



# 2B West Street, Lewisham

Site Compatibility Certificate

On behalf of  
Catholic Healthcare Limited  
November 2018



# Project Director

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27 November 2018

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\* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

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# 1 Executive Summary

## Introduction

Mecone has been commissioned by Catholic Healthcare Ltd (CHL) to request a Site Compatibility Certificate (SCC) under SEPP (Housing for Seniors or People with a Disability) 2004 for the site at 2B West St, Lewisham ('the site'), as part of a proposed seniors housing development. The site comprises Lot 1 DP 1116995 with a total area of 12,070sqm.

## Site Context and Assessment

The site is located at 2B West Street, Lewisham and is bounded by West Street to the east and south-east, a cycleway and railway line to the south-west and a private access road to western elevation with Trinity Grammar and St Thomas Becket Church further to the west. To the east of the site is Petersham Park and Fanny Durack Aquatic Centre. The subject site is currently occupied by the Lewisham Aged Care and comprises of a complex of buildings including:

- **Ann Walsh Building:** a 3 storey building which is currently unoccupied and was a former out patients building;
- **Former Novitiate building:** a 5 storey square building with a central courtyard and is used as an aged care facility with 46 standard rooms and 5 shared rooms with common bathroom facilities; and
- **Aged care hostel:** incorporates a series of 2 storey buildings providing age care accommodation for 40 residents.

## Proposal

The proposed development includes the construction of a new seniors living development with a total of 135 Independent Living Units (ILUs) and 144 Residential Aged Care Facilities (RACF) beds. The development proposes the following works:

- Site preparation works and excavation
- Retention of the Anne Walsh building with alterations and additions to create accommodation for ILUs and ancillary uses;
- Retention of the Novitiate Building with alterations and additions to create accommodation for ILUs and ancillary uses;
- Demolition of the existing Aged Care Hostel on the southern part of the site and erection of a part-RACF and part-ILUs building which includes:
  - a 5 storey podium along the southern portion of the site which includes RACF beds. Above the podium are two building elements which include an additional 7 storeys (Building 1 – total 12 storeys) and an additional 4 storeys (Building 2 – total 9 storeys) comprised of accommodation for ILU's.
  - a 7 storey building (Building 3) along West Street which includes accommodation for ILUs. It is noted that the upper three levels are setback from the building edge; and
  - Two basement car parking levels and at grade parking (providing a total of 201 parking spaces)
- Internal vehicle access driveway with connection points to West Street and Charles O'Neill Way, and drop off zone;

- New cycle way/access path along rail corridor; and
- Landscaping works, including ground level landscaping and public facilities for the creation of a communal open space area for future residents.

A Development Application for the proposed development is currently under assessment with Inner West Council.

The proposed development is subject to an existing Site Compatibility Certificate for the site which is due to lapse in December 2018. This application is intended to attain a new Site Compatibility Certificate which responds to the conditions of the original Site Compatibility Certificate. Refer to Section 2.3 below for further discussion.

## SEPP Compatibility Criteria

As required by SEPP (Housing for Seniors or People with a Disability) 2004, the proposal addresses each of the six compatibility criteria.

### **Criteria 1 – Natural Environment, Existing and Approved Uses of Land in the Vicinity**

This report is accompanied by a Heritage Impact Assessment, which considers the proposal to be a well-designed response which conserves the significant elements of the site and considers the buildings to be a high quality response to the site and its heritage components.

The proposal is accompanied by a Preliminary Site (Contamination) Investigation (PSI) and Detailed Site Investigation (DSI) which provides a review of current and historical data, develops a preliminary conceptual site model and advises on the potential contamination issues and their mitigation at the site. The site was previously used as a cemetery, convent and aged care facility and it is likely that contamination is present at the site (in particular asbestos, PAH and heavy metals). The DSI outlines the necessary remedial works to be undertaken and concludes that the site could be made suitable for the proposed aged care facility development.

Much of the surrounding development is a mixture of community and residential land uses and the increasing densities being proposed in line with the Government's strategic directions. Accordingly, the development of seniors housing on the site is considered to be compatible with existing and approved uses of land in Lewisham and would provide a much needed form of additional seniors housing in the area.

### **Criteria 2 – Impact on Future Uses**

The site is already used for community and aged care facilities. The proposed seniors living development is considered to complement the existing use, with future uses unlikely to change.

### **Criteria 3 – Services and Infrastructure Provision**

There are currently no known capacity constraints on local services or utility infrastructure in the area. Essential utilities are available from surrounding local areas including Lewisham, Petersham, Taveners Hill and along Parramatta Road.

### **Criteria 4 – Impact on Open Space**

Although the site is zoned for 'special uses', it is specified as SP2 – Infrastructure "community facilities" and there is no existing public open space on the site. As such, the development will have no impact on the provision of land for open space. Petersham Park, a significant local park, is located directly across the road from the site. The site is currently used as an aged care facility, and this use will continue as part of the future proposed development. The design of the proposal allows for the heritage gardens on site to be more publicly accessible and visible from West Street, improving open space in the area from what is existing.

### **Criteria 5 – Impact of Bulk, Scale and Form of Development**

The proposed bulk, scale and form of the development will have minimal impact on the existing and approved uses of the site, or future uses of land in the vicinity of the development. The proposed concept plan demonstrates that while the height of the proposed unit blocks is taller than surrounding development, the buildings have been sensitively designed to mitigate any impacts on surrounding development including overshadowing, visual and acoustic privacy. The site is significantly separated from surrounding lower density development as it is bounded by a Rail corridor to the south, an educational institution to the west, a local healthcare facility to the north and West Street and a local park to the east.

#### **Criteria 6 – Impact of clearing of any native vegetation**

No clearing of native vegetation is required that would be subject to the requirements of Section 12 of the *Native Vegetation Act 2003*.

#### **Strategic Justification**

The proposed development is consistent with the relevant directions relating to the Eastern City District subregion in the Greater Sydney Region Plan and local strategies. It is considered that the proposed development is likely to be well received in the local community, with increasing demand for seniors living housing in the Inner West LGA. The site is fully serviced by essential utilities, provides quality independent living units and open space, and is within walking distance of existing public transport services.

#### **Conclusion**

A planning and environmental assessment has been undertaken in Section 6 of this report, supported by additional consultant studies in order to demonstrate that the proposed seniors living development will be consistent with local and state planning directions, and will provide for a highly sought after form of seniors accommodation for the Inner West LGA. The proposal is consistent with the SEPP Compatibility Criteria, and has been sensitively designed to minimise and mitigate any environmental impacts on surrounding development. As such it is requested that the Minister issue a new site compatibility certificate for the proposed development.



## 2 Introduction

### 2.1 Purpose

Mecone has been commissioned by Catholic Healthcare Limited (CHL) to request a Site Compatibility Certificate under SEPP (Housing for Seniors or People with a Disability) 2004 for the site located at 2B West St Lewisham ('the site'). The proposed development will include staged demolition of existing (or part thereof) buildings and services, and construction of a new Residential Aged Care Facility (RACF) and new Independent Living Units (ILUs). Supporting the application, Jackson Teece has prepared architectural drawings for the proposed development informed by the Master Plan and Urban Design Assessment Report prepared by Urban AC.

The purpose of this report is to demonstrate that a new seniors living development is compatible with the local environment, and achieves the key objectives of the SEPP (Housing for Seniors or People with a Disability) 2004. It is noted that a Site Compatibility Certificate has previously been issued for the proposed development in December 2016. This application has been prepared to address the comments of the current Site Compatibility Certificate, and to receive a new Certificate as the current is set to expire in December 2018.

A Development Application for the proposed development is currently under assessment with Inner West Council.

### 2.2 Background

The site is located on West St, Lewisham and is bounded by Charles O'Neil Way and the rail line to the west and West St to the east. The site was formerly part of Lewisham Hospital and the former hospital buildings are adjacent to the north however they are now used by St Vincent de Paul Society.

The subject site is currently occupied by the Lewisham Aged Care which is owned by the Catholic Health Care and is a stand-alone facility. The site incorporates a complex of buildings including:

- **Ann Walsh Building:** a 3 storey building which is currently unoccupied and was a former out patients building;
- **Former Novitiate building:** a 5 storey square building with a central courtyard and is used as an aged care facility with 46 standard rooms and 5 shared rooms with common bathroom facilities; and
- **Aged care hostel:** incorporates a series of 2 storey buildings providing age care accommodation for 40 residents.

### 2.3 Existing Site Compatibility Certificate

An existing Site Compatibility Certificate applies to the site for the proposed development. The Certificate was issued on 9 December 2016 based on an initial scheme for 'works to develop the site for seniors housing' which included conditions for any future development application.

The initial scheme included a new seniors living development with a total of 170 ILUs and 160 RACF beds, including Building 1 at 14 storeys, Building 2 at 12 storeys, Building 3 at 6 storeys, and an additional level on the Novitiate building.

The Site Compatibility Certificate determination noted:

'The proposal in its current form is considered excessive in relation to both the site and the wider surrounding built environmental and should be reviewed to consider a reduction in height as part of the development application process with Council'.

Since determination the proposed scheme has been progressed to a development application, guided by commentary provided from two separate Council Advisory Panel (AEP) and pre-DA meetings. The final proposed development has been shaped by Council's feedback including the following key changes:

- Further consideration given to the design approach of the overall development including the preparation of a Master Plan and Urban Design Assessment Report to inform appropriate built form, height, bulk, scale, setbacks, landscaping, access and parking on site;
- Reduction of yield to 135 ILUs and 144 RACF beds;
- Reduction and redistribution of height to Building 1 at 12 storeys, Building 2 at 9 storeys, and Building 3 at 7 storeys with the top three levels setback;
- Further information providing in relation to site contamination, heritage, traffic, acoustic, arboricultural, biodiversity, civil, waste and social impact assessment requirements.

Following these changes, the proposed development is considered to satisfy the conditions of the existing Site Compatibility Certificate and is appropriate for a new Site Compatibility Certificate.

## 3 The Site

### 3.1 Site Location

The site is located at 2B West Street, Lewisham and is bounded by West Street to the east and south-east, a cycleway and railway line to the south-west and a private access road to western elevation as illustrated in Figure 1 below. The site is irregular in shape and has a total area of approximately 12,070m<sup>2</sup>.



**Figure 1** Subject Site

Source: SIXMaps

Table 1 provides the legal description, and a brief summary of the site and surrounding context.

