

## 6 STATUTORY REQUIREMENTS

The following planning instruments are relevant to the proposed development:

- State Environmental Planning Policy (Major Projects) 2005 (Major Projects SEPP)
- State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55)
- State Environmental Planning Policy No 11 – Traffic Generating Developments (SEPP 11)
- Draft State Environmental Planning Policy No 66 – Integration of Land Use and Transport (Draft SEPP 66)
- Standard Instrument (Local Environmental Plans) Order 2006
- Redfern-Waterloo Built Environment Plan (Stage One) August 2006 (Built Environment Plan)

An assessment of the proposal against the relevant provisions of the planning instruments is provided below.

### 6.1 MAJOR PROJECTS SEPP

The Major Projects SEPP was amended in August 2006 (Amendment No 7) to include specific provisions in relation to development of certain land in Redfern. The relevant provisions are contained in Part 5 to Schedule 3 of the instrument and are discussed below.

#### Part 5 Clause 1 – Land to which Part Applies

The land in Redfern to which the Major Projects SEPP applies is identified in Map 3 to the Schedule and is shown in Figure 4 below. The Redfern Public School site is shown as one of the sites included.

#### Part 5 Clause 2 - Interpretation

Words or expressions used in Part 5 are generally defined in the Standard Instrument (Local Environmental Plans) Order 2006. The Director-General's Requirements for this project, as provided at Appendix 1, note that this Environmental Assessment should consider the provisions of the Standard Instrument. The only relevance of the Standard Instrument relates to the definitions provided therein.

#### Part 5 Clause 3 – Relationship to other Environmental Planning Instruments

This clause notes that all other environmental planning instruments do not apply to the Redfern-Waterloo Authority sites, apart from other SEPPs. This means that City of Sydney (and former South Sydney) planning instruments do not apply to the subject site.

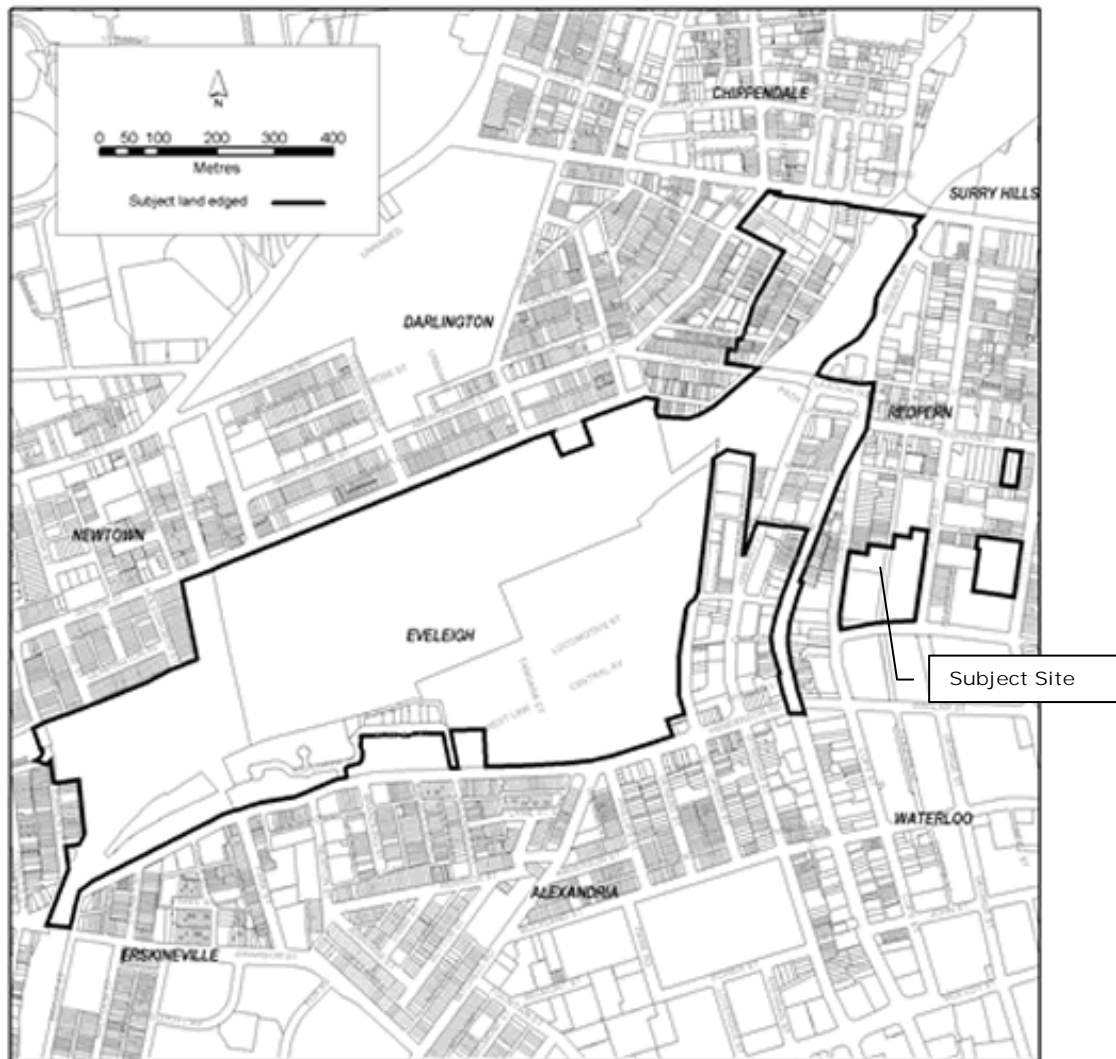


Figure 4: Land to which Major Projects SEPP applies

#### Part 5 Clause 5 – Part 3A Projects

Development with a capital investment value of more than \$5 million is identified as a Part 3A project. The NIDC project is valued at \$30.68 million, as detailed in the Quantity Surveyor's Report at Appendix 23. As such, the project is determined to be a Part 3A project.

#### Part 5 Clauses 7, 12 and 15 – Land Use Zones

This clause identifies the zones that apply to the Redfern-Waterloo sites. A copy of the zoning map is provided at Figure 5.

That part of the subject site containing the existing school buildings and adjoining land to the north along George Street is zoned "Special Purpose – Community" under the Major Projects SEPP. A range of community related activities are permissible on the site including child care centres, community facilities, educational establishments, office premises, recreation facilities (both indoor and outdoor), and any ancillary visitor accommodation. As such, the proposed development is permissible in this zone.

The informal playing field to the west is zoned "Recreation – Private Recreation". It is considered that the playing field is permissible in this zone with consent, either as a use which is ancillary to the overall NIDC complex and/or as a "recreation facility (outdoor)". A "recreation facility (outdoor)" is

defined under the Standard Instrument (Local Environmental Plans) Order 2006 as follows:

*recreation facility (outdoor)* means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

The consent authority is required to take into consideration the zone objectives when determining an application for development.

The objectives of the Special Purpose Zone – Community and the Recreation Zone – Private Recreation are detailed below, together with an assessment of the project in relation to the objectives.

#### Special Purpose Zone – Community

*(a) to enable land to be used for community purposes,*

The NIDC involves the use of the land for a range of community activities run by community organisations. The proposal is therefore consistent with this objective.

*(b) to enable development to be carried out for the social, educational and recreational needs of the community,*

The development is specifically intended to help meet the social, educational and recreational needs of Indigenous youth through the range of activities that will be offered as described in Section 4 of this EA.

*(c) to support development that is related or ancillary to community, recreational or educational use of the land in the Zone,*

As detailed above, the proposal involves community, recreational and educational use of the land.

*(d) to ensure the vitality and safety of the community and public domain,*

The project has been designed to achieve a high quality unified facility which will add significantly to the amenity and vitality of the area. The well-populated buildings and spaces of the project will provide good surveillance of the surrounding public domain. Further discussion on safety is provided in Section 7.4 of this report.

*(e) to ensure that buildings achieve design excellence,*

A detailed assessment of the project against the Design Excellence criteria is provided in 7.1.

# Redfern-Waterloo Authority Sites: Zoning Map

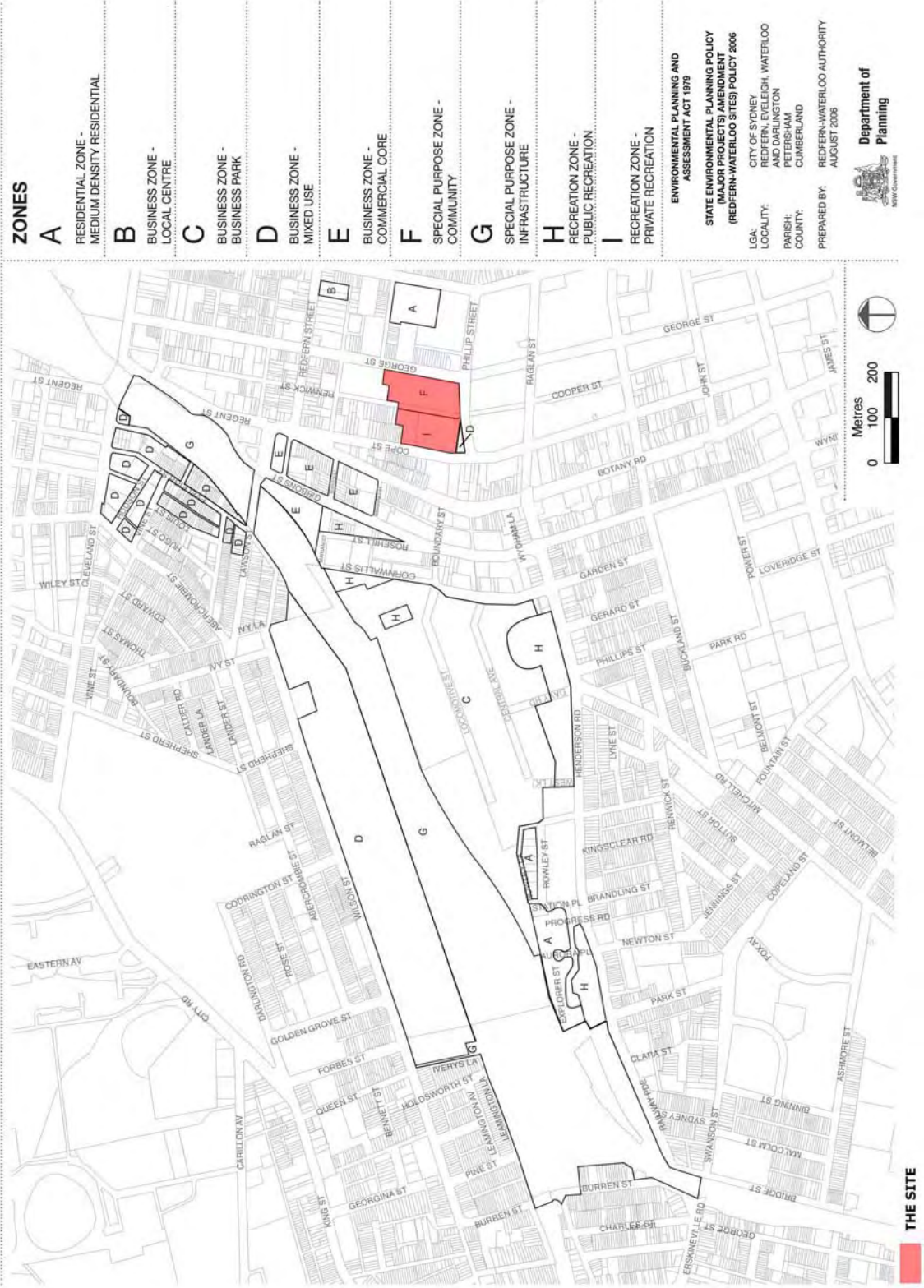


Figure 5: Zoning under Major Projects SEPP

- (f) *to promote landscaped areas with strong visual and aesthetic values to enhance the amenity of the area*

Considerable emphasis has been given to providing functional outdoor spaces that provide for varying active and passive recreation experiences and creating an environment that is both stimulating and aesthetically pleasing for the users of the facilities and the surrounding neighbourhood.

#### Recreation Zone – Private Recreation

- (a) *to enable land to be used for private open space or recreational purposes,*

That part of the site zoned Private Recreation is proposed as the playing field which is consistent with this objective.

- (b) *to enable a range of recreational and community activities and compatible land uses,*

See (a) above.

- (c) *to ensure the vitality and safety of the community and public domain,*

The project has been designed to achieve a high quality unified facility which will add significantly to the amenity and vitality of the area. The well-populated buildings and spaces of the project will provide good surveillance of the surrounding public domain. Further discussion on safety is provided in Section 7.4 of this report.

- (d) *to enhance and protect the natural environment for recreational purposes,*

This part of the site is currently degraded and contains contaminated material. The proposal involves remediating, rehabilitating and landscaping the site to enable it to be used for recreation purposes.

- (e) *to promote landscaped areas with strong visual and aesthetic values to enhance the amenity of the area.*

The formalisation of the playing field, together with associated planting and hard landscaping, will greatly improve the appearance and amenity of this part of the site as well as the surrounding neighbourhood.

#### Part 5 Clause 21 – Height and floor space ratio restrictions

The Major Projects SEPP specifies maximum height and floor space restrictions on RWA sites. The maximum height and floor space ratios applying to the subject site are shown on the maps at Figures 6 and 7.

There is a four storey maximum height specified for the north-eastern part of the site between Renwick and George Streets. The maximum height for the south-eastern part of the site is that of the existing buildings. There is no maximum height specified for the western part of the site in the location of the playing field.

