



Preferred Project Report (PPR)

Former Rachel Forster Hospital MP 09-0068
134-144 Pitt Street, Redfern



Major project for the redevelopment of the former Rachel Forster Hospital site for residential (158 units) and public open space purposes with basement parking (170 car spaces)

Submitted to
Department of Planning
On Behalf of Kaymet P/L

June 2013

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1. EXECUTIVE SUMMARY

This report is submitted to the Director General of Planning to satisfy the requirements of Part 3A of the Environmental Planning and Assessment Act (EP&A Act) and Director General Requirements. It is submitted in support of the amended plans for the redevelopment of 134-144 Pitt Street, Redfern – the former Rachel Forster Hospital.

This report is accompanied by:

- Architectural Plans prepared by Architecture and Building Works
- Shadow diagrams prepared by Architecture and Building Works
- Landscape Plans prepared by Isthmus Pty Ltd

Approval is sought for the proposed amended plans in accordance with the Environmental Assessment Reports previously submitted and exhibited as amended by this Preferred Project Report including a Statement of Commitments.

1.1 Applicant and Land Details

Applicant Name	Kaymet P/L
Applicant Address	C/- 6/4 Hogben Street, Kogarah NSW 2217
Lot/Deposited Plan	Lot 7 DP 664804 134-144 Pitt Street, Redfern

2. BACKGROUND

Background - from designation as a major project to present

The subject site (known as the former Rachel Forster Hospital site) was designated as a Project to which Part 3a of the Act applies on 18 April 2007.

The site is known as 134-144 Pitt Street, Redfern which lies approximately 500-metres south-east of Redfern Railway Station and 2km south of the Sydney CBD.

The site has an area of almost 7,000m² and lies within the Local Government Area of City of Sydney Council and the Redfern-Waterloo Authority's (RWA) Operational Area.

A concept plan was authorised by the Minister on 15 May 2007.

The Concept Plan Application was made on behalf of the Redfern Waterloo Authority by SJB Planning which was submitted on 28 June 2007.

The Department of Planning gave determination to the Concept Plan for the Major Project in October 2007.

The concept plan includes the following elements:

- Medium density residential zoning;
- 158 residential units;
- FSR maximum of 2:1;
- Height limit of 3 (northern part of the site) to 6 storeys (central and southern parts of the site);
- Public recreation space dedication; and
- Retention of heritage features.

The site was subsequently sold by the NSW Department of Health and purchased by the applicant, Kaymet P/L (the applicant/owner) in 2007.

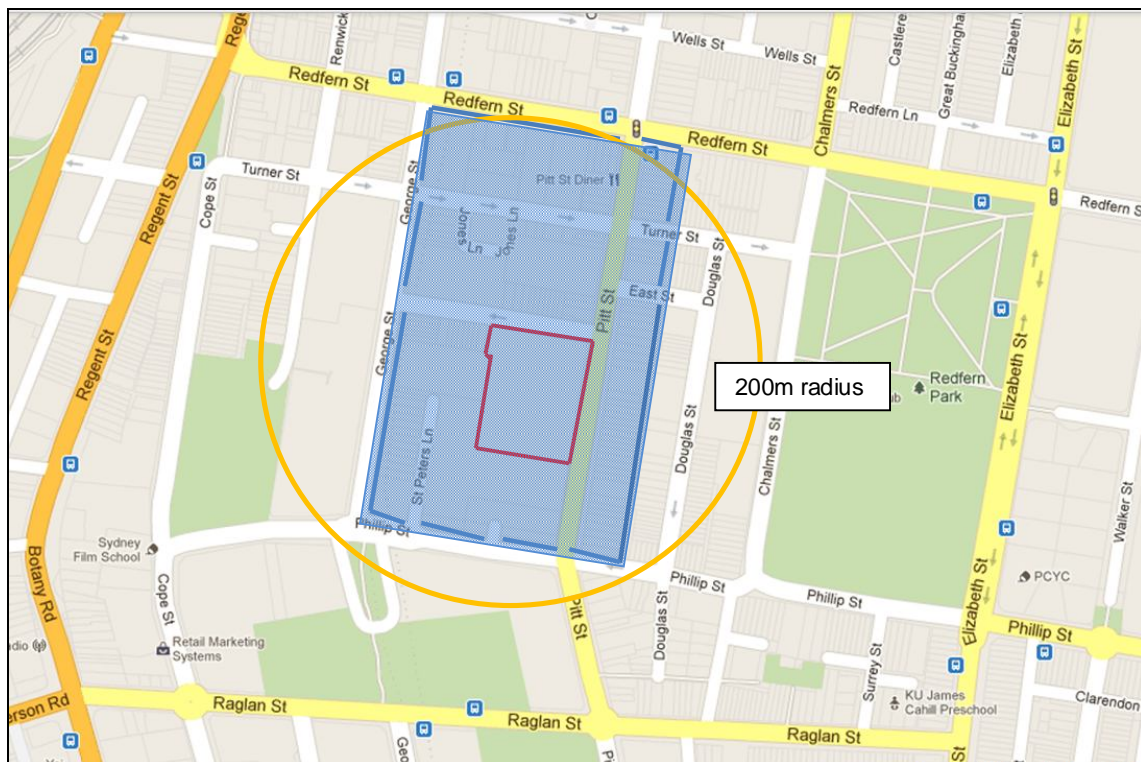
A Preliminary Assessment was provided by ABC Planning P/L in March 2009 in association with the plans prepared by Architecture and Building Works.

Director General Requirements (DGRs) were issued by the Department of Planning on 5 May 2009. The proposed plans and accompanying information have been prepared in accordance with the DGRs.

Since receipt of the DGRs, the plans and accompanying information have been modified on several occasions whilst meetings have also been held with the Redfern-Waterloo Authority/ Sydney Metropolitan Development Authority (SMDA). Meetings have also been held with the Department of Planning to address requirements for additional information which included requests for public consultation. One of the primary requirements was the need for a Stage 2 Geotechnical Report to satisfy SEPP 55-Remediation of Land. This has since been conducted. Furthermore, additional environmental reports were prepared which confirm that there is no longer any asbestos in the building.

ABC Planning P/L prepared a notification letter which was distributed to 500 properties surrounding the subject site. A letter drop to 500 neighbours was conducted on 17 May 2012. This letter invited all residents to a public consultation meeting which was held on site on Saturday 2 June 2012. However, due to inclement weather and inadequate condition of the subject premises, a further public consultation meeting was held.

Another letter drop of 500 letters to neighbouring properties/units was done on 7 June 2012 which informed and invited residents to a further community consultation which was held on Saturday 16 June 2012 at the Redfern Town Hall. The meeting was well attended with over 50 residents and 2 Councillors in attendance.



Neighbouring properties to subject site notified of proposal.

The main issues raised by the local residents comprised primarily of the following concerns:

- Security associated with the vacant nature of the premises which has led to squatters and vandals damaging the premises and neighbouring premises
- Hours of construction
- On –street parking- some residents wanted more parking while some wanted less to ease traffic congestion
- Asbestos on site and safe removal of the asbestos
- Protection of the Jacaranda tree on Albert Street
- Materials and finishes of building and quality thereof
- Retention of the circular building at the north-eastern end of the site
- Dedication of the front landscaped area to Council

- Historical recording of the hospital site through interpretation
- Overlooking from the northern building along Albert Street to the residents opposite
- The scale of the building along Albert Street
- Overlooking from the western wing to the rear of the site (properties addressed to St Peters Lane)
- Use of appropriate choice of vegetation in the front setback to avoid security issues
- Traffic study should be updated to refer to the proposed residential conversion at the rear of the site at 153 George Street- DA 2012/454- *Construction of a 4 storey residential flat building behind the retained warehouse including 50 units with basement parking*. This application remains under assessment.

It is noted that all the concerns expressed from the local residents were taken on board and the design of the proposal has responded where considered appropriate or necessary by the applicant.

An updated BASIX, Traffic, Urban Design and Heritage report reflects the plan amendments while the landscape plan has also been updated.

It was found to be unviable to retain the semi-circular building feature at the north, however, the building has been setback to provide for a landscape corner treatment rather than being defined by a building.

The above mentioned amendments were submitted to the Department of Planning and Infrastructure in December 2012.

Feedback from the various government departments has since been received and reference is made to the Department of Planning and Infrastructure's letter dated 5 April 2013 and referenced: MP09_0068.

This Preferred Project Report address the comments received from the departments and outlines the amendments made in response.

