

MP 09-0068
FORMER RACHEL FORSTER HOSPITAL

URBAN DESIGN REPORT

134 - 144 PITT STREET, REDFERN

2012

urbis

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TABLE OF CONTENTS

1	Introduction.....	2
1.1	Background	2
1.2	Purpose	2
2	Site and Surrounds	3
2.1	Subject Site	3
2.2	Local Context.....	4
3	Proposed Scheme	5
3.1	Building Footprint.....	5
3.2	Building Height	6
3.3	Basement Parking	8
4	Urban Design Analysis	9
4.1	Built Form and Streetscape	9
4.2	Façade Design	15
4.3	Residential Amenity.....	15
4.4	Vehicular Access and Parking.....	19
5	Assessment against SEPP 65	20
5.1	SEPP 65 – Ten Design Principles.....	20
5.2	Residential Flat Design Code	25
5.2.1	Part 1 – Local Context.....	25
5.2.2	Part 2 – Site Design.....	26
5.2.3	Part 3 – Building Design	28
6	Conclusion	30

FIGURES:

Figure 1 – Site Context	3
Figure 2 – View to Residential Towers South of the Subject Site	3
Figure 3 – Local Context.....	4
Figure 4 – Site Layout.....	5
Figure 5 – Building 1 (North Elevation)	7
Figure 6 – Building 2 (South Elevation)	7
Figure 7 – Building 3 (North Elevation)	8
Figure 8 – Building 4 (West Elevation).....	8
Figure 9 – Existing and Proposed Building Footprints	9
Figure 10 – View along Pitt Street Looking South	10
Figure 11 – View along Albert Street Looking West (Towards George Street)	11
Figure 12 – View along Albert Street Looking East (Towards Site)	12
Figure 13 – Overshadowing Impacts (9am, 12pm, 3pm at 21 June)	17

1 Introduction

This urban design report has been prepared to accompany an Environmental Assessment Report prepared by ABC Planning for the former Rachel Forster Hospital located at 134-144 Pitt Street, Redfern.

This report relates to a proposed application (MP 09-0068) for the development of 159 residential units, basement parking for 170 car spaces, and creation of an open space to be dedicated for public purposes. The proposal involves the adaptive re-use of the surgery wing of the former Rachel Forster Hospital, retention of certain heritage features of the site including a colonnade structure, and the demolition of other buildings across the site to facilitate the development.

1.1 BACKGROUND

On the 15th May 2007 the Redfern-Waterloo Authority received authorisation from the Minister for Planning, to prepare a Part 3A Concept Plan Application for the subject site. A Major Project Application was subsequently lodged on the 29th June 2007. Following a detailed assessment of the proposal, the Major Project Application was granted consent on the 17th October 2007.

On the 5th May 2009 Director General's Requirements (DGR's) were issued following submission of the Preliminary Environmental Assessment that proposed to vary the approved Concept Plan.

A draft Environmental Assessment was submitted to the Department of Planning and Infrastructure for a test of adequacy. Further information was requested by the Department (letter dated 3 February 2012) prior to public exhibition of the application, including greater analysis/assessment of the built form and urban design requirements listed in the DGR's.

1.2 PURPOSE

This report has been prepared to respond to the specific urban design matters raised in the Test of Adequacy letter and the DGR's. In doing so, the report undertakes the following:

- Review the proposed revised scheme and approved Concept Plan;
- Identification of the design rationale for the proposed revisions from the approved Concept Plan;
- Assessment of the level of consistency of the proposed revised scheme with the approved Concept Plan; and
- Assessment of the proposed revised scheme in terms of urban design matters relating to built form compatibility, streetscape character, amenity impacts, and compliance with the Residential Flat Design Code (RFDC) Rules of Thumb.

This report should be read in conjunction with:

- Approved Concept Plan Development Application drawings prepared by Lippmann Associates;
- Architectural Drawings of the revised scheme prepared by Architecture and Building Works (September 2012); and
- Environmental Assessment Report prepared by ABC Planning (September 2012).

2 Site and Surrounds

2.1 SUBJECT SITE

The subject site is located at 134-144 Pitt Street, Redfern. It is situated to the south-east of Redfern railway station. The site is 6,923sqm in size, and fronts both Pitt Street (eastern frontage) and Albert Street (northern frontage). Four existing building structures are currently situated on the site, associated with the former Rachel Forster Hospital.

The subject site is bounded by Pitt Street to the east and Albert Street to the north. Immediately surrounding the site are two storey terrace houses on the eastern side of Pitt Street as illustrated in Figure 1. Albert Street comprises of a mixture of 2-3 storey terraces and units (Figure 1), while 2 storey residential apartments are situated immediately south of the site. At the western boundary of site there is an existing brick warehouse, which has a blank facade facing the subject site.

Tall residential towers form a backdrop to views to the existing 6 storey building on the subject site, looking south along Pitt Street (Figure 2).

