

Redfern Community Health Centre

Preliminary Environmental Assessment

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Prepared for

SYDNEY SOUTH WEST
AREA HEALTH SERVICE
NSW HEALTH

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Redfern Community Health Centre – Preliminary Environmental Assessment Report

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Executive Summary

Development of the Redfern Community Health Centre by NSW Health and Sydney South West Area Health Service is proposed for the disused Redfern Court House and Police Station site located at 103-105 Redfern Street to replace existing inferior facilities located in the former Rachel Forster Hospital and converted terrace houses in Pitt Street.

The centre will provide important services for the local community in the key areas of population health, drug health and mental health.

The site is included within the Redfern-Waterloo Authority (RWA) land identified in Schedule 3 of the State Environmental Planning Policy (Major Projects) 2005 (Major Projects SEPP) and as such the development application and consent for the site will be dealt with under Part 3A of the EP&A Act. The site is identified as a Strategic Site under the Redfern Waterloo Built Environment Plan. The zoning for the site is Business Zone – Local Centre and the proposed use is permissible (with consent).

The proposed use and design will meet the objectives for the site as described in the Redfern – Waterloo Built Environment Plan for RWA's strategic sites.

This Preliminary Environmental Assessment provides an overview of the project and a preliminary identification of key issues. It is to inform relevant agencies for consultation in a Planning Focus Meeting (PFM) (if required), and to assist in the preparation of Director-Generals Requirements for subsequent lodgement of a Project Plan Application in accordance with Part 3A of the EP&A Act.

1. Introduction

This assessment has been prepared to identify key potential issues associated with the preparation of a Project Plan application for the development of the Redfern Community Health Centre on the site of the disused Redfern Court House and Police Station located at 103-105 Redfern Street and through to Turner Street.

The development includes retention and adaptive re-use of the Courthouse, which has heritage significance, and demolition of the Police Station with a new building and undercroft / basement parking proposed on that portion of the site.

This site is included within the Redfern-Waterloo Authority land identified in Schedule 3 of the State Environmental Planning Policy (Major Projects) 2005 (Major Projects SEPP) and is identified as a Strategic Site under the Redfern Waterloo Built Environment Plan. The zoning for the site is Business Zone – Local Centre and the proposed use is permissible (with consent). See Section 3.4.

In accordance with Part 3A of the EP&A Act and associated guidelines, this preliminary Environmental Assessment has been prepared to provide an overview of the Redfern Community Health Centre project, to inform consultation with relevant agencies in a Planning Focus Meeting (PFM) (if required), and to assist in the preparation of Director-Generals Requirements when appropriate.

In summary, the project involves the development of a Community Health Centre to replace the existing inferior facilities located in the former Rachel Forster Hospital and converted terrace houses in Pitt Street. The centre will provide health services to the local community within the centre and through outreach via a team of health care professionals. The centre will offer services in the following key areas:

Population Health

- Community Nursing and Post Acute Care Services (home and centre based) including TB registered nurses, Community HIV/AIDS Allied Health Service (home and centre based)
- General Counselling
- Aboriginal Health

Drug Health Services

- Resource and Education Program for Injecting Drug Users (REPIDU) and Primary Health Care (centre based and outreach)
- Counselling
- Magistrates Early Referral Into Treatment (MERIT) Program
- Aboriginal Health

Mental Health Services

- Acute care, triage, case management, and service co-ordination (centre based services and home visiting)
- Psychiatric consultation
- Mental health HIV/Hep C consultation
- Mental Health Work Program

2. Aims and Objectives

The aims and objectives of the development are to:

- Provide a Community Health Centre with high quality care standards.
- Facilitate the delivery of improved health, education and community facilities on site and through outreach programs.
- Provide access to and between different health and community services on site.
- Provide flexible building design to allow for future modification and expansion to meet anticipated growth in demand for services and changes in clinical practice.
- Ensure development provides harmony and balance with the surrounding areas.
- Provide a development that recognises and respects the importance of the heritage values of the Redfern Courthouse.
- Provide a high quality urban environment through careful design of buildings and a well designed public domain.
- Provide a safe and secure environment for users and staff of the facility and the wider community.
- Acknowledges the importance of access to public transport, including the local rail and bus networks.
- Provide appropriate car parking on and in proximity to the site.