The amendments herewith proposed include the following:

The FSR has been reduced below the permissible 2:1, being 1.95:1.

The height for Building 1 (along Albert Street) has been amended and reduced by 700mm thus reducing all potentially associated impacts while it is not considered that the proposed development is responsible for any adverse or unreasonable shadow, view or privacy impacts.

Overall, it is considered that the proposal will provide for a significant improvement to the presentation of the existing buildings whilst the historical integrity of the primary building has been retained.

3. PREFERRED PROJECT REPORT FORMAT

This Report submitted to the Director-General of Planning provides response to the submissions and comments received from the various government departments as well as the Redfern community and proposed changes to the project to minimise its environmental impact.

3.1 OVERVIEW

The proposed architectural plans include the following amendments:

- Redesign of units 2.09, 2.10, 1.09 and 1.10 into 3 duplex units which now comprise of units 2.09 (1 bedroom and study- 65sqm), unit 2.10 (2 bedroom – 82sqm) and unit 2.13 (2 bedroom – 112sqm).
- The roof height of Building 1 above unit 7.02 and unit 7.03 has been reduced by 700mm.
- The above amendments have results in the FSR altering from the previous proposal of 1.94:1 to the current amended plans (submitted with this PPR) of 1.95:1 (13 531.51sqm of floor space).

3.2 DESIGN ISSUES

The following design issues are addressed as required by the Department of Planning and Infrastructure:

- *Apartments numbered D1.09 and D1.10 on the lower ground floor level of Building 4 have an unacceptable level of amenity due to them being subterranean and single loaded. A redesign of this part of the building is required to address these deficiencies.*

Response: Units D 1.09, D1.10, 2.09 and 2.10 have been redesigned into 3 duplex units as follows:

- Unit 2.09 (1 bedroom and study – 65sqm)
- Unit 2.10 (2 bedroom – 82sqm)
- Unit 2.13 (2 bedroom – 112sqm)

The new proposed 3 duplex units are considered to provide improved amenity whilst also providing for adequate unit sizes.

- *Details of treatment of the Albert Avenue interface of the lower ground level apartments is required in order to show how the issues of security, amenity and privacy are addressed for these units. The proposed access to the ground level apartments and lobbies should also be considered in the exercise.*

Response: The lower ground units along the Albert Avenue interface have been treated in order to mitigate any privacy, security or amenity impacts through the provision of a secured door entrance and front fencing (boundary fence 1500mm in height) enclosing the terraces areas of the lower ground units. The high fencing and doors are considered to provide adequate privacy and amenity treatments for the subject units as well as the neighbouring properties across Albert Street as it prevents any overlooking and amenity impacts. Please refer to Architectural Plans - North Elevation Plan A020 Elevations 01.

- *Adjoining Apartment D1.10 to the south and east are subterranean void spaces. These void spaces are shown with walls and door openings. These room delineations should be removed and the area properly marked on plans as void space. Should any of these spaces be proposed for storage or any other purpose, they should be marked accordingly on the plans and incorporate into the overall floor space calculations.*

Response: The walls and openings indicated on the sub floor level now adjoining amended unit D2.13 have been removed from the plans. The void area is a sub floor level.

- *Your attention is drawn to the issues raised in relation to the interpretation room in the submission by the City of Sydney. The potential to increase the size of the room should be investigated to allow some flexibility in its future use. The adjoining void space could be utilised in this regard.*

Response: The interpretation room has been increased in size by 89sqm through utilization of the adjoining void space and thus results in a total size of 136sqm allowing for flexibility in its future use.

3.3 ADDITIONAL INFORMATION REQUIRED

The following additional information has been required by the Department of Planning and Infrastructure:

3.3.1 STATEMENT OF COMMITMENTS

- The submission of a detailed project application specific statement of commitments is required

Response: A Statement of Commitments is included in this Report under Section 4.

3.3.2 TRANSPORT, PARKING AND PEDESTRIAN ACCESS

- Further justification is required as to why 31 additional car spaces are necessary on this site given its access to rail and bus services

Response: A community consultation was held on Saturday 16 June 2012 at the Redfern Town Hall. The meeting was well attended with over 50 residents and 2 Councillors in attendance.

The main issues/concerns raised by the local residents were recorded and incorporated into the proposal where considered necessary or appropriate. One of the main concerns of the local residents was the increase of traffic in the area and demand placed on on-street parking. The local residents therefore requested that more off-street parking be provided in order to ease the on-street parking demand in the area.

There is a high demand for on-street parking given that numerous terraces and residential units have no off-street parking. The rate of 1 space per 1, 2 and 3 bedroom unit is therefore considered to be an appropriate and reasonable rate of parking which provides for adequate levels of parking for the proposed units whilst avoiding increased pressure on the already limited supply of on-street parking. It is reiterated that this issue was a significant concern to residents at the public meetings.

The rate of visitor parking is therefore 11 spaces for 158 units which represents 1 per 14 which is an extremely low rate of visitor parking. This confirms that the proposed rates of parking for the occupants and visitors is appropriate.

The proposal therefore incorporated additional on-site parking given that the site could suitably sustain the proposed number of on-site parking spaces. The proposed parking is located in 2 levels of basement car parking.

The increase number of parking spaces are not considered to detract from the various modes of public transport in the area, but rather assists in easing the demand already placed on the on-street parking in the area. This would also be in accordance with the feedback received from the local residents.

The Assessment of Traffic and Parking Impact Statement (Reference to the previously submitted EA:) outlines:

"In relation to residential developments, DCP 11 stipulates the following parking requirements, which are presented as a target provision, requiring justification to provide more or less than required:

Residential Units & Townhouses

<i>1 bedroom units and bedsitter</i>	<i>=</i>	<i>0.5 spaces per unit</i>
<i>2 bedroom units</i>	<i>=</i>	<i>0.8 spaces per unit</i>
<i>3 or more bedroom units</i>	<i>=</i>	<i>1.2 spaces per unit</i>
<i>Separate visitor parking</i>	<i>=</i>	<i>1 space per 6 units</i>

Application of these rates to the proposed development indicates the following requirements:

<i>67 x one-bedroom</i>	<i>=</i>	<i>33.5 spaces</i>
<i>77 x two-bedroom</i>	<i>=</i>	<i>61.6 spaces</i>
<i>14 x three bedroom</i>	<i>=</i>	<i>16.8 spaces</i>
<i>visitors = 158 units @ 1 per 6</i>	<i>=</i>	<i>26.3 spaces</i>
Total	=	138.2 spaces

In order to provide sufficient parking within the development and to ensure that the proposal does not impact upon the existing on-street parking provision, which is subject to high demands, it is proposed to provide a total of 170 parking spaces within the car park, which will be appropriately distributed in relation to the apartment sizes.

It is important to note that the surrounding residential development comprises older style dwellings and terraces with very little off-street parking available throughout the area. In this regard, it is essential that the parking actively associated with the proposal does not impact upon the on-street availability."

3.3.3 HEIGHT AND SHADOWS

- Provide the additional documentation outlined in the City of Sydney submission in order to justify the additional height proposed on Building 1. Building footprints and cadastral information should be provided on shadow diagrams to properly determine impacts.

Response: The proposed amended plans have been amended to incorporate the above comments in the following ways:

-The height on Building 1 has been reduced by 700mm thereby reducing any potential impacts.