Figure 1 – Site Context



Figure 2 – View to Residential Towers South of the Subject Site

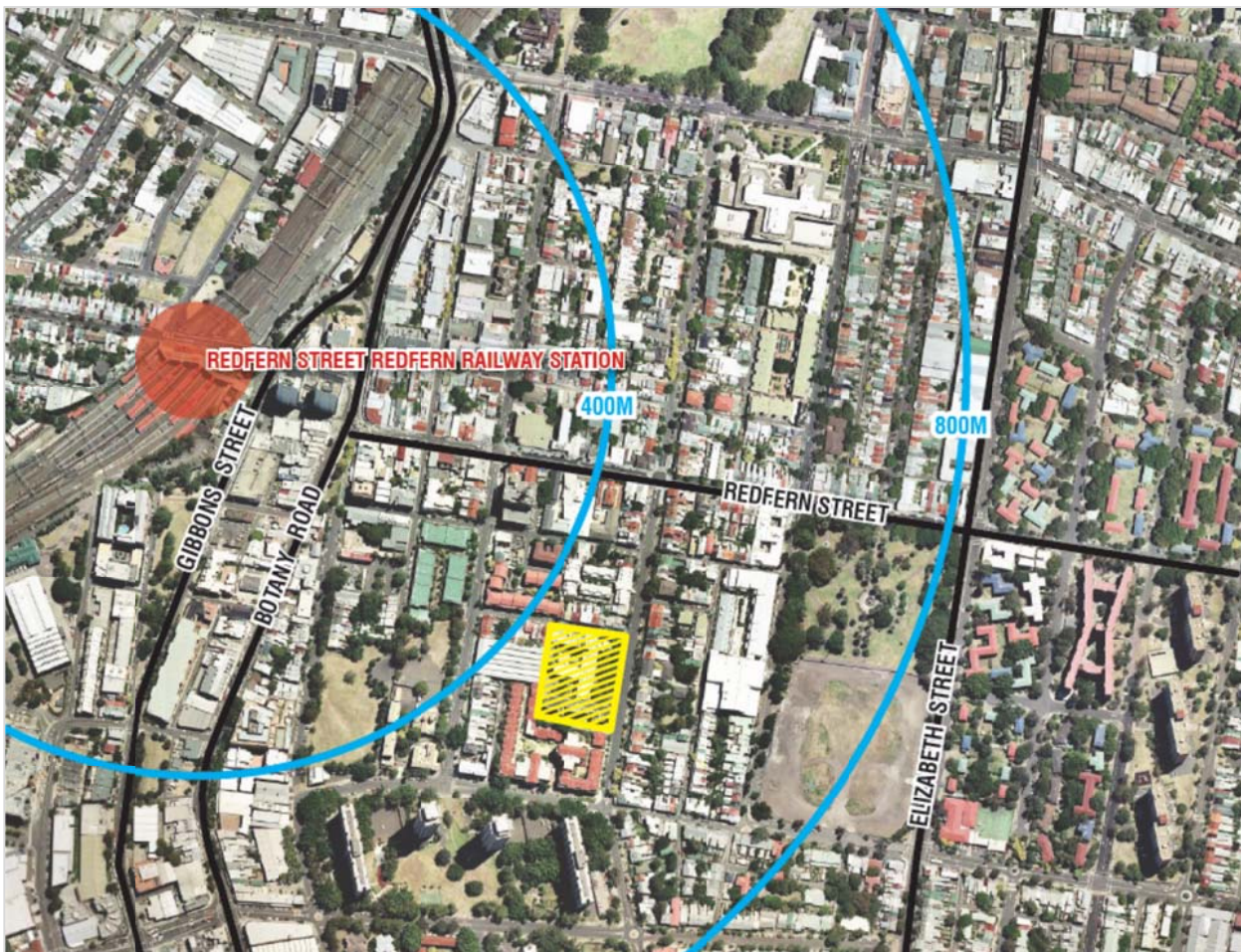


2.2 LOCAL CONTEXT

The subject site is situated in the inner city suburb of Redfern, to the south of the Sydney Central Business District (CBD) as illustrated in Figure 3. Key characteristics of the local context include:

- Predominant grid road network following north-south CBD streets, namely Pitt, Elizabeth, and Regent;
- Proximity of the site to Redfern railway station (approximately 500m), which is one of the primary city stations with interchanges to the suburban lines;
- Proximity to the University of Technology Sydney (UTS), the University of Sydney, and a community education centre (located at the former Redfern Public School site);
- Local retail high street to the north of the site along Redfern Street, which is largely retail and commercial in nature; and
- Redfern Park that is a significant open space area located one block to the east of the subject site.

Figure 3 – Local Context



3 Proposed Scheme

The proposed scheme seeks to amend the approved Concept Plan for the site. The proposal remains consistent with the building envelopes that were approved, retaining the overall siting and number of buildings, whilst nominally increasing the number of units from the approved 150 units to 159 units.

The main changes to the approved scheme comprise variations to the existing unit mix and configuration of units, to enable improvements to residential amenity, including improved solar access and natural ventilation.

In facilitating the redesign of the units, it has been possible to make only nominal variations to the dimensions of the approved floor plates. This ensures the proposal is generally consistent with the overall built form and amenity outcome as approved for the site.

3.1 BUILDING FOOTPRINT

The approved concept plan defines four building envelopes for the subject site (refer Figure 4). The proposed scheme has been developed on the basis of these four envelopes, and proposes minor variations to these envelopes.

Figure 4 – Site Layout



The revised building footprints represent slight variations to the approved Concept Plan; primarily comprising reductions to the approved building widths (refer Figure 4):

- Building 1 – located along the southern boundary of the site. The propose scheme is located within the existing and approved building footprint, and seeks minor reductions to the width of the building;
- Building 2 – located in the centre of the site, adjacent to the public open space and retained heritage colonnade. The proposed scheme seeks minor variations to the width and length of the approved building footprint;
- Building 3 – located along the northern boundary of the site, fronting Albert Street. The proposal seeks minor reductions to the width of the building, as well as an extension of stairwells beyond the approved building footprint line (no more than 1m); and
- Building 4 – located along the western boundary of the site, between Buildings 1 and 3. The proposed scheme seeks minor variations to the width and length of the approved building footprint.

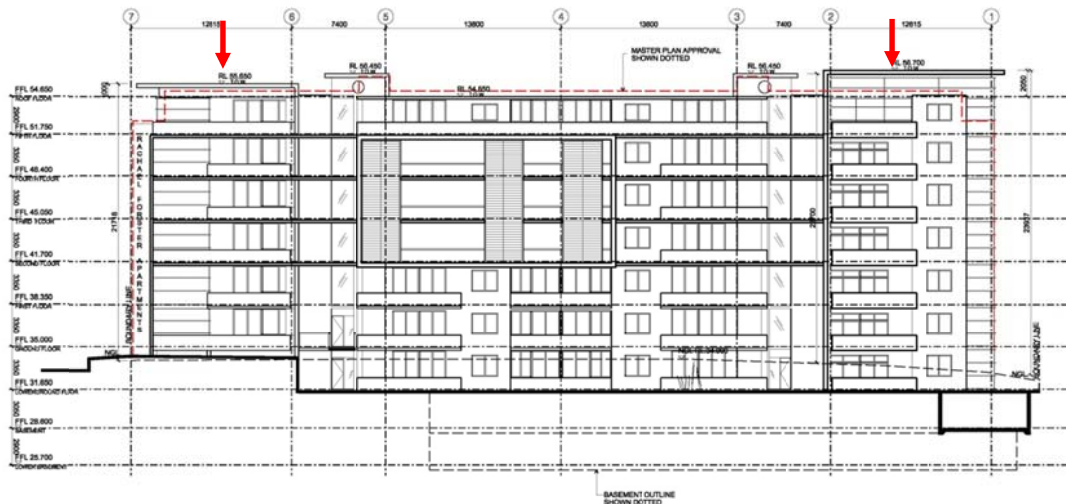
3.2 BUILDING HEIGHT

As with the approved concept plan, the proposed scheme has been designed such that there is a ‘stepping down’ of building heights across the site. Building 1 is the tallest building on site at 6-7 storeys, being an adaptive re-use of the existing surgery wing building. Buildings 2, 3 and 4 are three storeys above ground level, providing an overall transition in height between Building 1 and the general scale and form of buildings along Pitt Street and Albert Street.

The proposed buildings heights are consistent with the approved Concept Plan, with some site responsive variations proposed, representing minor variations to the height of the approved Concept Plan. The proposed height variations are detailed in the following table.

	APPROVED CONCEPT PLAN	CURRENT PROPOSAL	CONSISTENCY
Building 1	RL 55.10 (excluding plant rooms)	RL 56.70 main building form is RL 54.65 – 0.45m less than concept plan (including all plant rooms/lift overruns).	Yes The overall massing and scale of development is the same as the approved Concept Plan. The proposal incorporates increased articulation and taller emphasis of building elements at the eastern and western ends of the building. This increase in height does not add to the overall bulk of the proposal but improves the overall design of the building by essentially ‘book ending’ the building. This assists in the overall design of the building ensuring it reads as a series of cohesive vertical and horizontal elements as opposed to a stand-alone, uniform structure.

Figure 5 – Building 1 (North Elevation)



Building 2

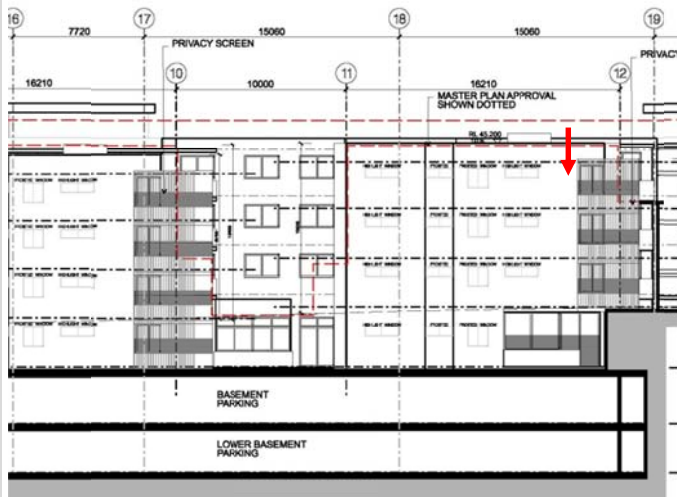
RL 45.05 (excluding plant rooms)

RL 44.5 (excluding plant rooms)

Yes

The proposed increase by 0.15m is negligible and is not considered unreasonable given it will have no noticeable increase in impacts in terms of view loss or overshadowing.

