



TRANSCRIPT OF MEETING

**RE: MARONITE SISTERS OF THE HOLY FAMILY MARRICKVILLE
SENIORS HOUSING (SSD-69377980)**

PUBLIC MEETING

PANEL: KEN KANOFSKI (CHAIR)
SUELLEN FITZGERALD

OFFICE OF THE IPC: JANE ANDERSON
TAHLIA HUTCHINSON

SPEAKERS: SISTER ELHAM GEAGEA (The Maronite
Sisters of the Holy Family)
ANWAR HARB (The Maronite Sisters of the
Holy Family)
GILTUS MATHIAS
ANNE FARAH-HILL (Kingsgrove St George
Community Aid Services Inc.)
DANNY EID
JACK AKIKI
DIANA FARAH
ADELE PITKEATHLY
GREG SAN MIGUEL
KAREN BAYER-JOHNS
CLAIRE GOLDSBURY
DIMITY BRYANT
JOHN SHEPHARD
SYLVIA ABBoud (The Maronite Sisters of
the Holy Family)
AMANDA HARVEY (Mecone – Planner on
behalf of the Applicant)

LOCATION: MARRICKVILLE PAVILION HALL
313 MARRICKVILLE ROAD
MARRICKVILLE

DATE: 10.00AM – 12:00PM
WEDNESDAY, 8th APRIL 2026

<THE MEETING COMMENCED

5 **MR KEN KANOFSKI:** Good morning and welcome to the Independent Planning Commission's public meeting into the state significant development application for Maronite Sisters of the Holy Family Marrickville Seniors Housing Project (SSD-69377980). I am speaking to you from Gadigal land and I acknowledge the traditional owners of the land on which we're meeting, and pay my respect to Elders past, present and emerging, and Elders from other communities who may be participating today.

10 I'm Ken Kanofski. I am the Chair of this Commission Panel. Joining me is my fellow Commissioner, Suellen Fitzgerald. No conflicts of interest have been identified in relation to our determination of this development application.

15 We have a limited and specific role at the end of the planning process. We decide if an application should go ahead and if so, on what conditions. We consider the Department's Assessment Report, the application, your written and verbal submissions and other materials that planning law requires us to consider. All of these materials are either publicly available or will be made available on the Commission's website.

20 In making a decision on the case, the Commission must obey all relevant laws and consider all applicable policies and the public interest. We're obliged to consider public submissions, and this is the purpose of today. We want to hear what you think about the merits of this application. This is not a forum for submissions on whether you like or approve of the Applicant, the laws we must obey, or the policies we must
25 consider.

30 The application has already been assessed by the Department on our behalf. Many of you may have participated in the Department's processes – thank you for your participation. There is no need to repeat your previous submissions, they are available to us for our consideration. The Applicant and the Department have considered your submissions and have taken them into account in the application and assessment and conditions we're considering today.

35 Today we want to hear your response to the Department's assessment, recommendations and recommended conditions. Even if your submission today objects to the application being approved at all, we encourage you to tell us whether any of your concerns could be addressed either wholly or in part by the imposition of conditions. Your consideration of alternatives does not in any way compromise your submission; it enables the Panel to consider all options.

40 We will endeavour to stick to our published time schedule; however, this will be dependent on registered speakers being ready to present at their allocated time. I will introduce each speaker when it's their turn to present to the Panel. Everyone has been advised in advance how long they have to speak, which is five minutes.

45 The bell will sound when a speaker has one minute remaining. A second bell will sound when the speaker's time has expired. To ensure everyone receives their fair share of time, I will enforce timekeeping rules. Extensions may be granted on a case-

by-case basis, however, in the interest of fairness to other speakers an extension may not be granted.

If you have a copy of your speaking notes or any additional material to support your presentation, it would be appreciated if you would provide these to the Commission. Commission officers are at the back of the room. Please note any information given to the Commission may be made public. The Commission's privacy statement governs its approach to managing your information, and it is available on the Commission's website.

We will now begin. First up we will hear from the Applicant, and I call Sister Elham.

SISTER ELHAM GEAGEA: Good morning and thank you for the opportunity to speak. Dear commissioners, my name is Sister Elham Geagea, and I am the Chief Executive Officer of the Maronite Sisters of the Holy Family Village Aged Care Service and a member of the congregation.

Our mission of service and care is at the heart of everything we do. The Maronite Sisters of the Holy Family began their mission in Sydney in 1968, committed to serving the community through education, aged care and spiritual support. Since then, we have continued to respond to evolving community needs with compassion, dignity and respect.

We established our aged care service in 1991 with 30 beds. As demand increased, we expanded to 50, and later to 101 beds. Each stage has been a careful and responsible response to growing and more complex care needs. Today, we are again at a critical point. Demand continued to rise, and expectations of aged care have significantly changed. This proposal is not simply a redevelopment; it is a necessary renewal of essential community infrastructure to ensure we are continuing delivering safe, high quality, personal-centred care. Our existing facility has served the community for over 30 years, but it no longer meets contemporary standards, particularly in relation of privacy, infection control, and environment that support dignity, independence and wellbeing.

Older Australians entering care today have higher and more complex needs. They deserve environments that are safe, comfortable, home-like and respectful of their individuality. The proposed development directly responds to these needs. It will provide single rooms with private ensuites, smaller household-style living, and improved clinical design that supports modern care delivery, including best practice infection control and staff efficiency. Importantly, this aligns with current aged care reforms and recognise best practice which make clear that quality care is closely linked to the quality of the built environment.

Without this development, we will not be able to meet more than expectations or provide the level of dignity, comfort and safety our residents deserve. Beyond the residents themselves, the benefits extend to families and the wider community. For families, this ensured continuity of care in a trusted, culturally familiar and faith-based environment, this is especially important for older people where language, culture and spiritual connection are essential to their wellbeing and sense of identity.

We see every day the reassurance families feel, knowing their loved ones are safe, understood and cared for holistically. The project also delivers broader community benefits. It will generate local employment during construction and create ongoing roles in care, clinical support, hospitality and administration. It will also support workforce attraction and retention through improved facilities.

The Maronite Sisters of the Holy Family Village is a not-for-profit organisation with a longstanding and trusted presence. Our mission is not commercial. It is service-driven and focused on caring for vulnerable members of our community. This development application is not just important; it is necessary. It will ensure older people can live with dignity in an environment that supports their physical, emotional and physical need, and spiritual needs. In plainer terms, it represents the renewal of essential social infrastructure and delivers clear public benefits, including improved health, wellbeing and community connectivity.

We respectfully ask the Commission to consider these significant long term social and community benefits. This is an opportunity to ensure that older people in our care can continue to live with dignity, comfort and the highest standards of care now and into the future. Thank you for your time and consideration.

MR KANOFSKI: Thank you. Do you have any questions, Suellen?

MS SUELLEN FITZGERALD: I don't, no.

MR KANOFSKI: No? Thank you. So, I'll call on Anwar Harb. Anwar, you're registered in your own right but also as a spokesperson for the Maronite Sisters. So, you've been allocated 10 minutes, you'll get a bell at 9, so I'd ask you to stick strictly to the 10 minutes though, given ...

