSW signed a Memorandum of Understanding (MOU) (**see Attachment 2**) with respect to three Uniting Aged Care properties in the suburb of Leichhardt.

This MOU includes key principles and objectives, proposed built form controls and anticipated community benefits drawn up in consultation with local residents and endorsed by Council.

Figure 4 – Existing and indicative planning controls, height, land use and community benefits for 15-17 Marion Street, Leichhardt (March 2015)

Sites	Current	Indicative proposal and example use	Indicative Anticipated Community benefits
15-17 Marion Street, Annersley House	FSR control 0.5:1	FSR control 2.0:1	Upgrade and increase existing aged care accommodation within the Leichhardt LGA to accord with current Commonwealth best practice.
	FSR actual 1.5:1	FSR actual 2.0:1	
	3 storeys	5 storeys/ 18 metres	
	86 aged care beds	~108 aged care beds	

At the MOU stage both parties acknowledged that detailed assessment of site specific opportunities and constraints was lacking and that future planning proposals would determine

built form development controls that integrated with the local context and minimized detrimental impacts.

Pre-Planning Proposal

In December 2016 a pre-planning proposal application was lodged with Council for 15-17 Marion Street, Leichhardt, Annersley House.

The initial proposal sought the following controls:

- FSR – 2.5:1
- Height – Maximum height of RL 57.5 (5 storeys)
- Use: Residential Aged Care Facility (90-95 beds) and Independent Living Units (ILUs, total 20 units)

Based on the information in the pre-planning proposal Council raised the following matters the proponent should address prior to lodgment of the Proposal:

- **Need for a Social Impact Study (including Net Community Benefit Test covering aged care)** - Council and the local community, through extensive public consultation and subsequent drafting of the MOU, agreed that upgrading and increasing the existing aged care accommodation is a desirable community benefit. The MOU includes an indicative 108 aged care beds, an increase of 22 beds (25%+) on the existing provision. The current pre-planning proposal envisages aged bed provision of potentially 90 aged care beds (an increase of 4.6%, over the existing 86 beds) with an additional 20 independent living units (ILUs). It is important to demonstrate and detail the proposed changes to the community benefit, the addition of the ILUs to the development proposal and the required bulk and scale of the building required to facilitate the ILUs compared with aged care beds.
- **FSR increase** – The pre-planning proposal states that for Uniting Church's model for seniors housing to be economically feasible a further increase to 2.5:1 (25% increase on the 2:1 MOU agreed control) is necessary. Further justification for this proposed significant increase is required, addressing the 'model' and collective economic feasibility in the context of the Uniting Church portfolio of sites in and around Marion / Norton / Wetherill Streets, particularly those covered by the MOU. This further detail should take into consideration any outcomes of the Social Impact Study regarding the make-up of the proposed development i.e. replacement and new aged cared beds versus number of ILUs.
- **Building height** – Inclusion of a maximum building height RL that establishes a planning control the equivalent of 5 storeys / 18 metres is agreed.
- **Building setbacks to Marion Street and adjoining properties** – The proposed adjustment to the setback from Marion Street to the 3 storey component of the future built form is inconsistent with the site specific controls set by AJ+C in their report endorsed by Council. The reduced articulation and increased bulk of the building as it presents to Marion Street would have a negative visual impact in general and in this location within the heritage conservation area adjacent to heritage items in particular. The urban design report suggestion that the change of the building to a predominantly 3 storey frontage character to screen more of the 4 storey elements is not recognised as a positive change to the proposed design. Further design work on the west-facing elements of the proposed building is also recommended to ensure that the future built form setback / articulation to the 3 or 4 storey components minimise detrimental amenity impacts upon adjoining properties.

- **Communal Open Space and Deep Soil Planting** – Communal Open Space to be incorporated in accordance with established guidelines and ideally designed to be integrated with required deep soil planting.
- **Compliance with Apartment Design Guide** – The Department of Planning has required compliance with ADG controls as a condition of more recent Gateway Determinations and Council will likely request it in this case. The planning proposal should demonstrate compliance with the relevant ADG controls including:
 - solar and daylight access
 - visual privacy
 - deep soil zones
 - setbacks
 - cross ventilation
 - private open space / landscaping

Planning Proposal

In April 2017 the Planning Proposal (**see Attachment 3**) was lodged with Council for 15-17 Marion Street, Leichhardt, Annersley House.

The Proposal requests an amendment to Leichhardt Local Environmental Plan (LEP) 2013 seeking the following planning controls:

- FSR – 2.4:1
- Height – Maximum height of RL 57.5 (5 storeys)
- Use: Residential Aged Care Facility (90-95 beds) and Independent Living Units (ILUs, total 20 units)

Floor Space Ratio (FSR)

The proposed FSR for the new building is 2.4:1. Still substantially above the indicative FSR of 2:1 under the MOU, the applicant yield analysis states that a feasible and functional seniors living development within the building envelope set by Council's consultants AJ+C cannot be supported and therefore the increase is necessary.

The Proposal reiterates that the development will replace an old building past its prime with new best practice accommodation for senior members of the community.

The Proposal outlines that the model the development is based upon focuses on allowing seniors to age in place with a high degree of independence (ILUs) as well as allowing for higher levels of care once required (aged care beds). This approach leads to higher floor space requirements and therefore a higher FSR control to facilitate the development.

Use (aged care beds and independent living units (ILUs))

The Social Impact Statement (**see Attachment 4**) states that in Leichhardt the population of individuals aged 70 years or over currently numbers 4,544. The 70+ years population is expected to grow by approximately 190 people annually for the next 10 years reaching 6,450 people over the age of 70 by the year 2027.

Uniting Care's internal supply and demand assessment has calculated the following:

Residential Aged Care (beds)	
NOW	Oversupply by 140 beds
2027	Undersupply by 190 beds

Independent Living Units (ILUs)	
NOW	Undersupply by 121 ILUs
2026	Undersupply by 123-395 ILUs

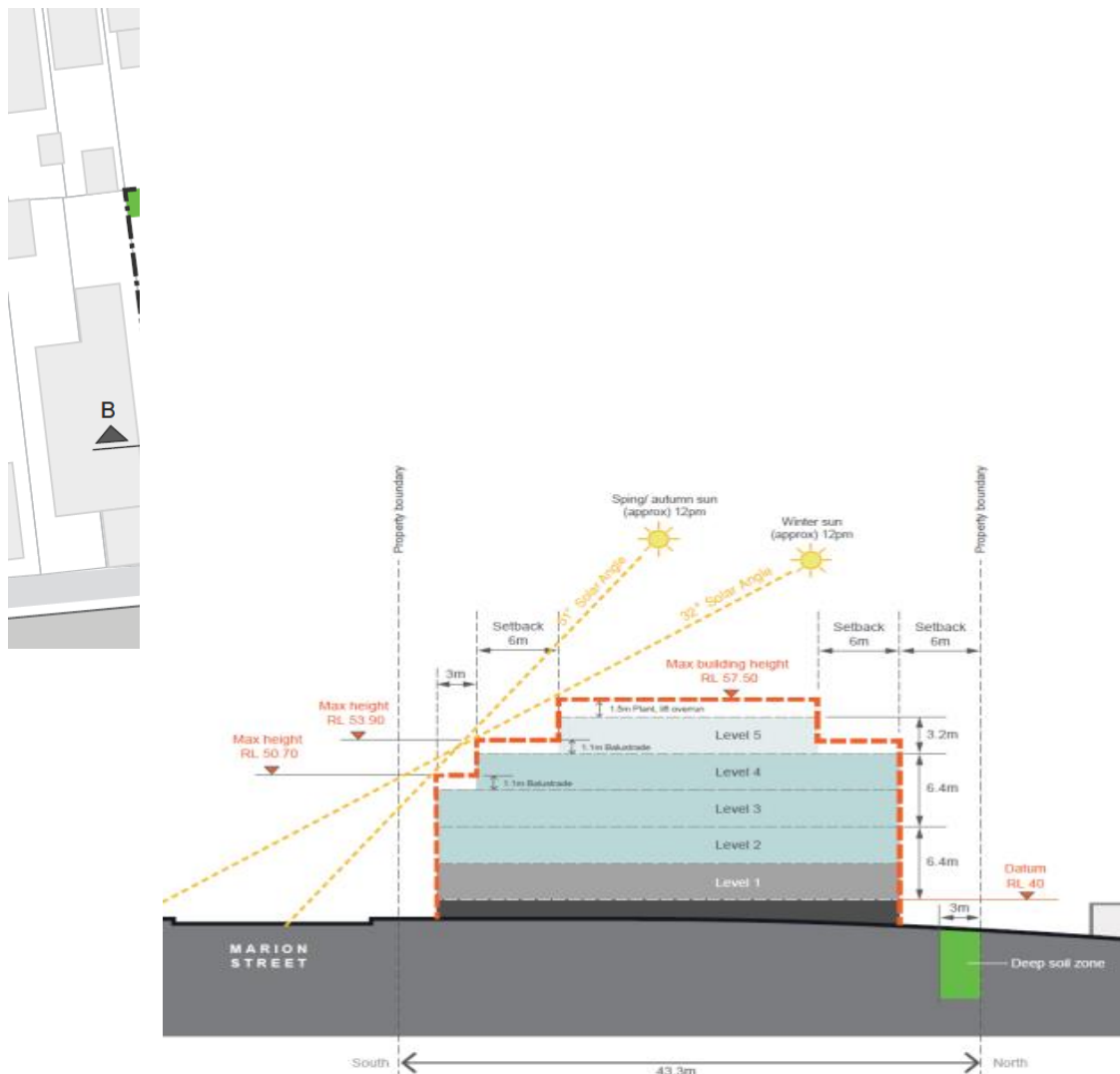
The Planning Proposal change from the MOU indicative proposal which showed an increase from 86 aged care beds to 108 aged care beds, to a development mix of 90-95 aged care beds and 20 independent living units is justified by this demand and the Uniting Model of Care providing for ageing in place determines the reduction of aged care bed provision.