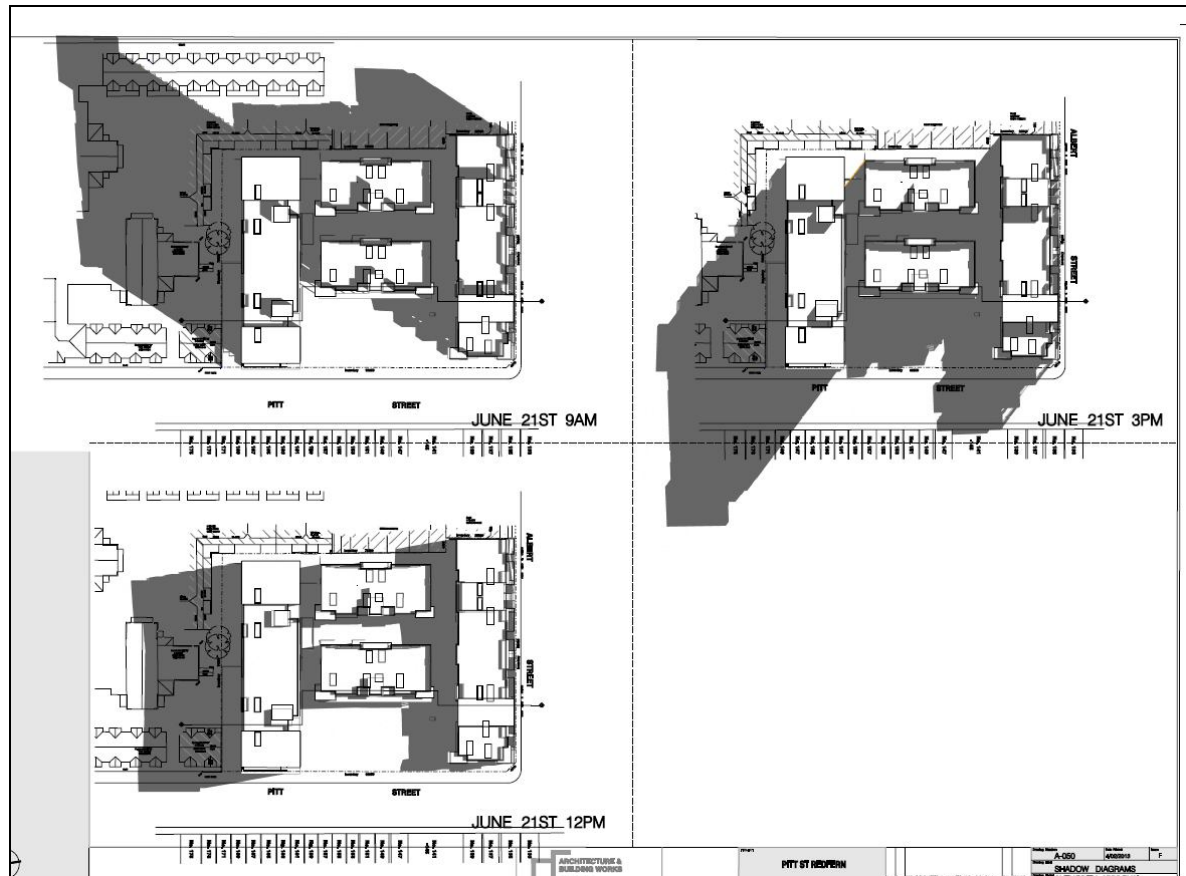
- Neighbouring building footprints and additional cadastral information have been provided on the amended shadow diagrams which assist in determining the impacts.

Shadows cast by the proposed development is relatively minimal due to the heights of the existing buildings on the site. Existing overshadowing of the adjoining residential development to the south is largely from the existing building (Building 1) and the adjacent existing residential apartment buildings overshadowing themselves. The amendment herewith proposed has reduced Building 1's height by 700mm thereby further reducing the potential shadow impacts to the south.

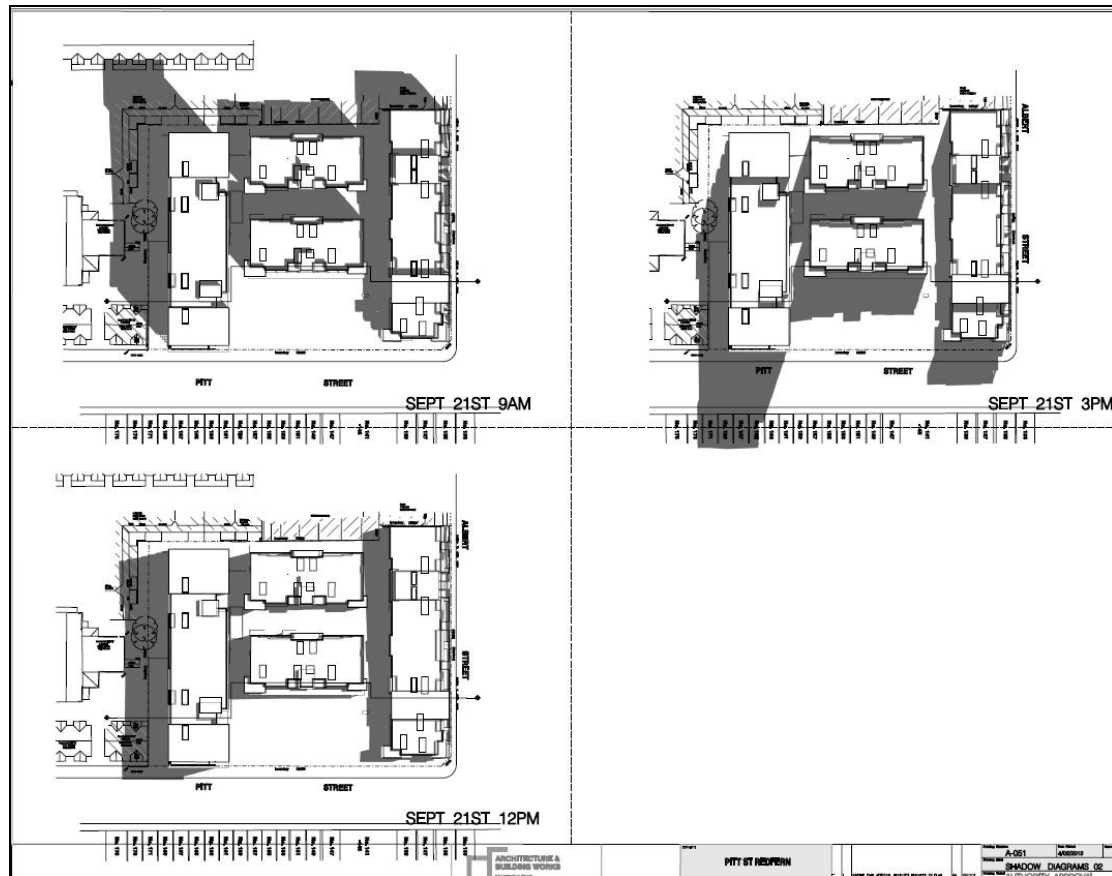
Overshadowing from the 3 new proposed building envelopes are generally contained within the site, and overshadowing of communal open space areas is offset by the large area of public open space which will be accessible to residents of the development.

It is considered that the envelopes proposed will not significantly impact the adjoining residential development to the south and west.

Assessment of overshadowing has been undertaken on summer solstice, equinox and winter solstice and is considered to not adversely impact upon existing levels of solar access enjoyed by adjoining residential development. As demonstrated in the solar diagrams below all adjoining developments that currently enjoy solar access will continue to receive at least 3 hours of solar access on 21st June. The reduced height on Building 1 has improved the shadow impacts from those previously proposed.



Shadow diagrams – 21st June

Shadow diagrams – 21st September

3.3.4 ARCHAEOLOGY

- The archaeological reporting process for this application is incomplete. Your attention is drawn to the recommendations of the report dated December 2012 by Archaeological & Heritage Management Solutions Pty Ltd forming part of your Environmental Assessment (EA), in particular the absence of consultation. The relevant assessment sections of the EA should also be updated following completion of this work.

Response: An Archaeological Report is currently being complied with the Department's requested information and will be submitted to the Department of Planning and Infrastructure by 12 June 2013.

3.3.5 LANDSACPING AND DEDICATION OF PUBLIC PARK

- Documentation needs to be provided outlining City of Sydney's agreement or otherwise of the dedication of the public open space fronting Pitt Street. Negotiation is required with City of Sydney regarding details of the design and also the final delegation of the area to be dedicated.

Response: The following response from Council was received which indicated that Council is not supportive of the dedication of land.

"From: "Pamela Urquhart" <purquhar@cityofsydney.nsw.gov.au>

Date: 4 February 2009 8:48:37 AM AEDT

To: "Matthew Wood" <matt@isthmus.com.au>

Subject: FW: 134 - 144 Pitt Street, Redfern - Former Rachel Forster Hospital Site

Hi Matt

I've just received some feedback from our Parks section regarding the dedication.

Based on the concept plan provided, it was felt that the area offered limited potential benefit as public open space. Due to the size of the space, and the fact that it will be surrounded on three sides by the development, it was considered that the area would feel semi-public at best and would largely operate as the front garden to the site.

At this stage Council does not wish to pursue dedication of the land fronting Pitt Street, however public access (as required under the consent) is supported.

Please call me on 9265 9557 if you would like to discuss any of the above.