MR ANWAR HARB: I only need five minutes.

MR KANOFSKI: Okay. That'll be perfect, thank you.

MR HARB: Good morning, everyone. Thank you for allowing me the opportunity to express my support for the Maronite Sisters of the Holy Family Village Redevelopment. Today, we stand at the moment that asks something deeper of us. Not just to construct a facility. But to create a place of dignity, compassion and belonging. A new nursing home that reflects the very best of who we are.

Every one of us knows someone – a parent, a grandparent, a neighbour – who has spent their life giving, giving their time, their love, their thanks, to raise families, build communities, and shape the world we now enjoy. And yet when the time comes for them to need care, too often we fall short. Too often they face loneliness, inadequate support, environments that feel more like institutions than homes. This development is our opportunity to change that. This development is a gate to respect. This development represents what I call a home away from home. This project means dignity for our elders.

Ladies and gentlemen, let's talk facts. Australia's population is steadily growing older, and the numbers make that clear – 16 to 17% of Australians are now aged over 65. With that figure set to raise to over 20% in the coming years. Unfortunately, government findings have also shown that there are serious shortfalls in both infrastructure and standards of aged care.

In practical terms, this translates to an increase in waitlists, higher equity residents, and growing pressure on existing facilities. Australia's aged care system requires urgent expansion by the replacement of outdated infrastructure and greater modern care facilities. This is not only about building beds or buildings or selling apartments or properties. Developments such as these are not optional; they are necessary to meet current and future demands.

I do respect both the law and the views of the objectives. But we also need to look beyond the past and present. We need to look forward to the future. The Maronite Sisters of the Holy Family is a not-for-profit organisation, as Sister Elham has stated. They are not here to profit from this development, but rather to give, and rather align their vow to serve through God, and what a job they're doing – a magnificent job, believe me. My future is there. My wife's future is there. My grandchildren's future is there. We're all going to be there at the end of the day, so we need this facility.

Approving this nursing home is not just a decision, it's a statement. A statement that we value our elders, that we honour their lives, that we are willing to invest not only in infrastructure in humanity itself. Approving this nursing home, you don't just stamp a DA, you open a door of hope for our elderly, sick and needy community. Let us build something we can be proud of, not just for today, but for the generations to come, because in the end, the legacy we leave will not be measured by concrete and steel but in how we choose to care. And this project will provide the care and dignity that we need.

Thank you for listening.

MR KANOFSKI: Thank you. So, the next speaker is Giltus Mathias. I hope I've got – is it a Gilt, not a Gilt? Thank you.

MR GILTUS MATHIAS: So, good morning, everyone. I'm Giltus, I'm the Parish Priest that resides here at St Brigid's Marrickville. I stand before you not as an expert in construction or planning, but as someone who has walked closely with people in the most vulnerable and sacred moments of their lives. It is from that lived pastoral experience that I offer my wholehearted support for the Maronite Sisters and this specific development.

For several years, our Maronite Sisters of the Holy Family have quietly and faithfully cared for the elderly in our community. They have done this not with publicity, but with presence, deeply human, deeply compassionate, and profoundly spiritual and holistic. Their care is not just about meeting needs, it's all about relationships. I've seen the way they care, taking time to listen, to notice, and to accompany. There is a gentleness and a tenderness in their work that comes from a deep belief that every person carries a sacred dignity that does not diminish with age, illness or a memory

loss. And that dignity is something that I have witnessed again and again, and it is in the way residents are spoken to, the patience shown when words come slowly, and the respect given when memory begins to fade.

5 I've sat with the residents on my own accord who no longer remember names, yet still respond to kindness, to presence, to love. In those moments, you realise that dignity is not something that we give; it is something we recognise. And the Sisters have that rare ability to recognise it and even when the world may overlook it.

10 Many of our parish brothers and priests themselves who have spent their lives serving others for decades have been cared for by the Sisters in the final stages of their lives. I've visited them regularly, prayed with them, celebrating sacraments with them, sitting with them, or simply being present. What I have seen is not just care, but reverence for life even in the most fragile stage of their lives.

15 One of the greater blessings, I believe, of this facility has been its proximity. Because it is close, we are able to visit often and remain connected. We are able to offer not only sacramental care but human connection; a familiar face, a shared prayer, a quiet reassurance that they are not forgotten. On a monthly basis, one of our priests or I visit
20 the residents to provide spiritual care, and I can say with certainty that these moments matter deeply, especially for those who experience loneliness in this stage of life.

On the other hand, I'm increasingly aware of the growing needs across Australia, and Marrickville's not an exception. We are living longer, thanks be to God, families are
25 more stretched, and the care needs especially around dementia and high-dependency support are tremendously increasing.

I regularly meet families who are searching, often with urgency, for a place where their loved ones will not simply be housed but truly cared for with dignity. And in that
30 context, I find myself reflecting on the importance of spaces like this. Not simply as facilities, but as environments that shape how people live. The environment in which people live has a profound impact on their wellbeing. A well-designed space can reduce anxiety, support those with memory loss, encourage connection and a sense of belonging. What gives me great hope about this development is that it is clearly
35 centred on quality of life, not just providing care, but creating a place where people can continue to live with dignity, with connection, and with a deep sense of peace.

This project, for me, is not really about building; it's about the kind of care that we value. The kind of community we hope to be. Because one day, each of us will face
40 this stage of life, and the question is: what kind of care will there be for us? And I've seen what the Maronite Sisters offer – it is not just care, it is compassion, it is presence, and it is quiet faithful love that stays when life becomes fragile.

45 Once again, I stand here today not with technical information but with the stories and sacred moments that I have witnessed. I support this development because in doing so, we are not simply approving a building, we're affirming dignity, strengthening care, and investing in humanity.

And if I may leave you with one simple thought, as society is ultimately measured not by how it builds, but how it cares. And I am confident the Maronite Sisters have been doing that, and they will continue to do that. Thank you.

5 **MR KANOFSKI:** Thank you. Our next speaker is Anne Farah-Hill.

MS ANNE FARAH-HILL: Good morning, everyone, and thank you so much. Can I talk now?

10 **MR KANOFSKI:** Yes, please.

MS FARAH-HILL: Again, good morning, everybody, and thank you for giving me the opportunity to talk for the Sisters of the Holy Family and their development. I'd like to, if I may, start with acknowledging the traditional owners of the land on which we stand and pay my respects to their Elders past, present and emerging.

So, in my capacity as the Chief Executive Officer of the Kingsgrove St George Community Services and formerly as the CEO of the Marrickville Community St George was then called, May Murray Community Centre, I bring over 35 years of direct experience in community service delivery, aged care, local infrastructure development, and advocacy within the Marrickville and broader Inner West and the St George region.

The Inner West region is experiencing a significant demographic shift, with a rapidly aging population, increasing demands for accessible high quality aged care services. So, according to the Australian Bureau of Statistics (ABS) in 2021 census, in the Inner West local government area, approximately 15 to 17% of the population is aged 65 years and over. With this proportion, it's projected to increase steadily over the coming decade. The number of residents aged 70 years and over is growing at a faster rate than the general population, and that's very significant; this reflecting increased longevity and demand for high level care services.