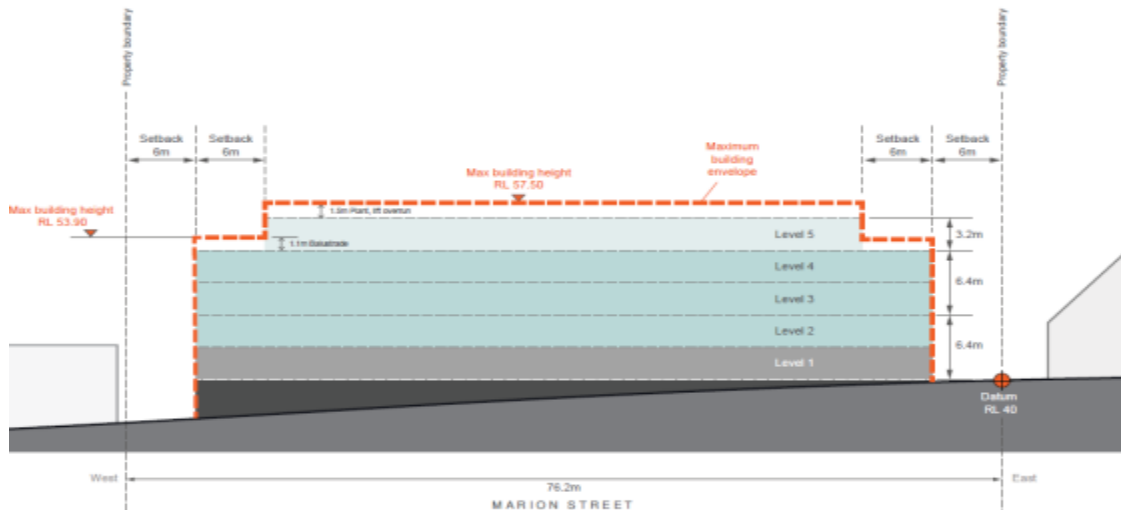
Urban Design Report / Draft DCP / Architectural plans

The proponent's urban design report and diagrams, proposed draft Development Control Plan and architectural plans (**see Attachments 5, 6 and 7 respectively**) suggest that a higher than MOU floor space ratio (2:1 increased to 2.4:1) and reduced setback (for level 3 facing Marion Street) is required to facilitate the built form and desired mix of aged care beds and independent living units.

The indicative draft plans and proposed development controls (**Figures 5, 6 and 7, see below**) propose to respond to the desired future scale and character of the streetscape while maintaining amenity for surrounding properties.

Figures 5, 6 and 7 – Planning Proposal building envelope controls for the site





Heritage Impact Statement

The Heritage Impact Statement (HIS, **see Attachment 8**) acknowledges that the site:

- Is not a heritage item
- Is located within the Whaleyborough Heritage Conservation Area listed in Schedule 5 of Leichhardt Local Environmental Plan (LEP) 2013
- Is in close proximity to the Excelsior Subdivision Heritage Conservation Area
- Is located within close proximity of six heritage items located within the Norton / Marion Street Leichhardt Civic Precinct

The assessment concludes that the proposed planning controls and building envelopes will have no adverse impact on the significance of the heritage items or the heritage conservation areas.

Traffic

The Traffic report (**see Attachment 9**) has assessed the traffic implications of the proposed development and found the following:

- The proposed development is easily accessible by public transport
- The parking provision will be adequate and appropriate
- Vehicular access and movements can be provided in accordance with relevant Australian standards
- The existing road network will be able to cater for traffic generated by the proposed development
- That the traffic generated by the proposed development will not be noticeable on the surrounding road network

Arborist report

The Arborist report (**see Attachment 10**) provides an analysis of the impact of the existing development proposal on existing trees and guidance for the removal of some and protective measures for others.

The proposed development will require the removal of seven high category trees and recommends that in order to compensate for loss of amenity consideration should be given to replacement planting within the site.

Voluntary Planning Agreement (VPA)

As of the deadline for reports to be tabled on the July 2017 Council Meeting Agenda no VPA has been provided to Council by the applicant.

Given that there is a proposed change in composition of the development (proposed aged care beds replaced with independent living units) and a proposed uplift in floor space ratio the potential for lodging a VPA offer has been discussed with the applicant, possibly addressing Council's affordable housing policy.

STAFF COMMENTS

Heritage

Existing status

The site is in the Whaleyborough Heritage Conservation Area and close to the Excelsior Subdivision Heritage Conservation Area (**see Figure 8**).

This is a conservation area and generally the enforcement of the Area and maintenance of the relevant heritage values and significance will mean little change can be expected other than modest additions and discrete alterations.

It is acknowledged that buildings which do not contribute to the heritage significance of the Area may be replaced with sympathetically designed infill.

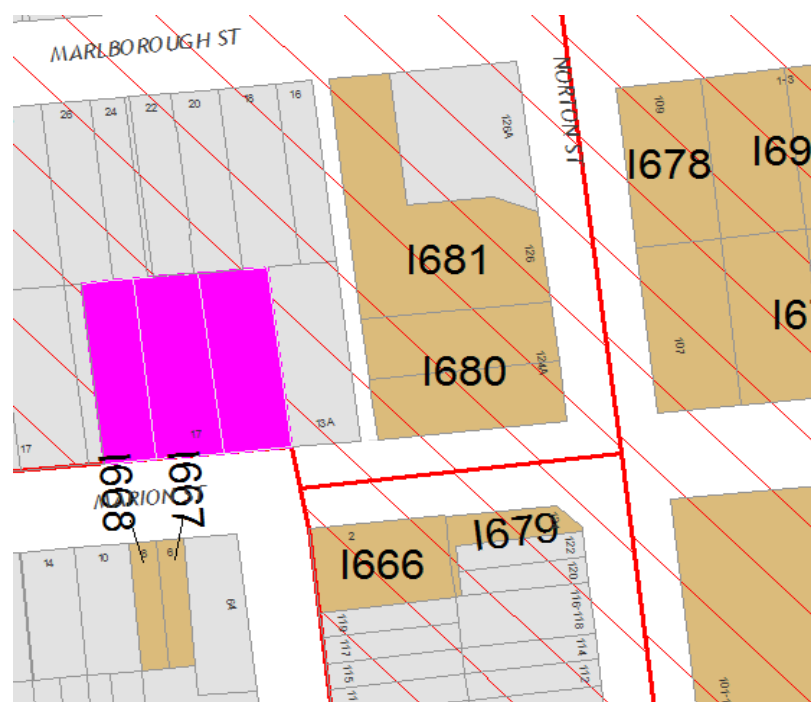


Figure 8 - An excerpt from Inner West Council's Latitude Maps showing the location of the eastern portion of the subject site (purple highlight) in relation to the nearest heritage items (tan shading). The heritage conservation area is depicted by the red parallel lines.

The site is also located within close proximity of a number of heritage items located within the Norton / Marion Street Leichhardt Civic Precinct. Measures must be taken to ensure that there are no negative impacts upon the adjacent items and if proposed building elements, bulk, scale and design have detrimental impacts these must be mitigated.

The subject property is located within the Leichhardt Development Control Plan West Leichhardt Distinctive Neighbourhood and any amendment to the DCP must not conflict with relevant objectives and standards.

The Heritage Impact Statement (HIS) prepared by City Plan Heritage

In the absence of any information to the contrary, the HIS claim that no significant historic fabric pertaining to the former, historic, partial use of the site, as a corset factory, remains on the site, is accepted. In the event of lodgment of a future development application for the subject site should Council officers determine that historic fabric is present measures to protect this may be implemented as conditions of consent.

The conclusions regarding the acceptability of the development proposal, from a heritage perspective, are not supported:

“The proposed new building envelope is deemed acceptable from a heritage perspective. This will allow for a larger scale development, however, the proposed setbacks will allow for an appropriate distance from the street and surrounding buildings so that any future development has an appropriate curtilage around it. The gradual increase in the setbacks as the building increases in height also ensures any future development is reduced in bulk, providing articulation.”

In this regard, it is considered that additional analyses could be undertaken to ensure the new building on the site integrates into its historic built context including the surrounding heritage conservation areas and adjacent and nearby locally listed heritage items.

Nonetheless, the final recommendations of the HIS are supported, as reproduced below:

- *“An archival recording should be conducted to record the Annesley House should demolition be proposed in the future;*
- *“Any new development should include heritage interpretation that explores the history of the site as a former corset factory (as reported) and as an aged care facility since the 1960s; and*
- *A separate Heritage Impact Statement will be required for any future proposed development of the site.”*

Urban Design Report (Heritage)

The Urban Design Report (UDR) provides informative 3D images and important design principles, which, if properly applied to this site, should ensure that the development proposal sits comfortably within its generally, lower scale historic built setting.



Figure 9 - Existing Development 3D Image.

The 3D image above shows how the existing development, despite its scale, minimises its visual intrusion into the surrounding heritage conservation area by modulating its bulk and scale, both horizontally and vertically. Although not shown in this image the use of brick as the main walling material has also ensured that the building is generally recessive in the streetscape despite its atypical bulk.

PROPOSED BUILDING ENVELOPE IN CONTEXT

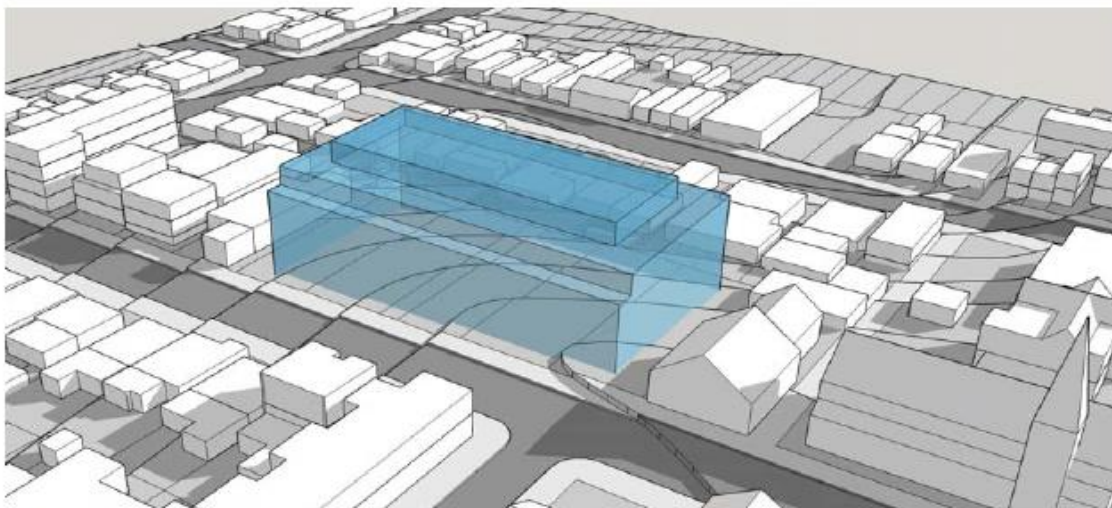


Figure 15 Proposed building envelope - model view, looking north-west

Figure 10 - Proposed Development 3D Image

In contrast with the existing development 3D Image, the proposed building envelope would not achieve the same level of integration because the mass of the proposed building is not sufficiently modulated, either vertically and horizontally. On this matter, it can be seen in the existing development 3D Image, how the widths of each horizontal component of the existing building roughly corresponds to the general width of the historic built forms located opposite in Marion Street, which also form part of the Excelsior Estate Conservation Area. Furthermore the slope of the site (down towards the west) provides opportunity to modulate the distinctively large proposed structure by stepping different components of the building down the slope, so that the two ends of the structure, and rear of the building better integrate with the lower scale

buildings to the east, west, and north. This approach would be consistent with the urban design principles submitted by the applicant and with the relevant Leichhardt Development Control Plan Desired Future Character design principles as follows:

C3. Preserve and enhance the predominant scale and character of dwellings in this precinct, consisting of mostly single storey Victorian and Federation-style dwellings, with more dense development in appropriate areas.

