

173 Elizabeth Drive, Liverpool – DA-42/2021
PPSSWC-173 – Liverpool

Proposal (as submitted): demolition of existing residential care facility structures, construction and operation of a replacement seniors housing development involving **121 room (131 beds)** residential care facility over a basement under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*

Proposal (as amended): demolition of existing residential care facility structures, construction and operation of a replacement seniors housing development involving **117 room (117 beds)** residential care facility over a basement under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*

Cost of development: \$33,903,758

Applicant: Higgins Planning – Marian Higgins

Project Manager: Centurion Group – Nick Winberg

Owner / Developer: EEW Investment - SummitCare



Zoning:

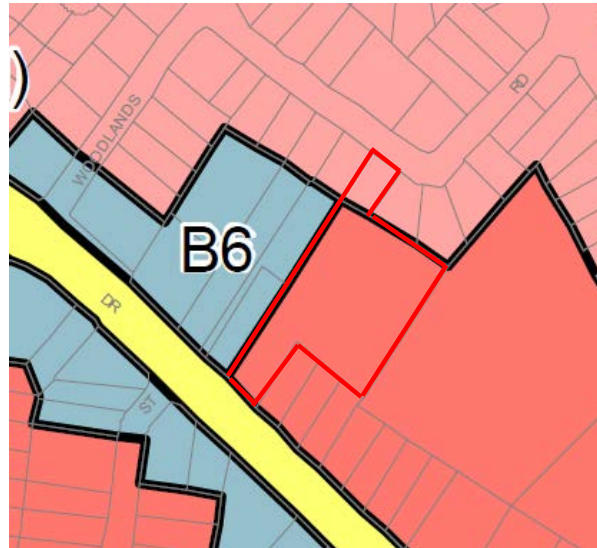


Figure 1: LLEP Land Zoning Part R3 and part R2 Map Extract (site outlined in red)
Source: NSW Legislation

Site Context:



Figure 2: Site Aerial Context (site depicted by red outline and yellow shading)
Source: SiX

Site Location:



Figure 3: Site Aerial (site outlined in red)
Source: SiX

Original DA – SEE and

Appendix Reference	Document	Responsible Author
Appendix A	Site Survey	RGM Property Surveyors
Appendix B	Architectural Drawings, Design Statement, Architectural Perspectives, Schedule of Materials and Finishes	Boffa Robertson Group
Appendix C	Traffic and Parking Assessment Report	The Transport Planning Partners
Appendix D	Waste Management Plans	Waste Audit and Consultancy Services
Appendix E	Landscape Architecture Report and Concept Plans	CTLA
Appendix F	BCA Report and Section J Report	Steve Watson & Partners and ADP Consulting Engineers
Appendix G	Accessibility Assessment Report	Accessible Building Solutions
Appendix H	QS Cost Report	Centurion Group Pty Ltd
Appendix I	Bulk Earthworks, Stormwater Management Drawings and Sedimentation and Erosion Control Plan, Flood, Stormwater and Water Quality Report	TTW
Appendix J	Preliminary Site Investigation Report	JK Environments
Appendix K	Geotechnical Report	JK Environments
Appendix L	Infrastructure Report	Cundall
Appendix M	Social Impact Comment	Judith Stubbs and Associates
Appendix N	Acoustic Report	ADP Consulting Engineers
Appendix O	Arborist Report	Naturally Trees
Appendix p	Crime Prevention Through Environmental Design Report	Harris Crime Prevention Services
Appendix Q	Clause 26 Report	Judith Stubbs and Associates
Appendix R	Clause 4.6 Variation Request	Higgins Planning
Appendix S	Needs Assessment	Location IQ
Appendix T	Plan of Management	Centurion Group on behalf of SummitCare

Amended DA – Addendum SEE and

Appendix Reference	Document	Responsible Author
Appendix A	Amended Architectural Drawings & Perspectives	Boffa Robertson Group
Appendix B	Updated Traffic and Parking Assessment Report	The Transport Planning Partners
Appendix C	Amended Landscape Architecture Report and Concept Plans	CTLA
Appendix D	Updated BCA Report and Section J Report	Steve Watson & Partners and ADP Consulting Engineers
Appendix E	Updated Accessibility Assessment Report	Accessible Building Solutions
Appendix F	Updated Stormwater Management Drawings & Stormwater and Water Quality Report	TTW
Appendix G	Updated Clause 4.6 Variation Request	Higgins Planning



Existing RACF: 93 beds

Original DA: 121 rooms and 131 beds
– 50% affordable beds

FSR / GFA: 0.96:1 / 6,647.5m²

HOB: to ceiling top floor RL25.9 / 3
storeys or 9.5m, 15.3m max

Landscaped area: 3,213.6m² –
24m²/bed

25 car parking spaces

1 Ambulance Bay

1 loading dock

Amended DA: 117 rooms and 117 beds
– 50% affordable beds

FSR / GFA: 0.91:1 / 6,356.5m² (-291m²)