A significant proportion of older residents come from culturally and linguistically diverse (CALD) backgrounds, with over 40% of residents in parts of the Inner West speaking a language other than English at home. These figures highlight a clear and growing need for aged care services that are not only available but appropriately designed to meet the complex cultural and social needs of the local population.

A significant factor of this was highlighted of course in the recent outcome of the Royal Commission into Aged Care. One of the most compelling aspects of this proposal is its capacity to deliver specialised multicultural aged care services, another significant impact and outcome that came out of the Royal Commission into Aged Care. So, what are we doing?

45 The Maronite Sisters of the Holy Family are uniquely positioned to deliver a linguistically appropriate care in a culturally familiar environment, in a faith-based support and pastoral care, to provide social connections that reflect residents' heritage identity. Very important aspects of what came out of the Royal Commission. And this is particularly important in the Inner West where a large proportion of older residents

are from migrant backgrounds and may experience isolation or barriers in mainstream aged care settings.

5 The proposed development also aligns with the key planning objectives of the Inner West Council, which includes the New South Wales priorities supporting social infrastructure and community wellbeing, local environmental plans encouraging health and aged care developments, state environmental planning policies supporting seniors housing and care facilities, national aged care reforms promoting aging-in-place and cultural appropriate care. Very important factors.

10 Community benefit and local infrastructure. This development will deliver significant benefits, including increased aged care capacity within the Marrickville area, reduction of pressure on existing services, and God knows what is going on in the public hospitals with wards full of people who are needing aging and residential home care that are not available and cannot access. It creates local employment opportunities. It would strengthen multicultural community networks and enable older residents to remain within their local community.

20 Based on my experience, aged care developments of this nature integrate well within the residential setting, operating under strict regulatory frameworks, and provide stable low impact community use. Any potential concerns regarding traffic or amenities are manageable and outweighed by the long term social benefits.

25 Maronite Sisters of the Holy Family have a longstanding and respected presence within the community, which demonstrates a capacity – their capacity to deliver compassionate, high care quality. The proposed aged care facility is a necessary and strategic response to the growing aging population in the Marrickville area. It will address critical service gaps, deliver culturally appropriate care, and strengthen local infrastructure.

30 I strongly urge the consent authority to approve this development application and support the delivery of the facility which will serve the Australians with dignity, respect and cultural understanding. It will be an asset to the area. It is not a burden. And it will be a –

35 **MR KANOFSKI:** I'll ask you to wrap up, if you can, thanks.

MS FARAH-HILL: It is an investment into the long-term needs of the local residents. And that's all I can say. So, thank you very much.

40 **MR KANOFSKI:** Thank you. Thanks for your presentation – for your submission. Our next speaker today is Danny Eid.

45 **MR DANNY EID:** Thank you to the IPC to allow me the chance to stand here as I do, and I do with deep respect and admiration in support of the Maronite Sisters of the Holy Family, a community whose quiet dedication has created a profound and lasting impact on countless lives.

In a world that often celebrates loud success and visible achievement, the Sisters remind us of a different kind of greatness. One grounded in service, compassion and unwavering commitment to others. Their work may not always make headlines, but its effects are deeply felt in the strength of families, the dignity of individuals, and the resilience of communities.

The Maronite Sisters of the Holy Family have built a legacy centred on care. Through their work not only in education but significantly in aged care, they have cared for and respected the dignity of people from all walks of life and religious backgrounds, providing unwavering commitment to the frail, the vulnerable and the needy. They've created environments where people feel welcomed, supported and connected.

In an age where isolation is increasingly common, particularly for the lonely elderly, the Sisters foster belonging. They remind us that a community is not simply something we live in; it is something we build together through care and shared responsibility. The Sisters have consistently stood beside the most vulnerable.

Much of their service is not conditional; it is given freely and wholeheartedly. Let us also recognise the strength that it takes to sustain such a mission. Their work requires patience, resilience and deep faith. Day after day they continue their service with humility and grace, never seeking recognition, yet deserving of our highest appreciation.

Today I speak not only in recognition of their past, but in support of their future. Specifically, the development application currently under consideration for the renewal and expansion of their aged care facility. This proposal represents a significant and thoughtful investment in the wellbeing of our aging population. It seeks to replace an older facility with a modern purpose-built residential care home designed to meet contemporary standards and provide dignity, comfort and quality care for up to 100 residents.

I ask, is there anyone in this room who does not know of a family member or a close friend or a friend of a friend who has required aged care but struggled in many ways to find suitable and appropriate accommodation? One day this might be you, and you may be well in the care of the humble Sisters.

Importantly, this is not a new direction; it is a continuation of the missions the Sisters have faithfully carried for decades, to care for the elderly with compassion, respect and a deep sense of human dignity. I acknowledge that the development application has prompted discussions within the community, including concerns around perhaps scale, traffic and local impact – this is both natural and necessary in a planning process of this importance. But indeed, the proposal has undergone extensive review with the input from Council, the agencies and the broader community, and is now up to for determination. In this context, my support and the support of so many, respectfully I say, is both considered and confident.

The development must be supported because it addresses a growing and urgent need. High-quality aged care that is local, accessible, and grounded in compassion. I and many support it because it replaces aging infrastructure with a contemporary facility

designed for safety, designed for dignity and community connection. And we support it because this is led by an organisation with a proven decade-long commitment to excellence in care. The Sisters have never been driven by profit or recognition. At the same time, we affirm the importance of thoughtful planning outcomes, good development must balance community concerns with community needs. This project, through its assessment and refinement demonstrates such a balance is both possible and achievable.

I conclude by saying to the planners and decision makers, this is an opportunity to support a project that aligns with our shared values. Care for the elderly, investment in essential services, and respectful organisations that have long served our community with integrity.

And to the Maronite Sisters of the Holy Family, I and many stand with you. We support your vision, we recognise your legacy, and we affirm the importance of the next chapter in your mission. Lastly, may this development not only proceed, but flourish, continuing your sacred word of care, dignity, and compassion for generations to come.

In the name of the Father and of the Son and the Holy Spirit, amen.

MR KANOFSKI: Thank you. The next speaker is Jack Akiki.

MR JACK AKIKI: Good morning, commissioners, ladies and gentlemen. I'm no linguist or public speaker, I'm here to support the Maronite Sisters. My name is Jack Akiki. My late father was a resident at the Maronite Sisters. My mother, [redacted] is currently a resident at the Maronite Sisters.

The Maronite Sisters have been operating for over 30 years, providing care to the elderly members of our community. Their work has always been about care, dignity, belonging and respect. This redevelopment is about ensuring that this mission continues to support our growing population.

While the current facility has served for over 30 years, aged care has changed significantly during that time. Today we understand much more about what older people need. Not just medically, but socially and emotionally. This proposal reflects those modern standards. There will be near a hundred beds, 99 single rooms, and don't forget the ensuites for our elderly residents. Designed in smaller, home-like groupings, this is critically important.