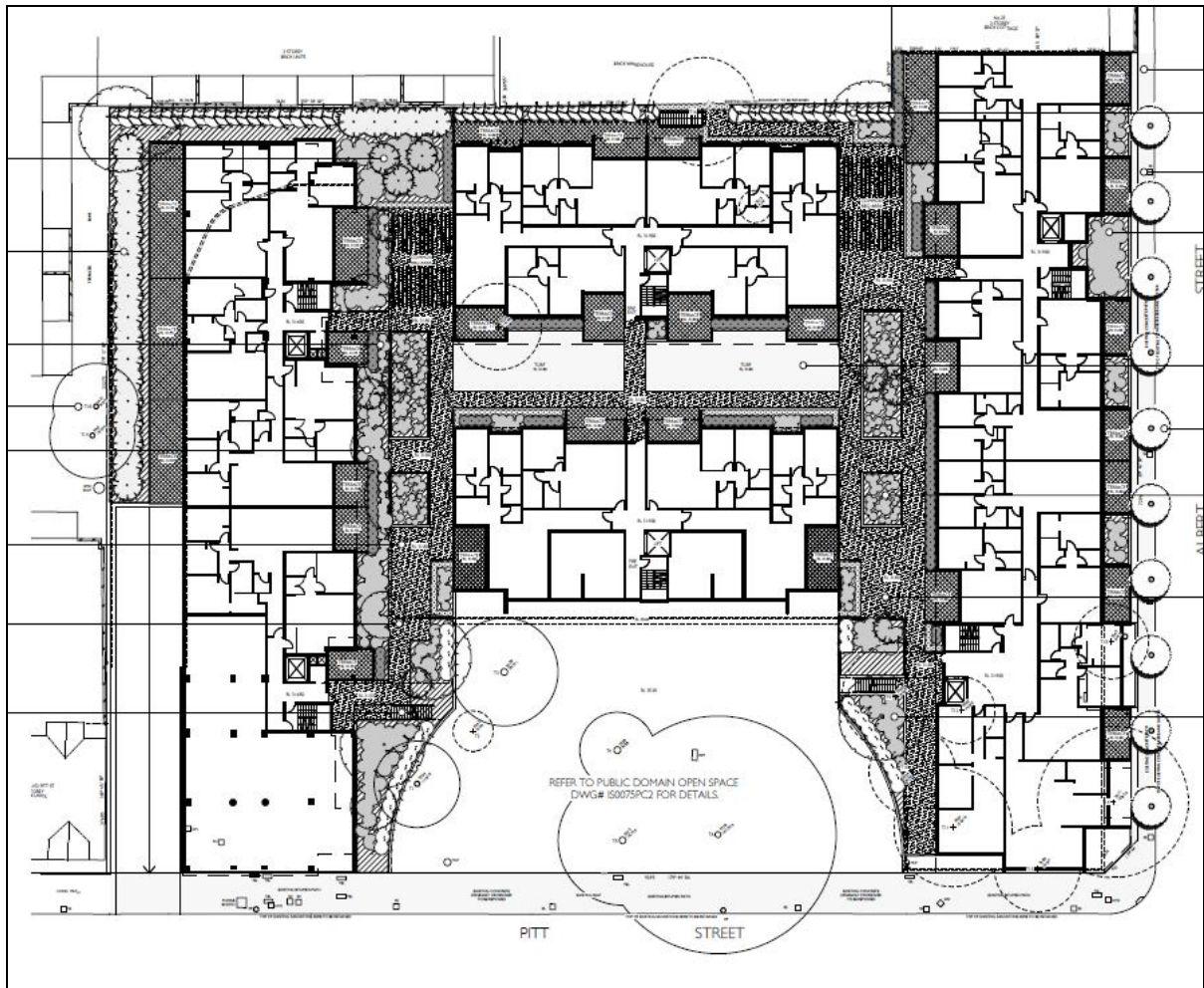
Regards

Pam Urquhart

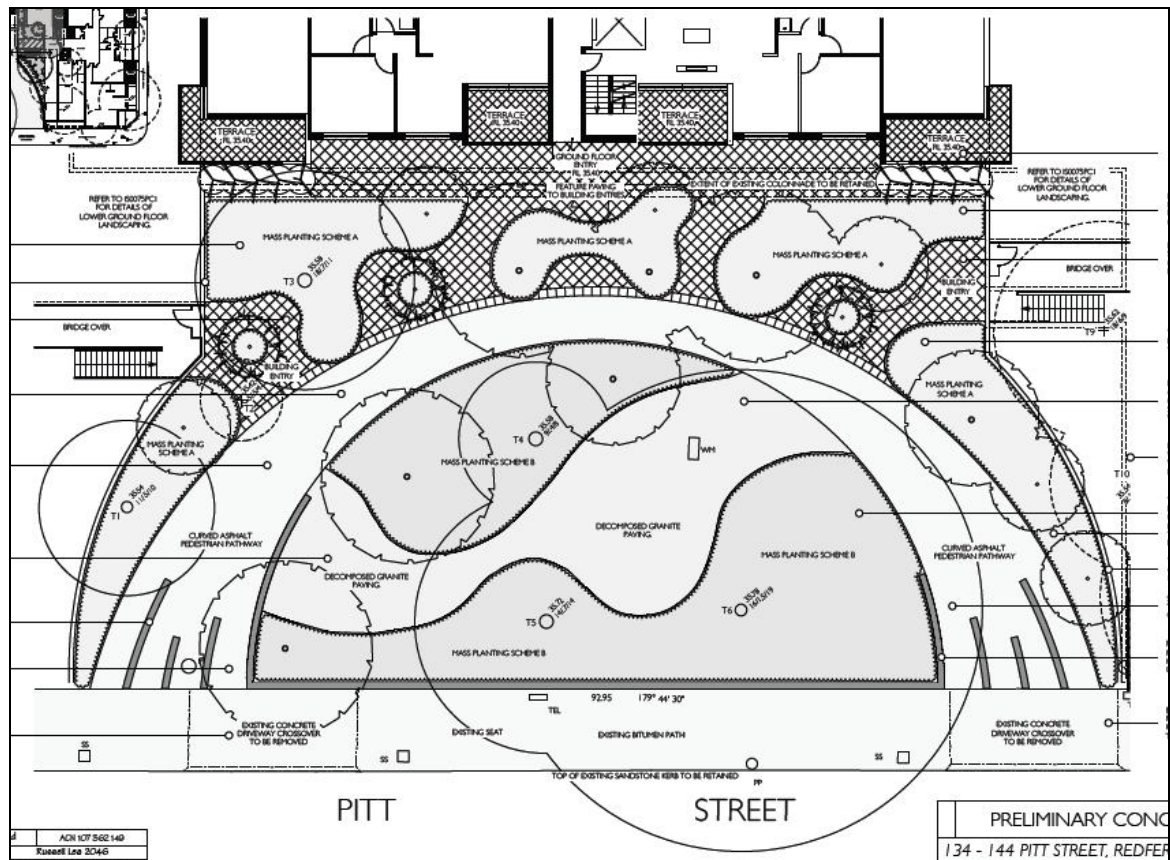
Public Domain Manager | City of Sydney

456 Kent Street | GPO Box 1591 | Sydney NSW 2001

T 9265 9557 F 9265 9660 E purquhart@cityofsydney.nsw.gov.au "



*Lower ground floor landscape plan
Original Landscape Plan*



Public domain landscape plan
Original Landscape Plan

3.3.6 FLOOR SPACE RATIO

- The Floor Space Ratio (FSR) for the project is mentioned throughout the EA as 1.94:1 or 1.99:1. A final FSR and breakdown of floor space calculations is required to be submitted.

Response: The amended plans submitted with this Preferred Project Report have reference. The amended plans herewith submitted have a GFA of 13531.51sqm which provides for an FSR of 1.95:1.

The previously submitted plans had an FSR of 1.94:1 which has now been amended to incorporate the required amendments and thus the proposed plans submitted with this PPR provide for an FSR of 1.95:1.

The FSR breakdown is as follows:

FSR	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4
Lower Ground	658.51sqm	170sqm and 185sqm	847sqm	472sqm
Ground Floor	897sqm	474sqm	946sqm	482sqm
First Floor	892sqm	474sqm	946sqm	482sqm
Second Floor	892sqm	474sqm	946sqm	482sqm
3rd, 4th & 5th Floor	892sqm			
TOTAL	13531.51sqm (this GFA includes the interpretation room of 136sqm)			

3.4 HISTORICAL ARCHAEOLOGY

Archaeological Assessments have been prepared by Archaeological & Heritage Management Solutions Pty Ltd, dated December 2012. The Archaeological Assessment dated December 2012 provides an assessment of the extent and cultural significance of any historical archaeological relics and any Aboriginal sites or objects at the site.