Figure 6 – Building 2 (South Elevation)



Building 3

RL 45.05 (excluding plant rooms)

RL 47.75 majority of the building height is at RL 45.75 with sections encompassing max RL 47.755 (including all plant rooms/lift overruns)

Yes

The predominant building height has been slightly decreased from that in the approved concept plan, by incorporating a flat roof as opposed to a skillion roof form.

The approved envelope did not however factor in the need for lift overruns in providing lift access to

apartments, which accounts for the proposed height variation in restricted sections (associated with the location of lifts).

Figure 7 – Building 3 (North Elevation)



Building 4

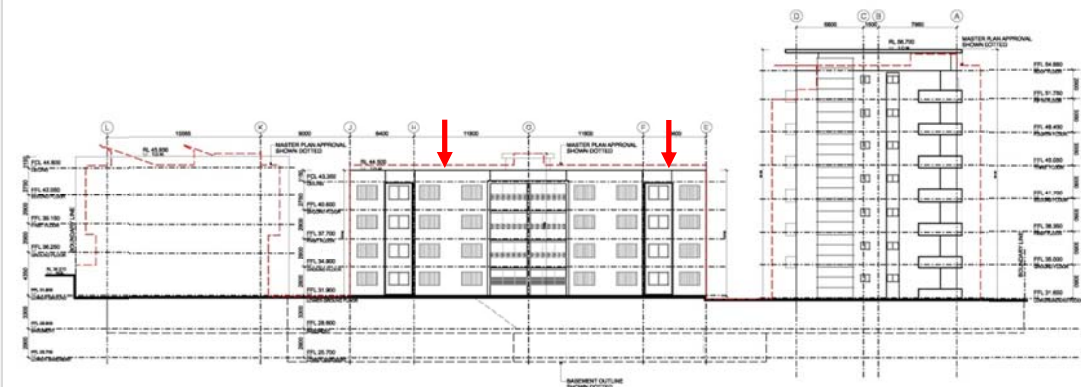
RL 45.05 (excluding plant rooms)

RL 45.5 (excluding plant rooms)

Yes

The proposal is consistent with the massing and scale of the proposed scheme, incorporating a maximum reduction of 0.7m.

Figure 8 – Building 4 (West Elevation)



3.3 BASEMENT PARKING

A significant change between the approved concept plan and the proposed development is the configuration and siting of the basement parking levels. It is proposed to lower the lower ground floor basement car park from the approved RL of 28.30 to RL 25.70, being a 2.6m difference.

Lowering the lower basement parking level and driveway ramp has eliminated the sub-terrain apartments contained on the southern side of Building 1 of the approved Concept Plan. This is an appropriate outcome as these south-facing apartments now have improved access to daylight, are further separated from a solid wall to improve outlook, and are provided with private open space courtyards.

The revised parking arrangement also allows for a consolidated parking arrangement with additional parking spaces, while maintaining deep soil zones.

4 Urban Design Analysis

4.1 BUILT FORM AND STREETScape

Building Footprints

The subject site falls within the 'Redfern Urban Village' as specified in the South Sydney DCP 1997, which is a community-based area, of a predominantly medium density residential character. The local context is characterised by intact rows of terrace houses, interspersed with larger-scale building footprints associated with warehouse, mixed use and/or residential flat development sites as illustrated in Figure 9.

Figure 9 – Existing and Proposed Building Footprints



The site has two street frontages to Albert Street and Pitt Street. As illustrated in Figure 9, these streets are defined by intact rows of terrace houses adjacent to larger building footprints; often warehouse typologies and/or residential flat development sites. Specifically, the larger building footprints that exist in the immediate area include:

- Larger footprints associated with the subject site;
- A large warehouse building adjacent to the site (fronting George Street); and
- Residential flat building development at the northern corner of Albert Street and George Street.

The juxtaposition of small and large scale developments and footprints is typical throughout the local area.

Building Massing and Height

The overall massing and scale of the proposal is consistent with the massing and scale of existing buildings on the site. The approved Concept Plan and current proposal seeks to retain the concept of the taller building element at the southern end of the site, scaling down to shorter building heights to the north of the site.

The four proposed buildings improve the overall bulk and scale of the approved Concept Plan, having greater articulation and modulation to building facades, increased building separation, as well as design changes to the upper levels and roof forms of each of the buildings. The following additional points are raised in relation to the individual buildings:

Building 1

- The overall massing of the former surgery wing will be retained through Building 1, which proposes to retain the predominant building envelope and massing of the existing building;
- Notwithstanding an increase in height by one storey (as approved by the Concept Plan), Building 1 will retain a similar built form relationship to Pitt Street as the existing development in this location does, as a result of the design treatment and retention of the overall building mass;
- As illustrated in Figure 10, the proposed height and massing of Building 1 will retain the existing view along this portion of Pitt Street (on approach from the north), which is framed by two storey terrace houses in the foreground, with taller building elements dominating the background (comprising the former surgery wing building on the site as well as the residential towers at the Waterloo public housing estate); and
- The proposed scheme for Building 1 is consistent with the approved Concept Plan, with only minor amendments proposed that relate to improved articulation and fenestration treatments, including a revised roof form.

Figure 10 – View along Pitt Street Looking South



Buildings 2 and 4

- Buildings 2 and 4 are consistent with the overall massing and height of existing buildings located internal to the site;
- The visibility of Buildings 2 and 4 are reduced through the location of these structures in the mid-portion of the site, but will nevertheless reflect building heights consistent with other developments adjacent to the site; and
- The proposed schemes for Buildings 2 and 4 will provide a built form outcome consistent with the approved Concept Plan.

Building 3

- The proposed massing and height of Building 3 is similar to the existing building in this location, therefore retaining a similar built form relationship to Albert Street that is consistent with the height of existing developments along Albert Street;
- The massing of Building 3 is notably similar to the massing effect of the row of terrace houses on the northern and southern sides of Albert Street (refer Figure 11), as well as the existing residential flat development on the northern side of Albert Street at the corner Albert Street and George Street (refer Figure 12), which reflects:
 - Consistent built form edge to the street with minimal side setbacks between developments;
 - Predominant two to three storey height to Albert Street;
 - Minimal façade modulation of the residential flat development on the northern corner of Albert Street and George Street, with balconies providing the primary form of façade articulation.

Figure 11 – View along Albert Street Looking West (Towards George Street)



Figure 12 – View along Albert Street Looking East (Towards Site)



Statement of Significance – Built Form Elements

The existing siting of buildings forms an ‘H’ shape. The concept of the ‘H’ shaped building configuration across the site will be retained through the proposal. Further, the proposal retains and replicates the existing scale of building footprints that currently exist on the site, through:

- Adaptive re-use of Building 1, retaining the essence of the existing building footprint;
- Replacement of Building 2, which proposes a smaller (shortened) building footprint to facilitate pedestrian site links between the buildings;
- Replacement of Building 3, retaining the character of the existing building footprint in this location; and
- Introduction of Building 4, which represents a similar building footprint to Building 2, but is located along the site’s western boundary away from the street frontage.