It moves away from an institutional model of care and towards a more personal community-focused environment where residents can feel safe, comfortable in a home-like setting. Please don't forget – a home-like setting. The inclusion of shared living and dining spaces, a chapel, multi-purpose areas will support not only physical care but emotional and spiritual wellbeing. These are not luxuries; they are essential components of aged care.

Importantly, this development will serve most of the most vulnerable members of our community. Many residents will be aged care pensioners. This means the facility is not

just providing care but also ensuring that high-quality care is accessible to those who need it most, not only those who can afford it. It allows older people to remain within their local community, staying close to family, friends and familiar surroundings, which has a profound impact on wellbeing, particularly in later stages of life. This development helps to preserve those connections.

And the broader community can benefit too. This will generate over a hundred jobs, 50 nursing and welfare related positions. These are meaningful contributions to the local economy, supporting employment and community stability.

We all hope to grow older with dignity in a place where we feel safe, cared for and respected. This development helps make that possible, not just for current residents, but for future generations – including everyone in this room.

In closing, I respectfully urge the Commission to support this proposal. It represents a thoughtful, necessary and compassionate investment in the wellbeing of our elderly community. Thank you for your time and thank you, Maronite Sisters for all the hard work you do.

MR KANOFSKI: Thank you. The next speaker is Diana Farah.

MS DIANA FARAH: Good morning, everyone. Thank you for the opportunity to speak today in support of the development application before you. My strong support is based on my personal experience and my understanding of the broader planning considerations relevant to this application.

From a personal perspective, my late mother was a resident of the Maronite Sisters for over six years. During her time there, my siblings and I had a roster which meant she had one of us with her daily, from the moment she woke up until she fell asleep. Yes, you can call us control freaks. This enabled us to observe how the staff treated her and the other residents whose families were not always present. Treated with warmth, dignity and genuine compassion. As Anwar said, a home away from home.

I could not speak highly enough of the nuns who operate the facility. Sisters Elham, Clara and Louise, they were always working tirelessly to ensure that the staff, residents and their families were well supported. As a family, we will never forget the compassion we were shown during the challenging times of COVID, when my mother was dying, the Sisters ensured that my mother was not deprived of her family's love and support and that she passed away with dignity. My brother-in-law, [redacted] has also been in their care since December 2019 and continues to be part of that community today. I visit him frequently and observe how well he is treated, and how he enjoys his interactions with the staff and residents.

Through these personal experiences, I have gained the direct insight into both the operation of the facility and the standard of care provided. What stands out most is not only the clinical care, but the way residents are treated as individuals. There is a strong and genuine sense of community. Residents are not simply accommodated, they are supported to live with dignity, purpose and connection. From a family perspective, this level of care provides reassurance and stability, knowing that your loved one is safe,

supported and treated with respect reduces stress and allows families to maintain meaningful relationships with their loved ones.

When considering this application, it is highly relevant to recognise that the Maronite Sisters is an established, experienced and trusted provider with a longstanding connection to the local community, and we are lucky that they wish to continue their mission. It is an organisation that has demonstrated over decades that it can deliver quality care and operate responsibly.

As you know, the development involves replacing an older facility with a modern infrastructure whilst increasing capacity. In my view, that increase in capacity is both appropriate and necessary. It is a well-known fact that we are an aging population and there is an urgent need for expansion and modernisation of residential aged care services.

Many families already experience difficulty in finding suitable aged care placements. Often our elderly are kept in hospitals because of lack of beds, adding more pressure onto our hospitals. Developments such as this one directly respond to that need. They are not optional. They are critically needed.

The existing facility, now over 30 years old, does not meet modern expectations for aged care environments. The proposed development deals directly with these requirements and will deliver a contemporary, evidence-based model of care.

From a planning perspective, careful consideration has been given to the design of the development. The proposal appears to minimise overshadowing and overlooking, maintains privacy for neighbouring properties, and retains visual screening through existing trees and landscaping. This proposal delivers clear and measurable public benefits, including increased access to residential aged care for high-needs individuals, support for aging-in-place, and accommodation for vulnerable and elderly members of the community.

Let us not underestimate the broader economic and community benefits. The redevelopment will generate employment during both the construction and operational phases. I acknowledge that developments of this scale can give rise to community concerns. These concerns are important matters and should be carefully considered; however, these considerations must be balanced against the clear and growing need for aged care services and the substantial social and community benefits that this proposal will deliver.

In this instance, I consider that the benefits are clear and compelling. The proposal will increase capacity, improve the quality of an aging facility, respond to demonstrated demand, and allow a trusted provider to continue delivering essential care to those vulnerable members of our community.

For those reasons, I strongly support the application and encourage the Commission to approve it. Thank you for your time, and I place my reservation to stay with you in the future for myself and my husband. Thank you.

MR KANOFSKI: Thank you. The next speaker is Adele Pitkeathly.

MS ADELE PITKEATHLY: Firstly, let me acknowledge that all previous speakers have spoken about the importance of the provision of quality aged care. And of course that is not disputed. However, the suitability of the site at 28 Marrickville Avenue is the issue here. And I'm speaking today as a resident of Marrickville Avenue.

Briefly, Marrickville Avenue is a cul-de-sac with large brushed box street trees, 16 freestanding homes, all but 2 of which are owner occupied, and a block of 6 owner-occupied and rented flats. There's an extremely low turnover of ownership and residency in the street, and many residents have lived there for decades.

When I moved to the street 33 years ago, there was no gate in the heritage wall, and the Carmelite Convent was still in existence. And there were several households who were there before me who are still in the street. Those residents are generally retired and spend a lot of their time at home, suffering from noise and traffic disruptions from construction. As have the many residents who work from home, some of whom also have concerns about the safety of their young children or grandchildren.

Since the development of the former Carmelite Convent site began, there have been many disruptive and negative impacts on residents of Marrickville Avenue. Especially in the construction periods, but also from ongoing events such as stormwater runoff, from what we believe is an already overdeveloped site, causing flooding of our street, the occurrence of which has increased incrementally as more hard surfaces have covered the school and aged care facility site.

The issues affecting Marrickville Avenue were effectively but perhaps not intentionally downplayed by the Independent Planning Commission's summary of its resident survey results. For example, it was stated that existing stormwater drainage issues was only nominated by 18% of respondents. However, logically, those 16 people were almost certainly all Marrickville Avenue residents, because we are the only people affected by stormwater. Similarly, for waste management and commercial vehicle access, construction impacts and resident safety, all overwhelmingly affecting our street.

We fear that the proposed senior housing project will continue the negative impacts on residents. It seems that the decision to approve is a foregone conclusion. However, there is one important issue that could still be addressed to mitigate the impact on us. A more effective channel of communication for Marrickville Avenue residents when issues arise. Communication with residents of Marrickville Avenue has been far from adequate or effective.

Some examples are: by the time Marrickville Avenue residents first heard about the current proposal, an alternative access plan to create an opening through a Maronite-owned property in Pine Street had already been rejected due to that street's residents protesting. There was no comparative impact assessment made on those two options.

