




Planning Proposal

168 Norton Street, Leichhardt NSW

Submitted to Inner West Council
On Behalf of Uniting

Report Revision History

Revision	Date Issued	Prepared by	Reviewed by	Verified by
01 Draft	26/10/16	Michael Watson <i>Senior Project Planner</i>	Juliet Grant <i>Executive Director</i>	 Juliet Grant <i>Executive Director</i>
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Public exhibition	10/05/17	Michael Watson <i>Senior Project Planner</i>	Juliet Grant <i>Executive Director</i>	

This document is preliminary unless approved by a Director of City Plan Strategy & Development

CERTIFICATION

This report has been authorised by City Plan Strategy & Development, with input from a number of other expert consultants, on behalf of Uniting. The accuracy of the information contained herein is to the best of our knowledge not false or misleading. The comments have been based upon information and facts that were correct at the time of writing this report.

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Section A - Overview

1. Executive Summary

This Planning Proposal (PP) is being submitted to the Inner West Council (IWC) on behalf of Uniting.

This PP explains the intended effect of, and justification for, the proposed amendment to Leichhardt Local Environmental Plan 2013. The amendment is a site specific LEP for **No. 168 Norton St, Leichhardt** (the site). It has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) and the relevant Department of Planning Guidelines including 'A Guide to Preparing Local Environmental Plans' and 'A Guide to Preparing Planning Proposals'.

This PP seeks to amend the existing floor space ratio (FSR) and introduce a maximum building height control for the site to allow redevelopment of the former (now vacant) Harold Hawkins Court to create a seniors housing development and demonstrate best practice. Uniting have been working with the former Leichhardt Council since 2013 regarding the redevelopment of various sites within Leichhardt to provide much needed housing for the aged and more vulnerable members of the community. Comprehensive community consultation has been undertaken which assisted in establishing the desired future building envelope controls for the site. After various Council and public meetings, on 16 December 2015 the former Leichhardt Council resolved to support the indicative development controls to ultimately guide the future development on this site. Council and the applicant entered into a Memorandum of Understanding (MOU) in March 2015 that endorsed the intended development outcome on the site. This PP seeks to formalise the process that has previously been undertaken and agreed under the MOU, and seeks the following controls:

- FSR: 3:1;
- Height: RL 50.4 (5 storeys);
- Use: Seniors Independent Living Units (ILUs), 15% affordable housing, and activation of Norton Street.

The proposed future building will provide a tangible public benefit by replacing the old existing disused/vacant building with "best practice" independent living accommodation for senior members of the community in line with Uniting's philosophy of social justice and compassion. Uniting is a registered community housing provider and as such, this proposal is a genuine investment in community development and not a speculative venture.

2. Background

Uniting (formerly 'UnitingCare Ageing') provides lifestyle, health and care services to 14,000 older people across NSW and ACT. Uniting currently operates over 75 sites within the Inner West and Metropolitan Sydney more broadly. Uniting and Leichhardt Council commenced discussions regarding the redevelopment of three (3) under-utilised sites in 2013, being:

- 15-17 Marion Street Leichhardt also known as 'Annesley House';
- 1-5 Wetherill Street, Leichhardt also known as Lucan Care and Wesley House; and
- 18 Norton Street, Leichhardt also known as 'Harold Hawkins Court'.

At its meeting on 23 April 2013, Council resolved to commence negotiations with Uniting to establish a planning pathway for the above properties to assist the provision of affordable and supported housing. After performing a background review and establishing a best practise methodology, community consultation was initiated in March 2014 to involve the community in the decision making process.

Various public consultation meetings were held to allow the community to be actively involved and contribute to the development of building envelopes for the site. As a result of this consultation process, a set of 'Guiding Principles' for how development should proceed was established. The principles are identified in the following table:

TABLE 1: PLANNING PRINCIPLES FOR THE TWO LEICHHARDT SITES

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

Council engaged Alan Jack and Cottier Architects (AJ+C) to assist with establishing the desired building envelopes for the sites, and forming the basis for the controls to guide the building envelopes with regard to the abovementioned 'guiding principles' (Refer to **Appendix 3**). The recommended building envelope controls were considered by Council in September and October 2014. Subsequently, a Draft 'Memorandum of Understanding' (MOU) was prepared for the sites and was presented to Council on 16 December 2014.

At this meeting the Council resolved the following:

"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 exhibited*
- 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 and a public meeting in the notification period*
- d. expand the notification area to the Leichhardt Ward*
- e. 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."*

On the 5th of March 2015, the Council and Uniting signed the MOU, which includes the following controls/outcomes for 168 Norton Street (also refer to **Appendix 4**):

TABLE 2: AGREED MOU OUTCOMES FOR 168 NORTON STREET

Controls/Outcomes	Community Benefits
<ul style="list-style-type: none"> ▪ FSR: 3:1 ▪ Height: 18 metres / 5 storeys ▪ Use: ~ 40 independent living units 	<ul style="list-style-type: none"> ▪ 15% ratio of affordable housing or housing for those on lower income levels ▪ Activation of street (Norton) frontage which may include non-residential uses such as retail

During the preparation of this PP various discussions have been undertaken with Council's strategic planning staff, including Gillian Dawson and Roger Rankin. A meeting between Uniting and Council's Director of Planning was held on 19 October 2016.

3. The Site

3.1 Location and Description

The subject site, 168 Norton Street, Leichhardt (also known as 'Harold Hawkins Court'), is located within the suburb of Leichhardt and is in the Local Government Area of the Inner West Council (IWC). The site is located approximately 5km west from the Central Business District (CBD) of Sydney and is in the 'Norton Street-Centro' neighbourhood.

The site has an area of 1,811.3m² and currently consists of the following allotments as shown in **Table 3**.

TABLE 3: SITE DETAILS

Legal Description		Area (m ²)
Lot 1 DP 1119151		218.1
Lot 2 DP 1119151		218.1
Lot 1 DP 963000		131.5
Lot 3 Section 3 DP 328		616.4
Lot 4 Section 3 DP 328		616.6
Lot 5 DP 1112635		10.6
Total		1,811.3

The location of the site is shown below in **Figures 1 and 2**.

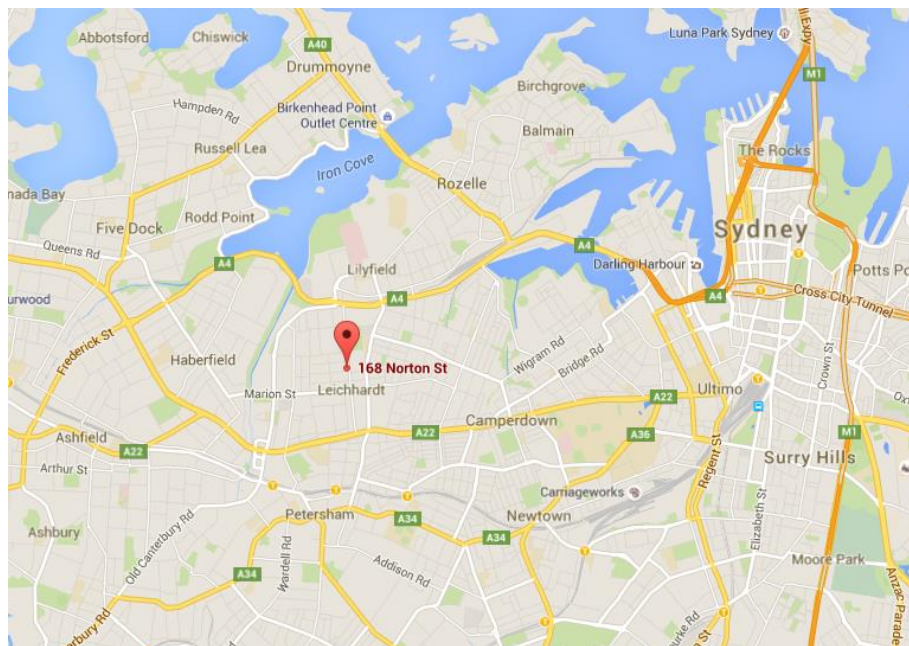


Figure 1: Aerial view of the subject site (Source: Google Maps)



Figure 2: Aerial view of the site. The site is outlined in red. (Source: SIX Maps)

The site has frontage to both Norton Street (eastern boundary) and Carlisle Street (portion of southern boundary), as well as a narrow laneway located adjacent to the western boundary. The site has an irregular 'L' shape which wraps around behind other buildings fronting Norton Street.

There is an existing building located on the land which is known as Harold Hawkins Court, which has historically been used for an aged care facility for approximately 40 years containing approximately 104 people and employing 50 staff. The building has been vacant since 2004 (excluding a temporary lease for student accommodation) and is in poor condition and has been subject to vandalism.

There are no significant trees located on the site. Seven (7) trees are located within the internal courtyard, ranging in height from 6 - 14 metres. Full details of these trees are included in the Arborist report attached at Appendix 11.

The photos below in **Figures 3 to 5** provide an illustrative overview of the existing buildings on the subject site and its relationship with the surrounding area.



Figure 3: View of Harold Hawkins Court as viewed from Norton Street (Source: CPSD)



Figure 4: View of the building from Carlisle Street (Source: CPSD/Google Maps)



Figure 5: View of the building from the rear laneway looking north (left) and south (right) (Source: CPSD)

3.2 Adjacent and surrounding development

The surrounding area comprises a mixture of two (2) and three (3) storey development, and is summarised below:

- Development to the south of the site fronting Norton Street predominantly consists of commercial uses built to the boundary;
- Development further north of the site fronting Norton Street is a mixture of commercial and residential premises;
- Development to the east and west of Norton Street includes predominantly detached single and two (2) storey dwellings;
- A narrow laneway adjoins the site on the western (rear) boundary, which provides vehicular access to various residential properties, as well as the subject site;
- A public park (Pioneers Memorial Park) is located approximately 200m north of the site;
- Four (4) residential properties adjoin the site to the north which have frontage to Macauley Street, and there is a two storey retail premise adjoining the site on the north eastern boundary that fronts Norton Street;
- The Leichhardt Dental and Medical Centre is approximately 100m to the south east from the site;

- An IGA supermarket is approximately 100m south of the site;



Figure 6: Development to the north of the site along Norton Street (Source: Google Maps)

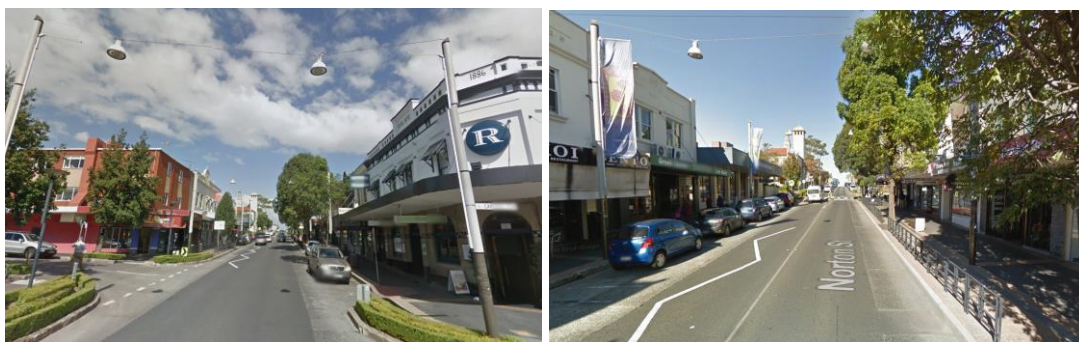


Figure 7: Existing development fronting Norton St to the south of the site (Google Maps)



Figure 8: Existing development in Carlisle Street (Google Maps)



Figure 9: Public park to the south of the site (left) and Medical Centre located on Short St (right) (Source: Google Maps)

3.3 Local Planning Controls

The current *Leichhardt Local Environmental Plan 2013* (LLEP) has the following relevant controls applicable to the site:

Zone

The site is zoned 'B2 Local Centre' under the LLEP.

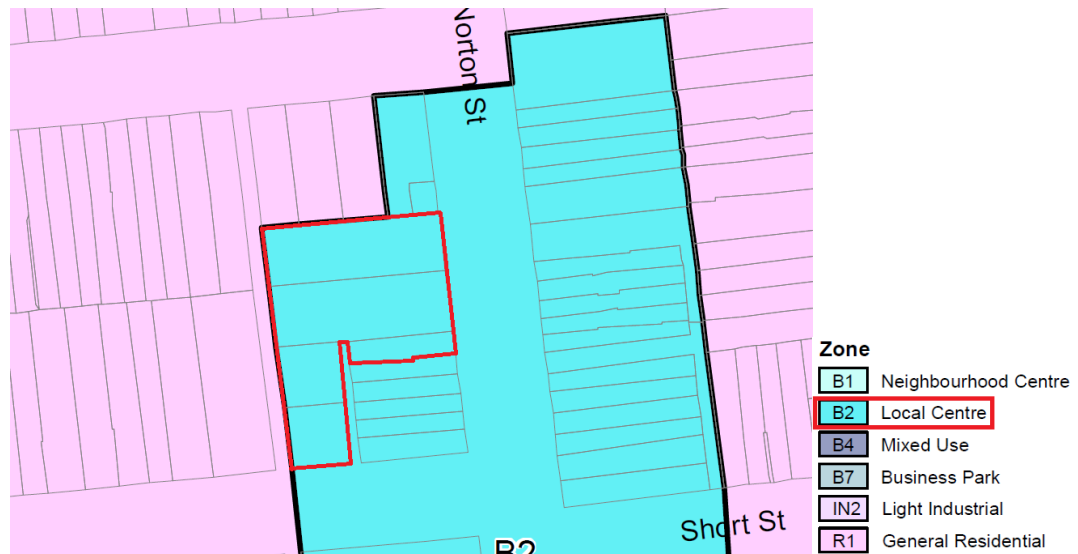


Figure 10: Extract of Land Zoning Map under LLEP. Subject site outlined in red

Floor Space Ratio

The site is identified as having a maximum Floor Space Ratio (FSR) standard of 1:1 under the LLEP. The site is located in 'Area 1' on the FSR map, as such, pursuant to Clause 4.4A of the LLEP the site has a maximum FSR of 1.5:1 subject to the building having an active street frontage for mixed use proposals that include residential accommodation.

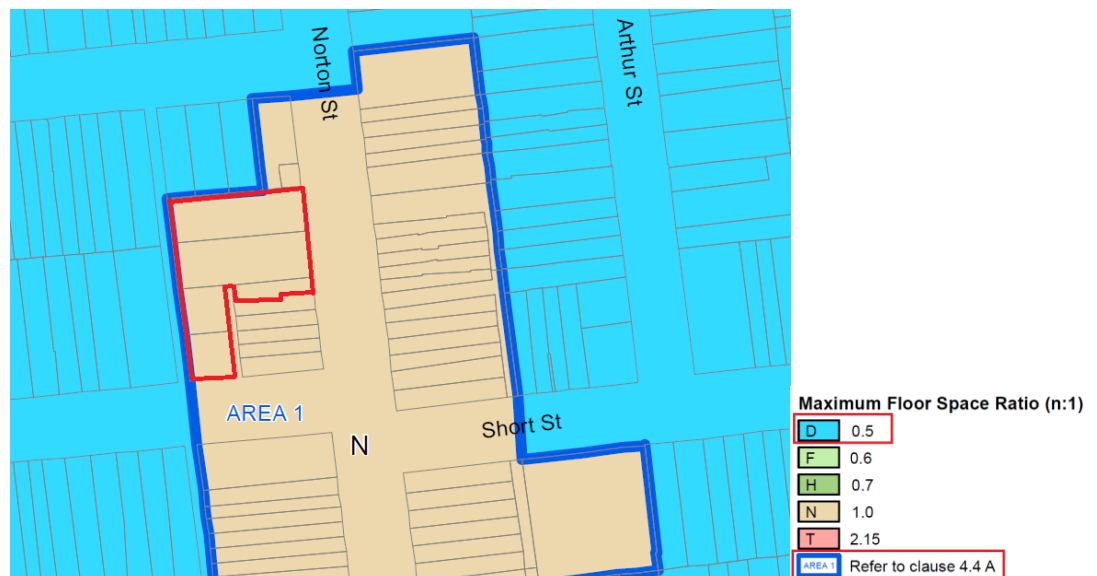


Figure 11: Extract of FSR Map under LLEP. Subject site outlined in red

Height

The LLEP does not contain a maximum height standard for the site.

Heritage

The site does not contain any heritage items, however, is located in the 'Whaley Borough Estate Heritage Conservation Zone'. There is a heritage item known as the Royal Hotel Including Interiors (Item: I682) located directly opposite the southern boundary at the corner of Norton and Carlisle Street.

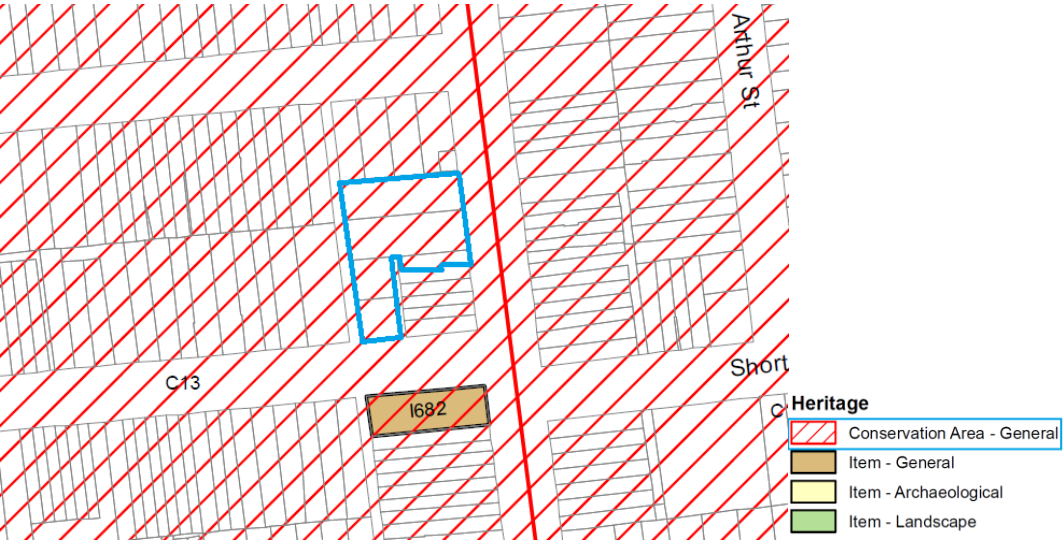


Figure 12: Extract of Heritage Map under LLEP. Subject site outlined in blue

Acid Sulfate Soils

The site has a "Class 5" classification' under the LLEP.



Figure 13: Extract of Acid Sulfate Soils Map. Site outlined in red

Airport Operation Limitation Surface (OLS)

The site is located between the OLS of 100 AHD and 110 AHD on the Sydney (Kingsford Smith) Airport OLS Map.



Figure 14: Extract of Sydney Airport OLS Map. Site indicated by Green Star.

Airport Noise

The majority of the site is located between an ANEF Contour of 20 and 25, and a minor portion of the site is located within an ANEF contour between 25 and 30, as indicated on the Sydney Airport 2033 ANEF Contour Map.

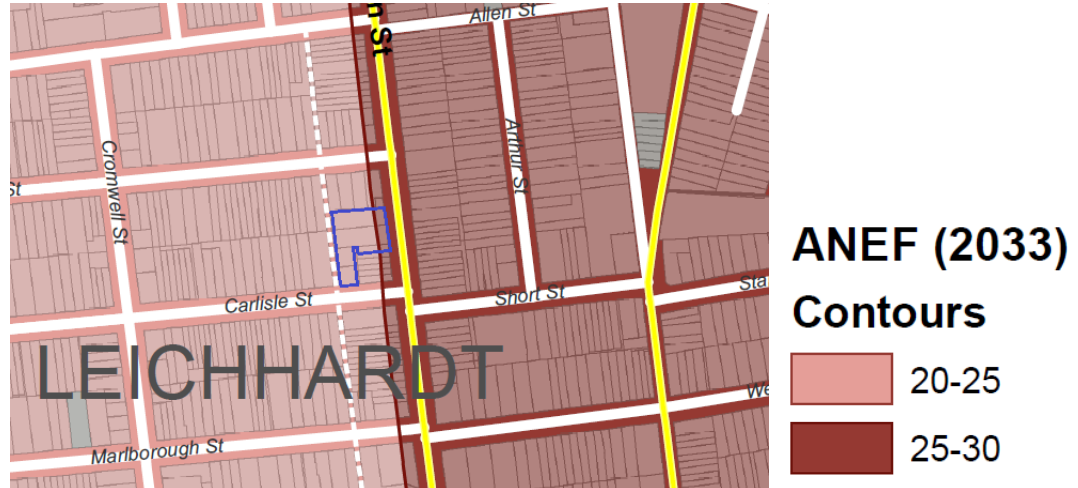


Figure 15: Extract of ANEF Forecast 2033 Contour Map. Site outlined in blue (Source: IWC)

3.4 Consultation with Leichhardt Council

As outlined in **Section 2**, there has been extensive consultation with Council and the local community in regard to the future built form for the site.

A detailed chronology of consultation is provided in the report to Council dated 23 September 2014 and 16 December 2014 (**see Appendix 3**).

Section B - Planning Proposal

4. Part 1 - Objectives or Intended Outcomes

The intended outcome of the PP is to enable re-development of the site to achieve State and local Government housing objectives and deliver public benefits with minimal environmental and economic impacts.

The objectives of the PP therefore are:

- To provide social benefits through the provision of seniors housing and affordable housing in a location that is close to necessary services and public transport;
- To encourage the mixture of different and compatible land uses such as residential and non-residential uses, in a strategic and appropriate location within Leichhardt;
- To provide an opportunity to improve the presentation of the site to the public domain, and enhance the streetscape in doing so;
- To satisfy State government objectives in *A Plan for Growing Sydney*, the draft Central District Plan as well as relevant Section 117 directions;
- To capitalise on opportunities within the site to provide an economic and orderly use for the land as a mixed use development which provides seniors housing that will reasonably contribute to district housing targets without adverse impacts to the amenity and environment of the local area;
- To formalise the controls that have previously been agreed to with Council and the community; and
- To ensure the future development and use of land is appropriate minimising environmental risks and potential impacts on adjoining land uses.

Intended Development Outcome

The purpose of the PP is to facilitate the redevelopment of the site for future 'seniors housing' in the form of self-contained dwellings/independent living units (ILU's). The development will also include commercial premises fronting Norton Street to activate this frontage, and a ground floor 'community centre' for the use of the residents.

Young and Metcalf have prepared indicative concept floor plans to assist in understanding the potential yield for the future development of the site, which are provided at **Appendix 12**. The potential yield of the indicative development is shown in **Table 4** below:

TABLE 4: POTENTIAL YIELD (SOURCE: YOUNG AND METCALF)

Element	Provision
Total Units/ILUs	44 (15% affordable)
Site Area	1,811m ²
GFA	5,395m ² , including: <ul style="list-style-type: none">▪ 413m² of retail GFA▪ 189m² GFA for a Community Centre
FSR	3:1
Height and R.L.	Five (5) Storeys R.L. 50.4 AHD
Parking	One (1) level of basement parking comprising 43 spaces as follows: <ul style="list-style-type: none">▪ Residential Spaces: 40 spaces (includes 10 accessible)

	■ Commercial: 3 spaces
Deep Soil	83m ² (4.4% of site area)

The below artist impressions give an understanding of the anticipated built form that will exist of the site.



Figure 16: Artist impressions of the potential future built form. View from Norton St looking north west (left) and view looking north east along Carlisle St (right) (Source: GL Studio)

It is important to understand the concept architectural plans are indicative only, and are subject to change at DA stage. These have been provided to give an understanding of the potential future development on the site.

5. Part 2 - Explanation of the provisions

This PP seeks the following modifications to the provisions of the *Leichhardt Local Environmental Plan 2013*:

- Allow a floor space ratio of 3:1 for development that is for 'seniors housing' including 15% affordable housing. This proposed FSR is consistent with the controls previously established by AJ+C and endorsed by Council for the site;
- Introduce a maximum building height up to RL 50.4 for the site. This proposed height is consistent with the building envelopes previously established by AJ+C and endorsed by Council for the site. This height will allow a five (5) storey building on the site that has a suitable relationship to Norton Street and allows for lift over-runs and required servicing elements on the roof; and
- It is intended that the increased development capacity of the site be only available for seniors housing development.

It is proposed to implement these amendments via the inclusion of an 'Additional local provision' in Part 6. Example wording has been provided below.

Part 6 Additional local provisions

6.18 Development on certain land in Leichhardt

(1) This clause applies to land at 168 Norton Street, being Lot 1 DP 1119151, Lot 2 DP 1119151, Lot 1 DP 963000, Lot 3 Section 3 DP 328, Lot 4 Section 3 DP 328, and Lot 5 DP 1112635.

(2) Despite Clause 4.3, the maximum building height of the land to which this clause applies is RL 50.4.

(3) Despite Clause 4.4 and Clause 4.4A, the maximum floor space ratio of the land to which this clause applies is 3:1.

(4) Development consent must not be granted under subclause (2) and (3) unless the consent authority is satisfied that:

- (a) the development of the land includes seniors housing; and
- (b) the building will have an active street frontage to Norton Street;
- (c) 15% of the dwellings for the accommodation of residents in the proposed development will be affordable places per the definition contained under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

(6) In this clause, a building has an **active street frontage** if all floor space on the ground floor of the building facing the street is used for a purpose other than residential accommodation (with the exception of areas for access or service purposes)

The proposed controls would enhance the viability of redevelopment and trigger redevelopment of a modern purpose built mixed use facility, incorporating best practice seniors housing and street activation via the introduction of ground floor commercial uses.

A Draft site specific Development Control Plan has been prepared for the subject site to ensure the anticipated and desired built form that was established through previous Council and community consultation is delivered (**Appendix 10**).

A development application for the redevelopment of the site will be lodged following amendment of the LLEP.

6. Part 3 - Justification

6.1 Need for a Planning Proposal

6.1.1 Is the PP a result of any strategic study or report?

The PP arises following ongoing discussions between the former Leichhardt Council and Uniting. As part of this process Allen Jack and Cottier Architects (AJ+C) prepared a report (**Appendix 2**) outlining recommended controls for the redevelopment of this site, based on the outcomes of these previous meetings and public consultation process. Council at its meeting in March 2015 resolved to enter into an MOU with the applicant which endorsed the future controls for this site based on the AJ+C report.

Demographic Change

Council's desire to increase the availability and quality of seniors living accommodation reflects the growing and ageing demographic profile of the Inner West area.

Recent demographic information released by the Greater Sydney Commission in support of the Draft Central District Plan States that *"between 2011-2031 the population aged 65 and over is projected to be the fastest growing age group with an additional 70,450 people expected in this age group in the Central District by 2031"*. Coupled with this, lone person households are the largest proportion of household types in the former Leichhardt LGA (at 32%) and this is forecast to continue¹.

Urban Design

To ensure the proposed new urban form can be appropriately accommodated in the existing street and urban context of Norton Street, an Urban Design Report has been prepared by Studio GL (**Appendix 5**). This report reviews the building envelopes that the AJ+C report originally prepared and identify if this massing provides an appropriate urban design response given the local context and relevant and current planning controls. This report confirms the suitability of the building envelope controls previously established by AJ+C.

6.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A PP is the best way of achieving the objectives to trigger redevelopment of the site for seniors housing, as the scale of change sought is outside the scope of clause 4.6. A PP provides a transparent method of facilitating change and allows the community an opportunity to engage in the process.

There are a range of alternate means of amending the LLEP that could be considered to facilitate the concept development, including:

- **Option 1:** Amend the FSR and Height of Buildings maps under the LLEP. Whilst this would allow the required development outcome, this is not proposed as this option would not give Council certainty that the future development on the site will be for seniors housing.
- **Option 2:** As the site does not currently have a height standard under the LLEP, another option could involve amending the FSR control only, and amend the DCP with the remaining building envelope controls. However, this does not give certainty to the development outcome on the site given the status of the legislative hierarchy of a DCP. As with Option 1, this does not provide certainty that the future redevelopment will be for seniors housing.
- **Option 3:** Similar to above, the FSR and Height of Buildings Maps could also be amended so that they identify the site as a particular area on the maps (e.g. 'Area 1'),

¹ Central District Demographic and Economic Characteristics; February 2016. Department of Planning and Environment

and subsequently introduce an additional subclause under Clause 4.3 and 4.4 of the LLEP that allows the desired development outcome. Any clause under this provision would provide the additional FSR and height incentives providing the development consists of seniors housing and an active street frontage to Norton Street. This option is similar to the proposed amendment, however, it is considered more appropriate to have the FSR control specified under Part 6 of the LLEP.

- **Option 4:** Introduce a new provision under Schedule 1 Additional Permitted Uses under the LLEP to include the development controls as required. This could be amended in a way that would be specific to the site and Lots, or, make an amendment to the 'Key Sites Map' which has been relied upon for other sites. This would provide the same result as the preferred option, however, as the use is permissible on the land it is not considered the most appropriate method.
- **Option 5:** The preferred option is the introduction of a site-specific provision under Part 6 of the LLEP. This will facilitate the development of a viable project, encouraging seniors development in Leichhardt and activation of Norton Street.

The transparency of this approach (i.e. only providing development uplift if linked to seniors and affordable housing) reflects the values of Uniting as a Community Housing provider with a certainty that this is not a speculative proposal. This has been conceived with the community's interests as a priority.

6.2 Relationship to Strategic Planning Framework

6.2.1 Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

A Plan for Growing Sydney

'A Plan for Growing Sydney' was released in December 2014 and is the NSW Government's 20-year plan for the Sydney Metropolitan Area. It provides direction for Sydney's productivity, environmental management, and liveability; and for the location of housing, employment, infrastructure and open space.

Consistency with 'A Plan for Growing Sydney' (APfGS) is outlined in the below table.

TABLE 5: CONSISTENCY WITH A PLAN FOR GROWING SYDNEY

Direction	Response
GOAL 1: A competitive economy with world-class services and transport	
Direction 1.6: Expand the Global Economic Corridor	The subject site is located on the edge of the 'global economic corridor'. The proposed development will allow for a mixed-use development on the site, which will increase the job opportunities within Leichhardt and the immediate area.
GOAL 2: A city of housing choice, with homes that meet our needs and lifestyles	
Direction 2.1 Accelerate housing supply across Sydney	The proposed development is capable of providing an increase in the supply and housing choice in a high demand area of Sydney for seniors living. Affordable housing may also be dedicated to Council or a community housing provider. It is proposed, subject to further discussions with Council that up to 15% of the total residential housing is to be dedicated for affordable rental housing.

<p>Direction 2.2</p> <p>Accelerate urban renewal across Sydney – providing homes closer to jobs</p>	<p>The site is located in the Norton Street local centre of Leichhardt. The site's existing building is ageing and is well positioned to accommodate an urban renewal development. The location is highly accessible to other centres via existing and proposed public transport opportunities.</p> <p>The proposed development will also provide employment generating land uses to increase job supply in the area, as well as providing much needed activation of Norton Street.</p>
<p>Direction 2.3</p> <p>Improve housing choice to suit different needs and lifestyles</p>	<p>The proposed development is capable of providing housing choice which will respond to the needs of the local community, and provide a mix of dwelling types to provide ageing in place and affordable housing. It will also consist of adaptable and accessible housing.</p>
<p>GOAL 3: A great place to live with communities that are strong, healthy and well connected</p>	
<p>Direction 3.1</p> <p>Revitalise Existing Suburbs</p>	<p>The existing building/s on the subject site presently consist of older vacant and disused buildings, which do not provide active streets.</p> <p>This PP will improve the amenity and presentation of the streetscape by providing a high quality built which will activate Norton Street through ground floor retail/commercial uses.</p> <p>It is envisaged that this PP will create the opportunity for a feasible redevelopment of the site, ultimately revitalising this site.</p>
<p>Central Subregion</p> <p>The subregion will continue to play a dominant role in the economic, social and cultural life of Sydney</p>	
<p>Priorities for Central Subregion</p> <p>Accelerate housing supply, choice and affordability and build great places to live.</p>	<p>The PP seeks to increase both the dwelling and employment capacity within the Leichhardt LGA, by providing jobs closer to homes and housing in close proximity to existing infrastructure and services.</p> <p>It presents a significant opportunity to increase and maximise the potential of the site offering seniors and affordable housing, as well as retail uses, in a centrally located and accessible location.</p>

The PP is considered consistent with APfGS.

Draft Central District Plan

A Plan for Growing Sydney splits the Greater Metropolitan of Sydney into six district, and the subject site is located in the 'Central'. The Draft Central District Plan has recently been placed on public exhibition. This Draft District Plans build on *A Plan for Growing Sydney*, and provides the basis for the strategic planning of each district moving forward into the future.

Of relevance, the draft plan has established a five (5) year housing target for the Central District. Specifically, the plan nominates a housing target of an additional 5,900 dwellings

within this time for the Inner West. By 2036, this is anticipated to increase to 41,550 which is to include approximately 14,600 persons aged 65+.

In this regard, the future development will contribute to the housing supply required to meet the projected demand, specifically for contributing to the housing for the ageing population.

In addition, the PP will facilitate additional affordable places within the Inner West LGA, consistent with the desired outcomes for this district.

The proposed PP is therefore considered to be consistent with the Draft Central District Plan.

Strategic Merit Test

The Department of Planning and Environment have released new assessment criteria for assessing PPs, in order to justify and determine if the PP has strategic planning merit. This PP is assessed against these criteria under **Table 5** below:

TABLE 6: STRATEGIC AND SITE SPECIFIC MERIT ASSESSMENT

Does the proposal have strategic merit? Is it:	
Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment;	The draft Central District Plan is yet to be released. There are no corridor/precinct plans applying to the subject site.
Consistent with the relevant local council strategy that has been endorsed by the Department; or	There are no local council strategies, that we are aware of, that have been endorsed by DP&E.
Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends what have not been recognised by existing planning controls.	<p>There is significant infrastructure investment occurring within the vicinity of the subject site, including the construction of the Westconnex.</p> <p>This PP responds to the changing demographics in the Inner West.</p> <p>LLEP was gazetted prior to the release of <i>A Plan for Growing Sydney</i> and the recent revised population projections which show increasing proportions of people over the age of 65. At June 2015, 16% of the NSW residents (1.2 million people) were aged 65 years and over. Between 2010 and 2015, the number of people in NSW aged 65 years and over grew by 18%, demonstrating the continuing trend of an ageing population NSW.</p> <p>The draft Central district plan is currently under preparation. The draft district plan is expected to outline the need for significant increases in housing supply and diversity.</p>
Does the proposal have site-specific merit, having regard to the following:	
The natural environment (including known significant values, resources or hazards),	The PP is located within an existing urban environment and is not subject to environmental constraints.

<p>The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal; and</p>	<p>There is a significant amount of development occurring on and surrounding the subject site.</p> <p>The PP and accompanying Urban Design report has taken into consideration the site and its surrounding context. It will not adversely impact any surrounding development, rather it has the potential to act as a catalyst to promote additional urban renewal development.</p>
<p>The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.</p>	<p>There is sufficient infrastructure (water, electricity, sewer, etc) available to accommodate the proposed development.</p> <p>This PP also proposes a range of community/social benefits.</p>

Parramatta Road Urban Transformation Strategy (PRUTS)

In November 2016 Urban Growth NSW released the 'Parramatta Road Urban Transformation Strategy' (PRUTS). The purpose of the PRUTS is to provide a strategy for the revitalisation of Parramatta Road, including land in close proximity to Parramatta Road, that sets the long term vision for its transformation. The study precinct encapsulates an approximate 20km stretch along Parramatta Road, and includes a portion of Norton Street that extends up to Marion Street as shown in **Figure 18**.

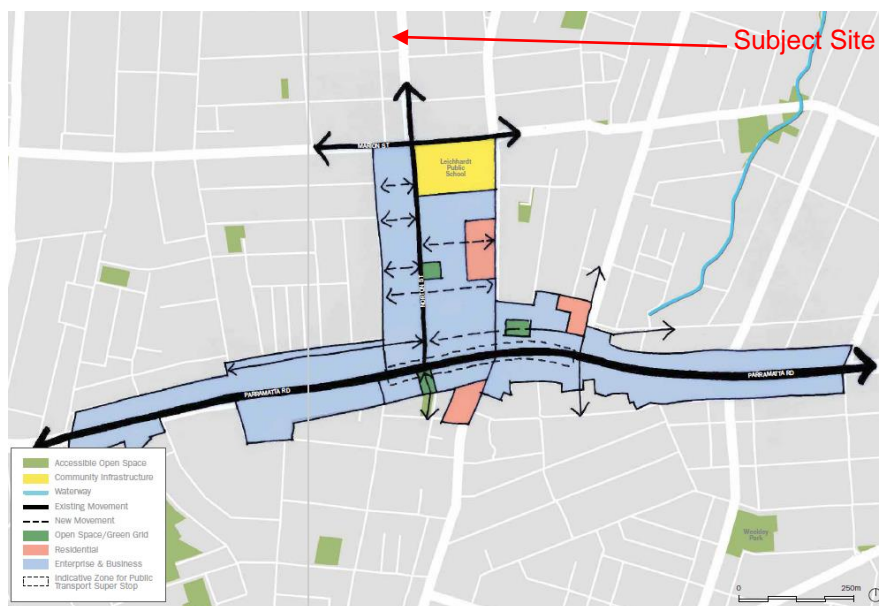


Figure 17: Structure Plan for Leichhardt under the PRUTS

As noted above, the site subject to this PP is not located within the precinct under the PRUTS. However, of relevance is that the Draft Study identifies that the development in the area, particularly fronting Norton Street, will be revitalised to provide a vibrant mixed use precinct. The Implementation Plan that accompanies the PRUTS outlines various actions for the Leichhardt Precinct, which include:

- Increase to a maximum of 121,000m² residential GFA;
- 5% of housing to be provided as affordable housing;

- Increase a minimum of 71,000m² of employment GFA

The built form outcomes of the Fine Grain Study recommend mixed use development that activate Norton Street and buildings up to 20 metres in height. Whilst the site is not located in this precinct, the future character of this area will need to be considered for other development in the nearby area.

6.2.2 Is the planning proposal consistent with the council's local strategy or other local strategy plan?

Leichhardt 2025+ Community Strategic Plan

This PP is consistent with the following objectives within Council's Community Strategic Plan 'Leichhardt 2025+'.

TABLE 7: LEICHHARDT 2025+ COMMUNITY STRATEGIC PLAN

Objectives	Comment
Community Well-Being	
Community strengths and capabilities are developed	The proposed development will encourage the redevelopment of the disused site for seniors and affordable accommodation, in an accessible location. The provision of modern and high quality accommodation will allow the ageing population to 'age in place' in Leichhardt and increase the provision of affordable accommodation for the LGA.
Place where we live and work	
Our town plan and place plans optimise the potential of our area through integrating the built and natural environment with a vision of how we want to live as a community and how areas should develop to meet future needs	The PP will allow the future redevelopment of the site in accordance with the desired built form character as established through previous community and Council meetings between 2013 and 2015. The PP facilitates the implementation of these desired built form controls, and will deliver a development that provides a social benefit through the provision of high quality affordable accommodation for seniors.
A clear, consistent and equitable planning framework and process is provided that enables people to develop our area according to a shared vision for the community	
Business in the community	
Places are created that attract and connect people	The proposal will encourage the demolition of the existing building on the site, and allow the opportunity to develop the site that improves the streetscape and activates Norton Street. The future development will enhance the use of the site, which is currently disused and in a derelict state, and will contribute to a comfortable, attractive and safe centre.
The changing needs of the customer and community are met	The PP will encourage the activation of Norton Street by including retail/commercial premises on the ground floor.
Sustainable services and assets	

Transparent, consistent, efficient and effective participative processes are delivered

As discussed above, this PP follows on from outcomes and 'guiding principles' that were established through ongoing community consultation between 2013 and 2015. The PP is generally consistent with the built form controls that were established through this process, and reinforces the commitment to providing a transparent planning process.

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

On 8 March 2016 at its Policy and Council meeting, Leichhardt Council endorsed the 'Parramatta Road and Norton Street Urban Design Study' that was commissioned by CHROFI and Architectus. The purpose of the report was to assist Council to establish the desired future character of the study area and inform the future land use framework to achieve viable development of appropriate massing, scale and grain.

The report identified the site as a Special Purpose Opportunity Site and indicated that it is suitable for increased yield where a public benefit is provided. This is summarised in the Structure Plan as shown below in **Figure 16**.



Figure 18: Structure Plan Extract (Source: Parramatta Road and Norton Street Urban Design Study)

As shown above, the Study shows that the site is suitable for a building up to 4 storeys in height and an approximate FSR of 1.9:1. This report is consistent with the proposal as this PP seeks to include a public benefit in the form of housing that is to be used specifically for seniors, and includes a commitment via an offer of providing 15% affordable housing. As such, the additional height and FSR sought under this PP is in keeping with that anticipated under this study.

After this report was endorsed by Council, it was forward to UrbanGrowth NSW for consideration in the preparation of the Parramatta Road Urban Transformation Strategy.

Affordable Housing Strategy 2011

In 2011, Leichhardt Council undertook the above study to outline housing affordability issues within the LGA, and to "develop an affordable housing strategy for Leichhardt, which aims to protect, promote and develop affordable housing in the Municipality".