The building footprints and siting across the site is an appropriate response to the heritage-listed Rachel Forster Hospital site. As identified by Weir and Phillips (Heritage Assessment, 2007) in the Statement of Significance, the built form significance of the site is represented through:

- Aesthetic significance for its contribution to the streetscape and well-design modernist complex;
- Landmark qualities of the site through its community associations and size of the building relative to surrounding terrace houses;
- View corridors to the site on approach from the north along Pitt Street; and
- Views to the northern and eastern elevations of the southern building (Building 1) and the colonnade along the eastern elevation of Building 2.

The following table details the proposal’s response to the built form features identified in the Statement of Significance.

STATEMENT OF SIGNIFICANCE (BUILT FORM ELEMENTS)	PROPOSAL'S RESPONSE
<p>Aesthetic significance for its contribution to the streetscape and well-design modernist complex</p>	<p>The proposal will establish an improved built form response to the streetscape, through the design treatment of the building façades that complement the streetscape character of Pitt Street and Albert Street, without compromising the original modernist aesthetic of the former Rachel Forster Hospital and associated buildings. The proposed design treatment includes:</p> <ul style="list-style-type: none"> ▪ Emphasis on the horizontality of Building 1; ▪ Retention of the formal composition of the northern and eastern elevations of Building 1; ▪ Retention of the colonnade along the eastern elevation of Building 2; and ▪ Continuation of the built form from Building 1 through to other buildings across the site, illustrating the concept of predominant horizontal building elements articulated by vertical façade proportions with taller roof form features.
<p>Landmark qualities of the site through its community associations and size of the building relative to surrounding terrace houses</p>	<p>The landmark quality of the site through the scale of buildings compared to surrounding terrace houses will be retained through the development, as:</p> <ul style="list-style-type: none"> ▪ The size of building footprints of the Rachel Forster Hospital buildings will be retained (Building 1) and replicated (Buildings 2-4) through the proposal; ▪ The concept of taller building heights at the southern end of the site, scaled down to low-scale buildings to Albert Street has been reinforced through the proposal, demonstrated by reinforcing the tall building height of Building 1 at 6-7 storeys, and scaling down building heights to 3-4 storeys for Buildings 2-4; and ▪ The existing relationship between the building heights on-site and adjacent developments will remain the same, through the proposal's built form siting, proposed footprints and building height.
<p>View corridors to the site on approach from the north along Pitt Street</p>	<p>The view corridor to the site on approach from the north along Pitt Street will be maintained by the development, as:</p> <ul style="list-style-type: none"> ▪ The visibility of the eastern elevation of Building 1 emphasised by its height will be retained through the proposal, through the adaptive reuse of this building; ▪ The setback of Building 2 is similar to the setback of the existing building in this location, so as not to detract from views to the eastern elevation of Building 1 on approach along Pitt Street from the north; and ▪ The existing view to the site along Pitt Street from the north comprises a green/landscape area along the Pitt Street frontage, which will be retained through the proposed landscaped open space area in this location.

Views to the northern and eastern elevations of the southern building (Building 1) and the colonnade along the eastern elevation of Building 2	<p>Views to the eastern elevation of the southern building (Building 1) are retained through the urban design measures previously identified.</p> <p>Views to the colonnade along the eastern elevation of Building 2 from Pitt Street are retained through:</p> <ul style="list-style-type: none"> ▪ Retention of the original colonnade structure; and ▪ Retention of a landscape treated open space area between Building 2 and Pitt Street.
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Streetscape Response

The proposal has frontages to both Pitt Street and Albert Street and is successful in responding to the surrounding built form and overall character of both streetscapes in the following ways:

Albert Street Frontage

- Building 3 proposes a three storey street wall height along the Albert Street frontage, which is consistent with the number of storeys visible within the existing building in this location;
- Building 3 proposes a building envelope and mass similar to the residential buildings opposite the site on the northern side of Albert Street;
- The siting of Building 3 provides a strong street edge to Albert Street that is consistent with the predominant setbacks of surrounding buildings along this street;
- Modulation of the façade through strong vertical bays, as well as the use of balconies and recessive elements assists in breaking-up the overall bulk of the scheme, to ensure the development is viewed as a number of different elements and not one continuous building mass;
- Private entries are provided to ground floor units in Building 3, which will contribute to the pedestrian activation of Albert Street; and
- Balconies of the north-facing units are oriented to Albert Street, to improve opportunities for passive surveillance of the street.

Pitt Street Frontage

- Along Pitt Street, the development is viewed as a number of individual buildings, with Buildings 2 and 3 being of a significantly reduced scale compared to Building 1;
- Whilst Building 1 is larger in terms of height and its general massing, it is an adaptive re-use of the former surgery wing and is therefore an established built form within the Pitt Street streetscape;
- Similar to the siting of the existing building in this location, Building 2 is setback from the Pitt Street frontage at a distance that does not give it a dominant presence to the streetscape. This results in only Buildings 1 and 3 being predominantly visible from Pitt Street, separated by a large public open space area; and
- The proposed built form relationship of buildings to the Pitt Street frontage remains similar to that which has been established by the former Rachel Forster Hospital buildings, through the prominent siting of Buildings 1 and 3, and the recessed siting of Building 2.

Further, the corner treatment of Building 3 appropriately addresses both Albert Street and Pitt Street, through the 'wrap-around' balcony element associated with the corner unit (Typical Unit D.11), to provide a built form response both the northern and eastern elevations.

4.2 FAÇADE DESIGN

The architectural composition of the proposed buildings are sympathetic to the existing heritage items of significance on the site, which are recognised as being primarily the surgery building (Building 1) and the colonnade associated with Building 2.

The proposed façade treatment of the buildings has sought to retain the aesthetic character of the original buildings in the following ways:

- Emphasis on the horizontality of Building 1;
- Retention of the formal composition of the northern and eastern elevations of Building 1;
- Retention of the colonnade along the eastern elevation of Building 2; and
- Continuation of the concept of predominant horizontal building elements articulated by vertical façade proportions with taller roof form features, across the site.

The proposal will provide an improved aesthetic response to Pitt Street and Albert Street, while maintaining the character of the original Rachel Forster Hospital site.

4.3 RESIDENTIAL AMENITY

Apartment Layout and Mix

The overall number of residential units will be increased by 9 units, from 150 units as approved in the existing concept plan to a total of 159 units. The breakdown of units per building is as follows:

- Building 1: 67 units;
- Building 2: 22 units;
- Building 3: 46 units; and
- Building 4: 24 units.

There has been a deliberate revision of the apartment layout and mix as set out in the approved Concept Plan. This has resulted from further study of South Sydney DCP 1997, which sites Census data as the main parameter for determining the apartment mix of a residential flat development.

South Sydney DCP 1997 outlines a recommended apartment mix for the Redfern area, as outlined in Table 1 below. As illustrated, the proposed development more closely follows the recommended apartment mix as per the DCP than does the mix of apartments within the approved concept plan.

APARTMENT TYPE	RECOMMENDED DCP APARTMENT MIX	APPROVED CONCEPT PLAN	PROPOSED DEVELOPMENT
1 Bed	24%	57%	43%
2 Bed	46%	41%	48%
3 Bed	20%	4%	9%
4 bed	10%	-	-

The revised apartment mix (rounded to the nearest percentage) increases the number of three bedroom apartments, slightly increases the number of two bedroom apartments, and decreases the number of one bedroom apartments. Consequently, a more even mix of apartments is provided by the revised scheme to cater to a wider demographic.

