



# NATIONAL INDIGENOUS DEVELOPMENT CENTRE REDFERN



## PART 3A ENVIRONMENTAL ASSESSMENT

SUBMITTED TO  
DEPARTMENT OF PLANNING

APRIL 2007

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Appendix 7	Heritage Assessment	Tonkin Zulaikha Greer
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Appendix 10	Tree Audit and Impact Assessment Report	Banksia Ecology
Appendix 11	Sydney Traffic Committee Minutes	Sydney Traffic Committee
Appendix 12	Assessment of Traffic and Parking Implications	Transport and Traffic Planning Associates
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Appendix 27	Acoustic Assessment Report	Renzo Tonin & Associates
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## STATEMENT OF VALIDITY

Submission of Environmental Assessment Prepared under Part 3A of the <i>Environmental Planning and Assessment Act 1971</i>	
Environmental Assessment prepared by	
Name	Nicola Gibson
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In respect of	National Indigenous Development Centre
Applicant & Land Details	
Applicant name	David Galvin
Applicant address	Indigenous Land Corporation PO Box 586 CURTIN ACT 2605
Lot No, DP	Lots 1, 2 and 4, DP 817283, 180 George Street, Redfern
Environmental Assessment	An environmental assessment is attached
Statement of Validity	I certify that I have prepared the contents of the environmental assessment in accordance with the Director-General's Requirements dated 16 November 2006, and that to the best of my knowledge, the information contained in the environmental assessment is neither false or misleading.
Signature	
Name	Nicola Gibson
Date	2 April 2007

## EXECUTIVE SUMMARY

The Indigenous Land Corporation (ILC) is proposing to develop the former Redfern Public School site to establish the National Indigenous Development Centre (NIDC). The NIDC will be a place for Indigenous children from around Australia to participate in structured activities with a particular focus on sports related activities. The site will also continue to house the Murawina Childcare Centre which will be relocated to a new building at the northern end of the site and a new PCYC building will provide sporting and social activities the local community.

The former Redfern Public School site is bounded by George Street to the east, Phillip Street to the south and Cope Street to the west. Renwick Street forms a cul-de-sac at the northern boundary of the site, its vehicle connection through to Phillip Street having been physically closed some years ago. The site is less than 500m from Redfern Railway Station and within short walking distance (approximately 200m) of the Redfern shopping precinct.

The site currently accommodates six existing buildings including two buildings fronting George Street which are of heritage significance. The Murawina Child Care Centre continues to operate on the site in one of these buildings. In addition to the school buildings there is an existing open space area in the western part of the site adjacent to the Cope Street frontage. The site is surrounded by a mix of residential, commercial and social welfare uses.

The NIDC will comprise five main activities:

- A new purpose-built three level multi-use sporting complex with indoor sports halls and activity rooms, a heated 25m pool and associated change and storage areas, located on the currently vacant northern part of the site fronting George Street. It is intended that this will be operated by the Police and Community Youth Clubs (PCYC).
- Dormitory accommodation for visiting educational and sporting groups of up to 130 people, with associated sleeping, dining, classroom and recreational areas. This activity will use the four refurbished buildings of the former Redfern Public School Buildings.
- A high-quality football playing and training field, chiefly for use by visiting educational and sporting groups, located on the western playground of the former school, facing Cope Street.
- Flexible space which will be leased either for office accommodation for tenants with a relationship to the primary sporting/educational uses of the site, and to the children's educational group, The Exodus Foundation, within one building of the former Redfern Public School.
- The relocated Murawina Child Care Centre, totally separate and secured from the other site uses, located in a new two level building located on a site at the north of the property between George and Renwick Streets.

The NIDC site is within the Redfern-Waterloo Authority's operational area. Development in this area with a capital value over \$5 million is deemed to be a Major Project under the State Environmental Planning Policy (Major Projects) 2005 (the Major Projects SEPP). Major Projects are subject to Part 3A of the *Environmental Planning and Assessment Act, 1979*, requiring the



preparation of an Environmental Assessment and approval by the Minister for Planning. This Environmental Assessment Report is submitted in accordance with the provisions of Part 3A and the Major Projects SEPP.

Extensive consultation was undertaken during the course of preparing this environmental assessment. This included consultation with the Redfern-Waterloo Authority, the City of Sydney, the NSW Police, the Metropolitan Aboriginal Local Land Council and other Aboriginal stakeholder groups and the Heritage Office. The local community's views were also sought during an open house information session. Modifications to the design of the project were put in place in response to many of the issues raised during consultation.

The project is the culmination of a collaborative design process led by award winning architects, Tonkin Zulaikha Greer Architects who specialise in designing public buildings and public spaces. The aim of the design is to integrate the heritage Redfern School buildings, the new structures and the landscape into a high-quality unified facility which will add significantly to the urban environment. By developing a highly appropriate new use for the redundant heritage buildings their on-going conservation is ensured, and by inserting into the vacant spaces of the site sympathetic and well-scaled new buildings the amenity of the wider community is enhanced.

The new buildings have been sited and designed to minimise any privacy, noise or overshadowing impacts on adjoining residences.

The buildings will be complemented by extensive landscaping. The landscaping has been designed to provide an attractive setting for the built structures on the site, to provide functional outdoor areas for use by the various activities on the site, and to enhance the appearance of the site from the public domain.

The safety and security of the site and its users, as well as the surrounding public domain have been major considerations in the development of the project. The installation of CCTV, 24 hour on site management, appropriate landscaping, lighting and fencing, and general surveillance through site activation will help ensure the safety of the site and surrounding areas.

The project will also result in improved pedestrian safety, parking and traffic arrangements around the site. The existing informal path across the site linking Cope Street with Phillip Street will be removed to allow for the site to be properly secured and the development of the playing field. A new well-lit pathway will be provided between Cope Street and Renwick Street to facilitate pedestrian connectivity. Other initiatives will include moving the existing pedestrian crossing on George Street to the intersection of George and Phillips Streets, and upgrading the existing Renwick Street cul-de-sac to accommodate a new car park and turning circle.

The potential environmental impacts of the proposal have been discussed in detail in Section 7. The key issues are:

- building design;
- residential amenity;
- heritage impact;
- contamination;

- traffic and parking;
- safety;
- landscaping and public domain;

This Environmental Assessment provides a detailed description of the proposed development and the site, as well as an extensive evaluation of the potential environmental impacts of the development and measures to mitigate any impacts. The assessment of environmental issues indicates that there will be no significant environmental impacts associated with the development. Any impacts can be adequately mitigated through appropriate design and construction measures which are detailed in the draft Statement of Commitments as well as in the individual specialist reports.

The NIDC will have significant community, social and cultural benefits in that it will:

- provide affordable, culturally appropriate and educational long-term day care and pre-school programs as a key component in giving Indigenous children the right start in life;
- offer innovative educational programs providing intensive literacy and numeracy training to students who are struggling in the mainstream school system;
- provide the necessary infrastructure for NASCA to run sports training and life development camps (rugby league, netball and basketball), sports health clinics and promote educational scholarships for Indigenous youth;
- foster and support talented Indigenous boys and girls in the sporting arenas of rugby union, golf and netball through the Lloyd McDermott Rugby Development Team program;
- provide for a new PCYC facility that will offer essential recreational services to the young people of the Redfern-Waterloo as well as after-school and school holiday care;
- provide employment opportunities for Indigenous people both during construction and once the project is operational.

In addition the development will provide for the appropriate adaptive reuse of existing buildings both historic and otherwise on the site. The development is appropriate in the locality and will form an additional significant Indigenous facility in a locality which currently accommodates a cluster of Indigenous services and facilities. These services and facilities service the local as well as broader Indigenous community.

The project is clearly in the public interest as it will provide a positive learning, recreational and cultural centre for Indigenous young people. The ILC is committed to a holistic approach to addressing Indigenous disadvantage, and early childhood intervention and development in youth education are important target areas in achieving this important social change. This project is one which could potentially achieve very significant positive outcomes for Aboriginal people and as such should be fully supported.

## 1.0 INTRODUCTION

This Environmental Assessment Report is submitted to the Department of Planning (DoP) pursuant to Part 3A of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) and State Environmental Planning Policy (Major Projects) 2005 (the Major Projects SEPP).

The application proposes the use of the former Redfern Public School site for the establishment of the National Indigenous Development Centre (NIDC). The NIDC will comprise five main activities:

- A new purpose-built three level multi-use sporting complex with indoor sports halls and activity rooms, a heated 25m pool and associated change and storage areas, located on the currently vacant northern part of the site fronting George Street. It is intended that this will be operated by the Police and Community Youth Clubs (PCYC).
- Dormitory accommodation for visiting educational and sporting groups of up to 130 people, with associated sleeping, dining, classroom and recreational areas. This activity will use the four refurbished buildings of the former Redfern Public School Buildings.
- A high-quality football playing and training field, chiefly for use by visiting educational and sporting groups, located on the western playground of the former school, facing Cope Street.
- Flexible space which will be leased either for office accommodation for tenants with a relationship to the primary sporting/educational uses of the site, and to the children's educational group, The Exodus Foundation, within one building of the former Redfern Public School.
- The relocated Murawina Child Care Centre, totally separate and secured from the other site uses, located in a new two level building located on a site at the north of the property between George and Renwick Streets.

