

Maronite Sisters of the Holy Family, Marrickville Seniors Housing (SSD-69377980)

28 Marrickville Avenue, Marrickville

DPHI Social & Diverse Housing Assessments

1 April 2026

IPC briefing meeting

Site context



Statutory context

State Environmental Planning Policy (Housing) 2021

Non-discretionary development standard

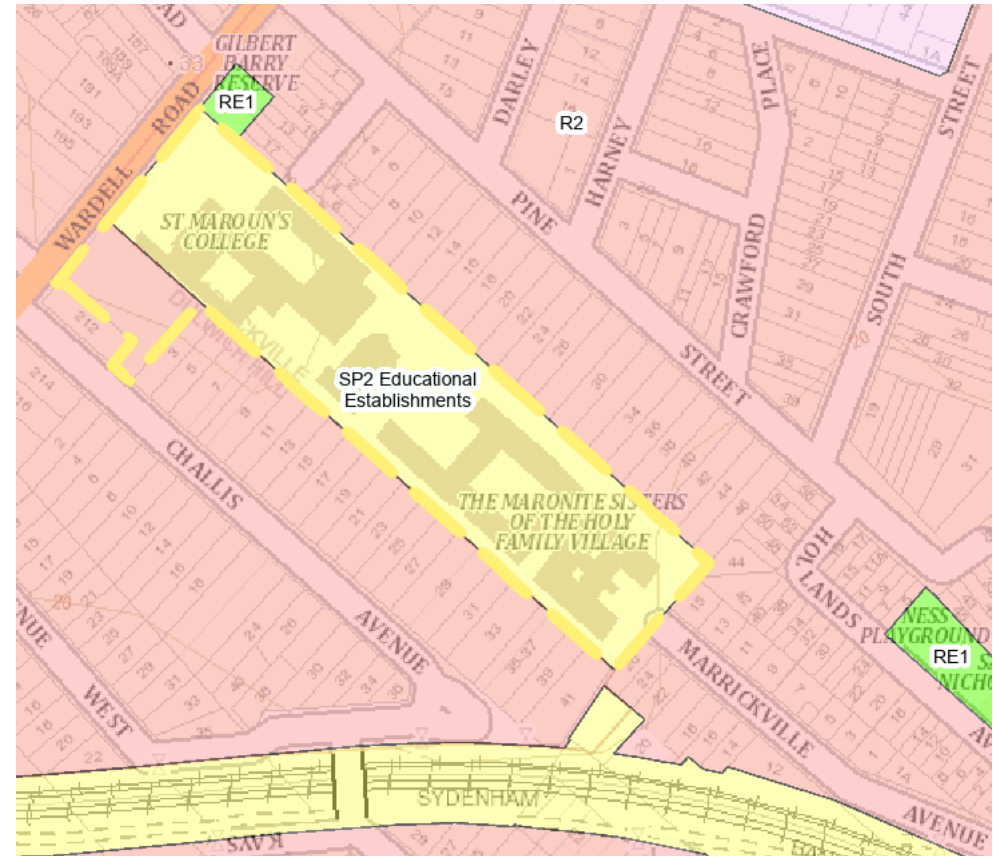
Maximum FSR: 1:1

Inner West LEP 2022

Zone: SP2 Infrastructure (Educational Establishment)

Part R2 Low Density Residential (outside the development area)

Maximum Height: 9.5m



Proposal overview

Proposal

- demolition, earthworks, landscaping
- 4 storey residential care facility (RCF) comprising:
 - 99-bedrooms (100 bed)
 - ancillary chapel/multi-purpose space, dining facilities and administration facilities
 - single level basement carpark