HOB: to ceiling top floor RL25.9 / 3
storeys or 9.5m, 12.6m max

Landscaped area: 3,586m² –
30.6m²/bed

28 car parking spaces

1 Ambulance Bay

1 loading dock

1 minibus parking



Submitted Perspective
- streetview



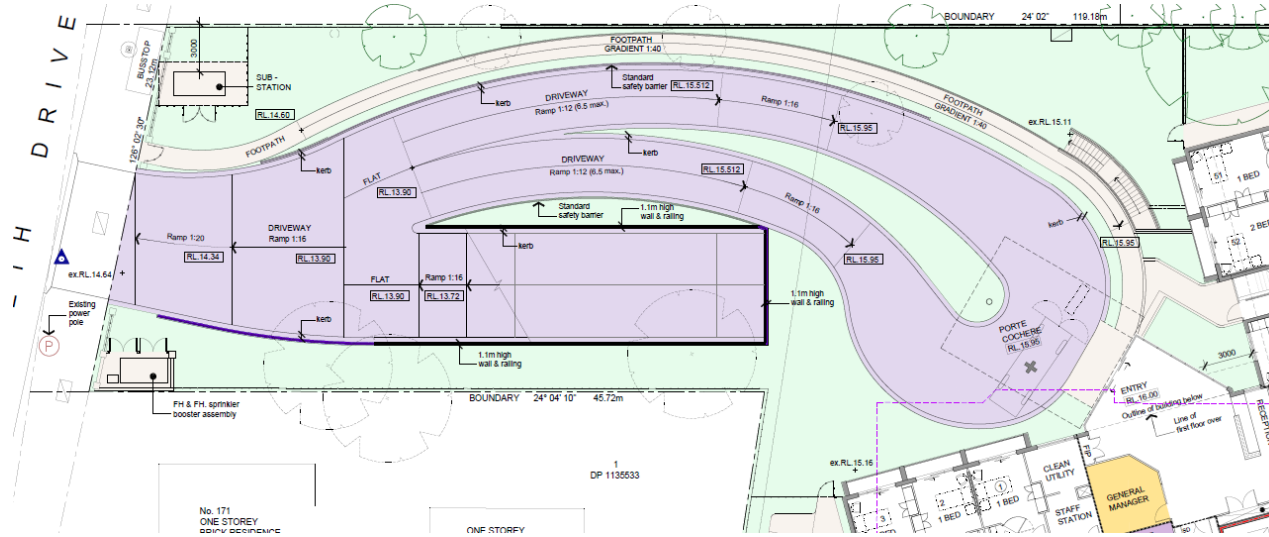
Amended Perspective
- streetview



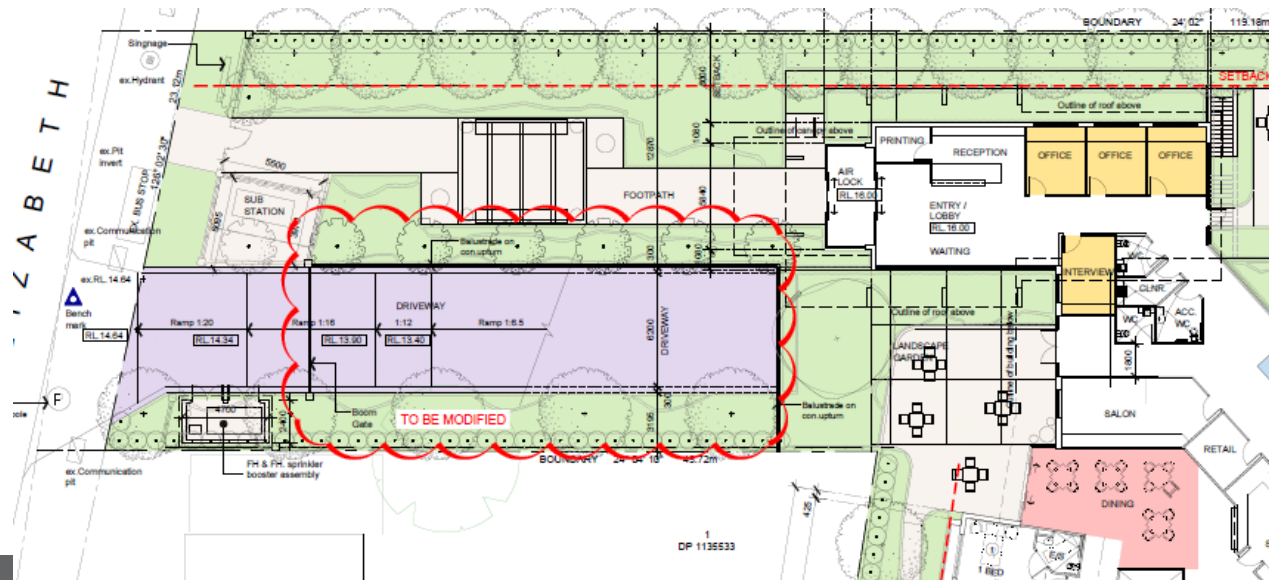
- Spatially replanned – increased side setbacks & landscaped area
- 2 residential wings