The Director-General's Environmental Assessment Requirements (EA Requirements) for the project were issued on 16 November 2006 (refer Appendix 1).

The report includes the following information relevant to the project and as set out in the EA Requirements:

- A Statement of Validity of the environmental assessment.
- An executive summary;
- Location of the development site and relationship to the surrounding area;
- A description of the proposal including proposed layout, land uses, size and scale;
- The existing planning provisions applying to the site including the permissibility of the proposal and how the development will achieve planning objectives;
- Assessment of the environmental impacts and key issues and proposed mitigation and management of any adverse impacts;

- Justification for undertaking the proposal, including consideration of the suitability of the site and whether the project is in the public interest; and
- A draft Statement of Commitments for the environmental management and mitigation measures for the establishment/construction and operation of the project.

This EA has been prepared by MG Planning Pty Ltd on behalf of the proponent, the Indigenous Land Corporation (ILC). The report should be read in conjunction with the following material:

Appendix 1	Director-General's Environmental Assessment Requirements	Department of Planning
Appendix 2	Major Project Opinion	Department of Planning
Appendix 3	Architectural Plans	Tonkin Zulaikha Greer
Appendix 4	Survey Plan	Lockley Land Title Solutions
Appendix 5	Renwick Street Owner's Consent	City of Sydney
Appendix 6	Architectural Design Report	Tonkin Zulaikha Greer
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## 1.1 BACKGROUND

The Redfern Public School ceased to function as a school at the end of 2002 as it was no longer required by the NSW Department of Education and Training (DET). Since that time the site has been intermittently occupied by the DET and various community groups. In 2003 the Murawina Child Care Centre was relocated to the infant school building (Building A in Figure 3) where it has been in operation since that time.

Following the school's closure, the ILC expressed an interest in acquiring the freehold of the property from the DET for the purpose of establishing a centre of Indigenous cultural, social and sporting excellence. In October 2005, the ILC, DET and RWA signed a Heads of Agreement to enable the ILC to purchase the Redfern Public School.

On 11 July 2006 preliminary plans for the National Indigenous Development Centre were jointly unveiled by the NSW Minister for Redfern Waterloo, Frank Sartor, and the ILC Chairperson Shirley McPherson. In August 2006 the site was purchased by the Indigenous Land Corporation to develop the centre.

## 1.2 INDIGENOUS LAND CORPORATION

The Indigenous Land Corporation (ILC) came into existence on 1 June 1995 with the commencement of the Land Fund and Indigenous Land Corporation (ATIS Amendment) Act 1995, which repealed Part 10 of the Native Title Act 1993 and amended the Aboriginal and Torres Strait Islander Commission Act 1989 by inserting a new Part 4A.

The ILC is established as a Commonwealth Authority (s. 191A ATSIC Act) with land acquisition and land management functions (s. 191C ATSIC Act).

The ILC has a mandate to assist Indigenous peoples to acquire and manage land to provide them with social, cultural, economic and environmental benefits. In this capacity the ILC elected to purchase the former Redfern Public School in Sydney. The former school buildings and accompanying grounds will undergo a redevelopment program and transform into the NIDC.

## 1.3 STATUTORY CONTEXT

The Major Projects SEPP identifies development that is of State significance. Clause 6 of SEPP 2005 provides that development, that in the opinion of the Minister for Planning ('the Minister') is development of a kind referred to in Schedule 2, is declared to be a project to which Part 3A of the EP&A Act applies.

Amendment No 7 to the Major Projects SEPP applies to the subject site. Land identified as the Redfern – Waterloo Authority Sites (which includes the



subject site as Site 9 – Redfern Public School) are identified as State Significant Sites under the SEPP.

Clause 5 of Division 2 of the SEPP provides that development on the Redfern-Waterloo Authority sites with a capital value of more than \$5 million are Part 3A Projects.

The SEPP contains the primary planning controls applying to the site and provides that all other environmental planning instruments do not apply to the Redfern-Waterloo Authority Sites with the exception of other State Environmental Planning Policies.

In accordance with Section 75E of the Act, an application to carry out the project was submitted to the DOP on 21 September 2006. The Director-General of the DOP, as a delegate of the Minister, formed the opinion on 10 October 2006 that the proposal is a Major Project and that Part 3A applies. A copy of the letter from the DOP confirming this action is provided at Appendix 2.

In accordance with Section 75F, the Director-General issued the requirements for the Environmental Assessment on 16 November 2006. A copy of the Director-General's advice is provided at Appendix 1.

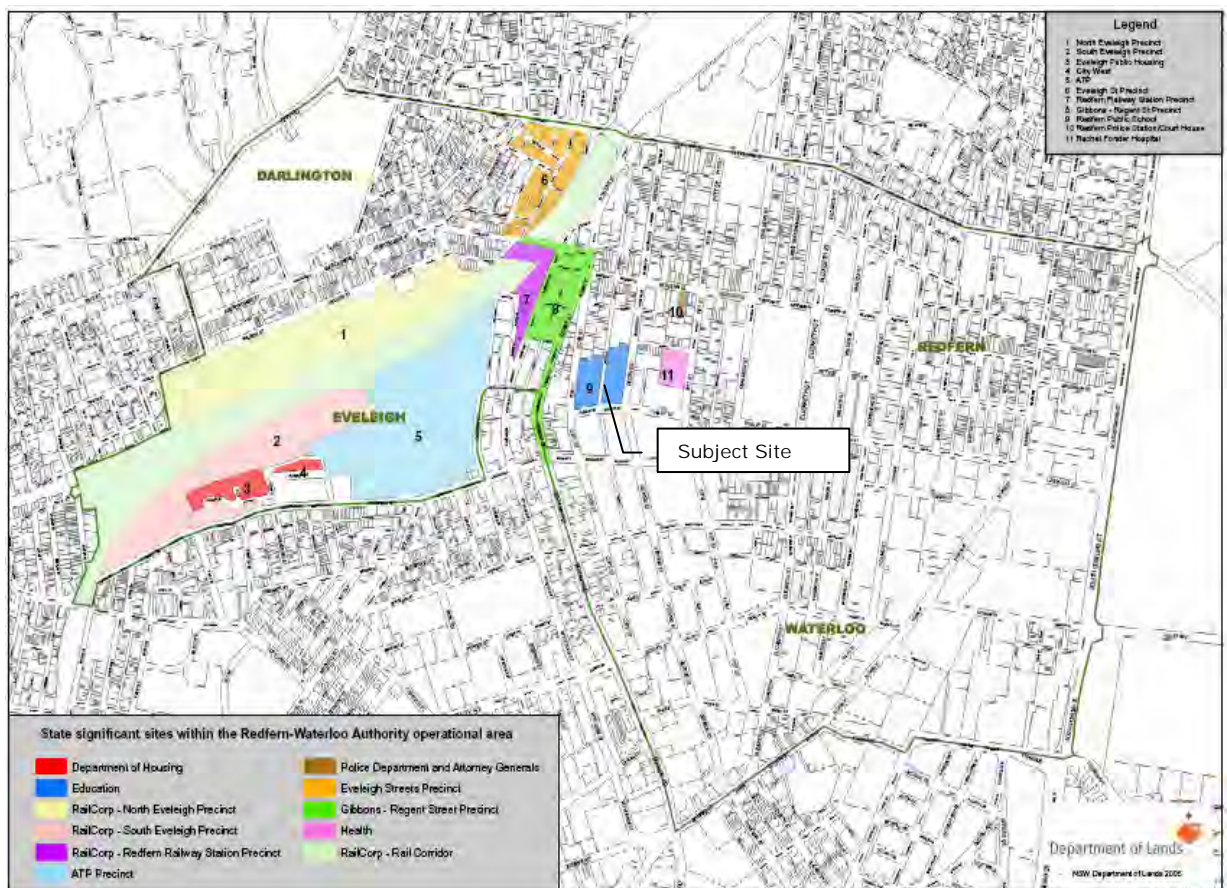


Figure 1: State Significant Sites within Redfern-Waterloo Authority under Major Projects SEPP

## 2. DIRECTOR-GENERAL'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

The Director-General's EA Requirements for the proposal are detailed in Appendix 1. This report has been prepared in accordance with those requirements.

The requirements have been addressed in the report as follows:

Section 4 – Project Description

Section 5 – Consultation

Section 6 – Statutory Requirements

Section 7 - Key Issues

- building design and landscaping
- traffic impacts, transport, parking and access
- potential contamination
- heritage
- safety/public domain/pedestrians
- ecologically sustainable development
- construction impacts
- drainage and flooding
- development contributions
- provision of public services and infrastructure

Section 8 – Draft Statement of Commitments

Table 1 below indicates where each of the Director-General's requirements is addressed in the EA.