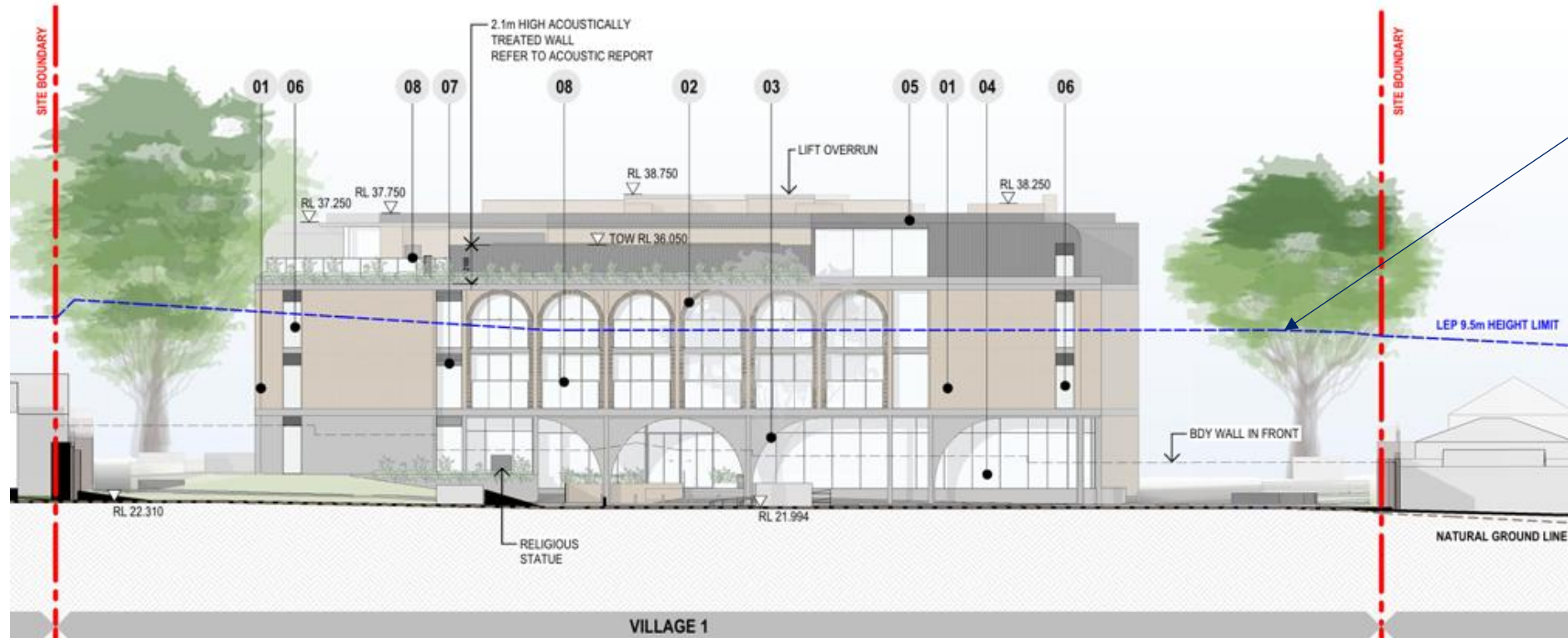


Key assessment matters discussion

Key assessment matters

- Built Form – height, density and setbacks
- Visual impact
- Overshadowing and privacy
- Boundary wall
- Impact on existing trees
- Traffic, car parking and servicing