Community consultation was initially undertaken with 200 local residents. Not one of them was from Marrickville Avenue, people have assured me. Where the greatest

impact will be felt. In the initial proposal, we were even referred to as Marrickville Lane, implying that our beautiful tree-lined street's main purpose was as access to the aged care facility.

During the school construction, which is currently underway, we've already experienced issues such as construction vehicles blocking the street, unacceptably high noise levels, pollution of the stormwater flowing down our gutters and into drains from roof cleaning, flooding during heavy rain events, which never occurred before the development, or we would argue overdevelopment of the site.

Currently, we direct our communication about such breaches to Marrickville Council. If this proposal is indeed approved, we need much clearer and more effective channels for reporting and resolving breaches of conditions and matters arising from construction, both within the responsible Maronite organisation, the responsible construction manager, but then the authority overseeing any breaches of the approved conditions. Surely, this can be included in the Independent Planning Commission's final documentation.

Thank you for listening.

MR KANOFSKI: Thank you. Thank you. I've got Greg San Miguel. Thank you.

MR GREG SAN MIGUEL: Good morning. I'm not going to read this, I'm just going to hopefully talk to you – I do so, in terms of the guidelines by reference to the likely impact of the development, the suitability of the site, and the public interest, just to be clear.

And I want to talk firstly and mostly about an absolutely critical issue, which is the safety of this development for the neighbouring properties, and for that matter, for the school next door. I'm talking here about the issue of the heritage wall that borders the property in question and the school next door for the length of Pine Street residents abutting the school and the length of Challis Avenue residents abutting the school.

This issue has been a longstanding one and it was by far the biggest issue in the objections that were made. Of the 85 objections that were made about the development, 68 of them dealt with the heritage wall, that is to say 76% of the objectors. In my case, and I suspect for others, I want to make the very clear point that, as the last speaker said, almost everything we've heard this morning, statements about the desirability of a nursing home and indeed this one, I make no issue about that.

I mean, we support, as with the school, we support the Maronite Sisters, their good work, we have respect for that – none of those issues are in question here. The issue in question, and this is an appeal incidentally to the Maronite Sisters, to be more concerned about the safety issue. The issue here is safety, particularly in terms of the heritage fence. The heritage fence is 3.3 metres tall for the length of those two streets. It's got, in our case and most of the areas which have the wall as a boundary wall, a terrible, alarming lean on it, it's cracked and it's chipped.

It's been viewed – I did a Freedom of Information request, a GIPA request, of the Council files a year or two back and found that the issue has been an issue of grave concern to residents for over 30 years. And for over 30 years, the Maronite Sisters have promised and undertaken to undertake repairs. There have been orders made against the school and against the Maronite community. And until very recently, almost nothing has eventuated from those issues.

I'm not here to make a point about that though, because the issue that I want to present clearly is that it's not just a question of the fact that the wall itself is very deteriorated and poses a threat – kids playing in the backyards, houses with granny flats right next to the wall which could tumble over at any point. The issue is that the development itself as proposed, particularly the excavation works involving two levels underground right on the boundary must surely pose an additional risk factor to the stability and structural integrity of the wall. And that issue has been overlooked completely in the assessment. There is almost no reference to it.

The assessment deals almost entirely with one small part of the issue, which is the new pedestrian gate and the dismantling of the wall on Marrickville Avenue to do with that. But it doesn't deal much with the wall as a whole as it borders the proposed development. And my point about it is, the critical point is that the risk is now – the risk is that as soon as the construction works begin, we will be further imperilled.

Now, I said that there's not much said in the assessment or the conditions. I'll quickly mention that it is referred to, so there is a condition precedent in clause E6 of the conditions to an occupation certificate being – a report being prepared by a suitably qualified and experienced professional engineer confirming that the heritage boundary wall is structurally sound. That's at the end of the construction. After the construction has happened.

What we don't understand is why that provision isn't made as a condition precedent to the giving of construction certificate. There's a reference for that purpose to the pedestrian gate, but not to the rest of the wall. It makes no sense to postpone the assurance as to the structural integrity of the wall, which is already at risk, until all of the works have been finished.

I want to make a couple of points just to finish this off. In the assessment, the Council notes that Council itself recommended that the structural integrity of the wall should be certified now, ahead of the construction. The assessment goes on to say that the Applicant has provided structural certification, confirming the repair and stabilisation works to the boundary wall. So, if it has already certified the wall, where is that certification, what does it look like, how do we know what is the accountability around that? Surely, this is of absolutely critical importance to the entire development and the role of the school vis-à-vis the neighbours.

MR KANOFSKI: I'll ask you to wrap up.

MR SAN MIGUEL: I will just very quickly make two quick points. The history of the school ... The assessment also points to development works, or rectification works that have been going on now. We don't know what those works are or where they come

from. But what we do know is, when the school proposed a development, the school had to provide evidence that the wall was structurally sound before a construction certificate could be issued.

5 The school's own engineer gave as evidence a conditional certificate that was subject to the rectification work. It may be that the rectification work that's recently been undertaken is the work referred to, but what we know is before that work was done, there was no certification of structural integrity until actually last year, suddenly, the same engineer, no doubt under pressure, issued a further certificate that did not have
10 that condition attached to it.

MR KANOFSKI: Okay, I'll –

MR SAN MIGUEL: But even so, the rectification work has proceeded, which surely is an admission by the Maronite community that there is a concern there. We think
15 there's a concern there. We've got structural engineer evidence to support that. We'd like to see that.

MR KANOFSKI: Yes. Thank you.
20

MR SAN MIGUEL: Thanks.

MR KANOFSKI: Thank you. The next speaker is Karen Bayer-Johns, and I think you – you have a presentation? Yes.
25

MS KAREN BAYER-JOHNS: Do I ... Okay, great. So, with slide 1. I'm concerned as a resident of Marrickville Avenue not with the what but the how this is going to be constructed. I am concerned that the development in exceeding height restrictions leaves me wondering why there are any restrictions at all. This will be the third
30 development of the Maronite site accessed from Marrickville Avenue, and Marrickville Avenue is an unsuitable access street, which I will explain and offer an alternative.

So, slide 2. As you can see, Marrickville Avenue is not a cul-de-sac, therefore has no
35 turning circle. It is a tree-lined and narrow street. Nor does it have – sorry, nor does the nursing home have a verge, as you can see in the first photo, to place items for collection on it. This has resulted in several accidents as vehicles turn around. And you can also see some of the vehicles that come through this development. There have been large cement mixers and offloading or unloading of materials and equipment on the
40 street.

Slide 3. There is a number of issues, including a result of the last few months during the second development. Waste disposal which has resulted in many callouts to the Inner West Council rangers, heavy vehicle passing through and parking and idling
45 outside the nursing home gates, dangerous parking, and unloading on the street instead of within the site, which has resulted in many callouts to the Council again, 12 of which I have requested just as a result of my everyday activities of coming and going from home. And damage to the street trees.