Table 1: Director-General's EA Requirements

Director-General's Requirements	Report Location
General Requirements	
Executive Summary	Viii
Description of the proposal	Section 4
Land ownership and tenure	Section 3.3
Description of the site	Section 3
Assessment against zone objectives	Section 6.1
Details of proposed layout	Section 4.2, Appendix 3
Assessment of environmental impacts	Sections 6, 7 and 9
Environmental protection measures	Section 8
Quantity Surveyor's report	Appendix 23
Conclusion justifying project	Section 9
Statement of Validity	Vii
Consultation	
Redfern Waterloo Authority	Section 5.1
NSW Roads and Traffic Authority	Section 5.2
NSW Heritage Council	Section 5.3
City of Sydney	Section 5.4
Department of Environment and Conservation	Section 5.5
NSW Police Force	Section 5.6
Local Aboriginal and community groups	Section 5.7
Public consultation	Section 5.7
Statutory Requirements	
Planning provisions applying to the site	Section 6
Consideration of any non-compliances with specified EPIs	Nil non-compliances – refer Section 6
Key Issues	
Building design and landscaping	Section 7.1
Traffic impacts, transport, parking and access	Section 7.5
Potential contamination	Section 6.2
Heritage	Sections 7.7, 7.8 and 7.9
Safety/public domain/pedestrians	Section 7.4
Social and economic impacts	Section 7.10
ESD	Section 7.6
Construction impacts	Section 4.18
Drainage and flooding	Section 4.16
Development contributions	Section 6.8
Provision of public services and infrastructure	Section 6.8, Section 4.15
Plans and Documents	
Site survey	Appendix 4
Site analysis	Appendix 3
Locality/context plan	Appendix 3
Architectural drawings	Appendix 3
Shadow diagrams	Appendix 3
Stormwater concept plan	Appendix 15
Landscape concept plan	Appendix 8
Demolition and waste management plan	Sections 4.18 and 4.19
Construction management plan	Section 4.18
Draft Statement of Commitments	Section 8



## 3.0 SITE DESCRIPTION

The following is a description of the site and its surroundings. A number of plans have been prepared to accompany this section which are provided at Appendix 3 (Plan Nos DA 10-16).

### 3.1 SITE LOCATION

The proposed development is located on the site of the former Redfern Public School, bounded by George Street to the east, Phillip Street to the south and Cope Street to the west. Renwick Street forms a cul-de-sac at the northern boundary of the site, its vehicle connection through to Phillip Street having been physically closed some years ago.

The site is less than 500m from Redfern Railway Station and within short walking distance (approximately 200m) of the Redfern shopping precinct. Redfern Oval is located approximately 300m to the east of the site and the Australian Technology Park a similar distance to the west.

The site's location is shown in Figure 2.

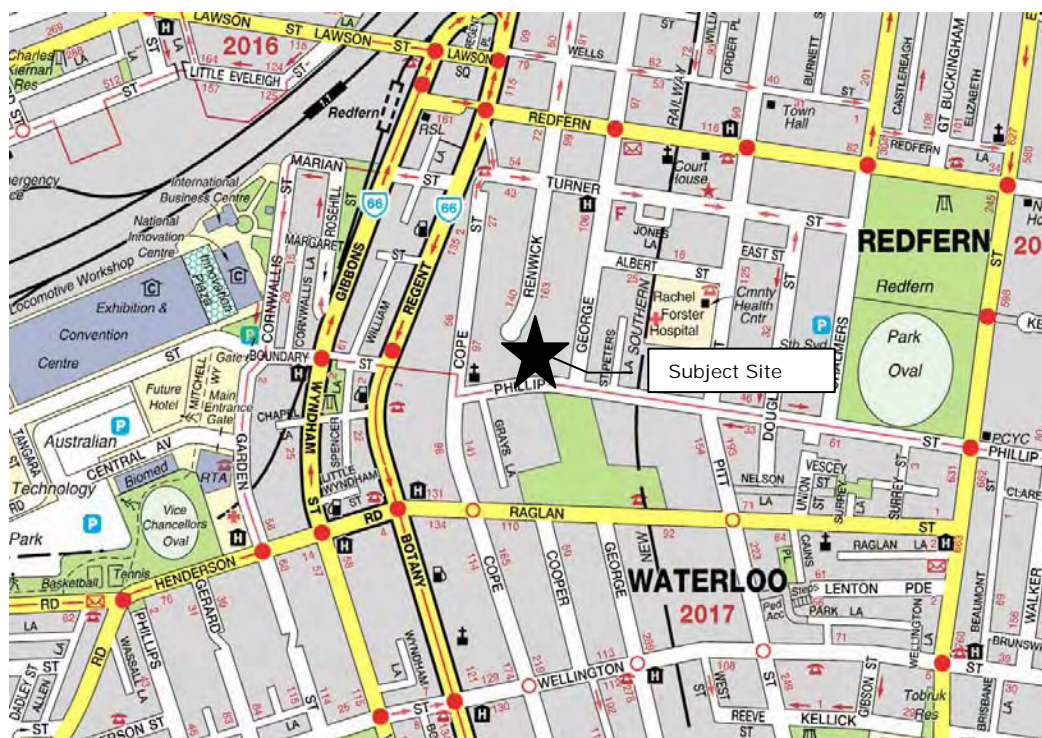


Figure 2: Locality Plan (Source: Australian Cities UBD Digital Street Mapping, 2004)

### 3.2 SITE DESCRIPTION

The site comprises Lots 1, 2 and 4 in Deposited Plan 817283 as well as the unformed portion of Renwick Street which extends from the existing cul-de-sac southwards to Phillip Street. The unformed section of Renwick Street is owned by the City of Sydney and has not been formally closed via gazettal. Negotiations with the City of Sydney are underway to have the road closed concurrently with this project application.

The site has a total area of 1.63ha with a maximum north-south dimension of 158m and a maximum east-west dimension of 126m. A copy of the site survey is provided at Appendix 4.

The site slopes 13.5 metres from the northeast to the southwest. This has a significant effect on the connection and accessibility of the facilities in the site, as well as on the construction of the proposed football Training Field.

The site currently accommodates six existing buildings including two toilet blocks. Two of these buildings, which front George Street (known as Buildings A and B as shown in Figure 3), are of heritage significance being listed on the Register of the National Trust NSW and formerly under South Sydney Local Environmental Plan 1991 as well as under the Major Projects SEPP.

In addition to the school buildings there is an existing open space area in the western part of the site adjacent to the Cope Street frontage.

The site is partly grassed and landscaped, and partly asphalt paved.

A site analysis plan is provided at Appendix 3 (Plan No DA12).

Since the closure of the Redfern Public School the site has been intermittently occupied by the Department of Education and Training and various community groups up until its sale in August 2006. In addition the Murawina Child Care Centre continues to operate on the site in the infant school building (Building A). The Child Care Centre was relocated to the site following closure of the school in 2003.

Photos 1-13 show the site and its existing features.

### 3.3 SITE TENURE

Lots 1, 2 and 4, DP 817283 are owned by the Indigenous Land Corporation, the applicant for the development.

The unformed section of Renwick Street is owned by the City of Sydney. Owner's consent has been granted by the City of Sydney to the lodgement of this project application (refer Appendix 5). The Council has also approved the sale of this section of Renwick Street subject to the project's approval (refer discussion in Section 4.9).

The survey report at Appendix 4 details the extent of encroachments. There are no easements or encumbrances on the site.