Table 1 – Site Description	
Item	Description
Legal Description	Lot 1 DP1116995
Total Area	12,068 m <sup>2</sup>
Location	2B West Street, Lewisham
Street Frontage	West Street: 123m along the eastern elevation and 60m along the south-eastern elevation
Previous and existing use and	The site was formerly part of Lewisham Hospital and the former hospital buildings abut the subject site to the north

Table 1 – Site Description

buildings	<p>however they are now used by St Vincent de Paul Society.</p> <p>The subject site is currently occupied by the Lewisham Aged Care which is owned by the Catholic Health Care and is a stand-alone facility. The site incorporates a complex of buildings including (refer to Figures 2 to 7 for further detail):</p> <ul style="list-style-type: none"> <li>• <b>Ann Walsh Building:</b> a 3 storey building which is currently unoccupied and was a former out patients building;</li> <li>• <b>Former Novitiate building:</b> a 5 storey square building with a central courtyard and is used as an aged care facility with 46 standard rooms and 5 shared rooms with common bathroom facilities;</li> <li>• <b>Aged care hostel:</b> incorporates a series of 2 storey buildings providing age care accommodation for 40 residents.</li> </ul>
Surrounding Context	<p><b>North:</b> the former Lewisham Hospital site which is now being used by St Vincent de Paul Society.</p> <p><b>South:</b> a cycleway and a railway line and further to the south is Petersham Public School, Petersham Tafe College West St Campus and a Presbyterian Church.</p> <p><b>East:</b> Across West Street is Petersham Park and Fanny Durack Aquatic Centre. Further to the east is Fort Street High School which fronts Parramatta Road.</p> <p><b>West:</b> Trinity Grammar School and St Thomas Becket Church and further to the west is Lewisham Train Station.</p>
Access	<p>Pedestrian access to the site is achieved from West Street and vehicle access is achieved via the private driveway off Thomas Street, which also services the former Lewisham Hospital site and Trinity Grammar School.</p>
Topography	<p>The subject site slopes up from the northern front boundary to the rear south boundary of approximately 5m. Furthermore, the West Street frontage slopes upward of approximately 8.6m from the north end of the street to around the southern end of the site.</p>

Figures 2 to 7 below, illustrate the site layout and buildings that are currently on site.



**Figure 2** Novitiate Building (existing frontage to West Street)

Source: Mecone



**Figure 3** Novitiate Building courtyard

Source: Mecone



**Figure 4** Car park area to the south of site with the Novitiate building

Source: Mecone



**Figure 5** Private access way through the site

Source: Mecone



**Figure 6** Aged care Hostel as viewed from private access way

Source: Mecone

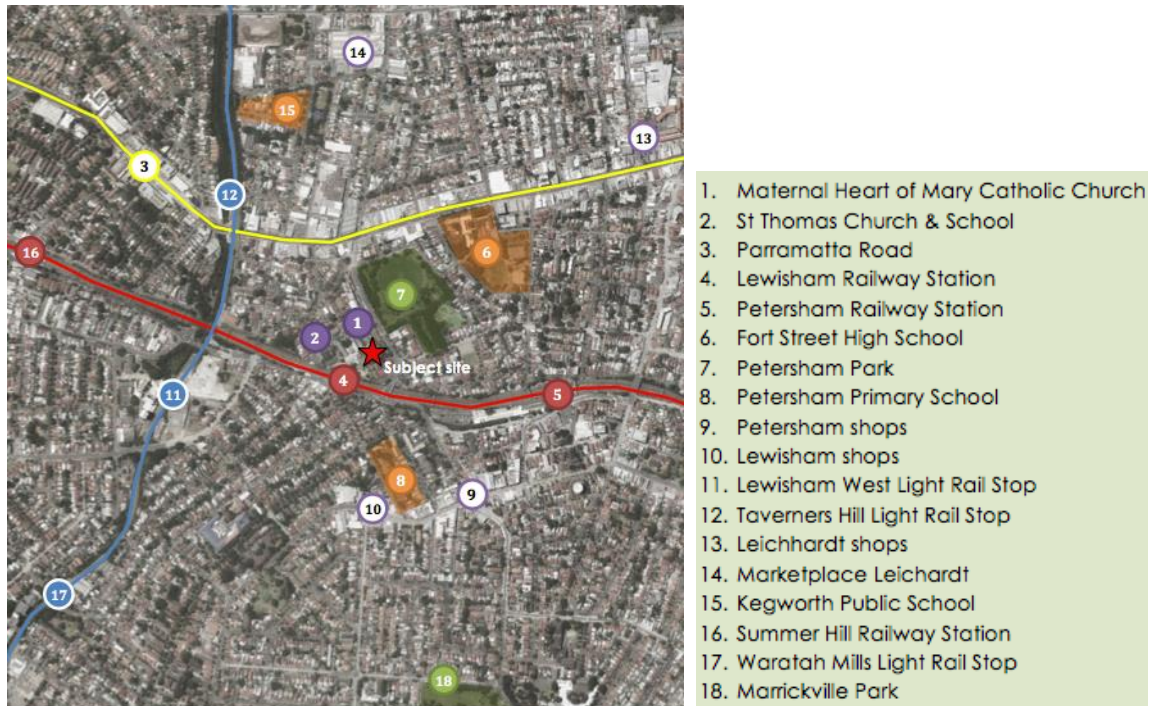


**Figure 7** Ann Walsh Building along West Street

Source: Mecone

## 3.2 Site context

The site is located approximately 6km south-west of Sydney CBD and 16.5km south-east of Parramatta CBD. The site is part of the local government area of the City of Inner West and is within the suburb of Lewisham, which is located along the T2 Inner West & Leppington Line and characterized by a mixture of low density housing and community facilities including several schools, aged care facilities, places of worship, parklands and an aquatic centre. A new Sydney Metro station is also proposed in Lewisham West, which has attracted new medium to high rise density residential south of the existing trainline. Refer to Figures 8 to 13 below for a local context map and photos of surrounding development.



**Figure 8** Local context

Source: Mecone



**Figure 9** Former Lewisham Hospital site along West Street (to the north of the site)

Source: Mecone



**Figure 10** Former Lewisham Hospital site along West Street (to the north of the site)

Source: Mecone



**Figure 11** St Thomas Becket Church (to the west of the site)

Source: Mecone



**Figure 12** Trinity Grammar School (to the west of the site)

Source: Mecone





**Figure 13** Petersham Park (to the east of the site)

Source: Mecone

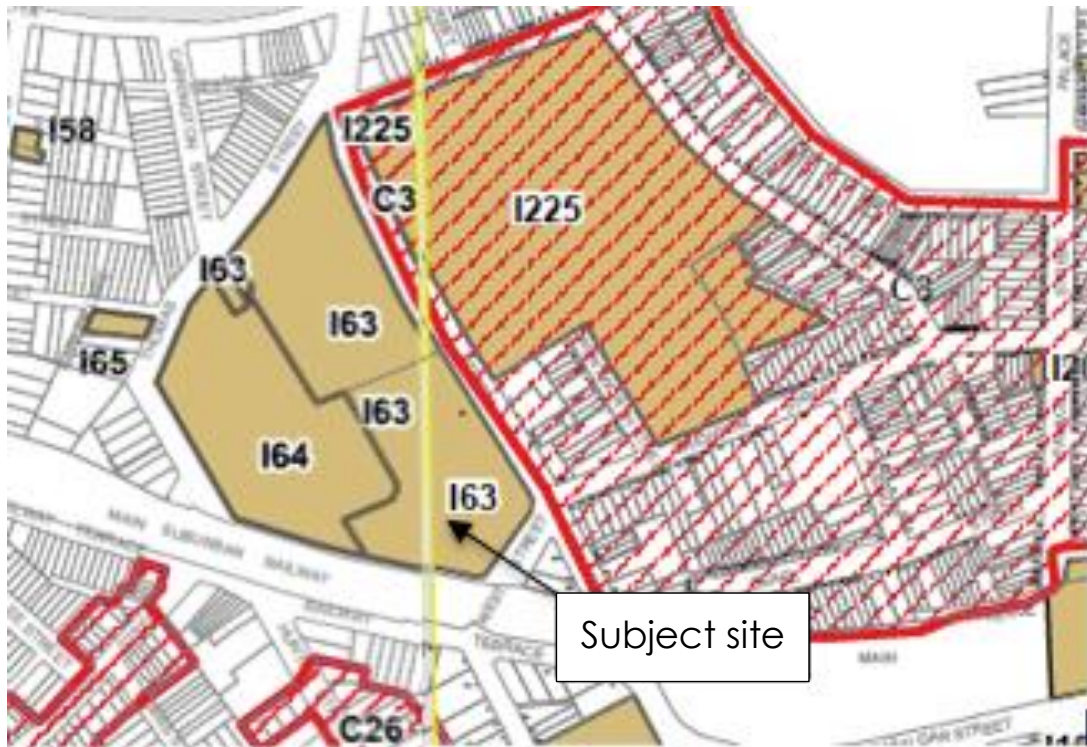
### 3.3 Site Assessment

A Development Application has been prepared for the proposal and is currently under assessment with Inner West Council. The DA includes an architectural package prepared by Jackson Teece, which is summarized in the selection of drawings provided in **Appendix 1**. The key elements of the site are detailed in the sections below.

#### 3.3.1 Heritage

This report is accompanied by a Heritage Impact Statement prepared by John Oultram Heritage & Design (**Appendix 3**) which provides an assessment of the heritage significance of the site. The site is a local heritage item (including the former Lewisham Hospital, Convent and grounds, including interiors) under the Marrickville LEP 2011 (MLEP2011) and is surrounded by the following heritage items and heritage conservation areas (refer to the Figure 14 below):

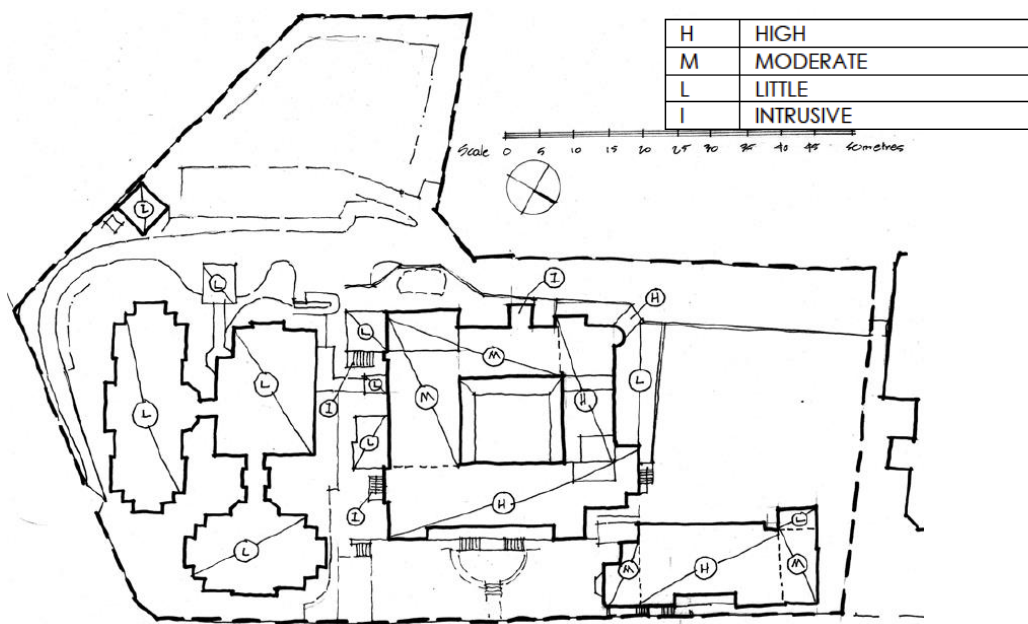
- 3 Thomas Street (I64) is a local heritage item including St Thomas's Catholic Church, School and Presbytery, including interiors;
- 2 Station Street (I225) is a local heritage item including Petersham Park including park and stone boundary walls, pergolas and memorial gardens;
- West Street (I230) is a local heritage item including Petersham Girls' High School (former) including interiors;
- Petersham North Heritage Conservation Area (C3); and
- Lewisham Estate Heritage Conservation Area (C26).