# Redfern-Waterloo Authority Sites: Building Height Map

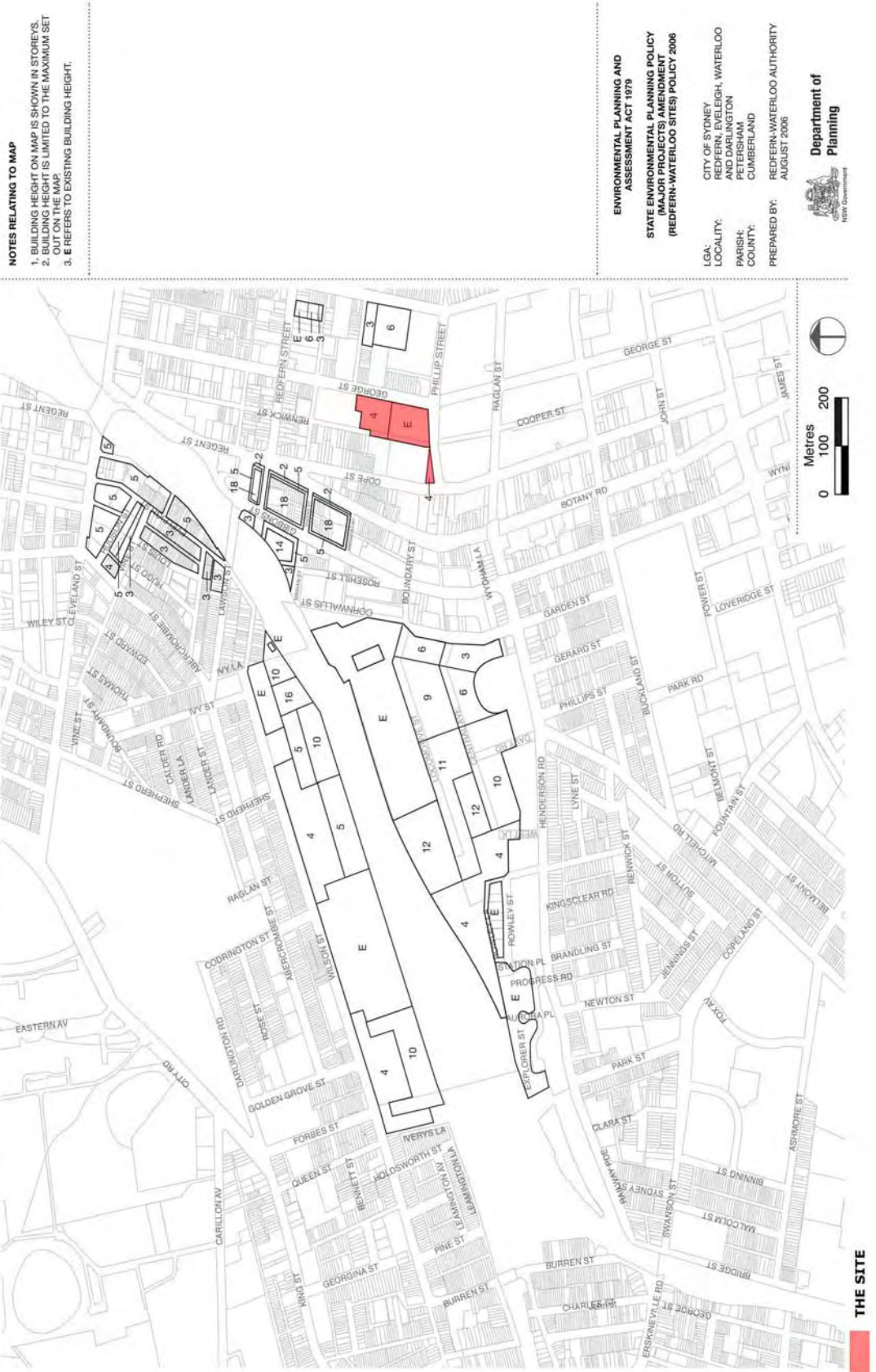


Figure 6: Redfern-Waterloo Building Height Map

# Redfern-Waterloo Authority Sites: Floor Space Ratio Map

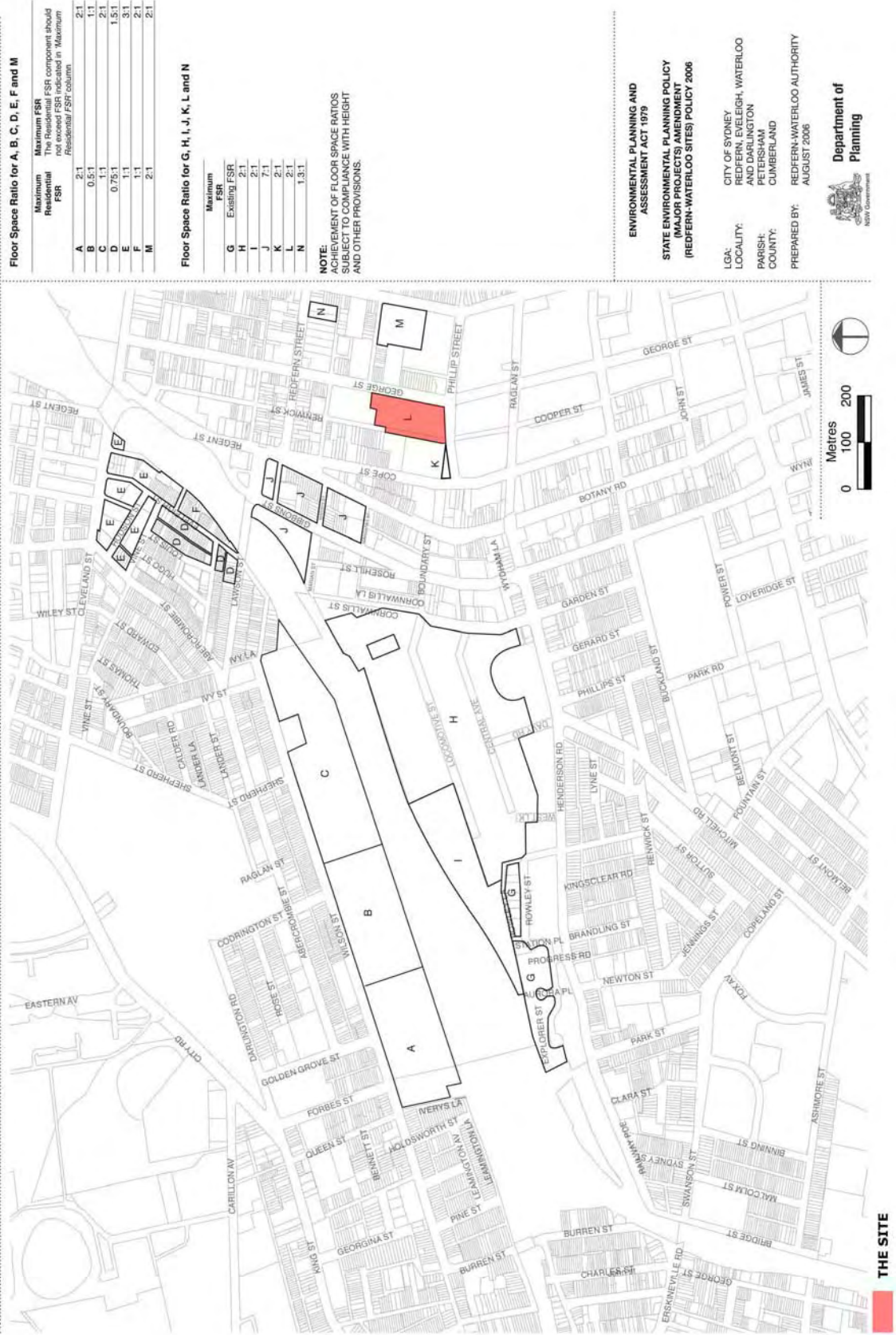


Figure 7: Redfern-Waterloo Floorspace Ratio Map

The proposed new buildings (Buildings F and G) are both below the maximum four storey height limit. Building F is three storeys in height, as described in Section 4.4 of this report and as shown on the plans at Appendix 3. Building G is designed over two levels, appearing as a single storey building when viewed from George Street. This is described in Section 4.5 of this report and shown on the plans at Appendix 3.

The proposed development therefore complies with the height controls under the Major Projects SEPP.

The maximum floorspace ratio for the site is specified as 2:1 under the Major Projects SEPP as shown on Figure 7. The gross floor areas for each of the buildings are provided in Table 3.

Table 3: Gross Floor Area of Buildings

<b>GROSS FLOOR AREA SCHEDULE</b>				
BUILDING	LEVEL	GFA m2 NEW	GFA m2 REFURBISH	GFA m2 TOTAL
<b>A</b>	level 0		248.5	
<b>A</b>	level 1		486.7	
<b>A</b>	level 2		463.8	<b>1,190</b>
<b>B</b>	level 1		178.7	
<b>B</b>	level 2		414.5	
<b>B</b>	level 3		206.2	<b>799.4</b>
<b>C</b>	level 0		111.0	
<b>C</b>	level 1	12.4	223.9	
<b>C</b>	level 2	17.3	220.4	<b>585</b>
<b>D</b>	level 1	17.9	170.0	.
<b>D</b>	level 2	25.3	153.6	
<b>D</b>	level 3	19.0	147.6	<b>533.4</b>
<b>F</b>	level 1	879.4		
<b>F</b>	level 2	1600.7		
<b>F</b>	level 3	595.4		<b>3,075.5</b>
<b>G</b>	level 2	233.1		
<b>G</b>	level 3	528.9		<b>762</b>
<b>TOTAL</b>				<b>6,954.3</b>

The site area, excluding the playing fields, is 10,015m<sup>2</sup>. Based on the above total GFA of 6,954m<sup>2</sup>, the FSR is 0.7:1 which is significantly below the 2:1 permissible on the site.

#### Part 5 Clause 22 – Design Excellence

Clause 22 states that consent must not be granted to a new building or to external alterations to an existing building unless the consent authority has considered whether the proposed development exhibits design excellence. When determining whether this is the case, the consent authority must have regard to:

- (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
- (b) whether the form and external appearance of the building will improve the quality and amenity of the public domain,
- (c) whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency,

The consent authority may require a design competition for any development over 12 storeys. As the proposal is only three storeys no design competition was held in this instance.

An assessment of the proposal against the above criteria is provided in the Architectural Design Report prepared by Tonkin Zulaikha Greer (Appendix 6) and in Section 7.1 of this report.

## 6.2 SEPP 55 – REMEDIATION OF LAND

Clause 7 of State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) states that a consent authority must not consent to the carrying out of any development on land unless:

- (a) *it has considered whether the land is contaminated, and*
- (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Before determining an application for a change of use, the consent authority must consider a report specifying the findings of a preliminary investigation (Stage 1 investigation) and, if required, a Stage 2 investigation, of the land concerned.

The site has been investigated in various sections for the purposes of assessing environmental constraints with regard to ground contamination, geotechnical ground conditions and hazardous materials present within the former school buildings.

A list of the environmental investigation reports that have been undertaken on the site is provided below. All the reports (apart from the EES report of December 2006) were commissioned by the Murawina Child Care Centre in determining an appropriate location for the centre.

Company	Date of Investigation	Title	Area Investigated
Douglas Partners	1999	Report on contamination assessment, Murawina Child Care Centre, Cope Street, Redfern (September 1999)	North portion of the playing field
GHD	Oct/Dec 2000	Stage 1 and Stage 2 Detailed Site Investigation, Proposed Site of the Murawina Childcare Centre, Cope St, Redfern – 'Northern Portion of	Northern portion of the playing field

		School Playing Field' (July 2001)	
GHD	Oct 2000/Jan 2001	Stage 1 and Stage 2 Environmental Site Assessment, 'The Oval' Renwick St, Redfern (August 2001)	Central and southern portion of the playing field
GHD	Feb 2001	Stage 1 and Stage 2 Environmental Site Assessment, The Southern Portion of the Playing Field, 128 to 150 Renwick St, Redfern (August 2001)	Southern portion of the playing field
GHD	March 2001	Stage 2 Environmental Site Assessment, North Section of 180 George Street, Redfern, Portion of Public School Playground (August 2001)	Northern portion of school playground
EES	Dec 2006	Detailed Site Investigation Former Redfern Public School, 180 George St, Redfern, NSW (January 2007)	Former school buildings and southern portion of school playground

Source: *Remedial Action Plan for the National Indigenous Development Centre, Redfern, NSW*, Environmental and Earth Sciences NSW, February 2007, p.13

A summary of the results of these investigations is provided in the *Remedial Action Plan for the National Indigenous Development Centre, Redfern* (Environmental and Earth Sciences NSW, February 2007) which is provided at Appendix 24. The Remedial Action Plan (RAP) also undertook further testing of the site having regard to its proposed use as the NIDC.

In summary, the investigations have found that western and north-eastern sections of the site have been subjected to the placement of contaminated fill material. These portions of the site had historically been used for commercial/industrial purposes which may have further contaminated the site. The impact of contamination is limited to the fill and has not impacted natural soils.

The most significant development constraint for this site is the presence of elevated levels of heavy metals and polycyclic aromatic hydrocarbons (PAHs) within fill material. Four areas of asbestos impacted soils have also been identified on the northern section of the site.

The proposed remediation works are detailed in the Remedial Action Plan (RAP) at Appendix 24. The remediation works are considered to be Category 2 remediation works as provided for under SEPP 55. As such, consent is not required for such works to be undertaken. Consent is only required when remediation works are identified as Category 1 works as defined under SEPP 55:

*For the purposes of this Policy, a category 1 remediation work is a remediation work ... that is:*

- (a) designated development, or*
- (b) carried out or to be carried out on land declared to be a critical habitat, or*
- (c) likely to have a significant effect on a critical habitat or a threatened species, population or ecological community, or*
- (d) development for which another State environmental planning policy or a regional environmental plan requires development consent, or*
- (e) carried out or to be carried out in an area or zone to which any classifications to the following effect apply under an environmental planning instrument:*
  - (i) coastal protection,*
  - (ii) conservation or heritage conservation,*

- (iii) *habitat area, habitat protection area, habitat or wildlife corridor,*
  - (iv) *environment protection,*
  - (v) *escarpment, escarpment protection or escarpment preservation,*
  - (vi) *floodway,*
  - (vii) *littoral rainforest,*
  - (viii) *nature reserve,*
  - (ix) *scenic area or scenic protection,*
  - (x) *wetland, or*
- (f) *carried out or to be carried out on any land in a manner that does not comply with a policy made under the contaminated land planning guidelines by the council for any local government area in which the land is situated (or if the land is within the unincorporated area, the Western Lands Commissioner).*

As the proposed remediation works do not fall within any of these criteria, they are considered to be Category 2 works.

In terms of the heavy metals and PAHs, these have been identified to be in a non-leachable form and the RAP advises that they can be suitably encapsulated on site via either a layer of clean fill, asphalt or concrete. The RAP also recommends a long term management plan for the heavy metals and PAHs to protect site workers/users post remediation, ensure the integrity of the remediation system and that suitable measures can be taken to minimise risk associated with any future excavation works.

For the asbestos, the preferred approach outlined in the RAP is to excavate the affected soil and dispose of it to landfill. The development of an asbestos management plan with an "unexpected findings" protocol is recommended prior to works commencing onsite.

The RAP also provides a brief guide to environmental controls which will be required during the construction phase of any remedial process.

An independent site audit of the RAP has been undertaken by a NSW EPA Auditor and is provided at Appendix 25. Interim audit advice has been provided by the Site Auditor which indicates that *"the proposed remedial program can make the site suitable for the proposed redevelopment of the NIDC and the land uses therein"*. The interim advice also requires that the success of the remediation must be documented in a validation report prepared in accordance with the NSW EPA (1997) *Guidelines for Consultants Reporting on Contaminated Sites*.

The remediation works need to be undertaken as a matter of priority and before the overall project construction commences. As such, it is proposed that the remediation will be undertaken towards mid 2007. In accordance with the requirements for undertaking Category 2 remediation works, as set out under clause 19 of SEPP 55, a notice is to be issued to the City of Sydney (copies to DoP and RWA). However, prior to the remediation taking place there is a need to test the fill material for European archaeological relics as detailed in the Archaeological Report at Appendix 26. This is discussed further in Section 7.9 of this report.

The draft Statement of Commitments requires that all works be undertaken in accordance with the RAP and the requirement of the Site Auditor.

### 6.3 SEPP 11 – TRAFFIC GENERATING DEVELOPMENT

Clause 7 of SEPP 11 – Traffic Generating Development requires that development applications to undertake development of a type listed in Schedule 1 of that Policy are to be forwarded to the Roads and Traffic Authority following lodgement. Schedule 1 includes educational establishments accommodating 50 or more students. As such it is envisaged that the application will be forwarded to the RTA by the DoP upon receipt of the EA.

### 6.4 DRAFT SEPP 66 – INTEGRATION OF LAND USE AND TRANSPORT

This draft SEPP aims to ensure that urban structure, development design, building form and land use locations achieve the following objectives:

- improve accessibility to housing, employment and services by walking, cycling and public transport;
- improve the choice of transport and reduce dependence on car travel; moderate growth in the demand for travel and the distances travelled, especially by car; and
- support the efficient and viable operation of public transport services.

Draft SEPP 66 applies to the City of Sydney and is a relevant consideration as the development has a gross floor space of more than 1,000 square metres and is for community and education purposes.

The proposed NIDC is highly accessible to both road and rail based public transport services, being less than 400 metres from high frequency bus services on nearby Redfern Street and Regent Street and approximately 500-600 metres from Redfern Railway Station. Given the site's high level of accessibility to public transport, both visitors and employees working within the development will be encouraged to utilise these services as discussed in the *Assessment of Traffic and Parking Implications* (Transport and Traffic Planning Associates, March 2007) provided at Appendix 12.

The proposed development is therefore consistent with the requirements of draft SEPP 66.

### 6.5 STANDARD INSTRUMENT (LOCAL ENVIRONMENTAL PLANS) ORDER 2006

This planning instrument is relevant only insofar as it is the standard instrument for determining the meanings of words or expressions referred to in the Major Projects SEPP. The definitions referred to in the Standard Instrument have therefore been used in this Environmental Assessment as relevant.

### 6.6 REDFERN-WATERLOO BUILT ENVIRONMENT PLAN (STAGE ONE) AUGUST 2006 (BUILT ENVIRONMENT PLAN)

The Redfern-Waterloo Built Environment Plan (RWBEP) provides the strategic planning framework to facilitate the revitalisation of the Redfern-Waterloo area and guide future development on key sites, including the NIDC site.

The RWBEP identifies specific land use and design concepts for the former Redfern Public School site. Appropriate land uses identified for the site are:

- Community, education and recreation in the vicinity of the existing school buildings and to the north;
- Private recreation to the west of the site in the vicinity of the proposed playing field; and
- Mixed business/residential on the Salvation Army land along Phillip Street (not included in this application).

The uses proposed for the NIDC are consistent with the preferred land uses identified in the RWBEP.

The proposed design concept under the RWBEP is detailed in Table 4 below, together with an assessment of how the proposed NIDC will comply with these objectives.