The above study identified that the existing provision of housing for aged care within the LGA was "good", however, given the age of these existing buildings/facilities there was concern that there was a threat they would become unprofitable. It was suggested that more adaptable housing options and models to enable people to age in place is needed and will place a higher demand in the future. In addition, upon statistical data from the Australian Bureau of Statistics, the report anticipates that by 2031 26.3% of the population will comprise of people aged between 55-65+ years, which represents an increase of 6% of the overall population during this time.

With regard to the above, this PP will encourage the demolition of the existing vacant and disused building, and redevelopment of the site for seniors housing. The intended outcome on the site is to provide accommodation in the form of Independent Living Units and encourage the residents to 'age in place'. The PP will encourage this intended use of the site, which will assist in contributing to the supply of seniors housing in the LGA as well contributing to the supply of affordable dwellings.

Inner West Council Affordable Housing Policy 2016

The Draft Inner West Council Affordable Housing Policy 2016 is due to be considered by Council at its meeting on 6 December 2016. The Affordable Housing Policy indicates that the market is not providing affordable housing for the vast majority of very low, low and moderate income households in the Inner West Council area, and is not replacing the existing stock of housing that is affordable to these groups as it lost through gentrification and redevelopment.

The Affordable Housing Policy states that the Council is committed to protecting and increasing the supply of housing stock that can be affordably rented or purchased by very low, low, and moderate income households, including target groups identified as having particular housing needs in the Inner West Council area. These include asset poor older people, including long-term residents of the LGA and people with special housing or access needs, including people with a disability and frail aged people.

The Affordable Housing Policy states that Council will seek to enter into affordable housing development and management partnerships with a relevant Community Housing Provider (CHP). Council will ensure the proper management of affordable housing resources created through entering into an MOU or other legal agreement with an appropriate CHP. The policy also outlines possible ways of implementing affordable housing in future developments including planning controls and/or potential planning agreements. One such suggestion was by requiring residential development in excess of 10 apartments to include approximately 15% of the total units as affordable dwellings (studio, one bedroom and two bedroom apartments).

Uniting is a Community Housing Provider and is committed to providing the full spectrum of care and support for the vulnerable and the disadvantaged. This includes the provision of low cost and affordable housing, in line with the ministry of The Uniting Church in Australia and with government. Uniting previously entered into an MOU with the former Leichhardt Council to deliver a 15% ratio of affordable housing or housing for those on lower income levels on this site. This PP is accompanied with an offer from Uniting to provide 15% affordable dwellings which is to form the basis for a Voluntary Planning Agreement (VPA) to give council certainty that this is delivered as part of the future development (see **Appendix 9**).

It is considered that the PP is consistent with the Affordable Housing Policy 2016.

Leichhardt Employment and Economic Development Plan 2013-2023

The Employment and Economic Development Plan (EEDP) was adopted by the former Leichhardt Council in June 2013 and provides a strategic framework to help realise the community's vision of a sustainable, liveable and connected community.

The EEDP suggests that the last 10 years have seen a subtle change in the demographic characteristics of Leichhardt LGA with residents becoming increasingly white collar, family

orientated and grey haired. Importantly, the EEDP indicates that the LGA has also become older with both the proportion of residents aged over 60 and the LGA's median age increasing in line with broader trends. Estimations predict that the retiree age group (65+ years) is expected to experience a 46% increase from its 2011 figure.

Whilst the changing demographics associated with the increasing and ageing population in the LGA has been driving growth in the aged care sector, with retirement villages and other forms of aged care housing being developed and new models of delivery introduced, the EEDP recognises that the ageing of the community presents both challenges and economic opportunities for the LGA. The EEDP notes the preference of residents to age within their community will substantially increase in demand for aged care accommodation within the LGA. Council recognises the challenge will be finding land that has the key attributes required for this kind of accommodation, for example:

- Close proximity to services such as shops, businesses and medical facilities which is important for not only health reasons but also social wellbeing. Housing for older persons should be located within a reasonable walking distance of a town centre;
- A safe walking environment that is level (or has a modest gradient) both onsite and to services and shops. Increasingly sites or locations suitable for use by scooters (i.e. low gradient, wide paved footpaths) are required to accommodate this form of transport and enable independence; and
- Good amenity and pleasant surroundings with access to a range of outdoor and indoor recreation/leisure facilities.
- With regards to the above, the PP will deliver purpose built seniors housing in Leichhardt to assist with meeting the identified need for aged care accommodation within the Inner West. The site is located in the Norton Street local centre of Leichhardt, with excellent access to a variety of community services, recreational opportunities, medical practices, and retail/commercial opportunities. The surrounding area is serviced by various bus services that provide connections to the surrounding suburbs, including the Sydney CBD. In consideration of the above, it is concluded that the PP meets these requirements and will provide aged care accommodation in a highly accessible, central location.
- The PP is consistent with this policy.

Leichhardt Integrated Transport Plan

The Leichhardt Integrated Transport Plan was adopted in 2014 and sets a framework for the next 10 years of Leichhardt's transport future. The overriding objective of the Plan is to reduce private car dependency and increase the patronage of more sustainable transport modes (pedestrian, bicycle and public transport).

As discussed in the accompanying traffic report, the site is highly accessible to employment and a range of local services and facilities by walking, cycling and public transport. The site's sustainable and accessible location will help to reduce dependence solely on cars for travel purposes and will promote the use of sustainable transport modes.

The PP is consistent with the Transport Plan.

Leichhardt Community and Cultural Plan

The Leichhardt Community and Cultural Plan comprises an integrated 10-year strategic service plan that addresses the social and cultural aspirations of the Leichhardt LGA.

The Community and Cultural Plan identifies that whilst Leichhardt has a lower proportion of older people (60+) than Sydney, as the baby boomers age there will be increasing numbers of older people who will need access to a range of services including fitness and healthy ageing programs, learning, entertainment, community care and support services and ageing

in place. The Plan identifies the need to provide appropriate housing to enable older people to stay in the area that they are connected to is a priority.

The PP will help to deliver purpose built seniors housing in a highly accessible location, in close proximity to a range of services, facilities and amenities. The PP will help to improve the quality of life and wellbeing for future occupants and will help to promote a socially diverse, mixed community within this part of Leichhardt.

The PP is consistent with this policy.

Draft Housing Action Plan

On 8 March 2014 Council resolved to place the draft 'Housing Action Plan 2016-2036' on public exhibition. This document was placed on public exhibition for comment.

The Housing Action Plan was prepared to address the growing economic and social disparity within Leichhardt and the Sydney metropolitan housing markets, in terms of housing choice and affordability. It explores ways to deliver better housing options and to address current and future unmet housing needs for Leichhardt Council.

The report notes that there has been a decrease in the number of existing aged care accommodation services in the LGA, and that Council is committed to supporting the housing opportunities for its ageing population. In this regard, the report focuses on the opportunities to locate aged housing options on the ridgelines, within walking distance of street shops, services and transport infrastructure.

The report identified where higher density housing developments could be delivered with limited impacts for particular target groups. The following map outlines the strategic urban development opportunities that were identified in the Leichhardt LGA (now IWC) and surrounding areas.

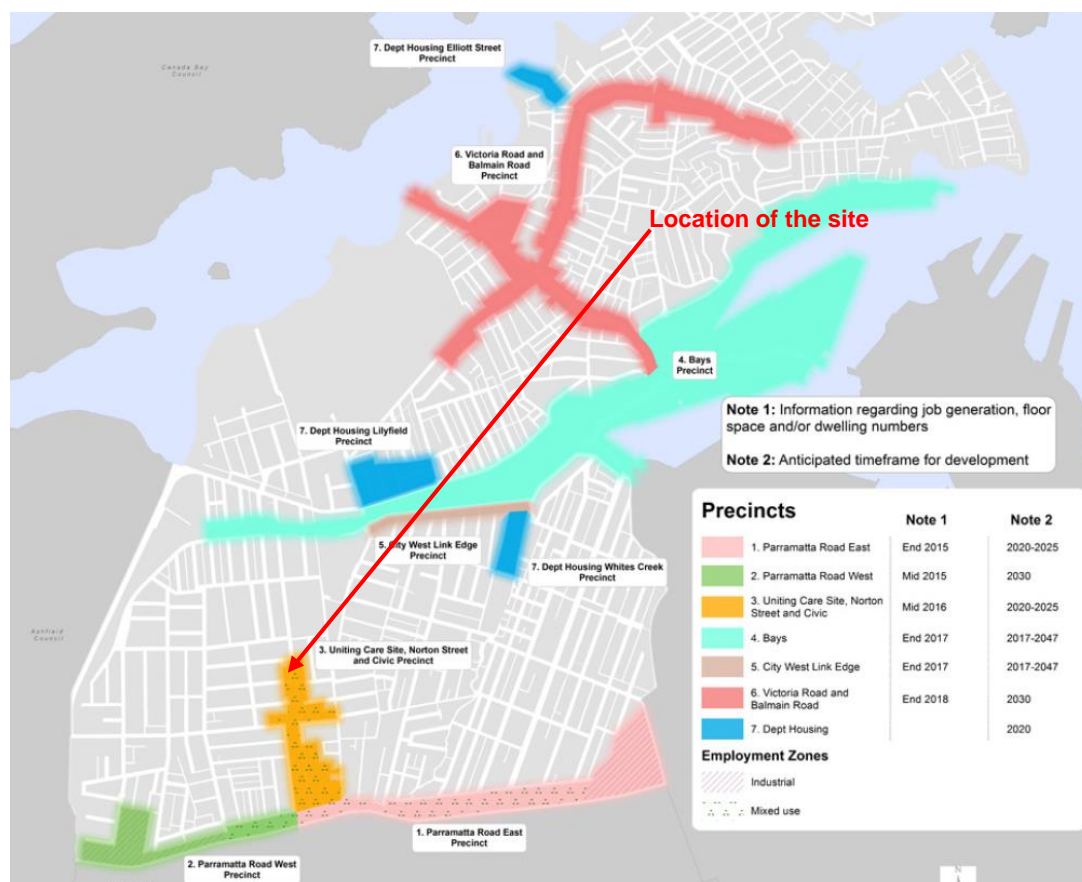


Figure 19: Map of Key Strategic Urban Development Opportunities in the Leichhardt LGA, Including (Source: Draft Housing Action Plan)

The subject PP is consistent with the strategies and actions that were considered in the Draft Housing Action Plan, and seeks to facilitate the delivery of retaining and increasing the supply of seniors housing within the LGA.

Heritage Assessment – Norton Street Corridor

In 2016, Council began the process of preparing a Strategic Sites, Centre and Corridors Project, which aims to develop a masterplan for land adjacent to Parramatta Road between Booth Street/Mallett Street and Elswick Street, as well as the core business section of Norton Street. As part of this process, Council undertook a Heritage Study of the area to review the quality and significance of the buildings in the parts of Heritage Conservation Areas that overlap with the Strategic Sites, Centres and Corridors Parramatta Road and Norton Street Project area. This study was endorsed by Council at its Policy Council Meeting on 8 March 2016, which will be the basis for a review of the heritage planning controls in Leichhardt.

This study identified the site as being a 'potential development site', and *demolition is possible providing the replacement building is in keeping with the character of the conservation area and the heritage items in close proximity*".

The proposed PP is consistent with this study, as it will encourage the redevelopment of the site. The HIS prepared by City Plan Heritage confirms that the proposed building envelope that is recommended for the site will not have any adverse impacts to the surrounding heritage items or surrounding heritage context.

6.2.3 Is the planning proposal consistent with applicable state environmental planning policies?

The below table summarises the consistency of the proposal with the relevant SEPPs.

Table 2: Consistency with state environmental planning policies (SEPPs)

SEPP Title	Consistency	Comment
1. Development Standards Consistent	Yes	The Standard Instrument Clause 4.6 will supersede the SEPP.
14.Coastal Wetlands	N/A	Not applicable
19.Bushland in Urban Areas	N/A	Not applicable
21.Caravan Parks	N/A	Not applicable
26.Littoral Rainforests	N/A	Not applicable
29.Western Sydney Recreation Area	N/A	Not applicable
30.Intensive Agriculture	N/A	Not applicable
33.Hazardous and Offensive Development Complex	N/A	Not applicable
36.Manufactured Home Estates	N/A	Not applicable
44.Koala Habitat Protection	N/A	Not applicable

SEPP Title	Consistency	Comment
47.Moore Park Showground	N/A	Not applicable
50.Canal Estate Development	N/A	Not applicable
52.Farm Dams, Drought Relief and Other Works	N/A	Not applicable
55.Remediation of Land	Yes	<p>The PP will not contain provisions that will contradict or would hinder the application of this SEPP.</p> <p>The sites historical use has more recently been used for seniors housing. The proposed PP will continue the use of the land for this purpose. Notwithstanding this, any future DA will ascertain the need to undertake a site investigation and if any remediation is required.</p>
62.Sustainable Aquaculture	N/A	Not applicable
64.Advertising and Signage	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.
65.Design Quality of Residential Apartment Development	Yes	<p>The PP will achieve consistency with the SEPP through application of design excellence provisions. The Urban Design Report investigated the implications for realising the design quality principles in the SEPP and demonstrated an appropriate built form on the site. This includes an assessment of the over shadowing impacts to surrounding properties. The future DA will need to demonstrate consistency with this SEPP. An indicative compliance table against the provisions of the Apartment Design Guide (ADG) has been prepared by Young and Metcalf (Appendix 12) against their current plans. Whilst there are some non-compliances, these can be addressed and resolved at DA stage.</p>
70.Affordable Housing (Revised Schemes)	Yes	The future development can provide an appropriate mix and number of dwellings which could contribute to affordable housing in the locality.
71.Coastal Protection	N/A	Not applicable
SEPP (Affordable Rental Housing) 2009	Yes	The future development has the opportunity to provide an appropriate mix and number of dwellings which could contribute to affordable housing in the locality.
SEPP (Exempt and Complying	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.

SEPP Title	Consistency	Comment
Development Codes) 2008		
SEPP (Housing for Seniors or People with a Disability) 2004	Yes	The future development will be subject to this SEPP. This SEPP includes provisions that allow bonus FSR incentives if the proposal includes affordable housing. The PP will not contain provisions that will contradict or hinder application of this SEPP. The future DA will need to assess the consistency of the development against the provisions of this SEPP.
SEPP (Infrastructure) 2007	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	N/A	Not applicable
Kurnell Peninsula	N/A	Not applicable
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	Not applicable
SEPP (Miscellaneous Consent Provisions) 2007	N/A	Not applicable
SEPP (Penrith Lakes Scheme) 1989	N/A	Not applicable
SEPP (Rural Lands) 2008	N/A	Not applicable
SEPP (State and Regional Development) 2011	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP (State Significant Precincts) 2005	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP (Sydney Drinking Water Catchment) 2011	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP Sydney Region Growth Centres) 2006 (N/A	Not applicable
SEPP (Three ports) 2013	N/A	Not applicable
SEPP (Urban Renewal) 2010	N/A	Not applicable

SEPP Title	Consistency	Comment
SEPP (Western Sydney Employment Area) 2009	N/A	Not applicable
SEPP (Western Sydney Parklands) 2009	N/A	Not applicable

There are no deemed State Environmental Planning Policies (former Regional Environmental Plans (REPs)) applicable to the PP.

6.2.4 Is the planning proposal consistent with the applicable Ministerial directions (s.117 directions)?

It is considered that the PP is consistent with the relevant Directions issued under Section 117(2) of the Act by the Minister to Councils, as demonstrated in the assessment of the following:

TABLE 8: CONSISTENCY WITH S117 MINISTERIAL DIRECTIONS

Direction Title	Consistency	Comments
Employment and Resources		
1.1 Business and Industrial Zones	Yes	The PP promotes employment growth and supports the viability of the Norton Street retail area by increasing the floor space for employment uses. Moreover, the PP will revitalise the site which is currently vacant and unused.
1.2 Rural Zones	N/A	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries	N/A	Not applicable
1.4 Oyster Aquaculture	N/A	Not applicable
1.5 Rural Lands	N/A	Not applicable
Environment and Heritage		
2.1 Environment Protection Zones	N/A	Not applicable
2.2 Coastal Protection	N/A	Not applicable
2.3 Heritage Conservation	Yes	The site is located in a heritage conservation zone. The subject PP is accompanied by a HIS prepared by City Plan Heritage. The HIS concludes that the PP will not have an adverse impact on the significance of the conservation zone or nearby heritage items. The future DA will be accompanied with a further HIS.
2.4 Recreation Vehicle Areas	N/A	Not applicable
2.4 Application of E2 and E3 Zones and	N/A	Not applicable

Direction Title	Consistency	Comments
Environmental Overlays in Far North Coast LEPs		
Housing, Infrastructure and Urban Development		
3.1 Residential zones	Yes	The PP encourages a variety and choice of housing types to provide for existing and future housing needs, whilst making efficient use of existing infrastructure and services. The PP demonstrates appropriate built form whilst minimising the impact of residential development on the environment.
3.2 Caravan Parks and Manufactured Home Estates	N/A	Not applicable
3.3 Home Occupations	N/A	Not applicable
3.4 Integrating land use and transport	Yes	The PP will enable retail / commercial and residential development in close proximity to jobs and services encouraging walking, cycling and use of public transport.
3.5 Development Near Licensed Aerodromes	Yes	The land is in the vicinity of a 'Licensed Aerodrome' being Sydney Airport. The height proposed is compliant with the OLS contour of 100 and 110 AHD for the site. The site is located predominantly within a contour of 20 ANEF, and a residential unit development is an 'conditionally acceptable' use within the contour. A Aircraft Noise Intrusion Assessment has been undertaken by SLR Consulting (Appendix 6) provides various findings and recommendations that ensure the development satisfies AS2021. The future DA will need to take these recommendations into consideration.
3.6 Shooting Ranges	N/A	Not applicable
Hazard and Risk		
4.1 Acid sulphate soils	Yes	The subject site is identified as containing Class 5 acid sulfate soils. The future DA will be subject to the provisions of Clause 6.1 of the LLEP.
4.2 Mine Subsidence and Unstable Land	N/A	Not applicable
4.3 Flood Prone Land	N/A	The site is not located within flood prone land Accordingly, Direction 4.3 is not applicable.
4.4 Planning for Bushfire Protection	N/A	The site is not located within a Bushfire prone area. Accordingly, Direction 4.4 is not applicable.
Regional Planning		

Direction Title	Consistency	Comments
5.1 Implementation of Regional Strategies	N/A	Not applicable
5.2 Sydney Drinking Water Catchments	N/A	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not applicable
5.8 Second Sydney Airport: Badgerys Creek	N/A	Not applicable
5.9 North West Rail Link Corridor Strategy	N/A	Not applicable
5.10 Implementation of Regional Plans	N/A	Not applicable
Local Plan Making		
6.1 Approval and Referral Requirements	Yes	The PP will be consistent with this Ministerial Direction.
6.2 Reserving Land for Public Purposes	Yes	The PP will be consistent with this Ministerial Direction.
6.3 Site Specific Provisions	Yes	The PP will be consistent with this Ministerial Direction.
Metropolitan Planning		
7.1 Implementation of APfGS	Yes	Refer to Table 4 Section 6 of the PP for detail.

6.3 Environmental, Social and Economic Impact

6.3.1 Is there any likelihood that critical habitat or threatened species will be adversely affected as a result of the proposal?

The subject site is located within an existing urban environment and does not apply to land that has been identified as containing critical habitat or threatened species, population or ecological communities, or their habitats

6.3.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The PP is unlikely to result in any environmental effects. A future development application will investigate the potential for other likely environmental effect arising for future detailed proposals. However, as part of the detailed analysis for the site, relevant environmental considerations were investigated for a future indicative development on the site and are provided in attached appendices. A summary of these impacts are discussed below.

Traffic

The PP has been accompanied with a Traffic Report prepared by Colston Budd Rogers and Kafes. The report concludes the following:

"In summary, the main points relating to the traffic implications of the proposed development are as follows:

- i) the planning proposal would provide for a scale of development comprising 44 seniors living dwellings and some 602m² non-residential uses;*
- ii) the proposed development will be readily accessible by public transport;*
- iii) parking provision will be appropriate;*
- iv) vehicular access, internal circulation and layout will be provided in accordance with AS 2890.1:2004;*
- v) the road network will be able to cater for the traffic generation of the proposed development; and*
- vi) the traffic effects of the additional floor space being sought in the planning proposal would not be noticeable on the surrounding road network."*

Aircraft Noise

The subject site is situated in both the 20 and 25 ANEF contour as demonstrated on the ANEF Contour Map for Leichhardt Council as shown in **Figure 15**. An Aircraft Noise Intrusion Assessment was undertaken by SLR consulting against the relevant standards including AS2021. The report considers that the continued use of the site for residential accommodation and retail purposes is 'acceptable' given that the majority of the land is situated in an ANEF contour of 20. The report concludes the following:

"An assessment of aircraft noise at 168 Norton Street, Leichhardt for the Harold Hawkins Court redevelopment site has been carried out in accordance with AS 2021:2015 for the purpose of evaluating the site for re-zoning purposes. The maximum level of aircraft noise predicted at the proposed residence is 81 dBA. Preliminary façade Rw values based on concept site layouts have been provided in Table 4 and Table 5. It is essential that the Acoustic Ratings (Rw) presented in this report are reviewed during detailed design of the project.

Based upon the findings of this assessment, the development as proposed appears satisfactory in terms of its general planning arrangement."

Heritage

The subject site is located in the 'Whaleborough' heritage conservation zone (C13) and is located near to other heritage items, as identified under Schedule 5 of the LLEP. A HIS has been prepared by City Plan Heritage who have reviewed the proposed building envelope controls. In summary, the HIS concludes the following:

"In conclusion, it is considered by City Plan Heritage that the proposal, including the redefining of the building envelopes at 168 Norton Street and concept scheme, will

have no adverse impact on the significance of heritage items located in proximity and the HCA. The proposed new building envelope seeks to enable the future development of the site while also ensuring the heritage context of the site is retained. The site has been carefully considered and the proposed envelopes have been carefully established so as not to impact on the site's heritage context. The proposal demonstrates compliance with the existing controls regarding heritage conservation and is therefore recommended to Council for approval with the following recommendations:

- An archival recording should be conducted to record the Harold Hawkins building should demolition be proposed in the future;
- Any new development should include heritage interpretation that explores the history of the site as a former cinema/theatre; and
- A separate Heritage Impact Statement will be required for any future proposed development of the site."

Urban Design

An Urban Design Report was prepared by Studio GL to review the previous building envelope controls established by AJ+C, to ensure their suitability in the urban context of Norton Street and the surrounding area. The Urban Design Report (**Appendix 5**) concludes:

"This report considers that the building envelope controls, objectives and provisions identified in the AJ+C Report are appropriate for this site as these controls:

- *Respond to the current and future character of the area with development that respects the local character and enhances local residential amenity;*
- *Will facilitate redevelopment and will provide the opportunity to create a more attractive setting for key heritage buildings in the centre.*
- *Allow a sufficient scale of development in order to encourage redevelopment and provide much needed additional housing for seniors in the local area."*

The proposed building envelope controls (other than Height and FSR under the LLEP) will largely be contained under a site specific DCP which accompanies this PP at **Appendix 10**. The Urban Design Report recommends a building height up to RL 50.4, which represents an approximate height of 18.6m which is marginally (i.e. 600mm) higher than identified under the MOU. However, upon analysis of the conditions of the site, which has a significant slope, this is the most practical height to accommodate the building within the desired 5 storey envelope with consideration given to lift over-runs and servicing elements on the roof, as well providing a suitable relationship to the retail premises with Norton Street.



Figure 20: Anticipated building envelope controls as per AJ+C report (Source: Studio GL)

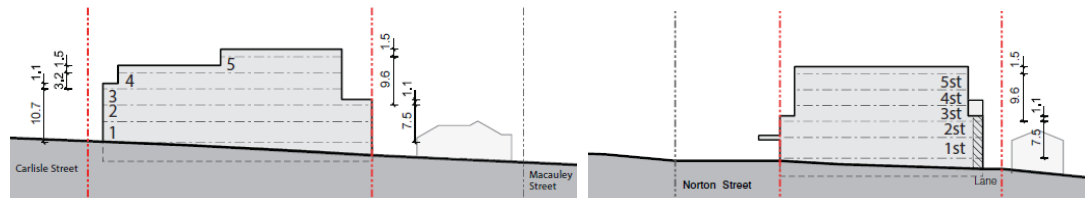


Figure 21: Sections through the building showing the anticipated built form as per the controls established by AJ+C (Source: Studio GL)

The site is suitable for this form of medium/high density mixed use development, and is considered capable of a high quality urban form which can deliver seniors housing and employment opportunities. The development will result in a social public benefit through the provision of high quality seniors and affordable living within the area, and improving the streetscape in the immediate area by removing a vacant building that is subject to vandalism.

Overshadowing

The PP intends to increase the height and FSR potential of the site. Accordingly, it is important to understand the relative overshadowing impacts that could be cast from the future built form on the site. The Urban Design Report prepared by Studio GL has undertaken an indicative analysis of the existing and proposed shadows cast from the site, as shown below in **Figure 21**.

Existing built form



Shadows 9am - Existing built form



Shadows 12pm - Existing built form



Shadows 3pm - Existing built form

Proposed maximum building envelope



Shadows 9am - Proposed envelope



Shadows 12pm - Proposed envelope



Shadows 3pm - Proposed envelope

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

As demonstrated in the shadow diagrams, the proposed building envelope has a minor increase to the shadows cast by the existing buildings on the site.

Young and Metcalf have also provided indicative floor plans (**Appendix 12**) for the future redevelopment of the site. Whilst this information is not strictly required as part of the PP, it has been provided to demonstrate greater clarity around the potential development outcome for the site. As part of any future DA for this form of development, consideration will need to be given to the ADG as required under SEPP 65. In this regard, it is to be noted that the ADG is a 'guide' and is flexible in its application where it is demonstrated that there are acceptable alternative solutions.

An ADG Compliance Table (**Appendix 12**) has been prepared against the preliminary indicative plans. The ADG Compliance table demonstrates that the development is generally consistent with the ADG, with some numerical minor non-compliances (including separation, communal open space and deep soil). However, the future DA can be designed so that it satisfies the 'objectives' of the ADG if numerical compliance cannot be achieved (e.g. privacy screens and/or winter gardens to maintain privacy given the proximity to adjoining properties). The merit of the future development will be considered in detail at the DA stage, where any potential impacts can be ameliorated.

Flora and Fauna

The subject site has existing vegetation located centrally on the site within the courtyard of the building. The existing trees are fully screened by the existing built form, and are not visible from the public domain. An Arboricultural Impact Appraisal has been undertaken by Naturally Trees and is provided at **Appendix 11**. The future redevelopment of the site will require the removal of these trees, resulting in a total loss of seven (7) 'low category' trees. The Arboricultural Report concludes that the removal of the trees are acceptable, particularly given that they are not visible to the surrounding area and do not contribute to the character or amenity of the area. Further trees 5, 7, and 10 and identified as 'class 4 weeds' and should be removed regardless of any future development.

The report also outlines various recommendations to ensure that the existing tree along the rear laneway (Tree 3) is not damaged through the redevelopment of the site.

6.3.3 Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal will have a positive economic effect by stimulating redevelopment and encouraging future retail/commercial floor space and residential development to improve the economy of the surrounding area. The proposed development contributes to the continued social growth of the area by encouraging a pattern of development which will help to diversify and increase housing choice. The PP will encourage the redevelopment of the site which is currently vacant and dilapidated, and does not provide activation of Norton Street. The PP will require the activation of Norton Street to benefit from the additional floor space and height incentives proposed. Not only will the activation improve the sites functionality with the town centre, the proposal will significantly improve the presentation to the streetscape that currently exists. This includes all facades as viewed from the public domain, as well as improving the casual surveillance opportunities afforded from the site, particularly along the rear/western lane way.

The PP also encourages the future use of the site to be for seniors housing, and includes 15% of the residential accommodation to be affordable places. This is consistent with the MOU that the former Leichhardt Council and the applicant (Uniting) entered into in 2015. The provision of modern seniors housing will be a social benefit to the community, which is currently experiencing an ageing population that is faced with a lack of desirable accommodation in the area that supports residents to 'age in place'.

This PP will enable the development of the sites which are responsive to supporting the current and future social character of the locality, as well as supporting and revitalising its economic potential. Given the proximity of the site to public transport, services and infrastructure, this is an ideal site for development.

Accordingly, it is considered that the PP will have a positive effect on the local economy and community.

6.4 State and Commonwealth Interests

6.4.1 Is there adequate public infrastructure for the planning proposal?

The surrounding area is serviced by various bus services that provide connections to the surrounding suburbs, including the Sydney CBD. Notwithstanding this, the site is well situated within the Norton Street retail precinct, with a variety of community services, recreational opportunities, medical practices, and retail/commercial opportunities.

The proposed future redevelopment on this site allows for a building that provides a significantly improved presentation to the public domain, and enhancing the streetscape in the immediate area.

Existing utility services will adequately service the future development proposal as a result of this PP, and will be upgraded or augmented where required. Waste management and recycling services are available through Inner West Council.

This PP does not obstruct the existing public infrastructure. In fact, the proposal seeks to support and enhance the public infrastructure of the site and its surrounds.

6.4.2 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

At this first iteration of this PP, the appropriate State and Commonwealth public authorities have not yet been identified, and the Gateway Determination has yet to be issued by the Department of Planning and Environment.



7. Part 4 - Mapping

The PP will require an amendment to the Key Sites Map supporting the Leichhardt LEP 2013. This map will correlate with the proposed 'Additional local provision' in Part 6 of the written instrument, indicating the existence of site specific development controls.

8. Part 5 - Community Consultation

This PP is considered to be of a type that falls within the definition of a '*low impact Planning Proposal*'.² Therefore, it is likely to be on exhibition for a minimum period of 14 days. The community will be notified of the commencement of the exhibition period via a notice in a local newspaper and via a notice on Inner West Council's website. The written notice will: -

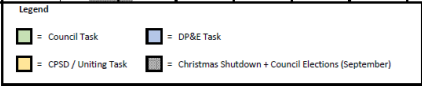
- Give a brief description of the objectives or intended outcomes of the PP;
- Indicate the land affected by the PP;
- State where and when the PP can be inspected;
- Give the name and address of the RPA for the receipt of any submissions; and
- Indicate the last date for submissions.

During the exhibition period, the following material will be made available for inspection: -

- The PP, in the form approved for community consultation by the Director General of Planning and Infrastructure;
- The Gateway determination; and
- Any studies relied upon by the PP.

² Low impact planning proposal means a planning proposal that in the opinion of the person making the Gateway determination is consistent with the pattern of surrounding land use zones and/or land uses, is consistent with the strategic planning framework, presents no issues with regard to infrastructure servicing, is not a principle LEP, and does not reclassify public land.

100



10. Conclusion

This Planning Proposal is a proposal by Uniting to amend the existing zoning of 168 Norton Street, Leichhardt to enable the redevelopment of the site for seniors housing including amending the maximum FSR control and introducing a maximum height limit. The Planning Proposal will enable the construction of a mixed use building development comprising: -

- Ground Floor retail / commercial floor space fronting Norton Street; and
- Up to five levels of residential floor space for seniors housing.

The Planning Proposal: -

- Is consistent with the objectives of the zoning pursuant to the current *Leichhardt Local Environmental Plan* (LEP) 2013;
- Resolves the amalgamation of these sites to provide a single redevelopment;
- Provides a built form that in keeping with previous negotiations with Council and consultation with the community;
- Is a suitable development which is consistent with the existing and future built form and will not adversely impact on the locality;
- Is consistent with APfGS objectives to locate increased residential density closer to public transport and providing a range of accommodation types;
- Provides via a proposed offer to dedicate 15% of the overall development as affordable places;
- Is consistent with the Ministerial Directions; and
- Positively contributes net community/social benefits.

In summary there is no reasonable planning basis which would not support the changes to the height and FSR provisions of the LLEP for this site. The proposal will allow for a future built form that has been guided by previous negotiations with the community and Council, and will provide positive social outcomes through increased supply of seniors housing and affordable places in the LGA.



NOTES :

- BOUNDARIES HAVE NOT BEEN DEFINED BY SURVEY AND ARE DIAGRAMMATIC ONLY.
LAND DIMENSIONS AND AREAS HAVE BEEN COMPILTED FROM PLANS OBTAINED FROM LPPA.
BEARINGS RELATE TO MAGN. NORTH ORIGINATING FROM 1208765.
LEVEL 100 IS 1.00 M. ORIGINATING FROM S/N585241 R. 1/4, 1/6
VISIBLE, ACCESSIBLE SERVICES ONLY, HAVE BEEN LOCATED THIS PLAN DOES NOT PURPORT TO SHOW UNDERGROUND SERVICES.
THE EXISTENCE OF UNDERGROUND SERVICES HAS NOT BEEN ESTABLISHED.
EXISTING SERVICES MUST BE VERIFIED BY CONTRACTING DATA BEFORE YOU DIG (BDD) 1100 COM. ALL CRITICAL SERVICES MUST BE EXPOSED AND IDENTIFIED. NEIGHBORING HOUSES, WINDOWS AND ROOF POSITIONS ARE APPROXIMATELY ONLY.
FLOOR LEVELS GENERALLY SURVEYED AT DOOR THRESHOLDS. INTERNAL ROOMS NOT SURVEYED.
ELEVATIONS ARE IN FEET AND INCHES AND FORM. SPOT LEVELS SHOULD BE PRECISE.
REFER TO EACH OF PLAN FOR SUBJECT TITLE NOTATIONS. THIS TITLEBLOCK IS AN INTEGRAL PART OF THIS DRAWING AND SHOULD NOT BE REMOVED.



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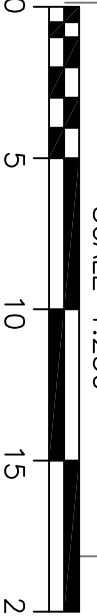
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LEGEND

- ELP - ELECTRIC LIGHT POLE
HYD - HYDRANT
PPT - PARAPET
TK - TOP KERB
TG - TOP GUTTER
PP - POWER POLE
SMH - SEWER MANHOLE
SP - SIGN POST
SV - STOP VALVE
TEL - TELESTRA PIT
VC - VEHICLE CROSSING
V6/65/5H - TREE DIAMETER SPREAD, HEIGHT
BOL - BOLLARD
PC - PAVEMENT CROSSING

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C	ORIGIN OF LEVELS AMENDED, HEIGHTS UPDATED	4/5/17
B	BUILDING HATCHING UPDATED, INTERNAL COURTYARD AREA ADDED	8/3/17
REV	AMENDMENTS	DATE



SHEET 1 OF 3 - DETAIL SURVEY

CLIENT: UNITING CARE AGEING
SYDNEY REGION

SURVEYOR :	SCOTT D
DATUM :	AUSTRALIAN HEIGHT DATUM
ORIGIN :	SSM 164391 RL25.14
JOB REF. :	3765B
DRAWING No.	3765B-1
CHECKED :	NM
DATE OF SURVEY:	13 SEPTEMBER 2016
REDUCTION RATIO :	1:250

PLAN OF: 168 NORTON STREET, LEICHHARDT
BEING: LOT 1 IN DP963000, LOTS 1 & 2 IN
DP119151, LOT 5 IN DP112635 &
LOTS 3 & 4, SEC 3 IN DP328

SHOWING: GENERAL DETAIL AND SILE LEVELS
PURPOSE: ARCHITECTURAL DESIGN
COUNCIL SUBMISSION

MACQUARIE PARK

ABN 20 068 433 974

SUITE 404, LEVEL 4 No13-15 LYON PARK ROAD,
MACQUARIE PARK NSW 2113
PHONE : 9888 3848 FAX : 9888 3875
email: office@projectsurveyors.com.au



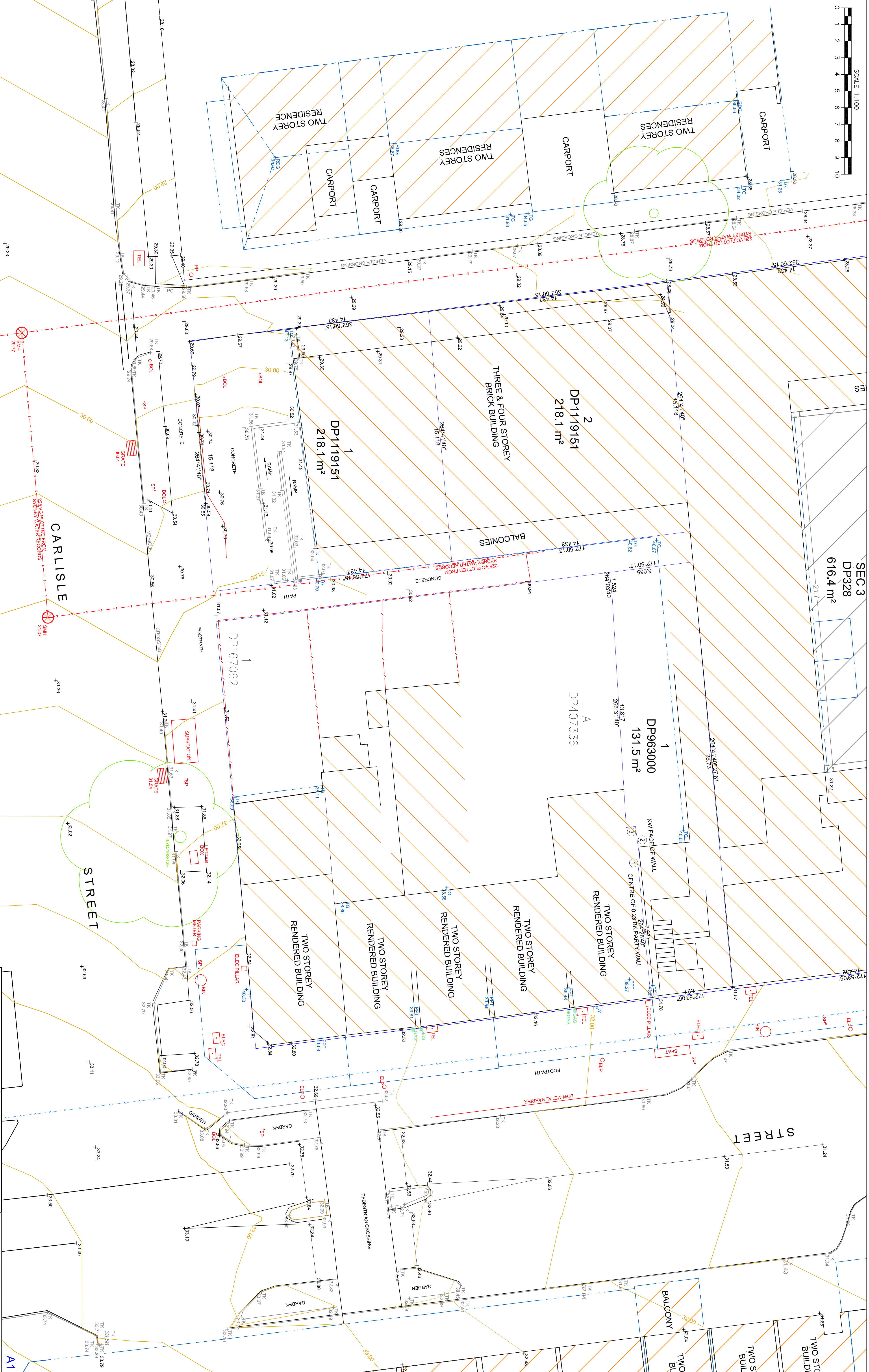
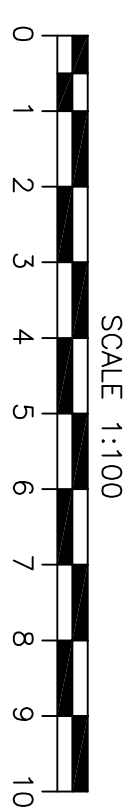
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A1



UnitingCare Ageing Leichhardt Sites

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



Prepared for Leichhardt Municipal Council

September 2014

Executive Summary

Executive Summary

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

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

A series of community forums were held to welcome the community's thoughts and input on the proposed redevelopment of the sites. Guiding principles were developed and rated by the community which influenced the design principles of each of the sites. The guiding principles in order of importance to the community are:

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



Figure 0.01 - The three UnitingCare Ageing sites. 1. Marion Street Site, 2. Norton Street Site and 3. Wetherill Street Site

Executive Summary

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

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

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

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Site objectives	8
Provisions	8
Site Controls	9
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Site objectives	12
Provisions	12
Site Controls	14

Site Design and Building Envelopes

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



Figure 0.01 - Building envelope from the Residential Flat Design Code (RFDC) 2002, p. 22

Applicable Controls

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

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

Floor to Ceiling Heights

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

Commercial/retail street level - 3.6 m.

Commercial/retail upper levels - 3.3 m.

Residential - 2.7 m

Balcony balustrade - 1.1 m included within building envelope

Marion Street Site 1



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

Marion Street Site

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

Marion Street Site Objectives

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

Marion Street Site Provisions

- All residential flat developments to comply with SEPP 65 provisions
- Provide a landscaped street setback to provide deep soil planting (lacking in footpath) and provide a transition between the public domain and private dwellings.
- Setback to maintain view to Church Spire and Town Hall. Markers of the Town Centre
- Provide landscape setback along rear boundary to allow screen planting to maximise privacy between development and rear neighbours
- Reduce bulk and visual impact by providing upper level front, side and rear setbacks
- Articulate the building facade. Maximum length of straight wall without articulation such as balcony or return to be 16m
- Basement parking below building footprint to maximise landscaping
- Basement parking may protrude 600mm above ground to provide privacy to the elevated ground floor dwelling and allow natural ventilation of car park below
- Vehicle access to basement parking from the western (lower) part of the site
- Minimise vehicle crossovers
- Provide separate pedestrian and vehicle entries to avoid pedestrian vehicular conflict

Marion Street Site 1

Floor to Ceiling Heights

The following minimum floor to ceiling heights apply:

Commercial/retail street level - 3.6 m.