Slide 4. So, the issue of illegal parking. Is that the right one? Future waste disposal – oh, sorry, I think you’re ahead of me. Slide 1 was the actual first slide. The title. Yes. Issues with timely deposit and removal of bingo bins, as you can see there’s four there. Disruptions in the street at 9 a.m. in the morning with the bingo bin collector reversing vehicle announcements. Still, it is unclear how double the amount of bins will be collected on the site. Only SRV spaces are available in the basement car park in the plan, but bins are collected by MRVs, requiring larger turning circles and not reversing down the street. But where this is located on the map is not actually clear.

I’d also like to refer to future proofing. At least previously the bins were collected from within the site, until the last seven years which has been outside. What will be the future accommodations?

Slide 5. Here are several examples of recent double parking, unloading on Marrickville Avenue for the second development. Will this continue? On the submission, 35 basement car spaces were identified – 21 for staff and 14 for visitors. But that is only two more than double the number of residents that currently exist.

Does it need a gate? At the multi-storey nursing home, Summit Care, within my own personal experience at Baulkham Hills, they have a boom gate and it’s used for absconding residents, they’re located on a secure level. Also, this will result in visitors not opting out for the entry process, which is tedious and drawn out for them, waiting for someone to come to the speaker, and parking in our street. So, I say no need for a gate security.

Slide 6. Street trees affected by heavy vehicles pulling up and interrupting gutter flow, as you can see here. There’s a shadow here, but the gutter is actually out of alignment. This has only happened in the last six months.

Slide 7. I think there’s inadequate planning. The Maronite’s actual submission plan shows one of several properties owned by them in Pine Street is proposed for future work.

Okay. Next slide. I’m proposing that because the actual heritage wall has been removed at the back of that property, the proposed access point could be changed to that in Pine Street and then we’re still unclear as to why that original access application for Pine Street had been removed and Marrickville was nominated. Pine Street has a wider street, it has two main roads access, Wardell Road and Marrickville Road, it has a large turning circle or cul-de-sac, and the Maronites already own several properties in that street. Even an entrance to a park where the workers can use for breaks instead of sitting in front of neighbours’ fences and smoking.

Slide 9. As you can see, the heritage wall already has been removed. That was the previous one. It will be a much more sensible access point for this third development.

I have one more slide.

MR KANOFSKI: Yes. Just wrap up, thanks.

MS BAYER-JOHNS: Okay. As I was sending this to the IPCN, this long skip was unloaded on our street, with the school children exiting the nursing home entrance, and dropping rubbish into the skip. Are they going to be good neighbours?

5 Thank you.

MR KANOFSKI: Thank you. The next speaker is Claire Goldsbury.

10 **MS CLAIRE GOLDSBURY:** Hello, everyone, and before I start, I'd like to also acknowledge that we are on unceded Gadigal land here today, and I'd like to pay my respects to the Elders past, present and future who continue to care for this land over generations and generations.

15 And what does caring really mean? We've heard quite a lot about that. As Mr Harb earlier pointed out, that care now and into the future certainly is not measured in concrete and steel indeed. And as Father Mathias also highlighted, the environment that people live in so, so important for mental health, for wellbeing, for social and emotional – those social and emotional impacts of where we live. And I would like to speak to that point now with what I've got to say as well.

20 I'd also just briefly because I do that, I want to note that knocking down houses to build driveways and car parks, as the Marrickville Ave proposal for that entrance way, there's a lot of community concerns about that as well on the other side.

25 But I would like to just talk today about, as part of this DA, the Applicant's proposed to remove some significant trees and canopy from the space. But we need to now understand that these trees are a community asset, and they've got a hugely positive impact on the community, both in the aged care facility itself and the wider community.

30 And I'll start with the aged care residents themselves. So, my friend's mother, and I'd like to say her name, her name was (redacted), she lived in St Maroun's aged care facility during a really difficult period of her life, she was suffering from dementia. And my friend used to go and visit her and they would sit in the outdoor area there in
35 the St Maroun's grounds under the tree canopy, enjoying it, and watching the various birdlife and so on, it's so lovely there. And a comment that always stuck with me that my friend made after one of these visits was, "Mum is only managing to cope because of the beautiful trees."

40 Now, I'm not talking about ornamental trees in little pots and a concreted courtyard or small immature trees, I'm talking about those big, majestic, beautiful trees. And this positive impact of trees and urban nature on mental health, as many others have mentioned, is so, so important, and it should not be minimised or underestimated. I think many of us agree on both sides of this argument.

45 So, this positive impact expands not just to the aged care residents but also, like my friend's mum and like many other residents that we've heard stories from today, but also to the community, the Marrickville community, just in the local streets and also

beyond in our broader community. And the wider community expects positive developments that maintain and increase tree canopy.

5 So, the expectation lies also in local council policy, right, to increase canopy. But also, this policy and expectation is also in State Government policy to increase the canopy across [audio glitch 01:05:41] Sydney. So, the challenge with the current proposal is it isn't taking this expectation seriously, in all due respect.

10 So, there were many, many individual submissions as well as a submission from the Inner West Council that voiced concerns about this issue. And in some, I'd like to say there's three main problems with the DA plan as it stands. It will cause a net reduction in trees and canopy. Okay. We need to note here, that even if the developers were proposing adequate offset plantings, which they're not, immature tree canopy is not replaceable – sorry, mature tree canopy is not replaceable by putting a few trees in a
15 concreted courtyard or in pots, you know, and so on and so forth. Canopy takes decades to grow and some of these trees at stake here are at least 80 years old and they're healthy, mature trees.

20 The second issue is the history of the site, and I bring this up because it's important for context. So, the trees in the St Maroun's site have been previously removed as part of other DAs, that has involved expanding the building footprint and the hard surface area. And these DAs have required offset plantings to occur, and we can see clearly in satellite footage over some time that trees are being re-planted but then they disappear over time. Okay. And as the site has become more concreted and built on.

25 And thirdly, in the last three years this has actually been the case. Where there was an approved DA and part of that DA application for increasing and expanding the high school, again, they're proposing removing more of these trees. And that DA was approved recently, with clauses expecting them to replace trees. However, now they
30 are saying in this current DA that there's simply no room for replacement. To me, this is problematic, because state significant developments should have real positive impacts.

35 And really, in order to make this an ecologically sustainable positive development, the developers really need to go back to the drawing board, and they need to fully incorporate the natural environment and trees into the plan rather than just bulldozing it and saying that it's all too hard to maintain these tree canopies.

40 So, I would encourage the Commission to really ask the developers to, you know, not just focus on concrete and steel, but to build around these trees rather than the removal of the trees for this development. Surely, in 2026, we can build sustainable developments accordingly and we don't need to remove these beautiful trees.

45 Thank you.

MR KANOFSKI: Thank you. The next speaker is Dimity Bryant.

MS DIMITY BRYANT: Hi, neighbours. I live on Challis Avenue and my property backs directly onto the nursing home. I'm not opposed to upgrading it. I can see that it

needs some love, and I'm sure that it does, and I hear the residents in there and I want them to have a wonderful life there as well.

5 My concerns have been really well articulated by some of the residents from Marrickville Avenue and from Challis Avenue. Personally, I had a representative from the developer come to my home, I organised for him to come in and he took some pictures from the backyard so they could see what it would look like and all of that.