3. The site

3.1 Strategic Location

The site is located in Redfern to the south of the Sydney Central Business District (CBD) and three (3) kilometres from the Sydney Town Hall. It is within the area governed by the Redfern Waterloo Authority which has been identified in the NSW Government's Metropolitan Strategy (City of Cities, A Plan for Sydney's Future) released in 2005, as part of the Sydney CBD to Sydney Airport economic corridor. The area's close proximity to the Sydney CBD accentuates the emergence of a major employment centre in Redfern located close to Sydney's national and international businesses; and key health, education, cultural and entertainment facilities.

The Metropolitan Strategy identifies the Redfern-Waterloo area as a strategic location with good public transport provision. It plays a major role in supporting Sydney's Economic Corridor by concentrating jobs and activity around Redfern Railway Station and ensuring the provision of sufficiently zoned land for business.

The Redfern-Waterloo Authority has identified key "strategic sites" which can contribute to providing land for business and residential purposes to assist in meeting these Sydney metropolitan planning targets. The former Redfern Courthouse and police station is one of those sites. These sites will maximise the advantage of existing public transport; the Sydney CBD, Airport and Port; recreational and cultural facilities; and nearby significant health and educational facilities.

3.2 Site Description

The proposed Community Health Centre site is located at 103 Redfern Street and is bounded by Redfern Street to the north, Turner Street to the south, and retail and residential uses to the east and west. The site is approximately 0.164 hectares in area and is occupied by the former Court House and Redfern Police Station buildings. The Local Court House building fronts Redfern Street and is identified as a heritage item in the South Sydney Local Environmental Plan. It is a significant building element in the Redfern Street streetscape. Both the Local Court House and the Police Station buildings are currently vacant.

To the rear of the site is the Police Station Building, which comprises 2 storeys and is accessed via Turner Street. The building does not warrant retention. A group of terrace houses are located south of the site on the opposite side of Turner Street. Redfern Street is characterised by retail and commercial uses.

3.3 Ownership

The site is currently owned in equal half shares by the Attorney Generals Department and the Police Department but will be transferred to NSW Health in the near future as part of arrangements made by the RWA. Title references are Volume 8645 Folios 134 and 135 and site identification is lots 3 and 4 in Deposited Plan 2051.

3.4 Planning Framework

State Environmental Planning Policy (Major Projects) 2005

As mentioned earlier, the site is within the Redfern-Waterloo Authority area identified within Schedule 3 of the Major Projects SEPP. This listing provides that development within the area identified by the map in Schedule 3 with a Capital Investment Value of more than \$5 million is declared to be a Major Project within the context of the Part 3A of the *Environmental Planning and Assessment Act 1979*, subject to the Minister forming that opinion under Clause 6 of the Major Projects SEPP.

Prior to the site being included within the Redfern-Waterloo Authority land identified in Schedule 3 of the Major Projects SEPP, it was zoned 'Special Uses - Police' under the South Sydney LEP with permissible uses in the zone limited to a Police Station, as well as permissible uses in adjacent zones (in this case residential and business zones).

Under the Major Projects SEPP the site is within the Business Zone – Local Centre and is identified as a Strategic Site under the Redfern Waterloo Built Environment Plan. The objectives of the Business Zone – Local Centre are to:

- (a) facilitate the development of a local centre,
- (b) provide a range of retail, business, educational, health and community facilities in the Zone to serve the local community,
- (c) permit residential development that is compatible with non-residential development,
- (d) maximise public transport patronage and encourage walking and cycling,
- (e) ensure the vitality and safety of the community and public domain,
- (f) ensure buildings achieve design excellence,
- (g) promote landscaped areas with strong visual and aesthetic values to enhance the amenity of the area.