Solar Access

The design of the proposed scheme has sought to provide a high quality of internal amenity, by adopting specific design measures to maximise solar access:

- The proposed scheme incorporates a large proportion of north facing apartments, maximising opportunities for improved thermal efficiency to units;
- Restriction of south-facing units across the development to 42 units out of the 159 units (26.4%);
- The remaining units incorporate living rooms that are oriented east or west, maximising solar access to these spaces in the morning and afternoon respectively; and
- The stepping of building heights across the site ensures that self-shadowing is minimised, by locating lower-scale buildings (Buildings 2-4) to the north of the site, and taller building elements to the south of the site (Building 1).

Overall, 70% of the total units receive at least 2 hours of solar access during mid-winter. A total of 60% of units receive 3 hours of solar access during mid-winter. All top floor units contain ventilated skylights to improve the quality of internal amenity. This is an acceptable outcome given the urban area of the site and immediate context.

Seven apartments associated with the Lower Ground level of Building 3 are in part (particularly at the eastern end of the building) sub-terrain. These apartments are north-facing, with opportunities for some solar access to the courtyard/northern portion of living spaces. It is noted that the current scheme does not propose any additional sub-terrain units above what has already been approved under the Concept Plan. While the number of sub-terrain units in Building 3 remains the same as the approved Concept Plan, the current scheme has removed the sub-terrain units in Building 1 through lowered ground levels in this area. Consequently, this has resulted in an overall net reduction of sub-terrain units compared with the approved Concept Plan.

Natural Ventilation

Natural ventilation is provided to all units, primarily through doors to balconies/terraces associated with each unit. Cross ventilation is provided to 74 of the 159 units (which incorporates corner units and dual aspect units), representing 46.5% of the total units. The remainder of units are adequately ventilated, as:

- The depths of single aspect units are no greater than 8m;
- The distance between backs of kitchens and windows/openings are no greater than 8m;
- Single aspect units are wide and shallow-depth configurations to maximise opportunities for natural ventilation to all areas of the apartment;

It is noted that the proposed scheme improves upon the approved Concept Plan, by ensuring that all apartments contain kitchens that are no greater than 8m from windows/openings.

Overshadowing

The proposed overshadowing is assessed relative to the approved Concept Plan, and the shadows cast by the existing buildings on-site.

Approved Concept Plan Overshadowing vs Proposed Overshadowing

The proposed scheme involves the minor re-distribution of building height; namely through the re-allocation of height at the eastern (minor) and western (notable) ends within Building 1, and a slight reduction to the height of the majority of the length of the building. The height variations to Buildings 2-4 are considered nominal, and will not result in any negative additional overshadowing of neighbouring properties. The overshadowing impacts of Building 1 as proposed will result in the same extent of overshadowing on adjacent properties to what has already been approved under the Concept Plan.

Accordingly, the proposed scheme will not increase the extent or quantum of overshadowing, compared to the approved Concept Plan, as:

- All buildings demonstrate a reduction in building width compared to the approved Concept Plan footprints;
- There are slight reductions in building lengths for Buildings 2-4, compared to the approved Concept Plan footprints; and
- The extent of shadows cast by the proposed scheme is similar to what has been approved, as the massing and scale of the proposal remains substantially the same as the approved Concept Plan.

Existing Overshadowing vs Proposed Overshadowing

As the site already contains various buildings in similar configurations and heights to the proposed scheme, the proposed overshadowing will not be a significant departure from the overshadowing cast by the existing building structures.

The former Rachel Forster Hospital surgery wing will be adaptively re-used for residential apartments, meaning the building envelope and associated overshadowing cast by the existing building will remain largely the same. Other structures that currently exist on site are approximately three storeys, similar to what is being proposed by the current scheme.

Overall Overshadowing Impact Assessment

The greatest shadows that will be cast by the proposed scheme are shown in Figure 13 (during the Winter Solstice on 21 June). The shadows demonstrate that at 9am, the majority of overshadowing is generated by Buildings 1 and 3 onto adjacent properties to the south and west. At midday, Building 1 casts a shadow over the adjacent property to the south. At 3pm, Building 1 casts a shadow over the eastern portion of the adjacent property to the south as well as over Pitt Street and a small portion of properties on the eastern side of Pitt Street. The maximum extent of shadows generated by Building 3 is to the Pitt Street carriageway.

Figure 13 – Overshadowing Impacts (9am, 12pm, 3pm at 21 June)



The proposed scheme will generate overshadowing impacts onto neighbouring properties, which is considered acceptable as:

- Developments to the immediate south of the site will receive some sunlight in the afternoon, but will mostly be in shade. However, the proposal will generate similar overshadowing impacts to the existing building on-site in this location, as well as the approved Concept Plan for Building 1;
- Developments to the west of the site will receive at least 3 hours of sunlight from midday onwards during mid-Winter;
- Developments on the eastern side of Pitt Street will receive at least 3 hours of sunlight from 9am to midday during mid-Winter, with some overshadowing (primarily from Building 1) generated at 3pm;
- Developments to the north will be unaffected by any overshadowing generated by the proposal; and
- The consolidated open space area on-site will receive at least 3 hours of sunlight between 9am and midday during mid-Winter, providing a high level of amenity for future users.

Visual and Acoustic Privacy

The proposed scheme is consistent with the approved Concept Plan, and provides visual and acoustic privacy internal to the site through the following measures:

- Decrease in the number of balconies directly facing each other between Buildings 2 and 4 contained in the proposed scheme, compared to the approved Concept Plan;
- Frosted and /or highlight windows on the northern and southern elevations of Buildings 2 and 4 to reduce opportunities for direct overlooking between these buildings and Building 3 to the north, and Building 1 to the south; and
- Internal unit configurations locating quieter spaces (e.g. bedrooms) of adjacent units, together.

Visual privacy between the subject site and adjacent developments are acceptable, as:

- The proposed setback of Building 4 from the western property boundary provides an adequate setback to the existing warehouse structure that is built to the site boundary, and is also adequately spaced to ensure the amenity and privacy of future development on the adjacent site is not compromised by the siting of Building 4;
- The proposed setback of Building 1 reflects a similar distance between the existing building on-site and the adjacent residential development at 146-152 Pitt Street to the south, and is separated by a driveway and proposed screen planting adjacent to south-facing courtyards;
- The proposed setback of Building 2 will have minimal amenity impacts on adjacent sites, as it is substantially setback into the site from Pitt Street;
- The proposed setback of Building 3 reflects the setback of the existing building fronting Albert Street, and retention of this setback will continue to define the built form edge in this location; and
- There is adequate separation over the road (Albert Street), between the north-facing balconies of Building 3 and the south-facing terraces on the northern side of the road, that will reflect a similar outcome that already exists along this street (between developments at the western end of Albert Street).

The current scheme proposes to retain the sub-terrain units along the northern property boundary to Albert Street (Building 3), as approved by the Concept Plan. It is noted that the proposed scheme does not increase the quantum of sub-terrain units.

Private Open Space

Private open spaces have been provided for all units, to enhance the amenity offer for future residents. The private open spaces are in the form of balconies/courtyard areas, which are suitably sized to accommodate outdoor activities by residents.

The proposed development has been designed taking account of the approved Concept Plan and the arrangement and configuration of the residential apartments. The revised scheme has sought to retain consistency with the urban design principles of the approved Concept Plan, but has revised certain design aspects to provide improved amenity outcomes.

