

Hello Roy, Sorry about my fuss.

OLD Rachel Forster Hospital

134-144 Pitt st Redfern

(MP09 0068)

Proponent, Architecture and Building
Works Pty Limited

From Ken Austen^{Ph} 96991170

8/125 George st Redfern

Also from A.C. 100% S.O. 2016

A Community 100% Service organisation.

thankyou.

A Community 100% Service Organisation

From;

~~The~~ 100% Community Service Organisation.

A.C. 100% S.O.

To; ABC Planning P/L and Architecture and Building Works in regard to
Kaymet P/L.

June 2012 - A Meeting Paper)

About the old great Rachel Forster Hospital.

Redfern Waterloo Authority

We think and feel that the community have been terribly ripped off by incompetent government departments. This does not mean that we blame Kaymet P/L in any way for scoring a valuable treasure so cheaply.

But it is terribly easy to see that the property is preferred to be damaged by Kaymet rather than valued as it is or was. It seems to us that it is preferred to get very superficially damaged or worse so more profit can be made.

Otherwise if it was valued then that plywood would not have been put up around the outer boundary, which makes thieving easy and done away from sight. No way would this process have been done by anyone who valued the buildings. Does this damage help the owners to make more profit, as in creating more reasons to knockdown more of these buildings and build more flats? The trees and plants are of special value to the community, under the likely signs of advantageous profit these plants could be poisoned or just cut down and ripped out.

One government department said there were foundation problems, but we could not see any, quite the opposite. When one of the architects was asked on the 2/6/12 he said there was no foundation damage but up on the fourth or fifth floor some of the concrete walkways outside the rooms was damaged.

1. Could you make it very clear about your obligation with the public open space, will it be less then there is at this moment, which is particularly beautiful to the community, the Pitt Street boundary and around into Albert Street?

2. Is there any asbestos in the buildings to your knowledge?

3. What exactly are you knocking down?

4. What plants are guaranteed to survive?

5. Are any buildings going to be knocked down, if so why?
6. How and where is the car park going to be?
7. Where is the famous well? And will this be saved?
8. Is it personal business about how much the building cost?
9. Were there any defects that made the property cheaper?
10. Why should the community take this great building and place of great meaning and heritage on the chin as progress?

We need to talk, possibly for a **plus** for you all and the community?

We have had many ideas, just one example being to save the round building on the corner of Albert Street and Pitt Street in the name of the great women of the past who "like" built the hospital with their bare untiring hands. So much to say of its past; Redfern was named after doctor Redfern, who planted all or some of those beautiful trees. Another example, the local Catholic Church people can really make terrific community use of the Round Room, for many good reasons and uses, with absolutely no disturbance to residents and will take care of the garden or gardens as a duty and with great thanks. Of course your residents making your place home are very welcome to use the Round Room. Thank you, at least for now, good day.

Ken Austen has volunteered his time and phone number to be of use anytime by anyone who wants to discuss any matter to do with the old great hospital.

The above was handed out to a few people at the meeting on the 16th June and a copy to the builders.

I ken Austen went to the architects ABC office 500 Elisabeth St. Surry Hills to hand the questions above but I was told by one of the architects (through the secretary) whom I had seen before at the terribly presented meeting on the 2nd of June, that all the questions will be answered on the 16th. Well on the 16th, so many of the important questions were answered like "I'm not sure" and "maybe", especially when asbestos was asked about.

The builders' main speaker reminded me of a salesman looking to shine up the benefits to the community. He kept on with pretence that the park like space

in front of the hospital is being donated by the new owners to the community, but actually is already the community's. Their representative kept saying too many of the questions that everything that has been done and will be done, fits in perfectly well with government laws. Well that makes it look like and sound like, that this community and what is good for it, does not fit in with governmental departments and the community plays a very low position in government rules.

The Heritage person I'm assuming to be a government representative, I mean assuming, because he seemed to be there for the owners and builders. As in when I asked him how much would the owners want back from the government for the hospital to be returned to the people, he said "well over a hundred million dollars" I said "can I quote you on that", well with real quick gusto he said, "**no don't quote me**". I read in a local paper that it was sold for 7.5 million dollars, but somebody else said no it was sold for 11 Million dollars; it seems it has passed through two hands since our government sold it, and very quickly at that, or maybe even before the for sale sign went up.

The council's horticulturist (once again I'm assuming from the council, as a representative of the community) seemed to be an assistant of the builders. He was indicating that not much of the big beautiful trees will be surviving or the soil, and that the old beautiful camellias will mostly be going and that the one's to survive will have their lower branches, that is above one to two metres from the ground will be pruned "for safety reasons" so no one could hide behind them. I spoke up then to ask should that be done all over Sydney, I did not expect an answer to that question, of which he looked too stunned to answer anyway, except to look up to the builders for assistance. He also indicated that it could likely be not in the council's interest to take care of this little park and prefer to give it to the new owners. Most of us locals if not all of us were aghast at this and the whole prospect of the builders and owners presentation and likely hood of the neighbourhood losing more charm and well-being. I don't think hardly anybody bothered to sign their paper about being there on the way out.

The sales type people were saying it will help make the community more like a community, this prompted a women to speak up and say, the primary school has been closed down, the old court house has been closed down and in my

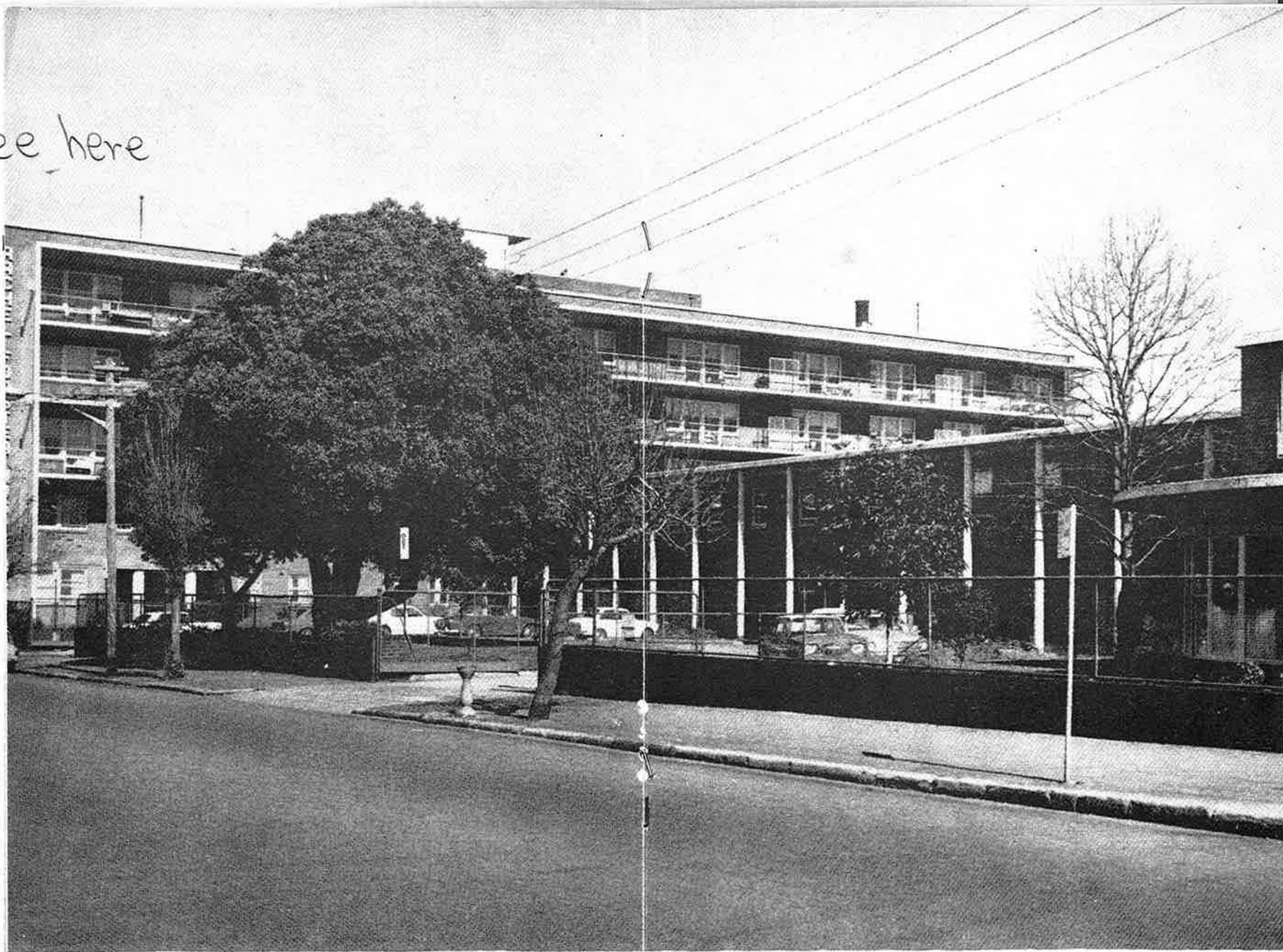
own words, she expressed the anti community looks and feelings our so called representatives (councillors and government departments) were doing to this community in Redfern as if they are doing their job.

The community wants a proper representative to look into this local treasure being thrashed like that's the norm these days. And if we are to lump it, then at least for the new owners to have some respect above their holy dollar and be respectful to a great gem, which it still is.

The superficial thrashing of the buildings is an obvious for greater encroachment on the Rachel Forster and the community in the name of what is best.

From the 1960's I think.

The big tree here
is probably
over 30 years
old.



KAYMET CORPORATION PTY LTD

REMEDIATION ACTION PLAN

**134-150 PITT STREET,
REDFERN, NSW**



Environmental Investigations

Report No. E1551.1 AB

4th December, 2012

www.eiaustralia.com.au
service@eiaustralia.com.au

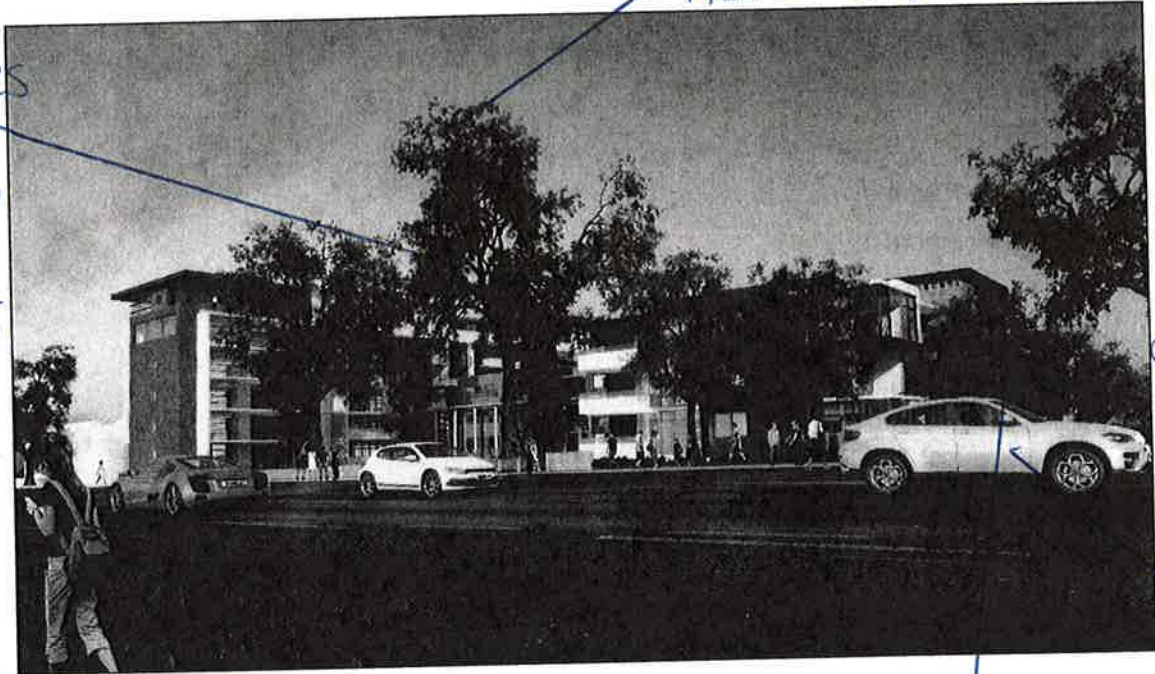


17/1A Coulson Street, Erskineville, NSW, 2043 - Australia
Ph: 02 9516 0722 / Fax: 02 9516 0741

Environmental Assessment – Project Application

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

these new tree's, Look
About 30 years Old, And



they
Blook
the
flats.
why
do that?