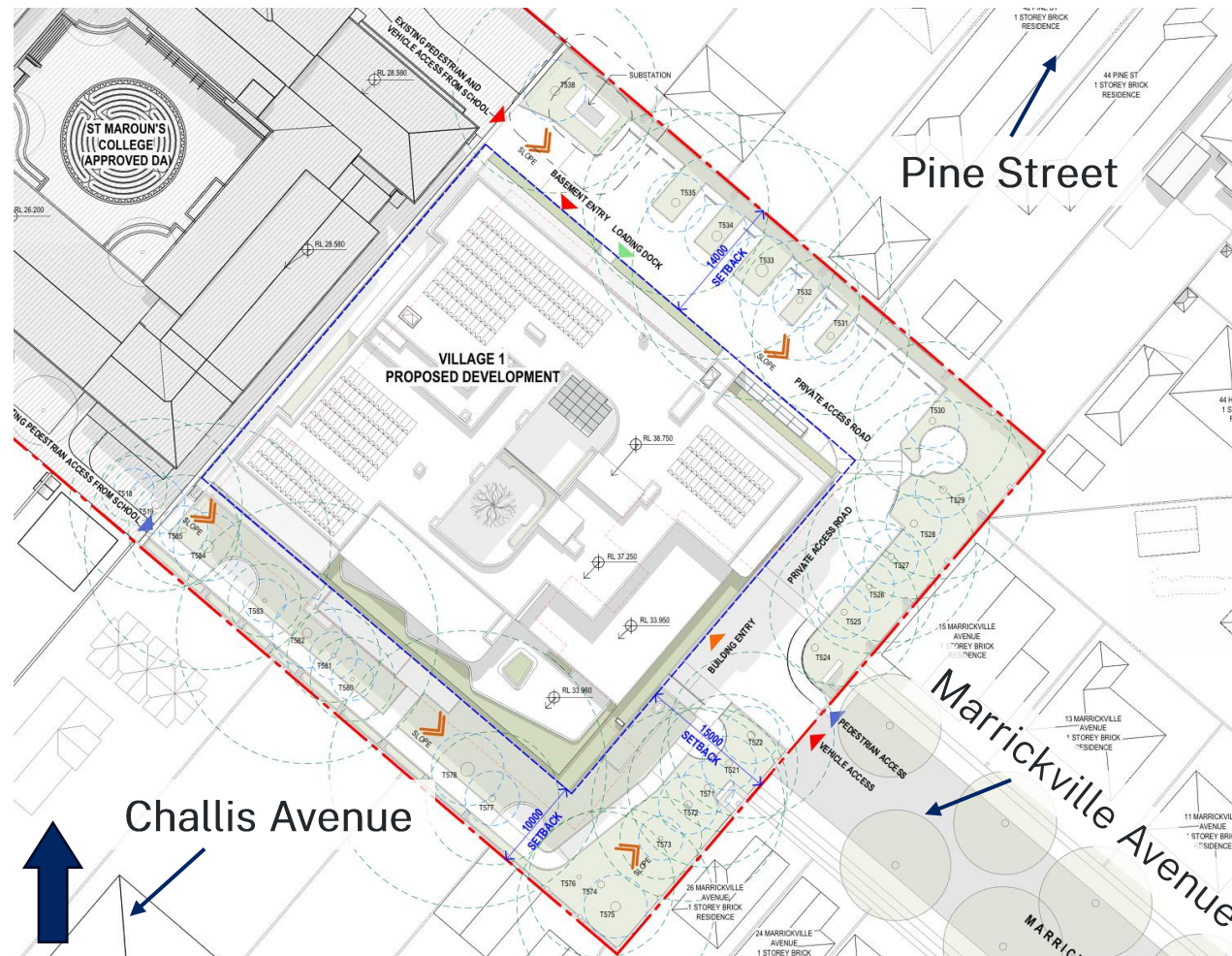
Built Form: height



9.5m Height Control

The development proposes a maximum building height of 15.52 m which exceeds the height control by 6.02 m (63% variation)

Built Form: density and setbacks



FSR

- 0.69:1 (based on a total site area)

Building Setbacks

- 14 m to northeast (Pine Street)
- 15 m Marrickville Avenue
- 10 m to southwest (Challis Avenue)

Visual impact

Existing view (left) and proposed view (right)



pink shading represents a silhouette of the building behind the existing trees to be retained and in front of those to be removed