Table 4: Assessment of NIDC proposal in relation to RWBEP "Proposed Design Concept"

Proposed Design Concept under RWBEP	Compliance of NIDC
Development is to respond to the scale, form and design of surrounding development	The new buildings have been sited and designed to minimise adverse scale effects, whilst additions to existing buildings are located in accordance with heritage principles either where they are not prominent or where they have little impact on significant fabric. See also comment below.
The height of new development is to provide a transition between the lower scale terrace housing to the north and east, the medium scale mixed use development to the west and tower development to the south on Phillip Street	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. The siting of the new PCYC Building F will reinstate the historic built form continuity of the major street frontage of the site – George Street. The adjoining Child Care Building G provides a scale and use buffer between the larger sports hall and adjoining residential development.
Development is to respond to the smaller lot sizes and widths that are characteristic of the adjacent terrace house development.	Addressed in Sections 6.02 and 6.03 of the Architectural Design Report at Appendix 6.
New development is to retain, restore and reuse identified heritage items	Complies – refer discussion in Heritage Assessment at Appendix 7.
New development is to respond sensitively to significant heritage items	As above
Encourage the adaptive re-use of significant heritage items associated with the former school use	The proposed development provides for the adaptive reuse of the heritage items
Encourage the reinterpretation of heritage through the reuse of heritage materials and fabric in any redevelopment	Complies – refer discussion in Heritage Assessment at Appendix 7.
The provision and configuration of open space is to be in accordance with the Open Space and Public Domain Strategy in Section 3.3	The proposed training field is identified as private open space in the Open Space and Public Domain Strategy. It will be privately owned, managed and maintained and available for use by community and sporting groups through appropriate arrangements with the managers of the NIDC in accordance with Section 3.3 of the RWBEP.
Ensure a high level of amenity for new developments by providing adequate open space within and around new development parcels	The proposal provides for extensive areas of active and passive open space for use by those attending the facility and to enhance the amenity within and around the development.
Open space is to be located and designed to achieve an adequate level of privacy and separation between uses, in particular adjacent residential development	The proposal has been designed to protect visual privacy through the location of open spaces and the design of buildings.
Open space is to have good solar access and	Complies – refer Landscape Plan at Appendix 8.

Proposed Design Concept under RWBEP	Compliance of NIDC
be appropriately designed and landscaped with planting, paving, lighting and benches and furniture.	
The open space (oval) along Cope Street will be primarily used by the land owner to provide facilities for sports training.	Complies
The owner will be responsible for managing public access to the site	Complies
Improve safety and security for future occupants of the site, surrounding development and pedestrians by ensuring active uses adjoin and overlook existing and new open space and pedestrian links to maximise surveillance, ensuring appropriate landscaping, lighting and good design of streets and pedestrian paths, and discouraging blank facades and extensive car parking and servicing areas along public streets: George, Phillip and Cope Streets.	Complies – Refer discussion in Section 7.4.
Protect local views to and through the site.	The new buildings have been sited to ensure that views through and across the site from all three road frontages will be available

## 6.7 OTHER PLANNING CONTROLS

Clause 3 of Part 5 of Schedule 3 of the Major Projects SEPP states that all other environmental planning instruments do not apply to the Redfern-Waterloo Authority Sites, except for other State environmental planning policies. Accordingly, City of Sydney planning controls do not apply to this site.

## 6.8 DRAFT DEVELOPMENT CONTRIBUTION PLAN

In 2006, the Minister for Redfern-Waterloo publicly exhibited a draft RWA Contributions Plan for the levying of development contributions for the provision of public facilities and infrastructure within the RWA's Operational Area. Following consideration of the issues raised in the submissions a number of amendments were made to the draft RWA Contributions Plan and the revised draft Plan is currently being re-exhibited.

The amended draft Plan applies to development on land within the RWA's Operational Area for which the Minister for Planning is the consent authority under Part 3A and Part 4 of the EP&A Act. This includes the subject site.

The amended draft RWA Contributions Plan:

- identifies the percentage of the development levy, what development it applies to and how the amount is payable;
- details the expected development and demand for public facilities in the Operational Area; and
- identifies the public facilities and amenities to be funded from contributions collected from the draft Plan.

Under Clause 8 of the Draft Contributions Plan, the Minister may impose, as a condition of consent to the carrying out of development to which the Plan applies, a requirement that the applicant pay a development levy of 2% of the proposed cost of carrying out the development. The money collected

from the levy is to be applied by the Minister towards meeting the cost of providing public facilities, as set out in the Draft Contributions Plan Works Schedule, within a reasonable time.

Clause 6 of the Draft Plan provides that development may be exempted from the application of the levy if it is development made for or on behalf of the Crown for *the sole purpose of a fire station, community health facility, public hospital, police station/police shop front, ambulance station, public school, or other public infrastructure as determined by the Minister.*

It is considered that the proposed NIDC should be exempted from the application of the Draft Contributions Plan because it is wholly a community facility specifically intended to meet the sporting, education and social/cultural needs of Indigenous children and youth. Section 7.10 details the extent of the community based activities that are to be provided.

In addition, it is also argued that unlike residential or commercial development, the NIDC will not generate the demand for improved public services and amenities such as the provision of upgraded roads, the embellishment of open space or the provision of community facilities. Instead, the project involves the provision of community facilities and recreation activities which will be for use by the local Indigenous and non indigenous community as well as those from elsewhere. It would be manifestly unreasonable to therefore require the development to contribute its own funds towards facilities and services elsewhere. If the levy were to be imposed on the development, then somewhere in the order of \$500,000 would be taken out of the NIDC budget and would mean that important elements of the facility would be lost.

It is therefore strongly recommended that the Minister not impose a condition of consent to require the payment of the levy by the ILC.

## 7. KEY ISSUES

This section of the report provides a detailed assessment of the key issues associated with the proposed development particularly having regard to the Director-General's requirements.

### 7.1 BUILDING DESIGN

An Architectural Design Report has been prepared by Tonkin Zulaikha Greer (TZG) Architects and is enclosed at Appendix 6. The following section is informed by the Architectural Design Report and the Architectural Plans at Appendix 3.

#### 7.1.1 Design Excellence

As noted in Section 6.1 development within the Redfern-Waterloo Authority Sites must exhibit design excellence in accordance with clause 22 of the SEPP (Major Projects) 2005. In considering whether a development exhibits design excellence, the consent authority must have regard to the following matters:

- (a) *whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,*

The proposed development has been designed by Tonkin Zulaikha Greer Architects, an award winning firm of architects that specialise in designing for public spaces, public buildings and "edge" architecture. As noted in section 6.02 of the Architectural Design Report:

*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. (p.19)*

The proposed design is of a high quality and has taken its cues from the existing historic buildings on the site. The proposed new buildings have been sensitively sited and are of a scale and design that whilst having a contemporary appearance will not detract from the aesthetic and cultural significance of the historic buildings. Their design is simple and understated at the same time being functional and of a high quality.

In terms of building materials, a sample board has been provided and accompanies this Environmental Assessment. The primary materials proposed for the new buildings comprise metal composite panels (smooth and corrugated finish), timber composite panels, blockwork (with a painted finish), fibre cement (painted finish) and glass. Glass louvres are incorporated throughout the new buildings to provide for natural ventilation and the overall energy efficiency of the structures. Materials are varied through the buildings to break up expanses of building wall which are necessary having regard to the requirements of the structures particular Building F which houses the Multi Use Sporting Complex.

Colours proposed are as shown on the submitted materials and finishes board but generally reflect soft earthy tones with the use of highlight colours to reflect the use of the facilities by youth. The colours will reflect the contemporary design of the new buildings but will sit comfortably in the context of the existing heritage buildings picking up colours used within these. The relationship of the proposed new buildings and the heritage buildings (and the history of the site) is addressed in further details in Section 7.7 of this report and the Heritage Impact Statement at Appendix 7.

*(b) whether the form and external appearance of the building will improve the quality and amenity of the public domain,*

As outlined above, the external appearance of the existing historic and other buildings on site will be significantly improved by the proposed works including the proposed external upgrades, replacement of brickwork as required and new paintwork. The upgrading and adaptive reuse of these buildings will enhance the quality and amenity of the public domain providing an economic use to support their retention and ongoing maintenance.

In addition to the proposed upgrade to the existing buildings the new purpose built buildings will significantly contribute to the quality and amenity of the public domain. The architectural form is contemporary in expression and reflects the proposed new use (multi purpose sports facility and child care centre) and the use of the site as a youth centre. The scale of Building F will be generally consistent with the scale of the adjacent three storey apartment building to the north on the George Street frontage, and with the existing buildings on the site to the south and will therefore not be out of scale with surrounding development.

As noted in section 6.03 of the Architectural Design Report the vertical bays of the sports hall *“are similar in width and height to the grand terrace houses of the area, and thus in a subtle contemporary way continues the rhythm of the streetscape”*. Further the perceived height of the building from the public domain is reduced by the partial excavation of the site area.

Building G and the Pool are both smaller developments setback from George Street and their presentation to the street frontages are representative of the mixed pattern of existing development in the area.

On the southern and western elevations of the site the proposed new works will result in a significant improvement to the quality and amenity of the public domain through the upgrading of the oval to a new training field, proposed new landscaping and the upgrading and formalisation of public accessways. The new uses will activate the area and provide casual surveillance of areas currently experiencing antisocial behaviour.

Having regard to the above it is considered that the form and external appearance of the building will improve the quality and amenity of the public domain.

(c) *whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency,*

The BCA Part J1 sets out specifications for the thermal performance of walls, roofs and ceilings, roof lights and floors. The new portions of the development have been designed to satisfy these requirements in full, providing a very high performance envelope for Buildings F and G, and new portions of Building C and D. The remaining existing buildings will be brought up to the maximum practicable performance, with upgrading of roof and ceiling insulation and where possible, underfloor insulation.

The BCA Part J2 sets out requirements to ensure good envelope performance of building Glazing, covering size, aspect, design and location. Again all new elements of the development have been designed to comply with the performance standards set out in the BCA, ensuring low energy demand comfort conditions in the buildings for most of the year.

The existing buildings on the site were designed to provide high levels of both natural light and natural ventilation, and these aspects will remain unchanged in the new use. In particular, Buildings B, C and D will be essentially naturally ventilated, with mechanical services only in areas as required by code.

Given that the buildings are all low level, adverse wind impacts are not anticipated.

Building materials have been selected to avoid significant reflectivity. The amount of glass in the new buildings is limited, particularly along the western elevation. The roof, whilst proposed as lightly coloured metal, will not generally be visible.

Of the remaining issues under this criterion, visual and acoustic privacy are addressed in Section 7.1.6, safety and security are addressed in Section 7.4 and resource, energy and water efficiency are addressed in Section 7.6.

In addition to the above the Architectural Design Report breaks down the Design Excellence Criteria further and undertakes an assessment of the proposal against each of the criteria (refer section 8.03 Design Report).

In summary the Report concludes that *“the proposed new and refurbished buildings, together with the site landscaping and civil works, will create a complex with demonstrable Design Excellence, measured against the SEPP criteria”*.

In summary, it is considered that the proposed adaptive reuse of the existing heritage buildings, the new proposed buildings on site and the proposed landscape concept will result in a development that displays design excellence, that has relevancy to the site and the local community and that will be an asset to the area.

### 7.1.2 Visual Impacts

The proposed development will have a positive visual impact on the locality. It will provide for the upgrading and adaptive reuse of a currently disused site for a use with substantial landscaping and a high degree of architectural quality.

The adaptive reuse of the existing buildings will provide a commercial use to allow for their upgrading and conservation with only minor alterations proposed externally.

In terms of the proposed new buildings, these have been designed having regard to the existing historic and other buildings on site as well as the surrounding neighbourhood context. Building G will be low in scale and will reflect its proposed use as a childcare centre. Building F, as outlined above, will be consistent with the rhythm of development in the George Street streetscape and whilst being contemporary in expression will not negatively impact on the existing buildings on site or in the surrounding streetscape. In addition to the merits of the architectural form the proposed landscape treatment will soften the visual impact of the development.

Perspectives of the proposed development are provided at Appendix 3 (Plan Nos DA 1000-1003).

### 7.1.3 Siting and Design

The proposed siting of new buildings on the site has been substantially guided by the desire to retain the existing historic and other buildings on site and to maintain the existing open space area to the west of the built precinct. The siting of the new buildings has taken account of the adjoining residences by locating the larger PCYC towards the centre of the George Street frontage and locating the smaller scale childcare centre to the north.

As noted in the Architectural Design Report:

*The siting of the new PCYC Building F will reinstate the historic built form continuity of the major street frontage of the site – George Street. The adjoining Child Care Building G provides a scale and use buffer between the relatively large mass of the sports hall and adjoining residential development.*

*The retention of the open space to the west provides a green space relief to the denser built form of Cope Street, and allows the preservation of the historic open space of the Renwick Street alignment.*

The new buildings have also been sited to:

- reduce overshadowing of open spaces and adjoining residences (refer Shadow Diagrams DA 600-603 at Appendix 3)
- provide clearly defined entrances
- provide for activation along the George Street frontage

It is considered that the new buildings are appropriately designed and sited having regard to the functional requirements of the proposed use and the site opportunities and constraints.

#### 7.1.4 Bulk and Scale

As outlined in the Architectural Design Report it is considered that:

*The new buildings have been sited and designed to minimise adverse scale effects, whilst additions to existing buildings are located in accordance with heritage principles either where they are not prominent or where they have little impacts on significant fabric.*

*The major new buildings on the site is the PCYC Building F with its large main hall with a 9 metre internal height and little fenestration. This building has been excavated into the site as far as possible to reduce its overall height, and spread over three stepped levels to further reduce its bulk.*

*The main sports hall parallel to George Street, has its floor up to 2 metres below the street. The scale of this prismatic form is reduced and modulated by locating across its frontage lower elements of one storey height, including the new weights gym which benefits from large areas of glazing directly onto the street. Above the horizontal formal of this low 'layer', the mass of the sports hall is set back about 2 metres, and the form modulated into vertical bays by the projecting structure. These are similar in width and height to the grand terrace houses for the area, and thus in a subtle contemporary way continues the rhythm of the streetscape. The design of the roof structure of the sports hall has carefully set back the taller ceiling from the street façade, further reducing its bulk and increasing the effect of the vertical structural modulation.*

*The location of the low-scaled child care centre provides a relief to the streetscape and a buffer to the adjoining residential development, which is about 9m high.*

*To the south the form of the building is modulated and the scale reduced by expressing the different smaller-scaled functions within, as separate forms in different materials. The overall height of the eaves to the south will be at approximately the same level as the eaves of the 1880's Building B. Building B will retain its dominance by its height, its expressive roof forms and tower and its separation from the new buildings.*

*To the west the bulk of the PCYC is recessed about 24m behind the pool terrace which is one storey only above the street.*

*The only other significant new structures are the cantilevered lounges proposed for Buildings C and D. The planning of these buildings is compact and allows no space for the informal interaction of the hostel guests, where low-key social activities, short training and educational sessions and group work needs to occur. Further, the western elevations of these buildings contain only circulation and are relatively enclosed with small and high windows offering no views over, or surveillance of the new training field.*

*Accordingly the lounge areas are dramatic and obviously new elements opening the building to the field and animating their relatively blank facades. (p.19)*

It is therefore considered that the bulk and scale of the proposed new buildings and additions to the existing building are well considered, give due consideration to adjoining buildings and the relationship with the street, and are appropriate for the site.

#### *7.1.5 Relationship with existing surrounding built form*

As detailed above the proposed new Building F (the Sports Hall) will be similar in height to the existing three storey residential flat building to the north of the site on George Street. Although the overall scale of the building will be greater the building utilises a variety of architectural techniques including vertical banding to ensure that the building reflects the rhythm of the streetscape in George Street when considered in the context of the other existing buildings. In addition the proposed lower scale childcare centre has been sited to provide visual relief in the streetscape and to act as a buffer to the residential building to the north.

In addition the proposed new buildings are appropriate when considered in the context of the heritage items on site, nearby heritage items and conservation areas. These matters are addressed in detail in the Heritage Impact Statement at Appendix 7 and at Section 7.7 of this report.

#### *7.1.6 Impacts on nearby residential development (e.g. noise, overshadowing and privacy)*

As noted above the proposed new buildings have been sited specially to provide a buffer between the development and residential development to the north in George and Renwick Streets. No development is proposed other than car parking adjacent to the existing residential development on the western side of Renwick Street. On the eastern side of Renwick Street and western side of George Street existing residential development will be adjoined by the low scale child care centre. This will not result in any privacy impacts in terms of overlooking. No other residential development adjoins the proposed development site and the proposal will therefore not result in any privacy impacts on nearby residential development.

In terms of noise (acoustic privacy) the proposed development includes the following potentially noise generating activities that may affect residential receivers:

- Noise emission from the operation of the proposed Murrawina Child and Day Care Centres;
- Activities in the PCYC centre including use of swimming pool; and
- Activities on the sporting fields.

Renzo Tonin and Associates have prepared an environmental noise assessment of the proposed construction and operation of the NIDC, a copy of which is provided at Appendix 27. The report quantifies the noise impact from the construction and operation and assesses the potential impact on neighbouring premises close to the site. Noise impacts from additional road traffic generated by the development are also assessed. Acoustic requirements of the Building Code of Australia are addressed for relevant buildings within the development.