**Figure 14** Heritage Map

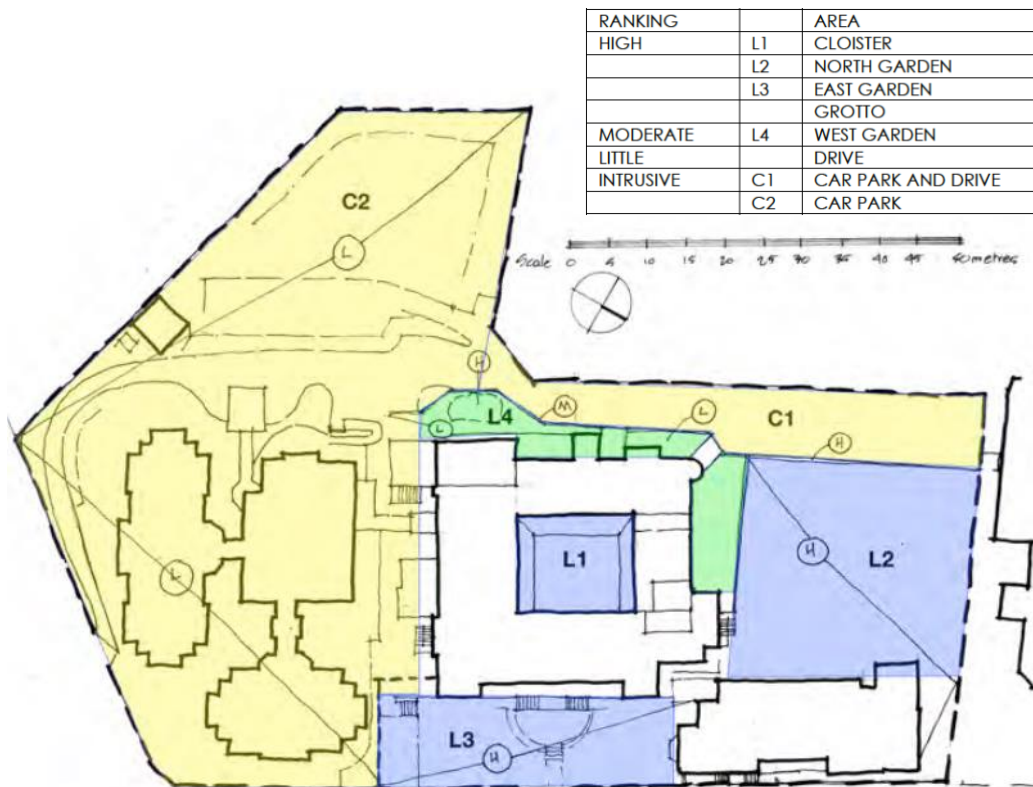
Source: Marrickville LEP 2011

The subject site incorporates a historic complex of buildings within the Catholic Archdiocese of Sydney which includes a collection of religious buildings and grounds as well as healthcare facilities run by religious orders, which were common during the late 19th and early 20th centuries. The HIS provides a detailed review of the site and grades the heritage significance of each building as illustrated in the Figures below.



**Figure 15** Levels of heritage significance (built form elements)

Source: John Oultram Heritage & Design



**Figure 16** Levels of heritage significance (landscape elements)

Source: John Oultram Heritage & Design

The Ann Walsh Building and the former Novitiate Building are locally significant for their association with the Sisters of the Little Company of Mary who resided within the Novitiate, but also administered aid to the sick and elderly patients of Lewisham Hospital.

The Ann Walsh Building is a representative example of purpose-built healthcare facility in the Federation Free Style and retains many of its significant period features and fabric. As identified in Figure above the Ann Walsh Building is mostly of high significance while the north and south additions are considered to be of moderate significance.

The Novitiate building is a representative example of an inter-war convent and novitiate building, retaining some of its original detailing and features including the cloister, cantilevered spiral main stairwell and the chapel while much of the internal fabric has been altered for its current use as an aged care facility. As demonstrated above in Figure above the Novitiate building is predominately of high significance with the exception of the south-eastern portion.

The Cloister, East Garden and North Garden are identified as of high heritage significance.

### 3.3.2 Access and Transport

The proposal is accompanied by Traffic Impact Assessment (refer to **Appendix 4**) prepared by GTA Consultants that provides traffic, transport and parking information for the SCC. Vehicle access to the subject site is currently provided via Charles O'Neil Way with curbside car parking located along the eastern edge of the carriageway and an informal car parking area located in the south west corner of the site.

The site is highly accessible to public transport as illustrated in the Figure below. Lewisham Railway Station is within a walkable catchment being 200m west of the site. A bus stop is located both in front of and across the road from the site along West Street within 400m accessible by means of a suitable access pathway.

The bus service running along the route outside the site is:

- 413 – Campsie via Ashbury to the City
  - Frequency:
    - Monday to Friday 5:42 to 23:12 – every 20-60 minutes;
    - Saturday 6:05 to 23:12 – every 20-60 minutes; and
    - Sunday and public holidays 9:25 to 17:25 every 60 minutes.

In addition, the N50 – Night bus from City to Liverpool has a bus stop 250m from the site on Railway Terrace that operates Monday to Sunday and public holidays 0:05 to 5:05 – every 60 minutes. Further, Parramatta Road is approximately 400m to the north of the site, which runs multiple bus routes. Refer to the Figure below showing distances to bus stops and Lewisham Train Station.



**Figure 17** Local transport map

Source: Mecone

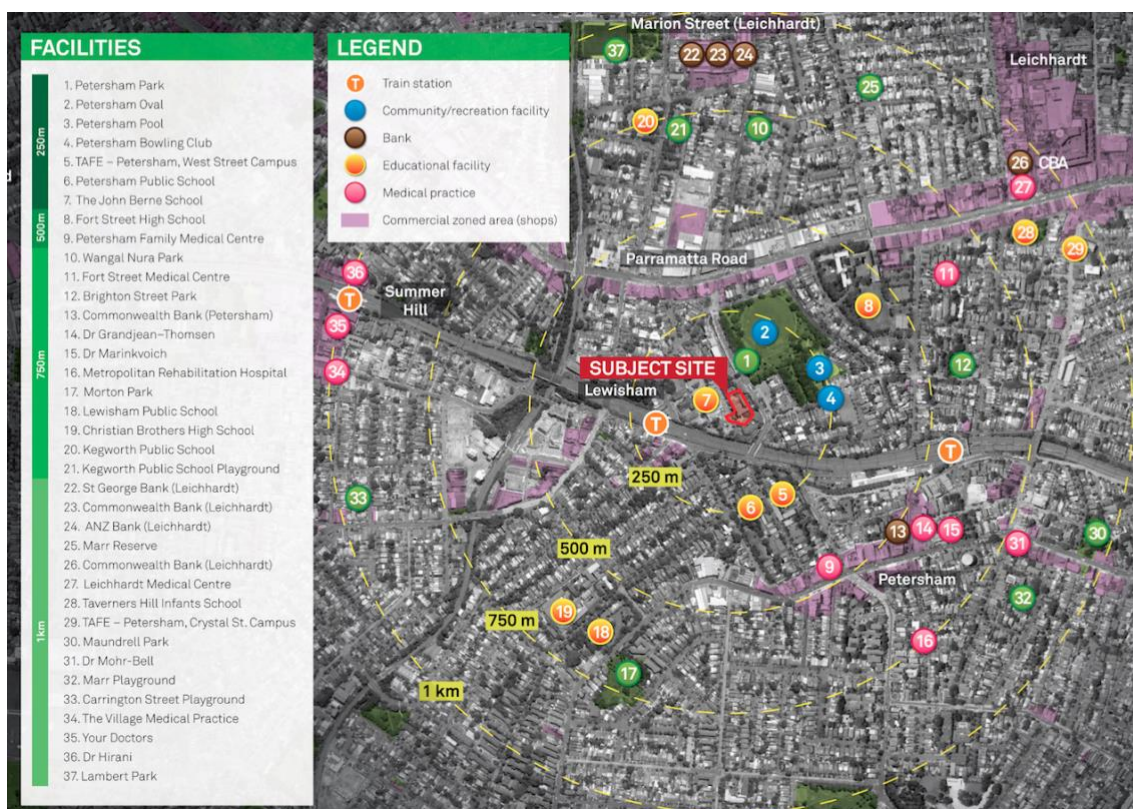
The slope of the site and surrounding access pathways to the adjacent bus route have been measured and analysed and meet the slope requirements with a slope of no more than 1:14 and the average slopes are outlined in drawing SCC-0019 Issue A which have an average of greater than 1:14.

### 3.3.3 Services

The site is well-located within proximity to local services including:

- shops, bank service providers and other retail and commercial services that residents may reasonably require,
- community services and recreation facilities, and
- the practice of a general medical practitioner.

As discussed above in Section 3.4.2, the local public transport in the area enables residents to access the above services and facilities in a range of surrounding locations including the Petersham and Lewisham Local Centres and along Parramatta Road. Refer to the Figure below showing local services near the site.



**Figure 18** Local services map

Source: Mecone

As the site has existing utility services and infrastructure to service the existing developed area, it is expected that future demand generated by new development can be catered for. There are currently no known capacity constraints on local services or utility infrastructure in the area.

### 3.3.4 Site Contamination

A Preliminary Site Investigation (PSI) was prepared for the site which provides a review of current and historical data, develops a preliminary conceptual site model and advises on the potential contamination issues at the site (**Appendix 5**). The site has been previously used as a cemetery, convent and aged care facility. The preliminary site conceptual model identifies that contaminants such as asbestos, PAH and heavy metals may be likely present on the site.