The report provides an initial assessment of the following:

- The site history
- Historical Development on site including the northern part of the subject site – Former lot 15, Section 7 of the Redfern Estate and the Central and Southern Parts of the subject site – Former lots 16-19, Section 7 of the Redfern Estate
- Physical Analysis of site and archaeological potential and integrity
- Potential for the site to contain remains of Aboriginal occupation;
- Assessment and significance
- Potential Impacts
- Conclusion and recommendations.

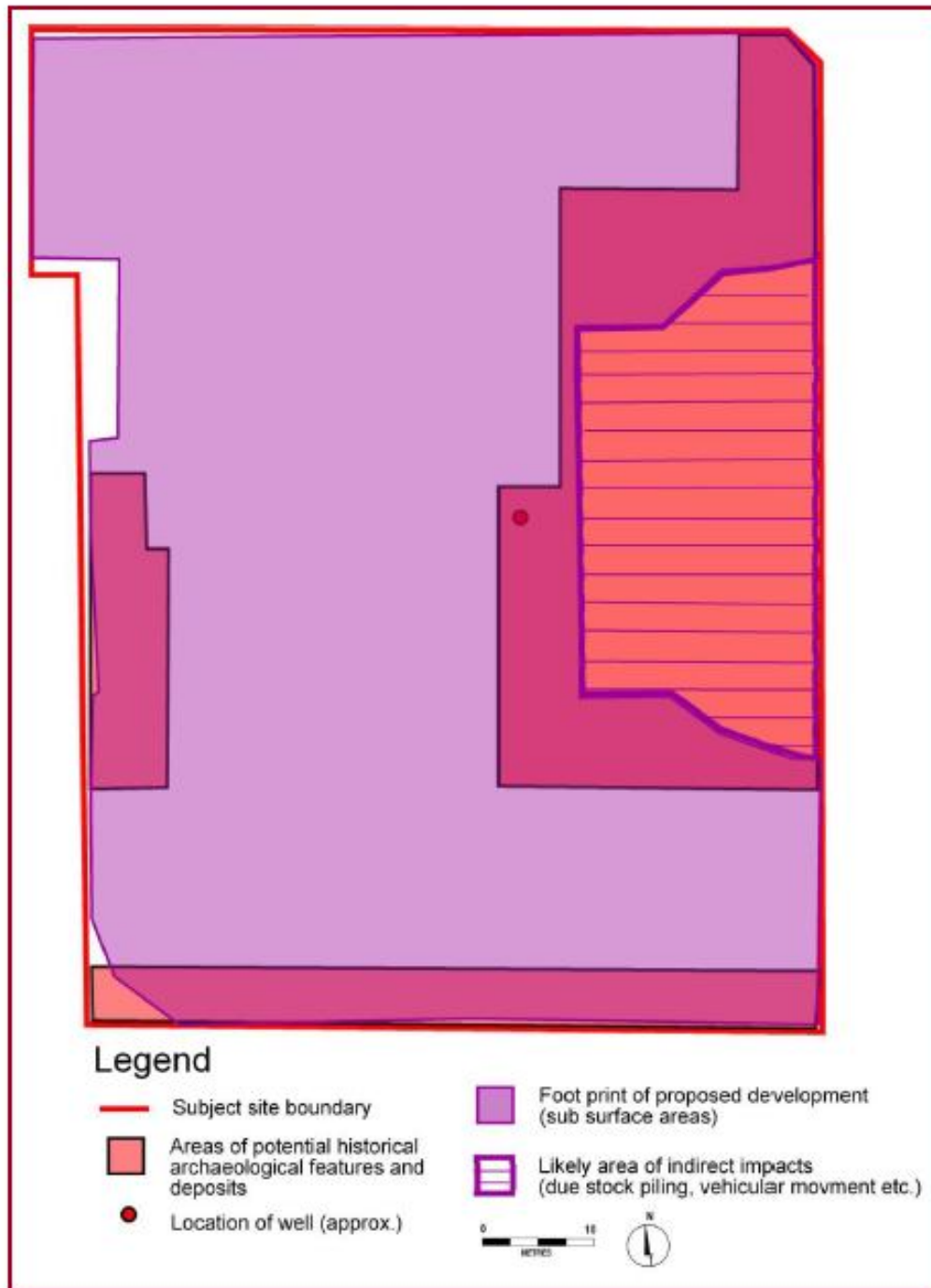
The Archaeological Assessment dated December 2012 and the figure below demonstrates the extent of the area considered to have the potential to contain historical archaeological relics and/or Aboriginal sites (red shading). This area is primarily limited to the eastern frontage of the site and the eastern portion of the existing Building 2 between the main corridor in the basement and the front building wall. The legend in the figure below shows the location and extent of the well.

The only portion of the site that would be directly impacted by the construction of the proposed development is the area identified by the red lines in Map 2 of Figure 120. The balance of the area of archaeological potential (shaded red) is primarily limited to the eastern frontage of the site and will only be subject to superficial impacts as the majority of this area is proposed to be dedicated for public open space.

An updated Archaeology Report will be submitted to the Department of Planning and Infrastructure by 12 June 2013.



Map 1 , Figure 120: Historical overlay showing area of potential historical archaeological remains (highlighted in red). Areas that are not highlighted in red indicate nil historical archaeological potential due to the construction of the Rachel Forster Hospital buildings, electricity substation and associated services.



Map 2 , Figure 120: Areas of impact to areas of potential historic archaeological relics (shaded in red) due to the proposed development of subsurface areas (shaded in purple) and likely areas of impact due to indirect development activities such as vehicular tracks and stockpiling (purple hatching) at the subject site.

The Archaeological Assessment dated December 2012 prepared by Archeological and Heritage Management Solutions Pty Ltd states,

*“There has been few substantial modifications to the subject site, indicating the potential for historical archaeological resources to remain intact and in situ however, their integrity may vary across the subject site
... The potential historical archaeological resources have been assessed, in accordance with the NSW Heritage Significance Criteria as having local heritage significance, and are therefore defined as ‘relics’ in accordance with the Heritage Act 1977.
...It is unlikely that the relics at the subject site would be considered of State Heritage significance; and
Direct or indirect impacts of the proposed development would disturb and/or remove potential relics at the subject site.”*

The Archaeological Assessment dated December 2012 provides a series of recommendations that should form part of the Statement of Commitments for the Project Approval application, to be adopted as conditions of consent by the Department of Planning and Infrastructure:

“The recommendations outline an Archaeological Management Plan designed to investigate and manage potential relics at the subject site and mitigate adverse impacts of the proposed development on the heritage significance of those potential relics.

- 1. A demolition plan should be developed that is designed to facilitate removal of the superstructure of the Rachel Forster Hospital buildings and ensure the protection of areas of potential historical archaeological potential identified in Figure 33 and Figure 38. The demolition plan should be developed in consultation with the archaeological consultant and demolition contractor.*
- 2. A Research Design and Excavation Methodology should be prepared regarding historical archaeological investigations at the subject site. The research design and excavation methodology should be prepared in conjunction with any required Aboriginal archaeological investigations at the subject site.*
- 3. Historical archaeological investigations should be undertaken prior to the commencement of construction works or as part of the construction works schedule.*
- 4. Historical archaeological investigations should initially take the form of a testing program to determine the nature, integrity and extent of the archaeological ,such as salvage, are required.*
- 5. A review of results of any testing program at the subject site should be used to determine the nature, integrity and extent of the archaeological resource at the subject site*
- 6. Consideration should be given to the interpretative opportunities provided by the results of the historical archaeological investigations and the history of the subject site*
- 7. An archaeological report regarding the results of the historical archaeological investigations should be prepared in accordance with best practice professional guidelines. The archaeological report should be submitted to the Office of Environmental and Heritage*
- 8. A plan should be developed for the long term storage and curation of all recovered historical archaeological material.*

4. STATEMENT OF COMMITMENTS

In accordance with the Director-General's Environmental Assessment Requirements, the proponent is required to include a Draft Statement of Commitments in respect of environmental management and mitigation measures on the site. The following are the commitments made by the proponent to manage and minimise potential impacts arising from the project.