The Noise Assessment has calculated noise emissions from the proposed NIDC at the potentially most affected neighbouring residences and then

assessed these against relevant noise criteria set out in the NSW DEC's 'Industrial Noise Policy', 'Environmental Noise Control Manual' and 'Environmental Criteria for Road Traffic Noise'. Reference is also made to relevant City of Sydney DCPs, LEPs and Standard Conditions of Consent (September 2006) for determining appropriate noise criteria.

The Noise Assessment concludes as follows:

- Noise from children during active outdoor play in the proposed childcare centre was found to comply with the nominated noise criteria of background +10dB(A) at all locations during the daytime period on the basis that active outdoor play is restricted to no more than 1.5 hours per day.
- Noise from structured 'quiet' outdoor activities in the proposed childcare centre was found to comply with the nominated noise criteria of background +5dB(A) at all locations.
- Operational noise from the use of the PCYC for general sporting activities and use of the outdoor swimming pool was found to comply with the intrusiveness criteria of background +5dB(a) at all locations during the day and evening period.
- Operational noise from the use of the sporting fields was found to comply with the intrusiveness criteria of background +5dB(A) at all locations during the day and evening period.
- Use of the PCYC for the provision of music entertainment revealed the nominated octave band noise criteria is likely to be exceeded at location A4 (refer Appendix B of Noise Assessment for location). The Noise Assessment makes recommendations regarding suitable noise mitigation measures to adequately reduce noise to compliant levels which are included in the Draft Statement of Commitments.
- With respect to the BCA, there are no specific acoustic requirements for any of the buildings within the development.
- Noise emission from mechanical equipment has not been addressed at this stage and will need to be undertaken during the design development stage. A requirement to this effect has been included in the Draft Statement of Commitments.
- Due to the low traffic volumes generated by the development noise impact from increased road traffic was not considered an issue for the proposed development.
- Noise generated by construction activities, without mitigation, will exceed DEC's criteria for construction noise. Suitable noise mitigation measures will be required and have been included in the Draft Statement of Commitments.

It is important to recognise that much of the expected noise associated with the development is similar to that which would have been previously experienced when the site operated as a public school.

It is considered that subject to compliance with the relevant recommendations of the Noise Assessment, as specified in the Draft Statement of Commitments, the proposed will not result in any unacceptable noise impacts on residential properties in the vicinity of the site.

There is minimal overshadowing from the development on nearby residences, as shown in the Shadow Diagrams at Appendix 3 (Plan Nos A600-603). The only minor impact will be from Building F during mid winter in late afternoon where the building will overshadow the frontages of some terraces on the eastern side of George Street (refer 3pm Shadows shown on Plan No A-601). However, solar access to these residences for most of the day (including morning through to mid afternoon) will remain unchanged. No adverse overshadowing impacts are therefore anticipated.

#### *7.1.7 Building Entries (pedestrian and vehicular)*

The main entries to the buildings and the site are addressed in detail in section 9.00 of the Architectural Design Report (Appendix 6). The main building entries are either directly off the street in clearly defined entrances, or off the new main entry court which extends through the site in an east west direction linking George Street with the playing field to the west. This corridor will provide both physical and visual access through the site

In terms of vehicular entries there will be service bay entry with gates off George Street between Buildings A and B serving the store rooms and garbage rooms in Building B and the tenant space in Building A. In addition northern (off Renwick Street) and southern (off Phillip Street) car parks are proposed. The southern car park will be gated with the northern forming the "hammerhead" turning bay at the end of Renwick Street. Maintenance and emergency access will be able to access the main entry court via the main gates, the Central Terraces by the closed portion of the former Renwick Street and the training field via Cope Street or the bus bay entry.

Having regard to the above it is considered that adequate and appropriate access will be provided to the buildings and the site.

## 7.2 CHILD CARE CENTRE

As noted in the Director General's requirements the proposed new child care centre must be designed to comply with the Children's Service Regulation 2004 and the City of Sydney Child Care Centres Development Control Plan. The Architectural Design Report at Appendix 3 addresses compliance with these two documents and notes, in regard to the Children's Service Regulation 2004 as follows:

*The design complies with all its requirements, as follows:*

#### Division 1 Facilities

*All required rooms provided, including 3.25sqm of unencumbered indoor play space per child.*

*Four playrooms allowed, with a total of 264.7sqm unencumbered indoor play space for 59 licensed places, which results in an average of 4.48sqm/child.*

*Playroom 1 68.1sqm*

*Playroom 2 70.4sqm*

*Playroom 3 56.8sqm*

*Playroom 4 69.4sqm*

*The total outdoor play space is a combination of 3 separate transition areas plus 2 separate playgrounds, which total to 647.3sqm unencumbered outdoor play space and an average of 10.97sqm/child,*

*fulfilling the requirement of at least 7sqm of usable outdoor play space per child.*

*Transition Area 1 62.0sqm*

*Transition Area 2 64.3sqm*

*Transition Area 3 46.0sqm*

*Playground 1 275.0sqm*

*Playground 2 200.0sqm*

*The outdoor play spaces will be adequately shaded as per requirements. All facilities, including laundry, craft preparation, toilets and washing, nappy change, sleeping and storage facilities will be provided as required by the Regulations. In addition, the sanitary facilities comply with the requirements for class 9b buildings of clause F2.3 of the Building Code of Australia.*

#### *Division 2 Equipment*

*Division 2 regulates the use of telephone, development and play equipment, first aid kits and fire safety equipment and will be dealt with at the next stage of the design process.*

#### *Division 3 General*

*All habitable rooms of the Centre will be naturally ventilated and all playrooms and sleeping rooms will also be air-conditioned.*

*The whole Centre is secured by a min. 2.4m high fence. The north boundary is bordered by a fibre cement sheet fence, the west boundary is bordered by a masonry fence and the east boundary has a paling fence made of fibre cement sheets. Both structures will be constructed to prevent children from scaling or crawling under or through and inhibit intruders from entering the site. The top and bottom of the stairs will have childproof barriers. All equipment that may be hazardous to children will be adequately secured. All glazed areas below 0.75m will be treated with a product that prevents glass from shattering if broken.*

The City of Sydney Child Care Centres Development Control Plan 2005 contains Planning and Design Criteria in Part 3. The Architectural Design Statement (refer Appendix 6) addresses these requirements as follows:

#### *Allocation of Child Care Places*

*3.1.1 [provides that] A minimum of 33% of the childcare places shall be provided to children aged under 2 years. The anticipated number of licensed children is 59, and the regulation thus requires 20 places (33%) for children under 2 years. The design provides for all required spaces for this age group on the low level (level 2), which is level with the playground to Renwick Street. The main areas include:*

<i>Playroom 4</i>	<i>69.4m<sup>2</sup> = 3.47m<sup>2</sup> / child</i>
<i>Sleeping Room</i>	<i>52.2m<sup>2</sup> = 2.61m<sup>2</sup> / child</i>
<i>Transition 3</i>	<i>46.0m<sup>2</sup></i>
<i>Playground 2</i>	<i>200.0 m<sup>2</sup></i>
<i>Total Outdoor area</i>	<i>246.0m<sup>2</sup> = 12.3m<sup>2</sup> / child</i>

3.1.2 There will be a maximum number of 59 children, with no more than 30 children under 2 years of age and no more than 60 above the age of 2 years.

#### Provision of Child Care Centres in Commercial and Residential Development

The existing Murawina Child Care Centre, which is currently located in Building A will be relocated to the new Child Care Centre Building. The currently hold a license for 39 children; increased spaces would help meet the area's needs.

#### Location

The Centre will be located just 120m north of its current location on the site of the new National Indigenous Development Centre.

#### Built Form

The Child Care Centre complies with the relevant height, floor space ratio, setback and building controls.

#### Indoor Spaces

The design provides more than the required 3.25 m<sup>2</sup> of unencumbered indoor space per child (average of 4.48 m<sup>2</sup> per child, see above). All indoor Playrooms are directly connected to outdoor play areas and unobstructed clear sightlines between Playrooms, outdoor play areas, toilets, nappy change and bottle preparation areas have been achieved.

Playroom 1, 2 and 3 and the Multi Purpose Area receive at least 3 hours direct sunlight between 9am and 3pm on June 21 through either north facing windows or skylights. Playroom 4, which is located on the lower level receives a high level of natural light but due to site restrictions no direct sunlight during the above stated hours.

All other aspects of this division have been incorporated in the design.

#### Outdoor Areas

The outdoor space requirements of 7 m<sup>2</sup> usable outdoor play space per child have been achieved (see above) and the recommendations of the Best Practice Guidelines in Early Childhood Physical Environments in regards of transition areas (partially covered verandahs) and playgrounds have been incorporated into the design. As part of the total outdoor play area, the transition areas average 2.9 m<sup>2</sup> / child, which is slightly more than the recommended 2.5 m<sup>2</sup>/child.

The playground for children under the age of 2 years (Playground 2) and the playground for above 2 year olds (Playground 1) have been physically separated in two separate spaces to ensure that younger children have access to adequate spaces and equipment.

All aspects of the controls concerning fencing have been incorporated into the design and the requirements of a minimum height of 1800mm where adjoining public space has been met.

#### Visual and Acoustic Privacy

There is no overlooking of surrounding properties and the visual and acoustic privacy needs of children, staff and other users will be provided through fences, existing and new trees, pergolas and architectural space planning.

Parking and Pedestrian Safety

Refer to traffic report at Appendix 12.

Access for People with Disabilities

The centre complies with the City of Sydney Access Development Control Plan 2004, the BCA and Australian Standard AS 1428 – Design for Access and Mobility.

Emergency Evacuation

An evacuation plan will be submitted prior to the issue of the Occupation Certificate.

Safety and Security

There is a single controlled public entry to the Child Care Centre. This is located at George Street and will be naturally overviewed through a window from the administration area at the entry of the building. The access gate to Renwick Street is for emergency use only and will be adequately secured / CCTV and alarm security will be provided for after hours security.

Clause 3.3.9 of the Childcare Centre DCP states that:

*Child Care Centres are not to be located within close proximity to mobile phone towers and base stations, transmission line easements or other sources of significant electromagnetic radiation. Where a Centre is to be located within 300m of these electromagnetic sources, a report by a suitably qualified person is to be prepared to assess the potential exposure impacts on the Child Care Centre”~*

The proposed Childcare Centre is located less than 200m from the Telstra building on George Street. The upper part of the Telstra building and its rooftop are populated by large number of antennas of the mobile phone base stations and by other type of high frequency antennas including two communication dishes. Accordingly, a report has been prepared which summarises the results of radio frequency (RF) measurements within the proposed redevelopment area and provides comparison of the measured results against the national and international standard for safe RF exposure. The report, titled “*Measurement of Electromagnetic Field Radiation in Locations Designated for Future Childcare Centre for Proposed National Indigenous Development Centre in Redfern, NSW*” (Magshield Products (Australia) International Pty Ltd, March 2007), is provided at Appendix 28. It summarises the results of RF measurements within the proposed redevelopment area and provides comparison of the measured results against the national and international standard for safe RF exposure.

The report found that in all locations within the proposed Child Care Centre where the RF and ELF (extremely low frequency) measurements were taken the measured values were well below the permissible limit for occupational and general public exposure. Based on the results of the RF and ELF measurements and comparing them with the safe exposure limits as set out in the National and international standards, the report does not recommend application of any RF or ELF mitigation measures for the proposed Child Care Centre.

However, the report recommends that the electricity power supply and reticulation system for the NIDC centre should be designed and installed such as to avoid placement of the indoor substation, heavy current

switchboards and heavy current cables in the areas near the Child Care centre or near the outdoor play area. This has been included in the Draft Statement of Commitments in Section 8.

In summary the above information details that the proposed child care centre has been designed in accordance with the requirements of both the Children's Service Regulation 2004 and the City of Sydney Child Care Centres Development Control Plan. There are no areas of non compliance.

## 7.3 TREES AND LANDSCAPING

### 7.3.1 Trees

There are a number of existing trees on the site, particularly in the north east corner, of which some will be removed and some will be retained. A Tree Audit and Impact Assessment Report was prepared by Banksia Ecology (March 2007) and is provided at Appendix 10. The report provides a detailed assessment of the health of the existing trees on the site as well as their landscape significance.

The report indicates that of the total 123 trees on the site, there are 80 trees identified for removal. Of the 63 trees that are considered to be worthy of preservation, 31 are being removed. Of the 23 trees considered to have a high landscape significance rating, 5 are being removed. In other words, the majority of those trees that are classified as significant will be retained and have been incorporated into the landscape design.

The new landscape works will integrate new tree planting that is appropriate to the activities that will be undertaken on the site and overall will increase the tree amenity of the site from that which currently exists. A total of 52 new trees will be planted on the site and a further 14 street trees will be planted in the adjoining streets.

The Tree Assessment Report makes a number of recommendations regarding tree protection during construction and on an ongoing basis. These recommendations have been incorporated into the Draft Statement of Commitments at Section 8.

### 7.3.2 Landscaping

A Landscape Plan and Landscape Design Report have been prepared by 360 Degrees Landscape Architects and are provided at Appendices 8 and 9. A description of the proposed landscaping works is provided in Section 4.8.

The proposed 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 landscape design is underpinned by the following objectives:

- the need to provide for functional outdoor spaces that relate and become an extension of interior spaces,
- to ensure that the landscaping presents no detrimental impact on the heritage values of the site,
- to ensure key view corridors across the site are protected and enhanced,

- to provide appropriate levels of shade and solar access,
- to ensure landscaping is safe and designed in accordance with the principles of *Crime Prevention Through Environmental Design* (CPTED),
- to provide landscaping which is ecologically sustainable,
- to provide landscaping that reflects the regional diversity of the Indigenous children and youth attending the facility.

An important feature of the landscaping will be the additional street tree planting proposed along all three street frontages. Along Cope Street, the existing mix of street trees will be supplemented with additional trees. An existing Eucalyptus tree will be retained to the eastern end of the Phillip Street frontage and this will be supplemented along the remainder of this frontage with shrub and tree planting that is congruous with the rest of the development and the surrounding area. Along George Street there is currently minimal planting. It is proposed with a street tree planting program be implemented along this frontage. All street tree planting will be undertaken in collaboration with the City of Sydney.

## 7.4 SAFETY/PUBLIC DOMAIN/PEDESTRIANS

### 7.4.1 Safety

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 principles of the *Crime Prevention Through Environmental Design* (CPTED) have been taken into consideration in designing the buildings and landscape. Safety of the public domain has been reviewed by the Crime Prevention Officer at the NSW Police Redfern Local Area Command and the issues raised during the consultation have been taken into account in finalising the design (refer Minutes at Appendix 21).

CPTED seeks to influence the design of buildings and places by:

- increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture
- increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended
- reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'
- removing conditions that create confusion about required norms of behaviour

(The Department of Planning Crime Prevention Guidelines, 2006)

There are four CPTED principles that need to be considered in assessing proposals – surveillance, access control, territorial reinforcement and space management. An assessment of the NIDC proposal against these four principles is provided below.

#### (a) Surveillance

Good surveillance can be achieved by:

- clear sightlines between public and private places

- effective lighting of public places
- landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims

The proposed buildings and landscape have been designed with long sight lines and few enclosed spaces to maximise surveillance and security. The well populated buildings and spaces of the project will provide good surveillance of the surrounding public domain. In addition, it is proposed to install CCTV monitoring which will further enhance surveillance and security on and around the site.

#### (b) Access Control

Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. By making it clear where people are permitted to go or not to go, it becomes difficult for potential offenders to reach and victimise people and their property.

The entire site perimeter will be fenced and gated with 2.4m high steel palisade fencing, to high quality design standards. Within the site, internal fencing and gates will separate the various activities and clearly direct the movement of people. The extent of the fence that is behind the goal areas of the field will be raised to 6 metres high in order to limit the chances of balls leaving the field area.

In addition, security measures are proposed to manage access to each of the buildings. Security to each building will comprise Passive Infra Red (PIR) motion detectors and Door Monitoring systems linked to a central control unit.

#### (c) Territorial Reinforcement

Territorial reinforcement can be achieved through:

- design that encourages people to gather in public space and feel some responsibility for its use and condition
- design with clear transitions and boundaries between public and private space
- clear design cues on who is to use the space and what it is to be used for.

The open spaces on the site, particularly the unfenced area to the west, currently provide opportunities for illegal and unsafe activities in the area. By removing the current informal access across the site and installing security fencing there will be clear delineation about the separation of the public from the private and the opportunity for unsafe activities in this area will be removed.

