

387-389 Illawarra
Road, Marrickville

“Fresh Hope &
Nightingale
Housing”

28 August 2023

INNER WEST



Purpose:

- Nigh t i n g a l e & Fre sh Ho p e
- DA Ba c k g r o u n d & Sta t u s
- Po s t DA
- Po l i c i e s & Fu t u r e

Nightingale & Fresh Hope

“We all want a home we can afford, one that fosters social connection and is kind to the planet. What sounds like a simple premise requires nothing less than a revolution in housing. Here is how we are making it a reality.”

Keeping living costs low

Sustainability doesn't have to cost extra. In fact, many of our efforts to reduce the environmental footprint of both building and inhabiting Nightingale apartments lower the cost of living. Here are some of the affordability measures we usually employ:

- *Well insulated, thermally efficient buildings ensure a consistent indoor temperature range throughout the year, reducing reliance on air-conditioning or excessive heating. This in turn reduces residents' power bills.*
- *Hydronic heating and hot water is powered by highly efficient heat pumps.*
- *The lack of a gas connection not only reduces greenhouse gases but also eliminates a utility bill.*
- *Every apartment is connected to super-fast, commercial-grade internet – a bulk-buying initiative that lowers individual costs.*
- *Easy access to car-sharing and public transport options reduces the need for a private car and a dedicated car space.*

Source = <https://www.nightingalehousing.org/approach/principles>



Nightingale & Fresh Hope

- A registered Tier 3 Community Housing Provider and the external facing community brand of Churches of Christ in NSW.
- Operating a range of housing for Women escaping DV, Transitional affordable and emergency Housing solutions across New South Wales for over 125 years,
- Fresh Hope's overarching intent is to transform communities and lives with fresh hope.
- The development provides a social and affordable offering supporting vulnerable members of the community.

Source = Social Impact Statement (SIS) DA2019000287



DA Background & Status

2019 – June

Advice sought to a proposal to Demolition of existing buildings and construction of a 6 storey mixed use development comprising 2 commercial tenancies at ground floor and a boarding house containing 46 boarding rooms.

2019 – August

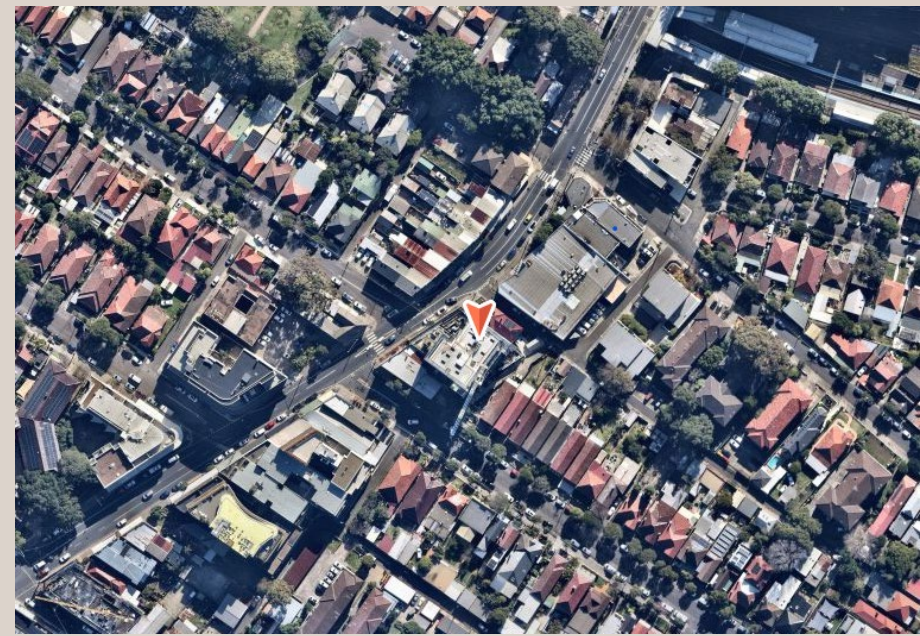
DA lodged for demolition of existing structures and construction of a 6 storey mixed use development comprising 2 retail tenancies, 55 boarding rooms and 4 dwellings. Associated vehicular, motorcycle and bicycle parking and landscaping. Lodged an Appeal against “Deemed Refusal” (Council had not made a determination).