Measure (Commitment)	Timing
<p>1. Built form and urban design</p> <p>The detailed design of the buildings will adhere to the Concept Plan parameters formulated for the Project to ensure that the intended development outcomes will be achieved.</p>	<p>See Architecture plans prepared by 'Architecture and Building Works' (Appendix A) and Environmental Assessment prepared by 'ABC Planning'</p>
<p>2. Design Excellence</p> <p>The proponent commits to provide detailed plans and visual aids to demonstrate design excellence of the Project in accordance with Clause 22, Part 5, Division 3 of State Environmental Planning Policy (Major Projects) 2005</p> <p>The design of any rooftop plan shall be integrated with the design of the building and roof to minimise visual bulk and avoid additional overshadowing. Rooftop plant will be adequately attenuated to avoid acoustic impacts on the development and surrounding properties.</p>	<p>See Architecture plans prepared by 'Architecture and Building Works' (Appendix A) and Environmental Assessment prepared by 'ABC Planning'</p>
<p>3. Traffic and parking</p> <p><i>Traffic</i> A traffic assessment will be undertaken for the detailed design of the Project to confirm findings of the traffic analysis included in the report prepared by Transport and Traffic Planning Associates, dated June 2007.</p> <p><i>Parking and access</i> An assessment of the final car park layout and vehicle access will be undertaken to demonstrate compliance with the relevant Australian Standards.</p>	<p>See Traffic Assessment Report prepared by 'Transport and Traffic Planning Associates' and Travel Access Guide prepared by 'ABC Planning' (Appendix G) and Environmental Assessment prepared by 'ABC Planning'</p>
<p>4. Public Open Space</p>	<p>See Architecture plans prepared by</p>

<p>The proponent commits to providing a public park, subject to the City of Sydney accepting the dedication. The park will have an area of approximately 1060sqm and will be located fronting Pitt Street as indicated on the Site Plan Drawing No.A001 prepared by Lippmann Architects and Landscape Concept Diagram prepared by Oculus.</p> <p>The following are to accompany the Project Application:</p> <ul style="list-style-type: none"> • Summary of preliminary discussions with the City of Sydney regarding dedication; • A landscape plan demonstrating proposed landscape scheme consistent with the Landscape Concept Diagram and Principles prepared by Oculus; • A landscape protection and maintenance strategy consistent with the Arboricultural Assessment and Development Impact Report prepared by Landscape Matric; and • Plans illustrating proposed subdivision of the land to enable dedication as public open space. • Commitments by the proponent advising the proposed timing of the proposed landscape works, subdivision and dedication of the proposed open space. <p>The public open space will be remediated in accordance with the recommendations of the <i>“Review of Previous Contamination Report”</i> undertaken by Douglas Partners and dated 29 May 2007. The timing of the proposed remediation will be advised at Project application stage.</p>	<p>‘Architecture and Building Works’ (Appendix A) and Environmental Assessment prepared by ‘ABC Planning’</p>
<p>5. Public Domain</p> <p>The proponent will provide a public domain works plan illustrating proposed public domain works within the proposed open space and along Albert and Pitt Street. This plan shall be consistent with the general landscape concept diagram and principles prepared by Oculus, dated May 2007 and the City of Sydney Council during preparation of this plan.</p>	<p>See Architecture plans prepared by ‘Architecture and Building Works’ (Appendix A) and Environmental Assessment prepared by ‘ABC Planning’</p>
<p>6. Heritage</p> <p>Any project application or other applications will have regard to the Heritage Impact Statement prepared by Weir+Phillips dated June 2007.</p> <p>The following are to accommodate any Project Application(s)</p> <ul style="list-style-type: none"> - A Statement of Heritage Impact (SOHI) prepared in accordance with findings and conclusions for the Heritage Impact Statement prepared by Weir+Phillips - A heritage Interpretation Plan for the whole site. 	<p>See Heritage Impact Assessment prepared by ‘Weir+Phillips’ (Appendix H) and Historical Archaeological Assessment prepared by ‘AHMS’ (Appendix H) and Aboriginal Heritage Impact</p>

<p>Prior to demolition the existing buildings will be recorded in accordance with NSW Heritage Council Guidelines.</p>	<p>Assessment prepared by 'AHMS' (Appendix H) as well as the Environmental Assessment prepared by 'ABC Planning'</p>
<p>7. Archaeology</p> <p>The following is to be addressed with the Project Application:</p> <ul style="list-style-type: none"> • Preparation of an Aboriginal Heritage Impact Assessment (AHIA), in accordance with draft Department of Conservation Guidelines 1997; • Integration of the statement of significance and the results of the AHIA within an Archaeological Management Plan for the site that consider: • (i) heritage interpretation of the archaeological site within the proposed development; and/or • (ii) archaeological excavation and documentation of the site prior to construction. <p>If aboriginal objects are exposed during the work, works must cease until the Department of Environmental and Conservation and the local Aboriginal Land Council have been consulted.</p>	<p>See Archaeological Report by 'Archaeological and Heritage Management Solutions Pty Ltd' (Appendix R) and Environmental Assessment prepared by 'ABC Planning'</p>
<p>8. Structural Integrity</p> <p>Further engineering investigation to Building 1 will be undertaken to determine the extent of the works required to accommodate the proposed alterations and additions, including methods of reinforcing the building's lateral structure to satisfy wind and earthquake codes, and the general upgrading of exposed elements such as concrete balconies, masonry ties, and balustrades.</p>	<p>See Structural Assessment prepared by 'Enstruct' (Appendix S)</p>
<p>9. Geotechnical Investigations</p> <p>Additional geotechnical investigations shall be provided in accordance with the Supplementary Geotechnical Investigation prepared by Douglas Partners Pty Ltd, dated May 2007.</p>	<p>See Geotechnical Investigation prepared by 'Douglas Partners' (Appendix X) and Environmental Assessment prepared by 'ABC Planning'</p>
<p>10. Site contamination and remediation</p> <p>A remediation Action Plan (RAP) will accompany any Project Application(s) in accordance with the recommendations</p>	<p>See Remediation Action Plan prepared by 'Environmental</p>

included in the Review of Previous Reports prepared by Douglas Partners, dated 29 May 2007. The RAP will detail how the site is to be cleaned up including the excavation and disposal offsite of any contaminated fill.	Investigations' (Appendix Z)
<p>11. Site infrastructure and services</p> <p>Infrastructure and services reports will be required to accompany any subsequent Project Application(s) to demonstrate how the development can be adequately and properly serviced. The report will include an outline of any necessary augmentation of existing services.</p> <p>All infrastructure planning and design will be undertaken in consultation with relevant authorities.</p>	See Architectural Plans prepared by 'Architectural and Building Works' (Appendix A) and Services Letter prepared by 'Sydney Water' (Appendix S)
<p>12. Management of Stormwater</p> <p>The proponent will prepare detailed plans and specifications that demonstrate the proposed stormwater system for the Project. The design of the system will be prepared in accordance with the design criteria set out in the Hydraulic and Fire Services Scheme Development Report prepared by Armstrong Consulting Engineers, dated May 2007.</p>	See Stormwater Plans prepared by 'Green Arrow Engineering' (Appendix F) and Environmental Assessment prepared by 'ABC Planning'
<p>13. Building Code of Australia Capability</p> <p>Further assessment will be undertaken at Project Application stage to ensure the Project is capable of meeting the performance requirements of the Building Code of Australia.</p>	See Indicative Compliance Report for DA Assessment prepared by 'Building Certificates Australia' (Appendix L) and Environmental Assessment prepared by 'ABC Planning'
<p>14. Accessibility</p> <p>The proponent commits to providing access for people with a disability in accordance with:</p> <ul style="list-style-type: none"> • Disability Discrimination Act 1992 (DDA); and • Building Code of Australia <p>The project will also include equitable access to the latest internet, television and telephone technology.</p>	See Indicative Compliance Report for DA Assessment prepared by 'Building Certificates Australia' (Appendix L) and Environmental Assessment prepared by 'ABC Planning'

<p>15. Ecologically Sustainable Development</p> <p>The proponent will prepare detailed work plans and specifications that demonstrate compliance with State Environment Planning Policy (Building Sustainability Index) BASIX.</p> <p>In addition, the proponent commits to further investigate the opportunity for including the following Ecologically Sustainable Development principles:</p> <ul style="list-style-type: none"> • Design internal apartment layouts to maximise natural ventilation and to capture prevailing winds; • Orientate apartments layouts to ensure solar access is received within living rooms; • Promote natural light and ventilation to kitchen areas of apartments; • Utilise roof forms to capture natural light and ventilation; • Re-use and recycle stormwater; • Use of high thermal mass materials within apartments; • Promote the use of solar or wind generation for common areas, • Ensure natural light and ventilation is provided to common areas to minimise energy consumption; • Use of solar shading devices, • Use of native vegetation; • Divide the layout of the apartments into zones to reduce heat and cooling energy consumption; • Reuse of roof water and rainwater run off ; • Utilise low water flow fixes and tap ware; • Reuse rainwater for spray irrigation with rain and moisture detector controls; and • Recycling grey waste water 	<p>See BASIX Certificate (Appendix P) and Environmental Assessment prepared by 'ABC Planning'</p>
<p>16. Construction Management Plan</p> <p>A Construction Management Plan will be prepared by the proponent and will be submitted to the satisfaction of the Principle Certifying Authority.</p> <p>This Plan will include the following:</p> <p>(i) Environmental responsibility A commitment by the builder that environmental mitigation measures will be implemented prior to and during construction works. Management and training methods to inform construction workers of their environmental responsibilities.</p> <p>(ii) Pedestrian management Management methods to ensure safe pedestrian paths are</p>	<p>Prior to issue of Construction Certificate</p>