The primary revisions relate to:

- Reduced basement parking level to eliminate sub-terrain units on the southern side of Building 1; and
- Improved outlook of south facing units of Building 1, by providing private open space courtyards as a result of the reduced basement parking level and access ramp.

Where possible, corner apartments (particularly within Buildings 2 and 4) contain 'wrap-around' dual aspect balconies, which increase outlook options and the amenity offer.

4.4 VEHICULAR ACCESS AND PARKING

The proposed amendments to the basement parking levels provides a consolidated basement parking arrangement resulting in an increase in on-site parking from 161 spaces to 170 spaces.

With respect to access to the basement parking levels, the proposed development provides an overall improved outcome than the approved Concept Plan. The basement entry driveway previously extended for the length of the southern boundary of the site. This has been redesigned so that the driveway into the basement is at a steeper gradient so that it extends only half the length of the southern boundary. This not only reduces noise levels for units on the southern side of Building 1, but also enables large private courtyards for those ground floor units (identified as Lower Ground floor).

5 Assessment against SEPP 65

This section provides an assessment of the current proposal against the ten design principles contained in of State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development (SEPP 65), as well as the key 'Rules of Thumb' contained in the SEPP 65 Residential Flat Design Code (RFDC).

5.1 SEPP 65 – TEN DESIGN PRINCIPLES

The ten design principles contained within SEPP 65 have been addressed below.

CONTEXT

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.

Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

Response

The proposal appropriately responds to site's surrounding context, in the following ways:

- The local context is characterised by varying building typologies i.e. fine grain terrace houses to the west and northwest, medium grain development bordering the southern precinct of the site, and a large warehouse located to the west of the site;
- The proposal provides building typologies that replicate the scale and massing of buildings that currently exist on the site. Accordingly, the relationship of the proposed buildings to surrounding developments will remain largely unchanged; and
- The proposal responds to its context through the retention of a heritage item and the provision of new buildings that relate to the form and scale of adjoining buildings.

For further details, please refer to Section 4 – Urban Design Analysis.

SCALE

Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.

Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

Response

The proposal appropriately responds to scale of surrounding buildings and the Pitt/Albert streetscapes, in the following ways:

- The proposal reinforces the existing scale of buildings already on the site, so as to maintain the existing relationship between buildings within the site and surrounding buildings;
- Building 1 is a heritage item of an established height and scale, which is to be retained as a way of respecting the heritage status of this building and retaining the primary built form feature of views to this heritage item along Pitt Street, when approaching from the north; and
- Buildings 2, 3 and 4 are of a low-scale (3-4 storeys) that provides a transition in scale from the south to the north, which is consistent with the scale of immediately adjoining properties along Albert Street.

For further details, please refer to Section 4 – Urban Design Analysis.

BUILT FORM

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

Response

The proposed built form is an appropriate response for the site and its surrounds, as:

- The proposed scheme provides articulated building façades through balcony elements and recessed portions;
- Building 1 provides an improved built form outcome to the existing building in this location, through the articulation of vertical elements at the eastern and western ends of the building to create the appearance of 'book-ends' to the site so it is viewed as a series of related components as opposed to a uniform building;
- Continuation of the concept of predominant horizontal building elements articulated by vertical façade proportions with taller roof form features across the site; and
- Buildings 1 and 3 are adequately setback from Buildings 2 and 4, ensuring sufficient spacing between buildings, and providing sufficient area designated for public open space.

For further details, please refer to Section 4 – Urban Design Analysis.

DENSITY

Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).

Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

Response

While the proposed scheme proposes a greater yield than the approved Concept Plan (increase from 150 units to 159 units), the proposed density is an appropriate response for the site and its surrounds, as:

- The overall massing and scale of the development is substantially the same as what was approved under the original Concept Plan;
- Notwithstanding the additional 9 units, unit typology re-configurations have resulted in a minor reduction of floor space, reduced from the maximum allowable FSR of 2:1, to 1.94:1; and
- The proposed density is commensurate with the medium density character of the area, and the proximity of the site to local services and the activity centre at Redfern, approximately 500m away.

RESOURCES, WATER AND ENERGY EFFICIENCY

Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.

Response

The proposal utilises resource, water and energy efficiency in the following ways:

- Building 1 is an adaptive re-use of the existing surgery wing building representing a considerable saving in building materials and energy usage, compared to the construction of a new building;
- Floor plans demonstrating the internal layout of the buildings indicate maximisation of natural sunlight through north-aspect apartments, maximisation of dual aspect apartments for natural ventilation opportunities; and
- The selection of sustainable building materials, mechanical appliances and water management will be addressed at the detailed design stage.

LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.

Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.

Response

The proposed landscape treatment is an appropriate response for the site and its surrounds, as:

- The proposal incorporates a significant open space area along the Pitt Street frontage;
- The proposed landscape treatment will be responsive to the streetscape and enhance the existing landscape character as demonstrated through the submitted landscape plan; and
- The proposed scheme has increased the amount of deep soil planting compared to the approved Concept Plan.

AMENITY

Good design provides amenity through the physical, spatial and environmental quality of a development.

Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.

Response

The proposed provides a high level of residential amenity, including specific design features as follows:

- Balconies and courtyards are provided for all units;
- A large communal open space area is provided along the Pitt Street frontage to allow active and passive recreational opportunities for residents;
- 80 out of the 159 units (50%) are north-facing, maximising opportunities for direct solar access, with 70% of the total number of units receiving at least 2 hours of solar access during mid-winter; and
- 66% of the total units are dual aspect, maximising opportunities for natural cross ventilation.

For further details, please refer to Section 4 – Urban Design Analysis.

SAFETY AND SECURITY

Good design optimises safety and security, both internal to the development and for the public domain.

This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.

Response

The proposal optimises safety and security for internal residents as well as the surrounding public domain, in the following ways:

- Casual surveillance of the street has been maximised, with units oriented to Pitt Street and Albert Street;

- Individual entries are provided to units on the ground floor in Building 3, assisting to activate the street;
- Blind corners within the development have been avoided, by rationalising building and wall lines;
- Building entry points are clearly defined to assist with way-finding across the site, with secure access provided to all units; and
- The proposed public open space along the eastern property boundary incorporates landscape treatment into the design of the space to provide a physical and visual demarcation between the public space and the remaining private areas of the site.

SOCIAL DIMENSIONS AND HOUSING AFFORDABILITY

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.

New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.

New developments should address housing affordability by optimising the provision of economic housing choices and providing a mix of housing types to cater for different budgets and housing needs.

Response

The proposal responds to the social context and needs of the local community, in the following ways:

- The proposal facilitates housing affordability through a mix of units including one, two and three bedroom units; and
- Particularly as the development is undergoing transition, a mix in apartment sizes enables the development to cater for different budgets and housing needs. The development will function to encourage a social mix through choice in housing types.

AESTHETICS

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

Response

- Each building reads as a series of cohesive vertical and horizontal elements as opposed to a stand-alone, building mass;
- The proposal incorporates extensive modulation and articulation to building facades, to provide an improved aesthetic response on the site, which positively contributes to the northern and eastern streetscapes.

For further details, please refer to Section 4 – Urban Design Analysis.

5.2 RESIDENTIAL FLAT DESIGN CODE

This section identifies the key “rules of thumb” contained in the RFDC, and assesses the proposal against these standards.