A Detailed Site Investigation (DSI) was also undertaken for the site (**Appendix 6**) which concluded there was a potential source of contamination in fill material below the surface, however based upon assessment of the contaminants was considered to pose a low risk. The report concludes that the site may be made suitable for residential land use, pending appropriate management of identified impacts within the fill material.

### 3.3.5 Vegetation

The proposal is accompanied by an Arborist Report (refer to **Appendix 7**) prepared by Tree IQ which provides an overview of the quality and value of the 99 trees (and group trees) on and surrounding the site. The report provides a Retention Value for each tree based on the tree's Useful Life Expectancy and Landscape Significance with consideration to its health, structural condition and site suitability. The impact of the proposed development on the existing trees is summarised in the following tables:

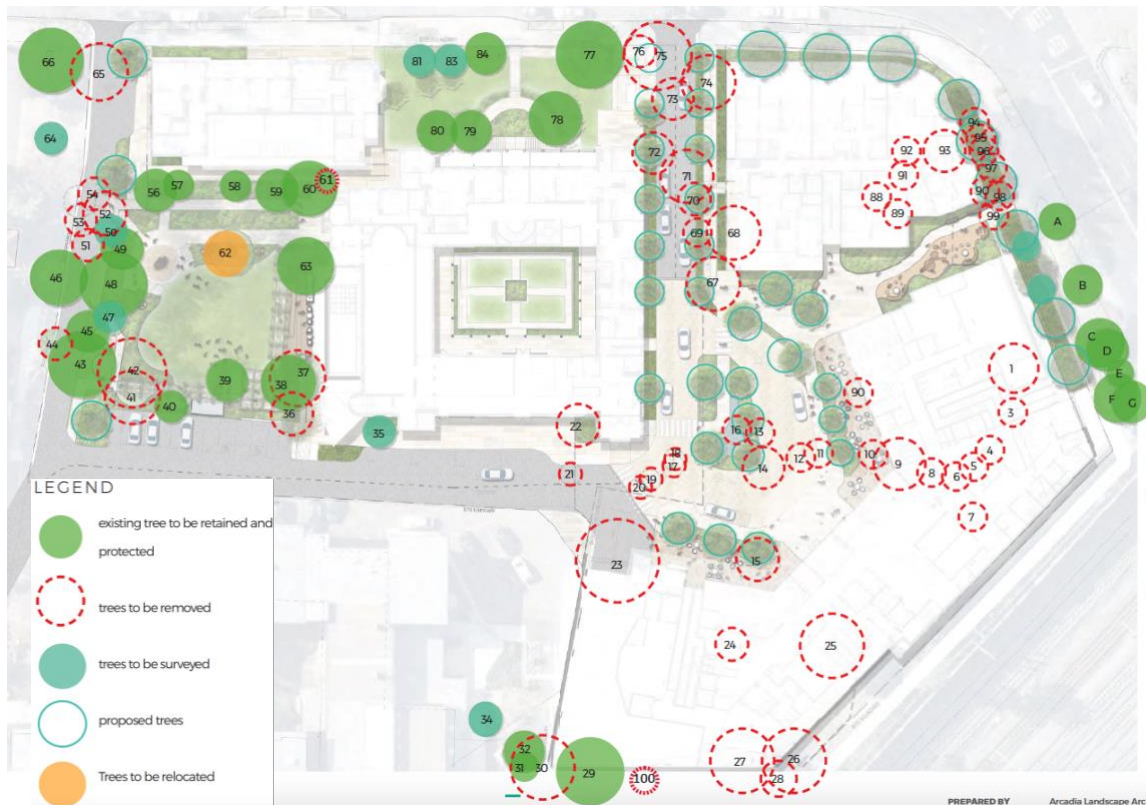
Trees to be removed:

Priority for Retention	Consider for Retention	Consider for Removal	Priority for Removal
30	9, 17, 19, 20, 21, 25, 26, 27, 52, 67, 68, 72, 73, 74, 76, 90, 94, 95, 96, 97, 98 & 99	1, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 18, 22, 23, 24, 28, 36, 37, 44, 51, 53, 54, 61, 65, 69, 70, 88, 89, 91, 92 & 100	41, 71, 75 & 93

Trees to be retained:

Priority for Retention	Consider for Retention	Consider for Removal	Priority for Removal
	29, 32, 35, 38, 39, 48, 49, 59, 60, 64, 66, 77, 78, 79 & 80	31, 34, 40, 43, 45, 46, 47, 56, 57, 58, 63, 81, 83 & 84	50

The report suggests that the existing trees are of low and moderate significance, and 37 of the trees will be retained while the removed trees will be replaced with high quality replacements. The only priority tree recommended for retention which will be removed (Tree 30) is a Forest Red Gum and has been assessed as being in poor structural condition due to the presence of a large trunk wound with fungal brackets. The proposed trees on site are considered to offset the loss of amenity resultant from tree removal and is considered to provide substantial planting and tree canopy over the site.



**Figure 19** Vegetation management plan

Source: Arcadia

### 3.3.6 Rail Corridor

A rail corridor is located directly to the south of the site and therefore the proposal must have regard to Clauses 85, 86, 87 and 102 in the State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP). The proposal is accompanied by an Acoustic Report (refer to **Appendix 8**) prepared by Acoustic Logic which addresses Clauses 87 and 102 of the Infrastructure SEPP, refer Sections 5.2.4 and 6.3 of this report for further discussion.

### 3.3.7 ANEF Contours

The subject site falls within an ANEF contour of 20-25 and residential housing and nursing home accommodation is considered to be conditionally acceptable as illustrated in the Figures below. The proposal is accompanied by an Acoustic Report (refer to **Appendix 3**). Aircraft noise levels at the site were determined using AS 2021 which gives aircraft noise levels for aircraft landing and taking off for locations near airports and the location of the runways was obtained from the Sydney Airport ANEF 2033. The noise level at the site as indicated by the standard is 80dB(A). The Acoustic Report concludes that the site is suitable for its proposed use as a residential aged care facility and independent living units with respect to acoustic impacts subject to noise mitigation measures incorporated in the design.



BUILDING SITE ACCEPTABILITY BASED ON ANEF ZONES (FROM Australian Standard 2021-2000)			
Building type	ANEF zone of site		
	Acceptable	Conditionally acceptable	Unacceptable
House, home unit, flat, caravan park	Less than 20 ANEF (Note 1 of AS2021-2000)	20 to 25 ANEF (Note 2 of AS2021-2000)	Greater than 25 ANEF
Hotel, motel, hostel	Less than 25 ANEF	25 to 30 ANEF	Greater than 30 ANEF
School, university	Less than 20 ANEF (Note 1 of AS2021-2000)	20 to 25 ANEF (Note 2 of AS2021-2000)	Greater than 25 ANEF
Hospital, nursing home	Less than 20 ANEF (Note 1 of AS2021-2000)	20 to 25 ANEF	Greater than 25 ANEF
Public building	Less than 20 ANEF (Note 1 of AS2021-2000)	20 to 30 ANEF	Greater than 30 ANEF
Commercial building	Less than 25 ANEF	25 to 35 ANEF	Greater than 35 ANEF
Light industrial	Less than 25 ANEF	30 to 40 ANEF	Greater than 40 ANEF
Other industrial	Acceptable in all ANEF zones		

**NOTES:**

- The actual location of the 20 ANEF contour is difficult to define accurately, mainly because of variation in aircraft flight path. Because of this, the procedure of Clause 2.3.2 of AS2021-2000 may be followed for building sites outside but near the 20 ANEF contour.
- Within 20 ANEF to 25 ANEF, some people may find that the land is not compatible with residential or educational uses. Land use authorities may consider the incorporation of noise control features in the construction of residences or schools is appropriate.
- There will be cases where a building of a particular type will contain spaces used for activities which would generally be found in a different type of building (e.g. an office in an industrial building). In these cases the above Table should be used to determine site acceptability, but internal design noise levels within the specific spaces should be determined by Table 3.3 of AS2021-2000.
- This standard does not recommend development in unacceptable areas. However, where the relevant planning authority determines that any development may be necessary within existing built-up areas designated as unacceptable, it is recommended that such development should achieve the required ANR determined according to Clause 3.2 of AS2021-2000. For residences, schools, etc., the effect of aircraft noise on outdoor areas associated with the buildings should be considered.
- In no case should new development take place in greenfield sites deemed unacceptable because such development may impact airport operations.

Figure 20 ANEF Contour Map

Source: Sydney Airport



## 4 The Proposal

The proposed development includes the construction of a new seniors living development with a total of 135 Independent Living Units (ILUs) and 144 Residential Aged Care Facilities (RACF) beds. The development proposes the following works:

- Site preparation works and excavation
- Retention of the Anne Walsh building with alterations and additions to create accommodation for ILUs and ancillary uses;
- Retention of the Novitiate Building with alterations and additions to create accommodation for ILUs and ancillary uses;
- Demolition of the existing Aged Care Hostel on the southern part of the site and erection of a part-RACF and part-ILUs building which includes:
  - a 5 storey podium along the southern portion of the site which includes RACF beds. Above the podium are two building elements which include an additional 7 storeys (Building 1 – total 12 storeys) and an additional 4 storeys (Building 2 – total 9 storeys) comprised of accommodation for ILU's.
  - a 7 storey building (Building 3) along West Street which includes accommodation for ILUs. It is noted that the upper three levels are setback from the building edge; and
  - Two basement car parking levels and at grade parking (providing a total of 201 parking spaces)
- Internal vehicle access driveway with connection points to West Street and Charles O'Neill Way, and drop off zone;
- New cycle way/access path along rail corridor; and
- Landscaping works, including ground level landscaping and public facilities for the creation of a communal open space area for future residents.