10 There is only a handful of houses who are going to be directly overlooked – obviously, that's not great for me personally but it's not about that. The developer didn't really engage with me in any formal survey in that, he had a casual conversation with me, I was very polite, I let him do the photos, and he took all of that as a big thumbs-up from me for going ahead with the development.

15 I did go around and speak to many of the neighbours on Pine Street, Challis and Marrickville Avenue and Hollands, and so few people had had any genuine engagement from the community about this, from the developer about this. And in the report, there's this beautiful big report with many, many photos and a lot of detail, and in the engagement aspect of it, it has all of these really positive statistics about how
20 positive everyone was about it. But I'm not sure who those people are represented in those statistics, because I did a survey as well and from more than 40 responses, the majority of those people hadn't heard anything, and the people who had heard had kind of just heard a little bit or had heard sort of just from a little flyer in the letterbox and hadn't really felt they'd had a genuine opportunity to engage with anyone.

25 In the report, it states there were phone calls made and an online form option to contact online – nobody knew anything about these options. So, that was a big concern. And because of these, all of these issues, Marrickville Avenue is going to be smashed by having all of that traffic in there. There isn't enough parking to cover everyone.

30 There's already big parking traffic issues with the school, you know, every day I see kids getting in and they're double parked and kids get in and out of the cars on Challis and Pine Street and just cross directly. Like, I'm constantly concerned about someone getting hurt.

35 There doesn't feel like a genuine effort from the developer or from the community to really – like, really practically look at how this is going to work. And my concern is that it's too big for that site. I think you do need to upgrade it, but it's just too big for that site. It's landlocked. I have nightmares about there being a fire in there and no one being able to get out because you've got this one exit out of Marrickville Avenue. And
40 everything I looked in the report, I tried to find the detail about how these things would be managed, and it's not really there. It's just not there. The stormwater issues. The traffic. The parking. The waste management. The digging down for the car park, which you need, and yes, you want to keep that canopy. There's no real plan for how you're going to dig down without destroying the tree roots of those huge trees. How are we
45 going to stop those trees from coming down? Because you guys need those trees as much as we do.

It just doesn't ... It hasn't really effectively addressed the actual how to – a previous speaker said, we really need this service, it's really important as a state development.

The increased aging population, and we can figure all those issues out later. But that's not the way to go about it. We need to figure it out now, because these issues are going to impact everyone, including the employees and the residents of the community in the Maronite nursing home.

I've never been as organised as everyone else. Those really are – that really is kind of the gist of it, I think that's all I've got. It just – it doesn't feel like it's kind of really ready to go. It's not the right design yet. You do need something. It's too big. And it's going to have huge impact on everyone around it, including the people there, and the residents – the visitors are going to have trouble getting there. The public transport isn't as accessible as it seems like. Can you put more services on the 412 – that would solve this problem? Just put more 412 buses on and you will have better services.

MR KANOFSKI: Thank you. The next speaker is John Shephard, who's on the phone.

MR JOHN SHEPHARD: Yes. Good morning, Mr Chair. Can you hear me okay?

MR KANOFSKI: Yes, we can.

MR SHEPHARD: Great, thank you. Apologies that I can't be there. But I'd like to – thanks for the opportunity to raise a few concerns and considerations. I'm a resident on Challis Avenue. I'm not directly adjacent to the proposal, to the nursing home, but I am, I'm not too far up the street that I back onto the school.

I'd like to raise some concerns around the suitability of the site and the impact of the proposal. I'd like to also say that I am supportive, as other speakers have been, of upgrading the facility, but I believe what is proposed is excessive, given the unique features of the site. And I'd like to talk those through in particular.

In my professional role, I oversee safety and quality and risk for seven large hospitals, acute hospitals, sub-acute hospitals in southeast Sydney, including aged care facilities. So, a staff of over 17,000 clinicians, 7 hospitals, as I say, and over a million population of southeast Sydney. I am acutely aware of the need for aged care beds. The bed block that we experience in our hospitals is incredibly difficult and I deal with these issues all day every day. I am acutely aware of the needs for aged care facilities. And in fact I looked at this facility for my own mother when she was in need of aged care facilities.

So, I am supportive but this site has some particular peculiarities which, in my view, my professional view, are not suitable for this site of development. Every hospital that I look after has multiple entrance and exit sites, exit ways. This is because hospitals and aged care facilities are busy places. There are staff coming at various different times of the day in and out, there are families, there are supplies, there are ambulances, there are waste that needs to come and go. And as I say, in our hospitals we have multiple entry and exit sites to manage that and to manage emergency situations which do inevitably happen.

This site, unfortunately, is, and uniquely, has the perimeter wall that limits that capacity. And so, there is only really one entry and exit site out of the facility, which is

highly, highly problematic for that sort of volume that we see. We already see the impact and I think some of the speakers from Marrickville Avenue have already spoken about the impact there. This will only increase. And while there is, yes, a modest increase to the entrance there, that is not sufficient for what we will see with a doubling of the current volume of all those entries and exits.

I'm particularly concerned – and we exercise these disaster plans continuously in our district, and one of the realities of these facilities is managing fire – I'm particularly concerned around the eventuality of a fire in this facility with aged care population, obviously cognitively impaired, their mobility is impaired, the ability to exit this nature of patients out of an entrance while a fire engine or fire engines is arriving is highly problematic and will be a very unfortunate circumstance were that to happen. And I think it'd be inevitable that there would be avoidable casualties as a result of this. And I think that's inevitable, that's my professional opinion, that that is a major concern that I believe the committee needs to seriously consider.

So, in summary, I won't hold you any longer. There have been talks about the integrity of the wall that I've heard, around the trees, we are supportive of the – the community is supportive of this development but that in its current scale is excessive because of the unique nature of the site.

Thank you, Mr Chair.

MR KANOFSKI: Thank you. The next speaker is Sylvia Abboud.

MS SYLVIA ABBOD: Good afternoon, everyone. My name is Sylvia. I've had 18 years period, I have directly experienced between 2007 and 2025, both my parents and my in-laws and uncle have been cared for at this facility. I have seen firsthand the difference this home made towards the residents but also to the families and the wider sector of the community.

Before my parents entered the care, life was overwhelming. I had three very young children whilst also caring for two very elderly parents. Every day involved driving back and forward to bath, dress and feed them, taking them to medical appointments, collecting and managing medication. I also had to manage a carer who came for an hour to help with at-home duties, but that also was very unreliable and Dad actually broke his hip under their control. My father was a solid man, so lifting and repositioning him daily was physically damaging and emotionally exhausting.

This is the hidden reality for many families trying to cope without access to aged care. We were considered one of the lucky ones. The waitlist was so long that some elderly passed away before a place became available to them. Unfortunately, that reality hasn't improved. Demand has increased as our community ages. We plead that it's not a luxury service, it is necessary.

My parents spoke very little English and came from a Lebanese background. Many mainstream facilities could not meet these cultural, language or spiritual needs. This home gave them a wide choice of familiar food, familiar language, familiar faith. The traditional phase was made so much easier and less emotional for families on both

sides; it almost felt like as if they had not left home. They felt surrounded by a community and love.