Development permissible with consent within this zone includes all development which is not prohibited. Prohibited development in this zone is development for the purposes of: *depots; dwelling houses; hazardous industries; hazardous storage establishments; heavy industries; home occupations (sex services); industries; light industries; offensive industries; offensive storage establishments; restricted premises; sex services premises; transport depots; truck depots; vehicle body repair workshops; warehouse or distribution centres.*

On that basis the development as proposed is permissible with consent.

The Redfern-Waterloo Authority Built Environment Plan

This document was released in August 2006 and is a strategy for the future development of land within the RWA area. While not a statutory plan, it provides direction and guidance for development within the area and for the strategic sites in particular. In terms of the Redfern Courthouse site, the Built Environment Plan identifies the site as being used as: "business and community uses (such as a community health facility) in the former Local Court House building and Police Station" A concept drawing in the plan identifies a potential design for the development. Figure 1 below is reproduced from the Plan.



Figure 1 Proposed land use concept for the site.

The Built Environment Plan indicates the following should apply in respect to development on the site:

- (a) Respond to character and built form of surrounding development with transition from 3 storeys along Turner Street up to 6 storeys.
- (b) Protect the heritage of the site by:
 - identifying heritage items on the site in accordance with the Heritage Strategy in Section 3.5 [of the plan]
 - retaining the former Local Court House building and facilitating its adaptive reuse in a manner that is sensitive to the existing structure and its heritage significance
 - ensuring that new car parking is below ground level
 - ensuring new development to the rear of the site responds to the heritage significance of the former Local Court House

- ensuring that the form and massing of new development at the rear of the site does not visually dominate the former Local Court House as viewed from Redfern Street
 - providing adequate separation between the former Court House and new development at the rear.
- (c) Activate the public domain and site frontages to Redfern Street and Turner Street by:
- retaining and reinterpreting the former Local Court House forecourt area along Redfern Street and its importance as a formal setting for the building
 - reinforcing the original building entry area with appropriate landscape design, lighting and materials
 - building to the street boundary along Turner Street to reinforce the existing built form and provide surveillance to the street
 - discourage blank facades and extensive car parking entry and servicing areas along public streets.
- (d) The provision and configuration of open space is to:
- be in accordance with the Open Space and Public Domain Strategy in Section 3.3 [of the Plan].
 - provide a high level of residential amenity for new developments by providing adequate private and communal open space within and around new development sites.
 - be located and designed to achieve a high level of privacy and separation between dwellings.
 - be provided for in all new dwellings
 - be adjacent to active uses to enable surveillance and maximise the safety and security of open spaces
 - have good solar access
 - be appropriately designed and landscaped with planting, paving, lighting, benches, and furniture.

The proposed heights and floor space ratio for the site 3 to 6 storeys and 1.3:1 respectively.

3.5 Existing Development

The site is currently occupied by the former Courthouse and Police Station Buildings. The former Courthouse is subject to the following heritage listings:

- Redfern Court House building is identified as a heritage item on the Redfern–Waterloo Authority Sites Heritage Map under the Major Projects SEPP (Amendment No 7). This does not include the former police station.
- South Sydney Council Heritage LEP as an Item 4.26 in the Redfern Street Conservation Area (Item 4.21);
- NSW Attorney General's Department Section 170 Heritage and Conservation Register;
- The Register of the National Estate maintained by the Australian Heritage Commission; and
- National Trust of Australia (NSW) — Classified.

Both these buildings have been vacant for several years. The police station was used as a 'lock up' at one time and is not suitable for reuse and demolition is considered appropriate.

4. The Project

4.1 Community Health Centre services and operations

The Redfern Community Health Centre will provide care via a team of health care professionals who will provide health services to the local community within the centre and through outreach. The services that will be provided include:

Population Health

- Community Nursing and Post Acute Care Services (home and centre based) including TB registered nurses, Community HIV/AIDS Allied Health Service (home and centre based)
- General Counselling
- Aboriginal Health

Drug Health Services

- Resource and Education Program for Injecting Drug Users (REPIDU) and Primary Health Care (centre based and outreach)
- Counselling
- Magistrates Early Referral Into Treatment (MERIT) Program
- Aboriginal Health

Mental Health Services

- Acute care, triage, case management, and service co-ordination (centre based services and home visiting)
- Psychiatric consultation
- Mental health HIV/Hep C consultation
- Mental Health Work Program

Regular sessional services to be provided will include: drug and alcohol assessment, treatment, counselling, referral and follow up, sexual health screening and treatment, nutrition counselling, community development, mobile assertive team and adolescent mental health individual consultations, and general practitioner shared care. The centre will also be used by other services on an occasional basis. Clients will be referred via their general practitioner, other health professionals, by the person themselves (or by a relative), or by an agency on behalf of the client.