A summary of the proposal is provided in the table below:

Table 2 – Summary of Proposed Development	
Item	Description
Number of units	135 Independent Living Units (ILUs) 144 Residential Aged Care Facility (RACF) beds
Car parking	201 total including 135 x ILU resident spaces 27 x ILU visitor spaces 24 x RACF staff spaces 14 x RACF visitor spaces 1 x ambulance space
Gross Floor Area	Total of 28,089m <sup>2</sup>
Height	Building 1 - 12 storey building (RL 70.400)

**Table 2 – Summary of Proposed Development**

	Building 2 – 9 storey building (RL 60.800) Building 3 – 7 storey building (RL 51.800) Novitiate – 5 storey existing building (EX RL 47.013) Anne Walsh – 3 storey existing building (EX RL 34.377)
Communal Open Space	3,020m <sup>2</sup> or 25.02% of the site area, including Level 5 podium area, heritage gardens and village centre.
Open Space and Landscaping	4373m <sup>2</sup> or 36% of the site area.
Solar Access	59% of ILUS across the entire site, including existing heritage buildings, achieve at least 2 hours of sunlight 74% of ILUS in new buildings achieve at least 2 hours of sunlight (Buildings 1, 2 and 3)
Cross-Ventilation	72% of ILUS across the entire site, including existing heritage buildings

The proposed built form is illustrated in the Figures below:



**Figure 21** Proposed Master Plan and Landscape Concept

Source: Arcadia



**Figure 22** Proposed view south along West Street  
Source: Jackson Teece



**Figure 23** Proposed view north along West Street  
Source: Jackson Teece



**Figure 24** Proposed view of village centre  
Source: Jackson Teece

## 5 Strategic justification

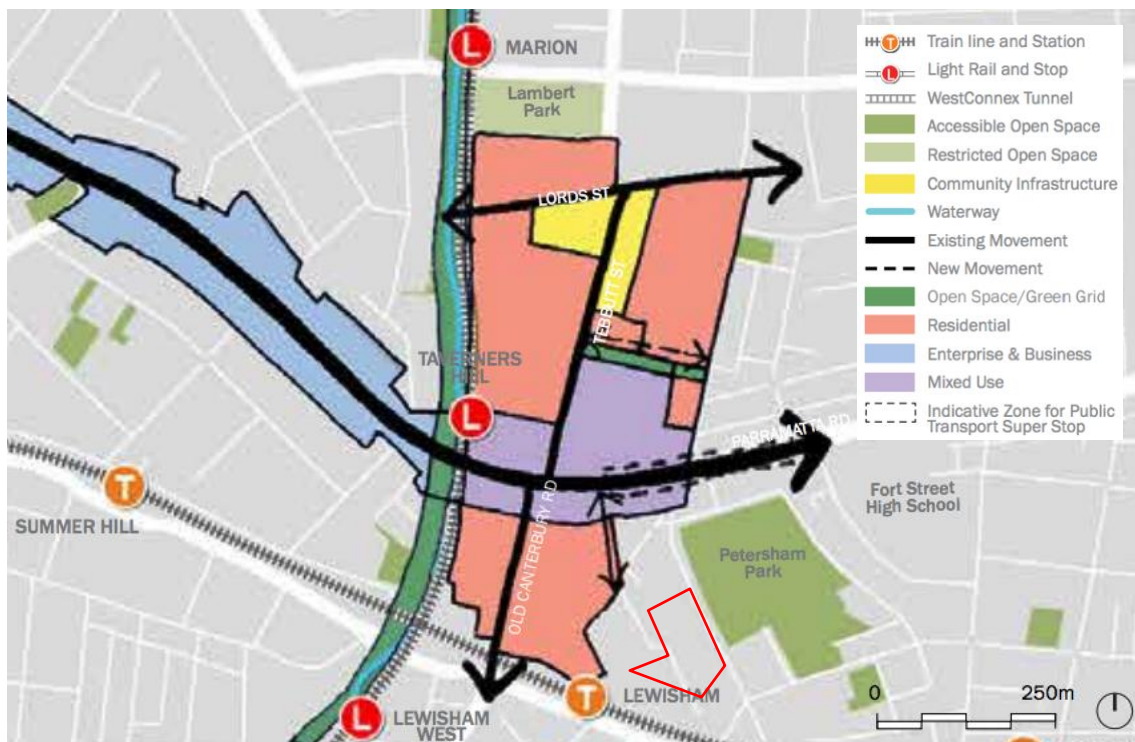
The following section reviews the relevant strategic planning frameworks to the site location and proposed use.

### 5.1 Strategic Planning Frameworks

#### 5.1.1 Parramatta Road Urban Transformation Strategy

The Parramatta Road Corridor Strategy targets Parramatta Road between Sydney CBD and Parramatta CBD as a priority area for the long-term growth and improvement of Sydney. The Strategy sets out the vision and land use transport principles to accommodate 27,000 new homes and 50,000 new jobs in a range of industries across the corridor over the next 30 years. As seen in the Figure 25 below, the subject site is located directly outside of a key transformation area, the Taverners Hill Precinct.

While the site is located outside of the transformation area, it is noted that the development will contribute strongly to the precinct and is relevant to its long-term vision. The proposed development will upgrade the existing health and care facilities as well as provide additional density on underutilised pockets of land nearby the precinct and transport infrastructure. The proposed design supports the desired future character and use of the area by creating employment and services close to Parramatta Road and public transport options, retaining the existing gardens and open space, creating a high quality and active public domain, while taking into account the existing heritage elements on the site.



**Figure 25** Parramatta Road Corridor

Source: *Urban Growth*

## 5.1.2 Eastern City District Plan

The Greater Sydney Commission released the Eastern City District Plan in March 2018 to manage growth in the Eastern City District as identified in the Greater Sydney Region Plan. The Eastern City District Plan identifies planning priorities for the District, and serves as a bridge between regional and local planning.

The Inner West Area (including the subject site) is recognized within the Eastern City District Plan as being a key link between the developing Central River City and established Eastern Harbor City, in an accessible location and home to a diversity of cultures. The Inner West LGA is growing, with a focus on increased employment opportunities and housing targets for an additional 5,900 homes to be built between 2016 and 2021. There is a future demand for seniors housing in particular given the ageing demographic and increase in life expectancy in the District.

A projected 102 per cent proportional increase in people aged 85 and over and a 64 per cent increase in the 65-84 age group, is expected in the East District by 2036. This means 16 per cent of the District's population will be aged 65 or over in 2036 (up from 12 per cent in 2016). The LGAs of Sydney, Bayside and the Inner West are identified to have the largest projected growth in both age groups.

The East District Plan outlines that coordinated and additional health, social and aged care services and collaborative responses across government and industry are needed to meet the expected increase in demand for local aged care facilities and respite services, including home care options and opportunities for persons to 'age in place'.

As summarised in the table below, the proposed development provides new, innovative housing solutions for seniors close to transport options, which is consistent with many of the planning priorities set out in the Eastern City District Plan.

Table 3 – Eastern District Plan	
Planning Priority No.	Response
E1: A city supported by infrastructure	The proposed development will upgrade existing health and care facilities to improve both quality and quantity close to Lewisham Station and future Taverners Hill Light Rail stop. The proposed use also provides new aged care facilities to service an ageing population.
E2: Working through collaboration	The proposed development will indirectly contribute to the Parramatta Road Corridor Urban Transformation Strategy, which involves the collaboration of Councils and UrbanGrowth, supported by the Commission.
E3: Providing services and social infrastructure to meet people's changing needs	The local government areas of Sydney, Bayside and the Inner West will have the largest projected volume of growth in persons aged 65 and over.  The proposed seniors housing, health facilities and aged care development will be timely and effective in meeting future housing demand and will also for senior residents to remain in their local neighbourhood while still having access to support services.
E4: Fostering healthy,	The proposed development includes high quality

**Table 3 – Eastern District Plan**

creative, culturally rich and socially connected communities	design to ensure a safe and accessible public domain is created to support walkability and use of public transport. The on-site facilities support local inter-relationships within the community and encourage a sense of place.
E5: Providing housing supply, choice and affordability, with access to jobs and services	The proposed independent living units and residential aged care rooms will respond to the ageing profile of the population and future housing needs, with new homes located close to transport and services.
E6: Creating and renewing great places and local centres, respecting the District's heritage	The proposed development creates a great new place within 800m catchments of transport infrastructure, with design which is sympathetic to the surround built form and protects the heritage value of the existing buildings on site.
E8: Growing and investing in health and education precincts and the Innovation Corridor	While not a dedicated precinct, the proposal provides employment and services in the health sector in a key location.
E10: Delivering integrated land use and transport planning and a 30-minute city.	The proposed development will concentrate homes and employment opportunities close to transport infrastructure, safeguarding the next phase of growth, and improving public transport use, walking and cycling,
E13: Supporting growth of targeted industry sectors	The Eastern City District Plan identifies 'infrastructure and smart cities' as a sector of focus with high potential to be globally competitive and create additional, resilient jobs. The proposed development is focused on providing transit-oriented development, being located close to the rail corridor.
E16: Protecting and enhancing scenic and cultural landscapes	The proposed development contributes high quality urban design to the Lewisham area and does not adversely impact on any significant scenic and cultural landscapes.
E18: Delivering high quality open space	The proposal allows for the heritage significant gardens on site to be preserved and for them to be more publicly accessible and visible from the street. The development includes new active open spaces including the village centre and podium garden terrace.
E19: Reducing carbon emissions and managing energy, water and waste efficiently	The proposed development has incorporated water sensitive design and has achieved a BASIX Certificate, provided with the development application.

Table 3 – Eastern District Plan

<p>E20: Adapting to the impacts of urban and natural hazards and climate change</p>	<p>The proposed development has incorporated water sensitive design and has achieved a BASIX Certificate, provided with the development application. Thee development overall is able to reduce car reliance by encouraging alternative modes of transport.</p>
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## 5.2 Statutory Planning Frameworks

### 5.2.1 SEPP (Housing for Seniors or People with a disability) 2004

#### Applicability of SEPP – Clause 24

Clause 24(1)(a)(ii) of the *SEPP (Housing for Seniors or People with a Disability) 2004* (Seniors SEPP) states the following:

**‘24 Site compatibility certificates required for certain development applications**

*(1) This clause applies to a development application made pursuant to this Chapter in respect of development for the purposes of seniors housing (other than dual occupancy) if:*

*(a) the development is proposed to be carried out on any of the following land to which this Policy applies:*

*(ii) land that is within a zone that is identified as “special uses” under another environmental planning instrument (other than land on which development for the purposes of hospitals is permitted) ...’*

The subject site is zoned SP2 Infrastructure ‘community facilities’ under the Marrickville LEP 2011 which is identified as “special uses”. Therefore under Clause 24(1)(a)(ii) a SCC would be required for the redevelopment of the site for the purposes of seniors housing given the site is zoned SP2 Infrastructure and defined as “special uses” (community facility) under the Marrickville LEP 2011.

In order to issue a certificate, DP&E must be satisfied that the proposed development is suitable for more intensive development. Further, the proposed seniors housing needs to be compatible with surrounding development and environment.

Below is an assessment of the development proposal under Clause 25, which outlines the criteria for assessing whether a site is suitable for more intensive development, and eligible for a site compatibility certificate.

#### 5.2.1.1 Clause 25 – Application for Site Compatibility Certificate

##### Criteria 1 – Natural Environment, Existing and Approved Uses for the Land in the Vicinity

A Detailed Site Investigation (DSI) was also undertaken for the site (**Appendix 7**) which concludes that the site may be made suitable for residential land use, pending appropriate management of identified impacts within the fill material.

