

**NATIONAL INDIGENOUS DEVELOPMENT CENTRE REDFERN
PROPOSED REDESIGN OF EAST FACADE BUILDING F
ARCHITECTURAL DESIGN REPORT**

1.00 INTRODUCTION

This new Design Report supersedes sections of the original Design Report which accompanied documents, as listed in the Environmental Impact Assessment (EIA), documenting the Indigenous Land Corporation's (ILC) approved proposal to accommodate the National Indigenous Development Centre (NIDC) in the re-used former Redfern Public School.

This report sets out in detail changes made to the building facing George Street, to accommodate the needs of a new operator proposed for Building F, formerly to be a PCYC and now proposed to be operated by the YMCA.

The proposed changes include the design of the East façade facing George Street and new Amenities on the Pool Terrace at level 2. They also affect the internal planning of the building, but these are deemed by the Principal Certifying Authority to be minor and not requiring Section 75W approval. Accordingly the changes are not detailed in this Report.

This Report refers to and should be read in conjunction with the original Design Report, the Heritage Assessment and the Heritage Impact Statement (HIS), the reports prepared by other consultants as listed in the application, and with the attached elevational comparisons.

**NATIONAL INDIGENOUS DEVELOPMENT CENTRE REDFERN
PROPOSED REDESIGN OF EAST FACADE BUILDING F
ARCHITECTURAL DESIGN REPORT**

2.00 RATIONALE FOR AMENDING THE DESIGN

2.01 EXISTING APPROVED DESIGN

The existing façade design of Building F related to the layout required by the PCYC for the building. This included extensive spectator seating as a balcony at Level 3 along the eastern façade, and only a small Activity Room on level 2. There were also a number of youth activity rooms at Level 2.

2.02 DESIGN AMENDMENTS

The proposed new operator of Building F, YMCA, has confirmed that the bleacher seating on Level 3 would have little use. This area has been transformed into a new Activity/Fitness Room.

Accordingly, the Building F façade to George Street has been slightly modified to include more glazed area which will activate the façade and improve daylighting and views in the new Activity Room and the present Activity Room on Level 2. These changes will improve surveillance of George Street from the building, and activate the public realm. At the same time, the former opaque glazing on this façade has been reduced.

Toilets and change room facilities have been added under the existing pergola on the Pool Deck on Level 2 of Building F. This improves the logistical and operational efficiency of the Pool, and separates wet traffic from dry areas internally.

**NATIONAL INDIGENOUS DEVELOPMENT CENTRE REDFERN
PROPOSED REDESIGN OF EAST FACADE BUILDING F
ARCHITECTURAL DESIGN REPORT**

3.00 OUTLINE OF PROPOSED CHANGES

3.01 GENERAL

This section details the changes proposed to the East Elevation of Building F.

There is no change to the proposed use or overall size of the building, which remains a new three level building with concrete and steel structure.

The building will be Type A construction, with concrete framed structure to Levels 1 and 2 (basement and ground floors), and steel framing above Level 3 (first floor). The exterior will be a mix of face brick, colorbond steel faced insulated panels, and timber cladding. The low-pitched roof will be colorbond steel. The building will be a licensed Place of Public Entertainment (POPE), with the associated design and services requirements.

Acoustic	There will be no change to the building's design to control noise breakout and provide a satisfactory acoustic performance for the briefed activities, refer to the original Acoustic Report.
Fire safety	No change to the compliance with BCA + NSW POPE requirements.
Services	No change to services proposed.
External Works	No change to external works or landscape, apart from small additional area of landscape in the set back to George Street. This will be treated in a similar fashion to the original area as approved under Part 3A.
Access and Circulation	No change proposed.
BCA	No impact on Deemed to Satisfy or Fire Engineered Components.