Commercial/retail upper levels - 3.3 m.

Residential - 2.7 m

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

Estimated FSR - 2:1

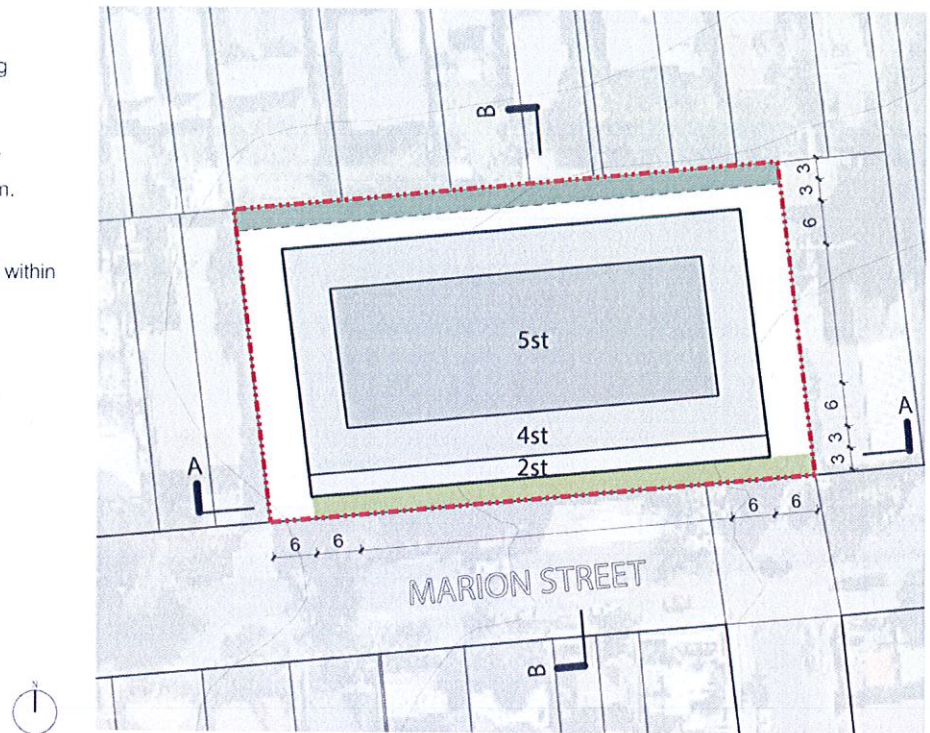


Figure 1.02 - Marion Street _ Building envelope plan

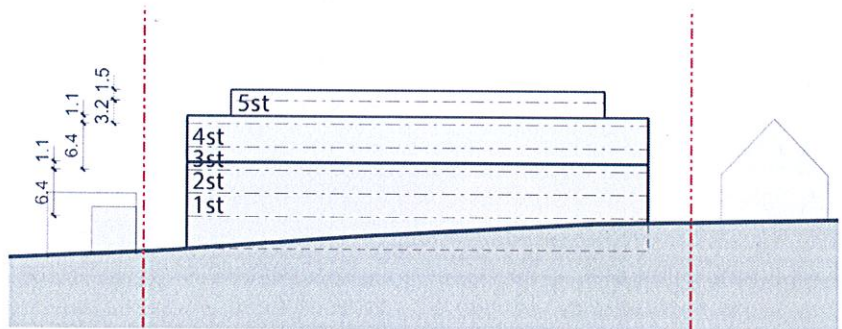


Figure 1.04 - Marion Street _ Building envelope _ Section A-A

LEGEND

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

All dimensions in metres

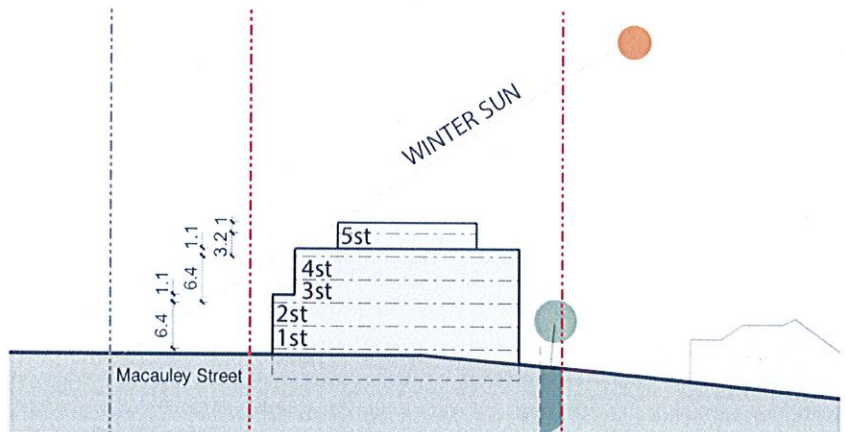


Figure 1.03 - Marion Street _ Building envelope _ Section B-B

Norton Street Site 2

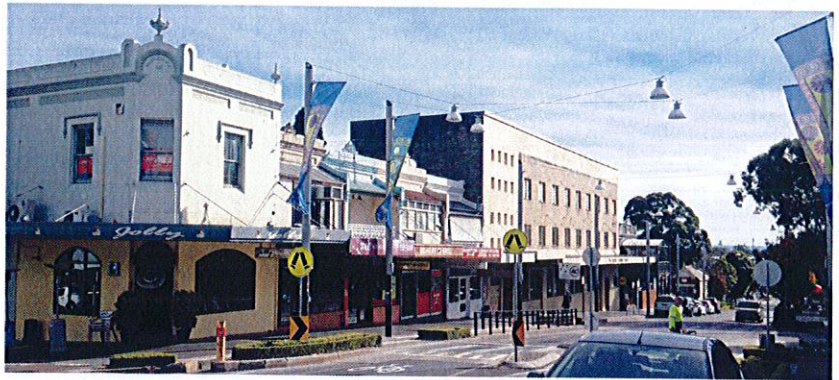


Figure 2.01: Site 2 -168 Norton Street - Harold Hawkins Court

Norton Street Street Site

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

Norton Street Site Objectives

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

Norton Street Site Provisions

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

Norton Street Site 2

Floor to Ceiling Heights

The following minimum floor to ceiling heights apply:

Commercial/retail street level - 3.6 m.

Commercial/retail upper levels - 3.3 m.

Residential - 2.7 m

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

Estimated FSR - 3:1

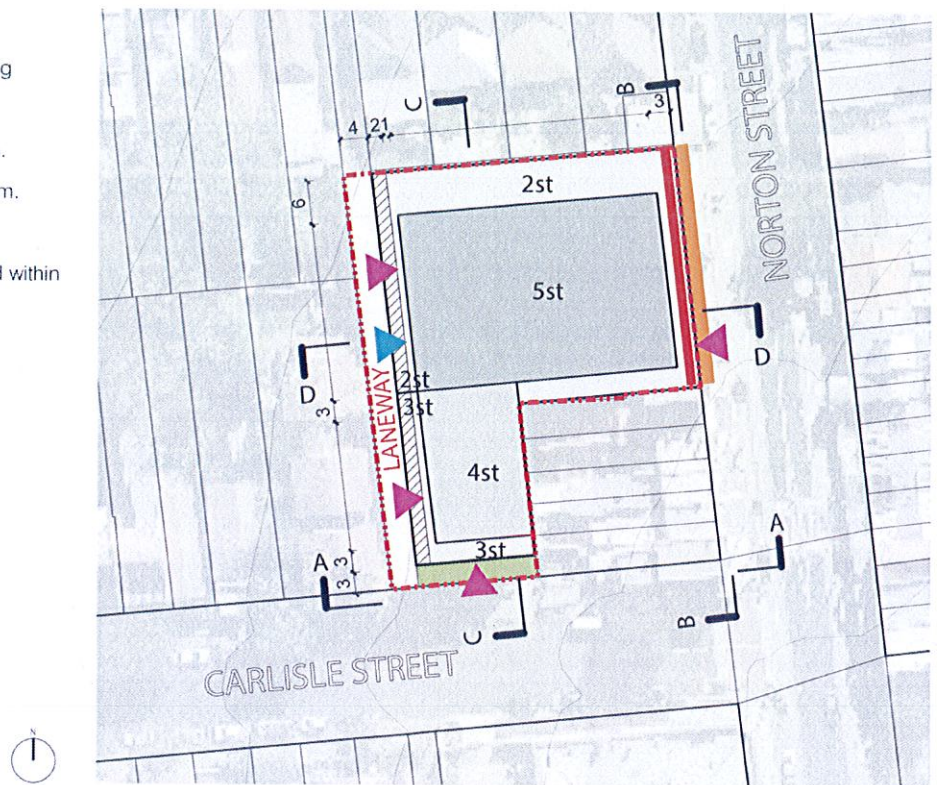


Figure 2.02 - Norton Street _ Building envelope plan

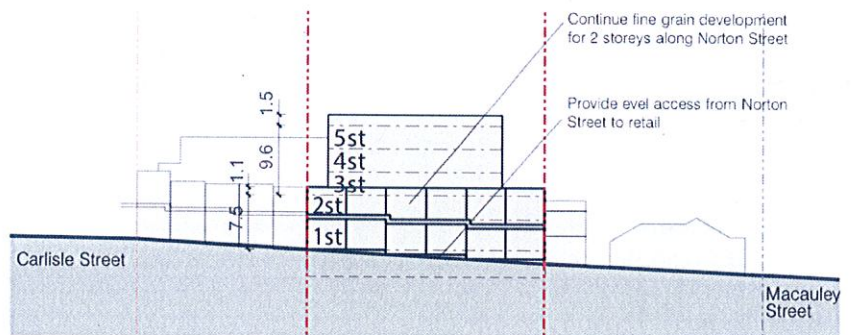


Figure 2.03 - Norton Street _ Building envelope _ Street Elevation B-B

LEGEND

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

All dimensions in metres

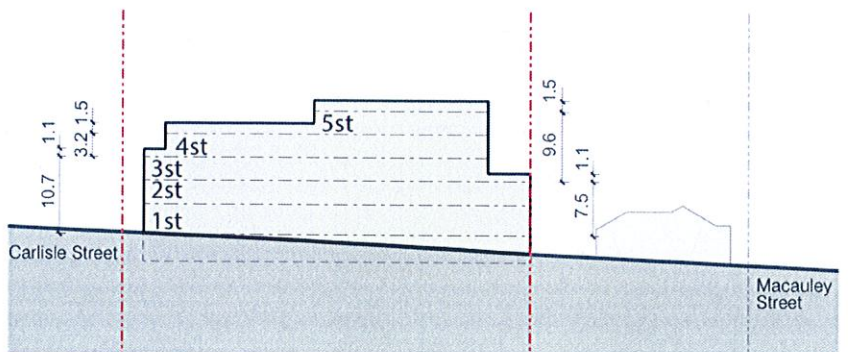


Figure 2.04 - Norton Street _ Building envelope _ Section C-C

Norton Street Site (Carlisle Street) 2

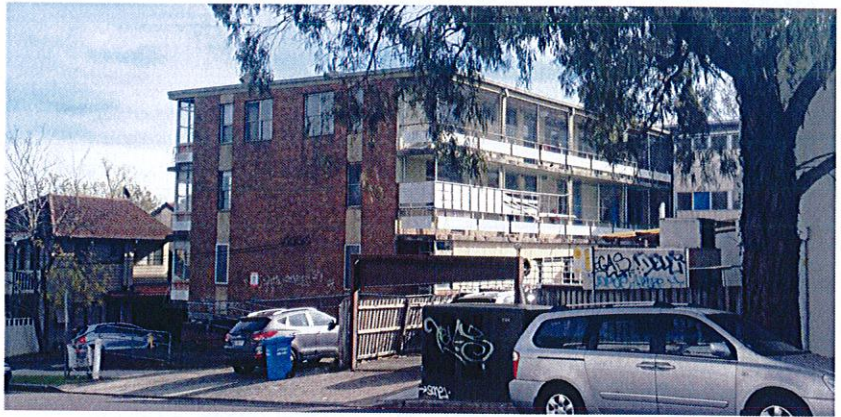


Figure 2.05: Site 2 - Carlisle Street facade

Carlisle Street Site

Carlisle Street site forms part of the amalgamated site of 2,024 sqm with the Norton Street site. It is sited in residential street, with Norton Street retail to the east and a laneway on the western side. The lane will enable vehicle access to basement parking for the combined sites. The site is currently disused and in very poor condition.

Carlisle Street Site Objectives

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

Carlisle Street Site Provisions

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

Norton Street Site 2

Floor to Ceiling Heights

The following minimum floor to ceiling heights apply:

Commercial/retail street level - 3.6 m.

Commercial/retail upper levels - 3.3 m.

Residential - 2.7 m

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

Estimated FSR - 3:1

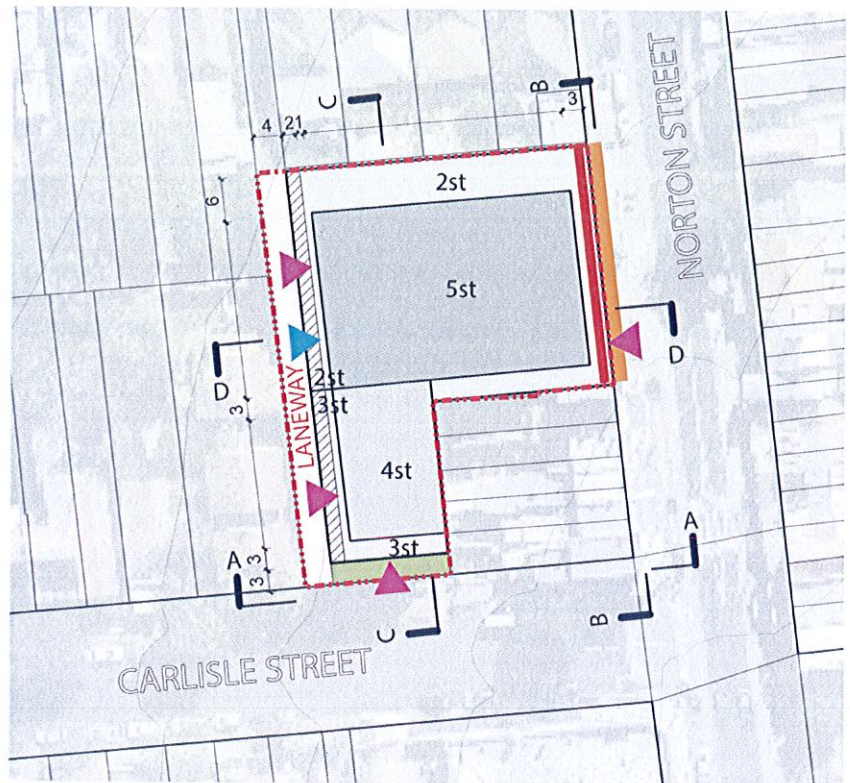


Figure 2.02 - Norton Street and Carlisle Street _ Building envelope plan

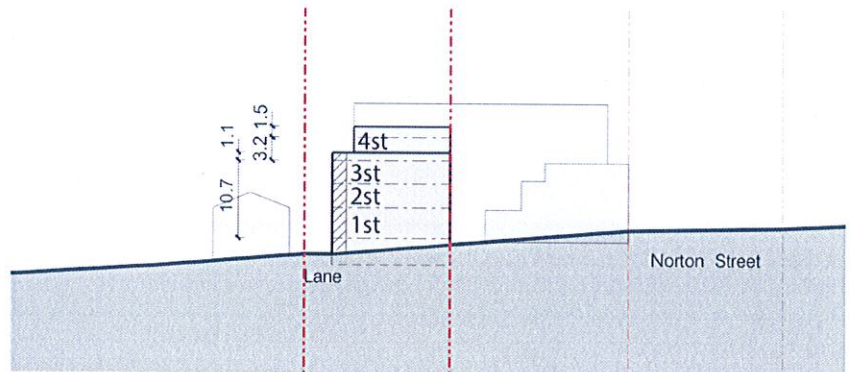


Figure 2.07 - Carlisle Street _ Building envelope _ Street Elevation A-A

LEGEND

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

All dimensions in metres

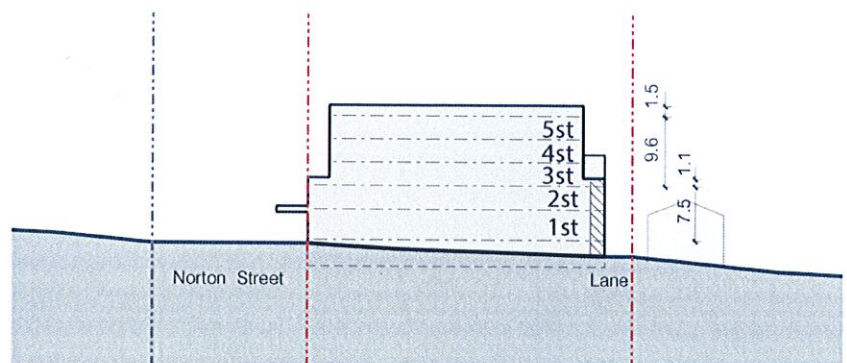


Figure 2.08 - Carlisle Street _ Building envelope _ Section D-D

Wetherill Street Site 3

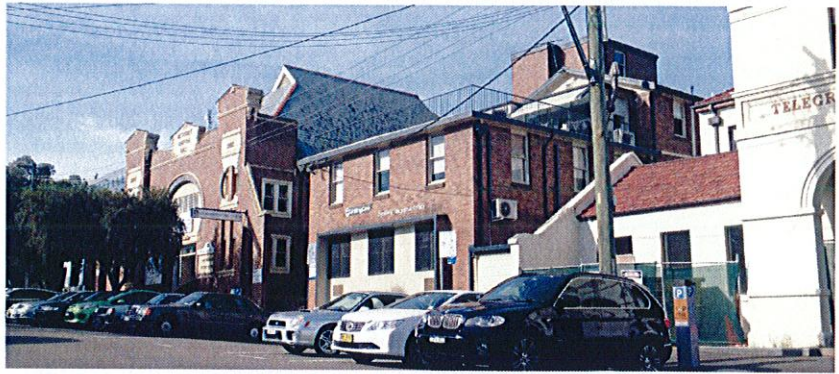


Figure 3.01: Site 3 - 1-3.5 Wetherill Street - Lucan Care and Wesley Church

The Wetherill Street Site that contains the Wesley Church, UnitingCare Ageing offices and student accommodation. The site rises from street level over approx. 2m to the rear of the site. It has a combined site area of 1,803 sqm. The site forms part of the civic precinct along with the Town Hall, Council Administration Building, Post Office and Council car park. The civic precinct has high heritage values, the Wesley Church, Town hall and Post Office all being heritage listed. The site has the potential for good access being bounded on the side and rear by Council owned laneways.

Wetherill Street_Site Objectives

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

Wetherill Street_Site Provisions

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

Wetherill Street Site 3

Option to consider larger redevelopment

There is an opportunity with the proposed development of this site to generate a master plan that would integrate this site with whole of the civic precinct. This would allow for the following outcomes:

- zero setback to the side and rear boundaries
- improved activation of the public domain, encouraged through shopfronts, entries, windows and balconies along the side and rear boundaries
- improved passive public space surveillance; and thus improved safety and security
- a potential increase in housing provisions
- the rationalisation of the car park, including reduction of car park entries along Wetherill Street.

Wetherill Street Site 3

Floor to Ceiling Heights

The following minimum floor to ceiling heights apply:

Commercial/retail street level - 3.6 m.

Commercial/retail upper levels - 3.3 m.

Residential - 2.7 m

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

Estimated FSR - 2:1

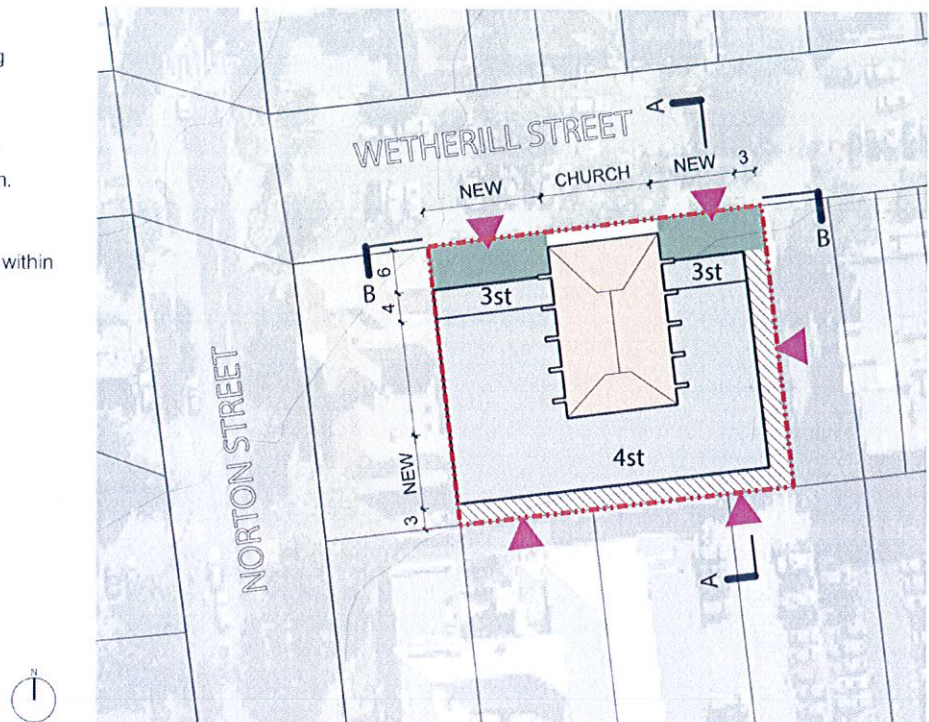


Figure 3.02 - Wetherill Street _ Building envelope plan

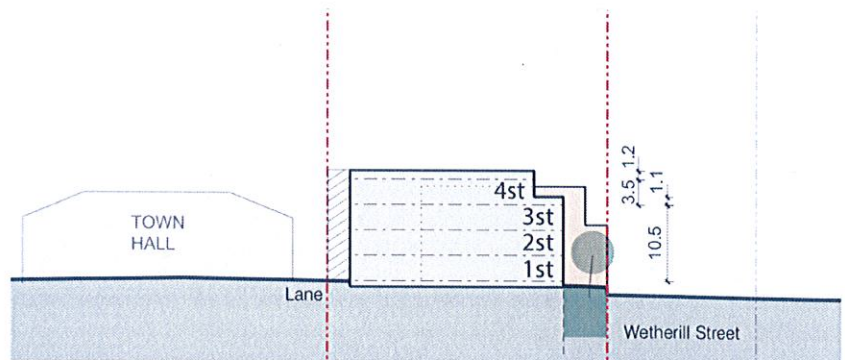


Figure 3.03 - Wetherill Street _ Building envelope Commercial floor heights Section A-A

LEGEND

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

All dimensions in metres

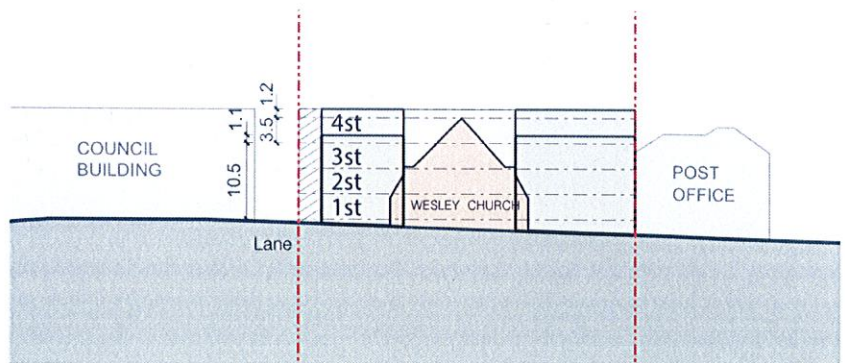


Figure 3.04 - Wetherill Street _ Building envelope Commercial floor heights Section B-B

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

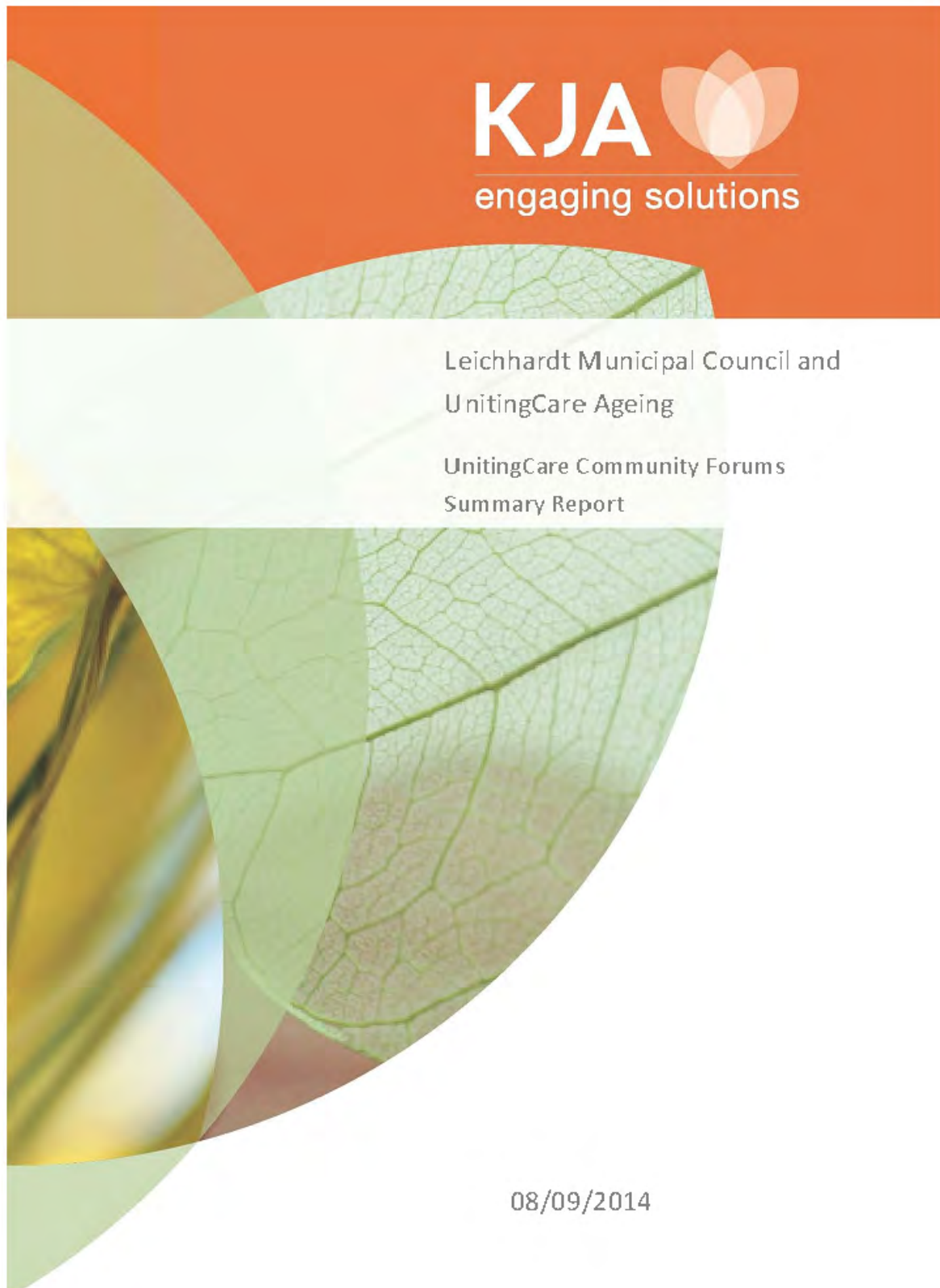


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1. Context

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

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

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

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

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

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

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

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

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

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.

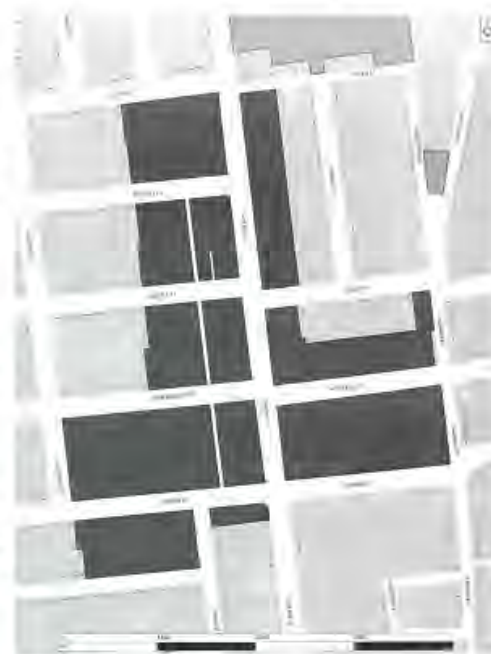


Figure 2 – Invitation distribution area for the three forums

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:	<p><i>Housing</i></p> <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. <p><i>Height and noise</i></p> <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.

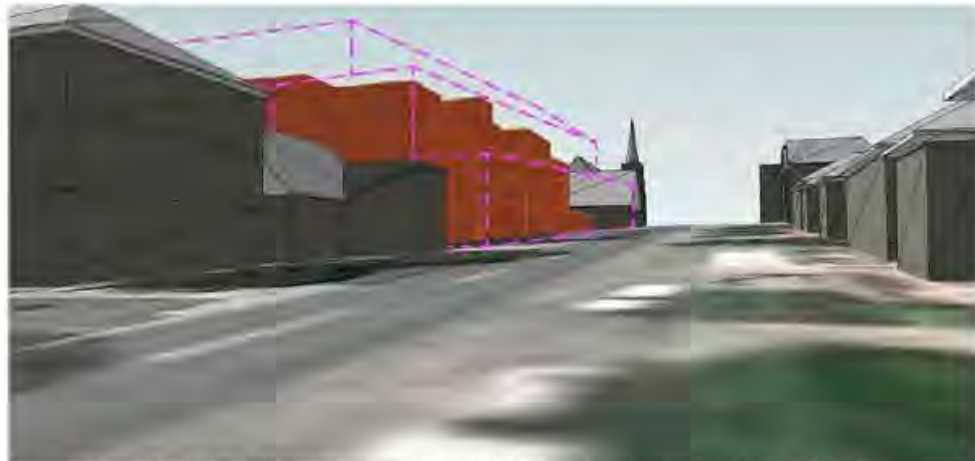


Figure 3 - existing built form with proposed building envelope comparison (Marion Street looking east).

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.

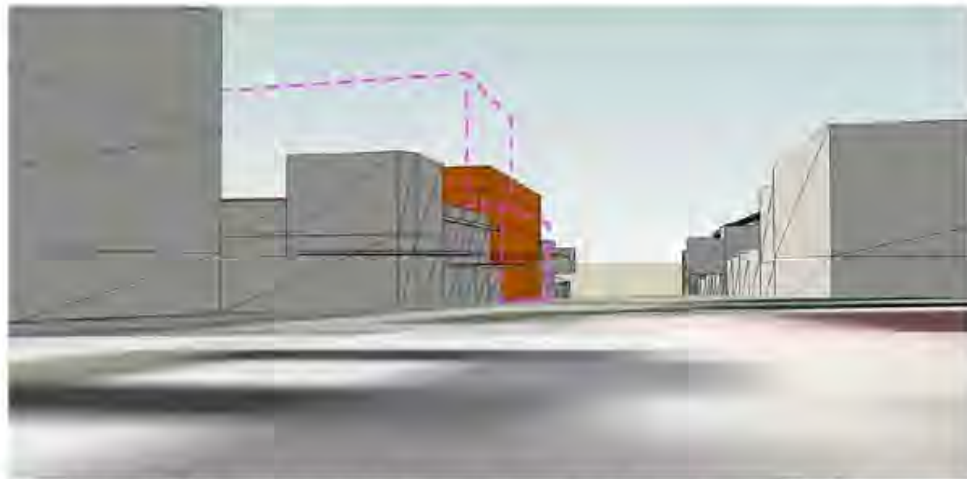


Figure 4 - existing built form with proposed building envelope comparison (Norton Street looking north).

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

Uniting Care
Leichhardt Council
12



Leichhardt Council Presentation

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

Uniting Care
Leichhardt Council
13



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

Uniting Care
Leichhardt Council
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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'

Uniting Care
Leichhardt Council
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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

Uniting Care
Leichhardt Council
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Local Government Act 1995, Chapter 3, Section 8 'The Council Charter'

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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

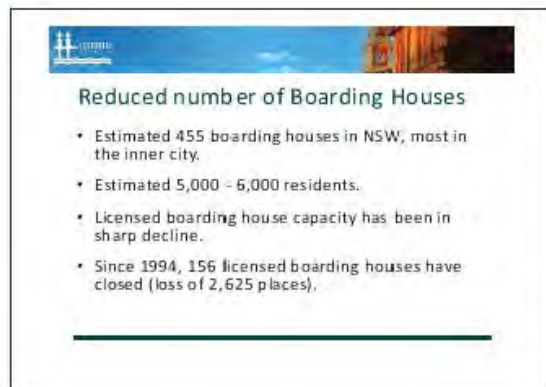
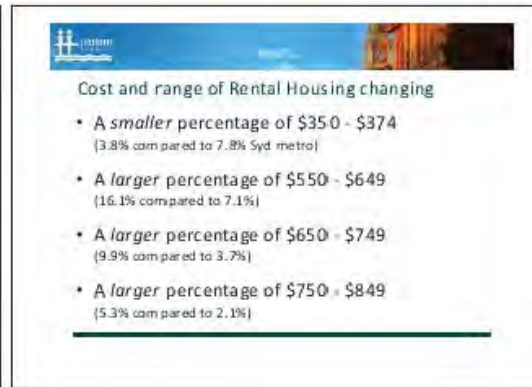


Housing Prices

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

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- 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

- That the State Government increase investment in provision of public housing stock in Sydney's inner west.
- That the State Government set targets for the retention and investment in provision of public housing across the SGA, including inner city areas.
- That the State Government provide a clear legislative and planning framework to deliver affordable housing including value capture mechanisms and inclusionary zoning schemes
- That the State Government allocate effective resources to support tenants with high needs and ongoing support services requirements and review current channels to this accommodation funding.

<https://www.leichhardt.nsw.gov.au/Assets/docs/Planning/2014-Ordinary/2014-Ordinary-25-September-2014-Ordinary-Meeting-Item-17>

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 not-for-profit organisation that provides a range of services to people in need, including housing, health, and social care. 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)

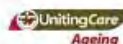
Structures are:

- 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

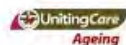


- Vacant since 2004 (excluding a short lease as student accommodation)
- Shared bathrooms, exposed access to rooms, aged construction
- No longer meets Government regulations for aged housing / care
- Target for vandalism
- Does not add to the retail frontage on Norton Street

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

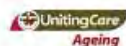


Wetherill St



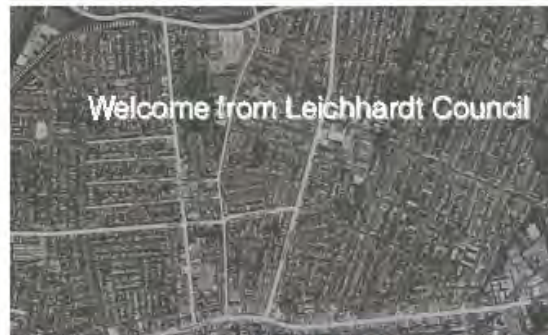
- Buildings are at the end of economic life (have been refurbished in the past)
- Church Hall with history but in need of much attention
- Student Accommodation not to modern standards to attract a young vibrant part of the community. Serves 20 students

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

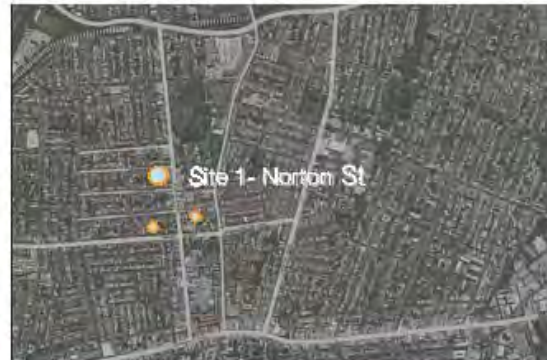
- 1. Norton Street**
 - formerly housed up to 104 beds
 - employed 75 full time staff
- 2. Marion Street**
 - 86 beds
 - employs up to 40 staff
- 3. Wetherill Street**
 - 20 student rooms
 - Offices
 - Hall
 - employs up to 55 staff
 - Provides outreach services to residents in existing homes



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

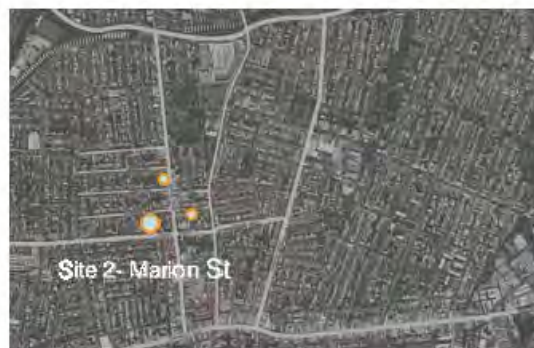
- Access issues - floor level is different to street levels - stair access
- Very costly to upgrade to meet BCA - access + safety
- Inefficient floor plan
- Limited ability to upgrade fire services and other health + safety regulations
- Shared bathrooms
- External access only to rooms
- Maintaining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

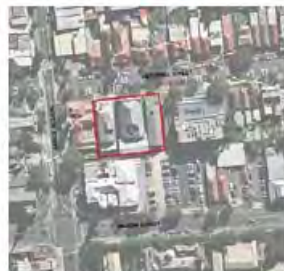


- Office building (former boarding house) + student accommodation, hall
- 20 student rooms, employs up to 55 people with Church administration and UnitingCare administration
- Collection of buildings not suited for current use
- End of their economic life



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



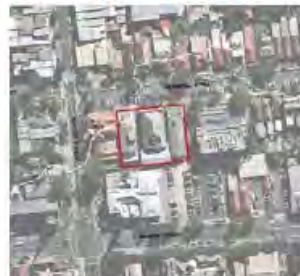
Rear lane facing west – between Unting Gern pro terrace and Town Hall



Side lane looking north – Unting Gern 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 streetlane 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

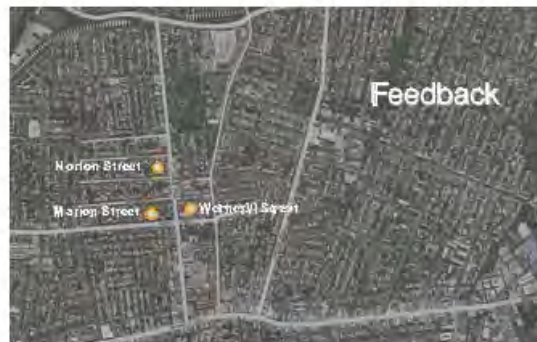
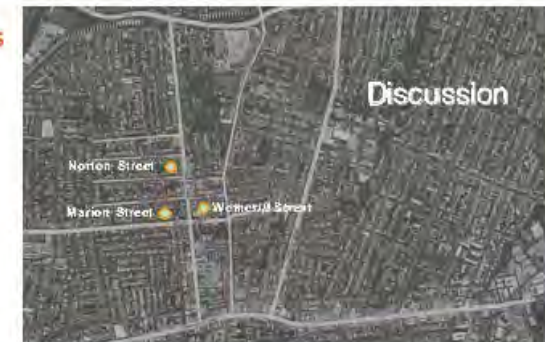


9. Ensure that urban design considerations inform the ultimate building envelope and development footprint



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:
 - 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



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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



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UnitingCare sites Recent History

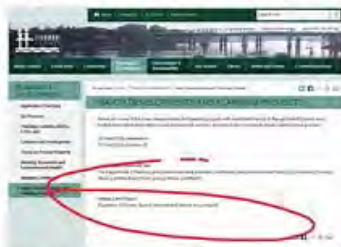
14 July 2014 Community Forum 2

- 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



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UnitingCare sites Recent History



10

Guiding Principles

- Norton Street
- Norton Street
- Norton Street



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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

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Rating of Guiding Principles



14

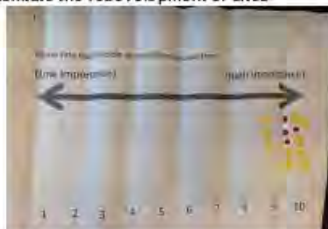
UnitingCare Sites Guiding Principles

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

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Guiding Principles

1. Facilitate the redevelopment of sites

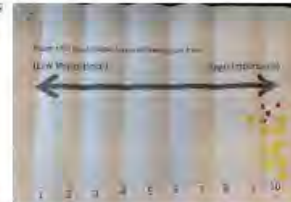


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Guiding Principles

2. Achieve significant housing outcomes such as:

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



17

Guiding Principles

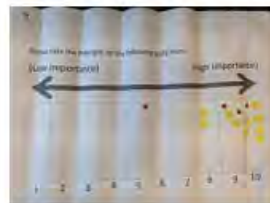
3. Provide local employment



18

Guiding Principles

4. Ensure that redevelopment is financially viable



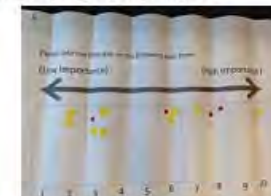
Guiding Principles

5. Activate the ground level Norton St frontage



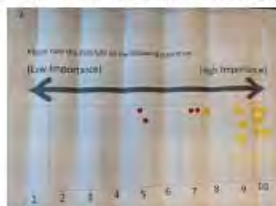
Guiding Principles

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

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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