C6. Allow for contemporary development, which is complementary to the existing streetscape.

C7. Preserve the consistency of the subdivision pattern in this area.

C8. Maintain existing views by stepping dwellings down contours along east/west streets.”

Similarly Figure 11 (see below, pg. 20, Urban Design Principles) shows a desirable vertical integration between the subject site and adjacent low scale adjoining premises which will not be satisfied by the proposed building envelope.

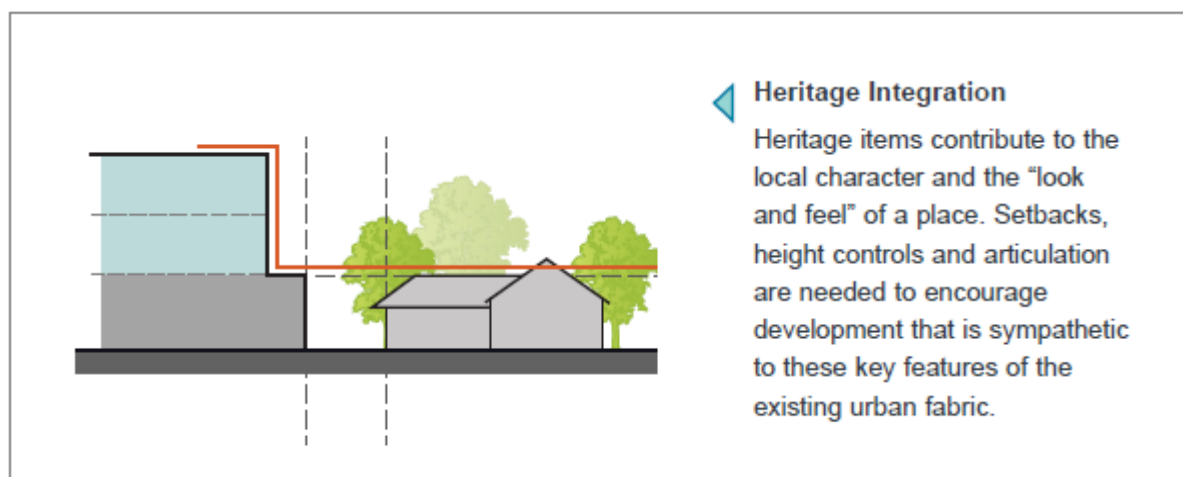


Figure 11 – Planning Proposal Urban Design Principle

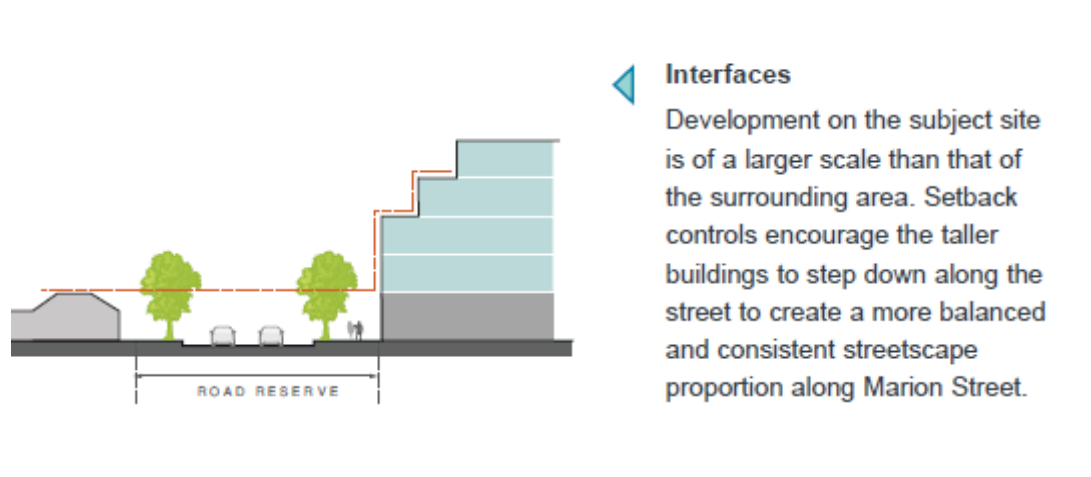


Figure 12 – Planning Proposal Urban Design Principle

Any future DCP controls addressing urban design should ensure that:

- the building is broken up into component parts that better respond to the predominant widths/forms of surrounding buildings; and
- the slope of the site and the scale of adjoining buildings on the edges and to the rear are taken into consideration when developing appropriate setbacks.

Draft Development Control Plan (Heritage)

The 'Building height', 'Building setbacks, separation and articulation', and 'Building materials and finishes' sections do not adequately respond to or address the heritage conservation area setting of the property, or incorporate desirable heritage sensitive design principles (see Urban Design (Heritage) comments). The 'Building height' section of the draft DCP needs to be modified to show how the building should step down the slope to the west and how the eastern and western edges of the building should be lowered to better respond to the lower scale historic buildings on the eastern and western side property boundaries. Desirably, the rear section of the building, fronting the rear boundary, should also better respond to lower scale contributory buildings to the north.

The 'Building setbacks, separation and articulation' section of the draft DCP needs to acknowledge the historical built context of the site and clearly show how this is to be satisfactorily responded to in the future development of the property by breaking up the building into component parts which correspond to the width of historic buildings on the opposite side of Marion Street. The 'Building materials and finishes' section needs to set specific parameters for materials that ensure satisfactory integration with the historic built context. The use of distinctively modern off-form concrete, glass, steel, aluminium and other metallic materials such as walling is discouraged. The long established built character of this locality demands the use of predominantly brick walls, vertical timber or metal balustrades to balconies, vertically proportioned light to mid toned timber window and door frames and a solid to glazing ratio similar to historic properties in the locality.

Based upon the assessment of Council officers the draft DCP lodged with the Proposal cannot be supported in its current form and it is recommended that it be amended to ensure that the proposed building/buildings on the subject site better integrate with the surrounding heritage conservation areas and locally listed heritage items.

Assessments

Building Articulation

- The proposed DCP controls will not achieve sufficient articulation. The block plan is very horizontal and without DCP instruction may present a façade/wall to Marion Street (and to the rear) that negatively impacts upon the existing streetscape. Requiring balconies does not guarantee the level of articulation required to reinforce the local character. Some articulation of the building footprint itself would achieve better integration with surrounding structures as required for heritage reasons.
- Additional setbacks to the upper levels are required, especially to the west and north. The proposed addition of large independent living units on levels 4 and 5 with large outdoor terraces will significantly increase the loss of amenity to surrounding residential dwellings.
- The building envelope, urban design principles and relevant draft DCP diagrams should be revised otherwise the building will present a bulk and scale that does not integrate with the surrounding built form and streetscape. This will detract from the dominance of the church/school/town hall node as pedestrians or vehicles approach the site via Norton Street or east to west along Marion Street.
- The Concept Sketch (**see Attachment 11**) artist representation overstates the visual role of the church/town hall node as viewed from west to east along Marion Street, the visual impact of how the building presents to the south is likely to be far greater, and greater still if the setback to the third level is reduced.

Landscape

The following requirements have been drawn up following review of the arborist report and are to be incorporated into the future draft development control plan.

- Reasonable sized trees (6m) in the front setback of 3m to Marion Street with gardens.
- Larger scale street trees to Marion Street to match the existing heights of street trees.
- Some larger scale trees on the northern boundary to soften the building.
- These should be included in a detailed landscape plan.
- Arborist advice required to retain and protect the existing trees.
- Small scale trees and gardens to the eastern boundary of the site.

Infrastructure / Engineers

Any site specific DCP should be consistent with the parking, traffic, stormwater and waste collection sections of the current Leichhardt Development Control Plan.

CONCLUSION

The proponent has proposed a larger building with a higher FSR than the built form established with Leichhardt Council through community forums, development principles devised by Council's urban designers AJ+C and in the Uniting Care / Council Memorandum of Understanding (MOU). Consequently the Planning Proposal should be amended to reflect the FSR of 2:1 stated in the MOU prior to its submission to the Gateway. The draft DCP also needs to be amended to take account of the prospective revised Planning Proposal prior to the exhibition of both.