The centre will encompass a main entrance, adult waiting areas including access to public telephone and refreshment facilities, public and disabled access toilets and baby change facilities, adjacent the waiting area. An intake (triage) room will be located near the waiting area. This room will be used to accept referrals by phone or in person in a confidential setting.

Interview and consultation rooms will be adjacent waiting areas and will accommodate medical assessment, interviews, treatment and counselling on an individual or group basis, necessitating rooms of varying sizes and functional capabilities. A community nurse clinic and a mental health clinic will also be provided.

Group rooms will be used by staff and community groups for group treatment/support, group counselling, community development activities, and community and staff education, multi-disciplinary case discussion, and meetings. A small beverage pantry, audiovisual store and

group store will be located adjacent group areas. Group rooms will be within easy access of the waiting area and public toilets, and external breakout areas will be required. After hours (including weekend) access to the group rooms will be required for community groups and will therefore be secure from treatment and office areas.

A reception area will be used for greeting clients and directing them to the appropriate waiting area. The administrative office will be located beside the reception area. The Health Records Workroom will be located beside the administrative areas. A covered exterior area for client privacy will be located near to the waiting areas

The centre will have a second entrance for clients accessing the Resource and Education Program for Injecting Drug Users (REPIDU) facilities, which include a waiting area, reception (including distribution area and store for injecting equipment and associated supplies), interview and consult rooms and public toilet. The REPIDU bulk store and secondary store will need to be easily accessible to both the client contact areas and the loading dock.

The communications rooms containing PABX and computer links will be located in a central position within the building. Single and shared office accommodation will be provided for staff working in the centre and off-site. Some rooms will be joint office/consulting rooms and will be located within the client only areas. Where appropriate, staff offices will be located in close proximity to the relevant client contact areas. Teams will be co-located together.

Store rooms for stationery, equipment, and photocopier, will be provided as well as staff amenities such as staff/resource lounges, with an adjacent part-covered external area for staff breaks or meetings, and staff toilets and shower.

Parking areas will be provided for clients and visitors, as well as Area Health Service staff and vehicles. Disabled parking (near the main entrance) and time-limited areas (close to the REPIDU entrance) is being investigated.

4.2 Design rationale

A copy of the preliminary concept plan is attached at Appendix A.

The design carefully considers and responds to the objectives, concepts and requirements of the RWA Built Environment Plan for the site, as outlined in Section 3.4.

This design, which will be subject to further review and development for the Project Application, and reflects the needs of the Area Health Service as outlined above and the constraints of the site. In summary it comprises the following uses and floor areas (approximate):

Basement

New building - parking, plant	700m ²
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Ground floor

Courthouse (existing) – staff offices & client contact	600m ²
New building – parking, staff offices & client contact, storage, courtyard	700m ²

Level 1

New building – staff offices & client contact, courtyard	550m ²
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Level 2

New building – staff offices, terrace

550m²**Roof - plant**

The proposed design includes a basement carpark for 24 car spaces, 12 of which are stacked and will be used as staff parking. A further seven (7) car spaces, including two (2) disabled spaces are provided at ground level in an undercroft situation. Two (2) van spaces are also provided at this level.

Parking is constrained for the proposed development on the site due in part to the need to retain the Courthouse building. Options to secure additional dedicated / reserved parking spaces in business hours for the centre in Turner Street and directly in front of the centre in Redfern Street are to be considered and discussed with Sydney City Council. A similar arrangement is in place for the existing centre at the former Rachel Forster Hospital where on site parking is also constrained.