It is also envisaged that the redevelopment of the site and its activation for a range of community activities focussed on Indigenous children and youth will provide a focus for positive social interaction in the community. The enhancement of the site through refurbishment of the existing heritage buildings, the building of new facilities and extensive landscaping, will make for an attractive and lively space which will engender a sense of pride and ownership amongst the surrounding community

#### (d) Space Management

Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti and the removal or refurbishment of destroyed or decayed physical elements.

There will be Centre management on the site 24 hours 7 days per week. In addition, each facility will have its own management. The result will be a strong supervisory presence on the site to manage issues such as site cleanliness, vandalism, graffiti and the like. It is also envisaged that the activation of the space will reduce opportunities for antisocial behaviour to occur.

#### 7.4.2 Accessibility

Full accessibility across the site has been a major priority of the design, and is discussed in detail in the Access Report at Appendix 13. The key accessibility features of the design are described below:

- Building A –on grade access from Phillip Street to level 0 and ramp access from George Street to level 1. The building has a lift that travels from level 1 to 2. The building provides an accessible toilet on levels 0 and 2 in a common area of the building.
- Building B –on grade access from a new entry terrace on the northern side of the building at level 2. The building shall incorporate a lift to access all levels and provide an accessible toilet on levels 1 and 3 in common areas of the building.
- Buildings C and D –on-grade access from central courtyard and western terrace into a new common lobby that incorporates a link between the two buildings. While the ground floor levels of each building vary there will be a ramp to enable wheelchair access to all ground floor areas. Includes accessible unisex bathrooms (2) on ground floor within Building D and adjoining Dormitory C5 and accessible toilets within Dormitory rooms C6, C7, C8 of Building C.
- Building F (PCYC) – on-grade access from a refurbished entry terrace on the southern side of the building on the ground floor (level 2 on the drawings). The building incorporates a lift to access all three levels with accessible bathroom at lower level. It is anticipated that the swimming pool will incorporate a pool hoist and stairs to facilitate access for people with disabilities to ensure equitable access.
- Building G – on-grade ramp access from George Street. The two storey building will incorporate a lift to access both levels.
- Intrasite Accessway Links and Outdoor Landscaping – principal entrance from George Street to a new entry terrace area that will provide an accessible link to Buildings A, B and F which include lifts to facilitate wheelchair access to Buildings C and D. Building G (child care centre) will operate independently of the remainder of the complex. The outdoor landscaping will enable wheelchair access to enter all buildings and use lifts to the overwhelming majority of the complex except for a small area of the dormitory Building C on level 0.
- Terrace Seating - The terrace seating will incorporate two level viewing decks to suit people who use a wheelchair.

- Parking - There will be two accessible parking spaces in two locations: Renwick Street and level 0 adjacent to Phillip Street to achieve appropriate distribution and accessways to the development.
- Other - The western walkway and terrace seating area that links Phillip and Renwick Streets provide an approximate 1:14 gradient which is satisfactory for wheelchair access.

In summary, it is evident 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 Access Report therefore concludes that 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. The Draft Statement of Commitments at Section 8 includes a number of provisions to ensure the recommendations in the report are achieved.

#### *7.4.3 On Site Pedestrian Movements*

The NIDC has been designed to separate vehicle movements from pedestrians to ensure potential conflicts are minimised. In general, pedestrian movements across the site are separated from vehicle movements as are vehicle and pedestrian entries. Vehicles are not able to traverse the site but rather are directed to the parking bays in Renwick Street and immediately off Phillip Street. Similarly the proposed loading bay immediately off George Street and the access for delivery vehicles provided at the vehicle entry point off Phillip Street have been located separate from pedestrian movement areas.

All building entries are clearly defined. The main building entries are either directly off the street in clearly defined entrances, or off the new main entry court, with its civic-scaled gates and high quality hard and soft landscaping. All are separate from vehicular movement.

Further details regarding on site access and circulation are provided in the Architectural Design Report at Appendix 6.

#### *7.4.4 Public Domain*

Discussion regarding treatment of landscaping and the public domain is provided in Section 7.3.

## 7.5 TRAFFIC IMPACTS, TRANSPORT, PARKING AND ACCESS

An Assessment of Traffic and Parking Implications for the proposed development has been undertaken by Transport and Traffic Planning Associates (TTPA), (March 2007) and is provided at Appendix 12. The following is a summary of the key findings of the report.

### 7.5.1 Existing Traffic Conditions

The road network serving the area comprises:

- Arterial Roads – Cleveland Street and Regent Street/Botany Road
- Sub-Arterial Roads – Elizabeth Street, Chalmers Street and Redfern Street
- Local Roads – Cope Street, George Street, Phillip Street and Renwick Street.

An assessment of the operational performance of the local intersections was undertaken as part of the TTPA Assessment. The Assessment indicates that there are currently no instances of delay or congestion on any approach to the site and that there is significant surplus share capacity.

In terms of public transport, the proposed NIDC is highly accessible to both road and rail based public transport services, being less than 400 metres from high frequency bus services on nearby Redfern Street and Regent Street and approximately 500-600 metres from Redfern Railway Station. The Redfern Railway Station provides access to all lines on the City Rail network as well as convenient connection to Central Station and the extensive network of inter urban and country link services which operate to/from the station.

There is currently good pedestrian connectivity within the surrounding streets. Informal pedestrian access exists through the 'accessway' north of Phillip Street across the site, generally accommodating in the order of 20 to 30 pedestrian movements per hour. This modest level of activity is overwhelmingly associated with people walking between the high rise residential development along Phillip Street and the commercial/retail strip and public transport services on Redfern Street.

There are no existing dedicated cycle paths in the vicinity of the site.

### 7.5.2 Traffic and Parking Impact

The proposed traffic arrangements for the NIDC are discussed in Section 4.11 of this report and in the TTPA assessment.

The TTPA report indicates that the normal daily activities of the proposed development are expected to generate a relatively modest volume of traffic and in all likelihood considerably less than vehicular movements generated by the site during the period when it functioned as a primary school. In summary, the proposed development is projected to generate in the order of 40-45 additional vehicle trips in the weekday AM and PM commuter peak periods which will be made up of the following arrival/departure movements:

Table 5: Estimated Traffic Generation from NIDC During AM/PM Peak

	AM		PM	
	IN	OUT	IN	OUT
Murawina	6	4	5	5
PCYC	5	3	4	6
Hostel	3	2	2	3
Office	9	2	2	9
Exodus	6	1	1	6
Total	27	12	14	29

With the access intersections currently operating with a good level of service and with negligible delay on any approaches, the relatively modest traffic generation of the proposed development will not result in any adverse operational or environmental impacts on the existing road network.

### 7.5.3 Parking

As with the predicted traffic generation, the potential parking demand generated by the normal day to day activities of the proposed development is not expected to be significant and somewhat less than the former uses on the site.

The TTPA Report refers to the South Sydney Development Control Plan No 11 – *Transport Guidelines for Development* as a useful guide as to potential parking demands generated by the site. Application of relevant rates to the proposed development suggests the following on-site parking requirements:

Land Use	Parking
Child Care Centres (59 children/10 staff) Sub Total	7.4 spaces 2.5 spaces 10 spaces
Office (730m <sup>2</sup> GFA) Sub Total	5.8 spaces 6 spaces
Hostels (100 beds)	7 spaces
Training/Educational, Staff (6 full-time/6 part-time)	4 spaces
PCYC*	10 spaces
<b>TOTAL</b>	<b>37 spaces</b>

\*Based on advice of existing South Sydney PCYC Manager

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 and 7 spaces are proposed to be accessed from a combined entry/exit driveway on the site's Phillip Street frontage. A further 4 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).

The proposed parking provision is considered sufficient on the basis that:

- the Child Care Centre operates a mini bus which reduces demand for pick-up and set-down parking in the vicinity of the Child Care Centre
- the hostel accommodation is unlikely to generate any significant parking demand, with overwhelming travel either by train or chartered coach
- the peak parking demand generated by PCYC staff will normally occur on weekends and evenings, allowing for dual use of parking spaces
- there are at least 30 vacant spaces on the streets immediately surrounding the site during the normal weekday business period. The TTPA Report also recommends rationalisation of parking in the immediate vicinity of the site which could potentially result in the provision for at least an additional 10 parking spaces.

To facilitate trips by chartered bus the TTPA report 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.

As it is proposed to fence the entire site to ensure the site is secure, the existing informal pedestrian connections across the site will need to be closed. The impact of the proposed closure on pedestrians will be relatively minor with adjacent streets, such as Cope Street and George Street being equally accessible and potentially safer routes. In addition, it is proposed to provide a 'new' pedestrian only access thoroughfare connecting Cope Street and Renwick Street. This new 2.5 metre wide pathway will ensure that as a minimum the existing level of pedestrian amenity and safety is maintained.

#### *7.5.4 Public Transport*

Given the site's high level of accessibility to public transport, both visitors and employees working within the development will be encouraged to utilize these services through:

- the placement of bus and rail timetable information in common areas throughout the complex such as foyers and staff kitchen area;
- the provision of public transport information packages to all employees of businesses/organizations located within the proposed development. These packages will include details of:
  - the location and most direct route to Redfern Station as well as all bus stops within 400 metres of the site;
  - timetable and route information of those services which operate via each of the identified transport nodes (bus and rail);
- the site's high level of accessibility to both the suburban inter-urban and intra-state rail services will also be promoted in all advertising material sent out to organizations/groups which are proposing to utilise the facility.

#### *7.5.5 Pedestrian Access and Circulation*

Pedestrian access to the main buildings on the site is provided either directly from the street through well defined entrances or from the new main entry court on the George Street frontage.

The existing informal pedestrian link across the site will be removed. the closure of the informal path for general public access is critical not only with respect to the functionality of the site but also in terms of security.

Having said this, the safety impacts associated with not providing an alternative egress route for pedestrians at the end of any cul-de-sac street is well recognised, and as a consequence a new 2.0 to 2.5 metre wide (street) east/west pedestrian connection is proposed to be constructed between Renwick Street and Cope Street. The modest number of pedestrians who presently utilise the Phillip Street pathway and when walking to/from Redfern Street are adequately catered for with alternative routes available via nearby Cope Street and George Street. Both these routes are significantly superior in terms of both amenity and safety than the existing Renwick Street route.

In addition to this work, it is also proposed to relocate the existing raised marked footcrossing in George north of Phillip Street to align with the northern footpath of Phillip Street. The current location, whilst historically relevant when the site functioned as a school, is no longer appropriate in terms of existing and future pedestrian desire lines. The limited parking provided on the site facilitates a safe and amenable environment for pedestrians circulating both within and around the site. Both Phillip Street frontage carparks are proposed to be accessed via security gates whilst the number of vehicular crossovers on the George Street has been

#### *7.5.6 Bicycles*

The development site is located adjacent to the regional bicycle route which functions between the City via Prince Albert Park and Waterloo. Cycling is expected to be a relatively popular mode choice particularly for workers who reside in the local area and also young people utilising the PCYC facilities. To facilitate use of this environmentally sustainable form of transport it is proposed to provide secure bicycle racks within the site for up to 22 bicycles. These spaces will be prominently located in the Main Entry Terrace open space area and adjacent to the PCYC.

#### *7.5.7 Emergency Vehicles*

Emergency vehicle access to the site will be available from each of the site's four frontages. Details of proposed arrangements are provided in the TTPA report at Appendix 12.

## 7.6 ESD

The proposed development has been specifically designed in accordance with ecologically sustainable development objectives. Studies undertaken for the project indicate that there are no significant potential environmental impacts associated with the development, nor is there any likelihood of threats of serious or irreversible environmental damage resulting from the development. Any impacts that may occur can be adequately addressed through appropriate mitigation measures, as detailed in the Draft Statement of Commitments.

Energy and water saving measures have been incorporated into both the new and existing buildings, at the same time balancing these ESD initiatives with functional and heritage considerations. ESD initiatives include:

- achieving very high passive thermal performance for the new Buildings F and G and the new portions of Buildings C and D, and achieving the maximum practicable performance for the existing buildings;
- selecting materials throughout the development for good life-cycle performance, with low to medium energy cost on manufacture, low site wastage, low toxicity and very low maintenance requirements;
- carefully designing engineering services and relying on passive or natural cooling, supplemented by solar and other 'low impact' energy sources, to ensure good performance from the development as a whole;
- maximizing the reuse of rainwater on site, and designing landscape to minimize water use.

The *Report on Proposed Mechanical, Electrical, Fire, and Hydraulic Services* (Appendix 14) provides a detailed description of the range of ESD initiatives. Key initiatives include:

#### Energy

- Energy efficient lighting and other appliances;
- The installation of insulation and other measures which will provide adequate thermal barriers to solar loads;
- Glass areas/skylights designed to capture light but reduce load on air conditioning;
- System to take advantage of outside air for 'free' cooling with ambient conditions allow;
- Reverse-cycle heating which will use 50% less greenhouse gases compared to electric element resistance heating;
- Overall management of air conditioning to minimise usage wherever possible;
- Natural ventilation of Buildings A, B, C, D and G when ambient conditions are suitable;
- Gas-boosted solar panel type hot water heating;
- Pool heating using:
  - Solar hot water panels.
  - Natural gas fired "boiler".
  - Heat exchangers.

#### Rain Water Reclaim and Reuse

All roof water downpipes from Buildings F and G and car park off from Renwick Street will be connected to the sports field rainwater reuse storage tank as the principal source of supply for non potable purposes. It is proposed to re-use this collected roof water for landscape irrigation of the field. The final size of the storage tank(s) will be based on water balance calculations, space availability and budget constraints.

Currently the proposed design includes for a 65m<sup>3</sup> rainwater tank located in the south west corner of the playing field. This will provide water for irrigation for 12 months of the year, with a shortfall in the warmer months of October, November and December where demand exceeds probable rainfall. The top-up volume in these months is equivalent to only 5% of the total annual demand. It is not feasible to connect any existing roof drainage to the rainwater tank to accommodate this short fall.

Further details regarding measures to reduce energy and water usage on the site are provided in the Services Report, in the Architectural Design Report at Appendix 6 and in Section 7.1.1 of this report.

## 7.7 EUROPEAN HERITAGE

The south-east quadrant of the NIDC site is historically associated with the former Redfern Public School. It comprises Buildings A, B, C and D, a pair of brick lavatory blocks, the asphalted former playgrounds, and trees dating to the 1930s and 1980s. Collectively these built and landscaped elements

continue to demonstrate key aspects of a late nineteenth century government school as evolved over the early part of the twentieth century.

This historic school precinct has however been impacted by the post c.1970 developments in the neighbourhood of the former school which have enlarged the site area to the north and west and established a new southern boundary. The proposal for the NIDC is therefore occurring in an area which to date has experienced considerable change.

A Heritage Assessment and Statement of Heritage Impact have been prepared by Nick Jackson, historian and heritage specialist, in collaboration with TZG. A copy of the report is provided at Appendix 7. The following is a summary of the key findings.

#### *7.7.1 History of the site*

The Aboriginal Housing Company website ([www.ahc.org.au](http://www.ahc.org.au)) provides some background history on the traditional owners of Redfern who were the Gadigal people and who lived in Redfern and surrounding areas for more than 40,000 years before European invasion. The Gadigal people spoke the coastal Eora language and are often referred to as the Eora people.

With the arrival of the Europeans, the Gadigal population was virtually wiped out, either killed from the resistance to the violent dispossession and invasion of their land or from small pox introduced by the Europeans. Those who survived moved out of the area and joined neighbouring groups and eventually a large settlement of Aboriginal people was established in La Perouse.

As work became scarce during the Great Depression of the 1930s, the links between the two Aboriginal strongholds of La Perouse and Redfern strengthened. By the 1940s, a large Aboriginal population had established itself in Redfern and the area was the location for a number of civil rights protest meetings and rallies. By 1965, Redfern accommodated over 12,000 Aborigines; many were employed in local factories. Redfern has continued as a major Aboriginal community since that time.

The suburb of Redfern is broadly defined by the grant of 100 acres made to Dr William Redfern, the colony's assistant surgeon by Governor Macquarie in 1817. The development of Redfern as an industrial and residential suburb on the city's fringe was initiated in the 1850s by the building of the railway linking the two principal towns in the colony – Sydney and Parramatta. The Redfern Estate was subdivided in 1842.

Over the 1840s and 1850s the once largely rural lands were successively developed for tracts of terraced housing for the working class and villas for the emerging professional and merchant classes.

The new public school at Redfern was completed in 1878 (Building B) and opened in February 1879 within a site of over one acre on George Street. The school was designed to accommodate a total of 600 pupils, with the boys occupying the ground floor, the girls the upper floor and infants in an attached single storey wing. The new school block (Building A) was opened in March 1890.