Overshadowing



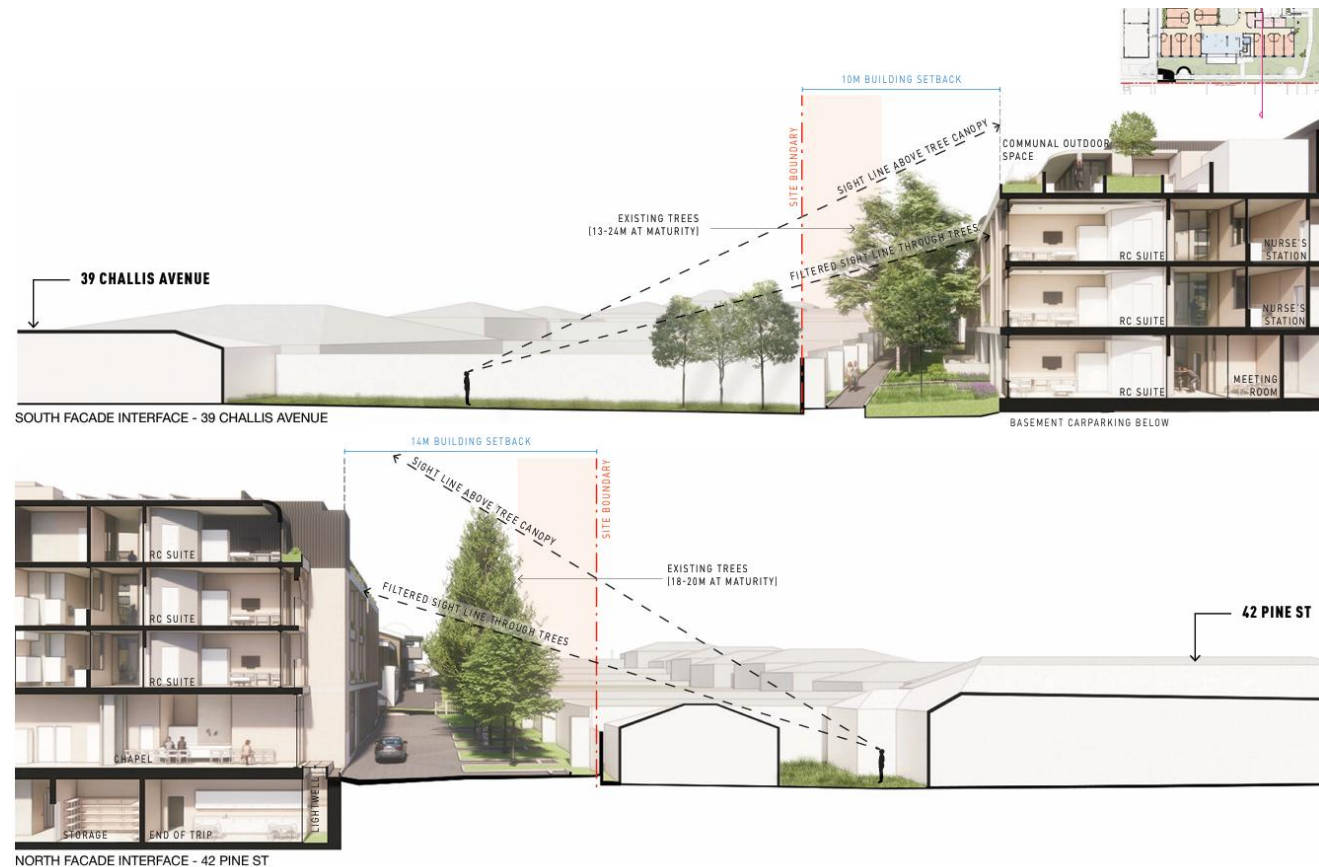
Mid-winter (9:00am)



Midwinter (2:00pm)

Adjoining residential properties in Challis Avenue and Marrickville Avenue will receive a minimum of 3 hours of direct solar access at midwinter

Privacy



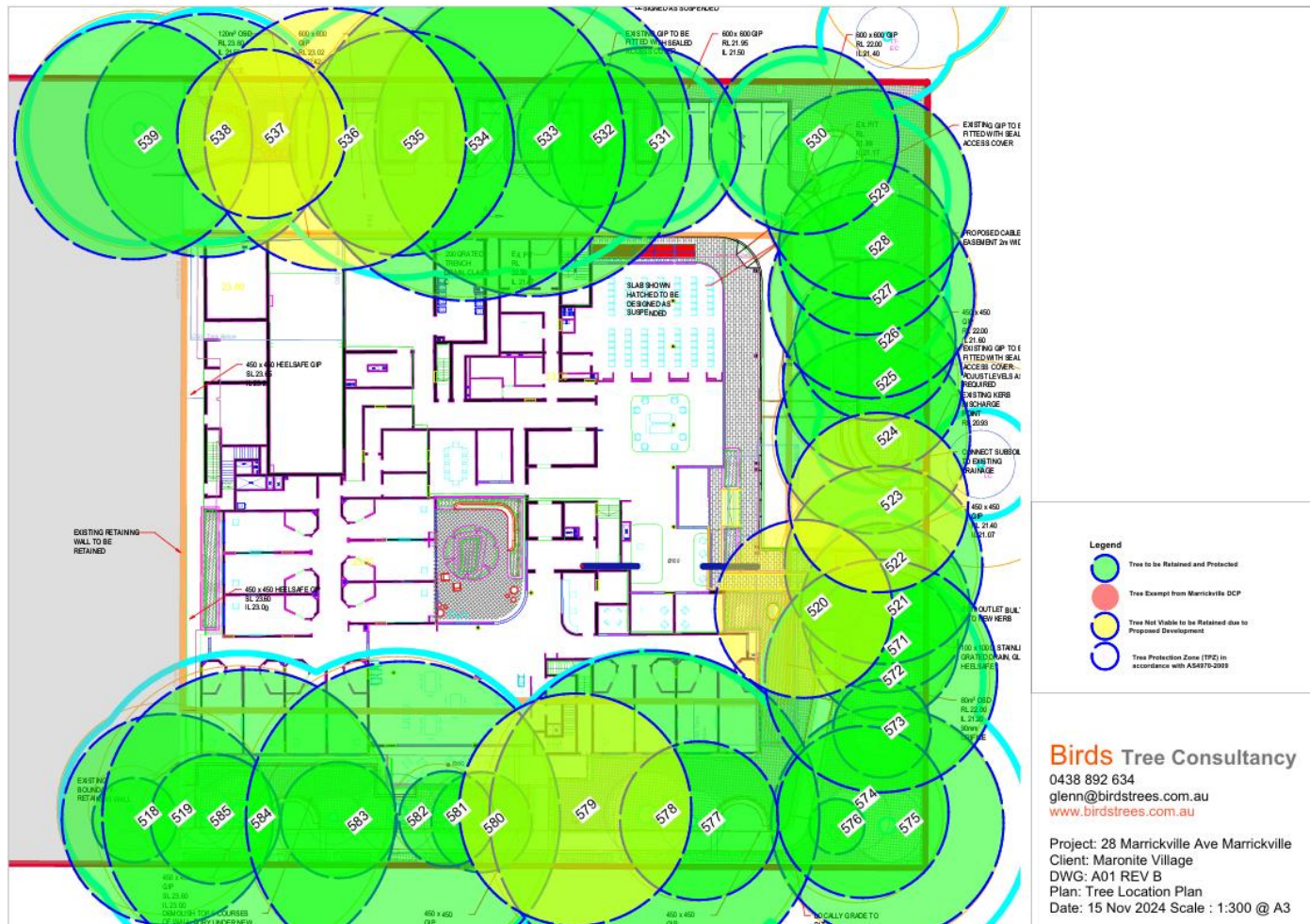
View line from 42 Pine Street (bottom) and 39 Challis Avenue (top)