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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



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2. Norton Street Draft Building Envelope A/C



Norton Street looking south – existing built form



2. Norton Street Draft Building Envelope A/C



Norton Street looking south – existing building



2. Norton Street Draft Building Envelope A/C



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



2. Norton Street Draft Building Envelope A/C



Carlisle Street – existing built form



2. Carlisle Street Draft Building Envelope A/C



Carlisle Street – existing building



2. Carlisle Street Draft Building Envelope A/C



Carlisle St – existing built form + proposed building envelope comparison



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

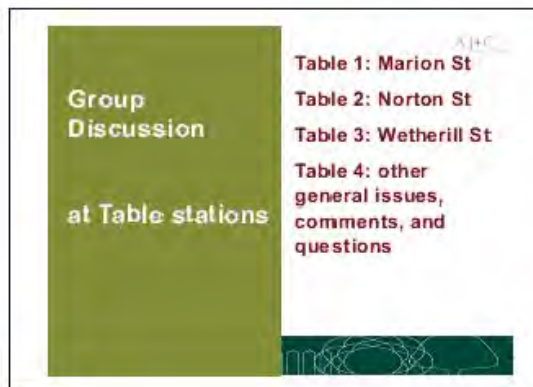
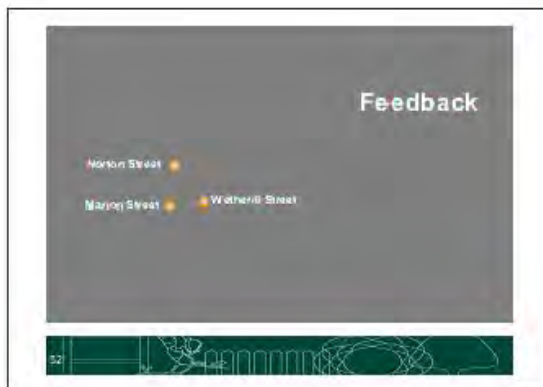


3. Wetherill St Draft Building Envelope A/C



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

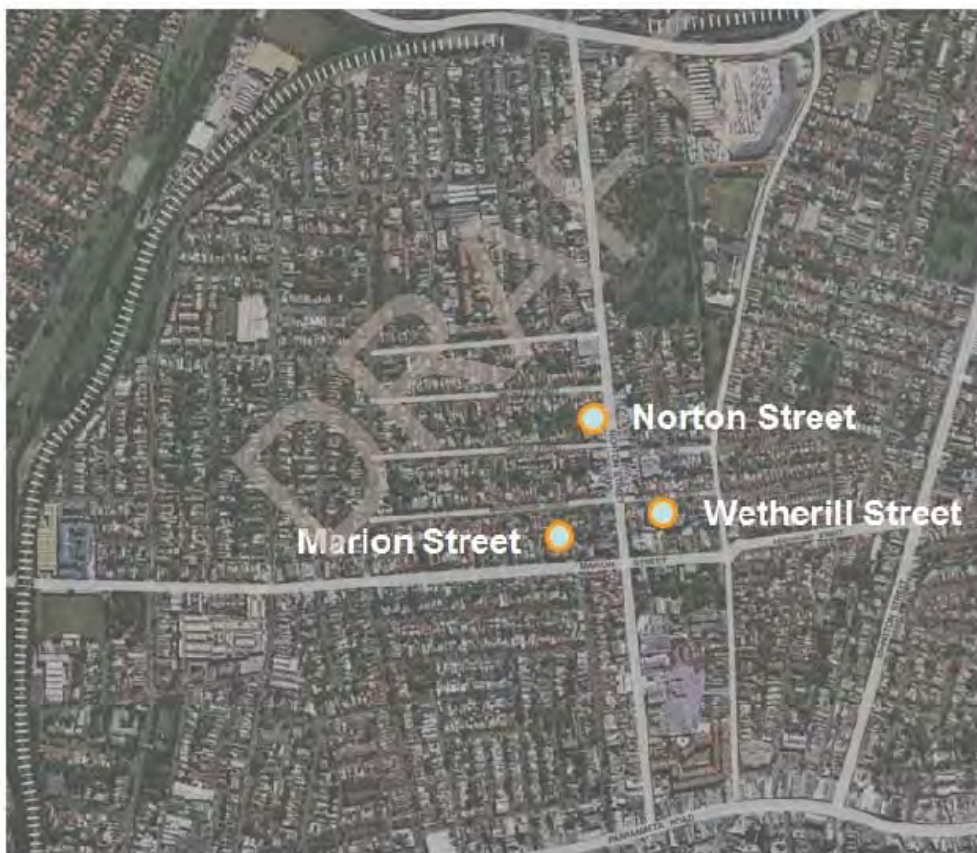


KJA
engaging solutions

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

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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 (acking 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 - 3.0 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

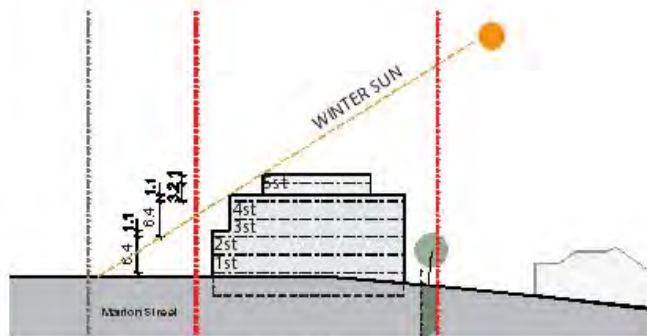


Figure 1.05 - Marion Street - Building envelope - Section B-B

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

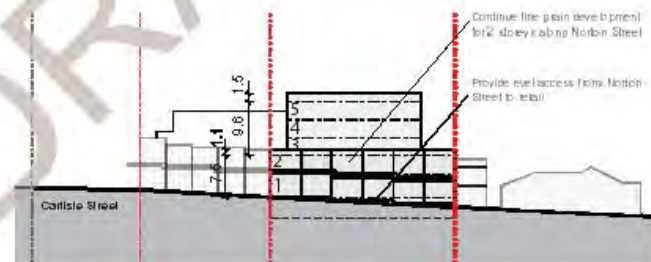


Figure 2.03- Norton Street - Building envelope - Steel elevation B-B

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

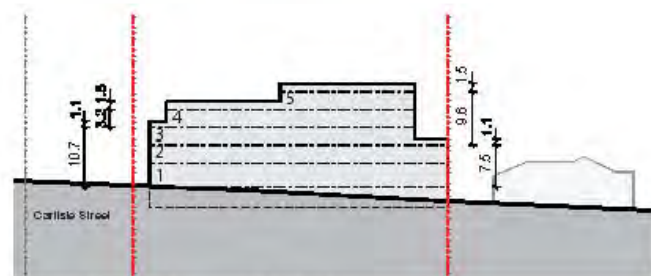


Figure 2.04- Norton Street - Building envelope - Section G-G

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

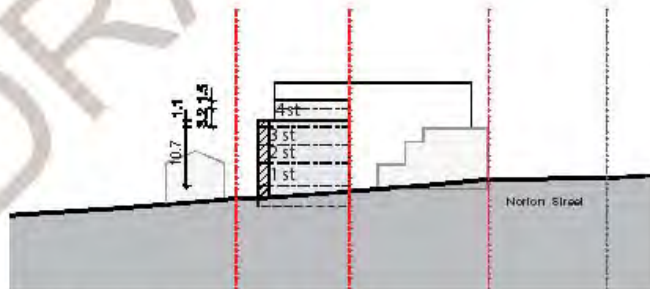


Figure 2.07 - Norton Street - Building envelope - Street Elevation A/A

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

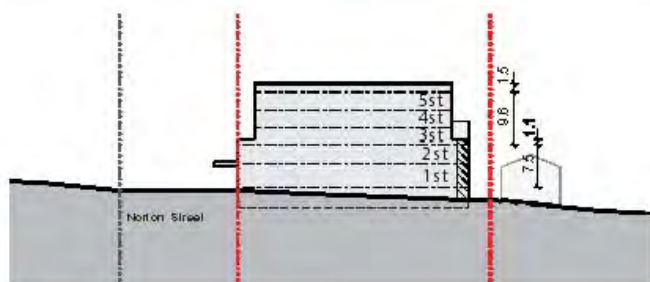


Figure 2.08 - Norton Street - Building envelope - Section D-D

Wetherill Street Site 3



Figure 3.01: Site 3- 1-35 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 _ 3D

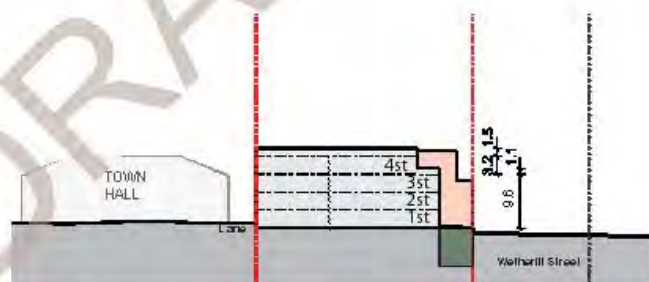


Figure 3.03 - Wetherill Street _ Building envelope _ Section A-A

LEGEND

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

All dimensions in metres

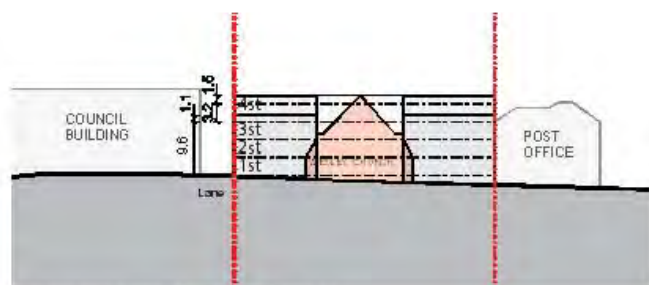


Figure 3.04 - Wetherill Street _ Building envelope _ Section B-B

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

20677310 v1 National 08 12 14

"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.

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

26677310 v1 National 08 12 14

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

205/7510 v1 National 09 12 14

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




The Uniting Church in Australia Property Trust (NSW) 
UNITINGCARE
& LEICHHARDT MUNICIPAL COUNCIL
MARCH 2015

1. Purpose

This Memorandum of Understanding guides the working relationships of the Leichhardt Uniting Church which falls within the Sydney Presbytery, UnitingCare Ageing and The Uniting Church 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 DP 907046,

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 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:

"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 an Independent Living Division which focuses on affordable housing and housing for seniors. UnitingCare Ageing (through the Uniting Church in Australia Property Trust (NSW)) is a registered community housing provider and is currently developing and/or managing over 150 NRAS incentives across the State and ACT. Further, UnitingCare 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.

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 users and residents
- 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.

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

- 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

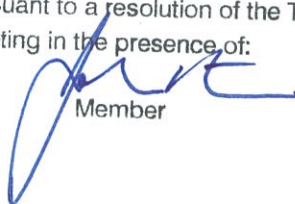
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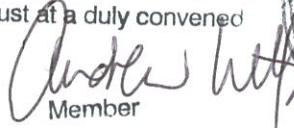
SIGNED SEALED AND DELIVERED

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:

THE COMMON SEAL of THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (N.S.W.) was hereunto affixed on the 5th day of March 2015 pursuant to a resolution of the Trust at a duly convened meeting in the presence of:




Member


Member

Member:

Member:

Full name (print):

John Kitchener

Full name (print):


Andrew Williams

For and on behalf of UnitingCare Ageing by:

[insert name] CHRIS GROVER

[insert title/position] ACTING
EXECUTIVE
DIRECTOR

(Signature)



(Date)

5 MARCH 2015

SIGNED SEALED AND DELIVERED


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

Mayor


5/3/15

General Manager

Leichhardt Council


5/3/15

(Signature)

(Date)



168 NORTON STREET LEICHHARDT

Urban Design Report

May 2017

Prepared for Uniting Care Australia
by Studio GL

Document Information

Job title	168 Norton Street Leichhardt - Urban Design Report
Client	Uniting Care Australia
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Revised Final	09/05/2017	RE, DG	DG

NOTE: The location and height of existing built form and trees has been approximated from high resolution aerial photography (nearmap.com) site visits and Google Streetview. The cadastre boundaries are based on Council's LEP mapping. The information in this document has been provided for context purposes and is indicative only. This document takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

STUDIO GL
Studio GL Pty Ltd
PO Box 832
Broadway NSW 2007

Contact: Diana Griffiths
Email: info@studiogl.com.au

01 INTRODUCTION

The subject site
Background
Purpose of this report
Report structure

02 CONTEXT ANALYSIS

Site location
Transport and accessibility
Landscape and topography
Heritage
Land uses
Zoning and FSR controls
Local character
Immediate site context

03 URBAN DESIGN PRINCIPLES

Introduction
1. SEPP Design Principles
2. Apartment Design Guide
3. Principles for site specific controls

04 PROPOSED ENVELOPES

Site specific controls (AJ+C)
Building envelope (as per AJ+C report)
Current built form
Overshadowing impact
Artist impressions

05 CONCLUSION

Recommendation



CHAPTER 1

INTRODUCTION

THE SUBJECT SITE

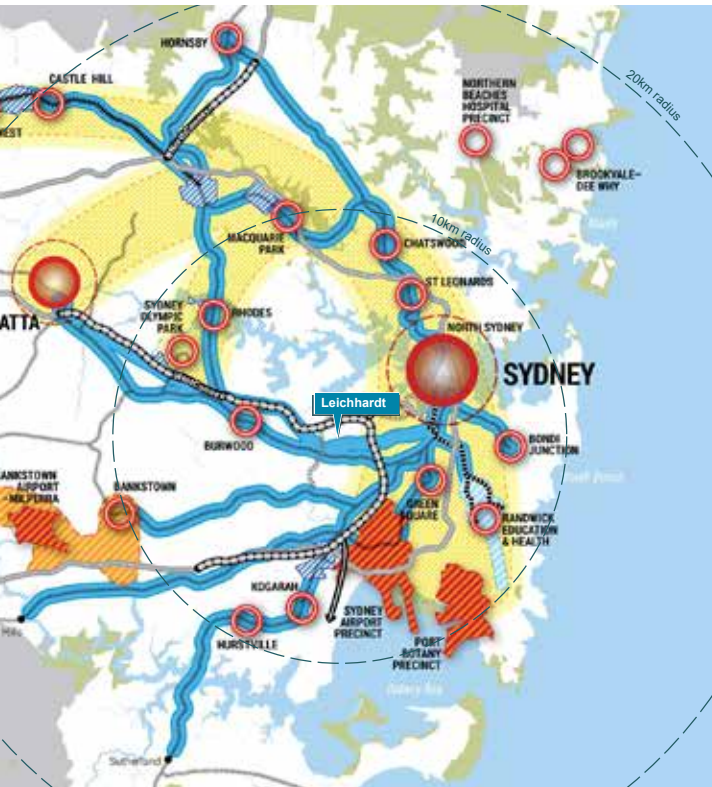


Figure 1 Metropolitan context diagram
(Source: A Plan For Growing Sydney, 2014)

The site is located in the inner west suburb of Leichhardt, approximately 6km to the west of Sydney's CBD. It lies within the newly created Inner West Local Government Area (LGA). The nearest major arterial roads are the City West Link, 900m to the north, and Parramatta Road, 800m to the south.

The site is owned by the Uniting Church Australia and known as 168 Norton Street and 'Harold Hawkins Court ILU'. It has a L-shape with two street frontages, one to Norton Street and one to Carlisle Street. The current built form is a four storey courtyard building.

To the west, north and south, the site is surrounded by single and multi-family residential development. To the east lies the Norton Street commercial precinct.

Due to its size, location, use, visual prominence and scale of the current and potential built form, future development of this site will have an impact on the local character and the look and feel of this part of Leichhardt.



Figure 2 Aerial photo showing the site in its context (source: nearmap.com)

BACKGROUND

The site is located within the Inner West Council but was previously part of the Leichhardt Council LGA. In 2012, AJ+C prepared a report for Leichhardt Council which outlined proposed site specific planning controls in the form of recommended building envelopes and guiding design principles.

The proposed changes to the height and FSR outlined in the report for this site have the in principle support of the previous Council (via a signed MoU).

Reference documents

The following references were reviewed to prepare this report:

Leichhardt Local Environmental Plan (LEP) 2013
Leichhardt Development Control Plan (DCP) 2013
UnitingCare Ageing Leichhardt Sites report prepared by AJ+C, 2012
Survey plan drawing by Project Surveyors, September 2016

PURPOSE OF THIS REPORT

This urban design report has been provided to support a Planning Proposal that seeks to alter the primary planning controls including permissible building height and FSR in order to facilitate redevelopment to accommodate an independent living facility.

The new planning controls would encourage the demolition of the current structures on the site and their replacement with a five storey building with one level of basement parking.

This report considers the built form massing outlined in the UnitingCare Ageing Leichhardt Sites report prepared by AJ+C (2012) and identifies if this massing provides an appropriate urban design response given the local context and relevant planning controls.

REPORT STRUCTURE

The report is structured in five parts.

Chapter 1 provides the background to the project and purpose of this study.

Chapter 2 outlines a contextual analysis that considers the site's location with respect to the wider context including transport and accessibility, landscape and topography, heritage, land use and local character.

Chapter 3 provides guiding urban design principles to inform future development.

Chapter 4 includes the proposed built form controls developed by AJ+C and tests their impact, and Chapter 5 outlines the recommendations.



Above: views of the 3D massing model showing the site and current built form in its context



CHAPTER 2

CONTEXT ANALYSIS

SITE LOCATION



The subject site (168 Norton Street, Leichhardt) is also known as Harold Hawkins Court, with a total land area of approximately 2,000m² and an L-shaped form.

Located on the western side of Norton Street, Leichhardt's main shopping street, the site has a prominent frontage of approximately 34m to Norton Street. A secondary frontage exists to Carlisle Street to the south, which is approximately 14.5m wide.

The site is currently occupied by a large 4-storey building, a former aged care facility with 104 beds which has been vacant since a few years.

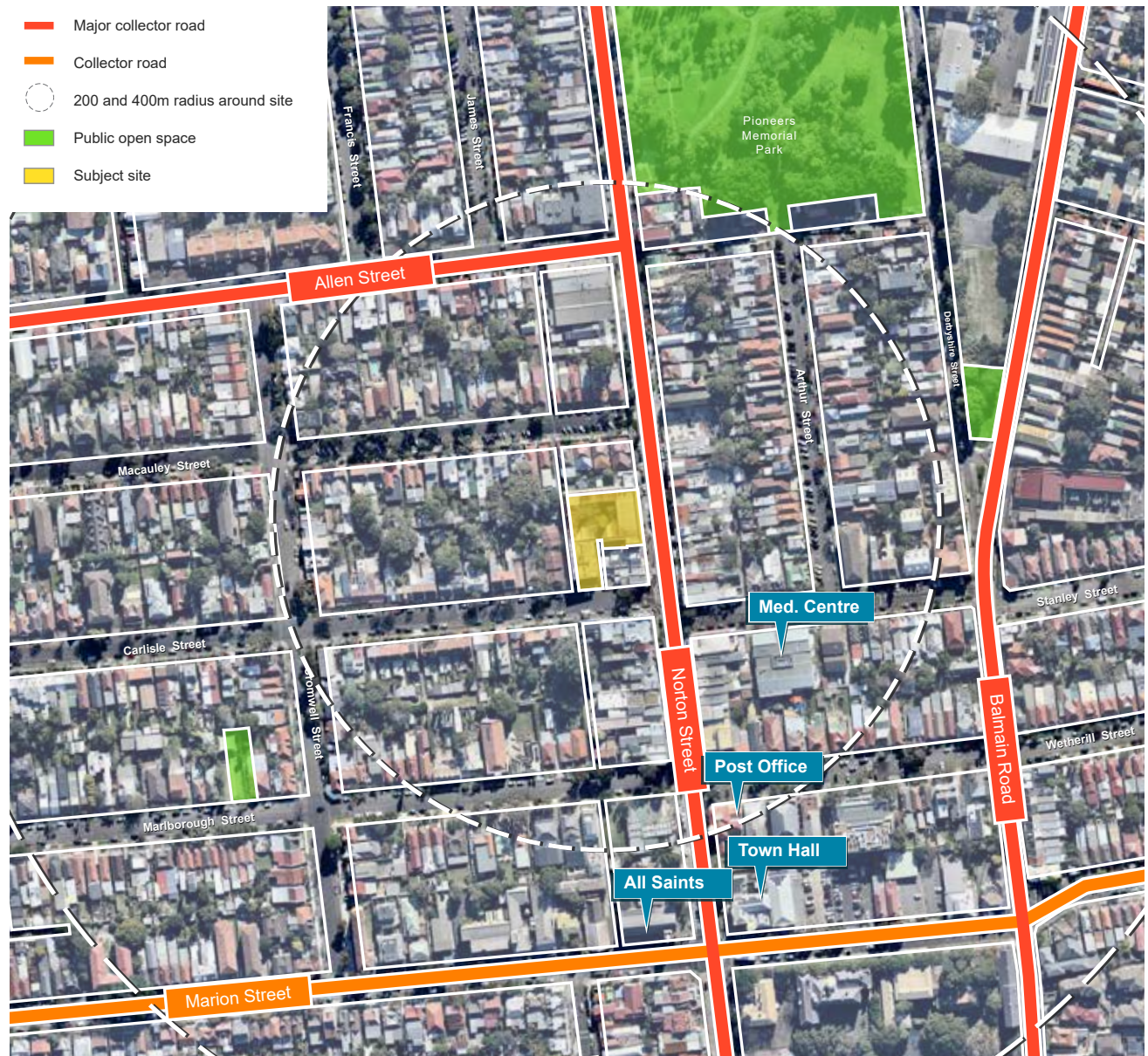


Figure 3 Local context aerial diagram

TRANSPORT AND ACCESSIBILITY

The subject site has good access to public transport via a number of bus routes that operate along Norton Street and Marion Street (250m to the south), connecting Leichhardt to the Sydney CBD and surrounding suburbs. One bus stop is located directly in front of the site. In addition to public buses, the Leichhardt Local Link community bus stop is 250m south of the site along Marion Street.

The closest pedestrian crossing is located 20m to the south on Norton Street at the intersection with Carlisle Street. Another formal crossing point lies 150m to the north at the intersection with Allen Street. Further south along Norton Street at the intersection with Marion Street is a signalised 4-way intersection.

The area also offers various east-west and north-south on-road bike routes which connect Leichhardt to its wider context, including shared off-road paths along Canal Road and Whites Creek.

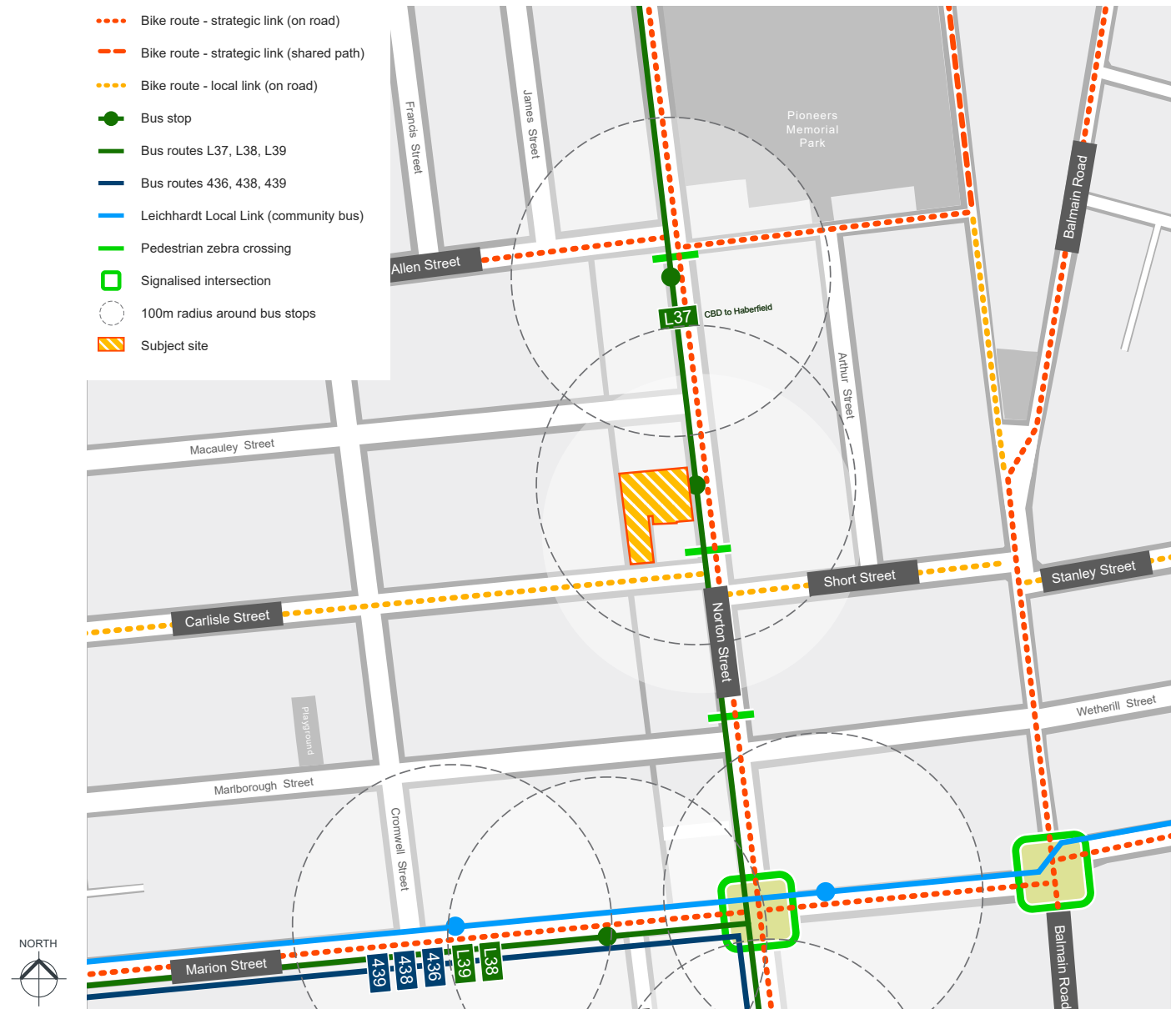


Figure 4 Transport and accessibility diagram

LANDSCAPE AND TOPOGRAPHY

The site is located north-west of a local high point which occurs close to the intersection of Marion Street and Norton Street. Like many other inner suburbs of Sydney, it is on this highpoint where significant historic and civic buildings of the neighbourhood are located, including the Post Office, Town Hall and Leichhardt Public School.

From the Marion Street/ Norton Street intersection, the land falls to the north-west towards a local low point along Francis Street. The subject site has a fall of approximately 3 metres from the south-east to the north-west.

Pioneers Memorial Park is a significant public open space 200m north of the site. A smaller open space (playground) is located at Marlborough Street approximately 250m to the south-west.



Figure 5 Landscape and topography diagram (contour information source: Google Elevation API, jQuery, CONREC)

HERITAGE

The site lies within the Whaleyborough Estate Heritage Conservation Area and is in close proximity to the Royal Hotel (Item No.1 in the adjacent diagram) which was built in 1886. The hotel occupies a prominent corner at Norton Street and Carlisle Street and lies on a terminating vista along Short Street. Another heritage listed hotel, the Leichhardt Hotel (No.2), is approximately 200m east of the site.

Pioneers Memorial Park to the north, created in 1942, is heritage listed and the site of the former Balmain Cemetery which operated from 1868 until 1912.

Other significant heritage items in the area include the All Souls Church and Rectory (No.4 and 5), the former Leichhardt Post Office (No.10) and Leichhardt Town Hall (No.9). The town hall dates back to 1888, the clock tower was added in 1897 to mark Queen Victoria's diamond jubilee.

Future development on the subject site needs to sensitively consider the impact on the nearby heritage items and its location within a heritage conservation area.



Figure 6 Heritage diagram

LAND USES

The site is located on Norton Street which offers a wide variety of community, commercial and retail facilities within close proximity including banks, shopping, groceries, medical facilities, chemist, library, community centre, pubs, restaurants, cafés and individual retail outlets.

This section of Norton Street is on land that slopes gently to the north. There are two medical centres within 200m of the site, a large medical centre located to the south east on Short Street and a second medical centre located to the north on the corner of Norton Street and Allen Street.

Norton Plaza, a large neighbourhood shopping centre with 50 specialty stores and a Coles supermarket and the Palace Norton Street Cinema are located to the south of Marion Street within a 15-20 minute walk of the site.



Figure 7 Land uses diagram

ZONING AND FSR CONTROLS

The subject site is zoned 'B2 Local Centre' in the Leichhardt Local Environmental Plan (LEP) 2013.

This zone provides for a range of retail, business, entertainment and community uses to serve the needs of people who live, work and visit the neighbourhood. It seeks to encourage employment opportunities in accessible locations and also allows for residential accommodation while maintaining active retail, business or other non-residential uses at the street level.

The maximum floor space ratio that currently applies to the site is 1:1 however the current building on the site has a ratio substantially higher than this.

Adjacent properties to the north and south along Norton Street are also zoned B2. Land parcels to the north and west are zoned 'R1 General Residential' which allows for a variety of housing types and densities and other land uses that provide facilities or services to meet the day to day needs of residents. The maximum FSR for adjoining land zoned R1 is 0.5:1.



Figure 8 Land zoning diagram

LOCAL CHARACTER



- ▶ Norton Street, Leichhardt's main street, has continuous awnings, level topography, pedestrian crossings and blister treatments which create a pedestrian friendly environment. The site (to the left of the image) has a prominent frontage to Norton St.



- ▶ The Royal Hotel, built in 1886, is located at the corner Norton Street and Carlisle Street. Its prominent location and high visibility make it an important landmark which positively contributes to the local character.



- ▶ On the eastern side of Norton Street, stepped footpath dining areas encourage businesses to provide outdoor tables and chairs, adding to the neighbourhood's visible activity and vibrancy.



- ▶ Another nearby notable building is the Leichhardt Post Office, opened in 1889 and located on the corner of Norton Street and Wetherill Street. Designed in the 'Victorian Italianate' style it features a slender tower element as a visual marker.



- ▶ The view up Carlisle Street towards Norton Street terminates in attached 2-storey buildings with active ground floor uses. The heritage listed Royal Hotel (to the right of the image) is located on the southern side of Carlisle Street and Norton Street.



- ▶ Opposite the subject site are 2-storey attached buildings with a strong vertical and horizontal articulation. The variety of architectural expression, colours and materials add interest to the streetscape.

Photo source: Google Streetview

LOCAL CHARACTER



Existing 2-storey built form directly adjacent and to the north of the site along Norton Street, is attached with narrow frontages. This creates a varied and articulated 'fine grain' pattern with active ground floor uses that address the footpath.



The current built form on the site along Norton Streets is a 4 storey structure with a brick facade and continuous awning. There is little horizontal or vertical articulation to break the bulk and scale of this building.



Macauley Street has a residential character with predominantly detached single storey houses. The existing building on the site is visible from the street and the rear of these properties.



The site is an L-shape and has a second prominent street frontage of approximately 14.5 metres to Carlisle Street, close to the intersection with Norton Street. The current 4-storey built form steps back by approximately 5 metres from the street.



The current built form on the site has a blank facade to the rear of residential properties fronting Macauley Street. The large blank wall ensures there are no overlooking or privacy issues to neighbouring private open spaces (rear gardens).



The third frontage of the site is along a north-south laneway that connects Carlisle Street to Maccauley Street. Recent 2-storey residential attached dwellings (left side of image) address this lane and provide some level of safety and surveillance.

Photo source: Google Streetview

IMMEDIATE SITE CONTEXT

The site has three frontages to the public domain. The most prominent is the approximately 34 metre long interface with Norton Street. The southern boundary addresses Carlisle Street (approx. 14.5m) and the western boundary (approx 57m) fronts onto a narrow north-south laneway.

The regular street pattern and block structure of the area allows for easy wayfinding and creates efficient parcels for development. In some locations, streets discontinue and views terminate in built form across the street.

Both Norton Street and Carlisle Street have a 20m wide road reserve and cater for 2-way traffic. Norton Street receives good solar access due to its north-south alignment.

The 2-storey Royal Hotel at the corner of Carlisle Street and Norton Street, opposite the subject site, is heritage listed and a local landmark.



Figure 9 Immediate site context diagram

IMMEDIATE SITE CONTEXT

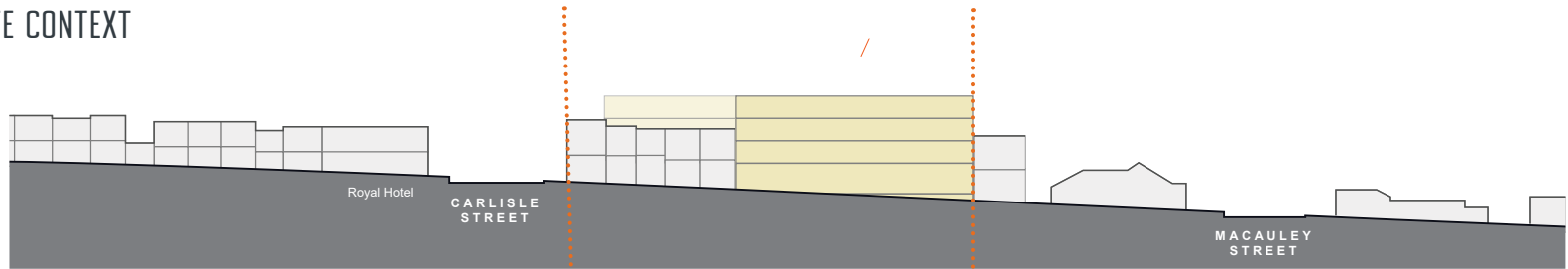


Figure 10 Elevation Norton Street



Figure 11 Conceptual 3D context model, looking west



CHAPTER 3

URBAN DESIGN PRINCIPLES

INTRODUCTION

The preceding section analysed the key characteristics and features of the local area. This chapter identifies design principles that will influence the built form and key elements of the design that will allow the final built form on this site to contribute positively to the character of the local area.

These principles have been influenced by three sources:

1. The State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004;
2. The NSW Apartment Design Guide 2015; and
3. Good practice urban design principles developed by Studio GL that are relevant to site specific planning controls.

1. SEPP DESIGN PRINCIPLES

The State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 identifies design principles for Neighbourhood amenity and streetscape (Chapter 3, Part 3, Division 2).

These state that the proposed development should:

- a) recognise the desirable elements of the location's current character (or, in the case of precincts undergoing a transition, where described in local planning controls, the desired future character) so that new buildings contribute to the quality and identity of the area;
- b) retain, complement and sensitively harmonise with any heritage conservation areas in the vicinity and any relevant heritage items that are identified in a local environmental plan;
- c) maintain reasonable neighbourhood amenity and appropriate residential character by:

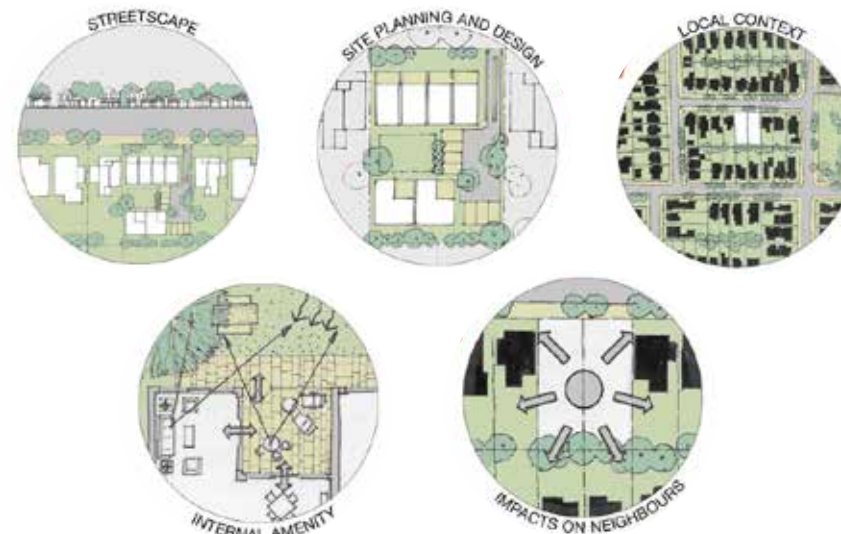


Figure 12 Five interrelated issues each concerned with a different scale and level of detail
(Source: Seniors Living Policy, urban design guidelines for infill development, UDAS 2004)

- i) providing building setbacks to reduce bulk and overshadowing;
- ii) using building form and siting that relates to the site's land form;
- iii) adopting building heights at the street frontage that are compatible in scale with adjacent development;
- iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours;
- d) be designed so that the front building of the development is set back in sympathy with, but not necessarily the same as, the existing building line;
- e) embody planting that is in sympathy with, but not necessarily the same as, other planting in the streetscape;
- f) retain, wherever reasonable, major existing trees; and
- g) be designed so that no building is constructed in a riparian zone.

2. APARTMENT DESIGN GUIDE

The Apartment Design Guide (ADG) identifies that primary development controls are the key planning tool used to manage the scale of development so that it relates to the context and desired future character of an area and manages impacts on surrounding development.



The ADG notes that primary controls should be developed taking into account sunlight and daylight access, orientation and overshadowing, natural ventilation, visual and acoustic privacy, ceiling heights, communal open space, deep soil zones, public domain interface, noise and pollution.

The controls must be carefully tested to ensure they are co-ordinated and that the desired built form outcome is achievable. They should ensure the desired density and massing can be accommodated within the building height and setback controls.

Key considerations when testing development controls and establishing a three-dimensional building envelope include the retention of trees, minimum setbacks, deep soil zones and basements, building separation and depth, and building performance and orientation.

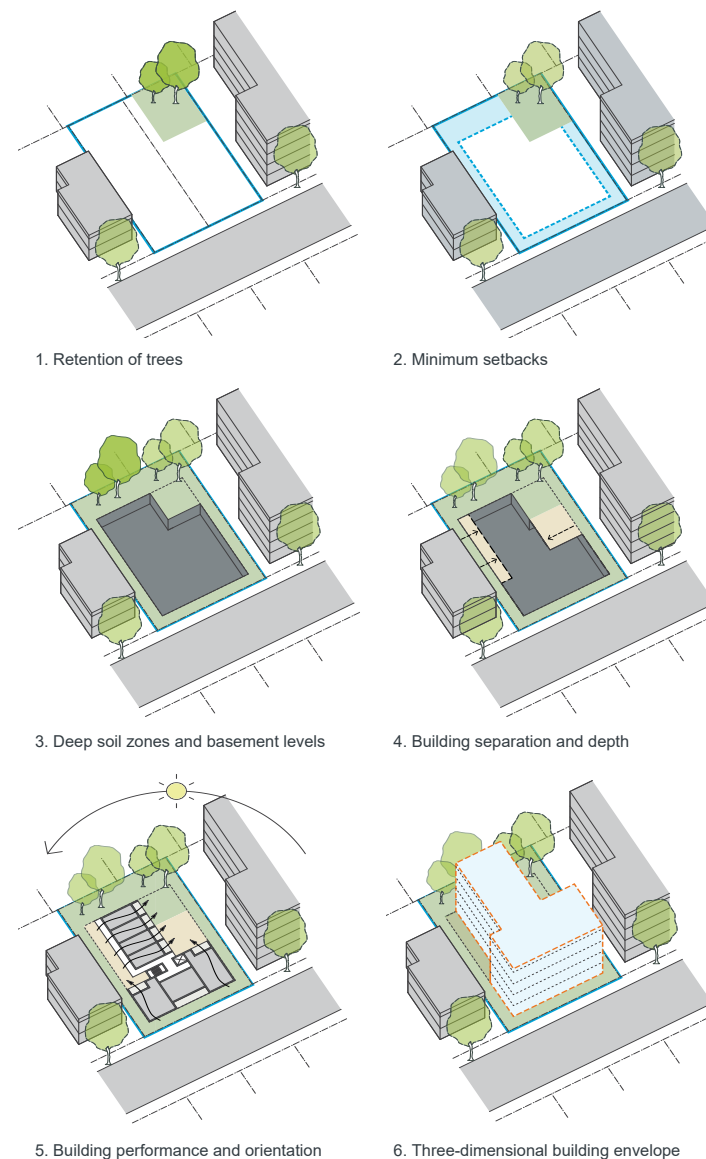
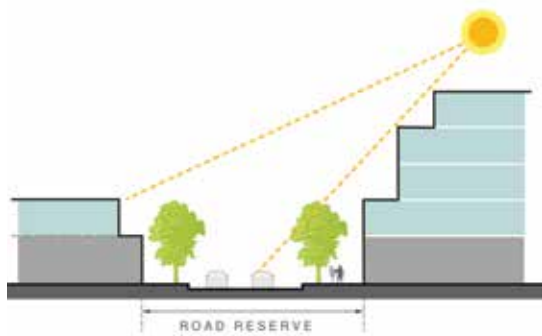


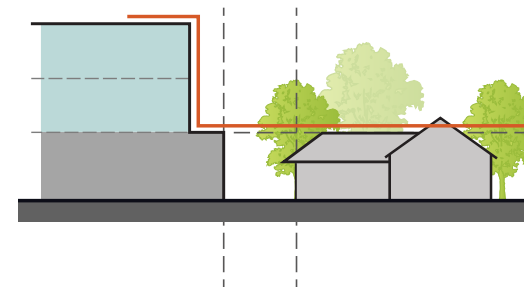
Figure 13 Key considerations (Source: NSW Apartment Design Guide, 2015)

3. PRINCIPLES FOR SITE SPECIFIC CONTROLS



◀ Solar Access

Tall development can have an impact on the solar access of surrounding properties, streets and public spaces. The setback controls are designed to shape the development to ensure adequate sun access along Carlisle Street.