Over the twentieth century the school was adapted to suit changing uses, with major additions being completed between 1913 and 1925. From the mid 1970s enrolments at Redfern School began to fall dramatically; for the period

1977 to 1995 they fell from 711 to 149 and between 1995 and 1999 there was a further 19 percent decrease and by 2001 there were just 78 pupils enrolled. In October 2001 the Government announced that Redfern School would be closed by the end of 2002.

### *7.7.2 Heritage Buildings*

The oldest building on the site is the former school block completed in 1878 and officially opened on 18th February 1879, now known as Building B. George Allen Mansfield, the Council of Education's architect for the period 1866 to 1880, designed the two-storey school block. Constructed in good quality brick masonry and embellished by sandstone decorative features in an eclectic design drawing on the Romanesque, Gothic and Old English architectural styles.

Building A (currently the Murawina Aboriginal Child Care Centre) was constructed during 1889 and was designed by William Edmund Kemp, the chief architect of the Department of Public Instruction. In contrast with the earlier school, the treatment of the elevations is simpler with little ornamentation beyond brick and sandstone dentil coursed window lintels and sills and above the George Street entry.

Building C was erected in stages over 1914 and 1917. The new block was intended to satisfy the projected pupil demand for the girls' school. It is a two to three storey brick masonry building with a gable roof with overhanging eaves over the classrooms.

Building D was completed in 1925 to provide additional classrooms for the boys. Building D shares the same design and materials as the earlier classroom block to the south, Building C, in being a three storey masonry building with a gable roof with overhanging eaves and paired chimneys, with repetitive bays of wide sashed windows with concrete rendered lintels to the east elevation. The principal differences between the two buildings are the panels of pebble-dashed wall finish and the skillion roof of the attached staircase wing.

The boys' brick lavatory block is located to the north of Building D. The date of construction has not been determined, but as the building is shown on the architectural plans prepared in 1922 for the construction of Building D, (the paired playground entrances being altered at this time), but is not shown on the survey prepared in 1916 for the new infants and girls' playground, the block was probably built around 1920. The block has a utilitarian design with unrelieved brick masonry walls and a shallow pitched gabled roof.

The girls' brick lavatory block is located to the south of Building C. The date of construction has not been determined, but was probably constructed in the 1960s. The building replaced an earlier lavatory block located in this area from the late nineteenth century.

### *7.7.3 Impact on Heritage Significance*

An assessment of the heritage significance of the buildings and site, together with a statement of impact are provided in the report at Appendix 7. The key conclusions of the assessment are summarised in Table 6 below.

Table 6: Assessment of Key Heritage Impacts

Element	Assessment of Impact
Change of Use	<p>The dispersed nature of the former school blocks set within open areas will continue as will the historic presentation of the two earliest school blocks to George Street. The historic presentation of Buildings C &amp; D will to a large extent continue. The proposal does change the existing northern boundary of the former RPS site by construction of Building F and the pool, and establishing a new pedestrian access route between George Street and the new playing field to the west of Renwick Street. However, the existing northern boundary to the former RPS site is poorly defined owing to the post 1968 land acquisitions.</p> <p>The proposal presented in the DA will not diminish the current ability of the former RPS site to demonstrate its heritage values.</p>
<p>Demolition of buildings and structures:</p> <ul style="list-style-type: none"> <li>▪ The c.1920 brick toilet block</li> <li>▪ The 1960s brick toilet block and shelter shed</li> <li>▪ The c.1970 concrete retaining wall to the north of the playground area and steps to the north of Building B</li> </ul> <p>The retaining wall to c.1916 sunken southern playground area will be retained but the steps rebuilt.</p> <p>The high brick wall on the south and west boundaries will be substantially removed.</p>	<p>The post c.1960 buildings and structures demonstrate the evolving use of the former RPS site as a public school, however this significance does not necessarily warrant retention.</p> <p>The c.1920 brick toilet block is historically associated with the boys' playground area. It is a representative structure of no aesthetic significance. The removal of this building has been addressed in a previous SOHI for the former RPS site.</p> <p>The impact to the c.1916 playground is assessed as minor given the proposal retains the sense of isolation of this precinct by maintaining the different floor levels and retaining wall.</p> <p>The removal of a large section of the brick boundary wall erected in the late nineteenth century is a detrimental impact. The wall, albeit removed in parts in the 1910s and 1920s for the construction of Buildings C &amp; D, continues to demonstrate an aspect of a late Victorian inner-city school. The demolition of the south-western wall sections are required to open the site to Phillip Street to allow vehicular access and the western wall to provide a new pedestrian axis across the NCID site. Small sections of the western wall are to be retained and an iron framed gate will also be salvaged for reuse in the site.</p>
Building F – New PCYC Building	<p>The building is considered to have little detrimental impact on the former RPS site and conservation area for the following reasons:</p> <ul style="list-style-type: none"> <li>▪ The perceived height of the building from the public domain is reduced by the partial excavation of the site area. The ridge height at RL42.410 is marginally lower than the ridge of the gable of the neighbouring Building B (RL 42.41) and greatly lower than the ridge of the tower of Building B (RL 44.41). With the generous set back and recessive layering of the built form of Building F, Building B, the oldest and most architecturally distinctive within the former RPS site, will continue as the predominant element in the streetscape. Existing views of its north and east elevations will not be affected by the new development.</li> <li>▪ The contemporary style and materials utilised in the design of Building F is appropriate and provides an identity distinct from the neighbouring former school blocks. The articulation of the projecting blades reduces the perceived sense of mass and is reminiscent of terraced development. The flat roof with parapet is comparable to the continuous parapets of the residential terraces in George Street. There are precedents for new development of this style of architecture in the conservation area, the residential block at 197 George Street being one example.</li> </ul>
Building G and Pool	<p>The scale of these developments and their presentation to the street frontages are representative of the mixed pattern of existing development in the conservation area. Both are considered to have little detrimental impact on the former RPS site and neighbouring historic development in Renwick Street.</p>
Building A	<p>Details of the proposed to the heritage fabric are provided in the Heritage Assessment. Both internal and external alterations are considered acceptable and necessary to enable adaptive reuse. No</p>

Element	Assessment of Impact
Building B	<p>major concerns are identified.</p> <p>Details of the proposed to the heritage fabric are provided in the Heritage Assessment.</p> <p>The major proposed change to Building B occurs on the south elevation with the addition of an external stair and continuation of the lift core. While the south elevation is largely screened from view within the former RPS site and from George Street, these new elements will impact on the presentation of the building as a Victorian era school block. The impact of the new stair is mitigated by the narrow footprint and modulating the flights of stairs and slim structural support. As the overall height is less than the ridge height of the lowest gable of Building B, the stair will not be visible from the east and north. The stair also reads as an element independent of the neighbouring historic structure. A degree of transparency could be provided depending on the materials used. The breakthroughs required in the southern wall to Levels 1 and 2 are modest and located within inconspicuous internal spaces (B2.09 &amp; and B3.03). The potential impact of the lift core overrun is mitigated for similar reasons.</p> <p>Impact considered acceptable.</p>
Buildings C and D	<p>The major change to the existing presentation of Buildings C &amp; D will be to the west elevation where a number of oriel windows are proposed. The new window elements are designed to be read as elements of contemporary design. They will require removal of panels of original brick and windows. The proposal is considered acceptable given the representative nature of the fabric removed and that the changes affect an elevation designed as secondary element.</p> <p>Another major change is to the open area between Buildings C &amp; D. Currently this area has been altered through a c.1980s bridge connection. This will be removed and replaced by a new full height (ground to underside of eaves of Building D) glazed enclosure. This requires alterations to the original gabled roof and removal of a brick panel on the east wall of the staircase annexe of Building C, and removal of an original external stair and landing sited between Buildings C &amp; D. This change will impact on the original presentation of the buildings and remove original fabric. The proposal is considered acceptable given the location (a secondary space), the use of materials recessive in appearance (glass), and because it does not challenge the dominance of the main section of Buildings C &amp; D.</p>

#### *7.7.4 Impact on Heritage Significance of Surrounding Area*

The whole of the site is located at the south-west corner of the Redfern Estate Conservation Area classified by the National Trust of Australia (NSW) and scheduled in the Sydney City Local Environmental Plan. The southern boundary of the conservation area is Phillip Street.

In general, the conservation area is characterised by predominantly residential use with some light manufacturing interposed with civic, church and commercial sites. The street pattern is a regular grid plan.

The area has experienced almost continual development since the initial subdivision of 1842 and this is demonstrated in the built environment with its mixture of mid nineteenth century freestanding and terraced houses, late nineteenth century terraces, inter-war former factories, and post war flats.

Some built elements in this southern part of George Street are characteristic of the heritage values of the broader conservation area, these being the terrace at 179-193 George Street and Clyde House, 195 George Street opposite the school and the original school site.

The Heritage Assessment states that the proposal responds to the varied scale, form and design of the surrounding development in the design, materials and displacement of the new elements to the north and west of the original boundaries of the school site. The important relationship between the school buildings and the terraces facing each other across George Street is maintained as no major work is proposed here. The proposal ensures all school blocks are retained and maintains the legibility of the original school boundary.

For the reasons outlined above, the proposal is considered to have little impact on the listed items and is sympathetic to the heritage values of the Redfern Estate Conservation Area in particular, the landmark status of the school blocks, the historic subdivision pattern of the school grounds, the historic association of the site with the major public school with the conservation area, and the streetscape quality of the southern end of George Street.

The Heritage Assessment concludes that the NIDC proposal provides a positive built contribution to the local area in being a well designed example of contemporary architecture that respects the heritage values of the former RPS site and the Redfern Estate Conservation Area. The proposed changes to the heritage listed elements of the former RPS site have an acceptable level of impact.

The Assessment recommends that prior to the issue of the Construction Certificate the fabric affected by the proposal should be comprehensively recorded in accordance with the guidelines of the NSW Heritage Office. This recommendation is included in the Draft Statement of Commitments.

## 7.8 EUROPEAN ARCHAEOLOGY

An Historical Archaeological and Impact Assessment has been prepared by Archaeological and Heritage Management Solutions (AHMS, March 2007) and is provided at Appendix 26. The report provides a detailed analysis of the potential European archaeological significance of the site.

The assessment states that there is evidence of substantial occupation on the site from at least 1865. By overlaying historical plans on the NIDC site, it is possible to identify important factors relating to the archaeological potential of the site. This is illustrated in Figures 8 and 9 shown below.

The assessment indicates that the potential archaeological remains at the NIDC site are potentially significant resources representing the remains of over 150 years of development and occupation of the site. The potential archaeological remains have the ability to demonstrate elements of the historic, economic and social development of this site and the surrounding area. The site generally has potential to demonstrate the occupation of the site from the 1860s onwards through the physical remains of the environment, houses and industrial sites within the study area. The site is therefore assessed as having High Local Research Significance.

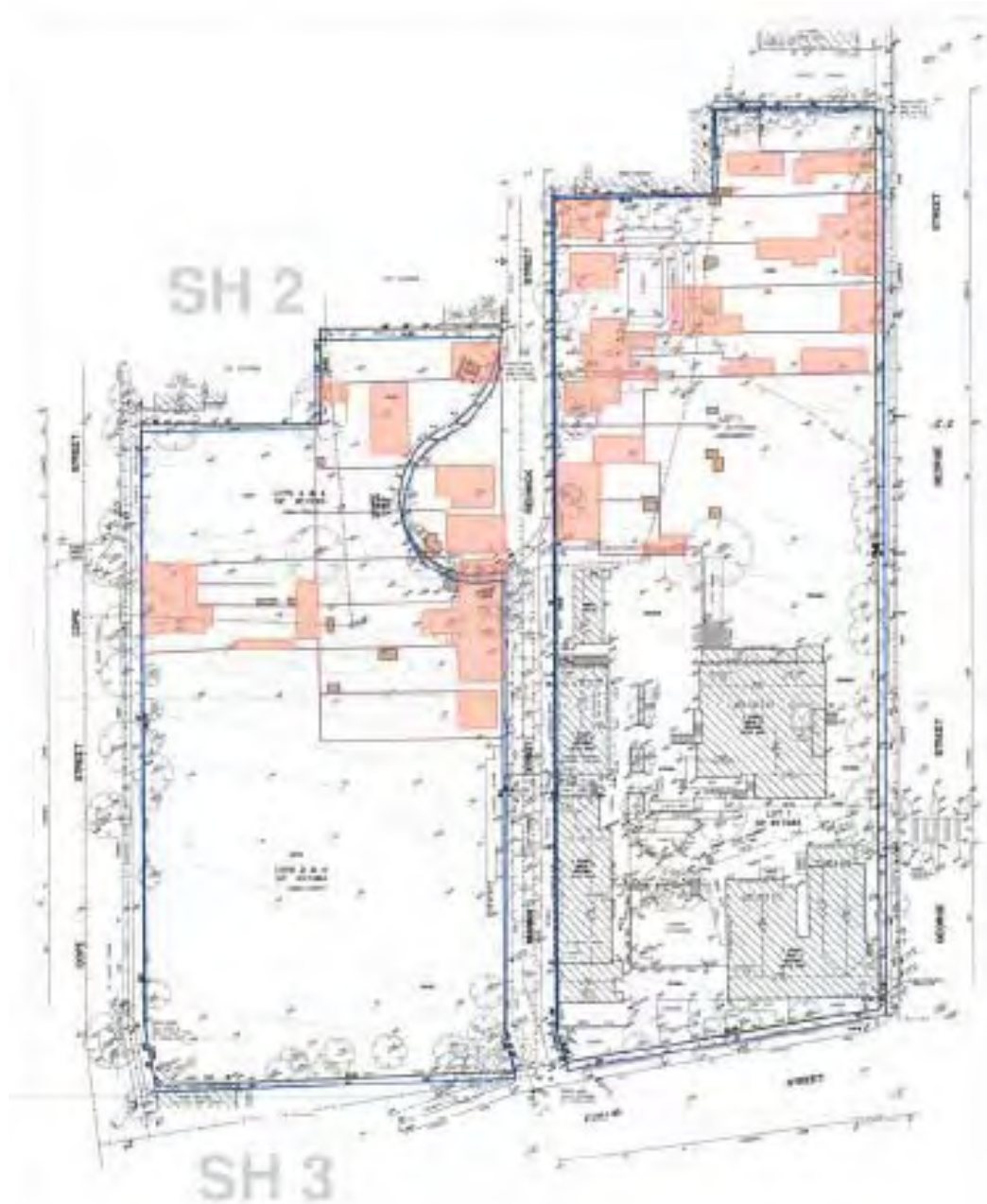


Figure 8: Overlay of the 1865 Trig Plan on the NIDC site (*Historical Archaeological and Impact Assessment, AHMS, 2007*)

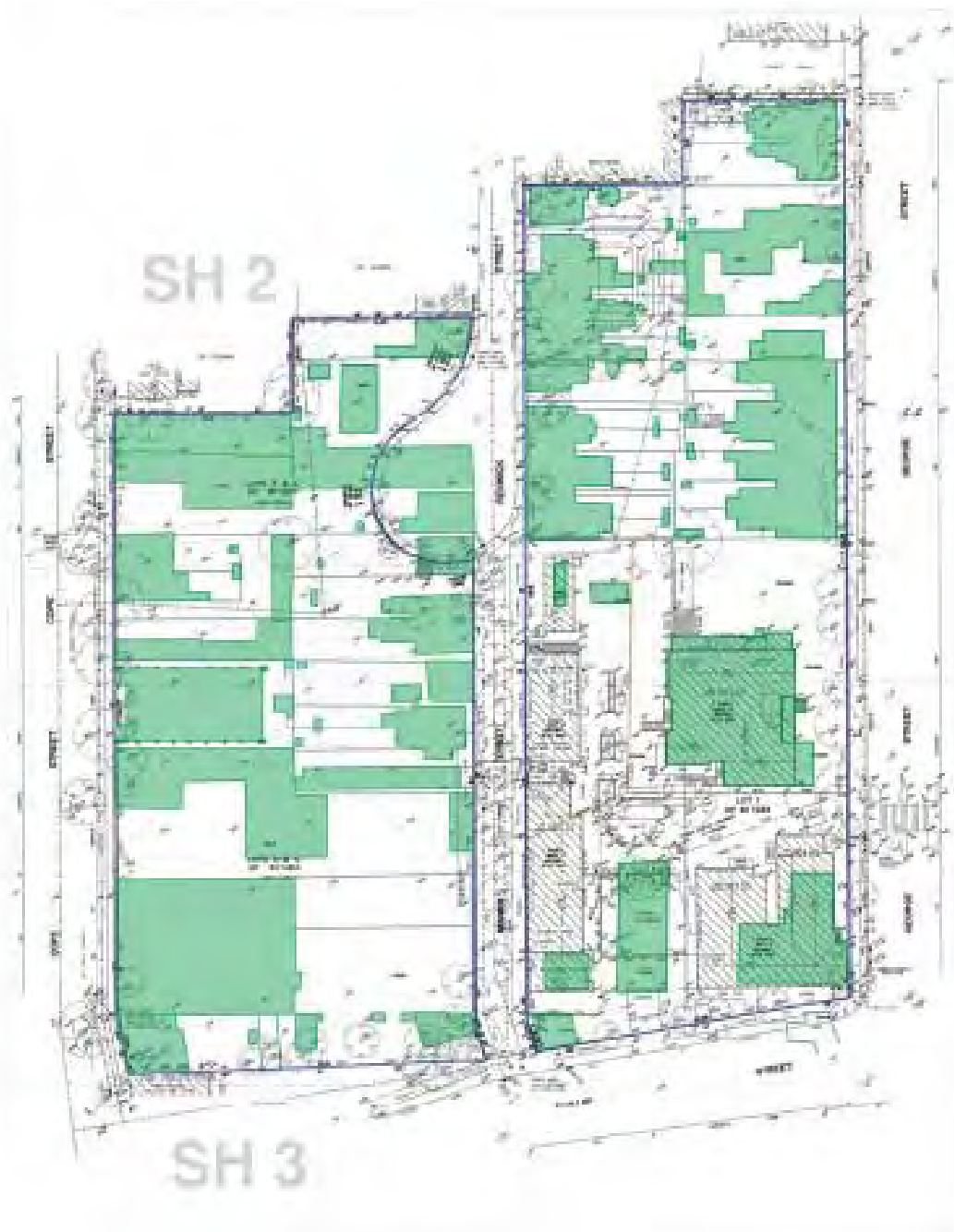


Figure 9: The extent of the site developed by the end of the 19th Century (*Historical Archaeological and Impact Assessment, AHMS, 2007*)

This historical archaeological and impact assessment concludes that:

- The site is associated with early grant to Dr William Redfern;
- The site was probably being utilised from the mid 1850s onwards characterised by mostly domestic occupation;
- Later 19<sup>th</sup> Century development introduced industrial manufactories to the south west corner of the site;
- The remains of both the domestic and light industrial occupation still potentially remain on the site;
- The potential relics are expected to have suffered varying degrees of disturbance from subsequent activities on the site with moderate disturbance identified on the southern half of the west block;
- The potential remains from the mid 19<sup>th</sup> to 20<sup>th</sup> Century period of occupation are assessed as of high local significance;
- The development of the site may have some impact upon the archaeological resource.