Fourth Floor Layout

Communal terrace southern corner

Impact on existing trees

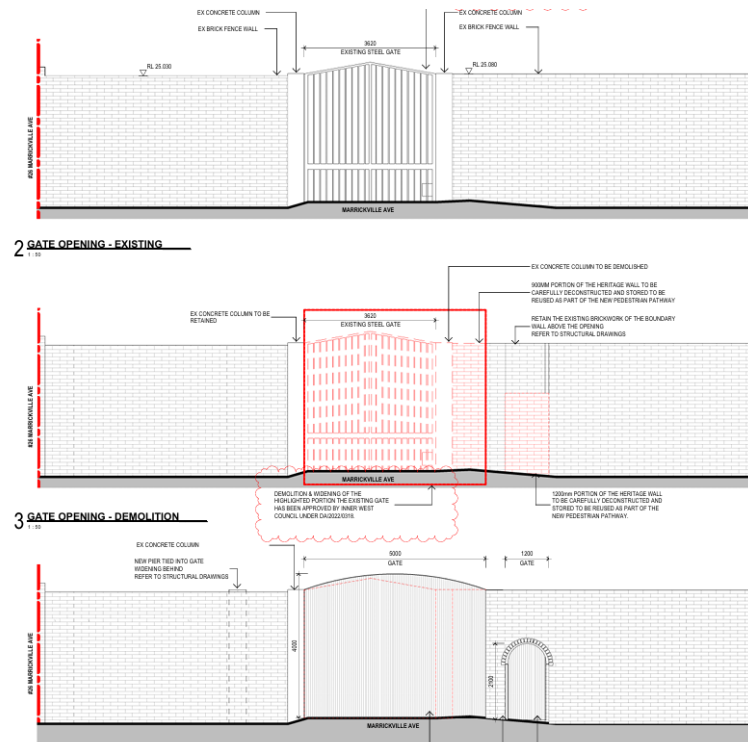


Trees within the development area

- Existing trees – **37** (located at the perimeter of the development area)
- Proposed trees to be removed – **4**
- Trees to be retained - **33** (86%)
- Proposed additional trees – **2** (courtyard and communal terrace)