2020 – November

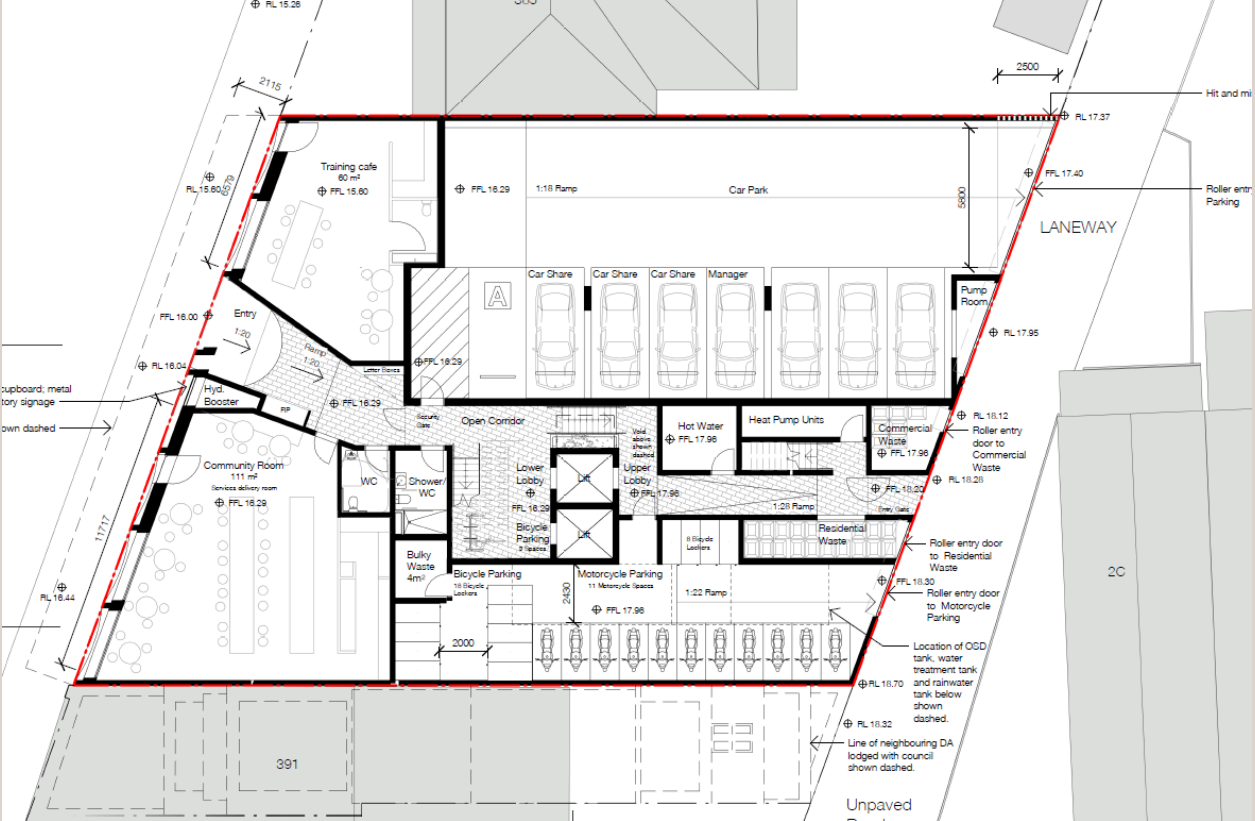
Council decided not to list the site as a heritage Item

2020 – December

- Appeal Upheld. Key contention = Parking. The proposal had a shortfall in parking against MDCP = 20 spaces
- Ongoing Conditions = Social housing provider management; rent capping; use of training café and community room