These trees
Look very
similar to
the
tree's that
are there
At Present

This
car
blocks, the
New Look

Major project for the redevelopment of the former Rachel Forster Hospital site for residential (159 units) and public open space purposes with basement parking (170 car spaces)

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

December 2012

These tree's
are not there, so
why put them in this
Picture? which is
terribly surreal.

p 02 9310 4979 ■ m 0412 622 643

e anthony@abcplan.com.au ■ w www.abcplan.com.au

Shop 4, 500 Elizabeth Street, SURRY HILLS NSW 2010 ■ ABN 99 090 382 488

Environmental Assessment Page 8

A. Squatters were of little concern

- Vandalism is so minor of what the owners have done, as if they want the place to be rubbished.
- What neighbouring places have in relation been damaged?

B. I heard no mention of hours of construction.

- But plenty on destruction on the place & the surrounding environment.

C. Parking will be a problem every which way.

D. Asbestos, I or others have not seen any work like asbestos removal, only one man doing scrap metal. While messing up the place.

e. Not just the great huge Jacaranda tree, but the other great tree's.

f. Hardly interested in the buildings, but so long as they are well back from the footpaths.

G. Yes this small grand atmospheric small building has much charm,

H. especially since it so fits in with the front garden - that is up for destruction, and who owns the front garden?

- I . When I asked the heritage man about how much it would cost the community to buy back the Rachel Forster, He said 'well over a hundred million dollars. I said can I quote you on that, he said 'oh no don't'.
- J . Yes, but the old hospital also did that.
- K . Yes, about will the new construction come out the footpath & higher.
- L . I think the overlooking was mainly to do with Little winter sun coming to the west wing neighbours.
- M . No that was the garden ~~council~~ council mans word about pruning the existing camilia's & future one's so people could not hide behind. He also said that the council would most likely donate the 1060 sq.mts of front Land to the builders or back to them.
- N . ~~Have~~ Has the same builders, purchased 153 George st DA 2012/454?

Page 10.

- 1.
2. Looks very cheap in quality, compared to the Rachel Forster and surrounding buildings.
- 3.
4. We need transparent communication on this 'Public' Open Space. So far it has been very reluctant to be Frank. Will you be Frank? Maybe ICAC will be, but I doubt that.
- 5.
6. What will fit in with Heritage?
- 7.
8. I was told by Redfern-Waterloo Authority that the Rachel Forster was in poor Structural Integrity. But I know that is not true.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.

P. 11

15.

16. Developer Contributions - could please explain what this means in relation to the Rachel Forster Old Hospital?

17.

18. Arboricultural Assessment - That we are very unhappy with - Why should you approve the destruction of these mostly great trees? Which the community so values for obvious atmosphere and pleasure.

19. Environmental Noise - As one example will be the noise into Little Albert Street from the Airconditioners from the many flats imposed on the DA proposals. And the cars coming in and out into this quaint quiet street.

20. Cost Analysis. Why do they not mention what they brought the Rachel Forster for and expected Profit?

1.3 Relevant EPI's and Policies.

- Planning Procedures.

P. 12 1.4

A.

B.

C.

D.

E. Maintains Public Open Space along Pitt Street?
No it does not. Please explain.

F.

G.

H.

1.5 Huge Variations

A.

B.

C.

D.

E.

F.

G.

The initial Plan was to much already
Why should residents need to put up
with much more?

Why go higher, wider, Longer and
a deeper width, which destroys the
tree's and does not allow for much
growth in the future.

P. 13
Our questions are on the Official Page 13.

Environmental Assessment.

P. 14

Building One - 4.1mts is A lot extra.
And where exactly is the 1,060 sqmts of
Community Open Space?

Building Three - Is the initial Concept Plan
100% approved? (For ALL the Site).

How important is the environment of Redfern
taken into consideration?

Building 3, assisting in activation of the street. Blind corners within the development have been avoided.

Resource, energy and water efficiency

The location and orientation of the buildings maximises sunlight, daylight and ventilation to reduce reliance on artificial heating or cooling. The design of the project application is intended to enable the achievement of energy and water efficient reduction targets. The proposal is accompanied by a compliant BASIX certificate (refer to Appendix P: BASIX Certificate).

unprofitable
Not to neighbours

Clause 27 Heritage conservation

The proposal is accompanied by a comprehensive heritage assessment by Weir and Phillips (refer to Appendix H: Heritage Impact Assessment) who were involved at the concept stage. The consultants were therefore aware of the critical heritage issues and such issues have been considered in the design process for the project application.

A

This ensures a ^Bsympathetic adaptive re-use of the landmark 6-storey building at the southern end of the site, retention of the colonnade along the eastern side of Building 2 as well as the provision of an Interpretation Room in the basement of Building 1. This will allow for appreciation of the site history to occupants as well as visitors on a casual basis. The interpretation room will also recognise and incorporate reference to the well on the site.

C

D

Clause 28 - Preservation of trees and vegetation

The proposal 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 (refer to Appendix Q: Arboricultural Assessment).

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.

Environment Assessment

^A
P. 66. Critical Heritage ISSUES. What are some of these?

B. A Sympathetic Adaptive. Is the proposal to go higher, Longer and wider on the 6-story building?

C. On a casual Basis mean?

D. Will people be able to use the well for drinking water? As I've read about How tasty it is.

Clause 28.

'The proposal seeks to maximise "retention" of tree's on site. HOWEVER they will be cut-down.

Because the builders want to maximise the site to its fullest financial rewards, the big beautiful trees in front will be cut-down

Clause 28 is an example of the deceitfulness of the builders and well maybe the Arboriculturalist.

Why don't they map out where these trees are?

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.

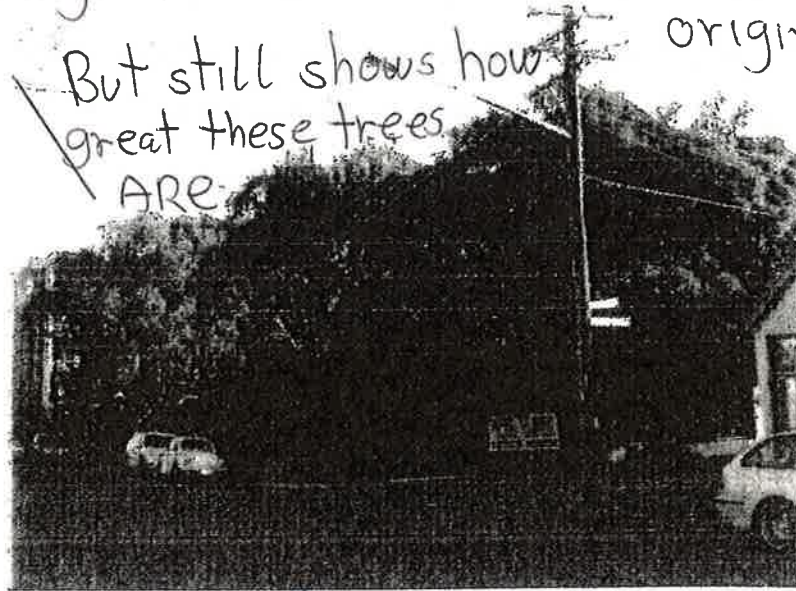
- Tree # 2 *Ligustrum sinense* (Small-leaved Privet-noxious weed)
- Tree # 5 *Cinnamomum camphora* (Camphor laurel)
- Tree # 12 *Celtis sinense* (Chinese Hackberry)
- Tree # 16 *Ceratonia siliqua* (Carob Tree)

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

ARBORICULTURAL ASSESSMENT AND DEVELOPMENT IMPACT REPORT

FORMER RACHEL FORSTER HOSPITAL SITE
134-144 PITT STREET
REDFERN

Not a good Presented Picture, because it is
original.
But still shows how
great these trees
ARE



At Least this small picture
gives a big impression of
the beautiful tree's, and
How they represent the
neighbourhood, especially
compared to the
Proposals.

And once again, are they on
Community Land.



Prepared by:
Guy Paroissien
Landscape Matrix Pty Ltd.
ABN 53 110 564 102
T F. 9943 6510, M. 0425 342 051
40 Timbarra Road St Ives NSW 2075
E-mail: landscapematrix@optusnet.com.au

Original in similar condition
the only one we noticed
like this one.

13 June 2007

Redfern Waterloo Authority
PO Box 3332
REDFERN NSW 2016

ATTENTION: RICHARD CLARK

Dear Sir

RE: PROPOSED RESIDENTIAL DEVELOPMENT
RACHEL FOSTER HOSPITAL SITE

As requested we have prepared a preliminary budget estimate of construction costs for the redevelopment of this site and we advise you that the suggested budget at rates current in May 2007 is \$44,130,000 excluding GST as shown in the attached "Summary of Costs".

The suggested budget is based on the preliminary architectural drawings prepared by Lipmann Associates and dated 20 March 2007.

Generally the project comprises the redevelopment of the existing site comprising 149 residential apartments in a mix of 1, 2 & 3 bedroom dwellings. The works will also include 2 basement carpark levels making provision for 152 cars.

We specifically note that the suggested budget is based on obtaining a number of competitive lump sum tenders from appropriate contractors experienced in the type of development.

We further note that the estimate excludes allowances for the following items which should be considered separately in the feasibility

1. Land costs
2. Site investigation costs and legal fees
3. Design and consultant fees
4. DA and CC fees
5. Project and development management fees
6. Finance costs
7. Site remediation
8. Curtains and blinds to apartments
9. Home automation system
10. Swimming pool and gymnasium facility

this is how this paper looked before
copying.

WT PARTNERSHIP

Quantity Surveyors
and Construction
Cost Consultants

Level 20, 100/100A
100/100A Street
North Sydney
New South Wales 2060
Australia

Level 4B, 215
North Sydney Street, 2060
New South Wales 2060

Tel: (002) 9551 2122

Fax: (002) 9551 2123

Email:

clark@wt-partnership.com.au
rclark@wt-partnership.com.au

Web: www.wt-partnership.com.au

Directors

Mr. J. J. J.

Mr. J. J. J.

Mr. J. J. J.

Mr. J. J. J.

Mr. J. J. J.

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Mr. J. J. J.