The existing Courthouse is proposed to be used primarily as client use areas including waiting areas, medical records and group therapy and meeting rooms. The existing toilets on this level are proposed to be retained. It is intended that the courtroom be used as a group meeting room and remain essentially unmodified.

The new building will be used for staff facilities, client interview and consultation rooms and clinical areas.

The main entry to the facility will be via the original Courthouse off Redfern Street and disabled access and a secondary secure entrance is proposed via a pedestrian ramp and lobby on the northern side of the building with access from Redfern and Turner streets. The courthouse vestibule would be retained and unmodified, except some modification for a potential new entrance on its right hand side may be required. A third secure entrance off Turner Street is proposed for the REPIDU.

The design incorporates two courtyards to ensure adequate solar access to all areas of the facility. The courtyards between the existing Courthouse and the new building at ground level is in keeping with the recommendations of the Conservation Management Plan (CMP).

4.3 Heritage building considerations

The Existing Buildings

The subject site is occupied by the former Redfern Courthouse and Police Station, both of which are vacant and unused. The Courthouse was constructed in 1898. It was designed by the first Government Architect, Walter Liberty Vernon, in the Federation Free classical style. It is monumental in scale and features a symmetrical façade, a central projecting portico and side bays with rusticated stone detailing, decorative central pediment and moulded parapets. The building is elevated from the street level and the arched main entrance, which is enclosed by wrought decorative iron gates, is accessed via a curved stone stair.

Internally, the most important features of the Courthouse are the main court room and vestibule. The vestibule contains an intact coffered barrel vault ceiling and chequerboard pattern tile flooring whilst the main Courtroom features decorative timber panelling with an integral profile skirting and double-height ceiling. Most of the interior cedar joinery and fittings are intact and in good condition.

In general the exterior of the building is in good condition however there are areas of the external fabric including stone walls which suffer from deterioration. It is proposed that a program for conservation restoration and repair work be prepared. Urgent repairs of an OH&S nature will be prioritised. Other work would be implemented over a period as funds (such as the NSW Department of Commerce sandstone restoration program) become available for such work.

Redfern Police Station, which is linked internally to the Court House on the southern side, has a main access from Turner Street. It was originally designed and constructed as the lock-up as part of the Courthouse. The first level addition was added in c1929. The Police Station is a two-storey Inter-War period face brickwork building with horizontal applied render. It has two large archways one of which accommodates a recessed entry. The hipped roof is clad in terracotta Marseilles tiles. The Police Station has lock-up cells with a connection provided to the courtroom of the Court House. A courtyard space, used by the Police Station, also adjoins the Court House. It has been extensively added to and altered since its construction and is currently in poor condition and does not warrant retention.

Statement of Significance

The following Statement of Significance the Redfern Court House has been quoted from the Conservation Management Plan by Godden Mackay Logan:

Redfern Court House has heritage significance at a State level as a part of a remarkable collection of court house buildings that chronicle the historical development of NSW, provide evidence of both continuity and change in court practice and form a complete record of public sector architectural design in NSW. Of particular significance for Redfern Court House is its continuity of use, its intactness and its architectural design qualities that represent complementary notions of state authority and civic responsibility.

Redfern Court House has historic significance because of the continuity of its use, with the minor changes in the nature of use and fabric reflecting changes in court practices, legal and social issues and the acceptable level of the provision of public facilities. Redfern Court House is historically significant as evidence of the evolving pattern of the development of suburban Sydney at the end of the Nineteenth Century.

Redfern Court House also has historic significance as an example of the group of court houses designed in the office of the first NSW Government Architect Walter Liberty Vernon between 1890 and 1911, and for its association with Vernon, one of the foremost designers of public buildings in NSW and an important figure in the transition period of architectural design between the Victorian and Federation periods.

The design of Redfern Court House is of high quality, and forms an important element in the civic precinct streetscape of Redfern. Although relatively conservative, the design of Redfern Court House includes both Victorian and Federation period features and reflects complementary ideas of both state authority in a formal and imposing entrance and of civic

responsibility, with a subtle use of planning to create public spaces and an elegant variety of scale and materials.