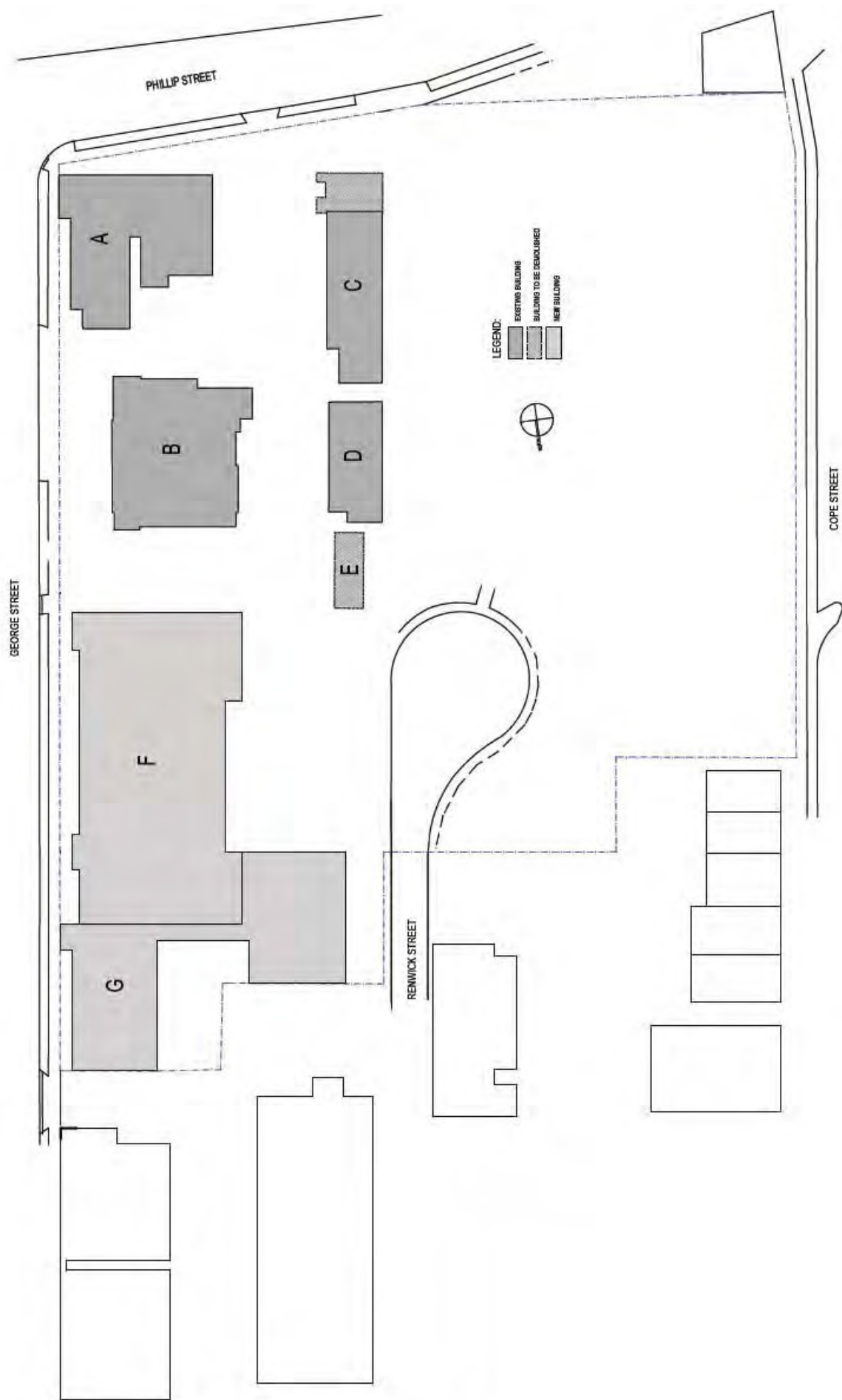


Figure 3: Existing and proposed buildings





Photo 1: Site viewed from George St looking south west (shows Building B)



Photo 2: Building B with Building D to right



Photo 3: Informal car parking area on site to north of Building B



Photo 4: North eastern part of the site looking east to George Street





Photo 5: Northern boundary of site showing Renwick Street and residences to north



Photo 6: Informal parking on eastern part of site looking south



Photo 7: Rear of Building A showing existing Murawina Child Care Centre Playground



Photo 8: Building B and awning looking east





Photo 9: Area between Buildings B and D

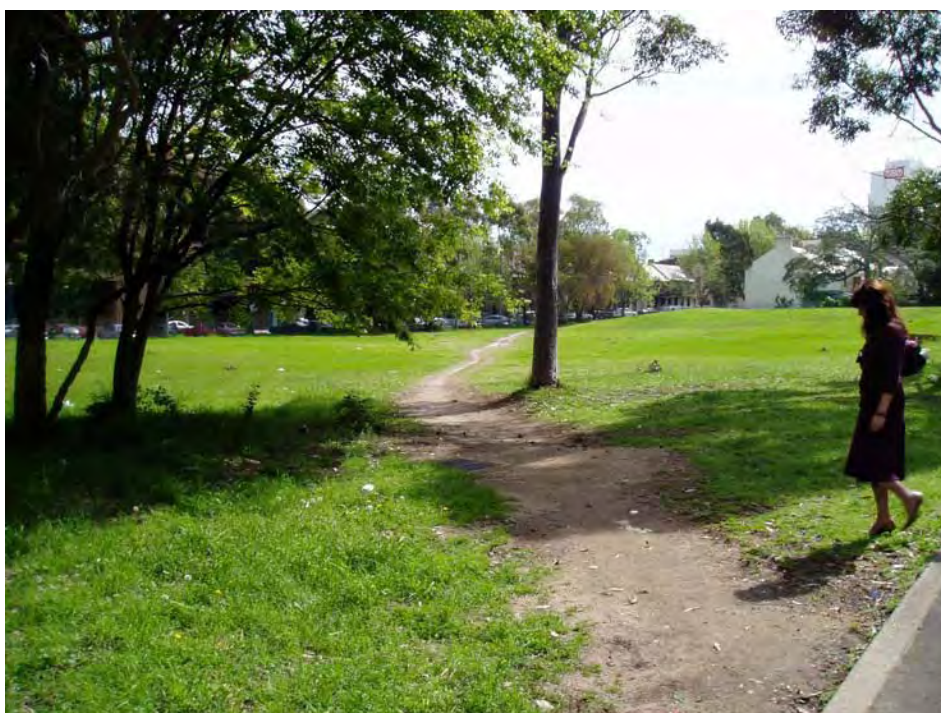


Photo 10: Western part of site looking north west





Photo 11: Alignment of closed section of Renwick Street looking north



Photo 12: Western elevation of Building A looking north east



Photo 13: View over site towards Cope Street and mixed use development opposite site

### 3.4 SURROUNDING LAND USES

The site is surrounded by a mix of residential, commercial and social welfare uses. A context plan is provided at Appendix 3 (Plan No DA10).

To the north on Renwick Street the site is adjoined by two storey terrace houses and a three storey multi dwelling development and its private recreation facility (incorporating swimming pool).

To the north on George Street the site is adjoined by a three storey residential flat building. Across George Street to the east existing development includes two storey terrace housing, commercial development and 3-4 storey apartments on the corner of George and Phillip Streets.

Immediately to the west of the site is a Salvation Army “drop-in” facility on Phillip Street. On the Cope Street frontage to the west the existing built form is dominated by a large five storey residential flat building set above a car park podium.

Across Phillip Street to the south are five Department of Housing residential towers which dominate the character of the locality. These towers are set in a landscape setting with the towers being variously between approximately 15 and 30 storeys high.

Photos 13 – 17 below show the site context.





Photo 14: Eastern side of George Street



Photo 15: Commercial development on eastern side of George Street looking north east



Photo 16: Public housing across Phillip Street





Photo 17: Development on western side of Renwick St to north



Photo 18: Development on eastern side of Renwick Street to north of site

## 4. PROJECT DESCRIPTION

This section of the report provides a detailed description of the proposed development for which consent is sought under Section 75H of the EP&A Act. The project is the culmination of a collaborative design process of the Design Team led by the renowned architects, Tonkin Zulaikha Greer Architects (TZG).

The description of the project in this section is based on the architectural plans and Architectural Design Report prepared by TZG (Appendices 3 and 6), as well as other supporting technical documentation attached to this report.

### 4.1 PROJECT OVERVIEW

The National Indigenous Development Centre will be a place for Indigenous children from around Australia to participate in structured activities with a particular focus on sports related activities. They will attend the centre for a period of a few weeks at a time, during which time they will live and eat at the centre. The site will continue to house the Murawina Aboriginal Childcare Centre which will be relocated to a new building at the northern end of the site. A new PCYC building will also provide sporting and social activities for the local community.

In general, the project consists of the following:

- Building A – Repair and refurbishment of existing building to provide for offices associated with the primary sporting and educational uses on the site, including the classrooms for the Exodus Foundation and National Aboriginal Sports Corporation Australia (NASCA).
- Building B – Repair and refurbishment of existing building to accommodate the central administration, dining and function facilities for the hostel (proposed for Buildings C & D).
- Buildings C & D - Repair and refurbishment to provide for the dormitory accommodating approximately 90 children and 40 adults, and associated ablution facilities.
- Building F – Construction of a new three level multi-purpose sports facility, comprising indoor sports halls and activity rooms, a heated 25m pool and associated change and storage areas.
- Building G – A new child care centre, comprising a single storey east wing and two level west wing. The child care centre will comprise a new pre school and long day care centre and has been designed with the capacity to be licensed for 59 children.
- Training Field – Excavation and remediation of the existing informal playing fields on the western portion of the site to create a new training field suitable for medium level competition in all football codes.
- Renwick Street Closure – Closure of that section of Renwick Street which is located within the site and not currently open to traffic. This section of the street will be landscaped as the Western Terrace, and built over above ground for the cantilevered balcony/lounge areas for the dormitories in Buildings C and D.

- Landscaping – Extensive hard and soft landscaping is proposed across the site. The landscaping has been designed to accommodate extensive outdoor activities as well as provide an attractive setting for the facility.
- Demolition – Two WC blocks are proposed to be demolished, one adjacent to Building C and the other known as Building E which is located adjacent to Building D.

Architectural Plans for the proposal have been prepared by Tonkin Zulaikha Greer and are provided at Appendix 3. The proposed design is also described in the *Architectural Design Report* (March 2007) prepared by Tonkin Zulaikha Greer and provided at Appendix 7.

## 4.2 SITE LAYOUT

The main pedestrian entry to the site will be from George Street into a new, level Entry Terrace. This will be gated to the street but open during PCYC opening hours. Entry to the hostel will be via Building B. A gated screen will secure the hostel operation beyond.

Beyond the gated screen, a flight of wide stairs, serving as an informal amphitheatre, leads down to the long sloping court between Buildings A and B and Buildings C and D. This is developed as a landscaped recreational space called the Central Terraces, with informal seating and plantings and a canopy of local 'Cabbage Tree' palms.