**NATIONAL INDIGENOUS DEVELOPMENT CENTRE REDFERN
PROPOSED REDESIGN OF EAST FACADE BUILDING F
ARCHITECTURAL DESIGN REPORT**

**4.00 DESIGN EXCELLENCE RELATIONSHIP TO HERITAGE CONTEXT AND
STREETSCAPE**

4.01 DEPART OF PLANNING REQUIREMENTS

The Director General's Requirements include the following:

- *Assessment of the impacts of the proposals in particular having regard to the siting and design, bulk and scale relationships, and the resultant architectural composition relative to the existing and surrounding built form. A design statement prepared by a registered architect is to be submitted.*
- *Details of how the proposal will respond to the scale, form and design of the surrounding development, in particular the terrace house development on George Street, the heritage items to be retained on site and nearby heritage items and conservation areas.*
- *Demonstrate good urban design and quality landscaping of the public domain.*

4.02 DESIGN, SITING AND ARCHITECTURAL COMPOSITION

The aim of the original design was to integrate the heritage Redfern School buildings, the new structures and the landscape into a high-quality unified facility which will add significantly to the urban environment. By developing a highly appropriate new use for the redundant heritage buildings their on-going conservation is ensured, and by inserting into the vacant spaces of the site sympathetic and well-scaled new buildings, the amenity of the wider community is enhanced.

The new PCYC Building F will continue this intention to reinstate the historic built form continuity of the major street frontage of the site – George Street.

4.03 SCALE, FORM AND MASSING - GEORGE STREET

The new building was originally sited and designed to minimise adverse scale effects, and the design has been improved in this respect by minor alterations to the massing and scale of the streetscape.

The following alterations are proposed to the design of the East Elevation:

- Reduction in length of the Level 2 glazed façade set on the George St boundary by 3075mm from the north end, increasing the proportion of set back facade.
- Reduction in height of the Level 2 glazed façade set on the George St boundary by 600mm, to enable additional glazing within the brick wall above.
- Additional windows in the brick wall to Level 3, to provide views into and out of the new Activity Room.
- Changes to the glazing to the northern part of the façade, set back from George Street on Levels 2 and 3, to better relate to the revised internal layout and to provide views

**NATIONAL INDIGENOUS DEVELOPMENT CENTRE REDFERN
PROPOSED REDESIGN OF EAST FACADE BUILDING F
ARCHITECTURAL DESIGN REPORT**

into and out of the new Activity Room on Level 3 and the enlarged activity Room on Level 2.

- Slight increase (400mm) in the height of the brick wall to the façade, set back from George Street, to allow the required 3m ceiling height in the new Level 3 Activity Room.
- Reduction in the length of the tall metal clad volume of the Sports Hall by 115 mm, to allow a single fire exit door set within the northern setback and reflect functional changes to the use of the Hall.
- Deletion of one egress door.

There is no change proposed to the materials or colours approved for the Building.

4.04 SCALE, FORM AND MASSING – SOUTH WEST CORNER BUILDING F

The approved Building F included an extensive pergola above the Pool Deck on level 2. This was partly open and partly roofed. The new proposal includes a partial infill under the Pergola, to accommodate Amenities for the Pool.

The alterations are entirely within the site boundary, and will be minimally visible from the public realm in Renwick Street.

There is no change to the perceived mass or height of the Building, as the alterations are entirely within the existing dimensions of the Pergola.

At the same time, the egress stair from level 2 to the exterior has been reoriented to allow YMCA users to access the Training Field without passing through the Residential use. This reduces the bulk of the building slightly, and activates this corner.

**NATIONAL INDIGENOUS DEVELOPMENT CENTRE REDFERN
PROPOSED REDESIGN OF EAST FACADE BUILDING F
ARCHITECTURAL DESIGN REPORT**

5.00 ASSESSMENT OF IMPACTS

5.01 GENERAL

The proposed changes have no effect on the impacts originally assessed.

5.02 NOISE

Possible noise impacts are dealt with in the separate report by Acoustic Consultants Renzo Tonin & Associates. The proposed changes have no effect on the impacts originally assessed.

5.03 PRIVACY

There will be no overlooking of private open space from the development. The proposed changes have no effect on the impacts originally assessed.