Original access



- ## Amended access
- Pedestrian pathway with central harbour
 - Front entry visible from street
 - reduced driveway extent
 - bus stop existing location

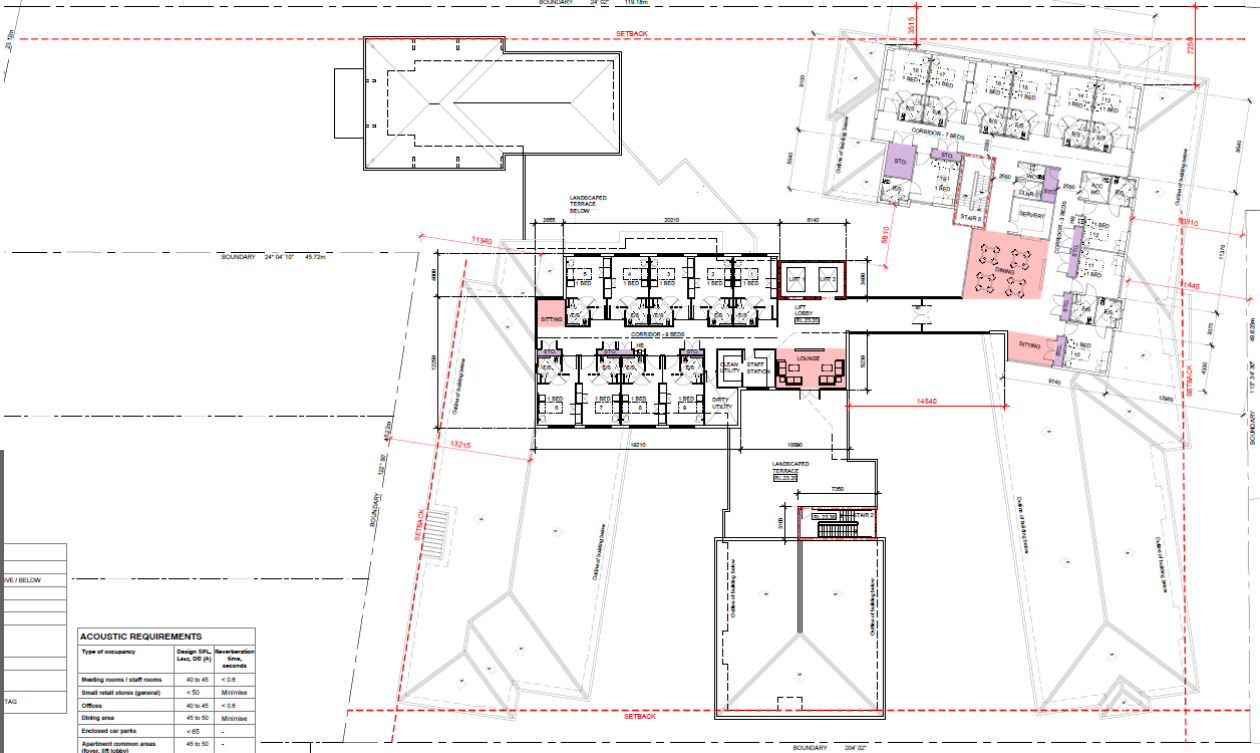


Original upper level



Amended upper level

- Shift bulk towards north-western with zone boundary (approval to west 5 levels / 18)
- Reduced beds from 22 to 19
- Inclusion of roof terrace