5 Families feel relief knowing loved ones are safe, respected, understood. Traditional Lebanese meals were included alongside diverse meal plans. Residents could attend Maronite mass regularly and Sisters visits brought joy and comfort.

10 Summing up, expanding the facility would allow more elderly people to enter care sooner, reduce pressure on families struggling at home, improve dignity, safety, quality of care. With housing being scarce to growing families, moving elderly into appropriate care will also free these homes for younger families, benefiting the broader community. Also providing more employment.

15 The Sisters do an extraordinary job within the limited space they have. But building a new facility will eradicate their ongoing current issues. Dining areas are overcrowded, unsafe car spaces, which they need more. Residents who have dementia are mixed in with the normal and makes it very stressful when they're together. A shortage of toilets, entrance of ambulances. All this will be hopefully fixed with the new building site. Despite these challenges, the Sisters still run the home with exceptional
20 cleanliness, genuine care, deep sympathy and with a lot of safety and care. Never has any problems or issues has happened since I've been there at the facility.

25 Staff consistently exceed expectations and embody strong values of respect, love and compassion. Even non-Lebanese staff learn phrases of our language, that's how much this place feels like home. Our Lebanese community is growing elderly, our population is growing, aging quickly. There are few culturally cultural places. Demand far exceeds supply.

30 Expanding this nursing home is not about growth for growth's sake. It's about the safety, cultural inclusion, supporting families after living the everyday life of the nursing home, the age of this facility/nursing home. I truly believe approving this expansion is an investment in the health and wellbeing of the entire community. From personal experience, I can say we could not have been more blessed to have had such a facility, and hope your consideration in this matter is a great outcome for the benefit of
35 all concerned and the community.

40 Without, I know there's problems with the construction. Hopefully with mediating, they can solve this problem. Because the 18 years I've been there, I've never seen an accident happen in Marrickville Avenue, it's a quiet street, I've always had no issues. I mean, people have to go through troubles when they're building, and we see all these new buildings coming up. I can't see why another – I mean, this building had to be built at one stage and there was trees and everything here, but things need to move on, especially with our increasing community. And I'm sure it would be done in a safe way and hopefully, you know, not damaging to anyone's property. I hope they
45 consider this, because it's a need.

Thank you.

5 **MR KANOFSKI:** Thank you. So, we have the option, and I think it'll be useful for the Panel, for Amanda Harvey, who's the planner on behalf of the Applicant. Amanda, in the time, probably the things that I'd most – and not because these are the only issues raised, but just issues that I think would benefit from getting your take on at this point. The wall stability. Waste management generally. And particularly the issue of access, you know, sites of truck access and all of those sorts of things. And also, the construction issues – construction parking, construction noise, construction issues. So, it'd be very helpful for the Panel, I think. Anymore, Suellen?

10 **MS FITZGERALD:** No, you've covered it, thanks Ken.

MR KANOFSKI: Okay, thank you. And that's not to say bulk and scale and things aren't important, because they're under consideration, but I would like to hear on those points today.

15 **MS AMANDA HARVEY:** I think with regard to the wall, what might not be apparent to some of the residents is the inner workings of improvements to the wall. The Sisters have actually undertaken that work. The certificates for the structural capacity and improvements has been provided to the Department. It was a question that was raised
20 by the Department in the adequacy of the walls and their structural integrity. That's now been assured and the works have been completed, and the certification of that work has been provided by a structural engineer who is qualified to say so.

25 Do you want any more information about the walls? I was going to say, the only other thing I would say is that there's requirements under the draft conditions of consent from the Department that talk about the structural integrity of all structures, not just the wall. The requirement is to do a dilapidation report pre and post construction for a number of aspects, including the roads and including the structures surrounding the buildings, including the wall itself.

30 **MS FITZGERALD:** Just one clarification, Amanda. Mr San Miguel mentioned the wall next to the school. Today we're considering the seniors living component of this, but are there issues also that extend to the school site, and if so, have they also been addressed?

35 **MS HARVEY:** I'd have to take that on notice.

MS FITZGERALD: Thank you.

40 **MS HARVEY:** I'm not as familiar with the other project in terms of the requirements or the conditions of consent that relate to the school project.

MS FITZGERALD: Thanks, Amanda.

45 **MR KANOFSKI:** Thank you, that'll be helpful. Sister, I might just confine it to Amanda, if that's okay, and we can get information from you on notice, that's fine.

MS HARVEY: Remind me, so the waste management ...

MR KANOFSKI: Yes.

MS HARVEY: For ongoing operational waste, we have an Operational Waste Management Plan that was put together. We have a number of different types of waste that are required to be collected, some of it's quite toxic and sensitive waste, and so the arrangement for waste collection is through the basement. It's through specialised vehicles and will be collected regularly. It will not be collected from the street as may be the case at the moment. And those regular collections are yet to be worked out on an actual frequency basis. We're committed under a draft condition of consent to do a further detailed Operational Waste Management Plan that has to be certified as well.

MS FITZGERALD: That's good.

MR KANOFSKI: Yes. And construction issues.

MS HARVEY: Yes.

MR KANOFSKI: I think particularly construction parking.

MS HARVEY: Yes.

MR KANOFSKI: But also, construction traffic and noise and other impacts.

MS HARVEY: So, we've committed to doing a Construction and Environmental Management Plan and we note under the draft conditions of the Department, which we accept, there's a numerous numbers of environmental management plans that have to be prepared for waste, for traffic, for construction noise, hours, vibration, and also just broadly the actual operations for traffic and parking.

We have taken on note from the Commission a requirement about how we might conduct the parking on site, and the Sisters and ourselves are looking at that now with a potential builder, and we're looking at how we can accommodate that, particularly at the peak times when construction will be at probably its most intense. The consideration includes maybe using part of the school next door for some of that parking, but that's on premises as we see it, it's not relating to adjoining properties or on the street. But we will be preparing that in more detail and it has to be certified and signed off.

MR KANOFSKI: Thank you. Anything more?

MS FITZGERALD: No.

MR KANOFSKI: Thank you, Amanda, that's been very helpful.

That concludes our public meeting today, so thank you. And so, that brings us to the end of the public meeting into the Maronite Sisters of the Holy Family Marrickville Seniors Housing Project (state significant development number 693577980). Thank you to everyone who has participated in this important process. Commissioner Fitzgerald and I have appreciated your input.

5 A reminder that it is not too late to have your say on this application. Simply click onto the “Make a submission” portal on the Commission’s website or send us a submission via email or post. The deadline for written submissions is 11:59 p.m. next Tuesday, the 14th of April 2026.

10 In the interests of openness and transparency, we will be making the full transcript of the public meeting available on our website in the next few days. At the time of determination, the Commission will publish its statement of reasons for the decision, which will outline how the Panel took the community views into consideration as part of its decision-making process.

15 Finally, a quick thank you to my fellow Commissioner, Commissioner Fitzgerald, and also thank you to everyone who participated today and for the respectful way in which the meeting was conducted. So, thank you.

>THE MEETING CONCLUDED