◀ Heritage Integration

Heritage items contribute to the local character and the “look and feel” of a place. Setbacks, height controls and articulation are needed to encourage development that is sympathetic to these key features of the existing urban fabric.

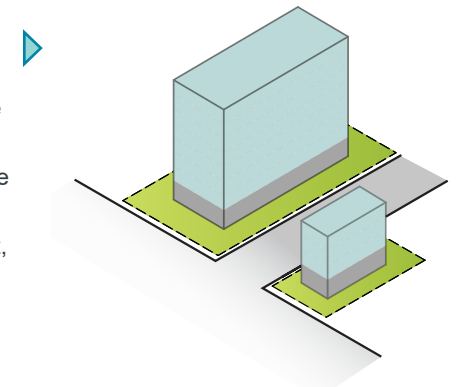


◀ Interfaces

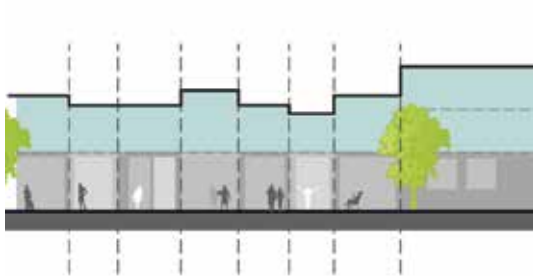
Development on the subject site is of a larger scale than that of the surrounding area. Setback controls encourage the taller buildings step down along the street to create more balanced and consistent streetscape proportion along Carlisle Street.

Lot Sizes

There is an underlying assumption within planning controls that every site has the same development capacity. However larger sites often have greater flexibility with regards to the design of the built form and can more easily accommodate an increase in scale (i.e. height, FSR) as there is more flexibility around where to locate the bulk of the development and minimise impacts on the surrounding area.



3. PRINCIPLES FOR SITE SPECIFIC CONTROLS



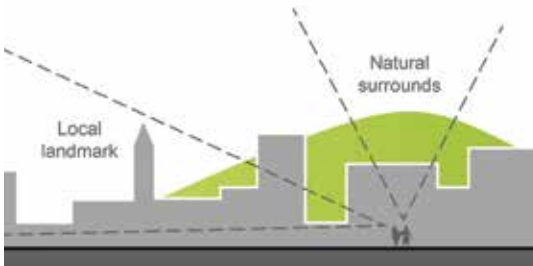
◀ Lot Width

One of the characteristics of this area is the narrow lot frontages which generate a complex streetscape rhythm and encourage vertical streetscape proportions.



◀ Street Character

Many factors establish street character including front setbacks, street wall heights and building details. Front setbacks can allow street trees or landscaping while street wall heights define the spatial enclosure of the street.

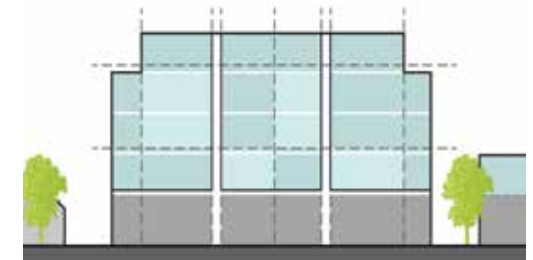


◀ Views & Vistas

Preserving significant views is critical to placemaking and for celebrating the unique character of Leichhardt. Development controls for this site propose a setbacks to protect views along Norton Street and Carlisle Street.

Bulk and Scale ▶

To integrate a large development successfully into the wider context it often needs to be designed so that the bulk and scale are visually reduced. This can be achieved by vertical articulation that breaks the facade into smaller elements, by changes in material or colour and through horizontal articulation and a recessed roof form.





CHAPTER 4

PROPOSED ENVELOPES

SITE SPECIFIC CONTROLS

UNITINGCARE AGEING LEICHHARDT SITES REPORT, BY AJ+C, 2012

The site specific controls prepared by AJ+C for Leichhardt Council comment on the site's current built form, noting that the building's *"large bulk is out of scale within its context of fine-grain main street shops."*

Context integration and setbacks

A number of recommendations relate to how future built form will need to integrate with this lower scale context. Along Norton Street the following provisions apply:

- Street frontage height to align with existing neighbours parapets
- Ensure that the scale and modulation responds to the existing fine-grain context
- Build to street alignment and continue strong street edge
- Minimise overshadowing to neighbours

The Carlisle St frontage is required to:

- Provide a residential development that integrates with the surrounding context
- Provide a 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

Interface to the western laneway:

- Rear building setback to allow access to pedestrian entries, loading zones and parking
- Articulate the built form along the lane by providing entries, balconies and fenestration (to improve surveillance)

Addressing the public domain

The interface to Norton Street is illustrated in more detail and the following objectives and provisions apply:

- 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

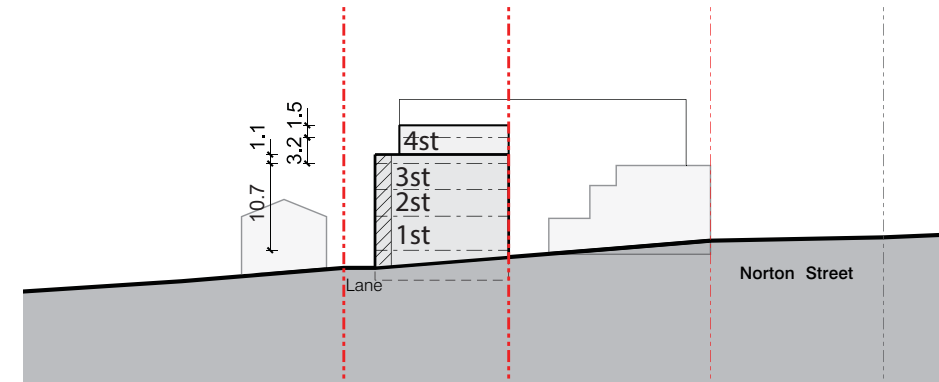


Figure 14 Street Elevation A - Carlisle Street

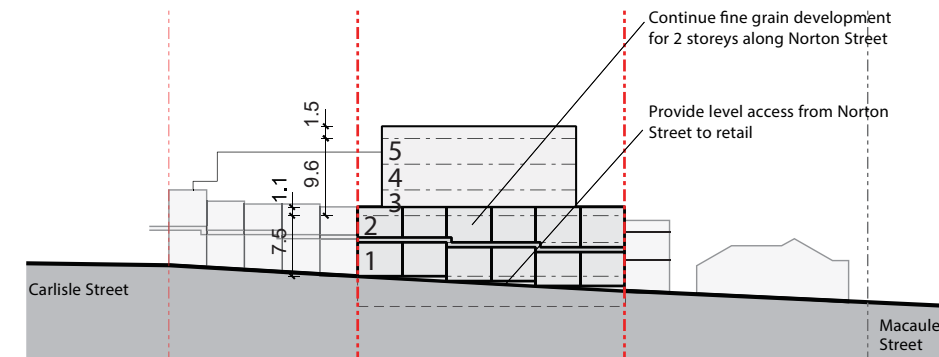


Figure 15 Street Elevation B - Norton Street

Source of diagrams: UnitingCare Ageing Leichhardt Sites Report, Site Specific Controls, prepared by AJ+C, 2012

SITE SPECIFIC CONTROLS UNITINGCARE AGEING LEICHHARDT SITES REPORT, BY AJ+C, 2012

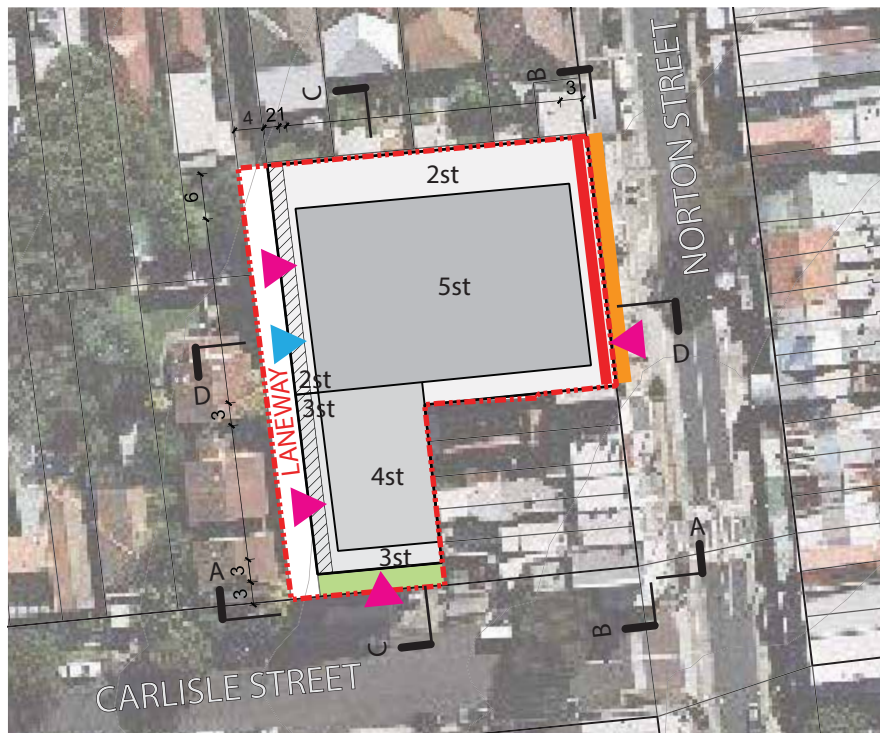


Figure 16 Building envelope plan

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

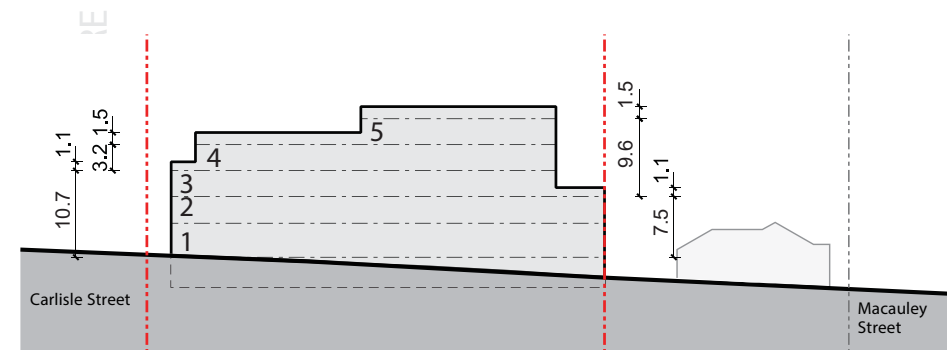


Figure 17 Section C

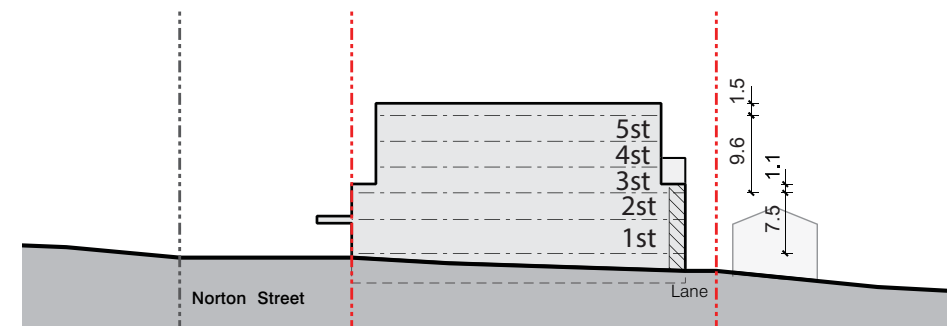


Figure 18 Section D

Source of diagrams: UnitingCare Ageing Leichhardt Sites Report,
Site Specific Controls, prepared by AJ+C, 2012

AJ+C BUILDING ENVELOPE

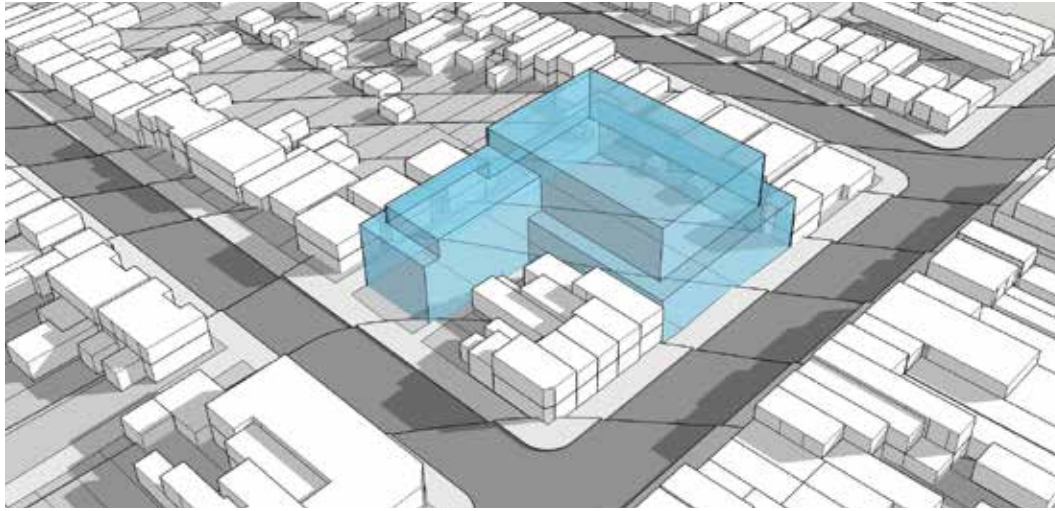


Figure 19 AJ+C Building Envelope - model view, looking north-west

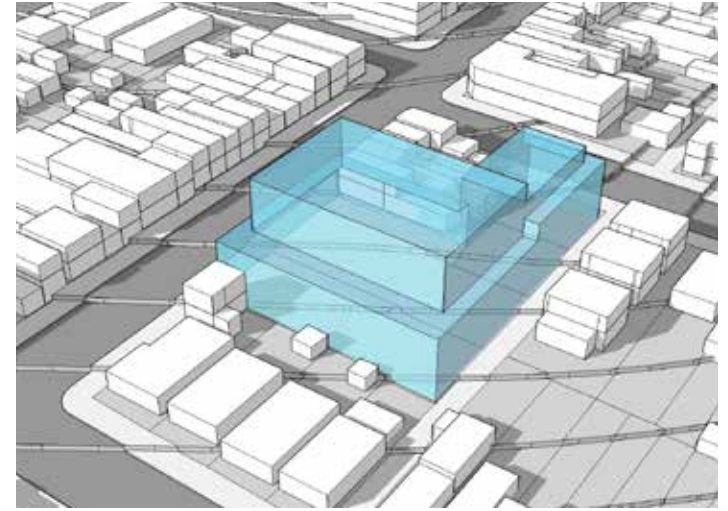


Figure 20 AJ+C Building Envelope - model view, looking south-east

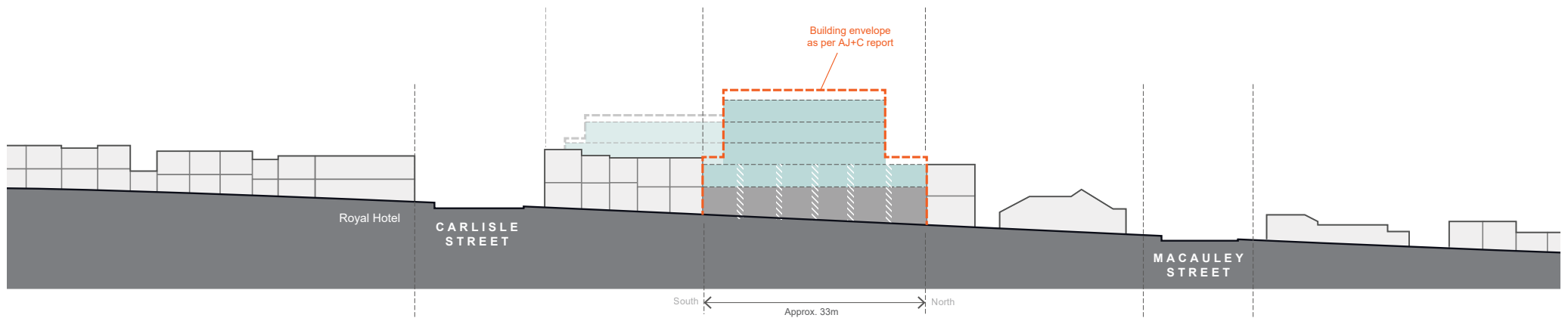


Figure 21 Streetscape elevation of Norton Street (AJ+C building envelope)

CURRENT BUILT FORM

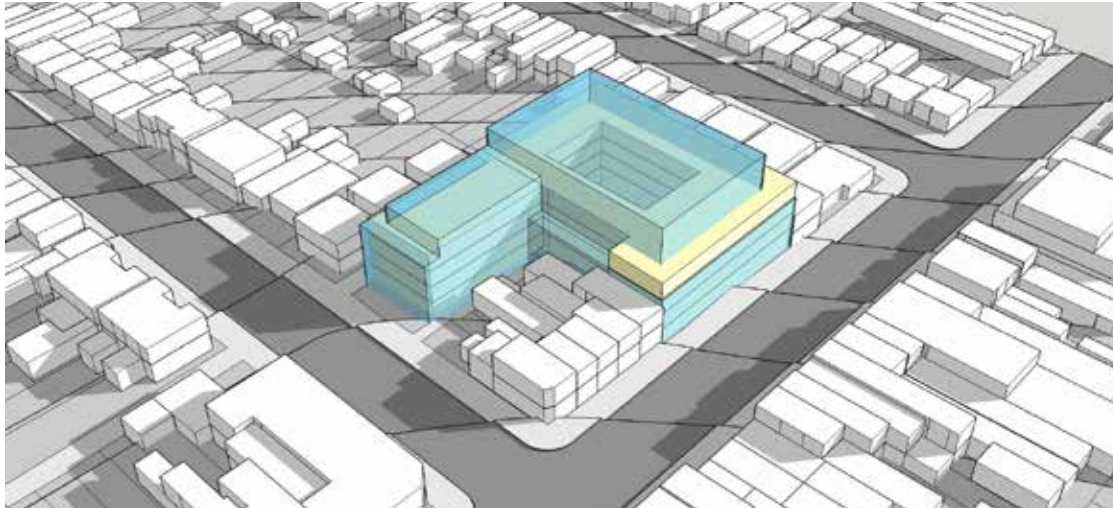


Figure 22 Current built form - model view, looking north-west

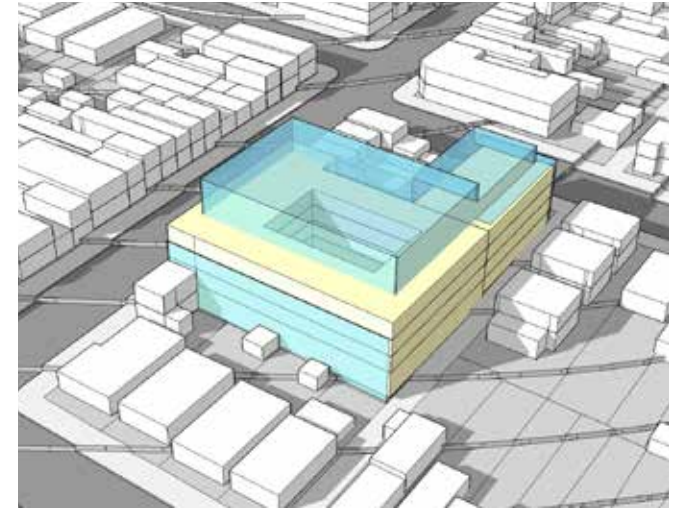


Figure 23 Current built form - model view, looking south-east

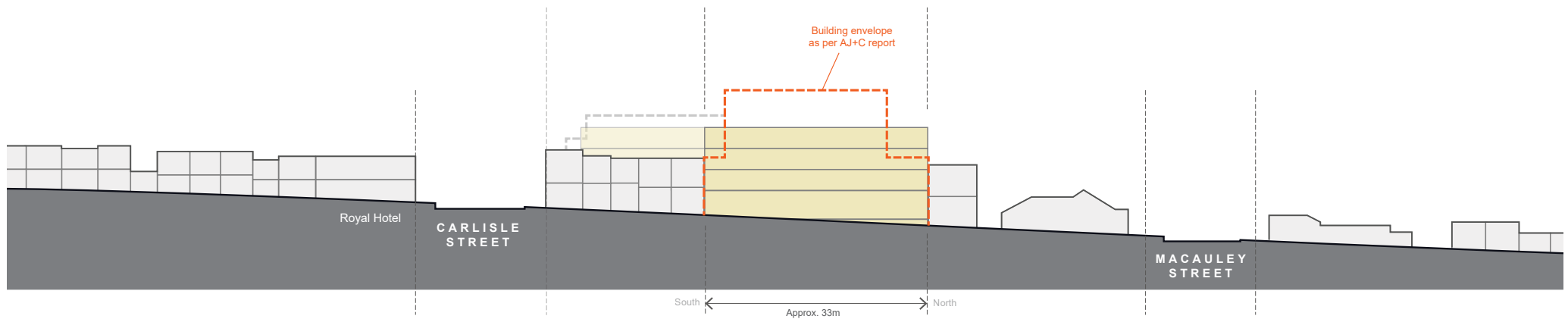


Figure 24 Streetscape elevation of Norton Street (current built form)

OVERSHADOWING IMPACT 21 JUNE [MID-WINTER]

Solar access is a key consideration when testing future built form and scale, with the aim to minimise the impact on the surrounds. Overshadowing in winter months is greatest due to the low solar altitude angles, while in summer, days are longest and the sun reaches its highest altitude.

The modelling on the following pages show the overshadowing impact in mid-winter (21 June) of the existing built form and the building envelope as per the AJ+C report on the surrounding area, including public domain and private properties.

Existing built form



Figure 25 Shadows 9am - Existing built form



Figure 26 Shadows 12pm - Existing built form



Figure 27 Shadows 3pm - Existing built form

AJ+C Building Envelope



Figure 28 Shadows 9am - AJ+C Building envelope



Figure 29 Shadows 12pm - AJ+C Building envelope



Figure 30 Shadows 3pm - AJ+C Building envelope

04 PROPOSED ENVELOPES

ARTIST IMPRESSION INDICATIVE BUILT FORM WITHIN AJ+C ENVELOPE



Figure 31 Artist impression of potential development within AJ+C envelope as viewed from Norton Street



Figure 32 Existing development along Norton Street

04 PROPOSED ENVELOPES

ARTIST IMPRESSION INDICATIVE BUILT FORM WITHIN AJ+C ENVELOPE



Figure 33 Existing development along Carlisle Street



Figure 34 Artist impression of potential development within AJ+C envelope as viewed from Carlisle Street



CHAPTER 5

CONCLUSION

RECOMMENDATION

The site is very well located with good access to a wide variety of local facilities and regular public transport, making it an ideal location to provide accommodation for seniors. The current development on the site is vacant which, when combined with a design that does not activate Norton Street, creates a poor interface along surrounding streets and against adjoining sites.

The AJ+C Report identifies a building envelope that was informed by nine guiding principles that were developed by the community during a series of community forums. The building envelope controls are described in plan, section and/or elevation and are accompanied by objectives and provisions.

The aim of the controls is to guide a 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.

This report considers that the building envelope controls, objectives and provisions identified in the AJ+C Report are appropriate for this site as these controls:

- Respond to the current and future character of the area with development that respects the local character and enhances local residential amenity;
- Will facilitate redevelopment and will provide the opportunity to create a more attractive setting for key heritage buildings in the centre.
- Allow a sufficient scale of development in order to encourage redevelopment and provide much needed additional housing for seniors in the local area.



Aircraft Noise Intrusion Assessment
168 Norton Street, Leichhardt 2040
Harold Hawkins Court

Report Number 610.16528

18 October 2016

Uniting Care c/o City Plan Services
Level 5, 222 Pitt Street,
SYDNEY NSW 2000

Version: v1.0

Aircraft Noise Intrusion Assessment

168 Norton Street, Leichhardt 2040

Harold Hawkins Court

PREPARED BY:

SLR Consulting Australia Pty Ltd
ABN 29 001 584 612
2 Lincoln Street
Lane Cove NSW 2066 Australia
(PO Box 176 Lane Cove NSW 1595 Australia)
T: +61 2 9427 8100 F: +61 2 9427 8200
sydney@slrconsulting.com www.slrconsulting.com

This report has been prepared by SLR Consulting Australia Pty Ltd with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of Uniting Care c/o City Plan Services. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

DOCUMENT CONTROL

Reference	Status	Date	Prepared	Checked	Authorised
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1 INTRODUCTION

SLR Consulting Australia Pty Ltd (SLR) has been engaged by Uniting Care c/o City Plan Services to undertake an Aircraft Noise Intrusion Assessment at 168 Norton Street, Leichhardt (the site), where a 5-storey seniors housing redevelopment is proposed. The purpose of this noise assessment is to satisfy the requirements of clause 6.8 in Leichhardt LEP 2013 so that the site can be rezoned, and following approval be assessed for subsequent DA approval.

This aircraft noise assessment includes noise level predictions from aircraft traffic arriving and departing to and from Sydney Airport in accordance with the procedures and criteria prescribed in *AS 2021:2015 Aircraft Noise Intrusion – Building Siting and Construction* which supersedes *AS 2021:2000* (that which the Leichhardt LEP 2013 refers to), and subsequently establishes in-principle acoustic design recommendations.

A glossary of the acoustical terminology used throughout this report is contained within **Appendix A**.

2 SITE DESCRIPTION

The site currently operates as a 4-storey nursing home under the same name – Harold Hawkins Court. The proposed Harold Hawkins Court seniors housing redevelopment site encloses commercial developments on the intersection of Norton Street and Carlisle Street, Leichhardt. The project site comprises a basement carpark and 46 apartments spread over 5 floors. The ground floor (Floor 1) is also intended for commercial use.

The project site lies north of the Main North-South runway at Sydney Airport as shown in **Figure 1**.

Figure 1 Project Site Location



Images courtesy of Nearmap

3 ASSESSMENT CRITERIA

3.1 Leichhardt LEP 2013 Clause 6.8

Development in areas subject to aircraft noise

1. The objectives of this clause are as follows:
 - a) to prevent certain noise sensitive developments from being located near the Sydney (Kingsford Smith) Airport and its flight paths.
 - b) to assist in minimising the impact of aircraft noise from that airport and its flight paths by requiring appropriate noise attenuation measures in noise sensitive buildings.
 - c) to ensure that land use and development in the vicinity of that airport do not hinder or have any other adverse impacts on the ongoing, safe and efficient operation of that airport.
2. This clause applies to development that:
 - a) is on land that:
 - i) is near the Sydney (Kingsford Smith) Airport, and
 - ii) is in the ANEF contour of 20 or greater, and
 - b) the consent authority considers it likely to be adversely affected by aircraft noise.
3. Before determining a development application for development to which this clause applies, the consent authority:
 - a) must consider whether the development will result in an increase in the number of dwellings or people affected by aircraft noise, and
 - b) must consider the location of the development in relation to the criteria set out in Table 2.1 (Building Site Acceptability Based on ANEF Zones) in AS 2021-2000, and
 - c) must be satisfied the development will meet the indoor design sound levels shown in Table 3.3 (Indoor Design Sound Levels for Determination of Aircraft Noise Reduction) in AS 2021-2000.

3.2 AS 2021:2015 Aircraft Noise Intrusion Procedure

AS 2021:2015 ranks sites as “unacceptable”, “conditionally acceptable” or “acceptable” developments based on the site location relative to the ANEF (Australian Noise Exposure Forecast) contours. Sites located between the ANEF 20 and ANEF 25 contours are classified acceptable conditional on the residence being designed to control noise from aircraft to indoors. Residential sites located within the ANEF 25 contour are classified “unacceptable”, however relevant planning authority may determine a development necessary within existing built-up areas.

For conditionally acceptable sites, it is then required that the aircraft noise level at the site be determined. The aircraft noise level can be found using tables of aircraft noise data provided in the Standard, and taking into consideration the distance of the site from the closest end of the nearest runway (DS), the distance from the furthest end of the nearest runway (DT) and the distance to a projection of the flight path on the ground (DL).

The aircraft noise reduction (**ANR**), that is the level of sound attenuation provided by the building envelope, is determined for the site based on the identified external aircraft noise level and the indoor design noise levels (given later in this report). Procedures for determining the necessary acoustic rating, expressed as a Weighted Sound Reduction Index (**R_w**), of individual building elements are also included in the Standard. Calculations take into consideration room size, the area of each façade element, the orientation of the façade with respect to noise from the runway and room use.

The project site is shown in **Figure 2**.

Figure 2 Australian Noise Exposure Forecast (ANEF) 2033

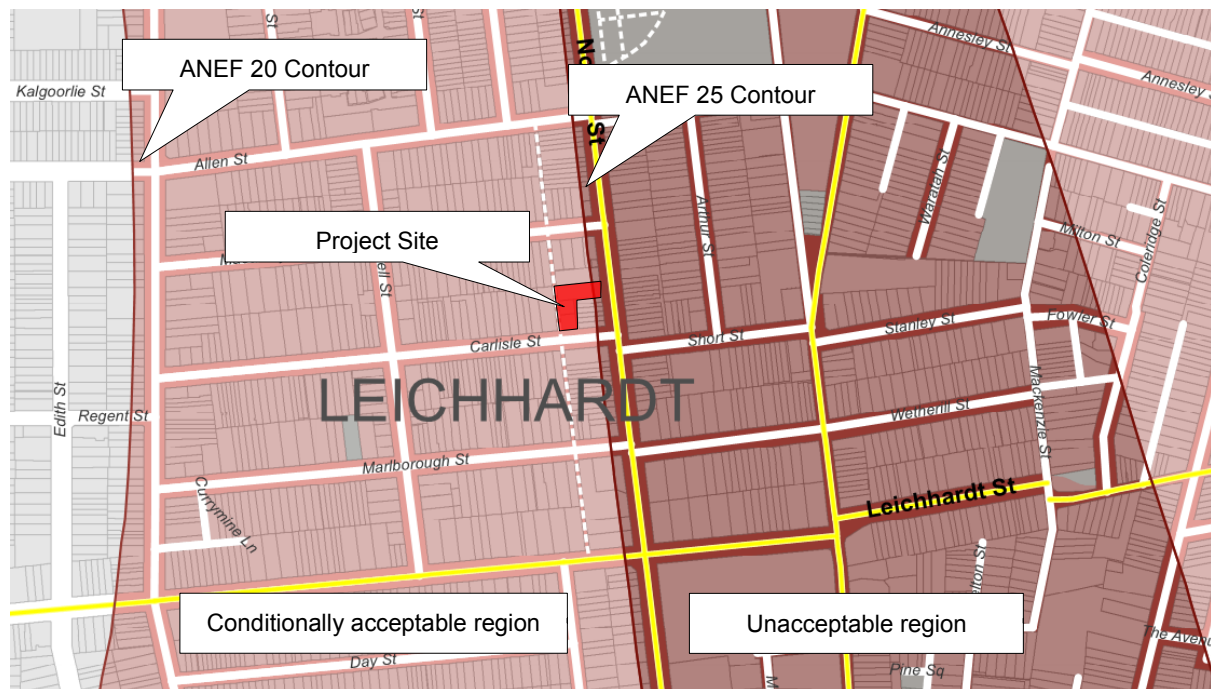


Image courtesy of Leichhardt Municipal Council

From Figure 2 it can be seen that the development site is within the ANEF 20 contour, north of the flight path of aircraft using the main north south runway. As the majority of site is located inside the ANEF 20 contour, the site is acceptable for residential development provided that an assessment of aircraft noise is made in accordance with the Standard.

3.3 Maximum Internal Noise Levels due to Aircraft Noise Intrusion

Recommended indoor design sound levels (effective maximum levels) for various areas of occupancy are provided in Table 3.3 of AS 2021:2015. The appropriate sound levels for this development are presented in Table 1.

Table 1 Indoor Design Sound Levels

Occupancy Type	Area of Occupancy	Indoor Design Sound Level ¹
Nursing home / Home units	Sleeping areas, wards, consulting rooms	50 dBA
	Other habitable spaces	55 dBA
	Bathrooms, toilets, laundries, wet rooms	60 dBA
Commercial ²	Private Offices, conference rooms	55 dBA

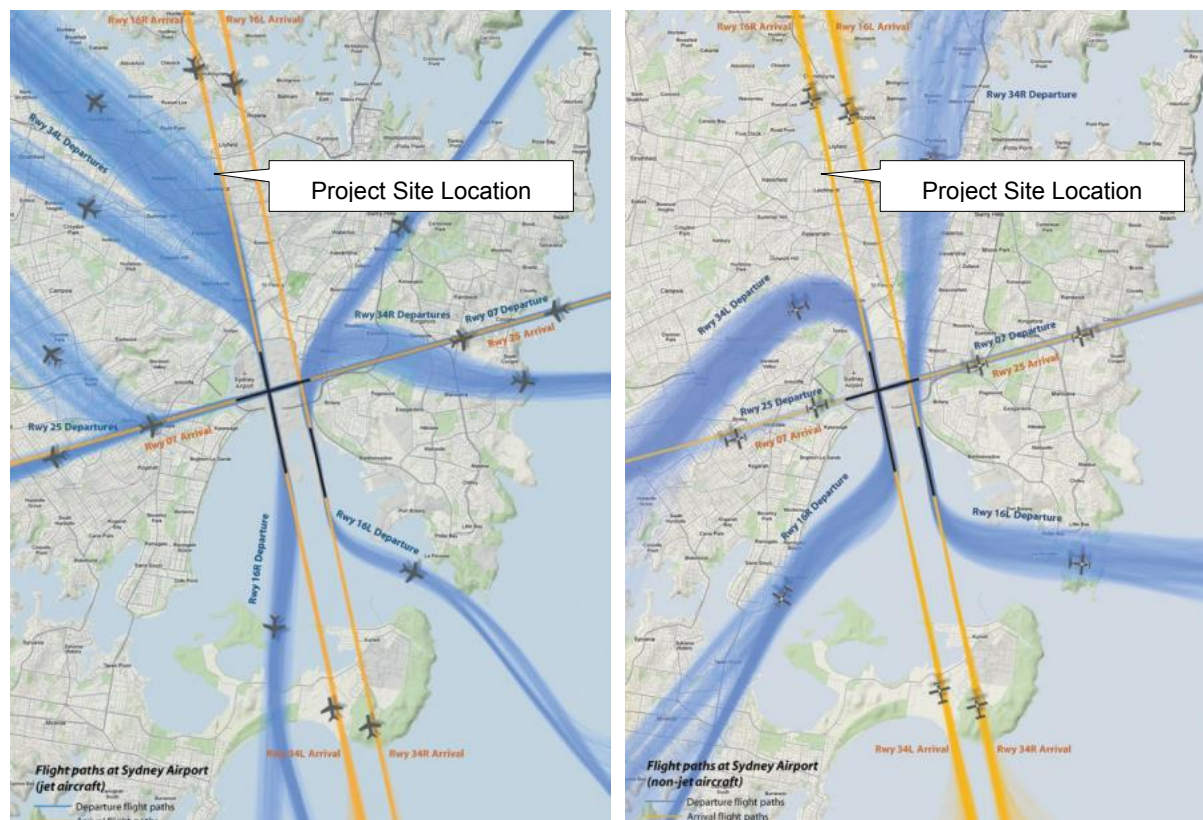
Note 1 The indoor design sound levels are hypothesised values based on Australian experience. A design level is the maximum level (dBA 'slow' speed rectification) from an aircraft flyover which, when heard inside a building by the average listener, will be judged as not intrusive or annoying by that listener while carrying out a specified activity.

Note 2: The commercial Indoor Design Sound Level is a worst-case requirement for private offices and consulting rooms only. Higher indoor design sound levels may apply for open offices, shops, supermarkets and showrooms - see Table 3.3 of AS 2021:2015.

4 EXISTING AIRCRAFT ACOUSTICAL ENVIRONMENT

The project site lies approximately 5,600 m, 6,800 m and 8,400 m north of the Main North-South, East-West and Parallel North-South runways at Sydney Airport respectively. Arrival and departure jet aircraft and non-jet aircraft flight paths to and from Sydney Airport are shown in Figure 3.

Figure 3 Flight Path Maps of Sydney Airport (Jet Aircraft and Non-jet Aircraft respectively)



Images courtesy of Sydney Airport Master Plan 2033

Reference to the flight path maps above indicates that the project site is mostly affected by 16R Arrivals and 34L Departures on the Main North-South runway. For both of these flight paths, calculations as stipulated in AS 2021:2015 have been performed to predict the noise emissions from aircraft flyovers. Land height corrections at 30 m have been applied to account for the difference in elevation between the project site and Sydney Airport.

In accordance with the methods provided in AS 2021-2015, distance coordinates for the site relative to the two Sydney Airport flight paths have been determined. Results are presented in **Table 2** below.

Table 2 Distance Coordinates for 168 Norton Street, Leichhardt

Runway	Distance coordinate (inc. Elevation Adjustment)		
	DS	DL	DT
Main North -South runway 16L Arrival flight path	250 m	5,130 m	9,390 m
Main North -South runway 34R Departure flight path	1,600 m	4,910 m	8,250 m

The calculations revealed that the loudest charted aircraft with considerations to the distance coordinates above, a Boeing 747-400, was predicted to contribute maximum noise levels of **81 dBA** and **68 dBA** ('Slow' speed rectification) to the project site from the 16R arrival and 34L departure flight paths respectively. For conservativeness in this assessment, maximum noise levels are herein assumed to be those predicted for from a Boeing 747-400 (**81 dBA**).

The aircraft noise level is an average maximum level and it should be recognized that a percentage of aircraft movements may produce noise that exceeds the derived level. Higher noise levels are possible from curved flight paths and variations in altitude resulting in aircraft directly over the site.

5 ATTENDED AIRCRAFT NOISE MEASUREMENTS

To further quantify predictions undertaken in accordance with the standard, short-term attended noise measurements were conducted on Tuesday 2 August 2016 at the location shown in **Figure 1**.

Instrumentation for the survey comprised one Brüel & Kjær 2260 sound level meter (Serial No. 2115053), fitted with a microphone windshield. Calibration of the sound level meter was checked prior to and following measurements. Drift in calibration did not exceed ± 0.5 dB. All equipment carried appropriate and current NATA (or manufacturer) calibration certificates. Measurements were conducted in accordance with AS 1055.1-1997: *"Acoustics - Description and measurement of environmental noise - General procedures"*.

The maximum measured aircraft noise level of **79 dBA** ('Slow' speed rectification) was attributed to an Airbus A330-301 on the 16R arrival flight path.

5.1 Aircraft Noise Reduction

The indoor design sound levels in **Table 1** have been used to derive the aircraft noise reduction (ANR), in dBA, to be incorporated in the building's envelope. **Table 3** presents the required ANR for this development.

Table 3 Aircraft Noise Reduction

Occupancy Type	Area of Occupancy	Aircraft Noise Reduction
Nursing Home / Home units	Sleeping areas, wards, consulting rooms	31 dBA
	Other habitable spaces	26 dBA
	Bathrooms, toilets, laundries, wet rooms	21 dBA
Commercial ¹	Private offices, conference rooms	26 dBA

Note 1: The commercial ANR is a worst-case requirement for private offices and consulting rooms only. Higher indoor design sound levels may apply for open offices, shops, supermarkets and showrooms - see Table 3.3 of AS 2021:2015.

5.2 Alternative Ventilation Requirements

The internal design sound levels and the ANR derived from the above levels assume that the windows and external entry doors are closed. As it is necessary for the windows and doors to remain closed to comply with AS 2021:2015, ventilation approved by Leichhardt Municipal Council and in accordance with relevant regulations such as the Building Code of Australia will need to be installed.

When specified, the ventilation system will require review from an acoustic consultant such that the design does not adversely affect the amenity of nearby sensitive receivers or compromise the acoustic integrity of the building envelope construction recommended in this report.

5.3 Noise Insulation Requirements

The calculation procedure in AS 2021:2015 establishes the required noise insulation performance of each building envelope component so that the internal noise level is achieved whilst an equal contribution of aircraft noise energy is distributed across each component. Thus, building envelope components with a greater surface area must offer greater noise insulation performance.

As the project is seeking the site to be re-zoned, detailed design of the façade envelope has not been undertaken. Preliminary designs indicating site arrangements have been used for the purposes of this acoustic assessment. All recommendations made within this report will need to be verified following completion of the detailed design layouts.

Typical noise reduction of each component of the building is presented as a Weighted Sound Reduction Index (Rw) rating in decibels shown in **Table 4** and **Table 5**. These Rw values are only intended as a preliminary indication of the acoustic performance requirements of the main components of the building envelope.