13 JUNE 2007

MAIN SUMMARY OF COSTS

	\$
DEMOLITION	1,350,000
SITE PREPARATORY WORKS	390,000
SITE REMEDIATION	Excluded
PILING	Excluded
CARPARK - 162 NO. CARS	5,300,000
APARTMENTS (BUILDING 1) - 65 NO. UNITS	15,870,000
APARTMENTS (BUILDINGS 2 & 3) - 84 NO. UNITS	19,320,000
EXTERNAL WORKS	1,430,000
PUBLIC PARK	300,000
WORKS OUTSIDE SITE BOUNDARY - PROVISION ONLY	120,000
	\$44,130,000
DESIGN CONTINGENCY	Excluded
DESIGN FEES	Excluded
PROVISION FOR ESCALATION	Excluded
ESTIMATED COST AT RATES CURRENT IN JUNE 2007 (EXCL. GST)	\$44,130,000
GOODS AND SERVICES TAX	4,413,000
ESTIMATED COST AT RATES CURRENT IN JUNE 2007 (INCL. GST)	\$48,543,000

I don't want to prove them so wrong here



Figure 86: Photomontages of the subject site (as viewed from Pitt Street)

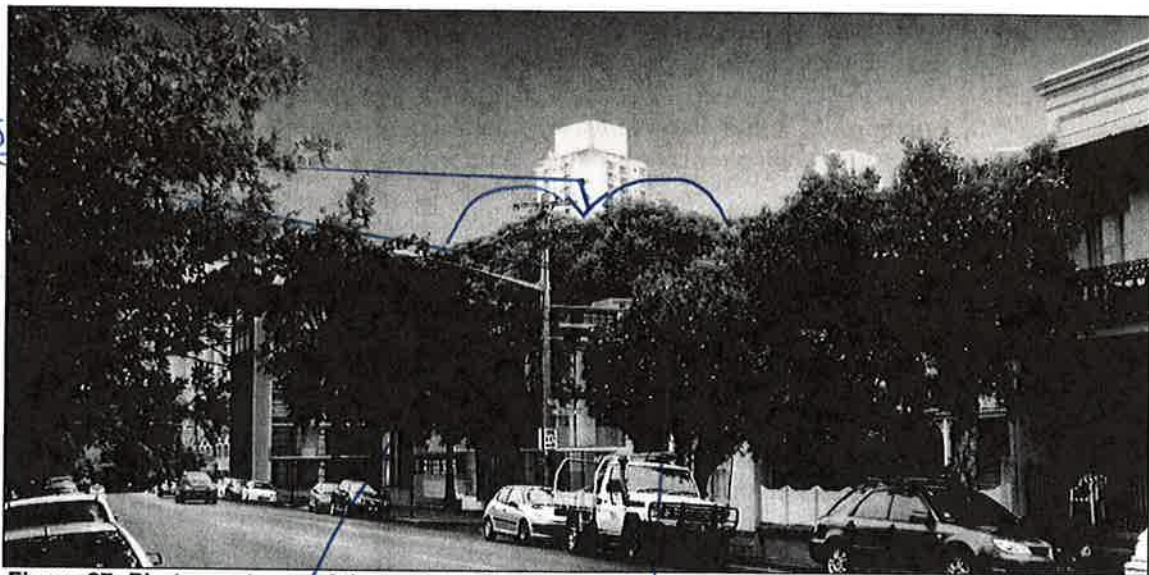


Figure 87: Photomontages of the subject site (as viewed from corner of Pitt Street and Albert Street)

8.5 SEPP 65

As already provided in Section 7.3, below is a table demonstrating how the proposed project scheme is in line with the SEPP 65 10 Design Quality Principles, thereby satisfying Condition B4 of the Modifications to Concept Plan conditions.

SEPP 65 Principles	Design Quality Principles
Principle 1: Context	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

P, 133.

A. The ^{pro}posal will substantially improve the building for everyone and the environment for everyone.

- How preposterous

- It is totally all about profit, with no regard for the environment or neighbours.

B. Is there to be a driveway into Albert st, if so, then there goes this quite Little street into a mad busy street.

If you want this to be a desirable Streetscape, then give some respect to the street and neighbours. This is a very major concern area of the proposal.

The next or first major concern is Pitt street and The possible Loss of the trees.

Actually the units would be more desirable if they made use of the great trees already there of which could never come back if this proposal is granted.

P. 135

A. Will the neighbours have some right to privacy?

9.4

B. Hypocritical or What?

C. Minimum quantity is always coming before maximum quantity - when they want to be deceitful.

• Is this [↑] acceptable to our Government ~~and~~ Departments?

P, 136.

Will some good government workers come and have a good Look for the community that they work for.

P137 & P138

A. Why not show where on the grounds these trees are?
And How big they are?

B. The Retention of Large Mature Trees.

Does this mean [Retention] to keep the great existing trees.?

Or is this more deicetful wordings?

P 138.

C. Very Little reporting on A very crucial point of the winter soltice missing out from where it used to get, And be very much appreciated from Humans, plants and animal Life.

P 144

A. Who says that or What says that?
What respected credentials Do they have? To say
such a preposterous Crap Like that today, when
such places for medical-mental-old age and in
so many other very needed ways are in short supply!

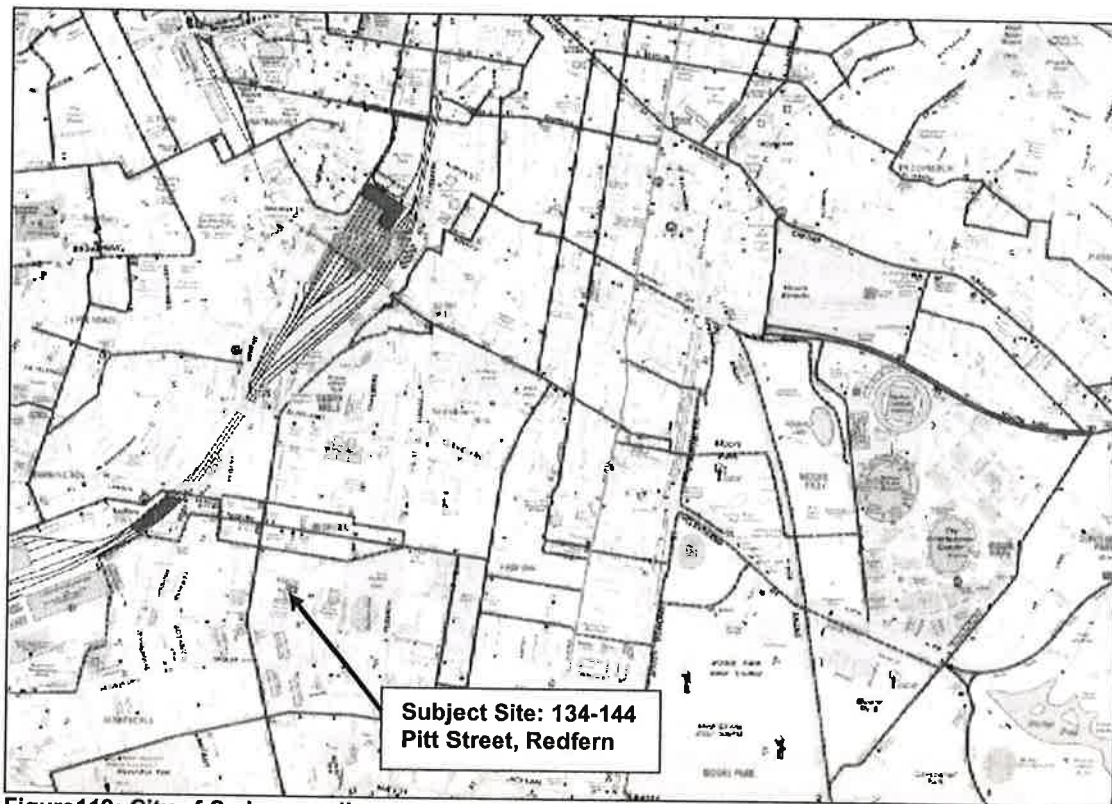


Figure 119: City of Sydney cycling routes map

9.8 European Heritage

A Heritage Impact Assessment prepared by Weir and Phillips dated September 2012 is contained in Appendix H. The proposed development will only remove a portion of the existing building located on the site. The existing colonnade has been retained which was seen as an important part of the existing site. The report provides a comprehensive historical overview of the site, an assessment of the site significance and demonstrates that the proposal is sympathetic to the primary heritage features of the site in its adaptation for residential purposes. The key findings and conclusions of the heritage assessment are outlined below and have informed the formulation of the concept plan.

A. "The proposed adaptive reuse of the Former Rachel Forster Hospital Site for residential purposes represents a fundamental change in use. The demographics of the area, medical technology and the provision of health services and education have progressed substantially since its construction. The site and building layouts are obsolete for future hospital purposes and would never be considered for use as such. Adaptive reuse in the proposed manner is provided for by the Concept Plan. The proposal allows the recognition of those things that contain the memories of the place and the retention of the most significant architectural features of the building complex."

eg The Well(s)?

The site has state historic and social significance as a place where a wide range of medical and social services were provided to women and children from 1937 until 2000 and to men from 1967 to 2000. The association of the site with medical services extends back to the early colonial period. The site has state historic

P. ~~156~~ 151.

i. What does this mean please?

J. Very big sore point. Very slim street. The proposal will dismally effect Albert street/Lane.

This must be checked out physically.

opposite side of Pitt street is like far away, compared to little skinny ALBERT street its like touching hands. We say Less flats and no Balconies overLooking Little Old ALBERT street/Lane.

K. Looks very pokie (like ^{crowded} ASIAN cities) with the beautiful garden Area, with the huge Jacaranda and the very big beautiful Frangi-PANVY exchanged for flats.

Did the builders get to buy this place so very cheaply because they are to respect it all, well they don't and plan not to.

L. Very important - get typically at the bottom or end of the situation.

Why should these Residents Lose what sunshine they will Lose? If our rules/Laws are not Respected.

M. That was from the councillor 'garden' man talking about Little greenery in case a drug addict might want to sit behind.

N. Have these same builders buy 153 George st.

DA201~~12~~2/454?

P. 151.

A. The ugly Plywood is useLess in Any positive way what so ever. IT was put up for negative Reasons To the Redfern environment, no doubt About that, and it was well brought up in this fasion At the Town Hall meeting.

The plywood is no higher then the existing metal wire fence.

The plywood hides people and their activites.

B. Was hardly brought up.

So why has this been second in importance here?

C. What do the builders mean by - 'Some residents wanted more parking'? For whom?

D. Asbestos, what Asbestos. Council must have all information about Asbestos removal. Please show in your answers back! Thank you.