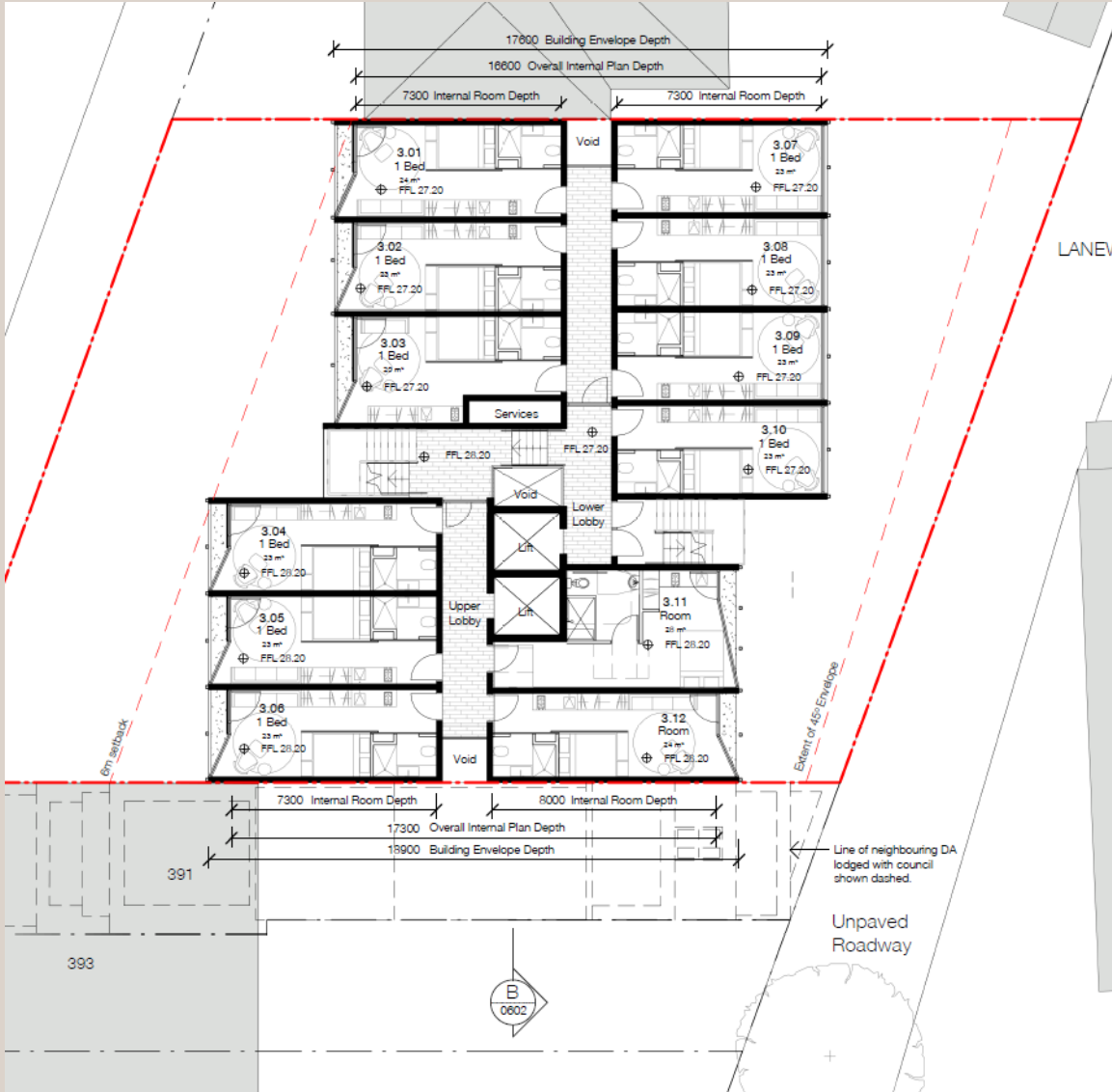
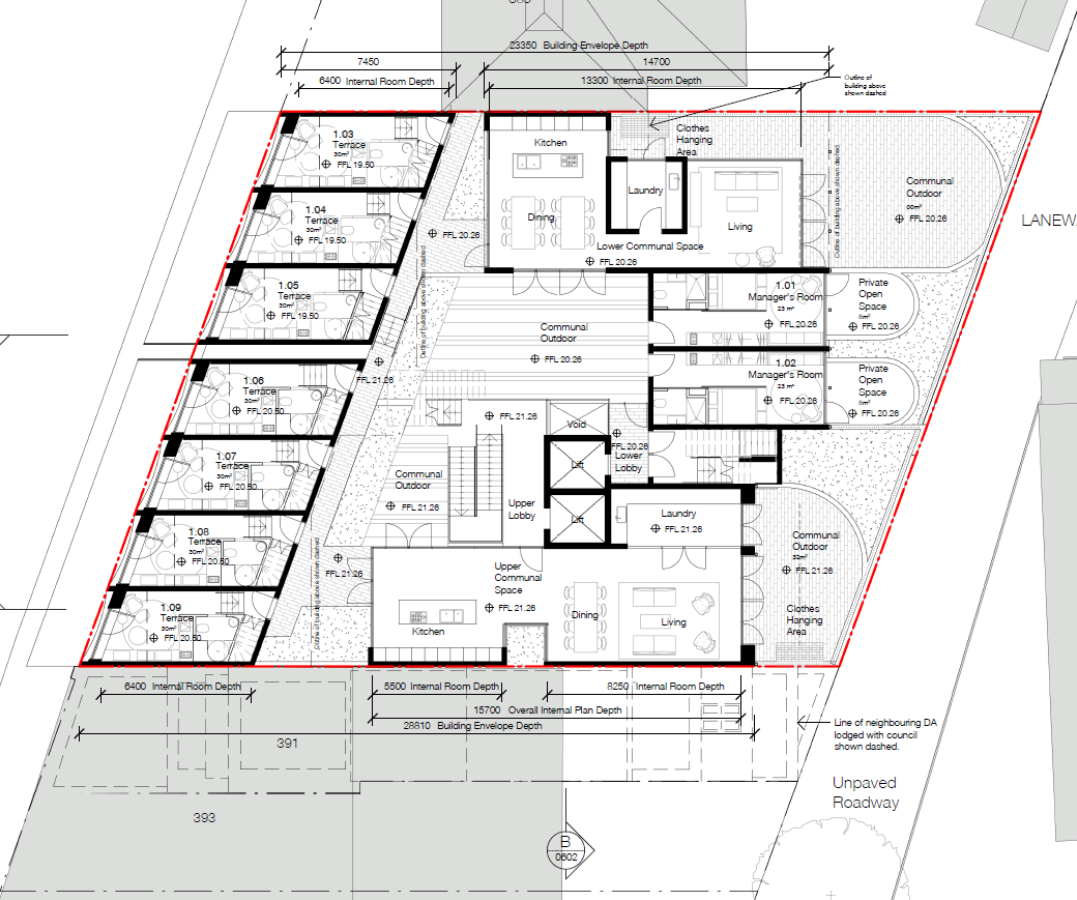