<p>provided adjacent to the site.</p> <p>(iii) Traffic Management A Traffic Management Construction Plan will be prepared which addresses construction access and egress to the site, including vehicle routes and other relevant issues.</p> <p>(iv) Construction staging Management of construction sequence on site and on public land</p> <p>(v) Noise and vibration control plan Management methods to reduce construction noise at nearby receivers by appropriate selection and operation of equipment.</p> <p>(vi) Soil and water sediment control management plan Management methods to control and reduce soil and water sediment impacts on the environment this will also include a Dust Management Strategy.</p> <p>The proponent/site manager will implement the approved Construction Environmental Management Plan during excavation and construction of the development.</p>	
<p>17. Developer Contributions Developer contributions will be made in accordance with the Redfern-Waterloo Contributions Plan 2006 and the Redfern-Waterloo Authority Affordable Housing Contribution Plan 2006.</p>	<p>Prior to issue of Construction Certificate</p>

5. RESPONSE TO OBJECTIONS / COMMENTS RECEIVED

5.1 Response from Government Departments

NSW POLICE FORCE

The NSW Police Force has assessed the proposed development and has submitted the following comments:

General

- *At this time Redfern LAC note community concern raised around the asbestos present at the site and the removal when this time comes due to its hazardous nature.*
- *CPTED advising would also recommend in accordance with fire safety and fire prevention a NO SMOKING Policy in all rooms, spaces and common areas in addition to alarming the broader building.*
- *All balcony doors accessible to the street frontage should be of such design as to prevent climbing via horizontal panelling or footpaces and have doors allowing entry to the rooms deadlocked to avoid unauthorized entry or allow the units to be easily accessed by climbing providing opportunity to break into the building.*
- *All issued swipe cards and safety management allowing access to the building should only provide access to the designated area to be utilised by the worker or tenant.*

Response: The asbestos on site will be safely removed and will not cause any hazardous impacts towards the neighbours. Fire safety regulations will be implemented on site with no-smoking policies and fire alarms throughout the development. Adequate materials, fences/balustrades and doors have been included in the design of the building in order to maximise security on site.

Lighting

- *Lighting should be designed to the Australian and New Zealand Lighting Standards.*
- *A lighting maintenance policy needs to be established for the development.*
- *Australian and New Zealand Standard 1158.1 – Pedestrian, requires lighting engineers and designers to consider crime risk and fear when selecting lamps and lighting levels. Therefore, further information pertaining to the lighting plan should be obtained and examined from a crime prevention perspective to ensure pedestrian, car parks, and outdoor areas accessed from the building are safe to tenants, users of the building offices and retail area and tenants. Adequate lighting about the exterior of the building façade and above allocated entries would also enable camera footage to be viewed and provide a safe entry and exit to the building.*

Response: All lighting on site will be designed to the Australian and New Zealand Lighting Standards which ensures residents feel safe on site and minimises crime. Furthermore, if a lighting maintenance policy is required, it can be enforced as a condition of consent.

Landscaping

- Vegetation is to be stepped back in height to maximise sightlines.

Response: Landscape Architects Isthmus have provided a detailed landscape plan which accounts for vegetation that maximises safety and sightlines on site, particularly in the public domain landscaped area.

Territorial re-enforcement

- *Signage needs to be provided on the Fire Exit Doors warning intruders that they will be prosecuted and to assist users.*
- *Signage on Fire Exit Doors also needs to explain to users that they are to be used for emergency purposes only. From the plans which police have access to fire doors cannot be viewed.*

Response: All required safety and fire safety needs are addressed on site and demonstrated in the compliant BCA Compliance Report submitted with the application. The BCA Report prepared by Building Certificates Australia Pty Ltd demonstrates the fire safety schedules and measures to be implemented on site.

Environmental Management:

- *There is some information on the development plan as to the maintenance policy for the development.*
- *Lastly, the building would have to be accessed throughout the day and night it would be recommended to install CCTV around the exterior of the building and with emphasis on exit/entry points and also to have lighting which is safe and not distracting to passing traffic in Pitt Street Redfern.*

Response: Both Architecture & Building Works and Isthmus have prepared the project application to ensure that the development is safe and secure for residents and visitors.

Isthmus has designed the communal and private open spaces within the development for passive recreation which will enhance security.

Casual surveillance of the street has been maximised, with units oriented both onto Pitt and Albert Streets. Individual entries are also provided to units on the ground floor in Building 3, assisting in activation of the street.

Blind corners within the development have been avoided.

CITY OF SYDNEY COUNCILAdditional Height of Building 1 is not supported.

Response: The subject of Height and Shadows has been addressed earlier in this report in Section 3.3.3 and associated details shadow diagrams.

Detailed shadow diagrams

Response: The subject of Height and Shadows has been addressed earlier in this report in Section 3.3.3 and associated details shadow diagrams.

Dedication of public park along Pitt Street to Council

Response: The dedication of the public park has been addressed earlier in this report in Section 3.3.5

Interpretation strategy details

Response: The interpretation room has been increased in size by 89sqm through utilization of the adjoining void space and thus results in a total size of 136sqm allowing for flexibility in its future use.

Car parking provision

Response: The matter of parking has been addressed earlier in this Report in Section 3.3.2

Air conditioning and plant

Response: Air conditioning units will be provided for in a discreet manner within the basement.

Sub floor levels

Response: The subfloor areas have clearly marked and labelled on the Architectural Plans prepared by Architecture and Building Works and submitted along with this Report.

Statement of commitments:

Response: A Statement of Commitments is included in this Report under Section 4.

HERITAGE COUNCIL

The Heritage Council recommends a number of conditions of consent in order to mitigate state heritage impacts, as well as incorporating any heritage conditions recommended by the local council to mitigate local heritage impacts.

The Heritage Council also notes referencing of the EA to the Archaeology Report and the inadequacy to manage the archaeological resource.

Response: A revised Archaeology Report will be submitted to the Department of Planning and Infrastructure by 12 June 2013.

TRANSPORT – ROADS & MARITIME SERVICES

The RMS raises no objection to the proposed development.

Response: No response necessary.

TRANSPORT FOR NSW

The TfNSW disagrees that additional parking space is required as the site of the proposed development is well served by public transport.

The TfNSW requests the applicant be required to upgrade the pedestrian footpaths fronting the site on Albert and Pitt Streets to improve pedestrian safety. Additionally, the applicant should be required to install adequate pedestrian access to and from the site to Redfern Railway Station and bus services on Redfern Street.

Response: Parking, transport and pedestrian access has been discussed earlier in this report under Section 3.3.2. Any upgrades of pedestrian footpaths could be included as a Condition of Consent for the applicant to fulfil.

SYDNEY WATER DEPARTMENT

The developer should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development.

Response: The applicant will engage a Water Servicing Coordinator to obtain a Section 73 Certificate at the appropriate project stage. This is to be included as a Condition of Consent.

URBAN GROWTH NSW DEVELOPMENT CORPORATION

The Urban Growth NSW Development Corporation has recommended S94 Contribution conditions for the proposed development.

Response: Section 94 Contributions conditions will be fulfilled by the applicant.

5.2 Response from Community

As mentioned earlier in this report (Section 2 – Background) 2 x public meetings were held within the Redfern Community (17 May 2012 and 7 June 2012) where residents in the local area were invited to view the plans and contribute their input to the proposed development. It is noted that all the concerns expressed from the local residents were taken on board and the design of the proposal has responded where considered appropriate or necessary by the applicant.