This report is also accompanied by a HIS (refer to **Appendix 3**) which assesses the proposal against the heritage items and heritage conservation areas. The site is a local heritage item (including the former Lewisham Hospital, Convent and grounds and interiors) and is surrounded by various heritage items and two heritage conservation areas. The HIS considers the proposal to be a well-designed response which conserves

the significant elements of the site and considers the buildings to be a high quality response to the site and its heritage components.

The subject site is generally surrounded by community and recreational uses with St Vincent de Paul Society to the north, Petersham Public School, Petersham Tafe College West St Campus and a Presbyterian Church to the west, Petersham Park and Fanny Durack Aquatic Centre to the east and Trinity Grammar School and St Thomas Becket Church to the west.

Beyond the community and recreational uses is generally a range of housing typologies including medium-high density residential developments. In recent years, the addition of the new light-rail stations in Lewisham, a number of developments have been approved with increased densities in close proximity to the site, including:

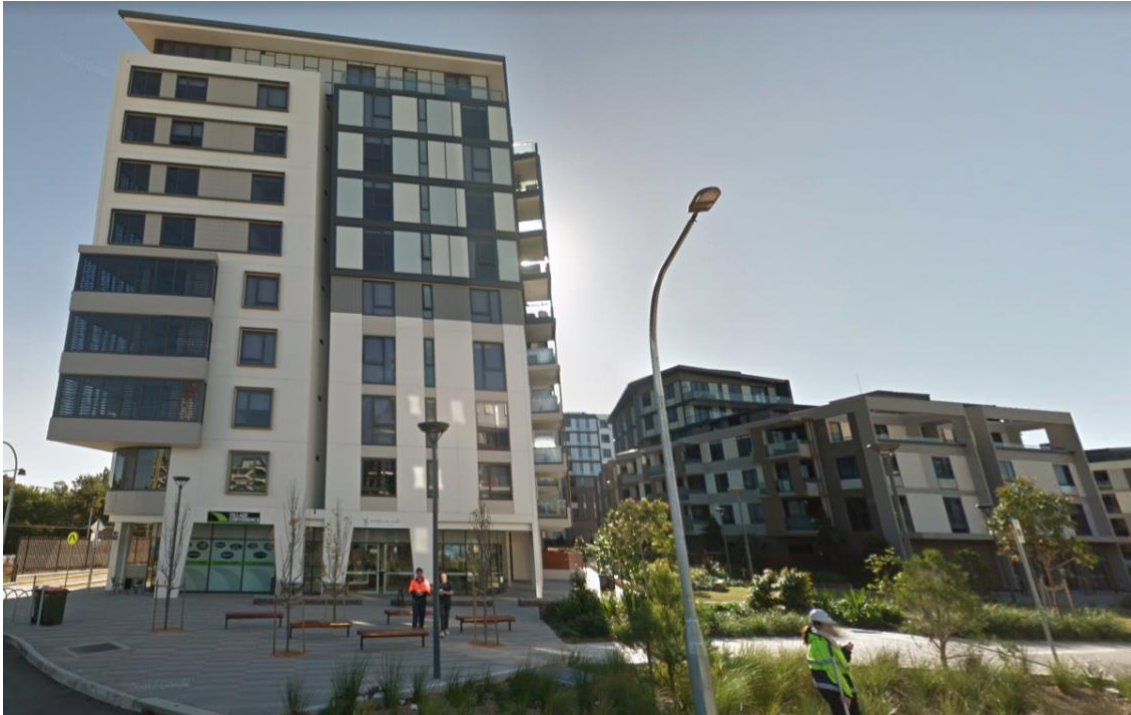
Lewisham Apartments 78-90 Old Canterbury Road, Lewisham (MP08 0195): A Development Application was lodged to Inner West Council in September 2014 by Meriton for a mixed use residential, retail and commercial development consisting of seven building envelopes ranging in height from 4 to 10 storeys with 314 apartments, 113m<sup>2</sup> of retail floor space; and 246 car parking spaces. This development was approved in December 2014 and is currently in the final stages of construction. Refer to Figures 26 and 27 below.



**Figure 26** Approved building envelopes (white) – Luna by Meriton

Source: Tony Owen





**Figure 27** Constructed Lewisham Apartments

Source: Google street view

Former Allied Mills Site 2-32 Smith Street Summer Hill (DA 10.2014.070.1): A Development Application was lodged to Inner West Council (former Ashfield) in March 2014 for a mixed use residential, retail and commercial development (Stage 2) for demolition except for 6 silos, Mungo Scott Building and amenities building, construction of 5 buildings ranging from 2 to 11 storeys to provide 83 dwellings, 433m<sup>2</sup> of commercial space and 3,344m<sup>2</sup> of open space dedicated to Council, 108 basement car parks, new road and dedication of land to Council. The application was approved by the Sydney East Joint Regional Planning Panel and is now in the



**Figure 28** Flour Mill of Summer Hill precinct

Source: HASSELL



**Figure 29** Flour Mill of Summer Hill redevelopment photomontage

Source: HASSELL

Petersham RSL (DA201800173): A DA was lodged in April 2018 which provides three buildings between 5 and 11 storeys in height for the purposes of residential flat buildings, a new registered RSL club premises, café, basement carparking and public domain works. The site is located approximately 500m east of the 2B West Street site and within 400m of existing railway infrastructure.



**Figure 30** Proposed Petersham RSL development

Source: Petersham RSL Development Application

Additionally, the wider inner west area is now characterized by a mix of both low rise residential uses and medium-high rise former institutional and industrial sites, including:

- Trio Apartments at Former Camperdown Children's Hospital site, Pymont Bridge Road, Camperdown – range of heights up to 17 storeys
- Chris O'Brien Lifehouse at Royal Prince Alfred Hospital, Missenden Road, Camperdown – 10 hospital storeys (equivalent to approximately 13-14 residential storeys)
- Residential Development – Upward Street, Leichhardt – 9 storeys
- Residential Development – Harold Park former tram sheds and harness racing track, The Crescent, Glebe – 8 storeys

Further, the site is located within close proximity to the Taveners Hill Built Form Plan as part of the *Parramatta Road Urban Transformation Strategy* (refer to Figure 25 above), which proposes future development of between 8 and 12 storeys immediately adjacent the site.

Much of the surrounding development is a mixture of community and residential land uses and the increasing densities being proposed as part of the concept are in line with the Government's strategic directions. Accordingly, the development of seniors housing on the site is considered to be compatible with existing and approved uses of land in Lewisham, and would provide a much needed form of additional seniors housing in the area.

#### **Criteria 2 – Impact on Future Uses**

The site is already used for community and aged care facilities. The proposed seniors living development is considered to complement the existing use, with future uses unlikely to change.

#### **Criteria 3 – Services and Infrastructure Provision**

There are currently no known capacity constraints on local services or utility infrastructure in the area. Essential utilities are available from surrounding local areas including Lewisham, Petersham, Taveners Hill and along Parramatta Road. As discussed in the sections above, the site is well located to services and public transport in accordance with Clause 26 of the SEPP, including retail, community and medical services.

#### **Criteria 4 – Impact on Open Space and Special Uses**

Although the site is zoned for 'special uses', it is specified as SP2 – Infrastructure "community facilities" and there is no existing public open space on the site. As such, the development will have no impact on the provision of land for open space. Petersham Park, a significant local park, is located directly across the road from the site.

The site is currently used as an aged care facility, and this use will continue as part of the future proposed development therefore having no impact on the existing 'special uses' on site. The design of the proposed development will increase views and public access to the heritage gardens on site.

#### **Criteria 5 – Impact on Bulk, Scale and Form of Development**

The proposed bulk, scale and form of the development will have minimal impact on the existing and approved uses of the site, or future uses of land in the vicinity of the development. The proposed development demonstrates that while the height of the proposed buildings is taller than surrounding development, the buildings have been sensitively designed to mitigate any impacts on surrounding development including overshadowing, visual and acoustic privacy. The site is significantly separated from surrounding lower density development as it is bound by:

- A Rail corridor to the south;
- An educational institution to the west;

- A local healthcare facility to the north; and
- West Street and a local park to the east.

This ensures adequate separation from surrounding lower density land uses. As discussed in Criteria 1, the bulk and scale is in line with a number of more recent mixed-use developments within the surrounding Lewisham area. In addition, the bulk and scale is consistent with the development proposed by the State Government as part of the 'Taverners Hill Built Form Plan' immediately adjacent the site.

To reduce the impact of the mass and bulk, the RACF has been designed as a 'U' shaped podium to focus on a central plaza and to minimise acoustic impacts on the remainder of the site. The massing has been stepped back from the Novitiate Building to create an appropriate scale relationship. The massing along West Street has been designed to align with the existing Ann Walsh Building and to demonstrate an appropriate relationship between the heritage and contemporary buildings.



**Figure 31** Proposed massing – West Street looking north

Source: Jackson Teece

### **Criteria 6 – Clearing of native vegetation**

No clearing of native vegetation is proposed.

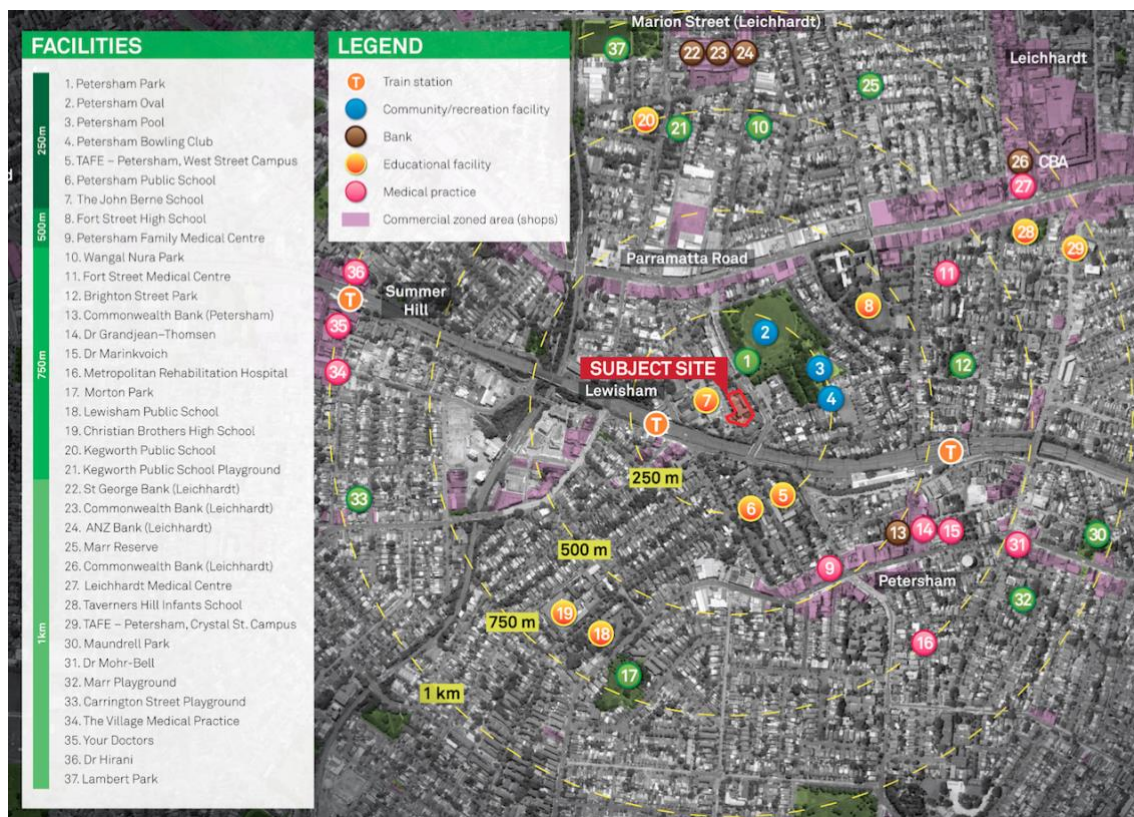
#### **5.2.1.2 Clause 26 – Location and Access to facilities**

The proposed development meets the requirements of this Clause. The site is well-located within appropriate proximity to local services including:

- shops, bank service providers and other retail and commercial services that residents may reasonably require, and

- community services and recreation facilities, and
- the practice of a general medical practitioner.