Given the potential archaeological significance of the site it is proposed to undertake test trenching in those parts of the site considered to have potential significance. The archaeological test excavations will need to be undertaken as a matter of priority to determine whether there are any significant relics and if the development design needs to be modified accordingly. It is therefore proposed to commence the archaeological test excavation in the near future so that if any design changes are required these can be made before the project is determined by the Minister.

It should be noted that Part 6 approvals from the Heritage Council in relation to the test excavation are not required for Major Projects under Part 3A of the EP&A Act. However, in accordance with the Director-General's Environmental Assessment Requirements for this project, a research design has been prepared which will guide the manner in which the test excavations are undertaken.

The Archaeological Assessment makes a number of recommendations with regard to the test excavation which have been incorporated into the Draft Statement of Commitments.

## 7.9 ABORIGINAL HERITAGE

An Aboriginal Heritage Impact Assessment has been prepared by AHMS (March 2007) and is provided at Appendix 29. The assessment has been prepared in consultation with the local Aboriginal community and provides a detailed analysis of the Aboriginal heritage issues associated with the site.

There are no known Aboriginal archaeological resources on the site however the topography and distribution of natural resources within the study area indicates a potential for open artefact scatter sites, midden deposits and isolated finds across the landscape.

Previous excavations in the Sydney region indicate that Aboriginal sites are larger and more frequently located in close proximity to water sources. The size of sites generally increases according to permanence of water and

localised stream characteristics like permanent ponds and wetlands. It is unclear how close the site would have been to the nearest water sources or wetland because European development has fundamentally changed the local landscape and hydrology. It is clear, however, that abundant water sources and wetlands did exist in the local area.

Ethno-historical evidence indicates the study area overlooked a traditional transit route from the Eastern Suburbs along the line of Botany Road. Historical sources also indicate Redfern was used by early 19th century Aborigines as a place for camping, feasting, fighting and other social gatherings.

Previous excavations in the Eastern Suburbs have been characterised by very low-density stone artefact deposits, suggesting that occupation of areas back from the immediate foreshore was sporadic. This finding is at odds with ethnographic reports of large groups living in semi-permanent villages in the modern eastern suburbs area and north arm of Botany Bay. It may be the case that Aboriginal occupation was specifically focused on particular landforms or resources, possibly permanent water sources. More work is required to satisfactorily resolve these issues relating to local settlement patterning. In this regard it is noted that there have been very few archaeological investigations of the western portions of the Botany Sand Dune, including the Redfern – Waterloo area.

The assessment of Aboriginal archaeological potential concludes aeolian sand deposits that exist below fill on the site have potential to contain Aboriginal archaeological deposits. Therefore any development works that would remove or disturb the aeolian sands have potential to disturb Aboriginal archaeological deposits.

The analysis indicates that the proposed development will impact on potential archaeological deposits across two areas of the site (as marked yellow and blue on Figure 10 below). Proposed excavation of aeolian sands would disturb or destroy any Aboriginal archaeological deposits in these areas. In accordance with the Director-General's requirements, a research design to undertake archaeological test excavation would be required if the aeolian sands in these areas will be affected by development works.

The Archaeological Assessment indicates that the proposed development will impact on potential archaeological deposits across two areas of the site (marked yellow and blue on Figure 10). Proposed excavation of aeolian sands would disturb or destroy any Aboriginal archaeological deposits in these areas. In accordance with the Director-General's requirements, a research design to undertake archaeological test excavation would be required if the aeolian sands in these areas will be affected by development works. A research design has therefore been prepared and is provided in Appendix 2 of the Archaeological Assessment.

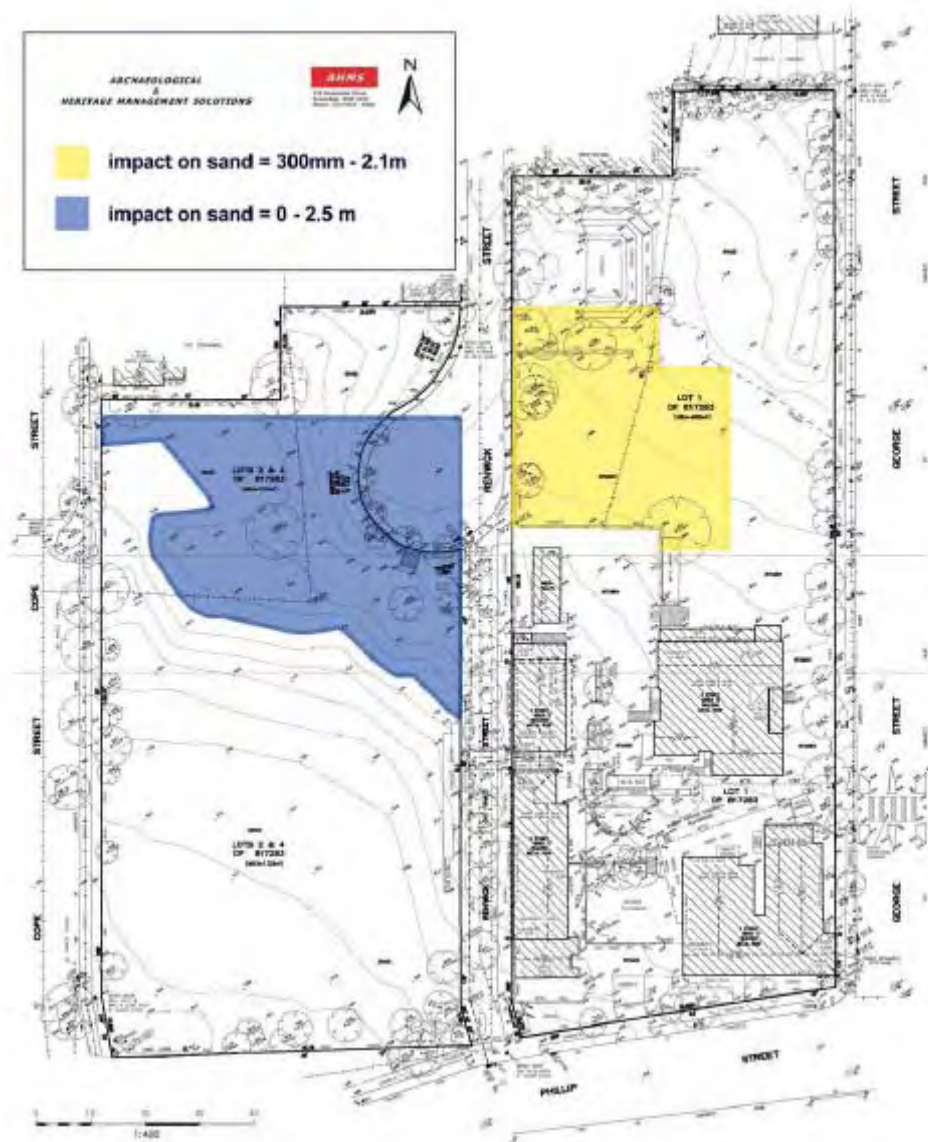


Figure 10: Current site plan showing areas of assessed impact on the aeolian sands, which have potential to contain archaeological deposits. Depth of impact is shown on top left of plan.

The Archaeological Assessment notes that there are two options to manage the areas of potential impact shaded yellow and blue on Figure 10:

1. Modify the development design to avoid impact on the aeolian sand deposits; or
2. Undertake archaeological test excavation prior to commencement of site development works to determine whether the aeolian sands contain archaeological deposits, and if so, assess the extent and significance of those deposits. Further management of the archaeological deposits (if present) would depend on their level of assessed significance.

Modifying the development design at this stage is considered premature given that it is not known whether there are any archaeological relics within these areas, or if found what the significance of any relics might be. At the same time, it is critical to undertake the archaeological test excavation as a matter of priority to determine whether there are any significant relics and if the development design needs to be modified accordingly. It is therefore proposed to commence the archaeological test excavation in the near future so that if any design changes are required these can be made before the project is determined by the Minister.

It should be noted that approvals under Part 6 of the *National Parks and Wildlife Act 1974* in relation to the test excavation are not required for Major Projects under Part 3A of the EP&A Act. However, in accordance with the Director-General's Environmental Assessment Requirements for this project, a research design has been prepared which will guide the manner in which the test excavations are undertaken.

The Archaeological Assessment makes a number of recommendations with regard to the test excavation and consultation with the Metropolitan Local Aboriginal Land Council. These recommendations have been incorporated into the Draft Statement of Commitments.

## 7.10 SOCIAL AND ECONOMIC IMPACTS

The Indigenous Land Corporation (ILC) is a Commonwealth statutory authority set up under the Aboriginal and Torres Strait Islander Act 2005, to assist Indigenous Australians to acquire and manage land in a sustainable way, so as to provide cultural, social, economic or environmental benefits. Established in 1995 in response to the High Court Mabo Decision, its formation benefits Indigenous people whose native title has been extinguished, or who, as a result of dispossession cannot demonstrate continuous attachment with their land.

Over the past 11 years, the ILC has purchased 5.5 million hectares of land throughout Australia, resulting in a total of 201 land acquisitions valued at \$170 million dollars. The ILC also supports the ongoing management of Indigenous held land and in the last financial year invested \$16.5 million dollars in 119 active land management projects nation-wide. The redevelopment of the former Redfern Public School into a National Centre for Indigenous Development (NIDC) is the ILC's largest strategic land investment to date and represents the ILC's commitment to social change for urban Indigenous communities.

Following on from the 2004 'Redfern Riots' the ILC Board of Directors decided to develop a strategic project to assist in addressing the social issues impacting on Indigenous youth such as over-representation in the justice system, drug and alcohol abuse, poor secondary and tertiary education retention rates and high rates of unemployment. It is widely recognised that Indigenous disadvantage is multi-faceted and cannot be addressed by any one area of government service delivery. Through the investment in the new NIDC the ILC recognises that a holistic approach to addressing Indigenous disadvantage is needed, and that early childhood intervention and development in youth education are important target areas in achieving this important social change.

In recent years the ILC has also been made aware of the lack of accommodation and training facilities in the Sydney region for visiting Indigenous sporting teams. At present, many sports organisations are forced to stay at facilities located far from the CBD, or pay high rates in city hotel accommodation, which is neither affordable nor culturally appropriate. The NIDC will address this infrastructure gap by providing temporary accommodation, dining, sporting and educational facilities for up to 100 people in the Indigenous heart of Sydney.

ILC's objectives for this project can be summarised as follows:

Project Benefits	Target Outcome
Long term social benefits for indigenous people	Support organisations who will foster talent, improve self esteem and confidence in young people.
Long term educational benefits for indigenous people	Build facilities to assist young students to improve literacy and numeracy and behavioural skills.
Long term cultural benefits for indigenous people	Promote the development of successful Indigenous organisations by supporting good governance structures and increased capacity building.
Employment and economic activity within Redfern-Waterloo community	Provide opportunities in skilled and unskilled labour markets in Redfern and increased economic activity.

#### *7.10.1 Social and Cultural Opportunities*

The ILC has identified the following User-Groups to operate programs from the NIDC, each delivering a variety of benefits to the local and national Indigenous community:

- **Murawina Child Care Centre**  
The provision of affordable, culturally appropriate and educational long-term day care and pre-school programs is a key component in giving Indigenous children the right start in life. Murawina have provided this service to the Redfern community for over 21 years, beginning their operations from the Block in the 1970s. At present, Murawina provides quality care from Koori Teachers and Carers and healthy meals to 39 local Aboriginal and non-Aboriginal children. In the redeveloped NIDC, Murawina will be provided with a purpose built facility providing space for up to 59 children.

- **Exodus Tutorial Program**

The Exodus Tutorial Program was established by the Uniting Church Exodus Foundation (Reverend Bill Crews) in 1996. The innovative program provides intensive literacy and numeracy training to students who are struggling in the mainstream school system. The tutorial program has been developed by the Macquarie University Education Department over many years and has assisted some 300 students to stay in school and further their educational opportunities. The Redfern Tutorial Centre will provide up to 30 places for Indigenous students aged 10 to 14 from the local public schools. The students receive one-to-one tuition from 8:30am to 11:30am, five days a week for a period of six months. An average students' reading age is said to improve by 12 to 18 months during this time.
- **National Aboriginal Sports Corporation Australia**

The National Aboriginal Sports Corporation Australia (NASCA) is a not-for-profit organisation operating to service the development of Aboriginal and Torres Strait Islander sport and uses sport as a vehicle to encourage children to lead healthy lifestyles. Founded in 1995 by David Liddiard (former Rugby League player), NASCA provides sporting programs to communities in remote, regional and urban Australia, particularly in New South Wales, Queensland and the Northern Territory. An important aspect of NASCA's programs is the rewarding of young peoples' achievements through the mentoring and coaching offered by successful Indigenous sports people. The NIDC will provide the 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 in the Sydney region.
- **The Lloyd McDermott Rugby Development Team**

Founded in 1991 in response to the low levels of Indigenous boys participating in Rugby Union, the Lloyd McDermott Rugby Development Team (LMRDT) fosters and supports talented Indigenous boys and girls in the sporting arenas of rugby union, golf and netball. LMRDT promotes sport as a means of achieving other successes in life such as education and training. LMRDT has assisted a number of Indigenous students in gaining educational scholarships at private schools throughout the country and have travelled overseas with Indigenous teams to compete in sporting competitions. The mentoring and training programs offered by the LMRDT have placed approximately 60 young Aboriginal and Torres Strait Islanders in real employment positions with highly successful retention rates. Like NASCA, LMRDT will utilise the NIDC sports training, dormitory, dining and accommodation facilities for groups of up to 130 people throughout the school year.
- **Police and Community Youth Club**

The PCYC will provide a valuable asset to the NIDC for the use by the local community. The new PCYC facility boasts a sports hall with spectator seating, community activity rooms, dance studio, weights gym, boxing gym, outdoor heated swimming pool, computer learning centre, arts and crafts room and photography laboratory. The PCYC is a valued community organisation as it provides essential services to the

young people of the Redfern-Waterloo area including after-school and school holiday care.

#### *7.10.2. Economic Opportunities*

The ILC is working closely with the Redfern-Waterloo Authority to ensure that a comprehensive Aboriginal Participation Plan is included in the construction of the new Centre. It is estimated that approximately 14 positions in a range of trades will be created for a project of this size, providing a mix of apprenticeships, traineeships and general labour employment opportunities. The ILC is also committed to increasing the number of Aboriginal sub-contractors currently involved in government construction projects and is liaising with RWA to build the capacity of a few key businesses in this area.