South of Building B, a service bay allows deliveries to the hostel kitchen and recreation area in Building B and the tenanted areas in Building A.

Building A has a defined and separate tenants' entry direct from George Street, utilising the original front door of this building.

The Exodus entry for students will be by a side gate off George Street, in the location of the current Murawina entrance.

## 4.3 REFURBISHMENT OF EXISTING BUILDINGS

Buildings A, B, C and D, as shown in Figure 3, are to be retained and refurbished. Details of the proposed refurbishment are shown in Plan Nos A100-104a, A200-203a and A300-305a at Appendix 3.

### 4.3.1 Building A

Building A is located to the south-east of the site on the corner of George and Phillip Streets and is currently leased to the Murawina Childcare Centre. The building dates from 1889 and is listed as a heritage item on Map 3 under the Major Projects SEPP. It is generally in sound condition.

It is proposed that the building will house a range of facilities associated with the NIDC:

Level 0 (part basement)	Activity room for hostel use Community multi-purpose room WCs and kitchen
Level 1 (Ground floor)	The Exodus Foundation class rooms and offices

	Office space for future leases Tenants' entry and facilities
Level 2 (First floor)	Office space for future leases Office space for lease to National Aboriginal Sports Corporation Australia (NASCA) Tenants' facilities

The gross floor area of Building A is 1,199m<sup>2</sup> and the building roof height remains unchanged at RL 38.57.

Proposed works include a new lift, waterproofing and new WCs and other facilities.

#### 4.3.2 Building B

Building B is located to the north of Building A fronting George Street. It is the oldest building on the site, dating back to the 1878. It is listed as a heritage item on Map 3 under the Major Projects SEPP. It is currently vacant and generally in sound condition.

The building is proposed to house the central administration, dining and function facilities for the hostel as follows:

Level 1 (part basement)	Refurbished as sick room, laundry and dry and cool stores and switchroom.
Level 2 (Ground floor)	Dining rooms, commercial grade kitchen, administration office and support areas, including an office for the night manager.
Level 3 (First floor)	Activity/teaching/meeting rooms.

The gross floor area of Building B is 799.4m<sup>2</sup> and the building roof height remains unchanged at RL 44.41.

Proposed works include a new lift, waterproofing and new WCs and other facilities.

An assessment of the impact of the proposed works on the heritage significance of both Buildings A and B is discussed in Section 7.7 and in the Heritage Assessment Report at Appendix 7.

#### 4.3.3 Buildings C and D

Building C is located to the west of Building A adjoining Phillip Street. It was formerly a Girls School dating from 1914 and is not heritage listed. It is currently vacant.

Building D is located immediately to the north of Building C. It was built in 1925 and housed school classrooms. It is not heritage listed and is also currently vacant.

The levels between Buildings C and D are not aligned. Both buildings are in a satisfactory condition.

The buildings are proposed to be refurbished as the dormitory and ablution facilities for the accommodation/playing field. Approximately children will be



accommodated in rooms of two to six bunks and up to a further 40 adults in rooms of two to six beds. The design allows for larger and smaller groups to be separated by floor or by building, with adults' rooms supervising each children's room.

A new glazed link with service hoist joins Buildings C and D, and small ramps/stairs are provided to resolve the level differences between the two buildings. Break-out lounges or balconies are proposed at each level facing west to the playing field.

The gross floor area of Building C is 585m<sup>2</sup> and Building D is 533.4m<sup>2</sup>. The heights of the buildings remain unchanged at RL 35.56 and RL 40.07 respectively.

#### 4.4 MULTI -PURPOSE SPORTS FACILITY (BUILDING F)

The new multi-purpose sports facility is to be located fronting George Street to the north of the site. It will be a three level building designed to meet PCYC's requirements

Details of the proposed building are shown in Plan Nos A400-409.

The main uses of the building are as follows:

Level 1 (Lower ground floor)	Male and female change rooms Gym and boxing rooms Undercover BBQ area Plant room Store, kitchen, WCs, First Aid
Level 2 (Ground floor)	Main entrance, foyer & café Multi-purpose sports hall Administration Drop in activity room Computer/learning centre Arts / crafts rooms
Level 2 (External)	25m swimming pool with deck, café seating and shade structures
Level 3 (First floor)	Two linked activity rooms Spectator seating for up to 250 persons overlooking sports hall

The building will be Type A construction under the BCA, comprising a concrete framed structure to Levels 1 and 2 and steel framing above Level 3. The exterior will be a mix of face brick, colorbond steel faced insulated panels, and timber cladding. The roof is to be low-pitched colorbond steel.

The gross floor area of the new Building F is 3075.5m<sup>2</sup>. The building is three storeys high with a maximum overall parapet height of RL 40.10.

It is proposed that the building will be a licensed Place of Public Entertainment (POPE), with the associated design and service requirements.

## 4.5 CHILD CARE CENTRE (BUILDING G)

The existing Murawina Child Care Centre will be relocated from its existing premises in Building A to a new child care centre (Building G) located at the northern end of the site. Details of the proposed building are shown in Plan Nos A500-504.

Building G will comprise an east and west wing. The east wing is single storey at Level 3 relative to the overall site and ground level to George Street. The pre-school and 2-3 year old indoor play areas are located within the east wing building, together with the main entry and administration.

The west wing is on two levels at site Levels 2 and 3. It will accommodate the long day care centre, with the 3-5 year olds play room on the upper level and facilities for 0-2 year olds on the lower Level 2 with a lift linking the two levels.

Partly covered play areas are located at Levels 2 and 3 comprising new and relocated equipment, soft-fall surfacing and shade structures.

The building will be Type B construction under the BCA with face brick, timber-clad and glazed external walls, concrete suspended floors and metal roof.

The gross floor area of the new Building G is 762m<sup>2</sup>. The building height is RL 35.2.

## 4.6 PLAYING FIELD

A 110 x 59 (100x50) metre playing field is proposed to be located on the western portion of the site on Cope Street. This requires extensive excavation (up to 5m) on the north-east corner, and fill (up to 4m) on the south-west, with associated site remediation.

The surface will be grass, and the field is suitable for medium level competition in all football codes.

A stepped embankment, with benches and tree planting, will be available for spectator seating facing west to the field, on the former Renwick Street alignment.

Change facilities for two teams are provided in the lower level (Level 1) of Building D. A first aid room is provided at Level 1 in the new PCYC Building F. A maintenance/garden/mower store adjoins in Level 1 of Building F.

It is proposed that the playing field will be lit at night up until 10pm for training.

The design of the proposed playing field is shown on the Landscape Plan at Appendix 8.

## 4.7 DEMOLITION

Two structures, of relatively recent date and without heritage significance, are to be demolished:

- The small WC block adjacent to Building C
- The larger Building E, a WC block, adjacent to Building D

The proposed demolition is set out on the Demolition Drawings (Plan Nos A50-A60 at Appendix 3), and discussed in the Heritage Impact Statement (discussed in Section 7.7 and provided at Appendix 7).

#### 4.8 LANDSCAPING

A landscape concept has been developed for the NIDC, reflecting the different functions across the site and maximising opportunities for outside activities. It provides for both soft and hard landscaping elements and seeks to enhance connectivity and access across the site. The landscape plan also provides for street tree planting to supplement and enhance the existing streetscape.

The proposed landscape design is shown on the plans at Appendix 8 and is described in the *Landscape Design Report* (March 2007) prepared by 360 Degrees Landscape Architects and provided at Appendix 9.

The planting scheme proposed is predominantly native species that reflect to some extent the regional diversity of the children and youths who will be attending the centre. At the same time the species selected will provide amenity such as shade and contribute to the structure and usage of the landscape areas. The form of plant species and their locations will ensure clear visibility is maintained throughout the development for reasons of both supervision and security (refer discussion on Safety and Security at Section 7.4).

A schedule of indicative plant species and their locations is included on the landscape plan.

There are a number of existing trees on the site, of which some will be removed and some will be retained. A Tree Audit and Impact Assessment Report has been prepared by Banksia Ecology and is provided at Appendix 10. Further discussion regarding tree removal and replacement is provided in Section 7.3.

#### 4.9 RENWICK STREET CLOSURE

For a number of years Renwick Street has been physically closed to vehicular traffic between Phillip Street and a point approximately 90 metres to the north, although pedestrian access through to Phillip Street has been maintained. It is proposed to formally close this section of the road. It will then be landscaped as the Western Terrace, and built over above ground for the cantilevered the balcony/lounge areas for the dormitories in Buildings C and D.

A reconstructed turn-around at the southern end of the remaining part of Renwick Street accommodates garbage and other truck movements, and will be permanently accessible by the public.

A 2 to 2.5m wide public pedestrian link will join the end of Renwick Street to Cope Street, as recommended in the public safety assessment of the proposal by the NSW Police and by the City of Sydney Council, as set out in

the minutes of the Sydney Traffic Committee meeting minutes (refer Appendix 11).

The proposal to formally close Renwick Street within the site was considered by the City of Sydney at its meeting of 4 December 2006. The Council resolved, amongst other matters, that it approve the closure and sale of that part of Renwick Street subject to the development being approved.