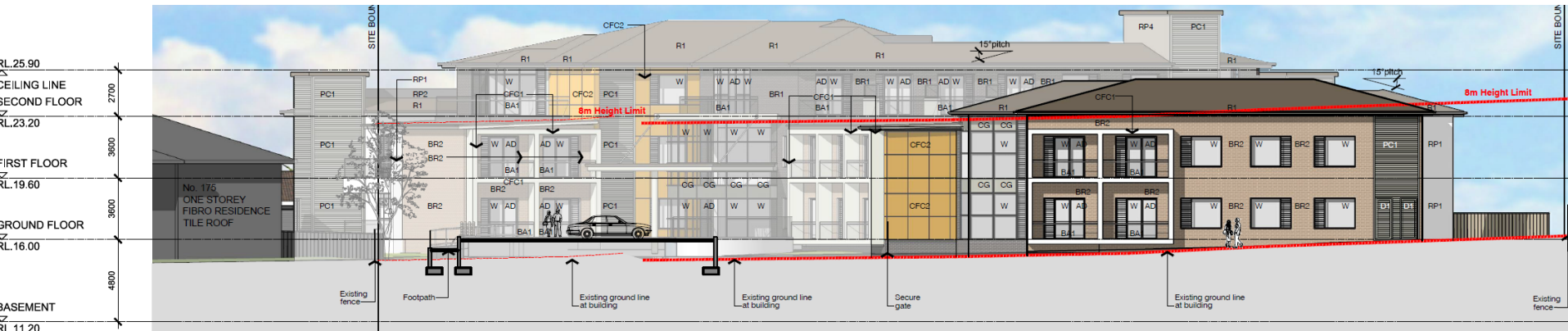
Original north elevation



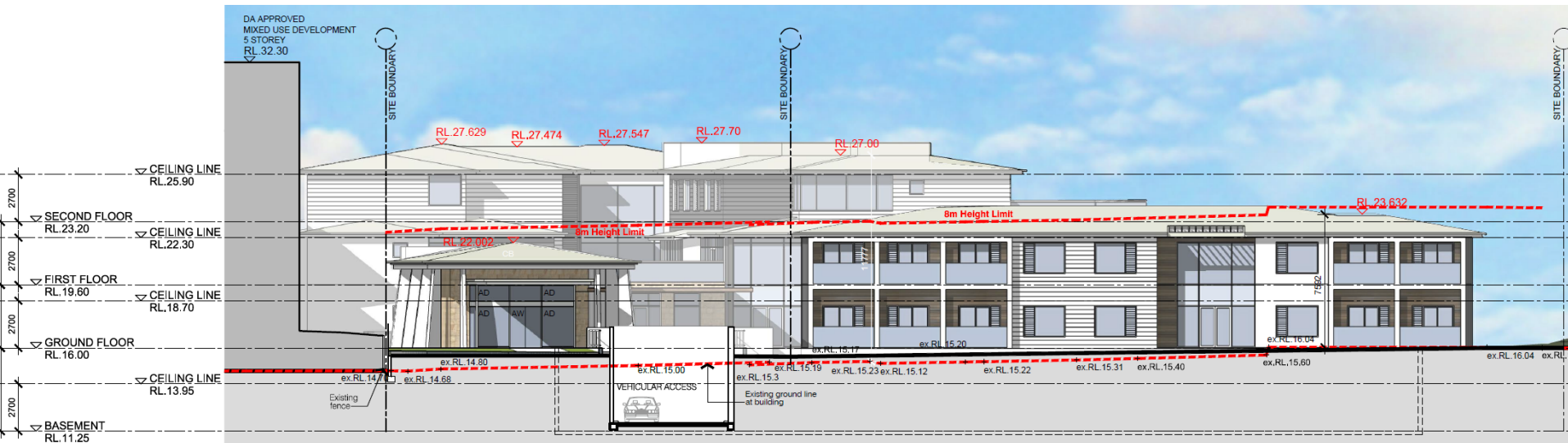
Amended north elevation



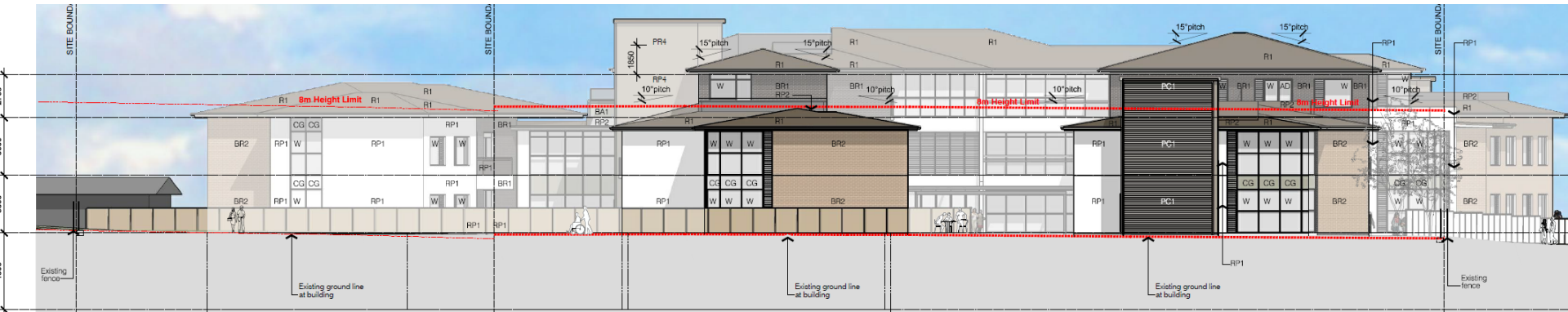
Original south elevation



Amended south elevation



Original east elevation



Amended east elevation