ATTACHMENTS

1. Site Specific Controls for 3 sites
2. Memorandum of Understanding (MOU, March 2015)
3. Planning Proposal
4. Social Impact Statement
5. Urban Design Report
6. Draft DCP
7. Architectural Plans
8. Heritage Impact Statement
9. Traffic Report
10. Arborist Report
11. Concept Sketch Plan

C0717 Item 9 Overview: Planning Proposal for Uniting Care Site at 15-17 Marion Street, Leichhardt**The Administrator determined that Council:**

- 1. Receive and note this report and attachments;**
- 2. Resolve to support the revised Planning Proposal as outlined in this Report.**
- 3. Resolve to forward the revised Planning Proposal to the Minister for Planning and Environment for a Gateway Determination in accordance with Section 56 of the Environmental Planning and Assessment Act 1979;**
- 4. Delegate the preparation of a revised draft Development Control Plan (DCP) that will reflect the revised Planning Proposal to the General Manager;**
- 5. Upon receipt of the Gateway Determination, the Planning Proposal should be put on public exhibition to meet the requirements of the Environmental Planning and Assessment Act 1979. The revised draft DCP should be exhibited concurrently and public authorities be consulted in accordance with the Gateway Determination; and**
- 6. That a post exhibition report be prepared for Council consideration.**

C0717 Item 10 Planning Proposal and Draft Development Control Plan - 168 Norton Street Leichhardt: Community Consultation Outcomes**The Administrator determined that Council:**

- 1. Complete the drafting of a voluntary planning agreement in consultation with the Proponent and exhibit the Agreement in accordance with the Environmental Planning & Assessment Act 1979;**
- 2. Subject to Resolution 1, amend the *Leichhardt Local Environmental Plan 2013* at 168 Norton Street as detailed in the exhibited Planning Proposal;**
- 3. Liaise with the Parliamentary Counsel's Office and the Department of Planning and Environment to draft and finalise the LEP amendment;**
- 4. Following the completion of the above, request the Department of Planning and Environment to notify the Plan; and**
- 5. Delegate the adoption of the revised draft Development Control Plan for 168 Norton Street as detailed in this report to the General Manager.**

C0717 Item 11 2-6 Cavill Avenue Ashfield - Planning Proposal**The Administrator determined that Council:**

- 1. Support the Planning Proposal subject to amendments outlined in the report;**
- 2. Forward the Planning Proposal to the Minister of Planning for a Gateway Determination in accordance with Section 56 of the Environmental Planning and Assessment Act, and seek that Council use its delegated plan making functions to be the Relevant Planning Authority for the processing of the Planning Proposal;**

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	<p>On 27th May 2014, Council resolved:</p> <p>To schedule a Councillor briefing on the future planning of UnitingCare properties in Leichhardt in relation to:</p> <ul style="list-style-type: none"> 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. <p>Submit a report back to the October Ordinary Meeting.</p>
Current Status	<p>Council needs to endorse the outcome of the community consultation before proceeding to the next stages of:</p> <ul style="list-style-type: none"> 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	<p>That:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> a. Publicly exhibit the proposed development controls for the three sites, on the Council web site and via letters and emails b. Notify all stakeholders previously notified in the development of the proposed guidelines c. Include a public drop in session in the notification period d. Present the results of the community engagement to a future Council meeting 5. UnitingCare be advised in terms of recommendations 2, 3 and 4 above.
Notifications	Nil
Attachments	1.Draft MOU

Purpose of Report

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

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

Recommendation

That:

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

Background

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

In doing so Council considered attachments providing:

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

In response Council resolved:

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

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

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

Report

Councillor Briefing 7 October 2014

The Councillor provided the following information:

- Background to the project
 - 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:

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

Analysis of Draft Building Envelopes and Potential Resulting Development

Annersley House

17 Marion Street

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

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

Harold Hawkins Court

168 Norton Street

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

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

Lucan Care / Wesley Church

1-5 Wetherill Street

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

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

Draft MOU

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

Attachments

1.Draft MOU

DRAFT

UNITINGCARE
& LEICHHARDT MUNICIPAL COUNCIL
8 DECEMBER 2014

Uniting Care MOU Fifth Draft 8 December 2014

26677310 v1 National 08 12 14

1. Purpose

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

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

together referred to as the **Sites**.

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

2. Parties

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

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

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

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

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

Uniting Care MOU Fifth Draft 8 December 2014

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

The following actions in the Affordable Housing Strategy are pertinent

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

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

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

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

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

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

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

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

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

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

2023-2024 v1 National 08.12.18

3. Commencement and Operation

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

4. Key principles to guide planning outcomes

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

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

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

5. Indicative concepts for the Sites

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

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

Uniting Care MOU Fifth Draft 8 December 2014

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Table 1: Summary of the Sites

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

6. Communication & Future Actions

26677216 v1 National 09 12 14

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

7. General

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

8. No Fetter

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

9. Application of this MOU

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

10. Signature Page

EXECUTED by the parties:

SIGNED SEALED AND DELIVERED

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

Uniting Care MOU Fifth Draft 8 December 2014

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Member:

Member:

Full name (print):

Full name (print):

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

[insert name]

[insert title/position]

(Signature)

(Date)

SIGNED SEALED AND DELIVERED

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

Mayor

General Manager

(Signature)

Leichhardt Council

(Date)

Uniting Care MOU Fifth Draft 8 December 2014

26577310 v1 National 08 12 14

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	<p>To provide Councillors with the details of the community forums conducted in July 2014 in relation to</p> <ul style="list-style-type: none"> a. Confirm guiding principles b. Develop plans for the future development <p>of the 3 UnitingCare properties in Leichhardt.</p>
Background	<p>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.</p>
Current Status	<p>Council needs to endorse the outcome of the forums before proceeding to the next stages of:</p> <ul style="list-style-type: none"> • 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	<p>The project is consistent with the objectives of Council's Strategic Plan and a series of Council resolutions</p>
Financial and Resources Implications	<p>Council has previously resolved to identify opportunities to fund the further work at the upcoming quarterly budget review.</p>
Recommendation	<p>That:</p>

	<ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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	<p>Yes</p> <p>Attachment 1 – KJA Uniting Care Community Forums Summary Report</p> <p>Attachment 2 – Allen Jack + Cottier Uniting Care NSW Leichhardt Sites</p>

Purpose of Report

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

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

of the 3 UnitingCare properties in Leichhardt.

Recommendation

That:

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

Background

February 2013

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

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

April 2013

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

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

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

“commence negotiations with UnitingCare Ageing to establish a planning agreement applying to properties at 15-17 Marion St (Annesley House) and 168

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

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

Refer Resolution C126/13

August 2013

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

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

- Reviewing Council's past practices and the practices of other Councils when preparing similar plans and agreements, in particular:
 - 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

Ageing – copies of which can be viewed on the Leichhardt Council website, refer:
<http://www.leichhardt.nsw.gov.au/Planning---Development/Major-Developments-and-Planning-Projects/Uniting-Care-Project>

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

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

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

May 2014

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

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

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

In response, Council resolved in part, that:

- “2. Council Officers proceed to work with UnitingCare, the local community and other key stakeholders to:-
 - a. Confirm guiding principles
 - b. Develop plans for the future development of the 3 UnitingCare properties*
- 5. That any further consultation in this project ensure that the Leichhardt Precinct and local residents are informed and invited.”*

Refer Resolution C152/14

Report

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

14 July 2014 Community Forum 2

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

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

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

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

Information presented to those present included:

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

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

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

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

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

31 July 2014 Community Forum 3

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

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

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

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

Information presented to those present included:

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

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

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

Outcomes from the Community Forums 2 and 3

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

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

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

Rating	Principles
Highest rating	<ol style="list-style-type: none"> 1. Achieve significant housing outcomes 2. Facilitate development
Mid rating	<ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 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

Table of Contents

1. Context	3
1.1 The properties	4
2. Approach	6
3. Community Forum outcomes	8
3.1 Community Forum 1: Housing Issues	8
3.2 Community Forum 2: Guiding Principles	8
3.3 Community Forum 3: Concept Options	11
4. Conclusion	16
Appendix A – Forum presentations (including agendas)	17
Appendix B – Future Planning of UnitingCare Properties in Leichhardt report	46

1. Context

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

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

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

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

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

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

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

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

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

1.1 The properties

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

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

Site analysis

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

Constraints

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

Opportunities

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



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

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

Site analysis

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

Constraints

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

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

Opportunities

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

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

Site analysis

- Office building (former boarding house), student accommodation and hall
- 20 student rooms, employs up to 55 people including Church administration and UnitingCare administration
- Collection of buildings not suited for current use
- End of their economic life
- Church Hall is a heritage item
- Forms part of the greater Civic Precinct block
- Inactive street frontages and level access from pathway
- Inefficient building layouts in need of an upgrade
- Poor building amenity
- Lack of private/communal open space

Constraints

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

Opportunities

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

2. Approach

The overall purpose for the three community forums was to:

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

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

Community Forum 1 – 12 March 2014

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

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

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

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

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

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

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

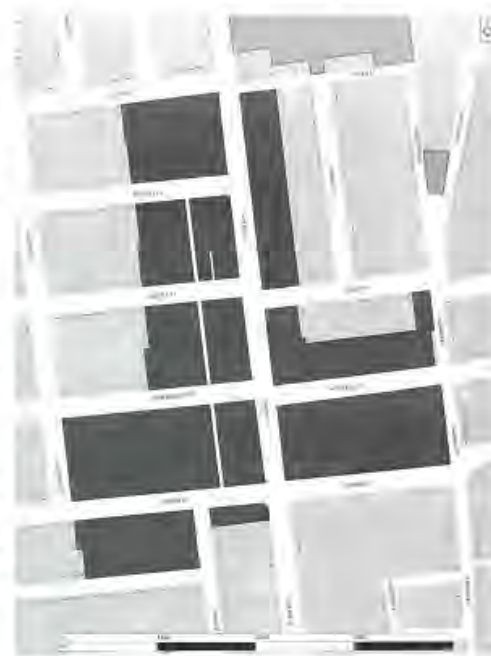


Figure 2 – Invitation distribution area for the three forums

Community Forum 2 – 14 July 2014

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

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

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

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

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

Community Forum 3 – 31 July 2014

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

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

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

3. Community Forum outcomes

3.1 Community Forum 1: Housing Issues

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

3.2 Community Forum 2: Guiding Principles

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

Principle	Comments received
Highest Rating Principle:	
Achieve significant housing outcomes such as:	<i>Housing</i>
<ul style="list-style-type: none"> - Quality Modern Aged Care Housing - Key Worker Housing - Supported Housing - Student Housing 	<ul style="list-style-type: none"> • Further definition of aged care housing is required e.g. nursing home, hostel, serviced apartments and/or retirement village/independent living. • Define the proportions for the different housing groups. • There is currently no retirement village in the local government area. • Independent living is a care provision of UnitingCare however, the hostel model is disappearing. • Many residents have the financial ability to afford independent living as they are downsizing. • Request for ability to higher care/ co-locating services. • Key worker housing and student housing is important. • There is a housing crisis in Sydney. • Key workers often do shift work and need accommodation locally. • Student housing should be near Universities. • Many care workers on low incomes are over 55. • This is the real benefit for Council and/or the community as local residents downsize in turn providing greater housing for families. • There are a lot of needs across the three sites. • Aged care should be separate to student housing. • Age care should be mixed with other housing as they are independent people. • Supported housing and aged care in the locale is good as it allows locals to remain living in the area. • Will the housing groups be mixed or separated? It should be integrated.
	<i>Height and noise</i>
	<ul style="list-style-type: none"> • 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.