Further details regarding the road closure are provided in Section 7.5 and in the *Assessment of Traffic and Parking Implications* (March 2007) at Appendix 12.

#### 4.10 SECURITY

The entire site perimeter will be fenced and gated with 2.4m high steel palisade fencing, to high-quality design standards referencing historic iron palisade fences. The fencing will be architecturally detailed on a masonry base. The fencing to the Child Care Centre will be vitripanel compressed concrete with coloured, opaque and translucent glass panels as detailed on the drawings. A fencing plan is provided at Appendix 3 (Drawing No A-13).

Within the site, gated screens allow the secure operation of the hostel, community access to the PCYC and tenant, community and visitor access to the areas in Building B. The training field can be opened to the hostel or run as a separate and secure facility for special events. Internal fencing and gates will separate the various activities as shown on the drawings, generally 1.8m high and similar in detail to the perimeter fencing.

Behind the goal posts, 10m high screens will be provided.

Security on and around the site will be enhanced by CCTV monitoring in key locations, as well as building security systems and the site fencing, which will be designed to resist climbing.

Further discussion regarding safety and security is provided in Section 7.4.

#### 4.11 ACCESS AND PARKING

An *Assessment of Traffic and Parking Implications* (March 2007) has been prepared by Transport and Traffic Planning Associates for the NIDC and is provided at Appendix 12.

The proposed development scheme incorporates parking for up to 26 vehicles of which 19 are proposed to be provided at the southern end of Renwick Street in the immediate vicinity of the relocated Murawina Child Care Centre. These spaces will be provided not only for staff and parents of children attending the Child Care Centre but also staff and visitors associated with the other activities on the site.

The remaining seven spaces are proposed to be accessed from a combined entry/exit driveway on the site's Phillip Street frontage. A further four spaces are also proposed off Phillip Street, each of which have been configured to accommodate a 22 seat mini-bus (or equivalent length delivery vehicle).

It is proposed to upgrade the existing Renwick Street cul-de-sac to accommodate the 19 car spaces. The new arrangements have also been



designed to accommodate a 3 point turn manoeuvre by both garbage vehicles and trucks up to 11 metres long.

A loading bay entry is also proposed to be located off George Street between Buildings A and B. There is an existing marked footcrossing in this location however it appears to have been sited to facilitate the children access needs of the former school rather than any existing pedestrian flows in the area. As a result, and to enable the loading bay to be provided, the Traffic Assessment recommends that the crossing be relocated to the Phillip Street intersection (refer Figure 7 in Traffic Assessment).

To facilitate trips by chartered bus to the site, the Traffic Assessment recommends that consideration be given to the designation of a 20 metre long kerb on the George Street frontage to enable the pick-up and set-down of visiting youth groups. This arrangement is also shown in Figure 7 of the report.

As part of the overall management of the site, particularly with respect to safety and security issues, the existing informal pedestrian access across the site will need to be discontinued. However, a 'new' pedestrian only 2.5m wide access thoroughfare connecting Cope and Renwick Streets is proposed to facilitate pedestrian movement between these locations.

Further discussion on accessibility is provided in Section 7.4.2 of this report.

## 4.12 CENTRE OPERATION

ILC has commenced a process that will conclude with preparation of a Business and Operational Management Plans for the National Indigenous Development Centre (NIDC). It is anticipated that the Business Plan will be completed by June 2007 and that the Operational Management Plan will be published by the end of 2007.

However, outline and preliminary information in relation to operational aspects of NIDC is provided below. Please note, that at this early stage and with over a year to opening, a number of the parameters provided below are likely to change.

It is likely that a Management Team will be appointed to promote, maintain and manage the facility, with User Groups and Hirers providing a range of services and programs at NCID. Known User Groups and Hirers include:

- Lloyd McDermott Rugby Development Team (LMRDT)
- NASCA
- Exodus Foundation
- Murawina Child Care Centre
- PCYC

### *4.12.1 Functions and Services Available*

Functional uses include:

- Training oval, dining and accommodation for approximately 130 people, training and activity rooms;

- Commercial office space for NASCA's and educational training rooms for Exodus;
- Indoor multipurpose court, 25m heated pool, boxing and dance studios, computer learning centre, change rooms and other activity rooms;
- 59 place child care centre.

User Groups and Hirers have indicated that they will run a number of sporting and educational programs at the Centre, as follows:

- LMRDT – rugby union, golf and netball training camps for up to 80 children, run over two, three and five days.
- NASCA – rugby league, netball and basketball training camps and programs for between 20 and 80 children. NASCA will also run off-Centre programs in remote areas of Australia.
- Exodus – Tutorial Centre providing structured educational programs for up to 30 children.
- Murawina – pre-school and long day-care for children between the ages of 0 and 5.
- PCYC – a range of sporting and educational programs will be offered including: basketball, netball, tennis, boxing; weights gym; judo; dance; gymnastics; table tennis; volleyball; badminton; swimming; computer centre learning; arts and crafts; photography.

#### *4.12.2 Hours of Operation*

While parts of the facility will be in use 24 hours a day it is anticipated that the peak demands on the site will be week days during school terms. Sporting programs will be run on weekdays with children typically staying on site for a period of 3- 5 nights. The educational programs will operate on weekdays during school terms from 8.30am – 3pm. The child care centre will operate on weekdays for 48 weeks of the year from 7.30am – 5.30 pm.

The PCYC sports complex is likely to function between the hours of 7.00am and 10.00pm seven days a week.

#### *4.12.3 Management Team*

The centre will be run by a combination of full time and part time staff and program officers. Each facility will have its own management staff that will be supported by a number of casual supervisors / leaders. The number of support staff will fluctuate according to season and the number of programs running at the Centre. However, as a guide we assume the following:

- Centre Management - 2 f/t 2 p/t
- LMRDT - program staff only as needed
- NASCA - 4f/t and program staff as needed
- Exodus Foundation - 5 p/t with volunteers as needed
- Murawina Child Care Centre - up to 12 f/t if 59 children
- PCYC - 4 f/t supported by up to 7 p/t program staff

We estimate that 25 managers and supervisors will be at the Centre on a busy day with additional leaders/ program staff as required for the programs and the numbers of children.

#### 4.12.4 Number of Children Attending the Facilities

As with the above, the number of children attending the Centre will fluctuate according to season, popularity and the number of programs running at the Centre. The facilities have fixed upper maximum numbers that have been provided for.

The facilities can cater for the following maximum numbers. These estimates are based upon the number of children that may attend one or more camps / programs at any one time at the Centre.

- |                 |           |
|-----------------|-----------|
| ▪ LMRDT / NASCA | up to 80  |
| ▪ Exodus        | up to 30  |
| ▪ Murawina      | up to 59  |
| ▪ PCYC          | up to 200 |

Excluding PCYC, we estimate that on an average day during school terms between 90 and 120 children will be attending educational and sporting programs at the Centre. The Centre will be capable of accommodating approximately 90 children overnight with 40 supervisors and support staff also accommodated over night.

PCYC run a series of programs based on the facilities they have available. Over the course of the day PCYC cater for various groups of children ranging in size from 10 to 30 undertaking various activities generally for 1 -2 hours at a time. Adults can also use the facility on an individual basis.

#### 4.13 ACCESSIBILITY

Full accessibility across this difficult site has been a major priority of the design and is discussed in detail in the Access Report provided at 13.

The Access Report states that the new building works will provide wheelchair access to the overwhelming majority of the complex with lifts in all new buildings, accessible sanitary facilities and accessible accommodation in the dormitory Buildings C and D.

Other aspects of stairway detailing will include tactile ground surface indicators and handrails to ensure equitable access for people with vision impairment.

The report concludes that given the degree of access to the complex the development satisfies the accessibility provisions of Parts D3, E3.6, F2.4 of the BCA and relevant Australian Standards 1428 requirements pertaining to accessible pathways, building entrances, internal access and circulation, lifts, accessible sanitary facilities and parking.

#### 4.14 SIGNAGE

An overall signage strategy is proposed for the development to ensure appropriate identification of facilities on site. The proposed signage strategy is described in Table 2.

Table 2: Signage Strategy

Signage Location	Proposed Text	Signage Details
George Street Entry Gates	<i>National Indigenous Development Centre</i>	Painted metal silhouette letters approx 400mm high. Externally illuminated by spotlight.
	<i>Indigenous Land Corporation</i> with Australian Coat of Arms	Enamelled metal sign in colour, approx 900mm high
South elevation of Building F	<i>Redfern Police Citizens Youth Club</i>	Painted metal silhouette letters approx 300mm high. Externally illuminated by spotlight.
	PCYC logo	Illuminated plastic sign approx 900mm high, internally illuminated
	Opening times and other details	Enamelled metal sign in colour, approx 1200mm high
	Noticeboard	Events list approx 1200mm high
George Street Entry Building G	<i>Murawina Aboriginal Child Care Centre</i>	Painted metal silhouette letters approx 300mm high. Externally illuminated by spotlight.
	Opening times and other details	Enamelled metal sign in colour, approx 1200mm high
North Elevation Building B	<i>Reception and Enquiries</i>	Enamelled metal sign in colour, approx 400mm high
George Street Entry Building A	<i>National Aboriginal Sporting Corporation of Australia</i>	Enamelled metal sign in colour, approx 1200mm high
	<i>The Exodus Foundation Tutorial Centre– Reception</i>	
	List of all other tenants	

## 4.15 SERVICES

A Report on Proposed Mechanical, Electrical, Fire, and Hydraulic Services (March 2007) has been prepared by Simpson Kotzman Pty Ltd which details the servicing strategy for the site (refer Appendix 14). The purpose of the report is to summarise the mechanical, electrical, fire and hydraulic building services proposed for the facility to ensure that the most cost effective and energy efficient solutions are achieved for the proposed development.