Once the NIDC is established, there will be ongoing opportunities for Indigenous employment in the areas of centre management, hospitality (accommodation and catering) and grounds maintenance. An important aspect to the Business Operational Plan currently being developed is the opportunities for Indigenous traineeships in these key employment areas.

In addition, the provision of permanent accommodation for community organisations such as Murawina Child Care Centre, NASCA and LMRDT allows for greater numbers of Indigenous employees in these key areas of service delivery. In the new facility Murawina will employ up to 15 teachers and child-care workers; NASCA will have 4 f/t employees working from the administration offices on site and program co-ordinators operating from the facility; and it is estimated that PCYC will employ 4 f/t and program and administration staff as needed.

## 8 DRAFT STATEMENT OF COMMITMENTS

In accordance with the Director-General's EA requirements, the following draft statement of commitment identifies the proposed mitigation measures, environmental management of residual impacts and monitoring for the proposed development. The draft Statement of Commitments identifies those measures that will need to be implemented during the pre-construction and construction phases as well as once the development is complete in order to minimise impacts on the environment. The applicant undertakes to carry out the development in accordance with the commitments given below.

### GENERAL

- A. The proponent will undertake the development in accordance with the Environmental Assessment report prepared by MG Planning Pty Ltd dated March 2007 and the following drawings:

Architectural Drawings prepared by Tonkin Zulaikha Greer		
Drawing No.	Name of Plan	Date
Site Plans		
DA-10	Context & Location Plan	27/03/07
DA-11	Context Street Elevations	27/03/07
DA-12	Site Analysis Plan	27/03/07
DA-13	Site Plan Fencing	27/03/07
DA-14	Site Street Elevations	27/03/07
DA-15	Site Sections	27/03/07
DA-16	Site Existing	27/03/07
Demolition Plans		
DA-50	Demolition Site Plan	27/03/07
DA-51	Demolition Building A Level 0+1 Plans	27/03/07
DA-52	Demolition Building A Level 2 + Roof Plan	27/03/07
DA-53	Demolition Building A Elevations	27/03/07
DA-54	Demolition Building A Section	27/03/07
DA-55	Demolition Building B Plans	27/03/07
DA-56	Demolition Building B Elevations	27/03/07
DA-57	Demolition Building C+D Level 0-2	27/03/07
DA-58	Demolition Building C+D Level 3 + Roof	27/03/07
DA-59	Demolition Building C+D Elevations 1	27/03/07
DA-60	Demolition Building C+D Elevations 2	27/03/07
Building A		
DA-100	Building A Level 0+1	27/03/07
DA-101	Building A Level 2+3	27/03/07
DA-103	Building A Elevations	27/03/07
DA-103a	Building A Elevations (coloured)	27/03/07
DA-104	Building A Sections	27/03/07
DA-104a	Building A Sections (coloured)	27/03/07
Building B		
DA-200	Building B Level 1+2	27/03/07
DA-201	Building B Level 3 + Roof Plan	27/03/07
DA-203	Building B Elevations	27/03/07
DA-203a	Building B Elevations (coloured)	27/03/07
Buildings C+D		
DA-300	Building C+D Level 0+1	27/03/07
DA-301	Building C+D Level 2+3	27/03/07
DA-302	Building C+D Roof	27/03/07
DA-304	Building C+D North + South Elevation	27/03/07

Architectural Drawings prepared by Tonkin Zulaikha Greer		
Drawing No.	Name of Plan	Date
(Cont'd from previous page)		
DA-304a	Building C+D North + South Elevation (coloured)	27/03/07
DA-305	Building C+D West + East Elevation	27/03/07
DA-305a	Building C+D West + East Elevation (coloured)	27/03/07
Building F		
DA-400	Building F Level 1 Floor Plan	27/03/07
DA-401	Building F Level 2 Floor Plan	27/03/07
DA-402	Building F Level 3 Floor Plan	27/03/07
DA-403	Building F Roof Plan	27/03/07
DA-407	Building F/G West Elevation 1+2	27/03/07
DA-407a	Building F/G West Elevation 1+2 (coloured)	27/03/07
DA-408	Building F South + East Elevation	27/03/07
DA-408a	Building F South + East Elevation (coloured)	27/03/07
DA-409	Building F Sections 3+4	27/03/07
Building G		
DA-500	Building G Level 2+3	27/03/07
DA-501	Building G Roof Plan	27/03/07
DA-503	Building G East Elevation 1+2 Section 5	27/03/07
DA-503a	Building G East Elevation 1+2 Section 5 (coloured)	27/03/07
DA-504	Building G/F North + South Elevation Section 1	27/03/07
DA-504a	Building G/F North + South Elevation Section 1 (coloured)	27/03/07
Shadow Diagrams		
DA-600	Shadow Diagrams March	27/03/07
DA-601	Shadow Diagrams June	27/03/07
DA-602	Shadow Diagrams September	27/03/07
DA-603	Shadow Diagrams December	27/03/07
Perspectives		
DA-1000	Aerial View	27/03/07
DA-1001	Central Terraces	27/03/07
DA-1002	Looking up George Street	27/03/07
DA-1003	Looking Down George Street	27/03/07

Landscape Plans prepared by 360°		
Drawing No.	Name of Plan	Date
LP01	Landscape Plan	March 2007
LP02	Landscape Sections and Elevations	March 2007
LP03	Landscape Sections and Elevations	March 2007
LP04	Draft Lighting Plan	March 2007

## STATUTORY REQUIREMENTS

- B. In relation to any obligations under other Acts, the proponent will ensure that all licences, permits and approvals are obtained and kept current, as required throughout the construction and post construction phases of the development.

## ABORIGINAL ARCHAEOLOGY

- C. An archaeological test excavation will be undertaken in accordance with the research design and methodology provided in Appendix 2 of the *Aboriginal Heritage Impact Assessment* (AHMS, March 2007);
- D. The archaeological test excavation will be undertaken prior to commencement of development work within the areas marked blue and yellow on Figure 8.3 in the *Aboriginal Heritage Impact Assessment* (ibid);
- E. The results of test excavation and further consultations with the local Aboriginal community will form the basis for decisions about management of Aboriginal heritage sites and cultural values during the site re-development. Detailed recommendations for management of Aboriginal heritage will be included in the test excavation report;
- F. If any human burials are found during archaeological excavation, or at any time during the development process, excavation work will cease immediately. The NSW Police Service and DEC will be notified and advice sought before work re-commences;
- G. The Indigenous Land Corporation will ensure that the sand deposits identified on Figure 8.3 in the *Aboriginal Heritage Impact Assessment* (ibid) are not disturbed or removed prior to the archaeological test excavation. All relevant contractors will be briefed to ensure the sand deposits are not inadvertently disturbed during bulk excavation and remediation work;
- H. A project archaeologist will be engaged to monitor excavation of lower portions of the imported fill material (ie. fills within 200mm of the indicated level of sand deposits) to ensure the sand deposits are not disturbed;
- I. The Metropolitan Local Aboriginal Land Council will be consulted on a regular (monthly) basis during the archaeological excavation until any issues arising in relation to management of Aboriginal cultural heritage have been resolved;
- J. The Metropolitan Local Aboriginal Land Council will be invited to participate in any archaeological investigations at the site;
- K. A copy of the Environmental Assessment will be forwarded to the Metropolitan Local Aboriginal Land Council and they will be invited to provide written comment on the cultural significance of the study area and the recommendations regarding management of Aboriginal heritage;
- L. If any Aboriginal objects are otherwise discovered on site, excavation or disturbance will cease and the National Parks and Wildlife Division of the Department of Environment and Conservation will be informed in accordance with Section 91 of The National Parks and Wildlife Act, 1974.

## EUROPEAN ARCHAEOLOGY

- M. An archaeological test excavation (see Appendix A Research Design) will be undertaken to determine the nature, extent and condition of the potential historical archaeological resource on the site. The archaeological test excavation will be undertaken in accordance with the Research Design set out in Appendix A of the *Historical Archaeological and Impact Assessment* prepared by AHMS (March 2007);
- N. Any excavation on the site will be undertaken by a qualified archaeologist to determine the nature of the archaeological resource. The archaeologist will be provided with adequate time and resources to determine whether or not the area contains significant relics and to identify the extent and integrity of any such relics;
- O. No State Significant relics will be disturbed during the abovementioned excavation without further consultation with the Heritage Office. Depending on the nature of the discovery, additional assessment may be undertaken prior to recommencement of excavation in the affected area.
- P. The archaeologist will employ a best practice approach and recording methods when monitoring the excavation;
- Q. At the conclusion of the excavation the archaeologist will provide a written report describing the excavation results to the Heritage Office and Department of Planning;

## REMEDIATION

- R. All remediation on the site is to be undertaken in accordance with the *Remedial Action Plan* (Environmental and Earth Sciences, March 2007).
- S. A NSW EPA accredited Site Auditor will be engaged to provide an independent review of the remediation and to issue a Site Audit Statement upon completion of the works confirming that the site has been remediated to a standard suitable for the proposed land use.

## CONSTRUCTION

- T. Prior to commencing construction, a Construction Management Plan will be prepared for approval by the PCA. This Plan will include:
  - 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;
  - measures to secure the site during construction;
  - 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.
- U. 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. The public will be informed of any early works construction, including remediation and archaeological works.
- V. General constructions hours will be as follows:
- Monday to Friday 7.00am to 6pm
  - Saturday 7.00am to 3pm

## ESD

- W. All new services works will comply with the energy efficiency requirements set out in the BCA 2006 Part J.
- X. The development will incorporate the specific energy efficiency initiatives identified in pages 15-18 of the *Report on Proposed Mechanical, Electrical, Fire, and Hydraulic Services* (Simpson Kotzman, March 2007).

## TRANSPORT

- Y. NIDC visitors and employees will be encouraged to use public transport by:
- the placement of bus and rail timetable information in common areas throughout the complex such as foyers and staff kitchen areas;
  - the provision of public transport information packages to all employees of businesses/organisations located within the proposed development. These packages will include details of:
    - the location and most direct route to Redfern Station as well as all bus stops within 400 metres of the site.
    - timetable and route information of those services which operate via each of the identified transport nodes.

- promotion of the site's high level of accessibility to both the suburban inter-urban and intra-state rail services in all advertising material sent out to organisations/groups which are proposing to use the facility.
- Z. Subject to endorsement by the Sydney Traffic Committee, the existing pedestrian crossing on George Street is to be relocated to the Phillip Street intersection as shown in Figure 7 of the *Assessment of Traffic and Parking Implications* (Transport and Traffic Planning Associates, March 2007).
- AA. Subject to endorsement by the Sydney Traffic Committee, kerbside parking arrangements along the George Street frontage are to be reconfigured in accordance with Figure 7 of the *Assessment of Traffic and Parking Implications* (Transport and Traffic Planning Associates, March 2007), to provide for bus parking and deliveries to the site.
- BB. All costs associated with 'D' and 'E' above, the implementation of the Renwick Street Road Closure, construction of the Renwick Street car park and the construction of the modified cul-de-sac arrangements, will be borne by the ILC.
- CC. Secure bicycle racks for up to 22 bicycles will be provided on site in the Main Entry Terrace open space area and adjacent to the PCYC.

## TREES

- DD. Proposed new street tree planting along Cope, Phillip and George Streets will be carried out in accordance with the Landscape Plan prepared by 360° (Drawing No LP01 Issue March 2007).
- EE. Tree protection measures detailed in the *Tree Audit and Impact Assessment Report* (Banksia Ecology, March 2007) will be implemented during construction.

## ACCESS

- FF. The development will be undertaken in accordance with the recommendations in the *Access Report* (Accessibility Solutions (NSW) Pty Ltd, 2007)

## NOISE

- GG. The development is to be designed and constructed in accordance with the recommendations contained in Section 6.7 and 7.4 of the *Acoustic Assessment Report* (Renzo Tonin and Associates, March 2007).

## BCA

- HH. All works will comply with the provisions of the BCA (Blackett Macguire & Associates, 2006), either in terms of the deemed-to-satisfy provisions or by way of an alternate solution.

## LIGHTING AND SECURITY

- II. An outdoor lighting plan will be submitted to the PCA prior to the issue of the construction certificate. The lighting plan will identify the type and number of luminaries, extent of glare and light spill outside the boundary and any measures needed to mitigate the impacts on nearby residences. Lighting measures to meet safety and energy objectives will also be detailed in the lighting plan.
- JJ. A closed circuit television (CCTV) system will be provided to strategic locations for surveillance and digital recording. Footage will be of a quality and clarity that complies with approved government technical standards and will safeguard any evidentiary values. All footage will be kept for a minimum of 30 days.
- KK. The NSW Police Crime Prevention Officer will be consulted during the detailed design phase to ensure safety issues are adequately addressed.

## SIGNAGE

- LL. Details of proposed signage will be submitted to the Department of Planning for approval prior to the issue of the Occupation Certificate.

## WASTE

- MM. A Construction Waste Management Plan will be provided to the PCA for approval at the construction certificate stage which will address the following:
- 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.
- NN. An Operational Waste Management Plan will be prepared prior to the issue of the Occupation Certificate for approval by the PCA which will detail operational waste management.

## 9 CONCLUSION

### 9.1 ENVIRONMENTAL IMPACTS

This Environmental Assessment Report is submitted to the Department of Planning under Part 3A of the *Environmental Planning and Assessment Act 1979* and State Environmental Planning Policy (Major Projects) 2005. It has been prepared in accordance with the requirements of the Director-General of the Department of Planning, which are detailed in the letter at Appendix 1.

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 project has involved extensive consultation with the Redfern-Waterloo Authority, City of Sydney, as well as other government agencies. There have also been extensive discussions with local Aboriginal groups and the community. All issues raised have been carefully considered during the development of the project design. It is proposed that consultation with local Aboriginal groups and the community will be ongoing through construction to operation.

As discussed in Section 6, this project is consistent with the relevant planning controls as well as the Redfern Waterloo Authority's long term vision for the area.

### 9.2 SITE SUITABILITY

The suburbs of Redfern and Waterloo have played a significant part in the social history of Aboriginal Australia. Redfern has long been associated with Aboriginal settlement in a post-colonial era; firstly through Aboriginal employment in the rail yards, factories and light industries and secondly through the important role Redfern played as a gathering place for the political movements of the 1960s and 70s culminating in the 1967 referendum which finally granted Aboriginal people the citizenship rights of

ordinary Australians, including the right to vote. Redfern continues to house a large permanent and transitory Aboriginal population and is often referred to as the "Indigenous heart of Australia", being the home to the first Aboriginal owned and managed organisations such as the Medical and Legal service. The suitability of Redfern for the establishment of a national centre aimed to develop the skills and talents of young Indigenous people is considered highly appropriate given this strong, rich and varied attachment to place that has existed for many years.

Similarly, the former Redfern Public School site is ideally suited for redevelopment as the National Indigenous Development Centre. The existing buildings on the site have been used in the past for education related activities and as such lend themselves to adaptive reuse for educational and administrative functions associated with the centre. At present the existing buildings are under-utilised and in need of upgrading. The proposed use will provide for the refurbishment of the heritage buildings and their long term protection.

The north-east corner of the site is currently vacant and again under-utilised. This part of the site provides an ideal location for the proposed PCYC building, pool and childcare centre as it allows for co-location and integration with the other activities which will be accommodated in the existing buildings to the south. Locating the new buildings in the north-east section of the site also allows for a combined main entry to the site off George Street and for better overall security and site management. The new buildings have been designed to ensure that privacy, solar and noise impacts on adjoining residences are minimised.

The open area to the west is similarly well suited for use as a training field, the planning controls anticipating that this area is suitable for redevelopment for recreation purposes. The area is vacant and contains little vegetation. There is evidence of contamination in this part of the site, however, a Remedial Action Plan has been prepared and a Site Auditor appointed to oversee the remediation works.

The site is well-served by public transport and has good pedestrian connectivity to the surrounding areas.

A number of detailed analyses have been undertaken in relation to the proposal and its associated impact on the site, which are discussed in this Environmental Assessment. These studies clearly indicate that the site is suitable for the proposed use and that there will be no significant environmental impacts associated with the development that would adversely affect the site or surrounding areas. Any impacts that do occur can be readily managed through appropriate mitigative measures.

### 9.3 JUSTIFICATION FOR THE PROJECT AND THE PUBLIC INTEREST

The construction of the proposed National Indigenous Development Centre on the site of the former Redfern Public School will provide a community development that 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.

These benefits are detailed in Section 7.10 of this report. 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.