DA Background & Status



INNER WEST

DA Background & Status



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Post DA

2021 – June-August

- Modification to delete the contributions. Refused.

2021 – December to present

- Amendments to Development Application D/2019/287 including deletion of contributions and public domain works. Undetermined.

2022 – April-September

- Modification to carry out internal and external modifications. Approved.

2023 – August

- Council endorsed a Works in Kind Agreement (WIK) in lieu of the payment of contributions.



Policies and Future

SEPP – Affordable Rental Housing (ARH) 2009

- Boarding Houses
 - Fresh Hope, Iglu, Smith Street Summer Hill

SEPP – Housing 2021

- If development for flat buildings, shop-top housing (residential accommodation in some instances) are permitted:
 - Increased Floor Space Ratio (FSR) above LEP standard
 - Dependent on parking provisions in the relevant DCP, parking to be 0.2 space (accessible area), 0.5 space otherwise



Policies & Future

SEPP – Housing 2021

Boarding Houses (Rooms)

- R2 – Low Density Residential, maximum 12 rooms
- In perpetuity used for affordable housing, managed by a registered community housing provider.

Co-Living Housing (Rooms)

- SEPP 65 does not apply (Apartment Design Principles)
- Not able to be subdivided into separate lots.

Build-to-Rent (Dwellings)

- Dwellings to be rented for period of 15 years and then able to be subdivided
- SEPP 65 applies, flexibility given to POS, Storage and Apartment Mix



Policies & Future

Co-Living Housing

102 Norton Street, Leichhardt

- Commercial (café) and co-living housing (20 rooms).
- 5 parking spaces
- 12 bicycle spaces
- 3 motorcycle spaces

Under assessment



Level 1

- 8 x co-living units (Units 05-12)



Figure 10: Proposed level 1 plan

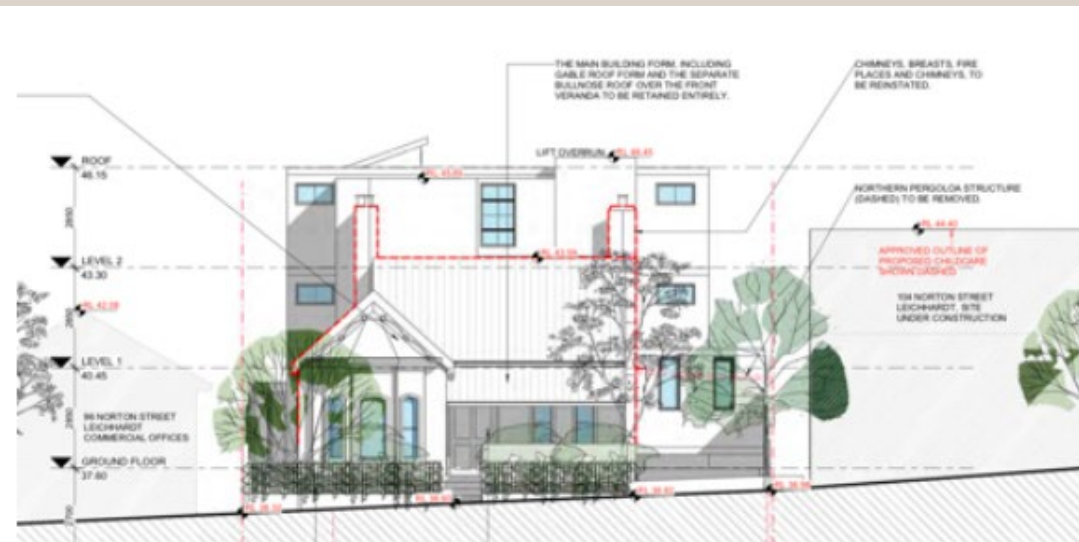


Figure 12: Norton Street (eastern) elevation

Policies & Future

Build-to-Rent

Precinct 75 (Mary and Edit Streets, St. Peters)

- Commercial, light industrial, residential (206 dwellings) development.
- 289 parking spaces
- 229 bicycle spaces
- 15 motorcycle spaces

Appeal upheld by LEC 14 March 2023