5.2.1 PART 1 – LOCAL CONTEXT

RFDC RULE OF THUMB		ASSESSMENT
Building Height	<i>Where there is an existing FSR, test height controls against it to ensure a good fit.</i>	<p>The height of the proposed buildings across the site primarily reflects the scale of buildings that currently exist on the site. The proposed heights of the current scheme are also consistent with the heights approved under the Concept Plan, with minor variations accounting for improved articulation and built form definition:</p> <ul style="list-style-type: none"> ▪ The proposed height of Building 1 is slightly taller than that of the approved Concept Plan. The variation is a result of increased height at both ends of the building providing greater articulation and architectural merit to the scheme. ▪ Buildings 2, 3 and 4 have minor variations in height. The height increases are however negligible and do not generate any detrimental amenity impacts internally or to adjacent developments.
Building Depth	<i>10-18m depth</i>	<p>The proposal is consistent with the Rule of Thumb for building depths, as all buildings are no greater than 18m in depth (excluding balconies/courtyards).</p> <p>The proposed scheme seeks minor variations to the approved Concept Plan in terms of building depth, but nevertheless maintains compliance with the applicable RFDC Rule of Thumb.</p>
Building Separation	<p><i>For developments up to four storeys/12 m:</i></p> <ul style="list-style-type: none"> ▪ <i>12m between habitable rooms/balconies</i> ▪ <i>9m between habitable/balconies and non-habitable rooms</i> ▪ <i>6m between non-habitable rooms</i> 	<p>The proposed scheme is consistent with the building separation of the approved Concept Plan, which provide an adequate level of privacy between buildings, despite minor numerical non-compliances from the building separation Rule of Thumb.</p> <p>Minor variations have been made to establish more efficient apartment layouts, and reduce the number of balconies that directly face each other within Buildings 2 and 4.</p>
Street Setbacks	<i>Identify the desired streetscape character, the common setback of buildings in the street, the accommodation of street tree planting and the height of buildings and daylight access controls.</i>	<p>The proposed setbacks to Albert Street and Pitt Street are consistent with the setbacks of existing buildings on the site, as well as the approved Concept Plan.</p> <p>The proposed setback of Building 3 to Albert Street is minimal, and continues the predominant building setback established by developments on the northern and southern sides of Albert Street. The prevailing streetscape character of Albert Street is highly urban, with minimal street tree planting, which Building 3 will reinforce through the proposed street setbacks and built form response to the street.</p> <p>The proposed street setbacks to Pitt Street are similar to the setbacks of existing buildings on the site. In particular, the former surgery wing of the Rachel Forster Hospital is currently built to the front boundary, with this to be retained through Building 1. Buildings in the mid-portion of the site are substantially set back from Pitt Street, which will be replicated through the proposed positioning of Building 2.</p>

Side and Rear Setbacks	<i>Relate side setbacks to existing streetscape patterns.</i>	<p>The side setbacks reflect the existing streetscape pattern, as they replicate the side setbacks of existing buildings on the site associated with the former Rachel Forster Hospital.</p> <p>Along Albert Street, Building 3 proposes a zero side setback to the adjacent development, to retain built form continuity along the street.</p> <p>The side setback of Building 1 to the southern property boundary reflects a similar setback of the existing building in this location, thereby retaining a similar built form relationship to adjacent properties as currently exists.</p> <p>The side setbacks of the current scheme are consistent with the approved Concept Plan.</p>
Floor Space Ratio	<i>Test the desired built form outcome against proposed floor space ratio to ensure consistency with building height, building footprint, and the three dimensional building envelope.</i>	A FSR of 2:1 was approved under the approved Concept Plan. The revised scheme seeks to reduce the FSR to 1.94:1, which is consistent with the approved Concept Plan, and will not generate any additional adverse impacts as a result of the slight FSR reduction.

5.2.2 PART 2 – SITE DESIGN

RFDC RULE OF THUMB		ASSESSMENT
SITE CONFIGURATION		
Deep Soil Zones	<i>Min. 25%</i>	<p>The proposal provides 919sqm of deep soil planting, which is 13.3% of the total site area. Despite the numerical non-compliance with the RFDC Rule of Thumb, the site can sufficiently accommodate mature tree canopies (as exists on the site). Expanded opportunities for water infiltration are proposed through:</p> <ul style="list-style-type: none"> ▪ The large consolidated area of open space (approximately 1,060sqm) to be dedicated for public purposes; ▪ Improved soft landscape/planter box areas between Buildings 2 and 4, between Buildings 2/4 and 3, and between Buildings 2/4 and 1; and ▪ Improved landscape treatment along the southern and western property boundary.
Open Space	<i>Min. 25-30%</i>	<p>A large portion of the site is to be dedicated as public open space, comprising approximately 1,060sqm. The public open space is a consolidated area of the site, and has access to direct sunlight. This area is defined by built form edges to the north, west and south, which also provide enhanced opportunities for casual surveillance over the public open space.</p> <p>In addition, communal open spaces are provided across the site between Buildings 1 and 4, and between Buildings 4 and 3.</p> <p>The proposed scheme is consistent with the open space provisions contained in the approved Concept Plan.</p>
SITE AMENITY		
Safety	<i>Formal Crime Risk Assessment Required</i>	The proposal incorporates design measures to ensure the safety and security of its users, including:

RFDC RULE OF THUMB		ASSESSMENT
		<ul style="list-style-type: none"> Provision of secure basement parking, internal corridors and lobbies; Building entries and access ways designed to provide residents with a direct connection to streets and public areas; Balconies facing east on Building 2 provide casual surveillance to the proposed public open space area within the site, and north facing balconies on Building 4 provide casual surveillance to Albert Street.
Visual Privacy	<i>Maintain Minimum Building Separation Standards</i>	<p>The proposed scheme is consistent with the building separation of the approved Concept Plan, which provide an adequate level of privacy between buildings, despite minor numerical non-compliances from the building separation Rule of Thumb.</p> <p>There is an approximate separation distance of:</p> <ul style="list-style-type: none"> 8.4m between the balconies of some southern aspect units on Building 3 and the adjacent units on Building 2 and 4; and 7.8m between some northern aspect units on Building 1 and the adjacent units on Building 2 and 4; and 6.0m between the balconies of Buildings 2 and 4. <p>The visual privacy between units is mitigated through the employment of frosted and /or highlight windows on the northern and southern elevations of Buildings 2 and 4 to reduce opportunities for direct overlooking between these buildings and Building 3 to the north, and Building 1 to the south.</p> <p>For further details, please refer to Section 4 – Urban Design Analysis.</p>
SITE ACCESS		
Pedestrian Access	<p><i>Compliance with AS 1428.</i></p> <p><i>Barrier Free Access to 20% of Units</i></p>	<p>Pedestrian amenity will be improved along the Pitt Street frontage, through the consolidation of vehicular driveways to one location at the southern end of the site, and closure of two other existing vehicular driveways along the frontage. This provides less opportunity for pedestrian and vehicular conflicts, thereby improving the safety of pedestrian utilising this portion of Pitt Street.</p> <p>The Albert Street frontage will be activated through the establishment of at-grade pedestrian entrances to all north-facing units (total of 7 units) within Building 3.</p> <p>The proposed scheme improves upon the approved Concept Plan by relocating pedestrian entrances to Building 1 to the northern façade, rather than retaining the rear southern entrances.</p>
Vehicle Access	<p><i>Maximum Driveway Width of 6m.</i></p> <p><i>Locate Vehicle Entries away from Main Pedestrian Entries</i></p>	<p>The vehicular driveway width as approved by the Concept Plan is approximately 7.146m wide. While this is wider than the recommended Rule of Thumb, vehicular access to the site is consolidated in one location to reduce interruptions to the streetscape and reduce pedestrian and vehicular conflicts.</p> <p>The location of the proposed driveway at the southern end of the site off Pitt Street is located separate to the main pedestrian entries across the site.</p>