Existing heritage boundary wall

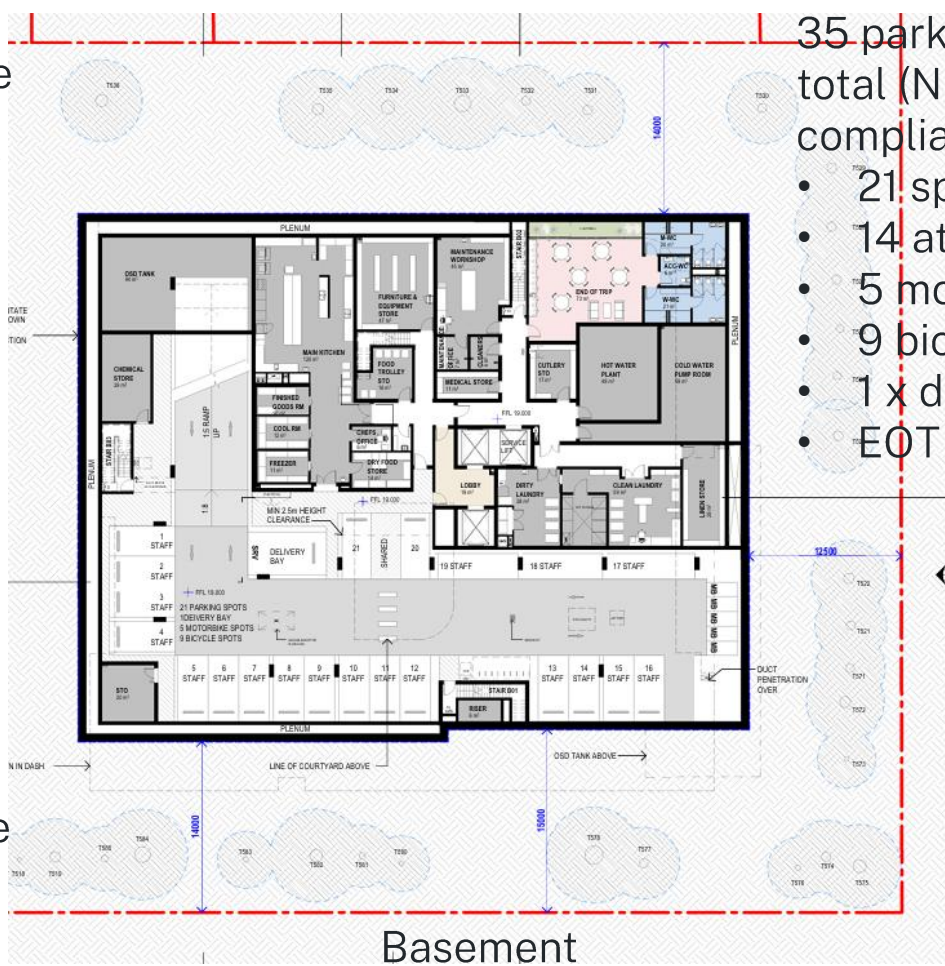


Existing
vehicle
entry gate

Proposed
demolition

Proposed
vehicle/
pedestrian gate

The proposed pedestrian gate will retain existing brickwork of the boundary wall above the opening. The brickwork proposed to be removed to widen the vehicle entry will be reused as part of the new pedestrian pathway into the site.



- 35 parking spaces in total (NDDS compliant), including
 - 21 spaces (staff)
 - 14 at-grade spaces
 - 5 motorbike
 - 9 bicycle
 - 1 x delivery bay
 - EOT facilities

Recommended conditions

Draft conditions of consent

Tree Protection

- Existing Trees to be retained
- Supervision by Project Arborist
- Tree protection zones and measures
- Specialist construction methods
- Certification of tree protection measures

Boundary Wall

- Certification by Professional Engineer
- Supervision by Heritage Architect

Structural Impacts

- Dilapidation reports and a Structural and Geo-Tech Report are required to protect surrounding properties

Green Travel Plan

- Sustainable transport methods to assist with reducing traffic and parking impacts on the surrounding area

Operational Plan of Management

- Management communal and open space areas, emergency management/evacuation, security and restrictions on school access to minimise amenity impacts to surrounding area

Operational Noise

- Compliance with Acoustic report recommendations – sound attenuation, screening
- Communal terrace-restrictions on operating hours, types of activity and amplified music
- Mechanical ventilation systems comply with Australian Standards

Waste Management

- Operational waste management plan in consultation with Council to ensure minimum impacts to pedestrian and vehicular movement.

Remediation

- Remedial Action Plan and Validation report, Unexpected Finds Protocol

Construction Impacts

- Construction hours in accordance with ICNG guidelines and restrictions on high-noise activities.
- Management Plans to minimise construction impacts to surrounding properties in terms of noise, traffic and parking

Questions?