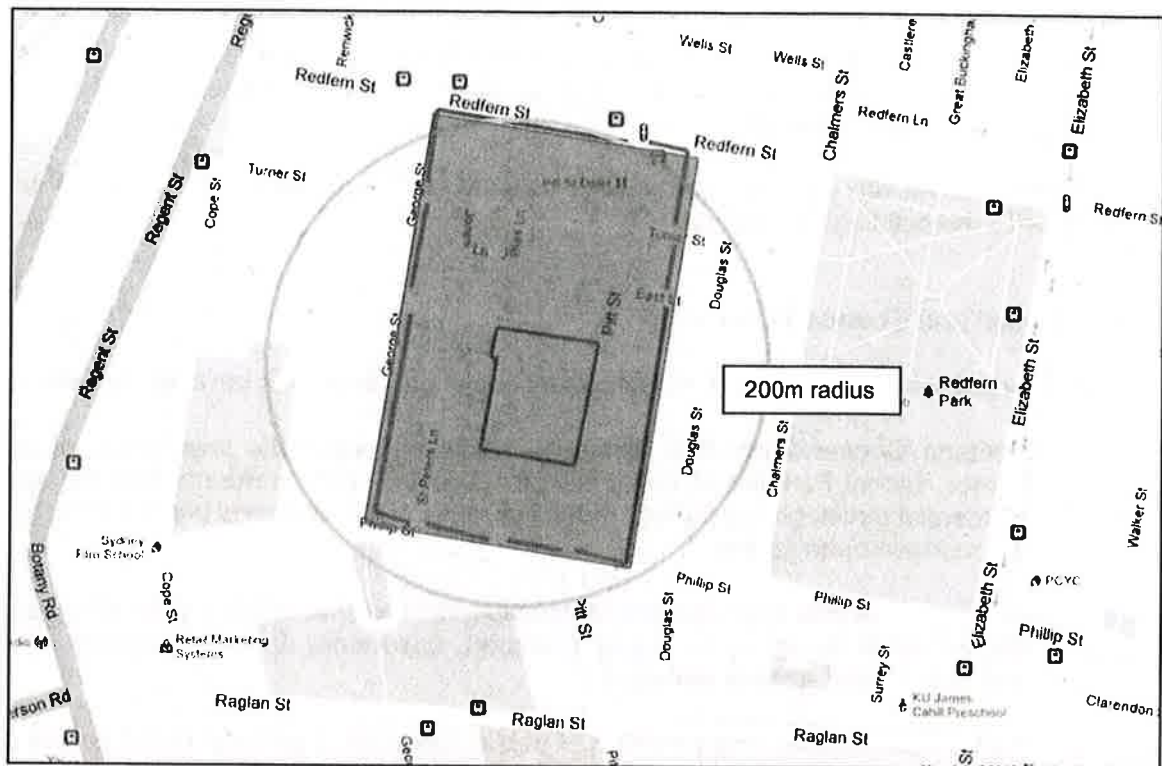
E. Not Just one great tree but many (Simpathy & respect) where?

F. Hardly

G. A Big Ask - And why not Keep more heritage (of which Australia has Little of) instead of so Little.

H. This front Landscape area which they say will cost \$300,000 will be dedicated (after being thrashed) to the Community/council.

And will the council then give this Land back?



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.

Following the meeting, the proposal was modified whereby the FSR of the proposal was reduced and the development on the corner of Albert and Pitt Streets was setback with additional landscaping provided.

The owner of the site also provided greater security to address issues of vandalism and damage to the buildings in general.

9.15 Social and Economic Benefits

The proposal will deliver a number of important social and economic benefits, including:

- Heritage Conservation: The historical, social and aesthetic importance of the former Rachel Forester Hospital will be respected and incorporated in the new residential development through adaptive reuse of the buildings and preservation of proposed open space.
- Housing: The new development will provide increased housing and offer housing choice within proximity to public transport, community facilities, employment, commercial and retail centres.
- Public Open Space: The provision of public open space will be a direct benefit to the community.
- Jobs: New jobs will be created during the construction phase of the development.
- The proposed development will generate use on a currently disused parcel of government owned land, which will have positive social and economic impacts to the community as outlined above.

9.16 Public interest

The proposed development of the former Rachel Forster Hospital site will provide significant benefits to the community, including

- A.B.C. Provision of housing choice.
- Employment opportunities through the construction phase of the development.
- Provision of public space.

The development also incorporates the adaptive reuse of an existing heritage building form and urban design to ensure that the development will not have any adverse impacts upon the amenity currently enjoyed by the local community.

P, 152

A. What does FSR stand for thank you?

B. If security was sincere the owner would take those Hiding-ugly boards down.

Do they want the place thrashed?
It's looks a big yes.

C. In WHAT WAYS? Preservation?
social/aesthetic-ness?

E. We had the open space before - why is it said that it is a provision, is it a gift?

G. This is all a very poor outcome, compared to what this great building could have been developed into.

Government owned Land - Parcel - where is the respect?

9.16 A Provision of Housing choice - means what?

B. The proposal could never compare to the employment opportunities the Old Hospital created.

C. Provision of Open Space - they like to make a big deal about what I believe they had no choice in.

P, 153. & 154.

A. Just serves their back-pocket, what else?

B. 'Slight' mean Slight of hand.

. Privacy - neighbours saying goodbye to that.

. And slightly but with privacy there will be a dramatic effect to our neighbours, with the chucking in of more flats.

C. Residential Flat Design Code - Is this code in all the paperwork on show?

. And why does more conform better? Is that to the environment? socially? Sun-light?

D. Does D. answer my previous question? 

E. They make it sound like they would do a better job if there were no Heritage Rules.

F. Once again saying very little.

Main Concerns

- 1/ The Atmosphere is definitely being degraded, from the first DA To the terrible one trying to get approved, with all its extra's.
- 2/ The trees have been shamefully Presented, as will be better of chipped down, can anyone believe that?
- 3/ The width in slim Albert street is not suitable for Balconies, or for buildings to come out to the foot path. And ^{also} very much so the Airconditioning's from the flats and the proposed extra flats will be a degrading quality of a situation.
- 4/ The shade in the cold damp winter months from the proposals instead of that very much valued Sun-Light is a disgrace to be presented for approval.
- 5/ The place was bought so cheap especially compared to the profits.
Should not this be a good reason for this place and its surroundings, ~~be~~ very much respected?
Don't the rules and Laws abide by our gems?
- 6/ The purposely thrashing of the Old Hospital, which is obviously to gain more & more approvals.

≧ Does the community have enough rules & regulations to protect the good interest of this environment?

Right in FRONT on Community Land.

8/ Centre tree - At Least 14mts wide.

And Higher then 14mts

And the big tree to the Left (Facing on Pitt street) is also very ^{Similar} Height

And the big tree to the Right side is in particularly good condition, Similar Height

The Great Jacaranda at Least 18mts wide and at 10mts High.

The Frangi Panny At Least 5mts High and easily 7mts wide

Local people, many of, have sentimental connections with the Old Hospital, And with everyone else, with the way it and the gardens look.

Once a tree or trees position is lost, it will never be Back.

Trees are very valued in every community, they have a very big place in the Atmosphere of the environment.

Are trees 50-70 years Old?

Could we see anything similar in another 50 years?

And is that possible on top of the underground carpark?

If everybody is trying to keep and improve the Gentrification of Redfern, Then we must keep the Gems.

We the community (and to our future) already have a great PARK here.

What is worth destroying it?

I telephoned ICAC about the Old Rachel Forster Hospital. I thought my phone call was a preliminary response about the Old Great Place in preparation to send in paperwork.

Well they have already sent me back a reply of not noticing corruption.

I think corruption and gross negligence is much the same result to the community.

Will people from this Government Department come and see the property and be in the presence of some of the community. Thank you.

The Mayor Gover Moore sent sympathy about the Old Place being out of their hands.

We have had no reply back yet from our Governor, as it is abit soon.

The proposal cancels out much needed and much appreciated SOLTICE (winter sun) sunLight, particularly on the western side. I've been informed that to block out nieghbours sunLight is very strongly objected by our regulations.

With best regards
Ken Austen.

13/3/13

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Submission of Environmental Assessment

Prepared under Part 3A of the Environmental Planning and Assessment Act 1979.

Environmental Assessment prepared by

Name	ABC Planning P/L-Anthony Betros
Qualifications	Bachelor of Town Planning University of New South Wales 1992 Graduate Diploma in Urban Estate Management University of Technology, Sydney 1998
Address	ABC Planning Shop 4, 500 Elizabeth Street SURRY HILLS NSW 2010
In respect of	Former Rachel Forster Hospital Site

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

Environmental Assessment

Dated December 2012

Statement of Validity

I certify that I have prepared the contents of the Environmental Assessment in accordance with the Director-General's Requirements dated 5 May 2009

Signature



Name
Date

Anthony Betros
6 December 2012

1 Executive Summary

1.1 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; *Then why is it maxed to its Limit*
- 159 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 *By Who & From Whom*
- Retention of heritage features. *But not the great trees, or wells.*

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 *(not Less)* 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.

*Was there any asbestos?
Neighbours have seen no activity in this*

Regard.

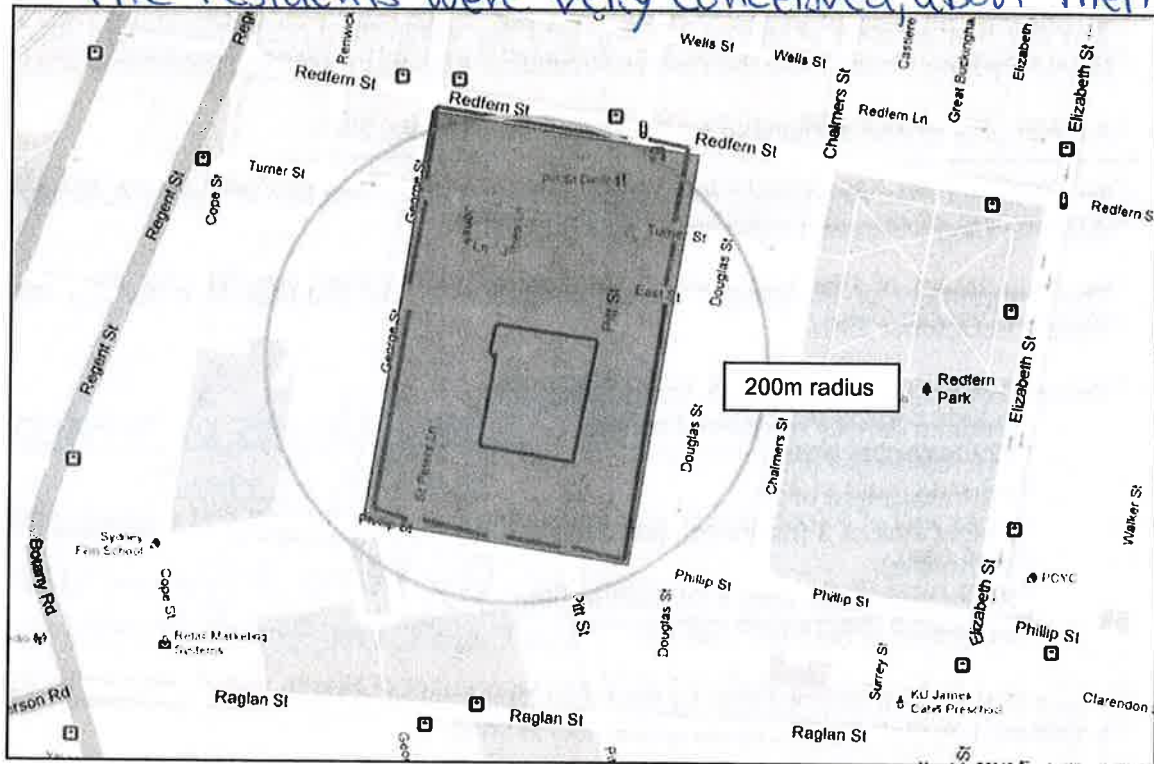
7

(11)

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.

The residents were very concerned about their great Loss.



Neighbouring properties to subject site notified of proposal.

The main issues raised by the local residents comprised primarily of the following concerns: *Loss of the great trees*

- 56400*
- A* • Security associated with the vacant nature of the premises which has led to squatters and vandals damaging the premises and neighbouring premises *Hardly*
 - B* • Hours of construction
 - C* • On-street parking- some residents wanted more parking while some wanted less to ease traffic congestion
 - D* • Asbestos on site and safe removal of the asbestos
 - E* • Protection of the Jacaranda tree on Albert Street
 - F* • Materials and finishes of building and quality thereof
 - G* • Retention of the circular building at the north-eastern end of the site
 - H* • Dedication of the front landscaped area to Council

- I • Historical recording of the hospital site through interpretation
- J • Overlooking from the northern building along Albert Street to the residents opposite
- K • The scale of the building along Albert Street
- L • Overlooking from the western wing to the rear of the site (properties addressed to St Peters Lane)
- m • Use of appropriate choice of vegetation in the front setback to avoid security issues
- N • 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. *I what way?*

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. *what does this mean?*

The FSR has been reduced below the permissible 2:1, being 1.94:1.