5.2.3 PART 3 – BUILDING DESIGN

RFDC RULE OF THUMB		ASSESSMENT
BUILDING CONFIGURATION		
Apartment Layout	<p><i>Single aspect apartments limited to 8m depth.</i></p> <p><i>Back of kitchens no more than 8m from windows.</i></p>	<p>All single aspect units are no deeper than 8m (generally 6m in depth). Single aspect units are shallow in depth at approximately 6m, promoting ease of natural ventilation from openings to the backs of units. Further, the backs of kitchens for all single aspect units are no greater than 8m from window and/or balcony openings.</p> <p>The backs of kitchens for typical units A.05 and A.06 are located slightly further than 8m from the primary balcony/window openings (approximately 8.6m). However, it is noted that these units are dual aspect and will therefore provide cross ventilation opportunities.</p>
Balconies	<p><i>Minimum depth of 2m.</i></p>	<p>The depths of balconies to all apartments are a minimum of 2m, to provide sufficient space for outdoor private open space activities.</p> <p>Balconies associated with Building 3 that are orientated towards Albert Street provide increased opportunities for casual surveillance of the street.</p>
Ceiling Heights	<p><i>2.7m for habitable rooms on all floors.</i></p> <p><i>2.4m for non-habitable rooms.</i></p>	<p>The current scheme proposes floor to ceiling heights that range from 2.75 – 2.9m within Buildings 2-4. As Building 1 is an adaptive reuse of an existing building, floor to ceiling heights are 3.35m.</p> <p>All floor to ceiling heights are more generous than the minimum RFDC recommendation, and will result in:</p> <ul style="list-style-type: none"> ▪ Improved opportunities for daylight access; and ▪ Greater opportunities for natural ventilation. <p>The proposed scheme complies with the approved Concept Plan building envelope.</p>
Ground Floor Apartments	<p><i>Optimise separate ground floor entries to apartments.</i></p> <p><i>Provide ground floor apartments with private open space.</i></p>	<p>Separate entrances are provided to the ground floor apartments off Albert Street, for units within Building 3. This will assist to activate this portion of Albert Street. All ground floor units incorporate private open space courtyards.</p> <p>The proposed scheme is consistent with the approved Concept Plan.</p>
Internal Circulation	<p><i>Maximum 8 units accessed off a single core/corridor</i></p>	<p>A maximum of 6 units are accessed off a single core/corridor within each building, which is consistent with the RFDC Rule of Thumb for internal circulation.</p>
Storage	<p><i>Studio: 6m³</i> <i>1 bed: 6m³</i> <i>2 bed: 8m³</i> <i>3 bed: 10m³</i></p>	<p>The quantum of storage provided internal to all units is consistent with the minimum numerical controls in the RFDC. Additional storage spaces are provided in the basement parking levels.</p>
BUILDING AMENITY		
Daylight Access	<p><i>Living rooms and private open spaces for at least 70 percent of apartments in a development should receive a minimum of three hours direct sunlight between 9am and 3pm in mid winter. In dense</i></p>	<p>70% of the total units receive at least 2 hours of solar access during mid-winter. A total of 60% of units receive 3 hours of solar access during mid-winter. All top floor units contain ventilated skylights to improve the quality of internal amenity.</p> <p>This is an acceptable outcome given the urban area of the site and immediate context, consistent with this RFDC Rule of Thumb.</p>

RFDC RULE OF THUMB		ASSESSMENT
	<i>urban areas a minimum of two hours may be acceptable.</i>	
Natural Ventilation	<p><i>Building depths of 10-18m.</i></p> <p><i>60% of units should be naturally cross ventilated.</i></p> <p><i>25% of kitchens within a development should have access to natural ventilation.</i></p>	<p>66% of the total units are dual aspect, maximising opportunities for natural cross ventilation. This complies with the RFDC numerical Rule of Thumb for cross ventilated units, which is an improvement upon the approved Concept Plan.</p> <p>Building and unit depths are also shallow to ensure ease of natural ventilation throughout apartments.</p>
BUILDING PERFORMANCE		
Waste Management	<i>Provide waste management plan</i>	<p>The proposal involves efficient waste management measures during the construction phase, including the adaptive re-use of the existing structure for Building 1.</p> <p>The ongoing use of the building will encourage waste minimisation and recycling.</p> <p>No waste management plan has been provided.</p>
Water Conservation	<i>Rainwater is not to be collected off roofs with lead/bitumen-based paint</i>	The proposal utilises roof top water collection for use for WCs and garden bed irrigation. Lead/bitumen based paint on roofs collecting rainwater will be avoided.

6 Conclusion

This report relates to a proposed application (MP 09-0068) for the development of 159 residential units at the former Rachel Forster Hospital located at 134-144 Pitt Street, Redfern. The application involves the construction of basement parking for 170 car spaces, the creation of an open space to be dedicated for public purposes, the adaptive re-use of the surgery wing of the former Rachel Forster Hospital, retention of certain heritage features of the site including a colonnade structure, and the demolition of other buildings across the site to facilitate the development.

Specific urban design matters raised by the Test of Adequacy letter and the DGR's have been addressed by this report. The key urban design conclusions are as follows:

- The proposal maintains consistency with the approved Concept Plan in terms of the overall bulk, massing, siting and height of buildings, while proposing minor variations to improve the modulation and articulation of buildings;
- The proposal reduces the overall FSR from 2:1 (approved Concept Plan) to 1.94:1 (current scheme), generating nil adverse amenity impacts from this floor space deduction;
- The proposed built form response is compatible with surrounding developments along Pitt Street and Albert Street, through:
 - Retention of a tall building element at the southern end of the site, to frame the existing view down Pitt Street (from the north looking south);
 - Low rise buildings in the mid-portion of the site that provide a built form edge to the proposed public open space along the Pitt Street frontage;
 - Compatible building height and massing of Building 3 along Albert Street, which will establish a built form edge along the southern side of Albert Street similar to the northern side of the street.
- The apartment mix has been revised to provide a more balanced mix of one, two and three bedroom apartments, which is considered an improvement to the approved Concept Plan;
- The proposed corner treatment of Building 3 addresses both Albert Street and Pitt Street, through the 'wrap-around' balcony element that provides a built form response to both frontages;
- The level of amenity to future residents has been substantially improved through the lowering of the basement parking level and associated driveway, to eliminate sub-terrain units on the southern side of Building 1 while providing for private open space courtyards;
- A high level of internal amenity is also provided to future residents, through 70% of the total number of units receiving at least 2 hours of solar access during mid-winter (60% of units receive at least 3 hours of solar access during mid-winter), natural ventilation opportunities to all units, and cross ventilation opportunities to 66% of units;
- Amenity impacts to neighbours relating to overshadowing impacts are substantially the same as the approved Concept Plan, given only minor variations to the building envelopes proposed by the current scheme; and
- The proposal is consistent with the SEPP 65 ten design principles, and largely complies with the qualitative 'Rules of Thumb' contained in the RFDC. Where numerical non-compliance is experienced, the proposal is nevertheless consistent with the relevant underlying objectives.

Overall the proposed changes provide an improved built form outcome in terms of SEPP 65 principles and that while the proposal is not consistent with all the numerical RFDC Rules of Thumb, the scheme improves upon the approved Concept Plan.

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