All building services will be designed in accordance with the Building Code of Australia 2006, relevant Australian Standards and Local Service Authority requirements and standards.



#### 4.15.1 Sewer

The site is currently served by the following sewer mains:

- 225mm vitrified clay pipe in Renwick Street.
- 225mm vitrified clay pipe in George Street
- 225mm vitrified clay pipe within the proposed playing fields.

Preliminary investigations of existing services and proposed building works indicate that the existing sewer system has sufficient capacity for the proposed development, however the following works are anticipated:

- Diversion of sewer main within playing fields so as to remove sewer access chambers within playing areas and to allow adjustment of playing field levels.
- Possible diversion of sewer main in Renwick Street so as to avoid proposed building works.

#### 4.15.2 Reticulated Water

In terms of reticulated water, preliminary investigations of existing services and proposed building works indicated that the existing water supply system has sufficient capacity for the proposed development, however the possible diversion of the water main in Renwick Street may be required so as to avoid proposed building works.

An application for a section 73 certificate will be made to Sydney Water upon receipt of the approval relating to the provision of water and sewerage.

#### 4.15.3 Electricity

It is proposed to provide a new kiosk type substation to cater for the site electrical load. The kiosk substation would require a nominally 5.3 x 3.3m easement and be located to facilitate easy access by the local Supply Authority (Energy Australia).

Consideration shall also be given to ensure the substation location is cognisant of the landscape design and to minimise cabling distances between the various buildings.

The kiosk substation would supply a single site main switchboard (MSB) via underground consumers' mains cabling for distribution of low voltage cabling throughout the site.

The power supply will be derived from the Supply Authority high voltage network, likely from the in-ground cabling along George Street (subject to confirmation from Supply Authority and level 3 designer).

### 4.16 FLOODING AND DRAINAGE

The Report on Proposed Mechanical, Electrical, Fire, and Hydraulic Services (Appendix 14) provides an analysis of potential flooding on the site and proposed drainage. The following information is drawn from that report.

The existing building precinct grades to the south west at some 9%. The new building works precinct grades at an average 3.5% to the south west.

George Street grades to the south and Phillip Street grades to the west. These grades are continuous and approximately 6% and 4 % respectively. No flooding is expected.

Investigations show the site is not subject to inundation or flooding up to the 1 in 100 year storm event. Consultation with City of Sydney Council officers regarding drainage and flooding of the site confirms these investigations. The site and Council requirements for the proposed buildings are as follows.

- All surface runoff will be collected in a series of pipes and grated inlet pits and connected to the existing Council system. The pipe and pit system will be designed to cater for the 20 year ARI storm events. Storm events in excess of the 20 year event and up to and including the 100 year ARI event will discharge to the street system by a series of defined fail safe overland flow paths. Detailed level control of landscaped areas will provide the required freeboard to the proposed buildings.
- Overland flow paths are nominally shown on the stormwater site management plan (provided at Appendix 15). These will be confirmed during the detailed design phase of the project. In general, the natural site gradients are expected to allow ready flow of surface water to collection points and the flow off site of any excess volumes. No sections of the site are expected to cause excessive ponding.
- In line with Council's recent agreements on similar projects, roof water reuse storage tanks have been provided for site irrigation purposes in return for a 50% reduction in stormwater detention facilities as agreed with Council officers. The tank reuse volume has been determined using Water Balance spreadsheets which account for annual average rainfall events and average wet days derived from historical records from the Bureau of Meteorology. These calculations rely on ground moisture sensors to allow irrigation when required to optimise water use.

Further details regarding ESD water initiatives are provided in Section 7.6.

#### 4.17 BUILDING CODE OF AUSTRALIA

Although not required in the Director-General's EA Requirements, a preliminary BCA Assessment report has been prepared by Blackett Maguire Pty Ltd for the proposed NIDC development and accompanies this Environmental Assessment at Appendix 16.

#### 4.18 CONSTRUCTION

It is anticipated that construction could start within one month of project approval. Construction will take approximately 18 months to 2 years with completion expected in early 2009.

"Early works" may include remediation and archaeological test excavations which will be subject to separate approval/notification processes. These works may be undertaken in May to July 2007.

The key management issues during the construction phase are as follows:

- Access to and security of the site;
- Air quality impacts related to dust control;

- Noise and vibration impacts related to construction activities;
- Water quality impacts related to erosion control, sedimentation, and turbidity reduction;
- Traffic maintenance and detour routing;
- Maintenance of access to businesses and residences;
- Safety considerations;
- Public involvement and community interaction to ease disruptive effects;
- Disposal of construction material;
- Stock piling of construction material and fill;
- Protection of heritage items and trees to be retained; and
- Maintaining existing service provisions to adjoining properties.

A Construction Management Plan will be provided by the head contractor at the construction certificate stage. It is not possible to provide a construction management plan at this stage because the head contractor has not been appointed. Details in the construction management plan will potentially vary depending on the approach the head contractor takes to build the development. Notwithstanding, it is proposed that the following matters will be addressed in the construction management plan:

- the proposed methods for access to and egress from the site for construction vehicles;
- the proposed phase of construction works on the site and the expected duration of each construction phase;
- the proposed order in which works on the site will be undertaken, and a method statements on how various stages of construction will be undertaken;
- the proposed method of pedestrian management surrounding the site for the various stages of the development;
- the proposed method for traffic management during construction;
- the proposed areas within the site to be used for the storage of excavation materials, construction materials and waste containers during the construction period;
- the proposed method/device to remove of loose material from all vehicles and/or machinery before entering the road reserve
- erosion and sediment control;
- dust suppression measures and stockpile protection;
- The proposed method of support to any excavation adjacent to adjoining properties. The proposed method should be certified by the relevant engineers; and
- The location and operation of any site crane.

The key elements of the construction program and the associated staging (listed in chronological order) are generally as follows:

- Archaeological test excavations (Refer Section 7.8 and 7.9 of this report for further discussion)

- Remediation - Contaminated materials will be remediated on site with excess clean fill to be removed. Areas of soil with asbestos will also be removed from the site. (Refer Section 6.2 of this report for further discussion)
- Demolition – of buildings including the toilet blocks and any other minor site items.
- Civil works / bulk earth works
- New building - Murawina
- New building - PCYC
- Construction of pool
- Refurbishment of building A,B,C,D
- External works including the oval and landscaping

Murawina Child Care Centre will remain open through the construction phase. Their existing premises (Building A) will be refurbished after Murawina move into their newly built building.

The consultation strategy is proposed to run throughout the construction stage and adjoining residents as well as interested community members will be kept informed of the proposed timeframes for construction and completion.

## 4.19 WASTE MANAGEMENT

### *4.19.1 Construction and Demolition Waste*

A demolition and waste management plan will be provided by the head contractor or demolition consultant at the construction certificate stage. It is not possible to provide a demolition and waste management plan at this stage because the head contractor and demolition consultant have not been appointed.

It is anticipated that the following details will be provided in the demolition and waste management plan:

- Re-use of excavated material on-site and disposal of any excess to an approved site;
- Green-waste mulched and re-used in landscaping either on-site or off-site;
- Bricks, tiles and concrete re-used on-site as appropriate, or recycled off-site;
- Plasterboard re-used in landscaping on-site, or returned to supplier for recycling;
- Framing timber re-used on-site or recycled elsewhere;
- Windows, doors and joinery recycled off-site;
- Plumbing, fittings and metal elements recycled off-site;
- All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with Workcover Authority and EPA requirements;
- Locations of on-site storage facilities for material to be reused on-site, or separated for recycling off-site; and



- Destination and transportation routes of all materials to be either recycled or disposed of offsite.

#### *4.19.2 Operational Waste Management*

A Waste Management Plan will be prepared prior to the issue of the Construction Certificate which will detail operational waste management.

## 5 CONSULTATION

In accordance with the Director-General's EA Requirements, the following section of the report details consultation with nominated government agencies and other stakeholders. It also identifies how the proposal has been refined as appropriate to respond to any issues raised.

### 5.1 REDFERN WATERLOO AUTHORITY

There has been extensive consultation on an ongoing basis with the RWA regarding the project. A number of meetings have been held between the RWA and the ILC, including those detailed below, prior to and during the preparation of the project application. Discussions have also been held regarding the planning provisions to apply to the site under the Redfern-Waterloo Built Environment Plan.