5.04 SHADOWS

There will be no shadow impacts on the adjoining private domain, as shown in the original Shadow Diagrams. The proposed changes have no effect on the impacts originally assessed.

5.05 HERITAGE

The proposed changes have no effect on the impacts originally assessed. By slightly reducing the visual bulk of the building, the new proposal has a very slightly improved relationship with the heritage buildings adjoining.

**NATIONAL INDIGENOUS DEVELOPMENT CENTRE REDFERN
PROPOSED REDESIGN OF EAST FACADE BUILDING F
ARCHITECTURAL DESIGN REPORT**

6.00 DESIGN EXCELLENCE

6.01 REQUIREMENTS

The RWA Built Environment Plan requires that major developments exhibit Design Excellence. The Direct General's Requirements stipulate the proposal exhibits Design Excellence in accordance with SEPP Major Projects. The SEPP defines Design Excellence with the following broad guidelines:

SEPP Major Projects Schedule 3 Part 5 Section 22 Design Excellence

(2) In considering whether proposed development exhibits design excellence, the consent authority must have regard to the following matters:

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

6.02 CRITERIA FOR EXCELLENCE

Therefore it was proposed in the original Part 3A Application, that the following criteria be used to assess Design Excellence:

- (a) High Standard of Architectural Design, Materials and Detailing
 - Heritage Conservation
 - Creation of well-scaled, well-defined open spaces with good climate
 - Use of durable, quality materials
 - Compliance with planning controls
- (b) Form And External Appearance Of The Building Will Improve the Quality and Amenity of the Public Domain
 - Appropriate Scale and Massing in the Streetscape
 - Resolved and articulated building forms
 - Appropriate and clear public/private definition
- (c) Whether the Building Meets Sustainable Design Principles
 - Mitigation of any adverse impacts
 - Environmental Sustainability

**NATIONAL INDIGENOUS DEVELOPMENT CENTRE REDFERN
PROPOSED REDESIGN OF EAST FACADE BUILDING F
ARCHITECTURAL DESIGN REPORT**

6.03 ASSESSMENT AGAINST CRITERIA

(a) High Standard of Architectural Design, Materials and Detailing

The proposed changes have no effect on the design excellence originally assessed.

Heritage Conservation

This has been fully assessed and deemed acceptable, refer Heritage Impact Statement. The proposed changes have a very slight beneficial effect on the impact originally assessed.

Creation of Well-Scaled, Well-Defined Open Spaces with Good Climate

The proposed changes have no effect on the design excellence originally assessed.

Use of Durable, Quality Materials

The proposed changes have no effect on the design excellence originally assessed.

Compliance with Planning Controls

The proposal has been detailed to comply with identified planning strategies for the site. The proposed changes have no effect on the compliance originally assessed.

(b) Form And External Appearance Of The Building Will Improve the Quality and Amenity of the Public Domain.

Appropriate Scale and Massing in The Streetscape

This is discussed in detail above in 4.00 above. The design achieves a high level of compatibility in the streetscape, and the slight adjustment in bulk improves the design.

Resolved and Articulated Building Forms

As discussed in the original submission, new buildings have been carefully modulated to ensure articulated massing relating to the scale of the adjoining heritage and recent development. The forms are well resolved and clear, and interlock to create a lively and appropriate complex of structures. They achieve a high level of compatibility in the streetscape, and the slight adjustment in the bulk and massing of the building improves the design.

Appropriate and Clear Public/Private Definition

The proposed changes have no effect on the design excellence originally assessed.

(c) Whether the Building Meets Sustainable Design Principles

Mitigation of Any Adverse Impacts

The design overall has been developed to reduce potential impacts in all aspects, as discussed in the original Report, and the Landscape, Arborists, Traffic and Acoustic Reports. The proposed changes have no effect on the impacts originally assessed.

Environmental Sustainability

The ESD strategies are outlined in the original Services Report. The proposed changes have no effect on the ESD performance originally assessed.

5.04 ASSESSMENT

The changes proposed to the design will enhance the creation of a complex with demonstrable Design Excellence, measured against the SEPP criteria.