A range of Rw values for each building element has been provided in **Table 4** and **Table 5**. The range represents the highest and typical Rw for a given element and is dependent on the size and orientation of the particular area of occupancy for each façade. These are intended to be used as a guide as to the acoustical requirements which will need to be considered for a given facade during DA design.

Table 4 Acoustic Rating (Rw) for External Building Components – Levels 1-4 with rooms above

	Area of Occupancy	Wall	Glazing	External Door	Roof / Ceiling
North Facades					
Nursing Home	Sleeping areas, wards, consulting rooms	43-52	37-41	n/a	n/a
	Other habitable spaces	35	30-31	n/a	n/a
	Bathrooms, toilets, laundries, wet rooms	44	n/a	n/a	n/a
Commercial	Private Offices, conference rooms	39-40	26-29	n/a	n/a
East Facades					
Nursing Home	Sleeping areas, wards, consulting rooms	43-51	39-41	n/a	n/a
	Other habitable spaces	35-44	29-31	23-24	n/a
	Bathrooms, toilets, laundries, wet rooms	44	n/a	n/a	n/a
Commercial	Private Offices, conference rooms	35-40	28-31	n/a	n/a
South Facades					
Nursing Home	Sleeping areas, wards, consulting rooms	47-50	37-40	n/a	n/a
	Other habitable spaces	39-43	30-35	23-24	n/a
	Bathrooms, toilets, laundries, wet rooms	44	n/a	n/a	n/a
West Facades					
Nursing Home	Sleeping areas, wards, consulting rooms	44-47	34-36	n/a	n/a
	Other habitable spaces	39-44	31-35	27	n/a
	Bathrooms, toilets, laundries, wet rooms	n/a	n/a	n/a	n/a

Table 5 Acoustic Rating (Rw) for External Building Components – Levels 4-5 without rooms above

	Area of Occupancy	Wall	Glazing	External Door	Roof / Ceiling
North Facades					
Nursing Home	Sleeping areas, wards, consulting rooms	51-54	39-41	n/a	45
	Other habitable spaces	41-45	32-34	n/a	37-39
	Bathrooms, toilets, laundries, wet rooms	n/a	n/a	n/a	n/a
East Facades					
Nursing Home	Sleeping areas, wards, consulting rooms	50-55	39-40	n/a	45
	Other habitable spaces	44-45	34	n/a	38-39
	Bathrooms, toilets, laundries, wet rooms	49	n/a	n/a	34
South Facades					
Nursing Home	Sleeping areas, wards, consulting rooms	48-55	39-40	n/a	45
	Other habitable spaces	43-44	33-34	n/a	37-38
	Bathrooms, toilets, laundries, wet rooms	40	n/a	n/a	32
West Facades					
Nursing Home	Sleeping areas, wards, consulting rooms	48-49	37	n/a	45
	Other habitable spaces	43	32-33	n/a	37
	Bathrooms, toilets, laundries, wet rooms	n/a	n/a	n/a	n/a

6 SUMMARY

An assessment of aircraft noise at 168 Norton Street, Leichhardt for the Harold Hawkins Court redevelopment site has been carried out in accordance with *AS 2021:2015* for the purpose of evaluating the site for re-zoning purposes. The maximum level of aircraft noise predicted at the proposed residence is **81 dBA**. Preliminary façade Rw values based on concept site layouts have been provided in **Table 4** and **Table 5**. It is essential that the Acoustic Ratings (Rw) presented in this report are reviewed during detailed design of the project.

Based upon the findings of this assessment, the development as proposed appears satisfactory in terms of its general planning arrangement.

1 Sound Level or Noise Level

The terms 'sound' and 'noise' are almost interchangeable, except that in common usage 'noise' is often used to refer to unwanted sound.

Sound (or noise) consists of minute fluctuations in atmospheric pressure capable of evoking the sense of hearing. The human ear responds to changes in sound pressure over a very wide range. The loudest sound pressure to which the human ear responds is ten million times greater than the softest. The decibel (abbreviated as dB) scale reduces this ratio to a more manageable size by the use of logarithms.

The symbols SPL, L or LP are commonly used to represent Sound Pressure Level. The symbol LA represents A-weighted Sound Pressure Level. The standard reference unit for Sound Pressure Levels expressed in decibels is 2×10^{-5} Pa.

2 'A' Weighted Sound Pressure Level

The overall level of a sound is usually expressed in terms of dBA, which is measured using a sound level meter with an 'A-weighting' filter. This is an electronic filter having a frequency response corresponding approximately to that of human hearing.

People's hearing is most sensitive to sounds at mid frequencies (500 Hz to 4000 Hz), and less sensitive at lower and higher frequencies. Thus, the level of a sound in dBA is a good measure of the loudness of that sound. Different sources having the same dBA level generally sound about equally loud.

A change of 1 dBA or 2 dBA in the level of a sound is difficult for most people to detect, whilst a 3 dBA to 5 dBA change corresponds to a small but noticeable change in loudness. A 10 dBA change corresponds to an approximate doubling or halving in loudness. The table below lists examples of typical noise levels

Sound Pressure Level (dBA)	Typical Source	Subjective Evaluation
130	Threshold of pain	Intolerable
120	Heavy rock concert	Extremely noisy
110	Grinding on steel	
100	Loud car horn at 3 m	Very noisy
90	Construction site with pneumatic hammering	Loud
80	Kerbside of busy street	
70	Loud radio or television	
60	Department store	Moderate to quiet
50	General Office	
40	Inside private office	Quiet to very quiet
30	Inside bedroom	
20	Recording studio	Almost silent

Other weightings (eg B, C and D) are less commonly used than A-weighting. Sound Levels measured without any weighting are referred to as 'linear', and the units are expressed as dB(lin) or dB.

3 Sound Power Level

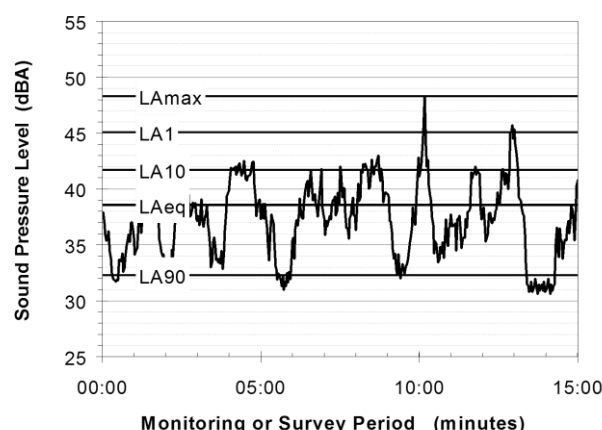
The Sound Power of a source is the rate at which it emits acoustic energy. As with Sound Pressure Levels, Sound Power Levels are expressed in decibel units (dB or dBA), but may be identified by the symbols SWL or Lw, or by the reference unit 10^{-12} W.

The relationship between Sound Power and Sound Pressure may be likened to an electric radiator, which is characterised by a power rating, but has an effect on the surrounding environment that can be measured in terms of a different parameter, temperature.

4 Statistical Noise Levels

Sounds that vary in level over time, such as road traffic noise and most community noise, are commonly described in terms of the statistical exceedance levels L_{AN} , where L_{AN} is the A-weighted sound pressure level exceeded for N% of a given measurement period. For example, the L_{A1} is the noise level exceeded for 1% of the time, L_{A10} the noise level exceeded for 10% of the time, and so on.

The following figure presents a hypothetical 15 minute noise survey, illustrating various common statistical indices of interest.



Of particular relevance, are:

- L_{A1} The noise level exceeded for 1% of the 15 minute interval.
- L_{A10} The noise level exceeded for 10% of the 15 minute interval. This is commonly referred to as the average maximum noise level.
- L_{A90} The noise level exceeded for 90% of the sample period. This noise level is described as the average minimum background sound level (in the absence of the source under consideration), or simply the background level.
- L_{Aeq} The A-weighted equivalent noise level (basically the average noise level). It is defined as the steady sound level that contains the same amount of acoustical energy as the corresponding time-varying sound.

When dealing with numerous days of statistical noise data, it is sometimes necessary to define the typical noise levels at a given monitoring location for a particular time of day. A standardised method is available for determining these representative levels.

This method produces a level representing the 'repeatable minimum' L_{A90} noise level over the daytime and night-time measurement periods, as required by the EPA. In addition the method produces mean or 'average' levels representative of the other descriptors (L_{Aeq} , L_{A10} , etc).

5 Tonality

Tonal noise contains one or more prominent tones (ie distinct frequency components), and is normally regarded as more offensive than 'broad band' noise.

6 Impulsiveness

An impulsive noise is characterised by one or more short sharp peaks in the time domain, such as occurs during hammering.

7 Frequency Analysis

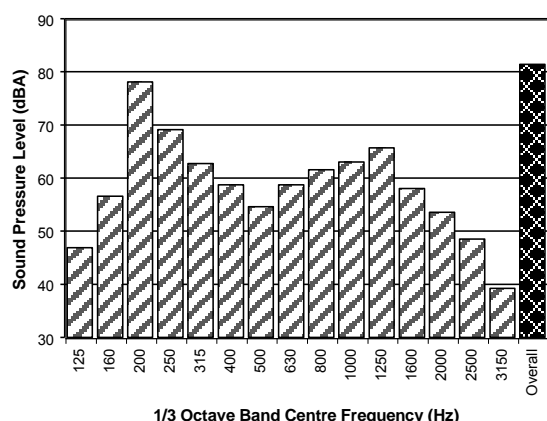
Frequency analysis is the process used to examine the tones (or frequency components) which make up the overall noise or vibration signal. This analysis was traditionally carried out using analogue electronic filters, but is now normally carried out using Fast Fourier Transform (FFT) analysers.

The units for frequency are Hertz (Hz), which represent the number of cycles per second.

Frequency analysis can be in:

- Octave bands (where the centre frequency and width of each band is double the previous band)
- 1/3 octave bands (3 bands in each octave band)
- Narrow band (where the spectrum is divided into 400 or more bands of equal width)

The following figure shows a 1/3 octave band frequency analysis where the noise is dominated by the 200 Hz band. Note that the indicated level of each individual band is less than the overall level, which is the logarithmic sum of the bands.



8 Vibration

Vibration may be defined as cyclic or transient motion. This motion can be measured in terms of its displacement, velocity or acceleration. Most assessments of human response to vibration or the risk of damage to buildings use measurements of vibration velocity. These may be expressed in terms of 'peak' velocity or 'rms' velocity.

The former is the maximum instantaneous velocity, without any averaging, and is sometimes referred to as 'peak particle velocity', or PPV. The latter incorporates 'root mean squared' averaging over some defined time period.

Vibration measurements may be carried out in a single axis or alternatively as triaxial measurements. Where triaxial measurements are used, the axes are commonly designated vertical, longitudinal (aligned toward the source) and transverse.

The common units for velocity are millimetres per second (mm/s). As with noise, decibel units can also be used, in which case the reference level should always be stated. A vibration level V , expressed in mm/s can be converted to decibels by the formula $20 \log (V/V_0)$, where V_0 is the reference level (10^{-9} m/s). Care is required in this regard, as other reference levels may be used by some organizations.

9 Human Perception of Vibration

People are able to 'feel' vibration at levels lower than those required to cause even superficial damage to the most susceptible classes of building (even though they may not be disturbed by the motion). An individual's perception of motion or response to vibration depends very strongly on previous experience and expectations, and on other connotations associated with the perceived source of the vibration. For example, the vibration that a person responds to as 'normal' in a car, bus or train is considerably higher than what is perceived as 'normal' in a shop, office or dwelling.

10 Over-Pressure

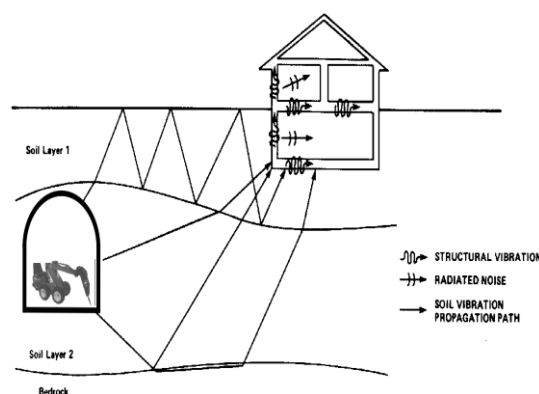
The term 'over-pressure' is used to describe the air pressure pulse emitted during blasting or similar events. The peak level of an event is normally measured using a microphone in the same manner as linear noise (ie unweighted), at frequencies both in and below the audible range.

11 Ground-borne Noise, Structure-borne Noise and Regenerated Noise

Noise that propagates through a structure as vibration and is radiated by vibrating wall and floor surfaces is termed 'structure-borne noise', 'ground-borne noise' or 'regenerated noise'. This noise originates as vibration and propagates between the source and receiver through the ground and/or building structural elements, rather than through the air.

Typical sources of ground-borne or structure-borne noise include tunnelling works, underground railways, excavation plant (eg rockbreakers), and building services plant (eg fans, compressors and generators).

The following figure presents the various paths by which vibration and ground-borne noise may be transmitted between a source and receiver for construction activities occurring within a tunnel.



The term 'regenerated noise' is also used in other instances where energy is converted to noise away from the primary source. One example would be a fan blowing air through a discharge grill. The fan is the energy source and primary noise source. Additional noise may be created by the aerodynamic effect of the discharge grill in the airstream. This secondary noise is referred to as regenerated noise.



Heritage Impact Statement UnitingCare Planning Proposal


168 Norton Street, Leichhardt

Submitted to UnitingCare

SUITE 6.02, 120 SUSSEX ST, SYDNEY NSW 2000
TEL +61 2 8270 3500 FAX +61 2 8270 3501 WWW.CITYPLAN.COM.AU
CITY PLAN HERITAGE P/L ABN 46 103 185 413

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Report Revision History

Revision	Date Issued	Prepared by	Reviewed by	Verified by
01	1/07/16	Brittany Freeland <i>Heritage Consultant</i>	Amanda Reynolds <i>Senior Heritage Consultant</i>	Kerime Danis <i>Director - Heritage</i> 

CERTIFICATION

This report has been authorised by City Plan Heritage P/L, with input from a number of other expert consultants, on behalf of the Client. The accuracy of the information contained herein is to the best of our knowledge not false or misleading. The comments have been based upon information and facts that were correct at the time of writing this report.

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SUITE 6.02, 120 SUSSEX ST, SYDNEY NSW 2000
TEL +61 2 8270 3500 FAX +61 2 8270 3501 WWW.CITYPLAN.COM.AU
CITY PLAN HERITAGE P/L ABN 46 103 185 413

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1. Introduction

1.1 Background

City Plan Heritage (CPH) has been engaged by UnitingCare to prepare the following Heritage Impact Statement (HIS) to accompany a Planning Proposal submission to Inner West Council for a change in the building envelope of 168 Norton Street, Leichhardt.

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

In accordance with relevant controls regarding heritage on the Leichhardt LEP 2013 and the Leichhardt Development Control Plan (DCP) 2013, this HIS assesses the heritage significance of the subject site and the likely impacts of the proposed rezoning on the established heritage significance of the heritage conservation area and heritage items located in close proximity.

It is understood that extensive consultation has occurred between Uniting Care and Inner West Council regarding the potential future development of the site and the Marion and Wetherill Streets sites. Public consultation sessions were held by Council along with the preparation of draft building envelopes prepared by AJC in consultation with Council. Subsequently, a paper was submitted at a Council meeting in mid-2015, endorsing the draft building envelopes and inviting Uniting Care to prepare Planning Proposals for the three sites. A Memorandum of Understanding (MoU) was also produced, detailing the potential outcomes for each site and the benefits that could be created for the public.

1.2 Site Location

The subject site is located on the western side of Norton Street with some access available from Carlisle Street. The site has a frontage to Norton Street, towards which the principal elevation of the existing building is oriented. For a more detailed description of the site and its context, see Section 2- Site Context and Description.



Figure 1: Aerial view of the subject site, outlined in red. (Source: SIX Maps 2016)

1.3 Methodology

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Manual 'Statements of Heritage Impacts' and 'Assessing Heritage Significance' guidelines. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 2013. The subject proposal has been assessed in relation to the relevant controls and provisions contained within the Leichhardt LEP 2012 and the Leichhardt DCP 2012.

1.4 Author Identification

The following report has been prepared by Brittany Freeland (Heritage Consultant) and reviewed by Amanda Reynolds (Senior Heritage Consultant). Kerime Danis (Director - Heritage) has also reviewed and endorsed its content.

1.5 Limitations

- CPH were not involved in the design process;
- A detailed archaeological assessment including an assessment of Aboriginal cultural heritage values does not form part of the scope of this HIS.

2. Site Context and Description

2.1 Site Context

The subject site is located in the inner western suburb of Leichhardt, which is located approximately 7km southwest of the Sydney Central Business District (CBD). It is a mixed residential and commercial suburb located within the local government area of the Inner West Council.

The subject site is located within a rectangular shaped block bound to the north by Macauley Street, Carlisle Street to the south, Norton Street to the east and Cromwell Street to the west. A rear lane runs along the rear of the subject site, extending from Allen Street to Marion Street. Norton Street is the main commercial strip within Leichhardt and is also considered the heart of the suburb.

As detailed in Section 1.1, the subject site is not listed as a heritage item but is located within the Whaleyborough Estate HCA and is also in close proximity to a number of heritage items as identified under the Leichhardt LEP 2012.

The Whaleyborough Estate HCA is described in the Leichhardt DCP 2012 as follows:¹

The Whaleyborough Conservation Area lies to the west of Norton Street between Marion, Elswick and Allen Streets. Land slopes gently downhill to the west of the Norton Street ridge.

A spacious low-rise residential area with wide streets and nature strips and the sense of garden space at the back of each building. A mixture of free-standing houses and terraces.

A mixture of single-storey and two-storey development.

Parapeted two storey commercial buildings and pubs along Norton Street.

A considerable collection of ecclesiastical buildings.

¹ Leichhardt Development Control Plan 2012, Conservation Area 3 - Whaleyborough Estate, <http://www.leichhardt.nsw.gov.au/Planning---Development/Planning-Controls--DCPs--LEPs--VPAs-/Heritage/Conservation-Area-3-Whaleyborough-Estate>

A range in the age of the buildings dating from 1880s–1930s. Most buildings belong to the nineteenth century.

Brick is by far the most dominant building material, and is used in a variety of surfaces — as plastered brick through the 1880s, as face brick with plaster decoration during the early 1900s and as dark blue face brick into the 1930s.

Unglazed terracotta tiles form the predominant roof cladding. There are also some slate roofs and the occasional iron roof.

Suspended awnings along Norton Street.

Sandstone kerbs and gutters remain for considerable sections of all streets.

There are some original iron palisade fences.

Crepe myrtle plantings in Carlisle Street.

The following images provide an overview of the site's context.

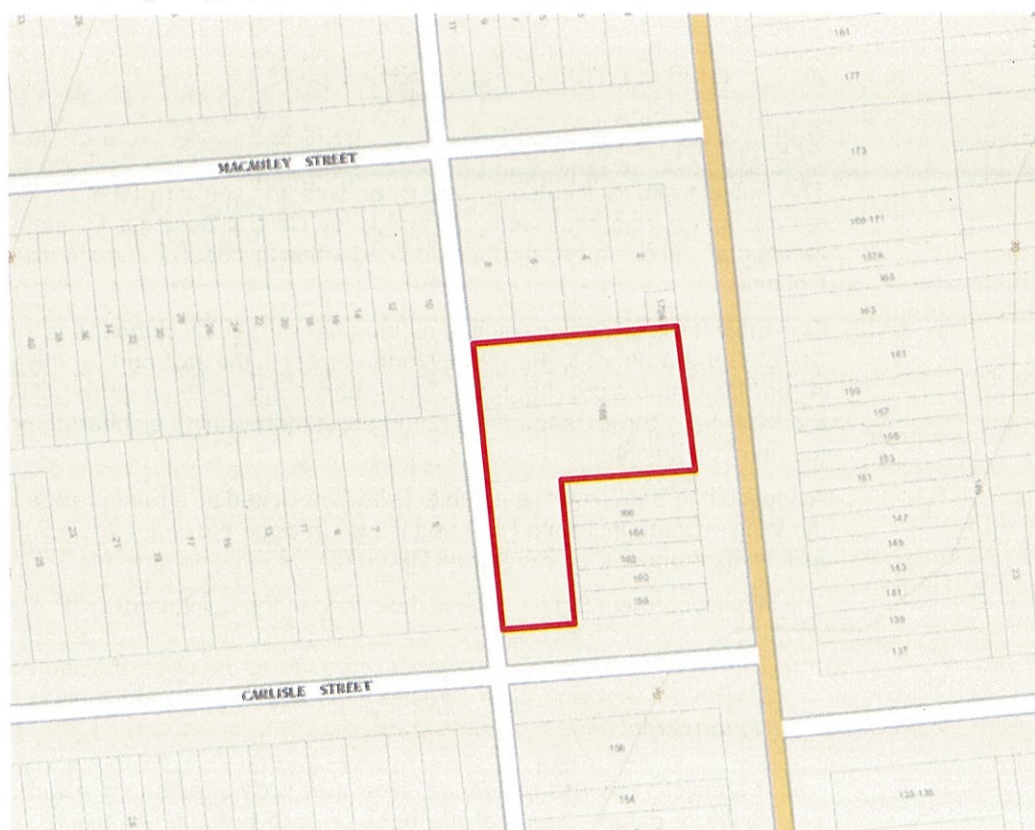


Figure 2: Cadastral map showing the location of the subject site, outlined in red. (Source: SIX Maps 2016)

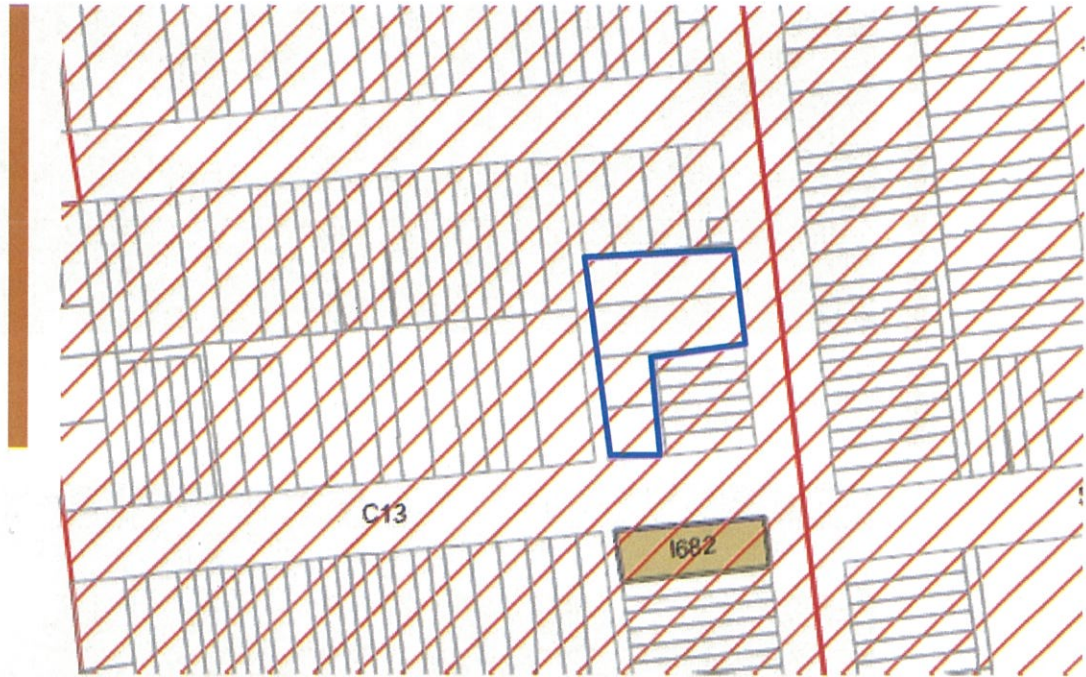


Figure 3: Leichhardt LEP 2012 Heritage Map 005 showing the location of the subject site, outlined in blue. (Source: Leichhardt LEP 2012, Heritage Map 005)



Figure 4: Views looking north and south along Norton Street. The subject site can be seen in both images.



Figure 5: Victorian commercial terraces directly abutting the subject site to the south and properties located directly north of the subject site.



Figure 6: Views looking east and west along Carlisle Street with Leichhardt LEP 2012 heritage item no. 1682 outlined in red.



Figure 7: View looking east along Macauley Street towards Norton Street and view of a contributory house typically seen in the HCA, located in Macauley Street.

2.2 Site Description

The subject site is occupied by a four storey former theatre that was converted to an aged care facility resulting in extensive modifications and alterations, internally and externally. The building is in a P-shape with the primary frontage located along Norton Street and secondary frontages to Carlisle Street and a rear lane, which extends behind the adjacent Norton Street shops. The northern and southern boundaries of the site adjoin neighbouring properties. The building occupies the entire lot (2,024 sqm) and includes rear lane access along the western boundary. The building is known as Harold Hawkins Court.

The real property description for the site is Lot 4, Section 3 of Deposited Plan 328.

The Norton Street façade of the building has been heavily modified and above the awning includes a rendered and brick façade with a series of rectilinear windows. This heavily geometric façade is in contrast to the original theatre façade (Figure 24) which included arched windows and a triangular parapet, all of which has been removed. A number of windows were added at the time of remodelling. The façade below the awning, at ground floor level, includes a series of windows and entrances that have been painted over with a decorative geometric graffiti mural in greens, blues, pinks and yellows. The ground floor of the original theatre building is only accessible from two entrances on Norton Street.

The façade visible from Carlisle Street and the rear lane show the 1960s extension of the building which has been constructed from red brick and includes sections of cream brick detailing, particularly above and below the vertical windows located on the Carlisle Street façade. The veranda walkways have all been enclosed either through the use of wire fencing or a combination of windows and weatherboards.

Internally, each of the three floors of the building have a number of accommodation rooms and associated facilities that wrap around a central open courtyard area. There is also a

basement level which includes a laundry and ironing room. The main kitchen is located on the ground floor towards the Norton Street entrance.

The building has been unoccupied for a number of years and as such, is in poor condition.

The following images (Figures 8 to Figure 18) provide an overview of the building's current physical condition.

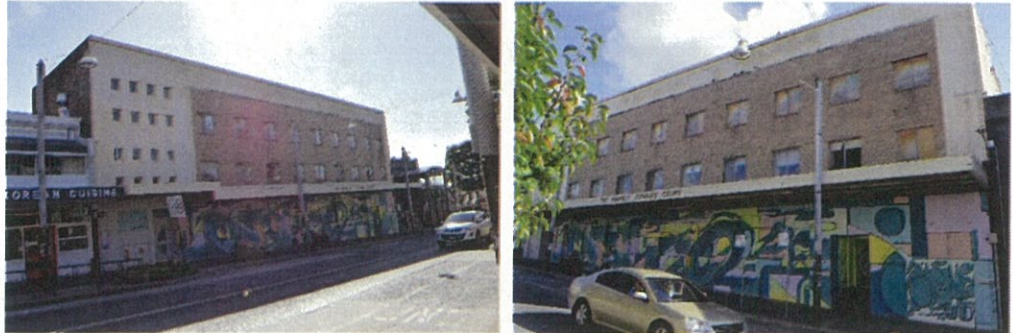


Figure 8: Views of the Norton Street façade from the eastern side of Norton Street.

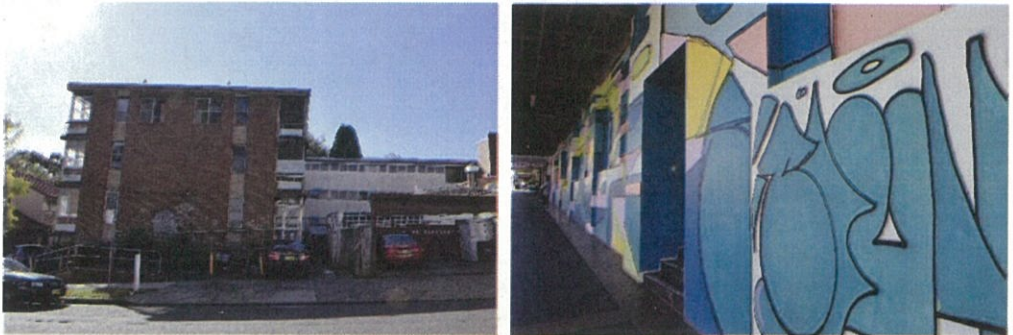


Figure 9: View of the southern Carlisle Street façade and detailed view of the graffiti on the Norton Street façade below the awning.



Figure 10: View looking north along the rear laneway and internal view of a ground floor staircase.



Figure 11: Internal views of the ground floor kitchen area.



Figure 12: Ground floor views of the internal courtyard area.



Figure 13: Views of accommodation rooms located on the ground floor and their associated amenities.



Figure 14: View of a ground floor communal area and first floor internal veranda walkway.



Figure 15: Internal views of a corridor and a room on the first floor.



Figure 16: View of the second floor veranda walkway and an accommodation room.



Figure 17: Internal views of the basement area and laundry room.



Figure 18: Internal view of the Carlisle Street extension stairwell and external view of the subject building from the corner of Macauley Street and the rear lane.

3. History

3.1 Indigenous Occupation

The land that is now known as Leichhardt was originally occupied by the Cadigal and Wangal people of the Eora Nation.

The 'Eora people' was the name given to the coastal Aboriginal people around Sydney. The word Eora simply means 'here' or 'from this place'. Local Aboriginal people used the word to describe to the British where they came from and so the word was then used to define the Aboriginal people themselves. The name Eora is proudly used today by the descendants of those very same people. Central Sydney is therefore often referred to as 'Eora Country'.²

3.2 Brief History of Leichhardt

Between the years of 1794 and 1821 a number of land grants varying in size between 16 to 270 acres, were issued within the area known today as the suburb of Leichhardt. Brothers Captain John Piper and Ensign Hugh Piper in particular were issued with a number of grants and established the two largest estates in the area. The estates were respectively named "Piperston" and "Macquarie Gift", referencing their good fortune in acquiring the grants, thanks to Governor Macquarie. In 1812 Hugh Piper returned to England and subsequently handed over power of attorney for his 270 acre grant to his brother John.

John Piper experienced financial difficulty and was forced to sell the majority of his "Piperston" estate to four purchasers; James Foster, Abraham Hearn, Prosper de Mestre and David Ramsey.

The origin of the name 'Leichhardt' derives from the renaming of John Piper's original "Piperston" estate by merchant Walter Beams when the only remaining portion of Piper's land was purchased in 1842. 'Leichhardt' was named in honour of Walter Beam's close friend and renowned Prussian naturalist Ludwig Leichhardt.⁴

After acquiring a portion of John Piper's estate, James Forster began construction of "Elswick House" in 1832. After experiencing financial difficulty, Forster was unable to complete construction of "Elswick House" and sold the estate to his employer, James Norton. At the time the estate included a number of structures including a coach house, convict barracks, kitchen, servant's quarters and stables surrounding the main two storey stone house.

Norton was a well-known man in the colony, having set up a successful legal practice in Sydney as well as being an early colonial politician. Norton died in 1862 and is noted as having lived in the house up until his death. The Norton Estate was subdivided between 1867 and 1874, including the original mansion "Elswick House" which was acquired by James Norton's son, James Norton Junior. Subdivision of the estate also resulted in the creation of Elswick and Norton Streets, along with Allen and Marion Streets which were named after his son and second wife.

Leichhardt's incorporation as a council saw an upsurge of development in the 1870s. The installation of tramways on Norton Street in 1887 contributed to the commercial strip continue to develop. Many of the properties from this era are still visible today.⁵

² Anita Heiss and Melodie- Jane Gibson, *Barani, Sydney's Aboriginal History*, accessed July 2014 from <<http://www.sydneymarani.com.au/sites/aboriginal-people-and-place/>>

³ The following brief history of Leichhardt has been compiled from various sources including Pollen, Frances, *The Book of Sydney Suburbs*, Angus and Robertson, 1996, the State Heritage inventory form for Leichhardt Methodist Church, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1940730>, and the Leichhardt Municipal Council website, <http://www.leichhardt.nsw.gov.au/Library/Local-History/Our-Suburbs/Leichhardt>

⁴ Ibid. P 20

⁵ Ibid. P 49

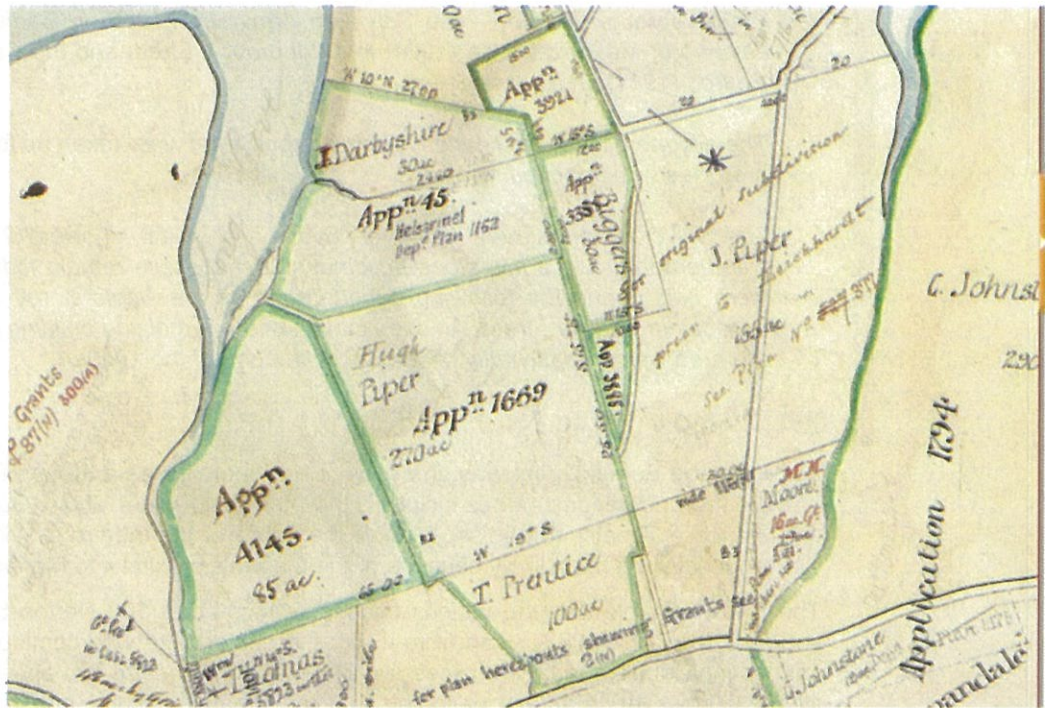


Figure 19: Undated Parish map showing Hugh Piper and John Piper's original land grants. (Source: HLRV, map no. 140729)

3.3 History of the Whaleyborough HCA

The following history of the Whaleyborough Estate Conservation Area has been extracted from the Leichhardt DCP 2012:⁶

This area was once part of James Norton's Elswick Estate which stretched from Parramatta Road to William Street, and from Flood Street (part) to part of Balmain/Derbyshire Roads. Its subdivision by Norton's family in 1867 into four large sections accessed by surveyor-standard one chain (66ft) wide roads at Elswick, Norton and Allen Streets, and at Short Street for access to Balmain Road, established the layout of modern Leichhardt.

This conservation area was Section 2 (42 acres) of that Elswick Estate subdivision. In 1878 it was purchased by William Whaley Billyard who marked out eight sections of building allotments divided by four streets each one chain wide, with rear lane access for the allotments facing Norton Street. The 213 generous building allotments were 50ft-wide with depths of about 142ft, and were probably designed to attract a more affluent market than the more tightly subdivided Excelsior Estate to the south of Marion Street.

A number of free-standing double-fronted single-storey houses were built, mostly as one dwelling, sometimes as two semis across the 50ft wide allotments. However, the greater demand for cheaper housing saw many of these generous allotments accommodating two and sometimes three terrace houses. The most elevated part of the estate, near the Marion/Norton Streets intersection, was chosen for civic and church buildings — the Blacket-designed All Souls Church, the Primitive Methodist Chapel (1883) in Cromwell Street and the police station (1885) in Marlborough Street. Other church groups also chose sites in the

⁶ Leichhardt DCP 2012, Conservation Area 3 - Whaleyborough Estate, <https://www.leichhardt.nsw.gov.au/Planning--Development/Planning-Controls-DCPs--LEPs--VPAs-/Heritage/Conservation-Area-3-Whaleyborough-Estate>

Whaleyborough Estate — the Salvation Army Hall (1916) in Carlisle Street the Leichhardt Masonic Lodge (1924) in Marlborough Street and the Congregational Church (1911) on Elswick Street.

The allotments with back lanes facing Norton Street were taken up for commercial premises with attached dwellings.

The PWD detail survey of inner Sydney of 1888 showed 216 brick, 24 weatherboard and a few stone buildings. Most of these remain today, and more were built during the following decade such as the single-storey single-fronted terraces in Carlisle Street. An examination of the remaining buildings suggest that the area was probably fully built upon by the end of the 1930s.

3.4 History of the Subject Site

Based on the Sands Directories, the subject site operated as a theatre from 1912 to 1960. The theatre had various names including the Alabama Picture Show, Garrick Picture Show and Marlboro Theatre (the misspelling of the name of the theatre as "Marlborough" in the Sands Directory is most likely because of the theatre's proximity to Marlborough Street).

The following table lists the various occupants located at 168 Norton Street between the years of 1890 and 1933. Apart from 1908, the subject site was continuously occupied by various individuals and their businesses. The Marlboro Theatre first appears in the directory in 1921, however, it should be noted that the theatre officially opened in June of 1920 (perhaps after the Sands Directory of 1920 was produced).⁷

Year	Occupant Identified in Sands Directory
1890	Mrs York, dressmaker
1893	Mrs York, dressmaker
1894	J Hamilton, contractor
1895	Thomas Hextell
1896	Mrs C W Bucknall
1897	Mrs C W Bucknall
1898	Mrs C W Bucknall
1899	Mrs C W Bucknall
1900	Mrs C W Bucknall
1901	Darius Wilson
1902	Mrs Ann Nathan
1903	Mrs Ann Nathan
1904	Mrs Ann Nathan
1905	Mrs Ann Nathan
1906	Mrs Ann Nathan
1907	Edward Main
1908	No listing
1909	Warren Solomon
1910	Warren Solomon

⁷ Cinema Treasures Website, "Marlboro Theatre", <http://cinematreasures.org/theaters/39519>

1911	Mrs Annie "Alva" Wilson
1912	Michael Mulqueeny Alabama Picture Show Samuel Patterson, builder, "Alva"
1913	Hubert Sidel, carpenter Garrick Picture Show Samuel Patterson, builder, "Alva"
1914	Mrs F Krieger, confectioner William Krieger Garrick Picture Show Samuel Patterson, builder, "Alva"
1915	Mrs Poole, confectioner Garrick Picture Show Samuel Patterson, builder, "Alva"
1916	(the 1916 listing identifies the subject site as 166 instead of 168) Thomas E Farr, bootmaker Garrick Theatre Samuel Patterson, builder, "Alva" Mrs N Cannon, College of Music
1917	Frank Storum, confectioner Garrick Picture Show Mrs Nellie McDonnell, College of Music
1918	Frank Storum, confectioner Garrick Picture Show Mrs Nellie McDonnell, College of Music
1919	Mrs Mabel Storum Garrick Picture Show William Draper Mrs Nellie McDonnell, College of Music
1920	Mrs Mabel Storum Garrick Picture Show William Draper Mrs Nellie McDonnell, College of Music
1921	Henry Myers Marlborough Theatre
1922	Henry Myers Marlborough Theatre
1923	U Lamaro Marlborough Theatre
1924	Mrs C Jones Marlborough Theatre
1925	Mrs C Jones Marlborough Theatre

1926	Mrs C Jones Marlborough Theatre
1927	Wilson and Marsh, restaurant Marlborough Theatre
1928	Wilson and Marsh, restaurant Marlborough Theatre
1929	Wilson and Marsh, restaurant Marlborough Theatre
1930	Wilson and Marsh, restaurant Marlborough Theatre
1931	Wilson and Marsh, restaurant Marlborough Theatre
1932-1933	FJ McCarthy Marlborough Theatre

Limited historical information has been found to date in regards to the history of the site when it was the Alabama Picture Show (1912) and the Garrick Picture Show (1913- 1920), however, when the site began operating as the Marlboro Theatre, the theatre ran typical suburban double bills (two films for the price of one).⁸ The theatre was located within a prime location, situated on busy Norton Street, and experienced popularity for a number of years before closing in July 1960, forty years after first opening.

With the arrival of CinemaScope in the 1950s, the Marlboro Theatre was adapted to include a wide screen which was considered the widest screen in the area at the time.⁹ CinemaScope was a 20th Century Fox invention released on 16 September 1953 and was used up until 1967.¹⁰ The technique involved adding a cylindrical lens over a regular camera which would project a wide picture onto the screen.¹¹

The Marlboro Theatre only had one screen, but had the capacity to seat 2,200 people.¹² An internal image of the theatre can be seen in Figure 23. The Marlboro Theatre was known for screening action pictures.¹³

Following its closure in July 1960, the theatre was gutted internally, had its external decoration removed and was converted into a nursing home. The Harold Hawkins Court was officially opened in August 1964 by Dame Pattie Menzies and, at the time, was considered a state of the art facility, catering for 120 people. The name of the building, Harold Hawkins Court, pays homage to Reverend Harold Hawkins who was Reverend of the Uniting Care Church for a number of years. The site was placed on the market in 2012 and was later acquired by Uniting Care in April 2013.