Refer to Figure 32 below showing local services near the site.



**Figure 32** Local services map

Source: Mecone

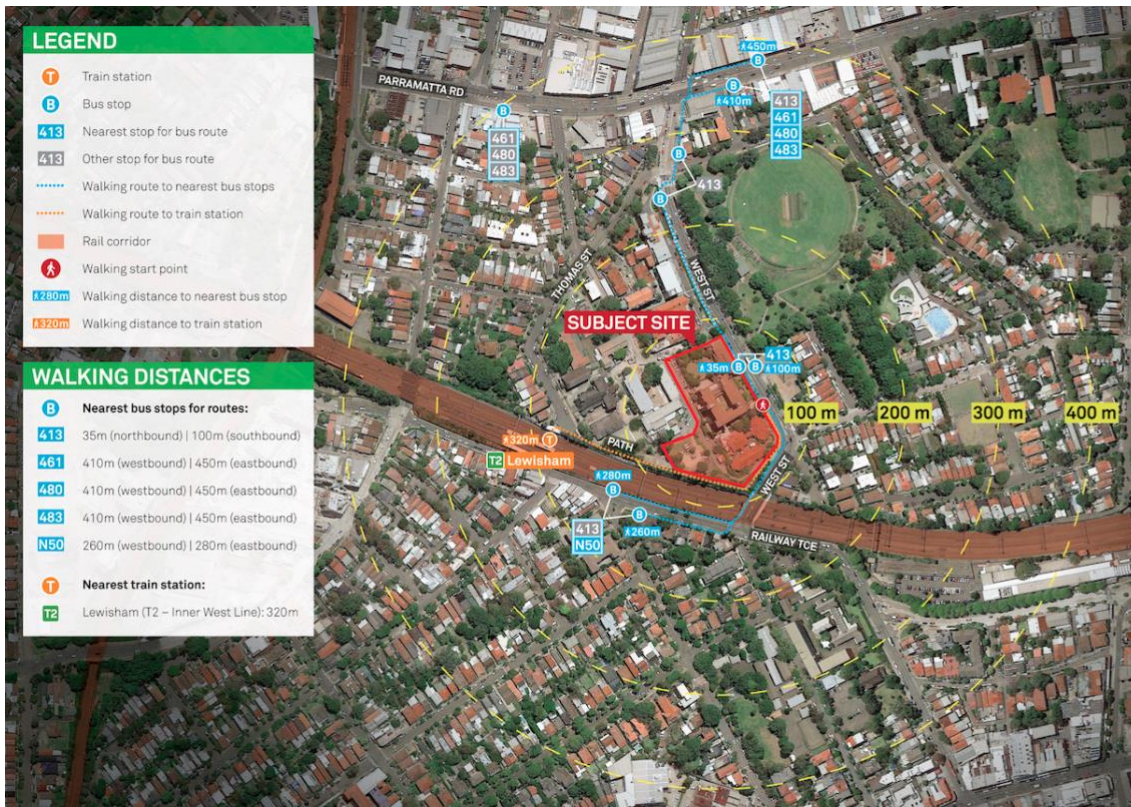
The slope of the site and surrounding access pathways to the adjacent bus route have been measured and analysed and meet the slope requirements with a slope of no more than 1:14 and the average slopes are outlined in drawing SCC-0019 Issue A which have an average of greater than 1:14.

Lewisham Railway Station is within a walkable catchment to the west of the site. A bus stop is located on West Street adjacent to the site providing services to and from the city. A bus stop is located both in front of and across the road from the site within 400m accessible by means of a suitable access pathway.

The bus service running along the route outside the site is:

- 413 – Campsie via Ashbury to the City
  - Frequency:
    - Monday to Friday 5:42 to 23:12 – every 20-60 minutes;
    - Saturday 6:05 to 23:12 – every 20-60 minutes; and
    - Sunday and public holidays 9:25 to 17:25 every 60 minutes.

In addition, the N50 – Night bus from City to Liverpool has a bus stop 250m from the site on Railway Terrace that operates Monday to Sunday and public holidays 0:05 to 5:05 – every 60 minutes. Further, Parramatta Road is approximately 300m to the north of the site, which runs multiple bus routes. Refer to Figure 33 below showing distances to bus stops and Lewisham Train Station.



**Figure 33** Local transport map

Source: Mecone

### 5.2.1.3 Clause 28 – Water and sewer

Written evidence is provided in the development application to confirm that the housing will be connected to a reticulated water system and have adequate facilities for the removal or disposal of sewage.

## 5.2.2 Part 3 – Design Requirements

### Clause 30: Site Analysis

The development application includes a site analysis addressing:

- Site dimensions
- Topography
- Services
- Vegetation
- Views; and
- Overshadowing

The development application provides shadow diagrams, solar access diagrams, and site details in the architectural drawings package, and an accompanying written statement is provided in the SEE which addresses each of the design principles.

### Clause 31: Design of in-fill self-care housing

The proposed development considers (in addition to any other matters that are required to be, or may be, taken into consideration) the provisions of the *Seniors Living*

*Policy: Urban Design Guideline for Infill Development* published by the Department of Infrastructure, Planning and Natural Resources in March 2004.

### **Clause 33: Neighbourhood amenity and streetscape**

The proposed development recognises and enhances the desirable elements of the site's current character, including heritage. This report is accompanied by a Masterplan (**Appendix 2**) and (**Appendix 3**), which considers the proposal to be a well-designed response which conserves the significant elements of the site and considers the buildings to be a high quality response to the site and its local context.

The proposed development has been designed with appropriate building separation and setbacks from boundaries to reduce bulk, overshadowing and ensure adequate visual and acoustic privacy. The building street alignments along the street frontage have been adopted to respond to the existing Ann Walsh building on the north-east section of the site.

The proposed planting on site is sympathetic to the existing streetscape and local area planting. The existing character and quality of the front gardens, the northern heritage garden and the Novitiate Building Cloister have been retained and enhanced. The Landscape Plan for the site demonstrates significant public domain upgrades and additional landscaping, including deep soil, which will protect and enhance future residential and surrounding neighbourhood amenity.

### **Clause 34: Visual and acoustic privacy**

The development has been designed to ensure visual and acoustic privacy of neighbours and future residents through use of building separation, location and design of windows and balconies and use of screening devices.

The proposal is accompanied by an Acoustic Report (refer to **Appendix 8**) prepared by Acoustic Logic. The report concludes that the site is not likely to generate significant noise and the noise sources are in keeping with typical aged care development (plant noise, vehicle noise). While the site is impacted upon by external noise sources (road, rail and aircraft) the report considers the internal noise levels to be suitable subject to a number of mitigation measures outlined in the Acoustic Report.

### **Clause 35: Solar access and design for climate**

The proposed development has been designed to ensure solar access and design for climate including the ability for 70% of future ILU's in the new buildings to receive 2 hours solar access between 9.00am and 3.00pm to living room windows and private open space at the winter solstice in accordance with SEPP 65.

Cross ventilation is also achieved with all buildings reaching 73% cross ventilated units.

All lobbies and corridors will be naturally ventilated, and the dwelling design and landscaping reduces energy use.

### **Clause 36: Stormwater**

The proposed development will control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas

### **Clause 37: Crime prevention**

The proposed development provides security for residents and encourages crime prevention by site planning that ensures passive surveillance of common and public areas and appropriate building design. The SEE for the development application addresses the principles of CPTED.

### **Clause 38: Accessibility**

The proposed development provides safe and accessible links to local facilities and public transport.

The proposal is accompanied by a Traffic Impact Assessment (refer to **Appendix 4**), which provides traffic, transport and parking information for the SCC. Vehicle access to the subject site is currently provided via Charles O'Neil Way with kerbside car parking located along the eastern edge of the carriageway and an informal car parking area located in the south west corner of the site. The proposal includes two new connections points to West Street for vehicular access. The site is highly accessible to public transport with Lewisham Railway Station within 200m west of the site. A bus stop is located both in front of and across the road from the site along West Street within 400m accessible by means of a suitable access pathway.

The landscape plan provided with the development application also improves walkability and connectivity through the site and to the train station which improves accessibility for elderly residents and the surrounding neighbourhood community.

### **Waste Management**

The proposed development is designed with waste facilities that minimise impact on the surrounding residencies and maximises recycling by the provision of appropriate facilities. Detailed waste management provisions are provided in the development application.

## 5.2.3 Part 4 – Development Standards to be complied with

The development application is consistent with the following development standards:

- Site size greater than 1000sqm;
- Site frontage at least 20m wide;
- Standards concerning accessibility and usability for residential care facilities; and
- Standards for residential aged care facilities and self-contained dwellings.

## 5.2.4 Other State Environmental Planning Policies

### SEPP (Infrastructure) 2007

The *State Environmental Planning Policy (Infrastructure) 2007* (Infrastructure SEPP) is triggered due to the proximity of the rail corridor (directly to the south of the site) and the future development of the site must have regard to Clauses 85, 86, 87 and 102.

The SCC is accompanied by an Acoustic Report provided in **Appendix 8**, which demonstrates that future development is capable of addressing Clause 87 and 102 of the SEPP (Impact of rail noise or vibration on non-rail development).

Clauses 85 and 86 of the SEPP are addressed as part of the development application and are capable of being complied with.