The proposed height is consistent with that of the concept plan and is not responsible for any adverse or unreasonable shadow, view or privacy impacts. *So.*

The proposed design successfully adapts and modifies the primary building on the site while the new residential apartment buildings also provide for a high degree of internal amenity.

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. *We doubt that.*

1.2 Accompanying Material

This report addresses and is accompanied by material (refer to Appendices) which responds to the DGRs and Statement of Commitments in relation to the following measures:

1. Built Form and urban design - Architecture and Building Works (Appendix A: Architectural Plans and Appendix C: Shadow Diagrams), Urbis (Appendix I: Design Report), and Weir and Phillips Heritage Architects (Appendix H: Heritage Impact Assessment).
2. Design excellence - Architecture and Building Works (Appendix A: Architectural Plan and Appendix C: Shadow Diagrams), Urbis (Appendix I: Design Report), and Weir and Phillips Heritage Architects (Appendix H: Heritage Impact Assessment).
3. Traffic and parking – Transport and Traffic Planning Associates (Appendix G: Traffic Assessment and Travel Access Guide).
4. Public open space – Isthmus (Appendix B: Landscape Plan, dated August 2012).
5. Public domain – Isthmus (Appendix B: Landscape Plan and Appendix A: Architectural Plans)
6. Heritage - Weir and Phillips Heritage Consultants (Appendix H: Heritage Impact Assessment and Appendix W: Interpretation Strategy).
7. Archaeology – Archaeological and Heritage Management Solutions (Appendix R: Archaeological Report).
8. Structural integrity - Architecture and Building Works (Appendix A: Architectural Plan) and Enstruct (Appendix N: Structural Assessment).
9. Geotechnical and site contamination and remediation - Douglas Partners (Appendix X: Supplementary Report on Geotechnical Investigation and Appendix K: Environmental Site Investigations)
10. Site infrastructure and services - Armstrong (Appendix O: Hydraulic and Fire Services Scheme and Appendix S: Services Letter).
11. Management of Stormwater - Green Arrow (Appendix F: Stormwater Plan).
12. Building Code of Australia Capability – Building Certificates Australia Pty Ltd (Appendix L: Indicative BCA Compliance Report).
13. Accessibility - Architecture and Building Works (Appendix A: Architectural Plan).
14. Ecologically sustainable development – updated BASIX prepared by ABC Planning P/L (Appendix P: BASIX Certificate).

15. Construction Management Plan - Architecture and Building Works (Appendix A: Architectural Plan).
16. Developer Contributions - in accordance with Redfern Waterloo Contributions Plan 2006 and Affordable Housing Plan 2006.
17. Erosion and Sediment Control Plan & Stormwater Plan – Green Arrow (Appendix F: Stormwater Plan and Appendix U: Erosion and Sediment Plan)
18. Arboricultural Assessment and Development Impact Report - prepared by Guy Paroissien Landscape Matrix Pty Ltd (Appendix Q: Arboricultural Assessment .
19. Environmental Noise Assessment – Acoustic Logic Consultancy (Appendix M: Environmental Noise Assessment).
20. Cost Analysis - QPC&C (Appendix J: Cost Analysis).

1.3 Relevant EPIs and Policies

- *SEPP (Major Projects) 2005 Schedule 3- Part 5* The Redfern Waterloo Authority Sites including the Design Excellence provisions - This has been addressed in this Planning Report as well as in the Design Report prepared by Urbis which focuses on urban design aspects of the proposal. The proposal is consistent with the aims of the policy which seek to facilitate the development of this important urban site.
- *SEPP (Building Sustainability Index: BASIX) 2004* - This has been addressed by ABC Planning P/L and achieves a compliance certificate (Appendix P: BASIX Certificate).
- *SEPP 55- Remediation of Land* - This has been addressed by Douglas Partners in the Supplementary Report on Geotechnical Investigation, which demonstrates that the site can be made suitable for residential development (Appendix K: Supplementary Report on Geotechnical Investigation).
- *SEPP 65- Design Quality of Residential Flat Development* - This has been addressed in this Planning Report as well as in the Design Report prepared by Urbis (Appendix I: Design Report).
- *Sydney Metropolitan Strategy and the Sydney City Draft Subregional Strategy* - This has been addressed in this Planning Report. The proposal is consistent with the Strategy whereby additional housing is proposed in an area well serviced by public transport, shops and services.
- *Redfern-Waterloo Built Environment Plan (Stage 1) August 2006 (BEP)* - This has been addressed in this report whereby it is demonstrated that the built form and design principles are generally in accordance with the Plan.

1.4 Consistency with concept approval

The proposed development is consistent with the approved concept plan in that it:

- ① Maintains the 4 building forms as approved on the concept plan;
- ② Maintains the residential nature of the concept plan;
- ③ Provides for an FSR of 1.94:1 which is below the 2:1 FSR envisaged for the site and number of units;
- ④ Maintains the 2 basement levels for the site with vehicular access from Pitt Street;
- ⑤ Maintains the publicly accessible open space area at the front of the site along Pitt Street;
- ⑥ Maintains the colonnade along the eastern side of Building 2;
- ⑦ Maintains habitable areas below the Albert Street footway within Building 3; and
- ⑧ Provides for skylights along the roofs of each building to service the upper level units.

1.5 Variations from the concept approval

The proposed development varies from the approved concept plan in the following ways:

- A - Slight variations to the siting of the buildings;
- B - Building height variations as shown in Table 1 below;
- C - Increase in the number of units from 150 to 159;
- D - Additional level of independent units along the Albert Street frontage (no major increase in building height from concept plan)
- E - Additional level of units in Buildings 2 and 4 (no major increase in building height from concept plan);
- F - Increase in the number of car parking spaces from 161 to 170; and
- No cross over apartments.

1.6 Building layout

The architectural plans clearly demonstrate any variations from the concept plan approval on plan and in elevation and sections.

The project application seeks approval for the general siting of the buildings, which are consistent with those in the approved concept plan. The project application proposes to retain the approved 'H' configuration of the existing former hospital buildings.

Consistent with the concept approval, the 4 buildings on the site will be referred to as shown in the following plan (Buildings 1 - 4):