The subject site was also part of the Wall2Wall Mural Competition held in 2015 by Leichhardt Municipal Council. Harold Hawkins Court was identified in the competition as Site 3 and entrants were required to design a mural for the façade under the awning on Norton Street.¹⁴ The purpose of this competition was to promote the regeneration of Norton Street. The final product can be seen in Figure 27.

The following images provide an overview of the historical development of 168 Norton Street.

⁸ Cinema Treasures Website, "Marlboro Theatre", <http://cinematreasures.org/theaters/39519>

⁹ Ibid

¹⁰ National Film and Sound Archive, "Cinemascope", <http://www.nfsa.gov.au/preservation/glossary/cinemascope>

¹¹ Ibid

¹² Cinema Treasures Website, "Marlboro Theatre", <http://cinematreasures.org/theaters/39519>

¹³ Ibid

¹⁴ Wall2Wall Mural Competition 2015 PDF information about the three subject sites, Leichhardt Municipal Council. <http://www.leichhardt.nsw.gov.au/ArticleDocuments/1408/WALL2WALLLocations2015.pdf.aspx>

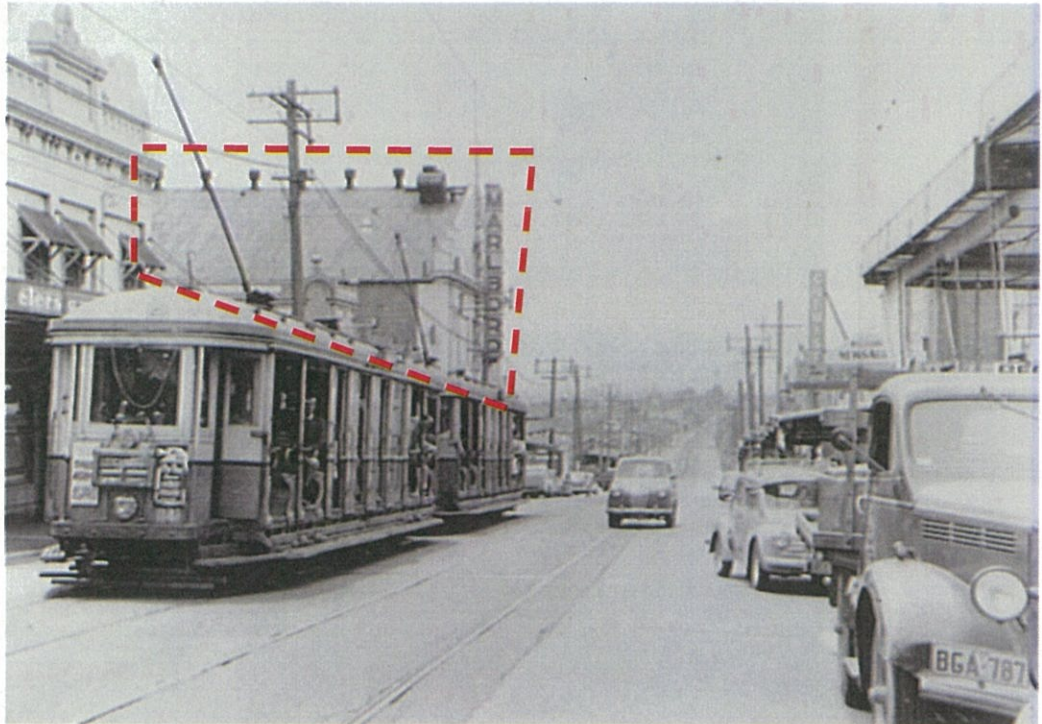


Figure 20: Photograph from c.1952 taken by Leon Manny of the tramways of Leichhardt. The Marlboro Theatre appears in the background towards the left. (Source: Tramway Museum via Leichhardt Municipal Library)

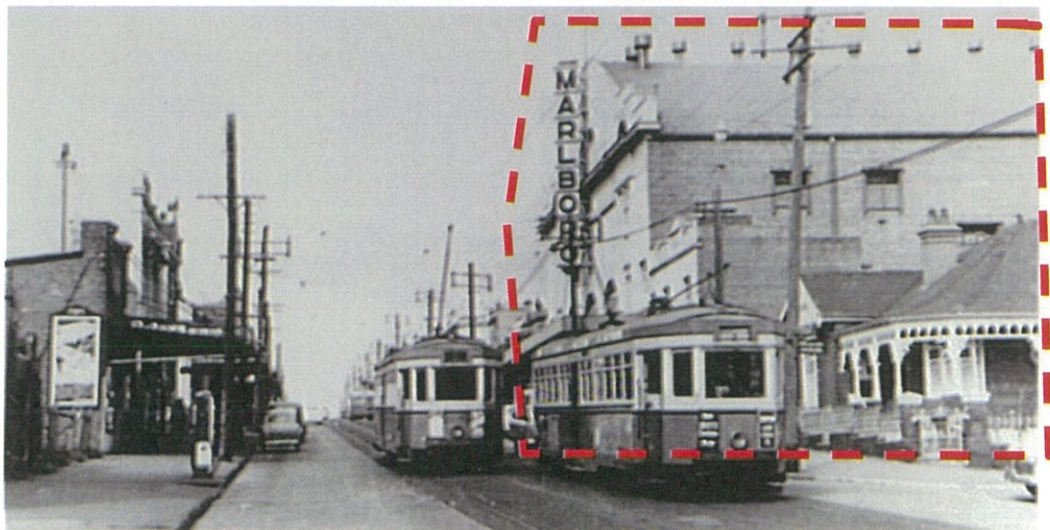


Figure 21: Photograph from c.1952 taken by Leon Manny of the tramways of Leichhardt. The Marlboro Theatre appears in the background towards the right. (Source: Tramway Museum via Leichhardt Municipal Library)

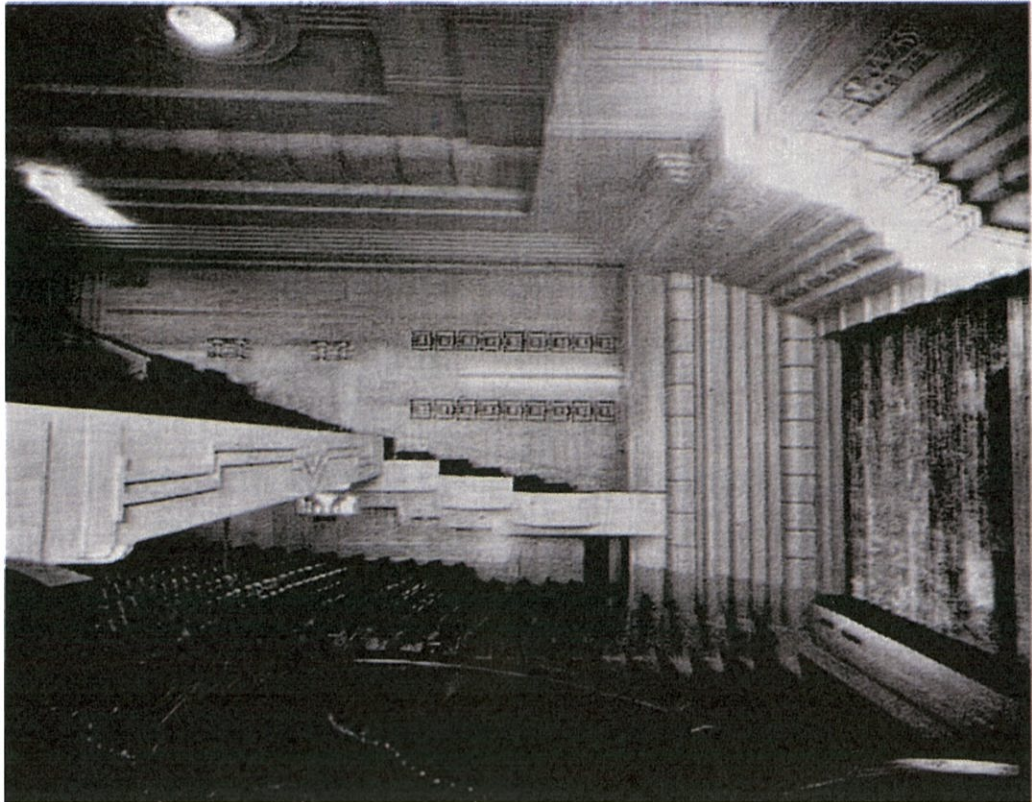


Figure 22: Photograph showing the interior of the Marlboro Theatre before conversion into an aged care facility. (Source: Cinema Treasures Website, <http://cinematreasures.org/theaters/39519/photos/114291>)

Went To Sleep In Theatre, Was Locked In

SYDNEY.—Rushing to the Marlboro Theatre at Leichhardt to investigate a report that there was a robber on the premises, police found that a well-known local resident had been locked in.

They released Arthur Solway, who lives only 50 yards from the theatre.

"I went to the show last night, but I must have dozed off," said Solway today.

"Next thing I knew was when I woke up. It took me five minutes to work out I was in the front stalls.

"I felt my way to the foyer, but I couldn't find a door I could open—they are padlocked from the outside.

"I was starting to get a bit worried when the police arrived.

"It was 2 a.m. when I got to bed, but I have not been able to go to sleep since."

Figure 23: Newspaper article about a man falling asleep and getting locked inside the Marlboro Theatre. (Source: Newcastle Sun, 29 January 1949, p.1)

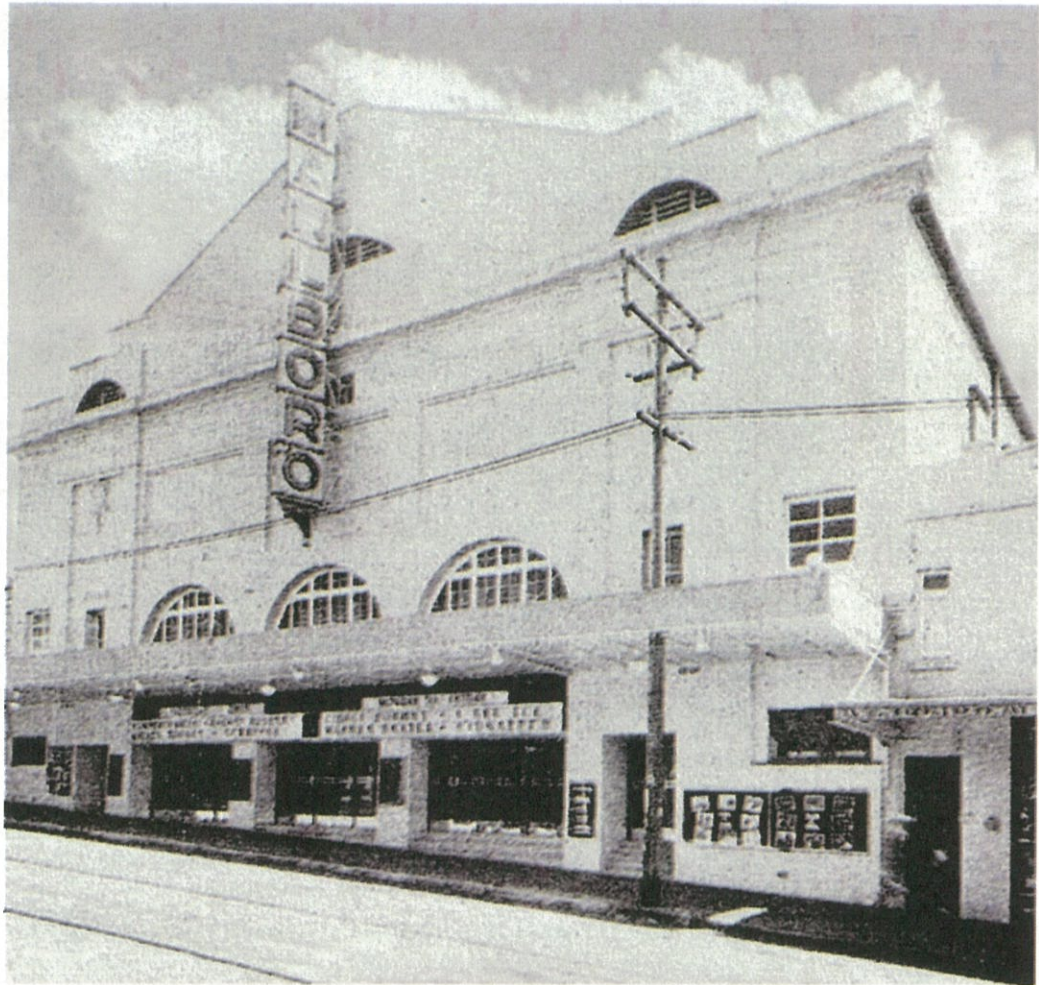


Figure 24: Undated photograph showing the exterior of the Marlboro Theatre before conversion into an aged care facility. (Source: Cinema Treasures Website, <http://cinematreasures.org/theaters/39519/photos/114291>)



Figure 25: Plaque located internally commemorating the opening of the Harold Hawkins Court.

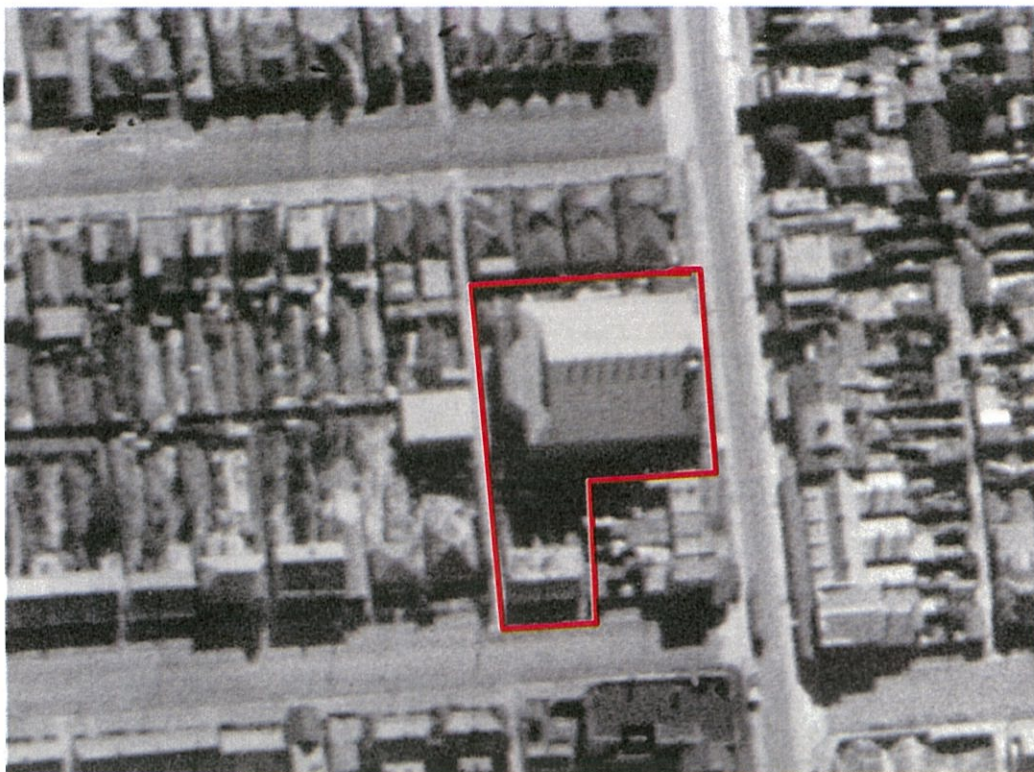


Figure 26: 1943 aerial view showing the subject site, outlined in red. The Marlboro Theatre is clearly visible in this image as a dominating element within the Norton Street streetscape. The Carlisle Street extension is not present, however, two terrace houses can be seen there in this image. (Source: SIX Maps 2016)



Figure 27: Photograph from October 2015 showing the mural painted under the awning of the Harold Hawkins Court as part of the Wall2Wall mural competition run by Leichhardt Municipal Council. (Source: The INFP Blog, "Urban Revitalisation" post from 31 October 2015, <https://theinfp.com/2015/10/>)

As indicated in the Sands Directories, various other small businesses were identified as operating at 168 Norton Street as well as the theatre. In particular, between the years of 1916 and 1920 a College of Music operated from the subject site under the supervision of Mrs Nellie McDonnell. A Mrs N Cannon is identified in association with the school in 1916, however, this Sands Directory entry is most likely incorrect as historical research has indicated that Mrs Nellie McDonnell had been running the College for a number of years prior to its relocation to Norton Street. A newspaper article from 26 December 1907 indicates that the College was previously located at 3339 Parramatta Road in Leichhardt (Figure 29).

Mrs Nellie McDonnell's school is frequently mentioned in various newspaper articles between 1907 and 1933. These articles are predominately concerned with reporting on the various concerts held by her school, achievements of her students, along with fundraisers held by the school in aid of St Fiacre Church.¹⁵ As such, while the school moved from 168 Norton Street to another location after 1920, it appears the school continued to operate well into the 1930s.

The Glebe Society has identified the full name of Nellie McDonnell's school as the Oberon College of Music, however, this appears to be the only reference to the school being named as such.¹⁶

Between the years of 1912 and 1916, local builder, John Patterson, is identified as residing at 168 Norton Street. Patterson was a prolific land owner in the Leichhardt area, having acquired various allotments including a property along Francis Street (1904) which he sold to Heine and Son, a light industrial firm, in August 1914.¹⁷ Patterson was also responsible for the construction of various buildings during the early 20th century. According to the AIF Project run by the University of New South Wales, Patterson was enlisted on 6 September 1915 and served as a Private in the 1st Battalion, 12th Reinforcement, returning to Australia on 27 September 1917 (Figure 30).¹⁸

The following newspaper articles provide some insight into Nellie McDonnell's College and John Patterson.

¹⁵ The Catholic Press, 6 November 1919, p.17 and The Sydney Morning Herald, 13 March 1920, p.15

¹⁶ The Glebe Society inc., "Who Lived in Your Street: Una Irene and Edna Marjory Moncrieff", <http://www.glebesociety.org.au/wordpress/?street=una-irene-and-edna-marjory-moncrieff>

¹⁷ Leichhardt Historical Journal, "Further Purchases in the 1867 Elswick Estate Subdivision," no.16, p.39

¹⁸ The AIF Project, "Samuel Patterson", University of New South Wales, <https://www.aif.adfa.edu.au/showPerson?pid=235641>

MISS NELLIE McDONNELL'S PUPILS' SUCCESSES.

Miss Nellie McDonnell, of 339 Parramatta-road, Leichhardt, has had a record year, having passed 51 pupils through the practical and theoretical examinations at the various colleges. Miss Gertie Corcoran gained the highest marks in the Licentiate Degree for the yearly examinations, in connection with the London College of Music, and was awarded the medal. At the examinations of the London College of Music held recently, 13 pupils presented themselves on December 13 for pianoforte playing, and all passed successfully, with high marks. Miss Hilda Hadley passed the Teacher's Diploma with 92 marks. This is the highest practical diploma of the college, which entitles this young lady to wear the teacher's hood, and append the letters T.D.L.C.M. after her name. Miss Hadley is only 17 years of age, about the youngest in the State to obtain this diploma. Miss Josephine Herlihy passed the Associate's Diploma. Three other Associates passed, namely: Rene Bestard, A.L.C.M., 89 marks; Blanche Moody, A.L.C.M., 85; and Madge Anderson, A.L.C.M., 85. In the senior grade Kathleen O'Connor, Gracie O'Farrell, Kathleen Osborne and Amy Carruthers passed in the intermediate grade. Dorothy Williams and Edwin Lillie; and in the primary grade Rita Ellis and Doris Millwood. At the Sydney College of Music examinations in November, four pupils passed the junior grade with honours, viz.: Queenie Machan, 99 marks; Gracie O'Farrell, 99; Amy Carruthers, 90; and Doris Greatorox, 90. In June last 14 passed practical, including three Licentiates and two Associates, and 20 for theory.

Figure 28: Newspaper article reporting on the success of Nellie McDonnell's pupils. The article also indicates the College was previously located at 339 Parramatta Road before moving to 168 Norton Street. (Source: The Catholic Press, 26 December 1907, p.4)

MISS NELLIE McDONNELL'S PUPILS' CONCERT.

On the 6th inst., in the Leichhardt Town Hall, the pupils of Miss Nellie McDonnell gave their annual concert, assisted by Misses Hilda Lane, Edith Williams, and the Leichhardt Amateur Orchestra. This concert was remarkable for a fine exhibition of musical knowledge and execution. The pupils, by their manner of playing, showed that they had intelligently taken advantage of capable and artistic teaching. The audience, which taxed the capacity of the Town Hall to its utmost, showed its appreciation of the various items by much applause. The concert opened with the "Soldiers' Chorus" from "Faust," sung by the students. Piano-forte solos were rendered in artistic style by Misses Nellie McDonnell, Hilda Hadley, T.N.L.C.M., Gertie Corcoran, L.L.C.M., Stella Gillard, L.L.C.M., Josie Herlihy, A.L.C.M., Molly Geelan, A.L.C.M., Beatrice Woods, A.L.C.M., Hilda Searle, A.L.C.M., Blanche Moody, A.L.C.M., Rene Bestard, A.L.C.M., Ruby Cheal, A.L.C.M., Ruby Gladdle, Evy Agnew, Dorothy Grentorex, and Nellie Newby. The piano trios (performed on two pianos) were "Il Baen" (Ardill), Misses Dorothy Hawkins, Dorothy Williams, Hazel O'Connor, Amy Carruthers, Nellie McGovern, and Master Eddie Lillie; "Flambeau March" (S. Clark), Misses Kathleen O'Connor, Gracie O'Farrell, Kathleen Osborn,

Florrie Harradine, Molly Bierne, and N. McDonnell. Piano duets, Galop (Blake), Miss Mary and Master Edie Hannan; "La Chateleine," Misses Violet Heckenberg, Mattie Pearce, and Masters Harold and Leslie Ritchie. Violin items were rendered by Misses Annie Riddle, A.L.C.M., and Molly Smith, A.L.C.M. A feature in the programme was a piano trio (march from "Norma"), by six performers on two pianos, with full orchestral accompaniment. The concert was closed with the singing by the pupils of "Auld Lang Syne."

Figure 29: Newspaper article providing information about a concert performed by Nellie McDonnell's students. (Source: The Catholic Press, 16 April 1908, p.19)

DISTRICT COURT.
 (Before Judge Edwards and a jury of four.)
PURCHASE OF A BUILDING.
Gaut v Patterson.

Joseph Gaut, of Cary-street, Leichhardt, sought to recover from Samuel Patterson, of Macauley-street, Leichhardt, £100 damages for alleged breach of contract relating to a building in course of erection in Norton-street, Leichhardt. Plaintiff alleged that defendant had not completed the work satisfactorily. The defendant denied liability and pleaded that the defects, concerning which complaint was made, existed when the contract was signed. Plaintiff was non-suited. Mr. A. S. Lloyd (instructed by Messrs. Russell and Russell) appeared for plaintiff; and Mr. J. R. Nield (instructed by Messrs. William Patterson and Co.) for defendant.

Figure 30: Newspaper article detailing a court case held over a dispute between Joseph Gaut and Samuel Patterson. (Source: Sydney Morning Herald, 16 June 1931, p.5)

4. Assessment of Significance

4.1 Assessment of Criteria

The following assessment of significance has been prepared in accordance with the 'Assessing Heritage Significance' guidelines from the NSW Heritage Manual.

a) *an item is important in the course, or pattern, of the local area's cultural or natural history*

The subject site is located among a group of buildings that are illustrative of the commercial development of Norton Street between the late 19th and early 20th centuries in response to the suburban growth of Leichhardt. As a large theatre site it demonstrates the increasing importance of Norton Street to the growing suburb.

b) *an item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history*

The subject site is associated with local businesses such as Mrs Nellie McDonnell's College of Music, local builder John Patterson, however, these associations are considered secondary and do not specifically relate to the existing building. Likewise, while the building is called "Harold Hawkins Court", the subject site does not have any strong or special associations with the Uniting minister after whom it was named.

c) *an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area*

While the subject building is a typical example of a 1960s aged care facility and does not have any architectural characteristics of note. The site has been substantially altered and therefore there are no features remaining of the original Marlboro Theatre. The building is considered to negatively impact on the streetscape of Norton Street and the Whaleyborough Estate HCA.

d) *an item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons*

The subject site is associated with the local Leichhardt community as the former site of the Marlboro Theatre and Mrs Nellie McDonnell's College of Music. However, no

physical evidence remains of the college and the building does not readily appear as a former theatre. The site has a strong association with Uniting Care as the former site of an aged care facility run by the organisation.

e) an item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history

The subject site has some potential to yield information that will contribute to an understanding of the local area's cultural or natural history.

f) an item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history

The subject site does not feature any known uncommon, rare or endangered aspects of the area's cultural or natural history.

g) an item is important in demonstrating the principal characteristics of a class of the local area's

- **cultural or natural places; or**
cultural or natural environments

The subject site is indicative of the commercial growth of Norton Street during the late 19th and early 20th centuries and the subsequent need during the 1960s for aged care facilities within the area. The building has been significantly altered internally and externally which has reduced the integrity of the building.

4.2 Statement of Significance

The existing building located at 168 Norton Street is located within a group of commercial buildings built during the late 19th and early 20th centuries. The subject site is indicative of the suburban growth of Leichhardt and the subsequent commercial development of Norton Street. The site is also indicative of the growing need during the 1960s for aged care facilities in the area.

The building has been substantially modified internally and externally and is uncharacteristic within existing aesthetics of the Norton Street streetscape and the Whaleyborough HCA.

The subject site is not considered of sufficient significance to warrant individual listing as a heritage item in the Leichhardt LEP 2012.

4.3 Statement of Significance for the Whaleyborough Estate HCA

The following Statement of Significance has been extracted from the Leichhardt DCP 2012:¹⁹

One of a number of conservation areas which collectively illustrate the nature of Sydney's early suburbs and Leichhardt's suburban growth particularly between 1871 and 1891, with pockets of infill up to the end of the 1930s (ie prior to World War II). This area is significant for its surviving development from the 1880s and 1890s, which gives it its particular identity. All allotments appear to have been taken up and built upon probably by the late 1930s.

Through its wide roads, its important mixture of cottages, terraces and shops, mostly dating from the 1880s–1890s, and the form and materials of its construction this area provides an interesting built example of late nineteenth century economics where pressures for denser and cheaper accommodation have overlaid the original spacious suburban intentions.

¹⁹ Leichhardt DCP 2012, Conservation Area 3 - Whaleyborough Estate,
<https://www.leichhardt.nsw.gov.au/Planning---Development/Planning-Controls--DCPs--LEPs--VPAs-/Heritage/Conservation-Area-3-Whaleyborough-Estate>

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

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

5. The Proposal

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

Level 0:

- Car parking accessible from the rear lane

Level 1:

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

Levels 2-4:

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

Level 5:

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

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

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

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

6. Heritage Impact Assessment

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

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

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

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

7. Conclusion and Recommendations

In conclusion, it is considered by City Plan Heritage that the proposal, including the redefining of the building envelopes at 168 Norton Street and concept scheme, will have no adverse impact on the significance of heritage items located in proximity and the HCA. The proposed new building envelope seeks to enable the future development of the site while also ensuring the heritage context of the site is retained. The site has been carefully considered and the proposed envelopes have been carefully established so as not to impact on the site's heritage context. The proposal demonstrates compliance with the existing controls regarding heritage conservation and is therefore recommended to Council for approval with the following recommendations:

- An archival recording should be conducted to record the Harold Hawkins building should demolition be proposed in the future;
- Any new development should include heritage interpretation that explores the history of the site as a former cinema/theatre; and
- A separate Heritage Impact Statement will be required for any future proposed development of the site.

CITY PLAN HERITAGE

July 2016

THE UNITING CHURCH IN AUSTRALIA
PROPERTY TRUST (NSW)

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

OCTOBER 2016

COLSTON BUDD ROGERS & KAFES PTY LTD
ACN 002 334 296
Level 18 Tower A
Zenith Centre
821 Pacific Highway
CHATSWOOD NSW 2067

Telephone: (02) 9411 2411
Facsimile: (02) 9411 2422
Email: cbrk@cbrk.com.au

REF: 10272

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I. INTRODUCTION

- I.1 Colston Budd Rogers and Kafes Pty Ltd has been commissioned by The Uniting Church in Australia Property Trust (NSW) to prepare a report examining the traffic and parking implications of a planning proposal for a mixed use seniors living development at 168 Norton Street, Leichhardt. The site of the proposed development is shown in Figure 1.
- I.2 The site is occupied by a former aged care facility (Harold Hawkins Court), which is disused. It has frontage to Norton Street, Carlisle Street and a laneway at the rear.
- I.3 The planning proposal would provide for a scale of development comprising 44 independent living units and ground floor retail/commercial uses of some 602m². Vehicular access would be provided via the laneway at the rear.
- I.4 This report assesses the traffic and parking implications of the proposed development through the following chapters:
- Chapter 2 - describing the existing conditions; and
 - Chapter 3 - assessing the traffic and parking implications of the proposed development.
-

2. EXISTING CONDITIONS

Site Location and Road Network

- 2.1 The site of the proposed development is at 168 Norton Street, Leichhardt, as shown in Figure 1. It is occupied by a former aged care facility (Harold Hawkins Court), which is disused. The site has frontage to Norton Street, Carlisle Street and a laneway at the rear. Vehicular access to the site is provided from the laneway.
- 2.2 Surrounding land use is a mix of commercial, retail and residential uses in the Leichhardt town centre.
- 2.3 The road network in the vicinity of the site includes Norton Street, Carlisle Street Macauley Street and the laneway on the western side of the site. Norton Street is the main north-south street through the town centre, connecting Lilyfield Road and the City West Link in the north with Parramatta Road in the south. In the vicinity of the site it provides for one traffic lane and one parking lane in each direction, clear of intersections. There are bus stops on both sides of the road, adjacent to the site. There is a pedestrian crossing south of the site. Norton Street has a 40 kilometre per hour speed limit, being in an area of high pedestrian activity.
- 2.4 Carlisle Street is south of the site. It connects to Norton Street at an unsignalised t-intersection, with all turns permitted. It provides for one traffic lane and one parking lane in each direction, clear of intersections. It is marked as a bicycle route in both directions. Carlisle Street provides access to residential properties, as well as some commercial properties close to Norton Street.
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-
-
- 2.5 Macauley Street is north of the site. It is one-way eastbound toward Norton Street, and has an unsignalised t-intersection with Norton Street. It provides for one traffic lane, with parallel and angle parking on the northern and southern sides of the road respectively.
- 2.6 There is a laneway on the western side of the site, which connects Carlisle Street with Macauley Street. It provides access to the rear of properties fronting these streets and Norton Street. The laneway provides one traffic lane.

Traffic Flows

- 2.7 Traffic generated by the proposed development will have its greatest effects during weekday morning and afternoon periods when it combines with other traffic on the surrounding road network.
- 2.8 In order to gauge traffic conditions, counts were undertaken at these times at the following intersections:
- Norton Street/Carlisle Street;
 - Carlisle Street/laneway; and
 - Macauley Street/laneway.
- 2.9 The results of the surveys are shown in Figures 2 and 3, and summarised in Table 2.1. Norton Street carried traffic flows of some 665 to 815 vehicles per hour two-way during the surveyed peak hours. Carlisle Street and Macauley Street carried lower flows of some 10 to 180 vehicles per hour two-way. The laneway carried low flows of five to 10 vehicles per hour two-way during the surveyed peak hours.
-
-

Table 2.1: Existing two-way (sum of both directions) peak hour traffic flows

Road	Location	AM peak hour	PM peak hour
Norton Street	North of Carlisle Street	665	750
	South of Carlisle Street	745	815
Carlisle Street	West of Norton Street	120	175
	West of laneway	120	180
Macauley Street	East of laneway	15	15
	West of laneway	10	10
Laneway	North of Carlisle Street	-	10
	South of Macauley Street	5	10

Intersection Operations

- 2.10 The capacity of the road network is largely determined by the capacity of its intersections to cater for peak period traffic flows. The surveyed intersections have been analysed using the SIDRA program for the traffic flows shown in Figures 2 and 3.
- 2.11 SIDRA simulates the operations of intersections to provide a number of performance measures. The most useful measure provided is average delay per vehicle expressed in seconds per vehicle. Based on average delay per vehicle, SIDRA estimates the following levels of service (LOS):
- ρ For traffic signals, the average delay per vehicle in seconds is calculated as $\text{delay}/(\text{all vehicles})$, for roundabouts the average delay per vehicle in seconds is selected for the movement with the highest average delay per vehicle, equivalent to the following LOS:

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

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

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

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

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

Public Transport

- 2.15 Local bus services are provided by Sydney Buses. As previously discussed, buses operate along Norton Street and there are bus stops adjacent to the site. Services also operate along Marion Street, south of the site. Services include:
- route 370: Leichhardt, Glebe, Newtown, UNSW, Coogee;
 - route 436: Chiswick, Rodd Point, Leichhardt, city;
 - route 438: Abbotsford, Leichhardt, city;
 - route 439: Mortlake, Leichhardt, city; and
 - route 440: Bronte, Bondi Junction, Central, Leichhardt, Rozelle;
 - route 444: Campsie, Leichhardt, Balmain East Wharf;
 - route 445: Campsie, Leichhardt, Lilyfield light rail, Balmain East Wharf;
 - route L37: Haberfield, Rozelle, city;
 - route M10: Maroubra Junction, Anzac Parade, city, Parramatta Road, Leichhardt.
- 2.16 The site is therefore well located to public transport services.
-

3. IMPLICATIONS OF PROPOSED DEVELOPMENT

3.1 The planning proposal would provide for a scale of development comprising 44 independent living units and ground floor retail/commercial uses of some 602m². Vehicular access to on site parking would be provided from the laneway on the western side of the site. This chapter assesses the implications of the proposed development through the following sections:

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

Public Transport

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

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

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

- (a) improving accessibility to employment and services by walking, cycling, and public transport;
 - (b) improving the choice of transport and reducing dependence solely on cars for travel purposes;
-
-

- (c) moderating growth in the demand for travel and the distances travelled, especially by car; and
- (d) supporting the efficient and viable operation of public transport services.

Parking Provision

- 3.5 The Housing for Seniors SEPP indicates that development can not be refused on parking grounds if the development provides one parking space per five dwellings (when the applicant is a social housing provider, such as Uniting).
 - 3.6 The Leichhardt DCP 2013 includes the following parking requirements for development:
 - maximum and minimum of one space per 60m² and 100m² for business premises;
 - maximum and minimum of one space per 80m² and 100m² for office premises;
 - maximum and minimum of one space per 50m² and 80m² for restaurants and cafés. The first 50m² is exempt from parking provision if the development is on a 'recognised shopping street', such as Norton Street;
 - one space per 50m² for shops. The first 50m² is exempt from parking provision if the development is on a 'recognised shopping street', such as Norton Street; and
-

- one space per 100m² for take away food and drink premises. The first 50m² is exempt from parking provision if the development is on a 'recognised shopping street', such as Norton Street.

3.7 On this basis, the proposed development could provide:

- some nine residential spaces; and
- some six to 12 non-residential spaces. As noted above, the non-residential parking provision may be lower due to the exemption from parking for the first 50m² for certain uses. This will depend on the final use(s) for the non-residential component.

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

Access, Servicing and Internal Layout

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

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

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

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

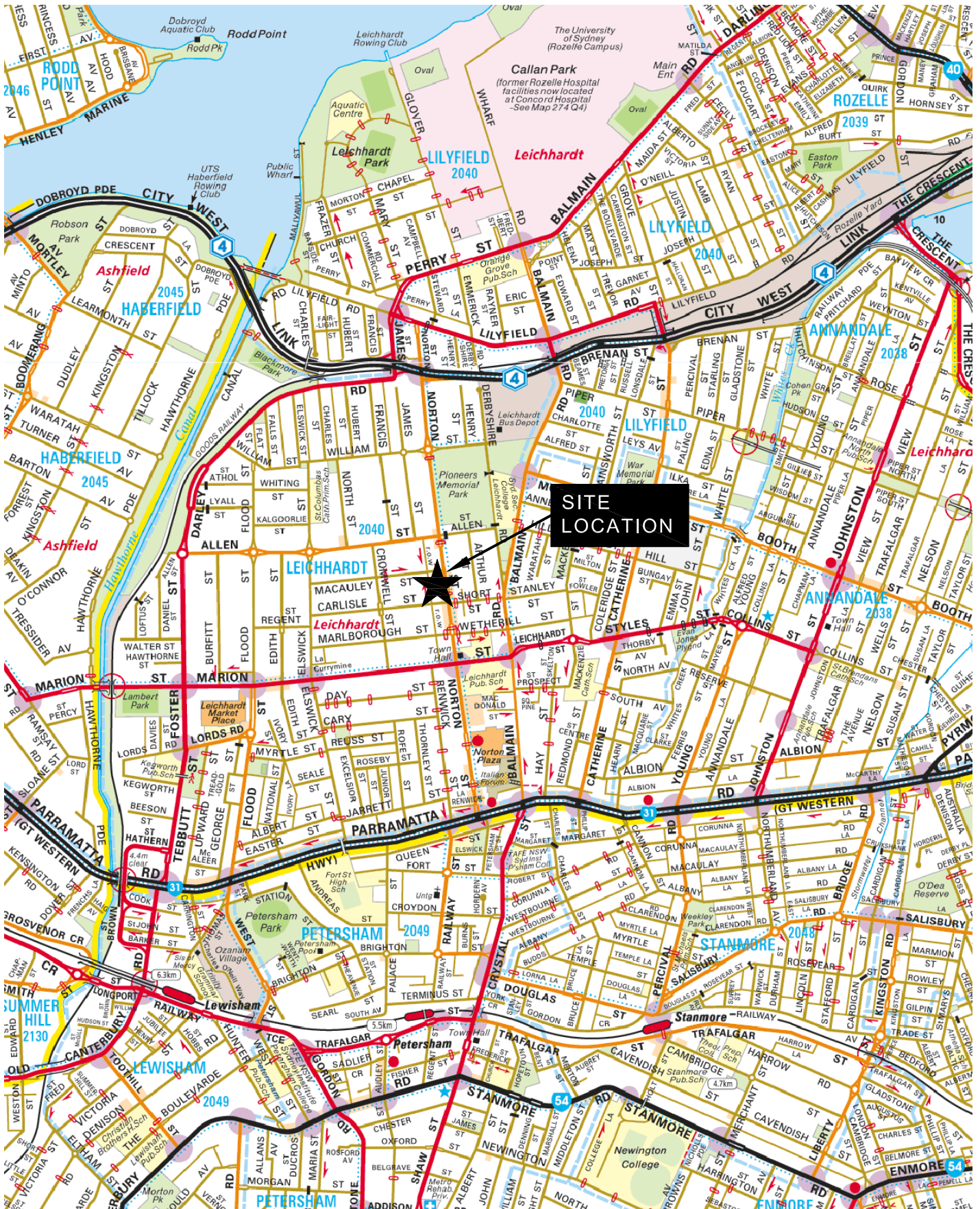
Traffic Generation and Effects

- 3.12 Traffic generated by the proposed seniors living mixed use development will have its greatest effects during weekday peak periods when it combines with other traffic on the surrounding road network.
- 3.13 Surveys undertaken by RMS have found traffic generation of some 0.1 to 0.2 vehicles per seniors living dwelling per hour during weekday peak hours. For the non-residential component, we have assessed a generation of two vehicles per hour per parking space.
- 3.14 On this basis, the proposed development would have a traffic generation of some 20 to 30 vehicles per hour two-way during weekday peak periods. This is a low generation.
- 3.15 Such a low generation would not have noticeable effects on the operation of the surrounding road network. Intersections would continue to operate at their existing good levels of service, with similar average delays per vehicle.
-
-

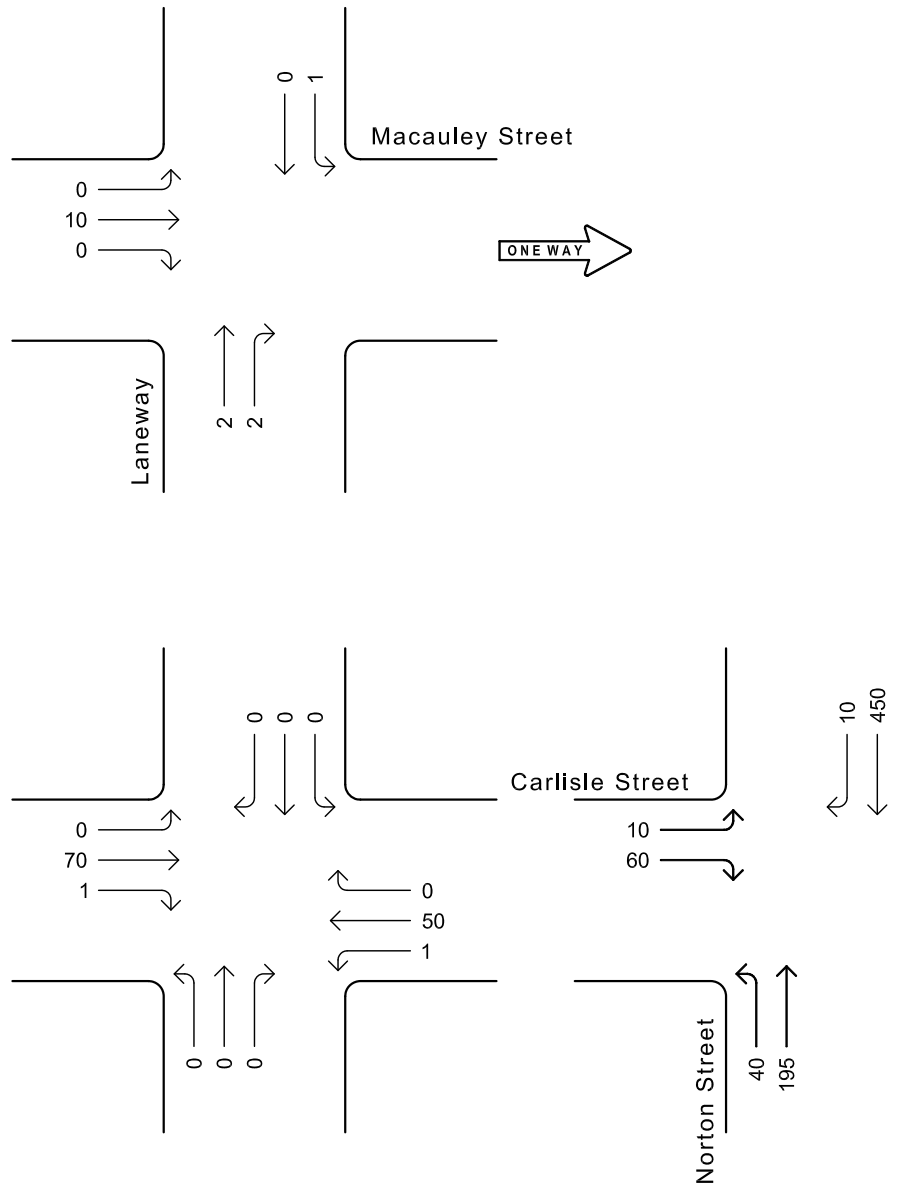
- 3.16 The project architect has advised that the additional floor space being sought in association with the planning proposal (of 3:1 FSR, compared to that permitted under the existing planning controls of 1.5:1) is equivalent to 25 independent living units. These units would have a peak hour traffic generation of some five vehicles per hour two-way at peak times.
- 3.17 This is a minor additional traffic generation which would not be noticeable on the surrounding road network.