The main issues raised by neighbouring residents in the objection letters received include the following and are addressed below:

- Object to the removal of Jacaranda and Frangipani Tree

Response: The design of the Landscape Concept Plan incorporates a large area of open space and seeks to maximise the provision and retention of trees on site. However a number of trees will require removal to facilitate the development and its construction. Tree retention and removal is in accordance with the Arboricultural Assessment and Development Impact report prepared by Guy Paroissien Landscape Matrix Pty Ltd.

The report analysed 19 individual trees or groups of trees on the site and adjoining properties. The report identifies those trees that require removal or are potentially impacted upon by the proposed development, as well as those trees that should be considered for removal. Recommendations on tree protection measures are also included.

The Report concluded:

“of the 19 trees assessed, 14 of the trees are in good health, 4 are of moderate health and 1 is in poor health. 2 of the trees assessed are located on the adjoining property to the south (tree numbers 18 and 19). In regard to landscape significance the majority of the trees are either of moderate landscape significance (6 trees) or of low landscape significance (4 trees). 6 of the trees are of moderate to high or high landscape significance and one is considered significant in the landscape. One of the trees is an environmental pest species of no landscape significance.

Of the 19 trees on the site that have been assessed the following 8 trees require removal to facilitate the proposed developments:

- Tree # 10 *Syzigium luehmannii* (Small-leaved Lilli Pilli)
- Tree # 11 *Lophostemon confertus* (Brushbox)
- Tree # 12 *Celtis sinense* (Chinese Hackberry)
- Tree # 13 *Celtis sinense* (Chinese Hackberry)
- Tree # 14 *Jacaranda mimosifolia* (Jacaranda)
- Tree # 15 *Plumeria rubra* (Frangipani)
- Tree # 16 *Ceratonia siliqua* (Carob Tree)
- Tree # 17 *Celtis sinense* (Chinese Hackberry)

2 of these trees (No.s 12 and 16) have been recommended for removal along with a further 2 trees (2 and 5), regardless of the proposal, due to declining health or condition, structural issues relating to the trees or their unsuitability to the site.

In addition to the 4 trees recommended for removal it is recommended replacement planting be implemented to allow for the staged removal of all specimens of *Celtis sinense* (Chinese Hackberry) from the site due to this species weed status.

In addition to the above it is also proposed to remove the 2 rows of small, semi mature *Camellia sasanqua* (Chinese Camellia) identified as tree numbers 7 and 8. It is noted that these 2 rows of trees are exempt from protection under City of Sydney Council's Tree Preservation Order as they are below the minimum height for protection under that order of 5 metres.

To facilitate construction of the proposed development the following 3 trees will be potentially affected:

- Tree # 9 *Liriodendron tulipifera* (Tulip Tree)
- Tree # 18 *Glochidion ferdinandii* (Cheese Tree)
- Tree # 19 *Celtis sinense* (Chinese Hackberry)

Given the extent of potential impact to Tree # 9, the existing structural problems and the short Safe Use Life Expectancy (SULE) of the tree, it is recommended consideration be given to its removal. With regard to Trees # 18 and 19, these trees are located on the adjoining property to the south, adjacent to the proposed driveway. Provided the levels of the driveway are maintained the trees can be retained.

The following four (4) trees are recommended for removal due to poor/declining health, structural problems, risk of failure and noxious weed species. Two of the trees (# 12 and 16) are located within the proposed building footprints.

- Tree # 2 *Ligustrum sinense* (Small-leaved Privet-noxious weed)
- Tree # 5 *Cinnamomum camphora* (Camphor laurel)
- Tree # 12 *Celtis sinense* (Chinese Hackberry)
- Tree # 16 *Ceratonia siliqua* (Carob Tree)

The recommendations of the Arboricultural Assessment and Development Impact report have been incorporated in the proposed landscaping of the site prepared by Isthmus. The retention of large, mature trees within the public open space area along the Pitt Street boundary will soften the impact of the new built form and provide a garden setting to the street.

- Any additional height to the proposal

Response: The additional height on Building 1 has been addressed in Section 3.3.3 of this Report.

- Asbestos on site

Response: The asbestos on site has been addressed by the Environmental Site Investigations Report prepared by Kaymet Constructions Pty Ltd.

- Increase of traffic and insufficient parking

Response: The issue of parking has been addressed earlier in this Report in Section 3.3.2

- Heritage – increased retention of heritage structures

Response: The matter of historic archaeology has been addressed earlier in this Report in Section 3.4. Furthermore, an updated Archaeology Report will be submitted to the Department of Planning and Infrastructure by 12 June 2013 which will further address issues in more detail.

- Construction vehicles and their impacts on traffic and parking

Response: Throughout the period of construction, all measures will be taken to ensure that any noise or dust will be kept to a minimum. The site manager will ensure that all construction requirements and protocols are abided by to minimise impact on traffic, parking and noise.

- Visual and acoustic privacy to dwellings on Albert Street

Response: As mentioned earlier in this report; The lower ground units along the Albert Avenue interface have been treated in order to mitigate any privacy, security or amenity impacts through the provision of a secured door entrance and front fencing (boundary fence 1500mm in height) enclosing the terraces areas of the lower ground units. The high fencing and doors are considered to provide adequate privacy and amenity treatments for the subject units as well as the neighbouring properties across Albert Street as it prevents any overlooking and amenity impacts. Please refer to Architectural Plans - North Elevation Plan A020 Elevations 01.

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 onsite 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."

- Solar access to existing neighbours in Alfred Street

Response: The matter of shadows and solar access to surrounding development has been addressed in Section 3.3.3 of this report and shadow diagrams have also been inserted and submitted along with this report. As demonstrated in the solar diagrams, all adjoining development that currently enjoys 3 hours of solar will continue to receive at least 3 hours of solar access on 21 June. Furthermore, the reduction of height in Building 1 has improved the shadow impacts from those previously proposed.

- Additional FSR

Response: The matter of FSR has been addressed in Section 3.3.6 of this Report.

- Setbacks and excessive building envelope

Response: The proposed building envelopes have been assessed in the Design Report prepared by Urbis and the following provides a summary with regard to the building footprints/ envelopes.

The Design Report prepared by Urbis dated 2012 states,

"Building 1 – located along the southern boundary of the site. The proposed 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;

Buildings 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."

The Design Report prepared by Urbis dated 2012 states:

“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 to 2:1 and 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.”*

The proposed project scheme therefore satisfies Condition B1(1) of the Modifications to Concept Plan conditions.

The existing street setbacks have generally been maintained. The proposed setbacks are considered appropriate given the proximity of existing residential development adjoining the site as well as the contextual setting of the site within an established inner city locality where small separation distances are a feature characteristic, such as the surrounding terraces along Pitt Street. Please refer to plans submitted and prepared by Architecture and Building Works.

- Out of character with terrace houses

Response: The proposed development has considered the matter of streetscape, historical archaeology on site, surrounding character and other urban design elements in order to provide for a development that contributes to the character of Redfern. The Urban Design Report prepared by Urbis assesses the proposed development against the 10 principles of the SEPP 65 and addresses the site context and local character of the area.

The Urban Design Report summarises the following with regard to urban design context:

“The proposal appropriately responds to the sites surrounding context in the following ways;

- The local context is characterised by varying building typologies ie: 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 of the Urban Design Report prepared by Urbis.

- Poor outcome in respect to choice architectural finishes

Response: The architectural finishes and design are considered to be of a high quality and more than adequate outcome for the proposed development. The materials and finishes are demonstrated on the Photomontages submitted with the application and prepared by the project Architects, Architecture and Building Works.

- Excess 1 bedroom apartments

Response: The proposed apartment mix has been addressed in the Urban Design Report prepared by Urbis and in accordance to the SEPP 65 Design Guidelines. Urbis Report states the following:

“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: 45 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 residential flat development.

South Sydney DCP 1997 outlines a recommended apartment mix for the Redfern area and the proposed development more closely follows the apartment mix as per the DCP than does the mix of apartments within the approved concept plans”

- Lack of detail in bicycle storage

Response: The bicycle storage on site has been increased and additional details has been included in the plans for bicycle storage.

6. CONCLUSION

This Preferred Project Report has been provided to the NSW Department of Planning with amended architectural plans and supporting documentation for the proposed development scheme at the former Rachel Forster Hospital site at 134-144 Pitt Street, Redfern.

This report has outlined the amendments made to the architectural plans and addressed matters raised by various departments as well as the Redfern community in response to the EA submitted to the NSW Department of Planning.

The modifications, including a reduction of height on Building 1, are considered to result in an overall improved outcome for the proposed development and surrounding properties given no adverse impacts are created.

Yours sincerely

Anthony Betros

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Graduate Diploma in Urban Estate Management, UTS