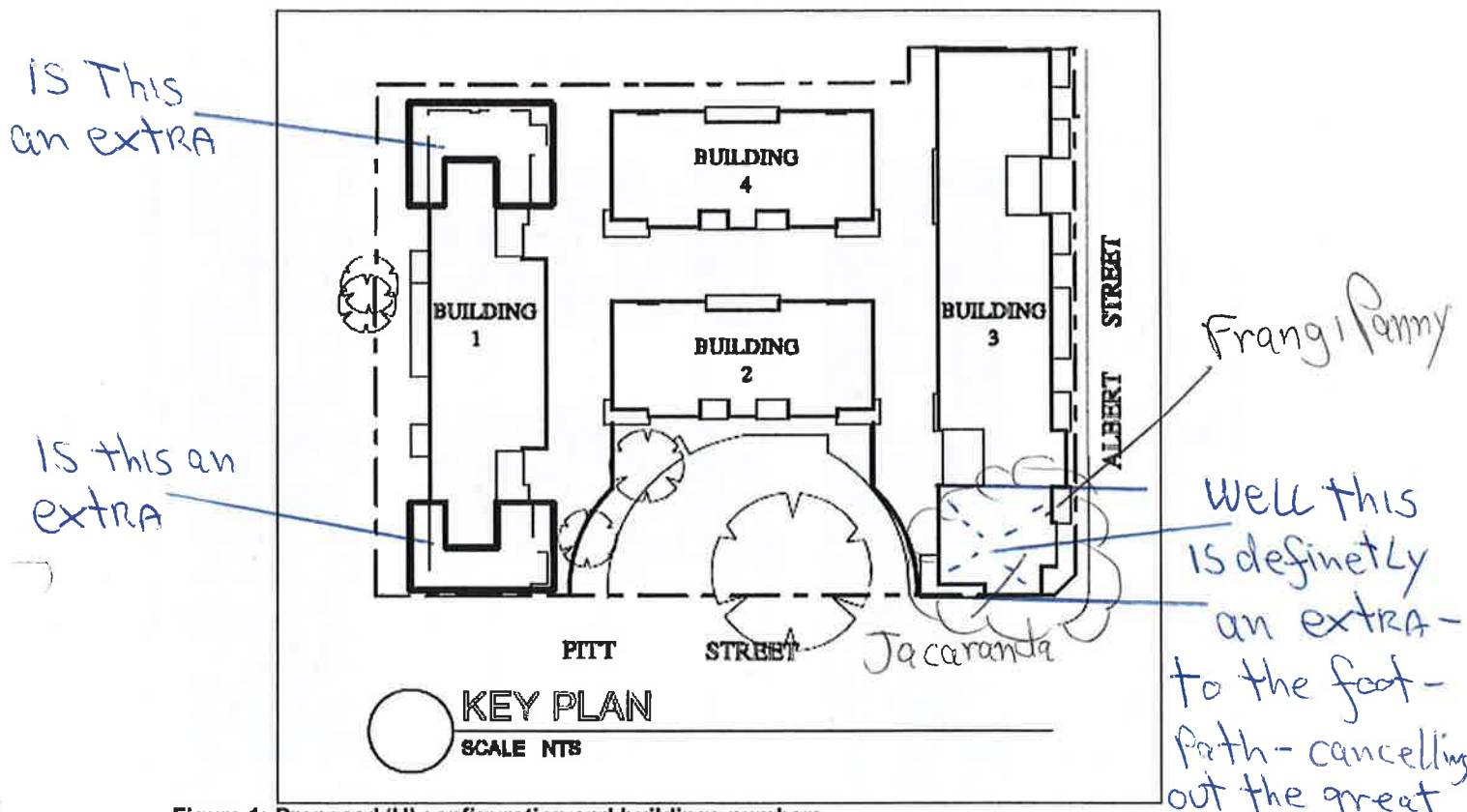


Figure 1: Proposed 'H' configuration and buildings numbers

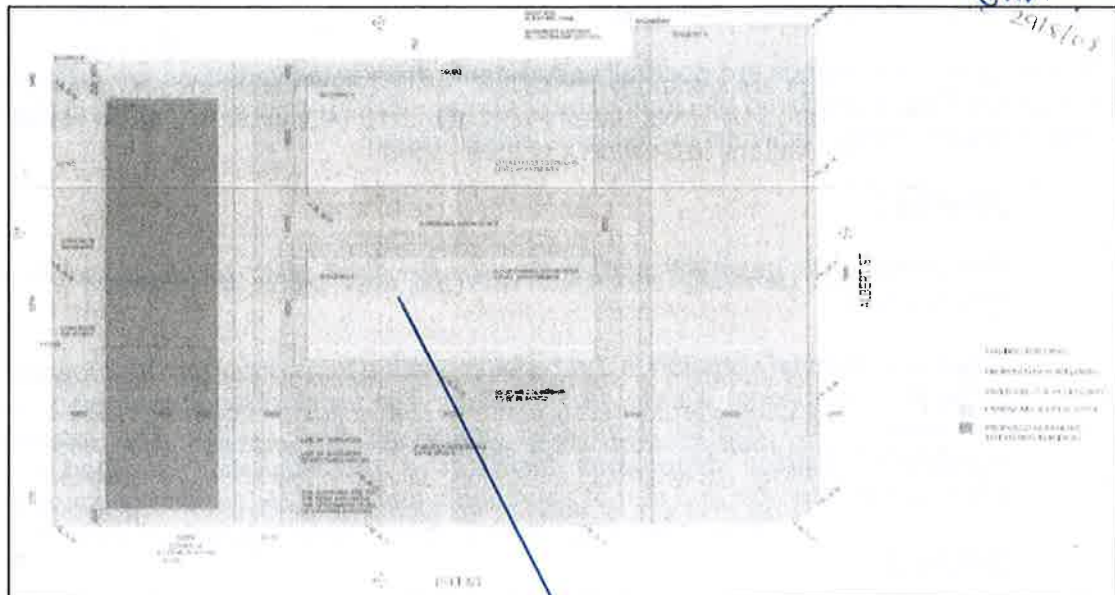


Figure 2: Approved concept plan configuration of buildings

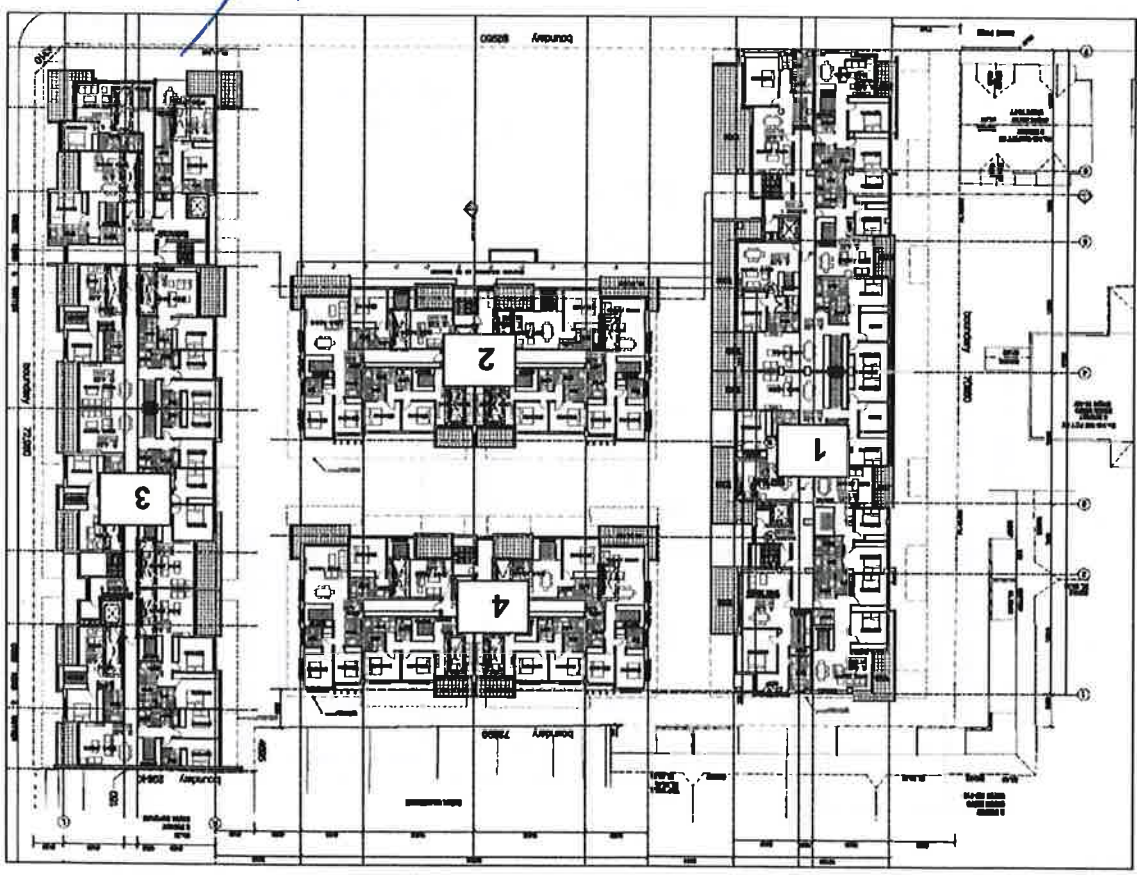


Figure 3: Proposed configuration of buildings

The siting of the buildings are generally consistent, while small variations are proposed. The Design Report prepared by Urbis dated February 2010 (Appendix I: Design Report) further outlines these variations in Section 4 of their report:

"Building 1"

The proposal is generally consistent with the floor plate as approved in the concept plan.

There is a nominal variation in the building width decreasing from 16.2 metres in the approved concept plan to 16.16 metres. The building length has also been increased by 4.1 metres, from 63.5 metres to 67.6 metres. The proposed increase in building dimensions facilitates a reconfiguration of apartments, allowing a greater mix and size of apartments and improved residential amenity.

Building 3

The proposed concept maintains the dimensions of the approved scheme, with a width of approximately 15.5 metres and a length of approximately 75.9 metres. Since the public meeting, the building has been setback by 3-metres from the Pitt Street alignment which results in a building setback within that approved by the concept plan.

1. BACKGROUND

Landscape Matrix Pty Ltd has been engaged by the Redfern Waterloo Authority to prepare an Arboricultural report in respect to trees on or adjacent to the former Rachel Forster Hospital Site in Pitt Street at Redfern. The report discusses those trees proposed to be removed in the part 3A Concept Application for the redevelopment of the site for residential apartments and open space. The report also identifies trees that may be potentially affected by the proposed development, and makes recommendations with regard to other trees based on their species and condition. This report has been prepared by Guy Paroissien a Director of Landscape Matrix.

Nearly Six Years Ago. The site was inspected on 1 May 2007. The assessment of the trees is based upon a visual inspection of the trees from ground level using the Visual Tree Assessment (VTA) approach developed by Mattheck & Breloer (1994). The inspection was limited to visual inspection of the trees without dissection, probing or coring. No aerial inspection of the trees was carried out and the assessment did not include any woody tissue testing or root investigation.

Why not?

The tree heights and canopy spreads were estimated and expressed in metres and the tree diameters at breast height (DBH) were measured with a standard metal tape at approximately 1.4 metres above ground level and expressed in millimetres.

Photographs of a number of the trees are included in Appendix A of this report to illustrate various issues relating to these trees.

2. TREES ON SITE

19 individual trees or groups of trees on the site and adjoining properties have been assessed in preparing this report. A summary of these trees, their dimensions, condition, Safe Use and Life Expectancy (SULE) and landscape significance is attached in Appendix B. The SULE categories identified throughout the report and in Appendix B follow those of Barrell (1996).

The tree numbers in this report correspond with those marked on the attached Survey Plan prepared by Michael Lockley and Associates Pty Ltd, Consulting Surveyors, dated 10/9/03, Reference Number 27216 (as updated by Landscape Matrix on 17 May 2007). A copy of the updated survey with tree numbers is included as Appendix C. Tree numbers 2, 7, 8 and 12 have been added to the survey by Landscape matrix and are approximate locations only (not to survey).

The site supports a range of planted Australian and exotic canopy species. The understorey areas of the site have been developed in the past as garden/landscape areas and those areas at the front of the site appear to be maintained on a regular basis. This area at the Pitt Street frontage contains the most significant vegetation on the site.

Sounds Cheap

'Weed Species'
A derogative
word for
this report.

The areas at the rear of the site do not appear to have been maintained on a regular basis in the recent past and are now dominated by weed species together with occasional exotic shrubs in planter areas.

The site is located in the Local Government Area of Sydney City Council.

The trees that have been assessed on the site and adjoining properties are summarised in table 1 as follows:

Table 1: Summary of trees assessed at the Former Rachel Forster Hospital Site

Tree No.	Genus, species and Common Name	Maturity and Dimensions	Health and vigour	Comments
1	<i>Celtis sinense</i> (Chinese Hackberry)	A mature, multi trunked specimen approximately <u>11 metres high</u> with a canopy spread of <u>10 metres</u> and DBH of 85 to 165mm	Good health, fair vigour	The tree displays signs of instability with multiple trunks from ground level and with evidence of poor attachment at the trunk junctions (included bark in junctions) - the junctions of the trunks are weak points in the tree's structure with increased risk of failure. Numerous structural roots from the tree are exposed in the vicinity of the trunk. Of moderate <u>landscape significance</u> .
2	<i>Ligustrum sinense</i> (Small-leaved Privet)	A mature, multi trunked specimen approximately 5 metres high with a canopy spread of 4 metres and DBH up to 50mm	Good health, fair vigour	The tree has been incorrectly pruned ('lopped') at 1.3 metres - the resulting regrowth is poorly attached with increased risk of failure. This species is an environmental weed - removal and replacement recommended. An environmental pest species.

more than 14mts High
more than 14mts wide

→ Looks Like three of these Chinese Hackberry's of similar Heights

12 April 2007

Redfern Waterloo Authority
c/- Lippmann Associates

570 Crown St
Surry Hills
2010

enstruct group Pty Ltd

ABN 32 094 570 671
Tel: 02 8904 1443
Fax: 02 8904 1555
www.enstruct.com.au
Level 4, 4 Glen Street,
Milsons Point,
NSW, 2061
Australia

For the attention of: Mr Tim O'Sullivan

Dear Tim

The Redevelopment of the former Rachel Forster Hospital

Structural Assessment

Overview:

This assessment refers to Building 1, as the only retained building structure in the proposed development. The work has been based on three sources, namely site visit, structural and architectural drawings (incomplete set) found on site during the site visit and a separate report prepared by Taylor Thomson & Whitting April 1997: "Report on Building Condition Structural Assessment of Rachel Forster Hospital".

Building 1 Existing Structural System:

✓ The existing building contains a reinforced concrete frame structure. The structural grid is based on four columns across the building's short (north to south) dimension, located in the perimeter and corridor walls supporting beams running parallel to the long dimension (east to west) of the building. The columns are founded on pad footings bearing on weathered rock. The building relies on frame action ie column and beam framing to resist lateral wind and earthquake loads. For this reason the columns are larger than one would expect for gravity capacity.

It is likely in its current configuration the building would not meet current code requirements for lateral resistance to wind and earthquake.

The building is of the order of 60 years old and there is evidence of deterioration of exposed concrete, for example the cantilevering balconies.

One example of this, is on the 5th floor.
Are there any others?

A man from Redfern Waterloo Authority said the hospital was sold cheaply because of foundation damage. But one of the builders said NO, just some on the 5th floor.

Appendix L

Building 1 Proposed Upgrade:

The proposed development converts the existing hospital wards / theatres to residential usage adding one floor and extending the building to the south.

Based on current codes of practice hospital wards and residential have similar design live loads. Thus providing the proposed fit out (partitions, floor coverings and ceilings) are similar to or less than the existing, then the proposed development will not require increased capacity in the building structure. In order to achieve this lightweight partitions have been recommended.

The existing building has a concrete roof, which is likely to have similar capacity to the existing floors. The additional floor will only add the notional weight of a lightweight steel roof. On this basis it is unlikely that the existing building frame and foundations would require upgrading to carry the vertical load of the additional floor.

In order to upgrade the lateral capacity of the building, reinforced concrete (150 mm thick) shear walls will be introduced into the north south dividing walls at selected locations. It may also be necessary to upgrade foundations under these walls.

Conclusion:

Building 1 will be retained and this study has determined that it will be able to accommodate the proposed additions and works. Upgrade work will be required to reinforce the building's lateral structure to meet the requirements of the wind and earthquake codes, via the introduction of internal shear walls. General upgrading of exposed elements such as concrete balconies, masonry ties and balustrades will also be required.