Summary

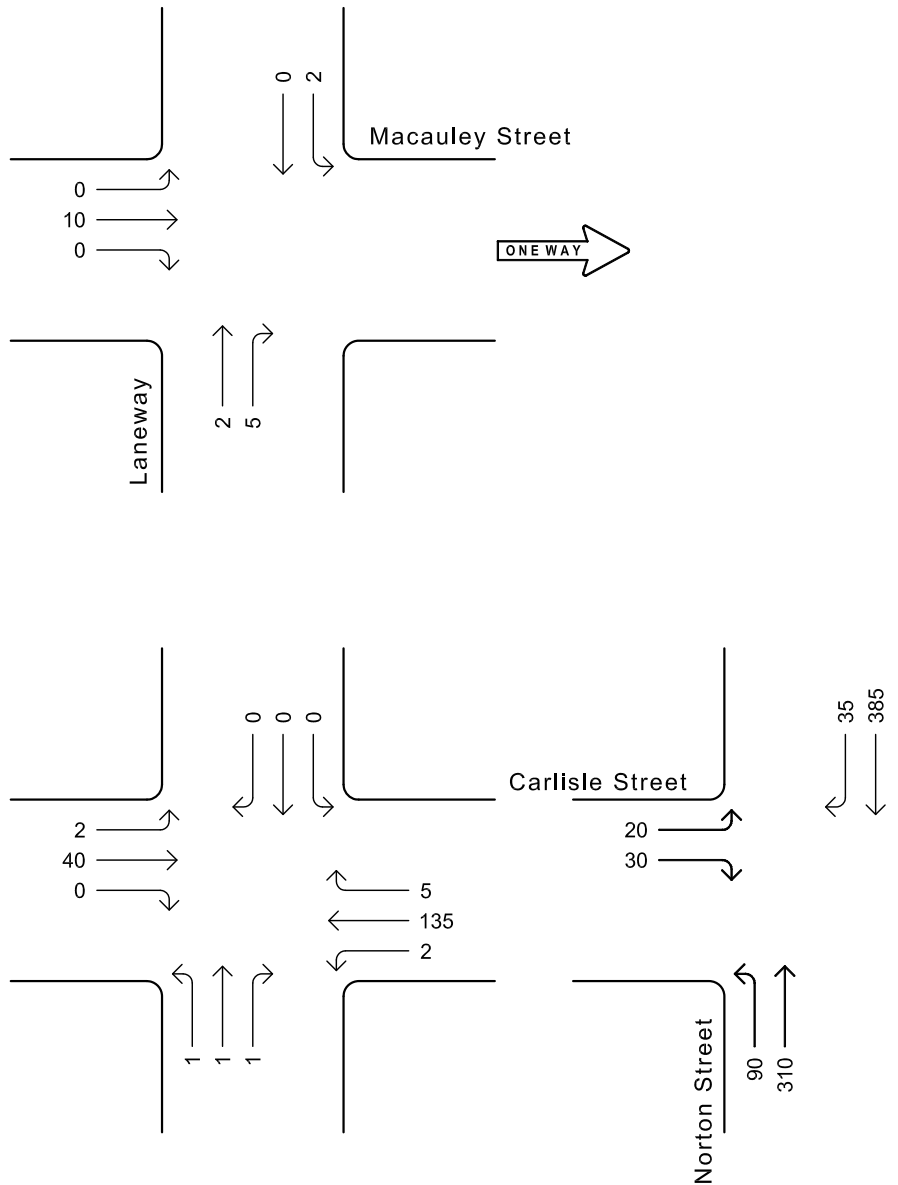
- 3.18 In summary, the main points relating to the traffic implications of the proposed development are as follows:
- i) the planning proposal would provide for a scale of development comprising 44 seniors living dwellings and some 602m² non-residential uses;
 - ii) the proposed development will be readily accessible by public transport;
 - iii) parking provision will be appropriate;
 - iv) vehicular access, internal circulation and layout will be provided in accordance with AS 2890.1:2004;
 - v) the road network will be able to cater for the traffic generation of the proposed development; and
 - vi) the traffic effects of the additional floor space being sought in the planning proposal would not be noticeable on the surrounding road network.
-



Location Plan



**Existing weekday morning
peak hour traffic flows**



**Existing weekday afternoon
peak hour traffic flows**



3rd November 2016

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

DRAFT PUBLIC BENEFIT OFFER

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

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

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

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

Yours faithfully,

A handwritten signature in black ink, appearing to read "S. Furness", written over a light blue circular stamp.

Simon Furness
Director of Property

Head Office

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

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



Naturally Trees

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

Arboricultural Impact Appraisal

168 Norton Street
Leichhardt, NSW

Prepared for
Uniting

29 November 2016

by Andrew Scales
Dip. Horticulture / Dip. Arboriculture AQF5
PO Box 5085, Elanora Heights NSW 2101

E: info@naturallytrees.com.au M: 0417 250 420

Summary

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

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



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3 Tree AZ categories	13
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1. INTRODUCTION

- 1.1 **Instruction:** I am instructed by Taylor Brammer Landscape Architects Pty Ltd to inspect the tree population at 168 Norton Street, Leichhardt and to provide an arboricultural report to accompany a planning proposal. This report investigates the impact of the proposed development on trees and provides the following guidelines for appropriate tree management and protective measures:
- a schedule of the relevant trees to include basic data and a condition assessment;
 - an appraisal of the impact of the proposal on trees and any resulting impact that has on local character and amenity.
- 1.2 **Purpose of this report:** This report provides an analysis of the impact of the development proposal on trees. Its primary purpose is for the council to review the tree information in support of the planning submission and use as the basis for issuing a planning consent or engaging in further discussions towards that end. Within this planning process, it will be available for inspection by people other than tree experts so the information is presented to be helpful to those without a detailed knowledge of the subject.
- 1.3 **Qualifications and experience:** I have based this report on my site observations and the provided information, and I have come to conclusions in the light of my experience. I have experience and qualifications in arboriculture, and include a summary in Appendix 1.
- 1.4 **Documents and information provided:** Taylor Brammer Landscape Architects Pty Ltd provided me with copies of the following documents:
- Survey Plan, Dwg No. 3765B-2, by Project Surveyors; and
 - Plans (indicative architectural plans) by Young and Metcalf Architects dated 1 September 2016.
- 1.5 **Scope of this report:** This report is only concerned with ten trees, seven located within the subject site and three adjacent to it, on public property. It takes no account of other trees, shrubs or groundcovers within the site unless stated otherwise. It includes a preliminary assessment based on the site visit and the documents provided, listed in 1.4 above.



2. THE LAYOUT DESIGN

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

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

2.2 Site visit and collection of data

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

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

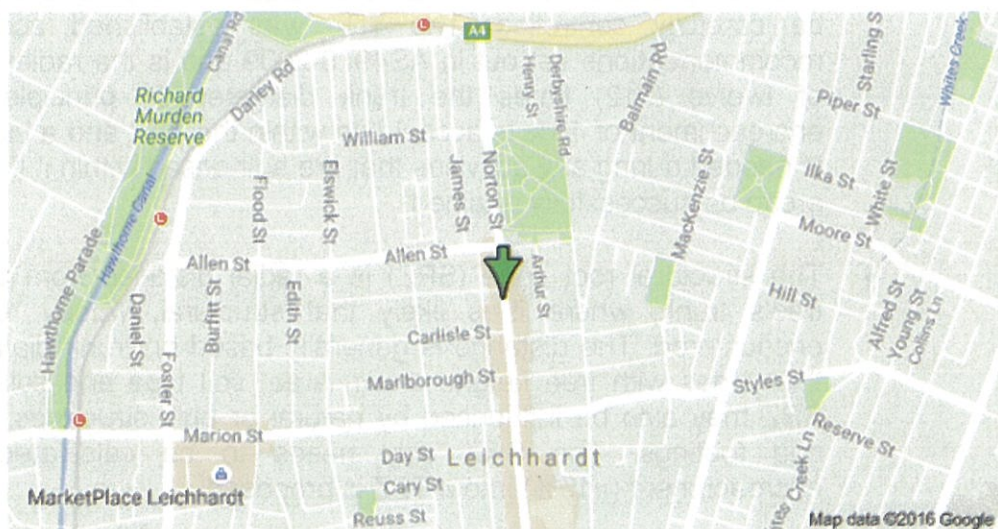


Figure 1: The location of the subject site (www.googlemaps.com).



- 2.2.3 **Collection of basic data:** I inspected each tree and have collected information on species, height, diameter, maturity and potential for contribution to amenity in a development context. I have recorded this information in the tree schedule included, with explanatory notes, in Appendix 2. Each tree was then allocated to one of four categories (AA, A, Z or ZZ), which reflected its suitability as a material constraint on development.
- 2.2.4 **Identification and location of the trees:** I have illustrated the locations of the significant trees on the Tree Management Plan (Plan TMP01) included as Appendix 8. This plan is for illustrative purposes only and it should not be used for directly scaling measurements.
- 2.2.5 **Advanced interpretation of data:** Australian Standard *Protection of trees on development sites* (AS4970-2009), recommends that the trunk diameter measurement for each tree is used to calculate the tree protection zone (TPZ), which can then be interpreted to identify the design constraints and, once a layout has been consented, the exclusion zone is to be protected by barriers.
- 2.2.6 **Plan updates:** During my site visit, I noted seven trees (4, 5, 6, 7, 8, 9 and 10) that were not shown on the land survey. I have illustrated their approximate locations on plan TMP01 but these positions have not been accurately surveyed. I do not consider that this has affected the conclusions of this report but if their locations are considered important, they should be accurately surveyed.
- 2.3 **The use of the tree information in layout design:** Following my inspection of the trees, the information listed in Appendix 2 was used to provide constraints guidance based on the locations of all the A trees. All the Z trees were discounted because they were not considered worthy of being a material constraint. This guidance identified two zones of constraint based on the following considerations:
- The tree protection zone (TPZ) is an area where ground disturbance must be carefully controlled. The TPZ was established according to the recommendations set out in AS4970-2009 and is the radial offset distance of twelve (x12) times the trunk diameter. In principle, a maximum encroachment of 10% is acceptable within the TPZ and a high level of care is needed during any activities that are authorised within it if important trees are to be successfully retained.
 - The structural root zone (SRZ) is a radial distance from the centre of a tree's trunk, where it is likely that structural, woody roots would be encountered. The distance is generally based on trunk diameter, although this varies with tree height, crown area, soil type and soil moisture. The SRZ may also be influenced by natural or built structures, such as rocks and footings. The SRZ only needs to be calculated when major encroachment (>10%) into a TPZ is proposed.



3. ARBORICULTURAL IMPACT APPRAISAL

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

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

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

3.2 Detailed impact appraisal

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

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

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

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



3.3 Proposals to mitigate any impact

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

4. OTHER CONSIDERATIONS

- 4.1 **Trees subject to statutory controls:** The subject trees are legally protected under Inner West Council's Tree Preservation Order, it will be necessary to consult the council before any pruning or removal works other than certain exemptions can be carried out. The works specified above are necessary for reasonable management and should be acceptable to the council. However, tree owners should appreciate that the council may take an alternative point of view and have the option to refuse consent.
- 4.2 **Trees outside the property:** Trees 1, 2 and 3 are located in the adjacent properties effectively out of the control of the owners of 168 Norton Street, Leichhardt.

5. BIBLIOGRAPHY

5.1 List of references:

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

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

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

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

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



6. DISCLAIMER

6.1 Limitations on use of this report:

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

ASSUMPTIONS

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

Unless stated otherwise:

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

Yours sincerely



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



APPENDIX 1

Brief qualifications and experience of Andrew Scales

1. Qualifications:

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

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

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

3. Continuing professional development:

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

4. Current professional memberships:

Arboriculture Australia – (Registered Consulting & Practising Arborist #2136)



APPENDIX 2

Tree schedule

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

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



Explanatory Notes

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

Y	Young = recently planted
S	Semi-mature (<20% of life expectancy)
M	Mature (20-80% of life expectancy)
O	Over-mature (>80% of life expectancy)
- **Tree AZ:** See reference for Tree AZ categories in Appendix 3.
- **Significance:** A tree's significance/value in the landscape takes into account its prominence from a wide range of perspectives. This includes, but is not limited to neighbour hood perspective, local perspective and site perspective. The significance of the subject trees has been categorized into three groups, such as: High, Moderate or Low significance.



APPENDIX 3

TreeAZ Categories (Version 9.02 A+NZ)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

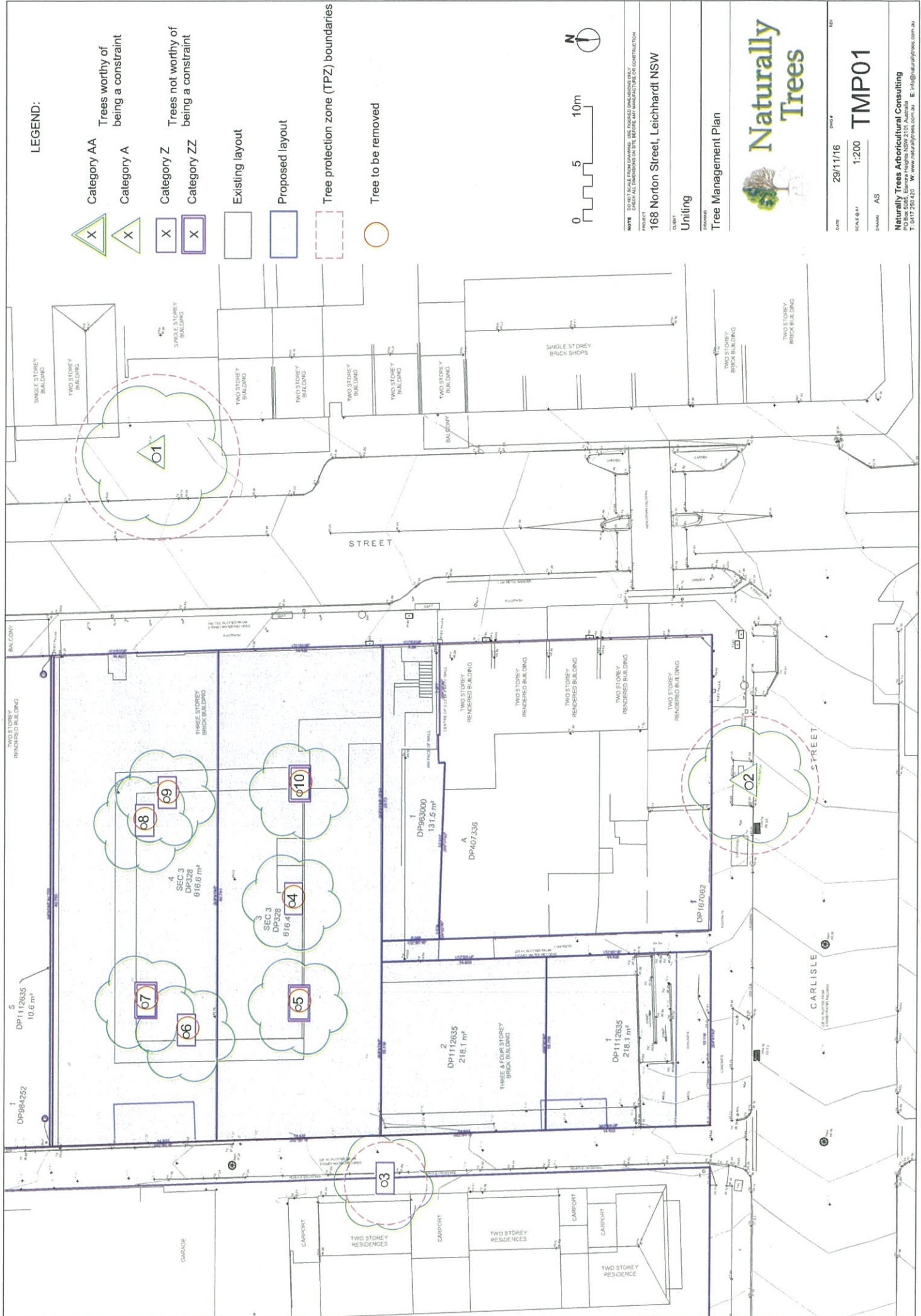


APPENDIX 4

Tree management plan

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





LEGEND:



Category AA

Trees worthy of being a constraint



Category A



Category Z

Trees not worthy of being a constraint



Category ZZ



Existing layout



Proposed layout



Tree protection zone (TPZ) boundaries



Tree to be removed



NOTE: DO NOT SCALE FROM DRAWING. USE PROVIDED DIMENSIONS ONLY. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

PROJECT: 168 Norton Street, Leichhardt NSW

CITY: Uniting

DOCUMENT: Tree Management Plan

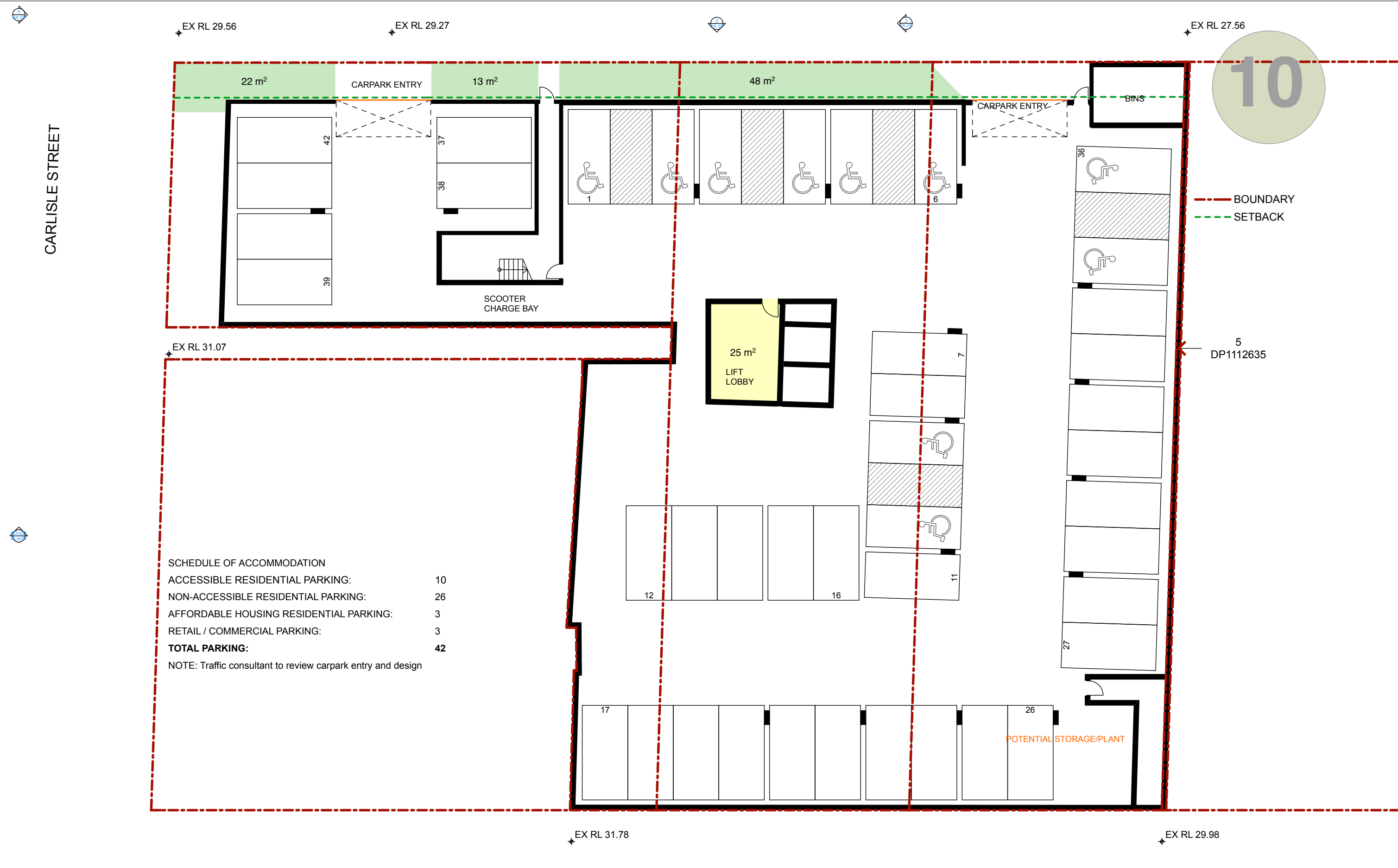


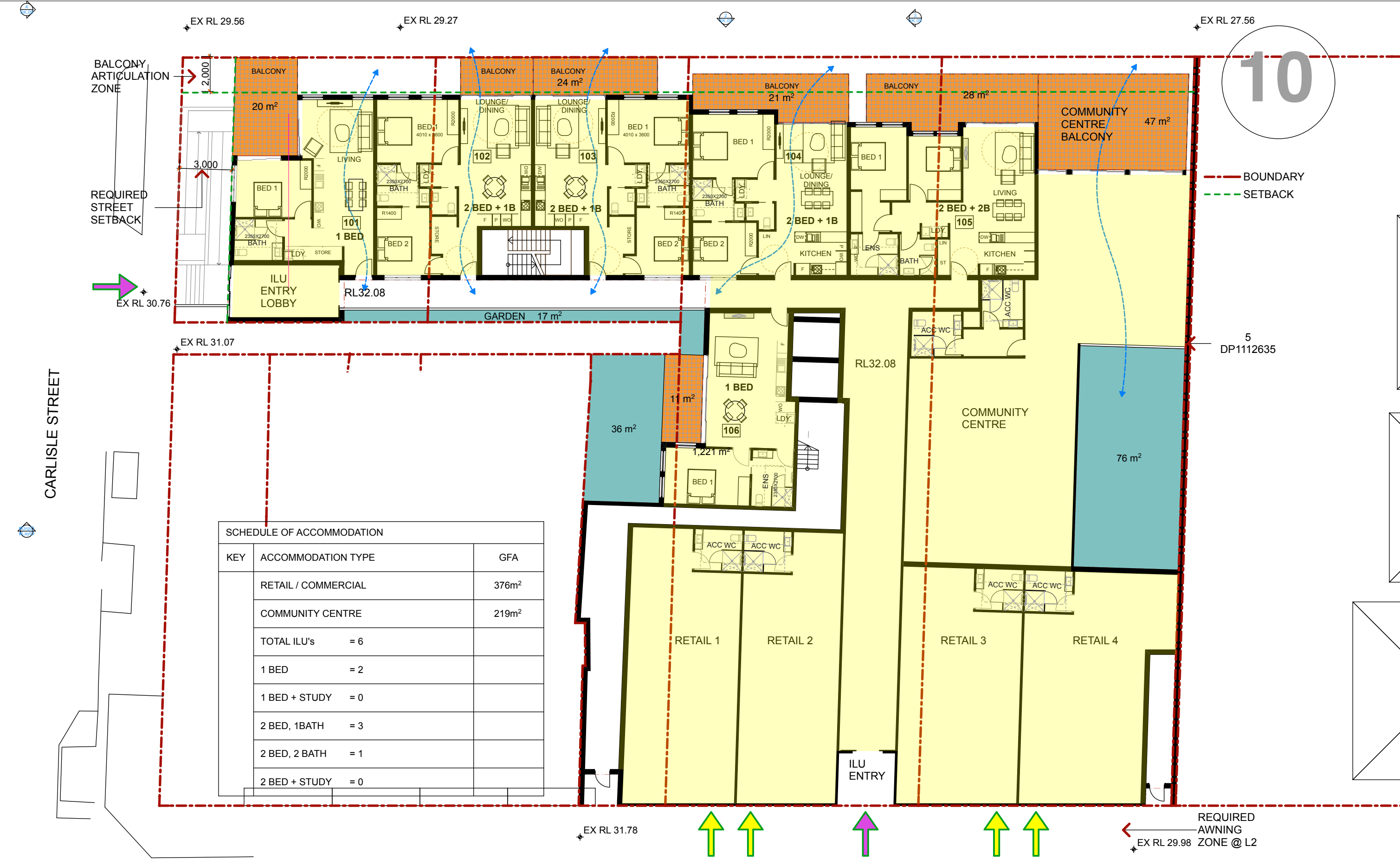
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Naturally Trees Aboriginal Consulting T: 0412 258 420 W: www.naturallytrees.com.au E: info@naturallytrees.com.au			

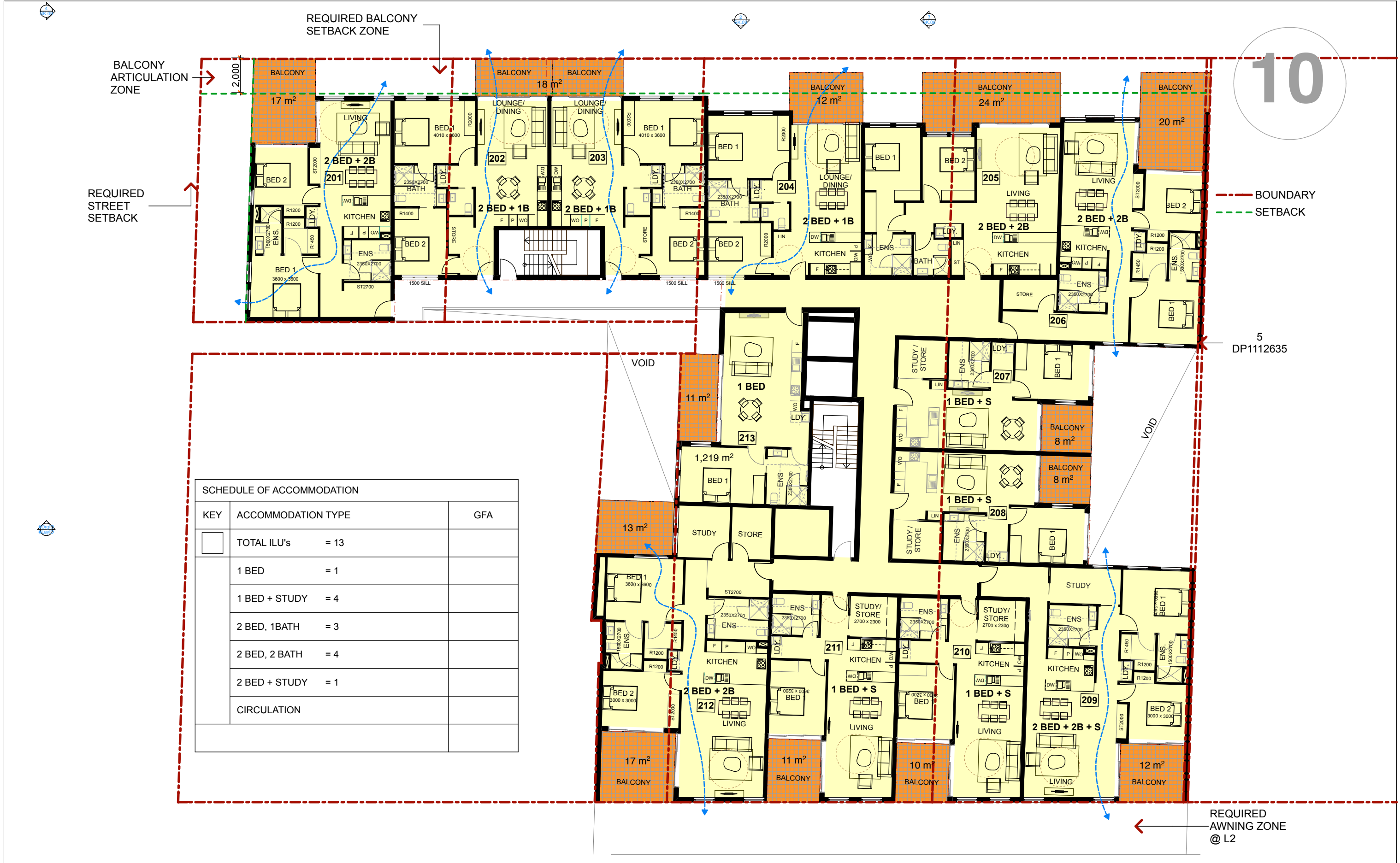
SCHEDULE OF ACCOMMODATION			
KEY	ACCOMMODATION TYPE	GFA	BRIEF
	RETAIL / COMMERCIAL	413m ²	
	COMMUNITY CENTRE	189m ²	
	TOTAL ILU's = 44		50
	1 BED = 6		8
	1 BED + STUDY = 6		3
	2 BED, 1BATH = 11		12
	2 BED, 2 BATH = 14		17
	2 BED + STUDY = 7		10

GFA CALCULATIONS BRIEF					
LEVEL	GFA AREA under the definition of SEPP senior living (measured to the external face of external wall, including fire stair, excluding lift and storage)	GFA AREA under the definition of Leichhardt Council LEP 2013 (measured to the internal face of external walls, excluding lift & fire stair, including storage)	PRIVATE OPEN SPACE	COMMUNAL OPEN SPACE	DEEP SOIL ZONE
BASEMENT	78m ²	25m ²	0m ²	0m ²	83m ²
LEVEL 01	1360m ²	1218m ²	105m ²	176m ²	
LEVEL 02	1307m ²	1214m ²	182m ²	0m ²	
LEVEL 03	1024m ²	944m ²	148m ²	0m ²	
LEVEL 04	975m ²	897m ²	121m ²	0m ²	0m ²
LEVEL 05	650m ²	605m ²	206	0m ²	
TOTAL	5395m ²	4903m ²	762m ²	176m ²	
SITE AREA	1811m ²	1811m ²			
FSR	3.0:1	2.7:1			
	GFA measurement under LEP 2013 is approx. 9% reduction compare to GFA measurement under SEPP Senior Living				

NOTE: THIS CONCEPT PLAN SUBJECT TO CLIENT REVIEW







AMENDMENT	L	10 / 05 / 17	
RLAMENDMENT	K	05 / 05 / 17	
PRELIMINARY PLANNING PROPOSAL	J	08 / 03 / 17	
PRELIMINARY PLANNING PROPOSAL	G	18 / 11 / 16	
Amendment/Issue	No.	Date	

ARCHITECT:

young:metcalf
architects

Suite 4.01- 55 Miller Street Pyrmont NSW 2009
T: 02 9566 4798
www.youngandmetcalf.com.au
ABN 53 002 802 128 a division of Berade Pty Ltd

CLIENT:

Uniting

Level 4 / 222 Pitt Street Sydney NSW 2000
T: 02 9376 1477
www.uniting.org

PROJECT: 13005

Harold Hawkins Court
ILU - 168 Norton Street,
Leichhardt

SHEET TITLE:

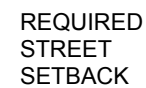
GFA-L2

SCALE 1:200@A3 DATE 10/05/2017

DRAWN MJM CHECKED CY

DRAWING NUMBER SK.05.1


REV: L



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--- SETBACK

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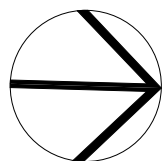
SCHEDULE OF ACCOMMODATION		
KEY	ACCOMMODATION TYPE	GFA
	TOTAL ILU's = 10	
	1 BED = 2	
	1 BED + STUDY = 1	
	2 BED, 1BATH = 2	
	2 BED, 2 BATH = 3	
	2 BED + STUDY = 2	
	CIRCULATION	

REQUIRED
SETBACK ZONE



6,000

REQUIRED
—SETBACK
ZONE



AMENDMENT	L	10 / 05 / 17
RL AMENDMENT	K	05 / 05 / 17
PRELIMINARY PLANNING PROPOSAL	J	08 / 03 / 17
PRELIMINARY PLANNING PROPOSAL	G	18 / 11 / 16
Amendment/Issue	No	Date

young:metcalf
architects

Uniting

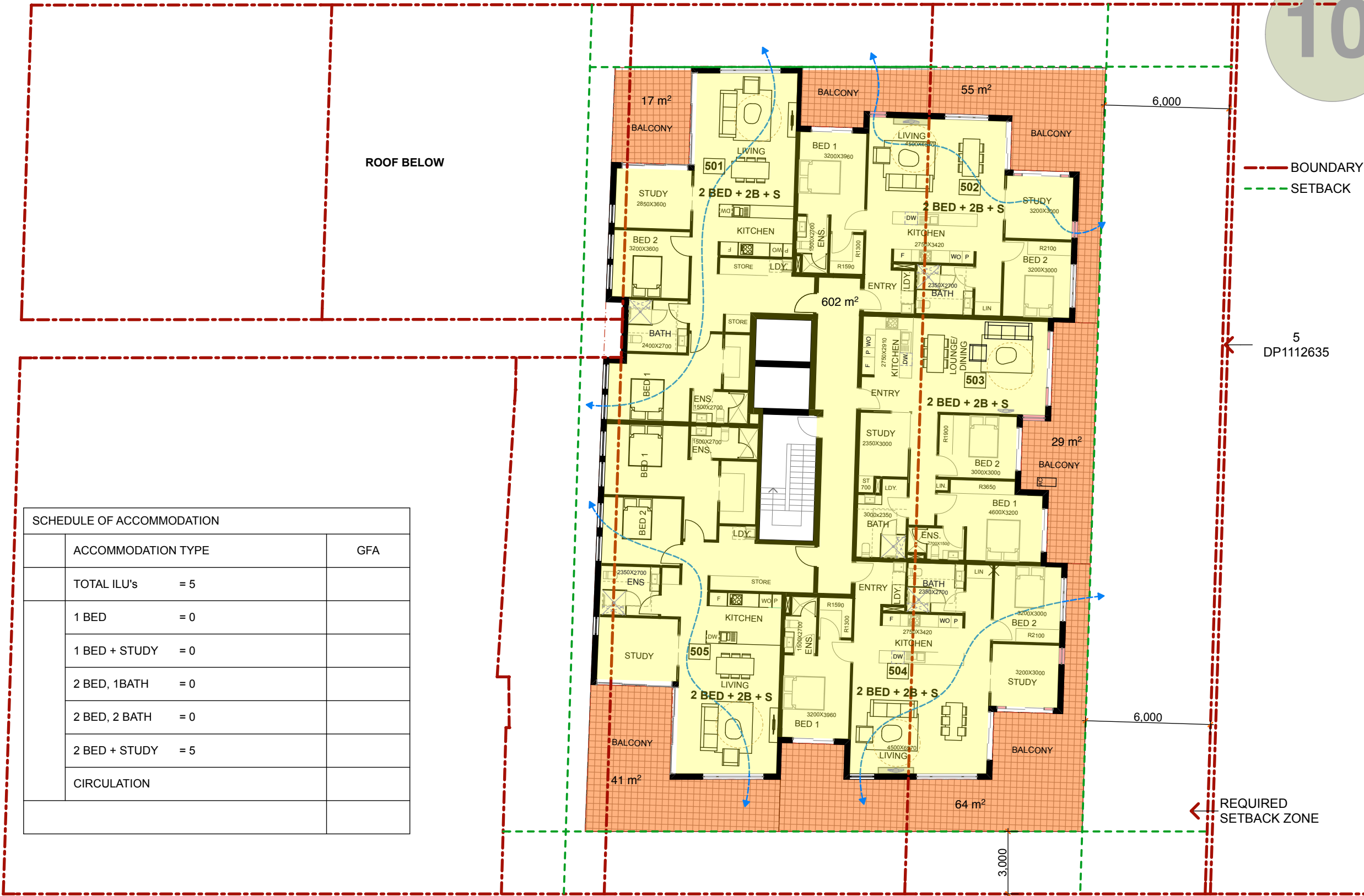
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ILU - 168 Norton Street,
Leichhardt

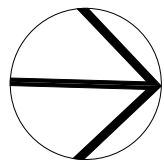
GFA-L4

DRAWING NUMBER	SK.07.1	REV: 1
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EV:



SCHEDULE OF ACCOMMODATION		
	ACCOMMODATION TYPE	GFA
	TOTAL ILU's = 5	
	1 BED = 0	
	1 BED + STUDY = 0	
	2 BED, 1BATH = 0	
	2 BED, 2 BATH = 0	
	2 BED + STUDY = 5	
	CIRCULATION	



AMENDMENT	L	10 / 05 / 17
RLAMENDMENT	K	05 / 05 / 17
PRELIMINARY PLANNING PROPOSAL	J	08 / 03 / 17
PRELIMINARY PLANNING PROPOSAL	G	18 / 11 / 16
Amendment/Issue	No.	Date

ARCHITECT:

young:metcalf
architects
Suite 4.01- 55 Miller Street Pyrmont NSW 2009
T: 02 9566 4798
www.youngandmetcalf.com.au
ABN 53 002 802 128 a division of Berade Pty Ltd

CLIENT:

Uniting
Level 4 / 222 Pitt Street Sydney NSW 2000
T: 02 9376 1477
www.uniting.org

PROJECT: 13005

Harold Hawkins Court
ILU - 168 Norton Street,
Leichhardt

SHEET TITLE:

GFA-L5

SCALE 1:200@A3 DATE 10/05/2017

DRAWN MJM CHECKED CY

DRAWING NUMBER SK.08.1

REV:
L

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

Issues relating to Part 2 “Developing the Controls” are discussed in Studio GL’s report.

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

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

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

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

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

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

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

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

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

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

Christine Young
 DIRECTOR ARBN 4385

Young+Metcalf Architects

ADG Data Schedule

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

Planning Proposal for 168 Norton St Leichhardt

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

Floor Level	Apartment Number	Accommodation	Aspect	Natural ventilation	Private open space sq m balcony area	Apartment Layout single aspect
1	101	1 bed, 1 bath	west and south	YES	8+	
1	102	2 bed, 1 bath	west and east	YES	10+	
1	103	2 bed, 1 bath	west and east	YES	10+	
1	104	2 bed, 1 bath	west	YES	10+	YES
1	105	2 bed, 2 bath	west	NO	10+	YES
1	106	1 bed, 1 bath	south	NO	8+	YES

2	201	2 bed, 2 bath	west and south	YES	10+	
2	202	2 bed, 1 bath	west and east	YES	10+	
2	203	2 bed, 1 bath	west and east	YES	10+	
2	204	2 bed, 1 bath	west	YES	10+	YES
2	205	2 bed, 2 bath	west	NO	10+	YES
2	206	2 bed, 2 bath	west and east	YES	10+	
2	207	1 bed, int. study	north	NO	8+	YES
2	208	1 bed, int. study	west and east	NO	8+	
2	209	2 bed, 2 bath, study	east	YES	12+	YES
2	210	1 bed, int. study	east	NO	8+	YES
2	211	1 bed, int. study	east	NO	8+	YES
2	212	2 bed, 2 bath	west and east	YES	10+	
2	213	1 bed, 1 bath	south	NO	8+	YES

3	301	2 bed, 2 bath	west and south	YES	10+	
3	302	2 bed, 1 bath	west and east	YES	10+	
3	303	2 bed, 1 bath	west and east	YES	10+	
3	304	2 bed, 2 bath, study	west	NO	12+	YES
3	305	2 bed, 2 bath, study	west and north	YES	12+	
3	306	2 bed, 2 bath	north	NO	10+	YES
3	307	2 bed, 2 bath	north and east	YES	10+	
3	308	1 bed, int. study	east	NO	8+	YES
3	309	2 bed, 2 bath	east and south	YES	10+	
3	310	1 bed, 1 bath	south	NO	8+	YES

4	401	1 bed, 1 bath	west and south	YES	8+	
4	402	2 bed, 1 bath	west and east	YES	10+	
4	403	2 bed, 1 bath	west and east	YES	10+	

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

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

13005 - 168 NORTON ST LEICHHARDT SOLAR STUDY

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

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