Redfern Court House is significant for the intactness of its key spaces and original fabric, including the rare white glazed face bricks. Redfern Court House has heritage significance for its important social and civic role in Redfern, both in the provision of legal services and its use as a meeting and gathering place.

The Proposal

It is proposed to retain and adaptively re-use the Courthouse and demolish the existing police station building and construct a new three storey purpose built health care building. The new structure is to be connected to the Courthouse via a low level link with the separation between the two buildings defined by an internal courtyard.

5. Environmental Assessment

5.1 Introduction

The purpose of this section is to highlight issues which will need to be addressed or which have already been addressed in terms of the proposal.

5.2 Key Issues

Heritage

A CMP was prepared for the site in 1998 by Godden Mackay Logan Heritage Consultants. A Heritage Opportunities and Constraints Report was prepared for the site in September 2006 by City Plan Heritage. A copy of the report is attached at Appendix B.

In support of the proposal a Heritage Impact Statement will be submitted. An Archaeological Assessment will be prepared prior to construction commencing on the new building. A revised Conservation Management Plan will guide the continued adaptive reuse of the Courthouse into the future. This will be prepared prior to the occupation of the Courthouse.

The key heritage issues which will be considered in the application include:

- (a) The significance of the Courthouse including the internal courtroom space and detailing.
- (b) The significance of fabric to be demolished including the police station.
- (c) Potential for adverse impact on the significance of the place through altering significant fabric and spaces.
- (d) The need for conservation works to significant internal and external fabric and prioritisation for future funding.
- (e) The adaptation of the existing Courthouse building.
- (f) The physical and visual relationship between the Courthouse and the new building including how they are to be connected.
- (g) The potential for adverse impact to significant fabric and space to meet access and safety regulations.
- (h) The insertion of services such as mechanical ventilation, cabling and lifts.

- (i) The potential for archaeological relics to be uncovered during excavation below the police station building.

The proposal will be looking to address the following issues in the detailed design:

- The use of the Courthouse for 'loose fit' uses as these will involve reversible internal additions and a low level of alteration and demolition of significant fabric.
- Some solutions may result in the loss of some fabric in order to balance the viability of a generally sympathetic use.
- Mitigation of heritage impacts is likely to reside in the details of how new fabric is to interact with the existing.
- Restoration works will be limited however urgent maintenance of significant fabric will be prioritised.
- Services may be inserted in a discreet, reversible and non-invasive manner throughout significant spaces. More intrusive plant elements will be located in the new building where possible.
- The new building is adequately separated from the Courthouse by the courtyard and link while the height of the new building is not excessive in comparison to the Courthouse.
- An archaeological assessment for the site will determine the potential for archaeological relics and strategies for their management.

Traffic, Transport and Parking

A preliminary traffic and parking assessment has been prepared by Urban Research and Planning Pty Ltd and is attached in Appendix C. It provides a summary of the anticipated usage of the proposed centre and the impacts of those patterns on traffic, transport and parking.

Based on information provided by NSW Health and Sydney South West Area Health Service (SSWAHS) detailing present and projected staffing and client services activity levels and survey of parking availability, the findings and assessed impact and parking needs of the development in summary are:

- Staffing levels, (full time equivalent), will increase from present 65 to approximately 88 generating a parking demand of some 28 spaces;
- 200 persons per day will attend the Centre for its various services generating a peak parking demand of 10 per hour with a majority of clients travelling to the centre by other than car;
- Visitor parking demand could easily be met by available on-street parking; and
- The level of traffic generation will be well within the road and intersection capacity of the street system in the vicinity of the centre and will have minimal impact.

A total of 31 on site parking spaces (+ two (2) van parking spaces) is proposed for Area Health Service vehicles, staff and visitors. These spaces include 12 stack parking spaces, (non public for use by staff), with 24 in basement and seven (7) spaces at ground level. The vehicular access to site will be provided via Turner Street. Two (2) disabled parking spaces will be provided at ground level.