Further investigation is required to determine the extent of these works, and these investigations should be undertaken at Project Application stage.



for
enstruct group pty ltd
Ross Clarke

Director

Is this a future picture?

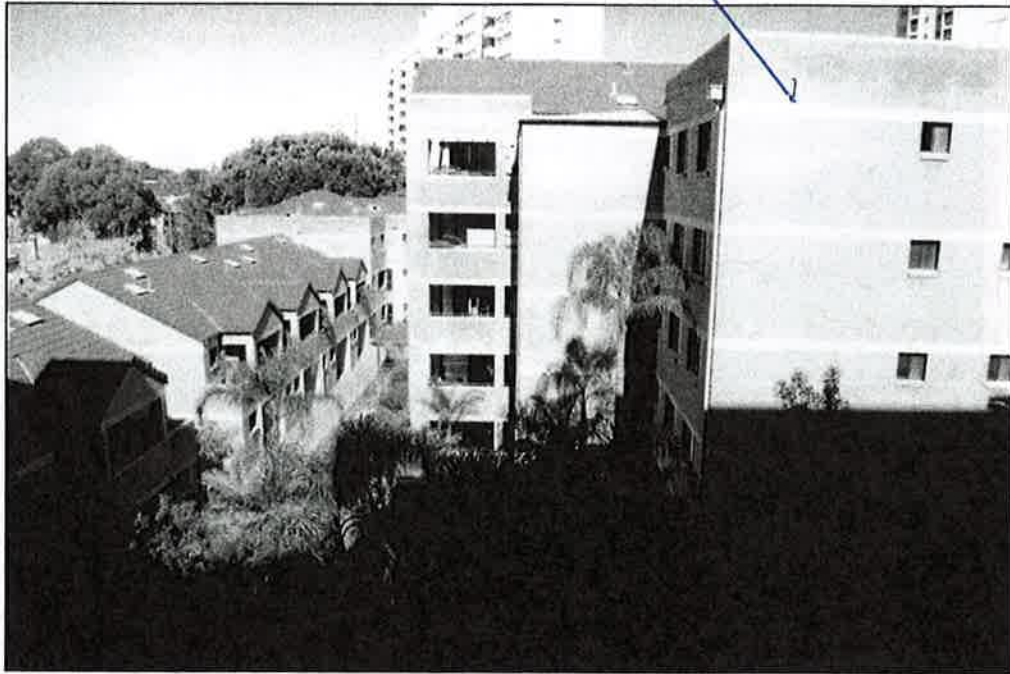


Figure 107: Development adjoining the subject site to the south

The development adjoining the subject site to the west, in the pictures below, has a blank façade fronting the proposed development and will be setback 4m from the proposed building. This 4m setback will consist of deep soil landscaping.

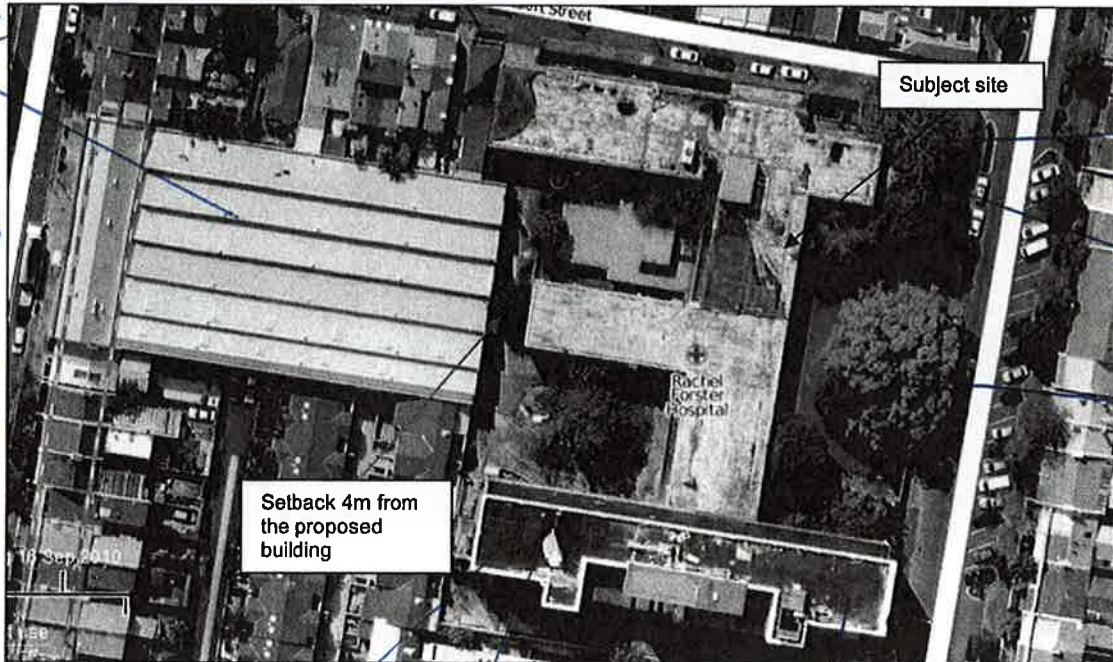


Figure 108: Development adjoining the subject site to the west

have the
Same
builders
bought this
place.
Neighbors
are missing
the special
People who
did work
there.

Very
beautiful
here.

See how
valuable
this tree
is.?

neighbors to get little or
no (none) winter sun

Proposal and extra Proposal
to block
these neigh-
bours SUN-
Light.

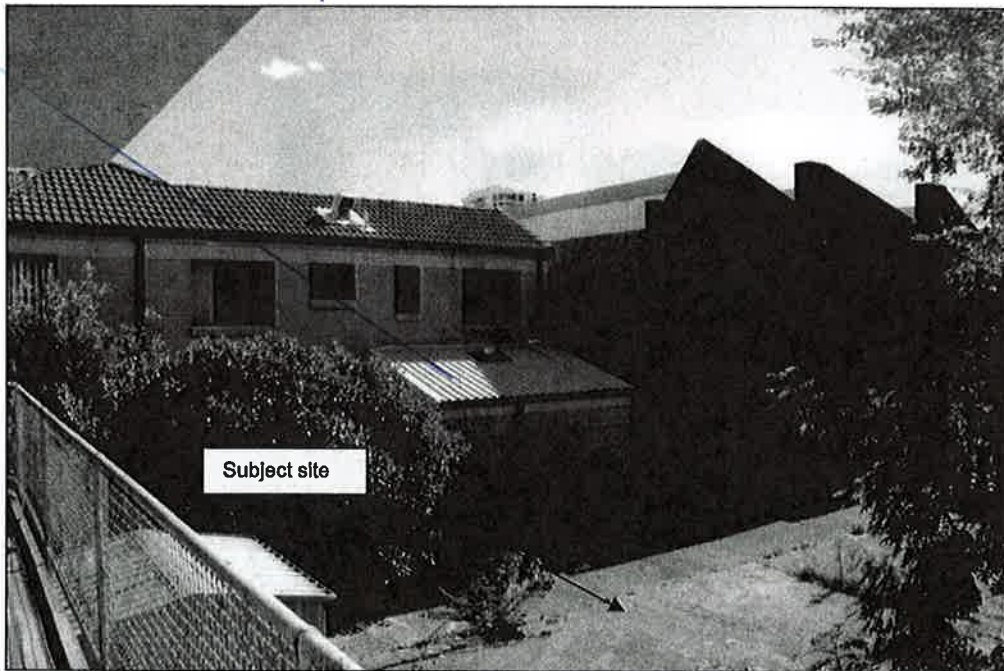


Figure 109: Development adjoining the site to the west

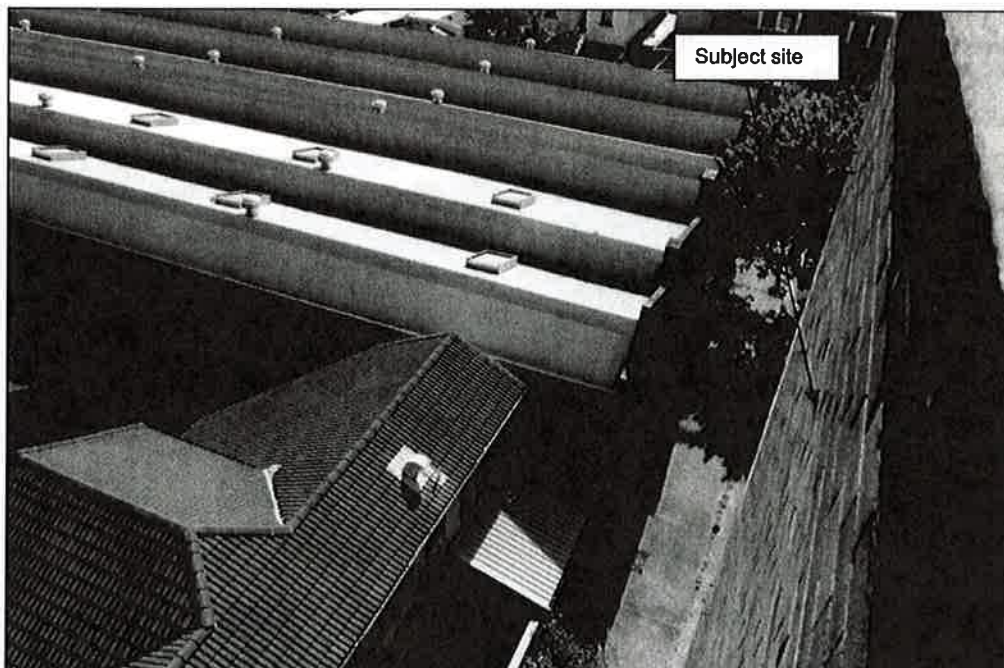


Figure 110: Development adjoining the site to the west



Figure 111: Development adjoining the site to the west

9.2 Public Domain

- A — The proposal will substantially improve the appearance of the site and its contribution with the local and broader community. The proposed orientation of units to the respective street frontages to Pitt Street (eastern elevation) and Albert Street (northern elevation) will engage the development with the public domain and assist with passive surveillance.

The proposed scheme has been designed to ensure clear sightlines are achieved between public and private spaces. This is achieved by providing a detached building form which promotes sightlines from Pitt Street through the site to the western boundary. Providing a built form that wraps around the proposed public open space and fronts Pitt and Albert Streets further promotes causal surveillance of the public and private realm.

The public open space is clearly designated from the remainder of the site visually whilst also being at a level distinct from the private components of the site. The pedestrian linkages are clearly legible from the respective street frontages whilst maintenance of the existing vehicle entry point to the basement car parking levels also assists with legibility.

- B — The siting of the driveway entry at the extreme southern end of the site allows for an uninterrupted and positive streetscape outcome. The siting of the driveway adjacent to the blank wall of the southern neighbour ensures that this is not at the expense of any amenity associated with the southern neighbours. The restriction of the single vehicle access point to Pitt Street is also a desirable streetscape outcome for Albert Street. The proposed corner treatment is also supported by Urbis as it achieves a bold presence to the intersection of Albert and Pitt Streets.

Redfern railway station is located 550m of the site whilst Redfern Park and Oval are located within 250m of the site. Pedestrian linkages between the site to Redfern Station and Redfern Park and Oval are via existing public streets, namely Pitt Street, Albert Street Redfern Street and Philip Street, as demonstrated in the figure below.