Date	Attendees	Discussion
22/05/06	Redfern-Waterloo Authority (Mohini Nair, Joanne McGuinness), ILC (Kate Alderton), TZG Architects (Brian Zulaihka)	Confirmed planning regulations and access points for Redfern School development site in RWA Draft Built Environment Plan.  Discussed Part 3A Project Application.
10/10/06	RWA (Robert Domm, CEO), PCYC NSW (Chris Gardiner, CEO), ILC (David Galvin – General Manager, Kate Alderton)	Discussed funding arrangements for the future PCYC to be included in the NIDC development.
17/10/06	RWA (Denny Hall, Terry Kelly), Incoll (Nerida Patton), ILC (Kate Alderton)	Discussed RWA Aboriginal Participation Plan employment model and how to integrate into NIDC project. Agreed to include Aboriginal labour force participation / apprenticeships in tender package for Principal Construction Contract.
21/11/06	RWA (Denny Hall, Terry Kelly, Louise Wagner), Incoll (Nerida Patton), BTS (Conor Leyden), ILC (Kate Alderton)	Follow-up meeting to further discuss Aboriginal Participation Plan for both ILC construction projects.
23/03/07	RWA (Robert Domm, Mohini Nair, Yolanda Gill), ILC (Kate Alderton), Incoll (Nerida Patton), TZG Architects (Peter Tonkin), MG Planning (Helena Miller)	To discuss and brief on final design for environmental assessment submission.

The RWA is supportive of the project and has been providing assistance on a number of aspects including funding and Aboriginal participation.

In a letter dated 18 October 2006 the RWA identified those issues it considered should be considered in this Environmental Assessment (refer Appendix 17). All issues raised have been addressed.

## 5.2 NSW ROADS AND TRAFFIC AUTHORITY

The issue of the Renwick Street road closure was considered by the Sydney Traffic Committee at its meeting of 13 December 2006. The Committee includes representatives from the RTA. The Committee raised no objection to the road closure subject to the following:

- (a) investigate alternative pedestrian link through to Cope Street from Renwick Street
- (b) investigate alternative pedestrian link through to Turner Street
- (c) undertake consultation with adjacent properties.

In terms of (a), a pedestrian link is proposed to link Cope and Renwick Streets (refer discussion in Section 7.5.5). An alternative link between Turner and Phillip Streets (point (b)) is not considered feasible or warranted. There is already good pedestrian connection along Cope Street and George Street linking these two streets, and as Renwick Street is only a local residential street, the demand for pedestrian connection between it and Phillip Street is likely to be modest at best. In addition, a link between Phillip and Turner Streets would mean allowing public access across the NIDC site, which would be particularly problematic in terms of ensuring safety and security of the site.

In terms of (c), there has been extensive consultation with the local community to date, as discussed in Section 5.7. Consultation with adjacent properties will also occur during the public exhibition of the EA.

The RTA was consulted more generally regarding the proposal and has advised that it is satisfied with the process to date and that no further consultation is required prior to the submission of the EA (refer email correspondence at Appendix 18).

## 5.3 HERITAGE OFFICE

A meeting was held with the NSW Heritage Office on 2 March 2007 to discuss the project, particularly with respect to its potential impact on the heritage items on the site. In this regard, it should be noted that the heritage items are not listed on the State Heritage Register.

A copy of the minutes of the meeting is attached at Appendix 19. Issues raised by the Heritage Office were considered in the preparation of the Heritage Assessment. No major concerns were raised regarding the proposed.

## 5.4 CITY OF SYDNEY

There has been extensive consultation on an ongoing basis with the City of Sydney regarding the project. A number of meetings have been held

between the City of Sydney and the ILC, including those detailed below, prior to and during the preparation of the project application.

Date	Attendees	Discussion
May 2006	Lord Mayor, Clover Moore ILC (David Galvin, GM)	Briefed Lord Mayor on land acquisition, proposed development plans and need to have Renwick Street closed.
5/7/06	City of Sydney (Monica Barone, Acting GM, John Barbeler, Director Corporate Services), ILC (David Galvin, Kate Alderton)	Briefed Council on ILC involvement in Redfern Community and major redevelopment projects, including plans for NIDC. Renwick St closure discussed. Council indicated general support for project.
26/9/07	City of Sydney (Giovanni Cirillo, Anne-Marie Bunting), ILC (Kate Alderton), Incoll (Nerida Patton), MG Planning (Nicola Gibson)	Briefed Council planners on NIDC project following lodgement of Preliminary Assessment. No major objections raised from planning perspective.
6/11/06	City of Sydney Councillors, ILC (David Galvin, Ashley Martens, Kate Alderton), Incoll (Nerida Patton)	Briefing to Councillors on NIDC project and road closure. No major objections raised by Councillors.
13/03/07	City of Sydney Planners (Jeremy Swan, Penny Oxby, Tony Smith) ILC (Kate Alderton), Incoll (Nerida Patton), TZG Architects (Peter Tonkin), MG Planning (Nicola Gibson)	Final briefing of design prior to environmental assessment submission.

The issue of the Renwick Street road closure was considered by Council at its meeting of 11 December 2006. Council resolved that:

- it approve the granting of consent as owner of Renwick Street to the lodgement of the project application to the DoP;
- subject to project approval, and finalising the terms of sale, Council approve the closure of that part of Renwick Street within the site;
- it approve the sale of the surplus section of Renwick Street subject to certain conditions.

A copy of Council's resolution is provided in Appendix 11 to this report.

## 5.5 DEPARTMENT OF ENVIRONMENT AND CONSERVATION

The Department of Environment and Conservation (DEC) was contacted regarding the proposed development. DEC advised that at this stage there was no need to meet with ILC and the project team, and that DEC would review the issues of relevance in the EA during public exhibition. A copy of DEC's advice is provided at Appendix 20.



## 5.6 NSW POLICE

A meeting was held with the Crime Prevention Office, NSW Police Redfern Local Area Command on 13 December 2006. A copy of the Minutes is provided at Appendix 21. A number of issues were raised which have been incorporated in the project design, details of which are provided in the Minutes.

## 5.7 LOCAL ABORIGINAL AND COMMUNITY GROUPS

Consultation with local Aboriginal and community groups is detailed below.

Date	Attendees	Discussion
15/06/06	Redfern Aboriginal Authority (RAA) (Sol Bellear, CEO), ILC (Shirley McPherson, Chair, Sam Jeffries, ILC Deputy Director, Kate Alderton), TZG (Brian Zulaikha)	Briefed Sol Bellear on behalf of RAA about ILC plans for future development of Redfern school site. TZG briefed on architectural concept plans to date. ILC sought RAA support in communicating with Aboriginal community of Redfern.
17/07/06	Representatives from RAA, Metropolitan Aboriginal Local Land Council, Redfern Legal Service, Aboriginal Dance Theatre Redfern, Tribal Warrior Aboriginal Association, Mudgin-Gal Aboriginal Women's Corporation, ILC, TZG	ILC Directors briefed RAA members on Redfern projects, including NIDC. RAA raised concern that ILC had not properly communicated with the community about its intentions on the site. RAA saw many possibilities for the inclusion of community organisations and programs in the new NIDC. TZG briefed on concept plan using visual panels. Media information kits and contact details were distributed.
1/3/07	Representatives from Koori Interagency Committee, ILC, Twyford Consulting	Briefing on NIDC project. Generally supportive of project however some concern raised regarding proposed activities for the Centre.

Twyford Consulting has been engaged by ILC to manage the community consultation for the project. Twyford Consulting has prepared a community consultation strategy, a copy of which is provided at Appendix 22. A summary of consultation activities undertaken so far is provided below. In addition, local respected elder Sol Bellear has been engaged to provide advice on Indigenous consultation

**CONSULTATION ACTIVITIES UNDERTAKEN TO DATE****1. Interviews with the following**

- Representatives of the Redfern Waterloo Authority
- Representative of REDWatch community group
- Representative of the Department of Housing
- Representative of Clover Moore's office
- Representatives of local youth and community service provider
- Manager of Redfern Community Centre
- Chair of public housing neighbourhood advisory board
- Chair of local public housing precinct committee
- Local Russian community support worker

**2. Briefings**

- Refer Consultation with Local Aboriginal Groups detailed above

**3. Public Information Dissemination**

- Yabun Festival  
ILC held a stall at the Yabun Festival, which is the largest Indigenous event of the year. Provided information to a large number of interested individuals. Answered questions and recorded contact details for the consultation database
- Open House  
ILC planned, promoted and ran an open house information session at the Redfern site on 1 March 2007. The event was attended by >50 people. ILC representatives were on hand to answer questions. Public comments were received and recorded. A summary report of this event has been prepared and is provided at Appendix 22. Details of community questions and answers have been circulated to the community (refer Appendix 22).

**4. Local Media**

Information on the proposal has been provided to the local community via

- The REDWatch community e-bulletin
- The REDWatch website
- The Redfern Waterloo Community Update
- Lord Mayor Clover Moore's e-bulletin
- 200 local residences have been letterboxed.
- ILC representative Sam Jeffries has been interviewed on local Koori Radio.

**5. Signage**

A permanent signboard has been erected on site, with information about the proposal, including timeframe and consultation plan.

**6. Database**

A database of interested individuals and organisations has been established.