On site parking is to be supplemented with available on-street parking. As noted earlier since parking is constrained on the site due in part to the need to retain the Courthouse building,

options to secure additional dedicated / reserved parking spaces in Turner and Redfern streets will be pursued with Sydney City Council.

The current Sydney City Council's code (similar to RTA's Guide to Traffic Generating Development) for parking requirements only applies for Hospitals and Professional Consulting rooms. RCHC has different characteristics to the above land uses and therefore Council's code is not appropriate for assessment of the Centre's parking requirements. It is also noted that Council encourages higher use of public transport through a lower provision of car parking spaces.

Statutory Planning

State Environmental Planning Policy No 11 – Traffic Generating Development

State Environmental Planning Policy (SEPP) 11 aims to ensure that the Traffic Authority is made aware of and given an opportunity to make representations in respect of development referred to in Schedule 1 or 2 of the SEPP.

Schedule 1 does not include development which is relevant to this proposal and Schedule 2 includes hospitals of greater than 100 beds.

The proposed Community Health Centre may fall within the definition of hospital under Schedule 2 however on the basis that it contains less than 100 beds, is excluded from SEPP 11.

State Environmental Planning Policy No 55 – Remediation of Land

SEPP 55 aims to provide a Statewide planning approach to the remediation of contaminated land to reduce the risk of harm to human health or any other aspect of the environment. The SEPP achieves this by specifying when consent is required, and when it is not required, for a remediation work, and by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and by requiring that a remediation work meet certain standards and notification requirements.

When a development application is lodged with a consent authority the consent authority is not able to grant consent unless it has considered

- (a) 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.

The SEPP requires that before determining an application for consent to carry out development that would involve a change of use on any of the land specified to be used for the purposes of a hospital the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.

A preliminary environmental study to identify potential contaminants has been carried out and is referred to below.

State Environmental Planning Policy (Major Projects)

As noted in Section 3.4, the proposed development is permissible with consent in accordance with the Major Projects SEPP. The Minister for Planning is the consent authority for the application which is intended to be made under Part 3A of the *Environmental Planning and Assessment Act 1979*.

The proposed use is also supported by the Built Environment Plan prepared by the Redfern Waterloo Authority.

Environmental Issues

A register of Hazardous Materials Report was prepared by Coffey Environments Pty Ltd in July 2006 which identified asbestos containing material, Polychlorinated Biphenyls in fluorescent light capacitors and ozone depleting substances in refrigerants in an air conditioning unit.

Following that report Coffey Environments were further engaged to prepare a Phase 1 Environmental Site Assessment. This was undertaken between June and September with the conclusions being:

"Based on data obtained during the Stage One ESA Coffey Environments concludes the following:

- *The subject site is located 103-105 Redfern Road, Redfern NSW, adjoining commercial areas;*
- *The site comprises of a courthouse and police station, with extensive surface cover over the site (ie concrete);*
- *The site has been established for law enforcement and public works purpose (sic) since 1891, with the current site recently abandoned;*
- *The underlying geology and soil landscape may be classified as disturbed soils with the upper Botany Sands Catchment;*
- *No licences for dangerous goods were identified for the site and records from NSW DEC showed no recorded contamination problems;*
- *Given the history of the site primarily for law enforcement building and public works over a significant period of time, it is considered that the site presents a low risk to users of the site. However consideration of hazardous materials should be applied following recommendations from a qualified environmental professional;*
- *Due to the limited scope of works carried out during this assessment, its (sic) is believed no significant environmental risks were encountered or identified.*

Based on the conclusion outlined above, Coffey Environments recommend the following:

- *Given the information available during the environmental site assessment, the site appears sufficiently contained and appropriate for contained application under the current land use and Commercial and Industrial land use. If however any change of land use or major redevelopment were proposed, further assessment by a suitably qualified professional should be undertaken to investigate appropriate environmental conditions for the proposed application."*

In view of this assessment, it appears a Hazardous Materials Handling Plan will need to be prepared prior to construction commencing. This will be confirmed for the project application.

Overshadowing

It is assessed that there will be minor overshadowing impacts on neighbouring properties. Shadowing diagrams will be provided for the project application.