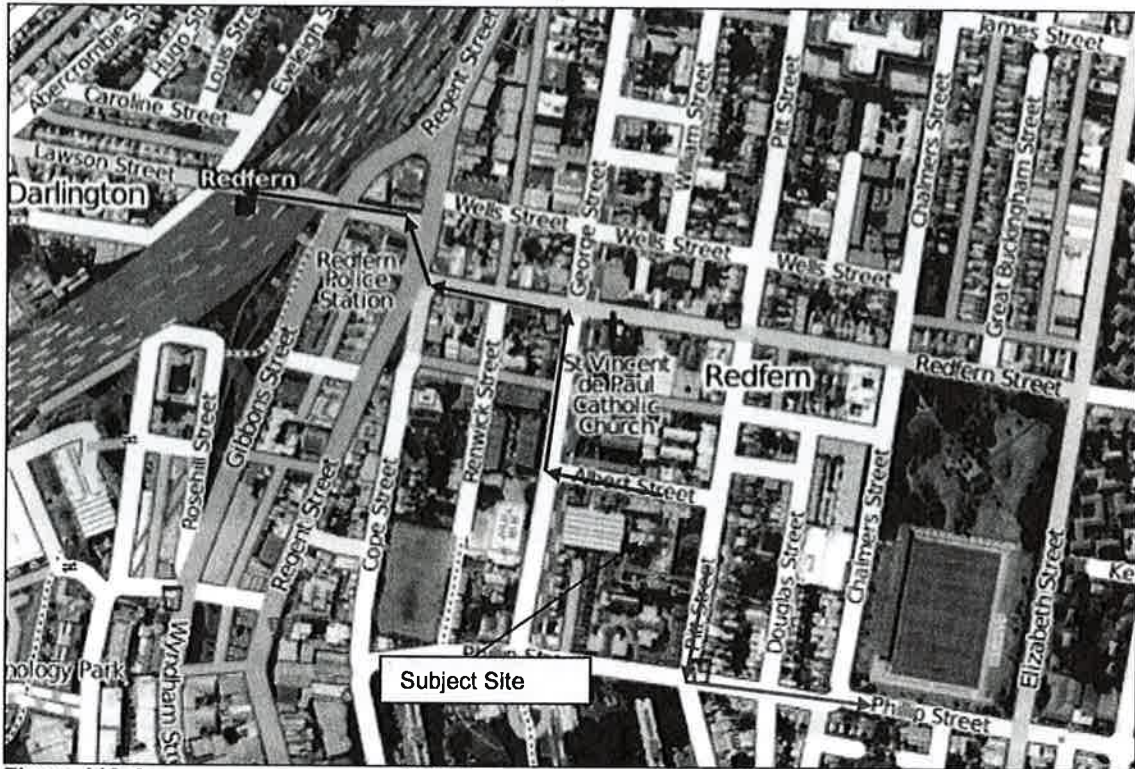


Figure 112: Pedestrian linkages to Redfern station highlighted in blue and pedestrian linkages to Redfern Oval and Park highlighted in red

9.3 Landscaping and Open Space

Isthmus has prepared a Landscape Concept Plan (Appendix B: Landscape Plan). This revised design is similar to the approved landscaping plans.

The open space area on the eastern boundary fronting Pitt Street is proposed to be dedicated to Council. This area is approximately 1,060m² and will be fronted on 3 sides by residential apartments and accessed off Pitt Street. The proposed open space has been provided in accordance with the open space and public domain strategy contained in the Redfern-Waterloo Built Environmental Plan (Stage Once) 2006.

The proposed public open space preserves the landscape and open space characteristics of the site and Pitt Street, and does not include any vehicular access points that could result in pedestrian and vehicular conflicts. Pedestrian linkages between the site, to Redfern Station and other proposed open space are via existing public streets including Redfern Street and Albert Street.

The proposed public open space provides a public benefit to the community who will be able to access and use the open space. Future residents will also benefit from the provision of a large open space adjacent to the development for recreational purposes.

How big exactly is the future open space?

Private open space will generally be provided in the form of balconies and terraces with opportunity for courtyards from the lower ground level apartments.

The Landscape Concept Plan below demonstrates that the proposed landscaping will enhance the quality of the development, improve the streetscape and public domain, provide privacy and visual amenity for residents.

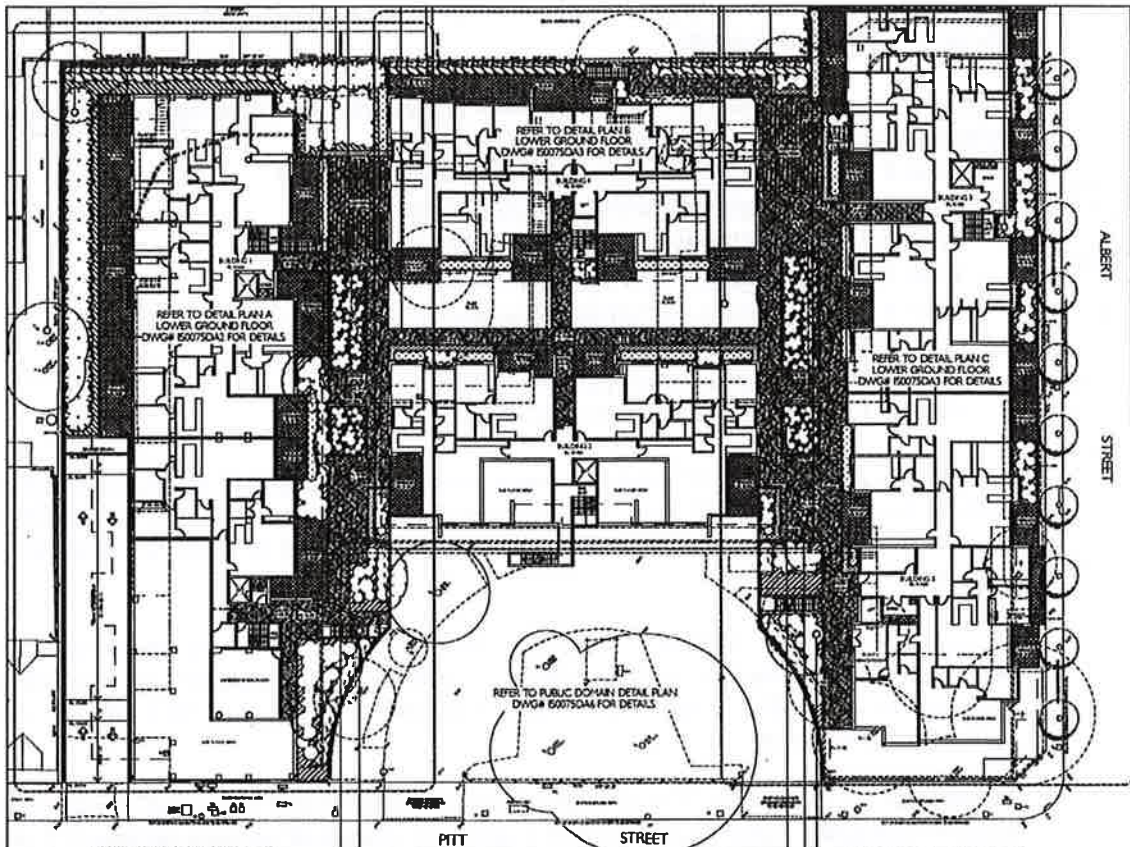


Figure 113: Proposed landscape plan

9.4 Trees

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 (refer to Appendix Q: Arboricultural Assessment).

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 community will pay for an independent Arboriculturalist, as in who can we trust?

Very big
Lie or
what?

Hypocritical or what?

minimum come before
greater quantity.
is this
fair?

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.

Tree Preservation — IS this a terrible Joke?

Which one is the big old great one, about 10mts tall & a good 7mts wide?

A Huge beautiful one very Huge one & beautiful

44

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.

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

B — 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.

9.5 Overshadowing

9.6.1 Impact on proposed residential buildings

Solar access to the proposed residential units is discussed in detail in Section 7.3 of this report. The majority of the units are located within Buildings 1 and 3, which have a northern orientation. Apartments likely to receive a lesser amount of solar access are those proposed to be located at ground and first floor level of Buildings 2 and 4 due to their east-west orientation.

Building 3 has been altered from the original Concept Plan to allow for the apartments on the corner of Pitt and Albert Street to receive adequate solar access into the rooms. There is very minor increase to the overall height of the building despite the apartments being elevated, refer to the table below.

	Concept Plan	Proposed
Building 3	RL 45.05	RL 44.95

Table 16: Height variations

Section 7.3 State Environmental Planning Policy 65 (Design Quality of Residential Flat Buildings), demonstrates that 62% of the units in the proposed scheme receive 2 hours of solar access.

Given the retention of existing heritage elements, the proposed solar access achieved for the proposed units is considered acceptable. It is inevitable for there to be overshadowing impacts to the buildings on site if the heritage buildings are to be retained as part of the proposed scheme.

It is considered that the proposed development will provide an acceptable level of solar access to apartments and open space areas within the site.

9.6.2 Impacts on adjoining developments

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

for Westerly Neighbours?

development to the south is largely from the existing building (Building 1) and the adjacent existing residential apartment buildings overshadowing themselves.

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.



Figure 114: Shadow diagrams - 21st June

And why not show how the new Proposal effects the neighbours Sun-shine or neglect of.

10 Summary and Conclusion

This report has provided the NSW Department of Planning with an environmental assessment for a proposed development scheme at the former Rachel Forster Hospital site at 134-144 Pitt Street, Redfern.

A. This report demonstrates that the proposal is generally consistent with the concept plan that was approved, while it is considered that proposed design changes, which have been incorporated, result in improved internal and external amenity outcomes.

B. The modifications, including slight variations to the siting and height of the buildings are considered to provide for increased solar access to the units whilst also providing for improved natural ventilation and privacy between the proposed units. The proposed scheme also results in an increase of units and car spaces for the development. *Last but not least*

C. The report and accompanying architectural plans demonstrate that the proposed development scheme better conforms with the design principles contained within the Residential Flat Design Code, as compared to the approved concept plan.

D. Importantly, none of the changes are considered to be detriment to the surrounding development in terms of noise, privacy or overshadowing.

E. Given the retention of existing heritage elements, *such as* the proposed distance separations and solar access achieved for the proposed units is considered to be appropriate. It is inevitable for there to be overshadowing impacts to the buildings on site if the heritage buildings are to be retained as part of a proposed development scheme for the site.

F. The proposed development scheme will generate use on a currently disused parcel of government owned land and will provide a number of positive social and economic impacts to the community, including:

Repetitive

Heritage Conservation: The historical, social and aesthetic importance of the former Rachel Forester Hospital will be respected and incorporated in the new residential development through adaptive reuse of the buildings and preservation of proposed open space.

- Housing: The new development will provide increased housing and offer housing choice within proximity to public transport, community faculties, employment, commercial and retail centres.
- Public Open Space: The provision of public open space will be a direct benefit to the community.
- Jobs: New jobs will be created during the construction phase of the development.

Moreover, proposed development scheme incorporates the adaptive reuse of an existing heritage building form and urban design to ensure that the development will not have any adverse impacts upon the amenity currently enjoyed by the local community.

was enjoyed - now & soon to be what-ever, gives the local community

feelings to move out, away. 55

Therefore, it is considered that the proposal represents a viable and reasonable degree of development on the site and is worthy of approval.

If you require any additional information or clarification of any of the above matters, please contact the undersigned at anthony@abcplan.com.au

Anthony Betros

Director, ABC Planning P/L

*Bachelor of Town Planning, UNSW
Graduate Diploma in Urban Estate Management, UTS
Accredited BASIX Assessor No. 80/20080*