	<p><i>Community</i></p> <ul style="list-style-type: none"> 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 <p><i>Amenity</i></p> <ul style="list-style-type: none"> 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 <p><i>General</i></p> <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Norton Street is just a vacant site Create more shops No objection to demolition if the Marion and Norton Street sites needed to be redeveloped
Joint Rating Principles	
Ensure that redevelopment is financially viable	No comments received.
Continue to improve services to local residents - allowing them to live longer in their own home	No comments received.
Activate the ground level Norton Street frontage	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Height consideration is important

ultimate building envelope and development footprint	<ul style="list-style-type: none"> The scale in regards to pedestrians/adjacent levels should be considered Important to pair with principles two and five Access should be via lanes as well as main streets Consider traffic and parking; create more public parking Potential to place solar wall panels on the northern walls This will provide safety, security and passive surveillance benefits to nearby residents
Lower Rating Principles	
Provide local employment	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Locals are likely to be concerned about impacts during demolition and construction Door knock locals to get them more involved
Design principles - solar access, safety and security, privacy, passive surveillance - overlooking public spaces	<i>No comments received.</i>

3.3 Community Forum 3: Concept Options

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

Site 1 - Annesley House feedback on the concept options.

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

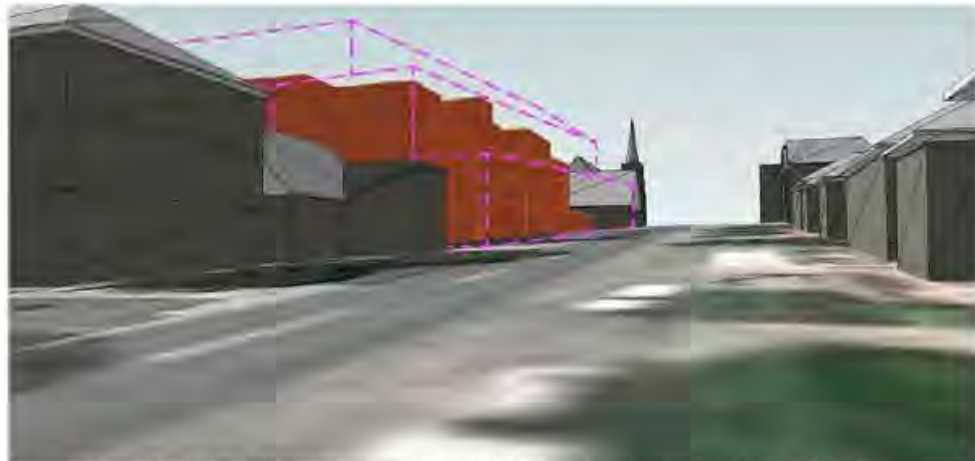


Figure 3 - existing built form with proposed building envelope comparison (Marion Street looking east).

Plus

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

Anything would be more attractive than what is there now.

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

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

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

Interesting

Post 2025ish the aging population will decline.

Consider intergenerational housing.

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

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

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

Put some car parking spaces below ground.

Minus

Is there the scope to lower it?

Site 2 - Harold Hawkins Court feedback on the concept options

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

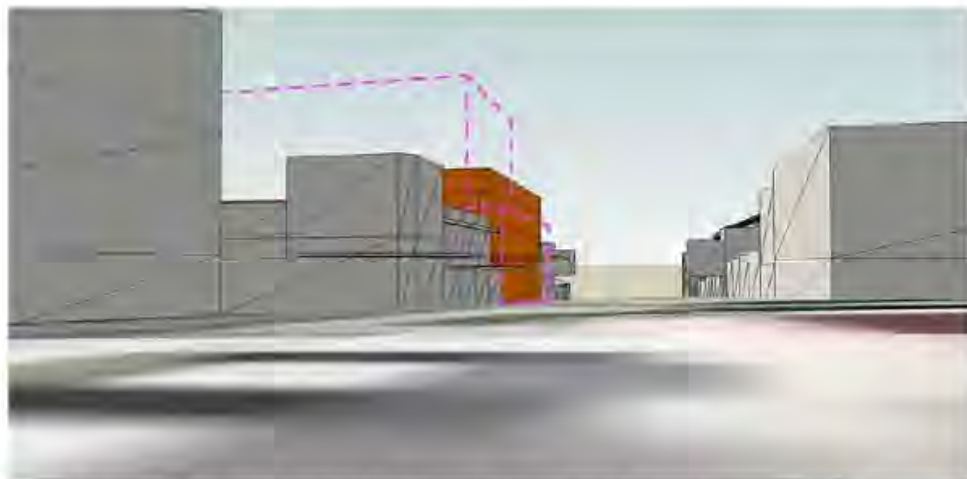


Figure 4 - existing built form with proposed building envelope comparison (Norton Street looking north).

Plus

People living here will help awaken Norton Street.

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

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

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

Activating Norton Street is a good idea.

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

Anything is better than what is currently there.

Proposed envelope improves sight lines.
Like balconies and the social living areas rather than a brick wall.
The step backs are good to achieve height.
I like that it brings the front of the building in line with other shops.
Balconies overlooking Norton Street – Wow.
Bigger is good as it increases the number of people and means more money for Norton Street.
I like the idea more of balconies and less blank walls for the sight lines of residents.
Improving the security in the laneway.
Different elevations to make the building look attractive from different angles is great.
Interesting
What are the considerations for social and affordable housing?
Norton Street envelope looks large; I hope the building addresses the diversity of users as expressed at the first meeting.
I did not know the laneway was privately owned.
Minus
Would be good to build higher for views and/or more accommodation.
There are no floor space ratios on the proposal.

Site 3: Methodist Central Hall feedback on the concept options

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



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

Plus

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

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

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

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

Great to see the potential for more apartments

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

Put the Church on the roof and utilise the good views

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

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

Church + Apartments – Great

It is important to incorporate green space

Sounds good

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

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

Like the idea of activated laneways

I love the 'wrap around' apartment idea

Yes to a rooftop garden.

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

Wall gardens would be awesome.

Capacity for an op shop would be cool.

Interesting.

Create a flat, accessible rooftop space.

Is there potential to redevelop the lanes around site?

Create a community garden.

Develop whole church block? Renovate church?

Could the church be completely renovated?

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

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

Council/UnitingCare precinct for civic outcome- interesting

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

I agree (with above).

I agree too (with above).

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

Minika

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

I don't think the church front is contributive.

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

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

4. Conclusion

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

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

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

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

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

Appendix A – Forum presentations (including agendas)



Uniting Care Sites 12 March 2014

Tonight's Program

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

3:00 PM - 3:15 PM
3:15 PM - 3:30 PM
3:30 PM - 3:45 PM



Leichhardt Council Presentation

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

3:00 PM - 3:15 PM
3:15 PM - 3:30 PM
3:30 PM - 3:45 PM



Local Government Charter

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

3:00 PM - 3:15 PM
3:15 PM - 3:30 PM
3:30 PM - 3:45 PM



Local Government Charter

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

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

3:00 PM - 3:15 PM
3:15 PM - 3:30 PM
3:30 PM - 3:45 PM



Community Engagement Framework

Adopted by Council in 2008 and revised in 2013 to:

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

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

3:00 PM - 3:15 PM
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3:00 PM - 3:15 PM
3:15 PM - 3:30 PM
3:30 PM - 3:45 PM




Demographic Changes

Leichhardt's population growth

Leichhardt's resident population has increased over the last decade

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



Demographic Changes

Leichhardt's population change 2001-2011


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



Demographic Changes

Leichhardt's population change 2001-2011


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



Demographic Changes

Leichhardt's population change 2001-2011

Change in age structure - service age groups, 2001 to 2011



Source: ABS Census 2001 and 2011



Housing Prices

Cost of housing (purchase) has increased



Sydney Morning Herald Sunday 24 March 2014

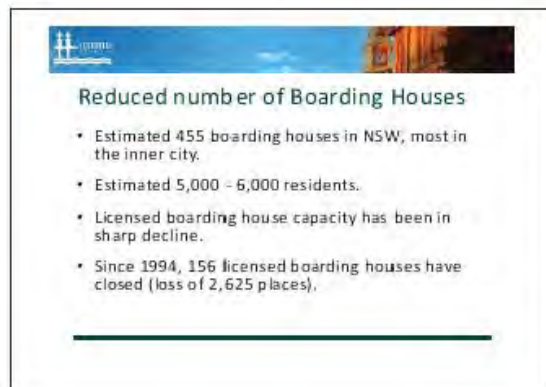
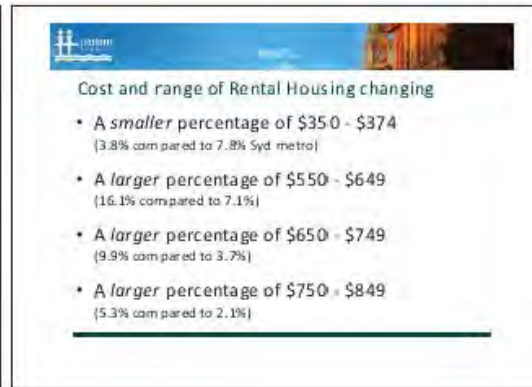


Housing Prices

Cost of housing (purchase) has increased



Sydney Morning Herald Sunday 24 March 2014



Affordable Housing Strategy 2011

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

Affordable Housing Strategy 2011

- To resist the loss of affordable housing and encourage the retention of existing affordable housing
- To collaborate with the State Government and/or other inner Sydney councils facing similar issues to address the declining stock of affordable housing, regionally
- To encourage the provision of affordable, adaptable and diverse housing and to address the loss 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, waiters, police and other people on low to moderate incomes can live close to their work, support the local economy and community.