## SEPP 65 - Design Quality of Residential Apartment Development

The 9 Planning Principles and key design criteria in the Apartment Design Guide (ADG) - have been considered as part of the proposal (refer to the SEPP 65 compliance plan below). The proposal is considered capable of meeting the 9 Planning Principles of the SEPP for well-design residential accommodation (for the ILUs). Building separation, communal open space, deep soil planting and dwelling sizes and storage has been provided within the indicative scheme, which is consistent with the minimum dimension and size requirements. The proposal is able to achieve the minimum requirements relating to private open space, solar access and cross ventilation for the new buildings and improves the amenity of the existing heritage buildings.

Table 4 – Apartment Design Guide Criteria		
	Clause	Compliance / Comment
Building separation	<p>Up to four storeys/12 metres</p> <ul style="list-style-type: none"> <li>• 12m between habitable rooms/balconies</li> <li>• 9m between habitable/balconies and non-habitable rooms</li> <li>• 6m between non-habitable rooms</li> </ul> <p>Five to eight storeys/up to 25 metres</p> <ul style="list-style-type: none"> <li>• 18m between habitable rooms/balconies</li> <li>• 12m between habitable rooms/balconies and non-habitable rooms</li> <li>• 9m between non-habitable rooms</li> </ul> <p>Nine storeys and above (over 25m)</p> <ul style="list-style-type: none"> <li>• 24m between habitable rooms/balconies</li> <li>• 18m between habitable and non-habitable rooms</li> <li>• 12m between non-habitable rooms</li> </ul>	Complies
Deep soil zones	7% of the site area with dimensions of 3m	Complies 15.7% provided
Communal open space	25-30% of the site area	Complies 25.02% provided
Apartment sizes	<p>Minimum sizes:</p> <ul style="list-style-type: none"> <li>• 50m<sup>2</sup> for one bedrooms;</li> <li>• 70m<sup>2</sup> for two bedrooms; and</li> <li>• 90m<sup>2</sup> for three bedrooms.</li> </ul>	Complies
Balconies	<p>Apartments are to have the following balcony dimensions:</p> <ul style="list-style-type: none"> <li>• 1br – 8sqm with min. 2m depth</li> <li>• 2br – 10sqm with min. 2m depth</li> </ul> <p>3br – 12sqm with min. 2.4m depth</p>	Does not comply (due to heritage buildings) 11 units of 135 units have no or smaller balconies.
Ceiling heights	Minimum of 2.7m for habitable room and 2.4m for non-habitable rooms	Complies

Table 4 – Apartment Design Guide Criteria		
Solar access	At least 70% of apartments receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter	Does not comply 74% in new buildings 59% in all buildings including heritage buildings
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	Does not comply 9% in new buildings 25% in all buildings including heritage buildings
Natural ventilation	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.	Complies 72% of all units are naturally cross ventilated

SEPP No. 55 – Remediation of Land

The application is accompanied by a Detailed Site Investigation (DSI) (**Appendix 6**), which demonstrates that the site could be made suitable for the proposed aged care facility development.

5.2.5 Marrickville Local Environmental Plan 2011

The Marrickville Local Environmental Plan 2011 (MLEP 2011) is the primary local planning instrument applying to the site. The site is zoned 'SP2 – Infrastructure' under the MLEP 2011. It is noted that the land-zoning map illustrates that the purpose of the land is for 'community facility' and the definition of a community facility under the MLEP 2011 is as follows:

- 'community facility means a building or place:*
- (a) owned or controlled by a public authority or non-profit community organisation, and*
  - (b) used for the physical, social, cultural or intellectual development or welfare of the community, but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.'*

It is noted that 'residential accommodation' does not fall within the definition of community facility and therefore is not permissible within the SP2 Infrastructure zone (refer to discussion in Section 5.2.1 of Report).

Table 5 below provides a summary of the key development standards that apply to the site under the MLEP 2011.

Table 5 – Marrickville Local Environmental Plan 2011

Table 5 – Marrickville Local Environmental Plan 2011

Clause / Standard	Provisions	Proposed	Compliance / Comment
Land use zone	The subject site is zoned SP2 Infrastructure.	The development proposes a Seniors Living Development which falls under the definition of 'residential accommodation'.	'Residential accommodation' is not permissible under the SP2 Infrastructure zone. However, under the Seniors Living SEPP, seniors housing is permitted with consent provided a SCC has been issued by the DP&E.
Permitted without consent (item 2)	Home occupations		
Permitted with consent (item 3)	Roads; The purpose shown on the <u>Land Zoning Map</u> , including any development that is ordinarily incidental or ancillary to development for that purpose.		
Prohibited	Any development not specified in item 2 or 3		
Floor Space Ratio (FSR)	There is no maximum FSR applicable to the site in the MLEP 2011.	N/A	N/A
Height of Building (HOB)	There is no maximum building height applicable to the site in the MLEP 2011.	N/A	N/A
Heritage	The site incorporates a heritage item (I63) which is of local significance and includes the Former Lewisham Hospital, Convent and grounds, including interiors. There is a heritage item (I64) to the west of the site (including St Thomas's Catholic Church, School and Presbytery, including interiors) and a heritage conservation area and heritage item to the east (including Petersham Park including park and stone boundary walls, pergolas and memorial gates).	The proposal is accompanied by a HIA which supports the proposal (refer to <b>Appendix 3</b> ) refer to section 6.1 for further discussion.	This matter is addressed in the DA.
Land reservations	There are no land reservations located on the subject site.	N/A	N/A
Biodiversity	The site is location within a biodiversity area.	This matter is to be considered further in the development application.	This matter is addressed in the DA.

## 6 Environmental Assessment

### 6.1 Heritage

This report is accompanied by a HIS (refer to **Appendix 3**) which assesses the proposal against the heritage items and heritage conservation areas. The site is a local heritage item (including the former Lewisham Hospital, Convent and grounds and interiors) and is surrounded by various heritage items and 2 heritage conservation areas.

The proposal seeks demolition of the aged care facility, ancillary buildings, part of the Ann Walsh Building and later additions of the Novitiate Building which are considered to be of 'moderate' or 'little' heritage significance or 'intrusive'. The 'high' significant areas of the Ann Walsh and Novitiate Buildings will be retained. The proposal seeks to retain the north and west gardens which are considered to be of 'high' significance.

The HIS considers the proposal to be a well-designed response which conserves the significant elements of the site and considers the buildings to be a high quality response to the site and its heritage components. The HIA strongly supports the proposal and considers the proposal to:

- Maintain the two major heritage buildings on the site and creates an appropriate adaptive reuse;
- Maintain the major landscape components with limited change;
- Limit the scale of buildings along West Street to maintains the visual setting and views of the heritage buildings while the higher density is focused to the rear along the railway corridor;
- Allows good separation between the higher elements and the Novitiate; and
- Limit the impact of the development on the heritage items in the vicinity.

### 6.2 Traffic, Parking and Access

The proposal is accompanied by a Traffic Impact Assessment (refer to **Appendix 4**) which provides traffic, transport and parking information for the SCC. Vehicle access to the subject site is currently provided via Charles O'Neil Way with kerbside car parking located along the eastern edge of the carriageway and an informal car parking area located in the south west corner of the site. The proposal includes a new access drive connectivity to West Street at two locations to maximise traffic flow and safety as well as the preservation of the heritage gardens on site.

The site is highly accessible to public transport with Lewisham Railway Station within 200m west of the site. A bus stop is located both in front of and across the road from the site along West Street within 400m accessible by means of a suitable access pathway.

In summary, the report concludes that the proposed development presents an appropriate vehicle access and circulation strategy for the land use that would result in modest traffic and parking demands. On this basis, the proposed development has acceptable traffic impact and is an appropriate use of the site from a traffic and transport perspective.

### 6.3 Acoustic

The proposal is accompanied by an Acoustic Report (refer to **Appendix 8**) prepared by Acoustic Logic. The Acoustic Report identifies potential noise sources surrounding the site, determines if the proposal will comply with relevant acoustic standards and outlines a number of noise mitigation measures to reduce noise impacts.

The key noise sources which impact upon the site include aircraft noise (the site is located in an 20-25 ANEF contour), traffic noise from West Street and Railway Terrace and rail noise from the adjoining rail line to the south. Attended noise measures were undertaken at various locations around the site to determine the existing noise levels. The Acoustic Report recommends a number of mitigation measures (including materials for glazing, walls and the ceiling construction) which will be implemented in the proposed development to minimise the noise impacts of future residents.

The Acoustic Report concludes that the site is suitable for its proposed use as a residential aged care facility and independent living units with respect to acoustic impacts.

### 6.4 Contamination

An initial Preliminary Site Investigation (PSI) was undertaken and provided a review of current and historical data, developing a preliminary conceptual site model and advices on the potential contamination issues at the site (**Appendix 5**). The site was previously used as a cemetery, convent and aged care facility and the associated development of the site, including the use of filling materials. It is likely that contamination is present at the site (in particular asbestos, PAH and heavy metals). The proposal is accompanied by a Detailed Site Investigation (DSI), refer to **Appendix 6**, which indicates that the site can be made suitable for the proposed aged care facility development.

## 7 Conclusion

Mecone has prepared this report in order to support a Site Compatibility Certificate application to the NSW Department of Planning and Environment. Mecone has been commissioned by Catholic Healthcare Limited (CHL) to request a Site Compatibility Certificate (SCC) under SEPP (Housing for Seniors or People with a Disability) 2004 for the site at 2B West Street, Lewisham ('the site'), as part of a future proposed development of a seniors housing development.

The proposed redevelopment will include staged demolition of existing (or part thereof) buildings and services, and construction of a new Residential Aged Care Facility (RACF) and new Independent Living Units (ILUs), associated facilities and infrastructure.

The report has examined the site and the proposal and provided an environmental investigation, a strategic justification, the statutory framework, and the matters for consideration outlined under the Seniors SEPP and other relevant Planning Instruments.

An environmental assessment of the proposal has found the site to be suitable for the proposal, with provision of essential services, sufficient access and public transport options, and no significant environmental constraints. With consideration given to the matters listed under Section 5(b) of the Seniors SEPP, it is considered that the proposed development will be compatible with the surrounding land uses, noting that the surrounding land uses have generally been developed for community facilities and residential purposes.

The bulk and scale is considered appropriate for the area considering the provision of new high-density infill development in Lewisham and along Parramatta road. The concept has been designed to manage the bulk and scale of the development and ensure minimal impacts on surrounding development through building separation and setbacks, site planning and landscaping.

As the proposal is consistent with the SEPP, including the Compatibility Criteria, any environmental impacts will be minor, and can be adequately mitigated, it is requested that the Minister issue a new SCC for the proposed development.



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# Appendices