Safety and Security

The following safety and security features for the development are to be provided:

- Secondary entrances to the centre will all be security controlled;
- All consulting rooms will be linked to a duress alarm response system;
- Parking areas will have CCTV and be linked to a duress alarm response system. Access will be secured after hours. The REIDU vans will be parked in a secure garage;
- The buildings will feature a zoned security alarm system and adequate high standard external lighting to discourage loitering and anti-social behaviour;
- Drugs and health records will be stored securely for staff only access;

Risk assessment will be undertaken in accordance with NSW Health policies during the developed design phase of the project.

The principles of Crime Prevention through Environmental Design (CPTED) will be utilised throughout all phases of the project. The premise of CPTED is that the proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime and thus increase the quality of life. Key CPTED principles:

Natural Surveillance

CPTED focuses on the placement of physical features, activities, and people in such way as to maximize visibility. This includes the lighting of public spaces and walkways at night.

Natural Access Control

CPTED features the physical guidance of people coming and going from a space by the judicious placement of entrances, exits, fencing, landscaping, and lighting.

Territorial Reinforcement

CPTED encourages the use of physical attributes that express ownership, such as fences, pavement treatment, art, signage, and landscaping.

Maintenance

CPTED allows for the continued use of a space for its intended purpose and serves as an additional expression of ownership. It prevents any reduction of visibility from landscaping overgrowth and obstructed or inoperative lighting.

Infrastructure requirements

The buildings on the site are already connected to services. It is anticipated that the proposed development will not impose any additional demand on services other than some minor increase. The projected demand and impact on services will be clarified prior to lodgement of the Project Plan application.

6. Consultation

6.1 Agencies Consulted and their views

Redfern Waterloo Authority

A meeting was held with Mohini Nair Director of Planning and Joanne McGuinness of the RWA on 5th December to discuss the proposal and identify any key issues with the proposal. The RWA is supportive of the project in particular the link between the Community Health Centre and the Human Services Plan. They were also supportive of a design which does not impact on the significance of the Courthouse when viewed from Redfern Street. The issues raised included:

Safety and security for the surrounding neighbours – particularly in terms of its 24 hour use as well as for users of the facility – in this regard the concern is about the entry to the REPIDU being accessed from Turner Street and suggested that Redfern Street may be more appropriate (privacy of users however must also be considered).

- The impact of the proposal on the heritage building, both in terms of the fabric of the building as well as from a maintenance perspective;
- The community reaction to the needle exchange component of the proposal.

In response it is noted that:

This health service presently operates in Pitt Street alongside residences. It has not been the experience that disruptive or anti-social behaviour affecting nearby neighbours is associated with this service. A discrete separate entry is a requirement of the development brief to assist with maintaining privacy of the clients and access from Redfern Street cannot achieve this aim. Security provisions will include secure entrances and CCTV surveillance in parking areas and good external lighting to prevent and discourage loitering or vandalism or other anti-social behaviour.

The impact of the proposal on the heritage valued Courthouse will be positive. The proposed centre will ensure continued use of the Courthouse after appropriate adaptation for re-use. The extent of adaptation required will not be extensive and will not have any significant adverse impact on the building fabric. Its ongoing use will ensure ongoing maintenance of the building and a program for conservation work will be prepared and implemented as funds are available.

6.2 Agencies to be consulted

Sydney Water
Sydney City Council
Heritage Office

7. Conclusion

This Preliminary Environmental Assessment identifies the key issues that have been or will need to be addressed in an Environmental Assessment for the Redfern Community Health Centre Project Application. It has been drafted to assist the Director General and the Minister for Planning in forming opinions of the Project's status as a Major Project under Clause 6 of the

Major Projects SEPP and for the drafting of the Director General's Environmental Assessment Requirements.

The Sydney South West Area Health Service and NSW Health look forward to receiving the Ministers Opinion for this important project.

Appendix A

Preliminary Drawings

Appendix B

Heritage Opportunities and Constraints

Appendix C

Traffic and Parking Assessment