Focus of Council Actions

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

Submission - Inquiry Public, Social and Affordable Housing

- The State Government **has made a commitment** to provision of **public housing** stock in Sydney's inner west.
- The State Government **set targets** for the realisation and measurement in provision of public housing across the State, including their city areas.
- The State Government **provide a clear legislative and planning framework** to deliver affordable housing including **value capture** mechanisms and **infrastructure zoning schemes**.
- The State Government **allocate capital, effective resources to support tenants with high needs** and ongoing support services requirements; and **review room charges to allow accommodation funding**.

[https://www.chandlery.org/About/Contact/Meeting/2024-Ordinary/2024-Ordinary-February/25-February-2024-Ordinary-Meeting-\(Item-3.7\)](https://www.chandlery.org/About/Contact/Meeting/2024-Ordinary/2024-Ordinary-February/25-February-2024-Ordinary-Meeting-(Item-3.7))

Public Housing

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

Student Housing

- Harold Hawkins



Boarding Houses

- Protection of existing stock
- Fire Safety
- Recent Approvals

Aged Housing

- Retention
- Healthy Ageing Strategy




Supported Housing

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

Key Worker Housing

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



Council's Draft Guiding Principles for sites

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



Council's Draft Guiding Principles for sites

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



Uniting Care Presentation





Uniting Care Presentation





Uniting Care Presentation

Uniting Care is a national Christian charity that provides a range of services to people in need, including housing, health care, and social support. They are currently seeking funding for a new housing project in Leichhardt.

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Community Views

Housing Issues we have missed?

Other Housing Issues you are aware of?



Community Views

Housing Issues we have missed?

Other Housing Issues you are aware of?



Community Workshop

Council has two options in relation to these sites:

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



Community Workshop

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



Feedback from Tables





UnitingCare Ageing & Leichhardt Uniting Church



Leichhardt Uniting Church



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

Leichhardt Uniting Church



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

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

About UnitingCare Ageing



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

Our Vision and Purpose



Vision

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

Purpose

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

Our services and facilities



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

Leichhardt Activities



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

Properties



Three properties:
1. Harold Hawkins Court
2. Annesley House
3. Wetherill Street (including Church Hall)

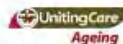
Structures are:

- Generally beyond their useful life
- In poor condition
- Providing accommodation for residents who don't have other options
- Vacant

Harold Hawkins Court



Harold Hawkins Court



Harold Hawkins Court

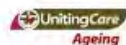


- Vacant since 2004 (excluding a short lease as student accommodation)
- Shared bathrooms, exposed access to rooms, aged construction
- No longer meets Government regulations for aged housing / care
- Target for vandalism
- Does not add to the retail frontage on Norton Street

Annesley House



Annesley House



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

Wetherill Street

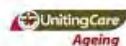


Wetherill St



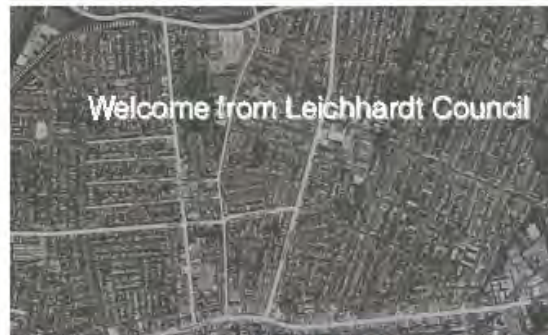
- Buildings are at the end of economic life (have been refurbished in the past)
- Church Hall with history but in need of much attention
- Student Accommodation not to modern standards to attract a young vibrant part of the community. Serves 20 students.

Options for the Future



Possible services include:

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



Community Consultation 2 **UnitingCare Sites, Leichhardt**



Community Consultation **UnitingCare Sites, Leichhardt**



UnitingCare Sites **Introductions**

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



UnitingCare Sites **Purpose of Forum**

Overall:

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

This forum: Develop 'Guiding Principles'

Next forum:

Review broad 'concept options' for the sites



UnitingCare Sites **Agenda**

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



UnitingCare Sites **Ground Rules**

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





UnitingCare sites Recent History

Early 2013 Discussions between Council and Uniting Care

August 2013 Report to Housing Advisory Committee

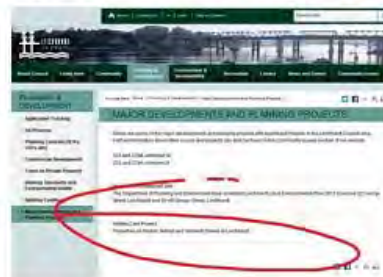
- Reviewing Council's past practices and the practices of other Councils
- Identifying the key outcomes Council would like to achieve in relation to the two sites, namely:
 - Facilitating the redevelopment of the sites
 - Ensuring that redevelopment is financially viable
 - Achieving a significant housing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

UnitingCare sites Recent History

12 March 2014 Community Forum 1

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

UnitingCare sites Recent History



Community Consultation UnitingCare Sites, Leichhardt

UnitingCare sites Location

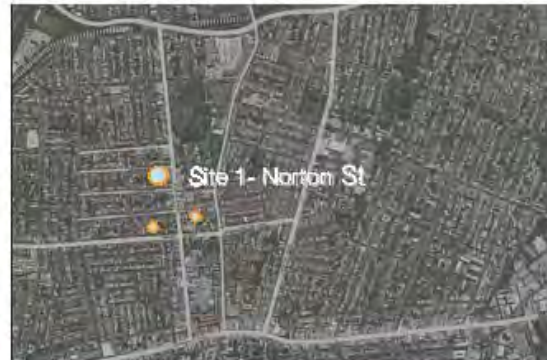
- 1. Norton Street**
 - formerly housed up to 104 beds
 - employed 75 full time staff
- 2. Marion Street**
 - 86 beds
 - employs up to 40 staff
- 3. Wetherill Street**
 - 20 student rooms
 - Offices
 - Hall
 - employs up to 55 staff
 - Provides outreach services to residents in existing homes



3 sites - Context analysis

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

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



Site 1 - Norton Street Site Analysis

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



Site 1 - Norton Street images



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

Site 1 - Norton Street images



Carlisle Street – building in poor condition, unsafe

Site 1 - Norton Street images



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

Site 1- Norton Street images

AJ+C



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



Site 1 - Norton Street Constraints

AJ+C

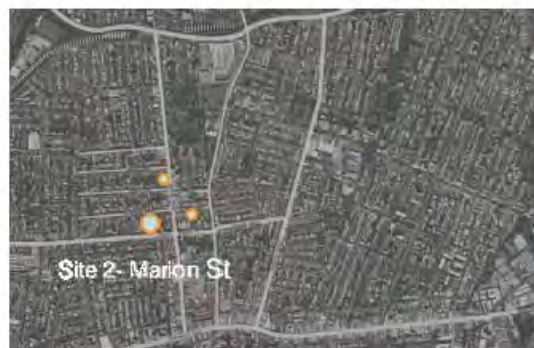
- Access issues - floor level is different to street levels - stair access
- Very costly to upgrade to meet BCA - access + safety
- Inefficient floor plan
- Limited ability to upgrade fire services and other health + safety regulations
- Shared bathrooms
- External access only to rooms
- Maintaining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



Site 1-Norton Street Opportunities

AJ+C

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



Site 2- Marion St



Marion Street Site Analysis

AJ+C

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



Site 2 - Marion Street - Images

AJ+C



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



Site 2 - Marion Street - images

AJ+C



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



Site 2 - Marion Street - images

AJ+C



Marion Street



Site 2 - Marion Street Constraints

AJ+C

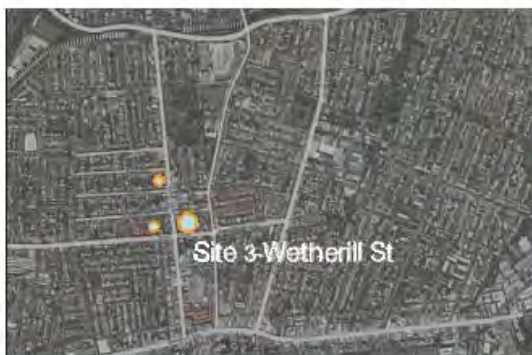
- Adaptive reuse would be very expensive and difficult to achieve the required outcomes and meet standards, eg access
- Maintain solar access to Kindergarten and dwellings opposite



Site 2 - Marion Street Opportunities

AJ+C

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



Site 3 - Wetherill St



Site 3 – Wetherill Street

AJ+C

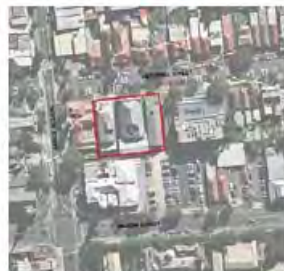


- Office building (former boarding house) + student accommodation, hall
- 20 student rooms, employs up to 55 people with Church administration and UnitingCare administration
- Collection of buildings not suited for current use
- End of their economic life



Site 3-Wetherill Street Site Analysis

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



Site 3 – Wetherill Street images



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

Site 3 – Wetherill Street images



Wetherill Street – looking south east

Passage between Hall and office building, Town Hall in background

Site 3 – Wetherill Street images



Wetherill Street – No. 1 office building and Post Office



Side lane – Council to left (west)

Site 3 – Wetherill Street images



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



Rear of buildings from the public car park

Site 3 – Wetherill Street images



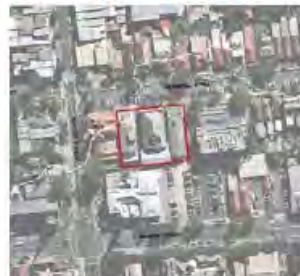
Rear lane facing west – between Uniting Care premises and Town Hall



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

Site 3 - Wetherill Street Constraints

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



Site 3 - Wetherill Street Opportunities

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



UnitingCare Sites Draft Guiding Principles

Based on:

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



UnitingCare Sites Draft Guiding Principles

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



UnitingCare Sites Draft Guiding Principles

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



UnitingCare Sites Draft Guiding Principles

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

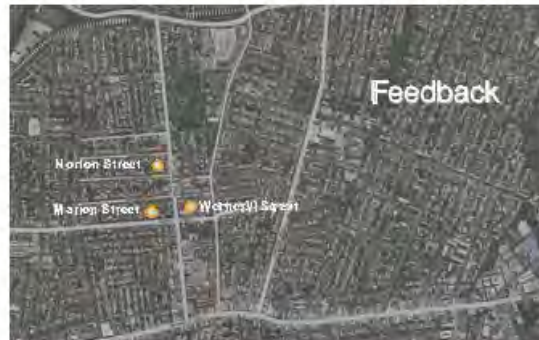
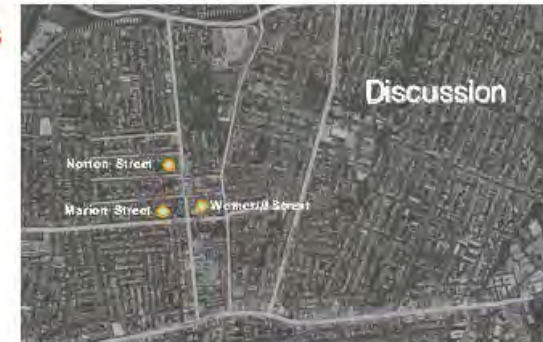


9. Ensure that urban design considerations inform the ultimate building envelope and development footprint



UnitingCare Sites Draft Design Principles

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



UnitingCare Sites Next Steps

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



Welcome from Leichhardt Council

Councillor Linda Kelly
Deputy Mayor

Community Consultation 3 UnitingCare Sites, Leichhardt

UnitingCare Sites Introductions

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

UnitingCare Sites

Purpose of tonight's Forum

Overall:

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

Last forum: Developed 'Guiding Principles'

This forum:

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

UnitingCare Sites Ground Rules

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

UnitingCare Sites Agenda

1. Recap of process to date
2. Re-cap 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



Community Consultation 3 UnitingCare Sites, Leichhardt

UnitingCare sites Recent History

Early 2013 Discussions between Council and Uniting Care

August 2013 Report to Housing Advisory Committee

- Reviewing Council's past practices and the practices of other Councils
- Identifying the key outcomes Council would like to achieve in relation to the two sites, namely:
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 - Activating the ground level of Norton Street
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 - Ensuring that urban design considerations inform the outcome
 - Involving the local community throughout the process



7

UnitingCare sites Recent History

12 March 2014 Community Forum 1

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



8

UnitingCare sites Recent History

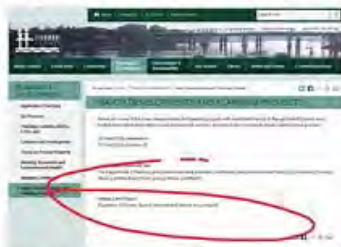
14 July 2014 Community Forum 2

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



9

UnitingCare sites Recent History



10

Guiding Principles

- Norton Street
- Norton Street
- Norton Street



11

UnitingCare Sites 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
4. Ensure that redevelopment is financially viable
5. Activate the ground level Norton St frontage

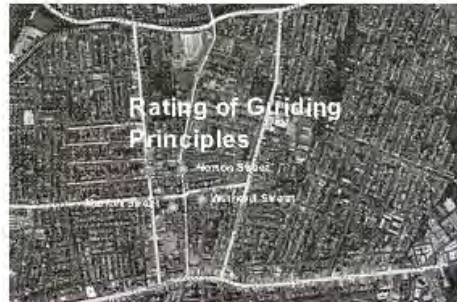


12

UnitingCare Sites Guiding Principles

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

13



14

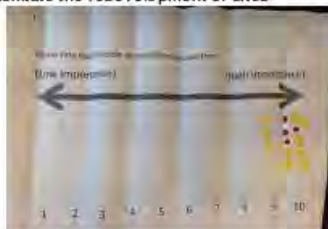
UnitingCare Sites Guiding Principles

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

15

Guiding Principles

1. Facilitate the redevelopment of sites

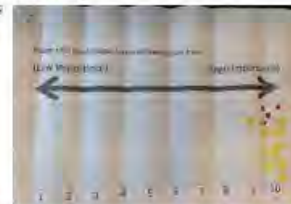


16

Guiding Principles

2. Achieve significant housing outcomes such as:

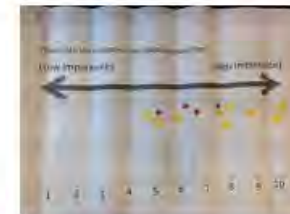
- Quality Modern Aged Care Housing
- Key Worker Housing
- Supported Housing
- Student Housing



17

Guiding Principles

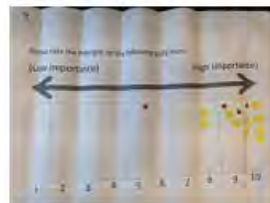
3. Provide local employment



18

Guiding Principles

4. Ensure that redevelopment is financially viable



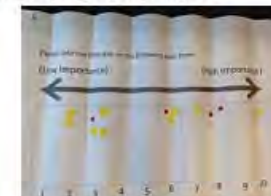
Guiding Principles

5. Activate the ground level Norton St frontage



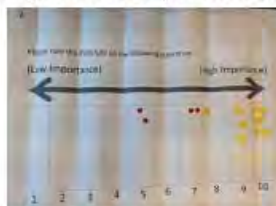
Guiding Principles

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



Guiding Principles

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



Guiding Principles

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



Guiding Principles

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



Your rating of the Guiding Principles

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

25



Community Collaboration UnitingCare Sites, Leichhardt

26

UnitingCare sites Location

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



27

Building Envelope



Building envelope shown with dashed orange line. Ref. RPDC

28

Residential Flat Design Code Guidelines for apartment buildings



RPDC RPDC Draft of Planning 2020 RPDC Draft of Planning 2020

29

1. Marion Street Draft Building Envelope



Marion Street - existing built form

30

1. Marion Street Draft Building Envelope A)+C



Marion Street looking west – existing building



31

1. Marion Street Draft Building Envelope A)+C



Marion St looking west – existing built form + proposed building envelope comparison



32

1. Marion Street Draft Building Envelope A)+C



Marion St looking east – existing built form + proposed building envelope comparison



33

2. Norton Street Draft Building Envelope A)+C



Norton Street looking north – existing built form



34

2. Norton Street Draft Building Envelope A)+C



Norton Street looking north – existing built form



35

2. Norton Street Draft Building Envelope A)+C



Norton St looking north – existing built form + proposed building envelope comparison



36

2. Norton Street Draft Building Envelope A/C



Norton Street looking south – existing built form

37

2. Norton Street Draft Building Envelope A/C



Norton Street looking south – existing building

38

2. Norton Street Draft Building Envelope A/C



Norton St looking south – existing built form + proposed building envelope comparison

39

2. Norton Street Draft Building Envelope A/C



Carlisle Street – existing built form

40

2. Carlisle Street Draft Building Envelope A/C



Carlisle Street – existing building

41

2. Carlisle Street Draft Building Envelope A/C



Carlisle St – existing built form + proposed building envelope comparison

42

2. Norton Street Draft Building Envelope A/C



Rear lane – existing built form



2. Norton Street Draft Building Envelope A/C



Rear lane – existing building



2. Norton Street Draft Building Envelope A/C



Rear lane looking south – existing built form + proposed building envelope comparison



3. Wetherill St Draft Building Envelope A/C



Wetherill Street – existing built form



3. Wetherill St Draft Building Envelope A/C



Wetherill Street – existing building looking east

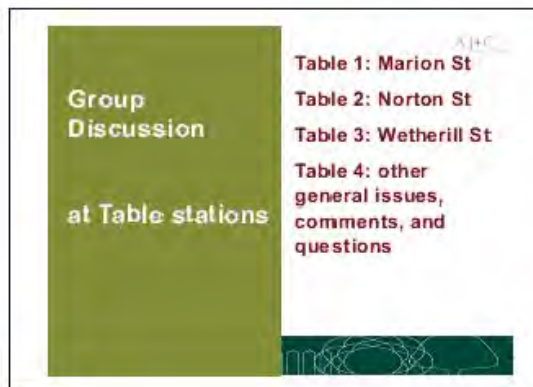
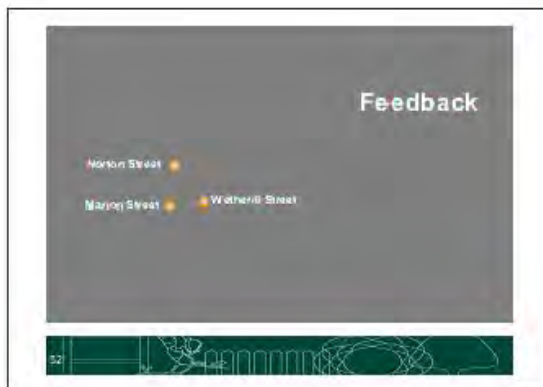


3. Wetherill St Draft Building Envelope A/C



Wetherill Street – proposed building envelope looking east with Church Hall courtyard





UnitingCare Sites Have your say




Next Steps




UnitingCare Sites Next Steps

- **Report to Council**
 - outlining 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



Appendix B - Future Planning of UnitingCare Properties in Leichhardt report

ITEM 3.1 FUTURE PLANNING OF UNITINGCARE PROPERTIES IN LEICHHARDT

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

SUMMARY AND ORGANISATIONAL IMPLICATIONS

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

Ordinary Council Meeting 27 May 2014

ITEM 3.1

Purpose of Report

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

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

Recommendation

That:

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

Background

February 2013

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

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

April 2013

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

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

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

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

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

Refer Resolution C126/13

August 2013

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

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

Refer Resolutions HC42/13 and C448/13

January 2014

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

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

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

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

February 2014

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

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

Refer Resolutions HC 05/14 and C44/14

Report

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

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

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

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

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

Proposed Program and Timeline

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

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

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

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

Table A

Collaboration:

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

Table B

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

Table C

Harold Hawkins:

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

Annesley House:

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

Wetherill St Martin Hall

Table D

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

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

Table E

Where is Leichhardt Headed into the future ?

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

Table F

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

Table G

Personal Experience:

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

What we want Council to do:

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

Table H

What should Council do?

- Council should be involved

What do we think?

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

Table J

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

Table K

Q1

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

Q2

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

TABLE L

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

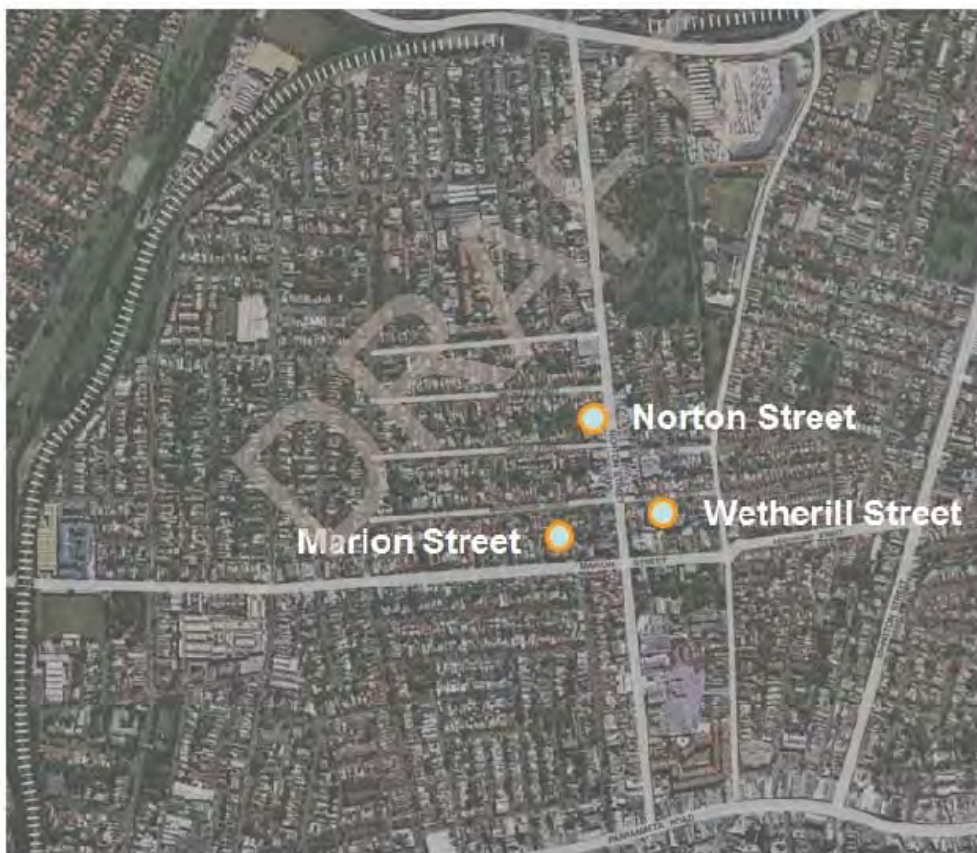


KJA
engaging solutions

Level 5, 2 Elizabeth Place, North Sydney NSW 2059
PO Box 302, North Sydney NSW 2059
T 02 9955 5040 F 02 9955 5901
E info@kjassoc.com.au www.kjassoc.com.au

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 UnitingCareNSW Sites in Leichhardt. The three sites are:

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

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

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

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

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



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

Contents

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

The Sites 1

Site Design and Building Envelopes

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



FIGURE 1.1.1 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

The minimum floor to ceiling height applies to the three sites. They are:

Commercial/retail street level - 3.6 m.

Commercial/retail upper levels - 3.3 m.

Residential - 2.7 m

Balcony balustrades - 1.1 m included within building envelope

Marion Street Site 1



Figure 1.01 Site 1-17 Marion Street - Antaresby House

Marion Street Site

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

Marion Street Site Objectives

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

Marion Street Site Provisions

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

Marion Street Site 1

Floor to Ceiling Heights

The following minimum floor to ceiling heights apply:

Commercial/retail street level - 3.6 m.

Commercial/retail upper levels - 3.3 m.

Residential - 2.7 m

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



Figure 1.02 - Marion Street - Building envelope - Plan



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

LEGEND

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

All dimensions in metres

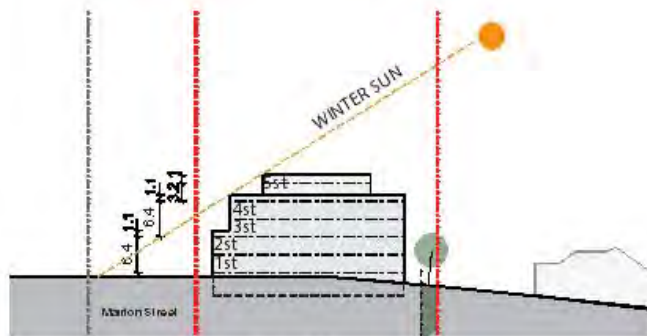


Figure 1.05 - Marion Street - Building envelope - Section B-B

Norton Street Site 2



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

Norton Street Street Site

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

Norton Street Site Objectives

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

Norton Street Site Provisions

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

Norton Street Site 1

Floor to Ceiling Heights

The following minimum floor to ceiling heights apply:

Commercial/retail street level - 3.6 m.

Commercial/retail upper levels - 3.3 m.

Residential - 2.7 m

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



Figure 2.02- Norton Street - Building envelope plan

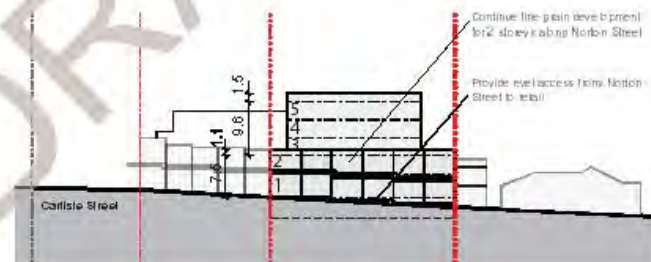


Figure 2.03- Norton Street - Building envelope - Steel elevation B-B

LEGEND

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

All dimensions in metres

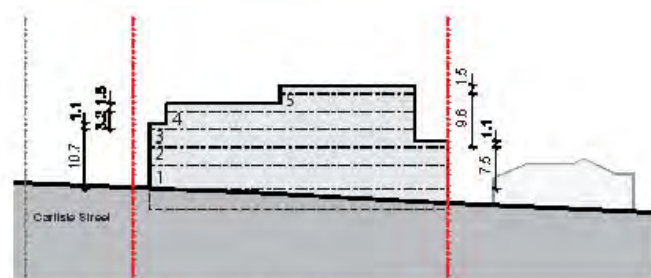


Figure 2.04- Norton Street - Building envelope - Section G-G

Norton Street Site 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 in very poor condition.

Carlisle Street Site Objectives

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

Carlisle Street Site Provisions

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

Norton Street Site 3

Floor to Ceiling Heights

The following minimum floor to ceiling heights apply:

Commercial/retail street level - 3.6 m.

Commercial/retail upper levels - 3.3 m.

Residential - 2.7 m

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



Figure 2.06 - Norton Street Site 3 - Building envelope plan

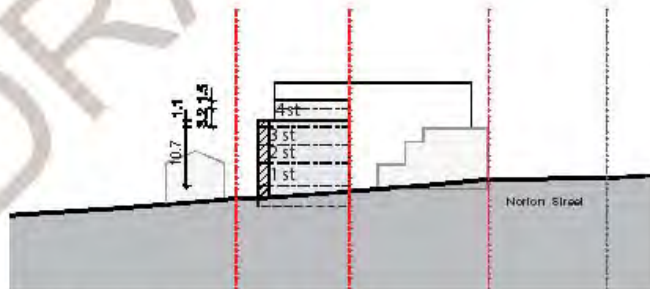


Figure 2.07 - Carlisle Street - Building envelope - Street Elevation A/A

LEGEND

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

All dimensions in metres

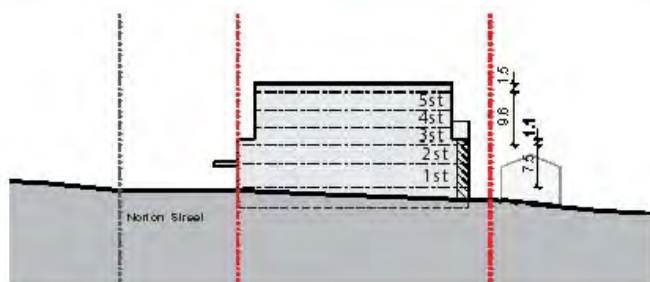


Figure 2.08 - Carlisle Street - Building envelope - Section D-D

Wetherill Street Site 3



Figure 3.01: Site 3- 135 Wetherill Street - Lucas Cole and Wesley Church

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

Wetherill Street Site Objectives

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

Wetherill Street Site Provisions

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

Wetherill Street Site 3

Option to consider larger redevelopment

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

DRAFT

Wetherill Street Site 3

Floor to Ceiling Heights

The following minimum floor to ceiling heights apply:

Commercial/retail street level - 3.6 m.

Commercial/retail upper levels - 3.3 m.

Residential - 2.7 m

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



Figure 3.02 - Wetherill Street - Building envelope plan

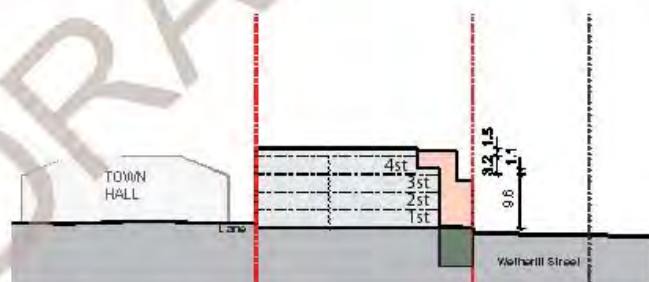


Figure 3.03 - Wetherill Street - Building envelope - Section A-A

LEGEND

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

All dimensions in metres

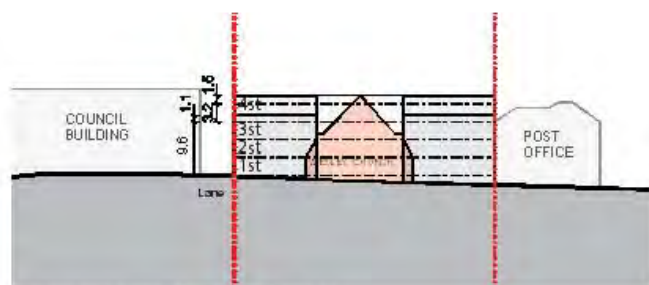


Figure 3.04 - Wetherill Street - Building envelope - Section B-B