



NATIONAL CENTRE FOR INDIGENOUS DEVELOPMENT,
REDFERN PUBLIC SCHOOL, REDFERN
PRELIMINARY ASSESSMENT

September 2006



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SUBMITTED TO
Department of Planning

1 INTRODUCTION

MG Planning has been engaged by Incoll Management Pty Ltd on behalf of the Indigenous Land Corporation (ILC) to prepare the Part 3A Environmental Assessment (EA) for a new National Indigenous Youth Development Centre on the site of the former Redfern Public School, Redfern. The project is considered to be a "Major Project" for the purposes of Part 3A of the *Environmental Planning and Assessment Act, 1979* as:

- in accordance with clause 13 of Schedule 2 of State Environmental Planning Policy (Major Projects) 2005 Amendment No. 7 the development which has a capital value in excess of \$5 million (estimated capital value of \$20 million); and
- the site is located within the area shown on Map 16 to the Schedule (operational area of the Redfern Waterloo Area as constituted under the Redfern-Waterloo Authority Act 2004)

In light of the above, this Preliminary Assessment has been prepared to enable the Director General's requirements to be issued prior to the preparation of an EA.

2 SITE AND ITS CONTEXT

The proposed development is to be located on the site of the former Redfern Public School at 160-202 George Street, Redfern. The site has a total area of 1.63ha and has street frontages to George, Phillip and Cope Streets, Redfern. The site is legally described as Lots 1, 2 and 4, DP 817283. The site location is shown in Figure 1 below.

Renwick Street forms a cul-de-sac at the northern boundary of the site, its connection through to Phillip Street having been physically closed some years ago. However, the road has not formally been closed via gazettal. It is intended to apply to the City of Sydney to have the road closed concurrently with this project application.

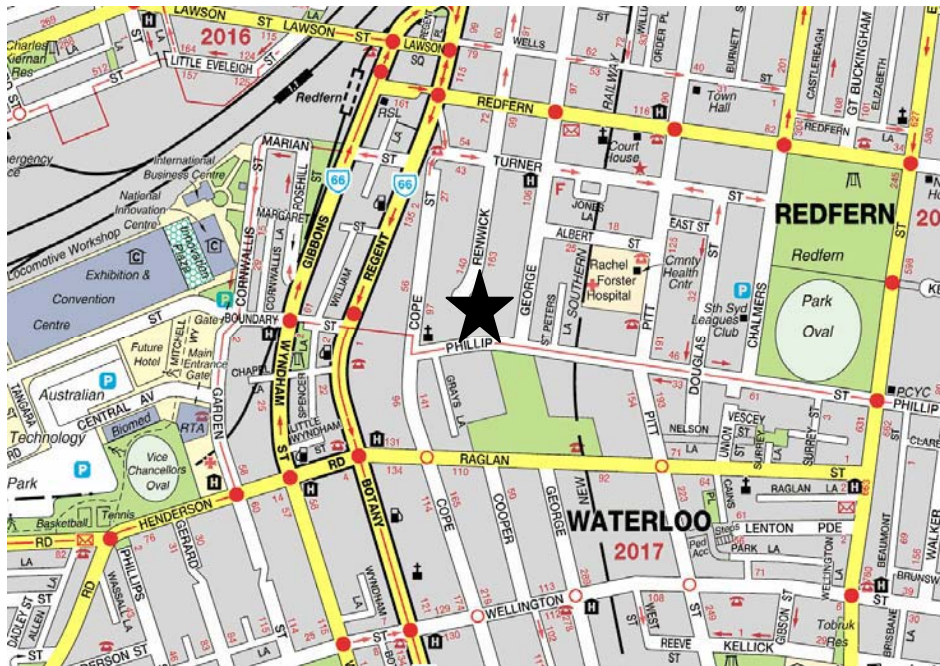


Figure 1: Site Location (Source: Australian Cities UBD Digital Street Mapping, 2004)

The site currently accommodates five former school buildings. Two of these buildings, which front George Street (known as Buildings A and B for the purpose of this application), are of heritage significance being listed on the Register of the National Trust NSW and formerly under South Sydney Local Environmental Plan 1991.

In addition to the school buildings the site accommodates an existing open space area in the western part of the site adjacent to the Cope Street frontage.

Parking is currently available on site in an existing car park at the northern boundary of the site.

The Redfern Public School was closed in 2003 and since that time was intermittently occupied by the Department of Education and Training and various community groups up until its sale in May 2006. In addition the Murawina Child Care Centre continues to operate on the site in the infant school building (Building A). The Child Care Centre was relocated to the site following closure of the school in 2003.

A site survey plan showing existing improvements on the site is provided at Attachment 1.

Photos 1-12 show the site and its existing improvements.



Photo 1: Site viewed from George St looking south west (shows Building B)



Photo 2: Building B with Building D to right



Photo 3: Existing Car Park on site to north of Building B



Photo 4: North Eastern Part of the site looking east to George Street



Photo 5: Northern Boundary of site showing Renwick Street and residential to north



Photo 6: Car Park on eastern part of site looking south



Photo 7: Rear of Building A showing existing Murawina Child Care Centre Playground



Photo 8: Building B and awning looking east.



Photo 9: Area between Buildings B and D



Photo 10: Western part of site looking north west



Photo 11: Alignment of closed part of Renwick Street looking north



Photo 12: Western elevation of Building A looking north east

Development surrounding the site is dominated by residential, commercial and social welfare uses including a Salvation Army “drop-in” facility on Phillip Street immediately to the west of the site.

To the north on Renwick Street the site is adjoined by two storey terrace houses and a three storey multi dwelling housing and its private recreation facility (incorporating swimming pool).

To the north on George Street the site is adjoined by a 3 storey residential flat building. Across George Street to the east existing development includes two storey terrace housing, commercial development and 3-4 storey apartments on the corner of George and Phillip Streets.

Across Phillip Street to the south are five Department of Housing residential towers which dominate the character of the locality. These towers are set in a landscape setting with the towers being variously between approximately 15 and 28 storeys high.

On the Cope Street frontage to the west the existing built form is dominated by a large 5 storey residential flat building set above a car park podium.

Photos 13 – 17 below show the site context.



Photo 13: Eastern side of George Street



Photo 14: Commercial Development on eastern side of George Street looking north east



Photo 15: Public Housing across Phillip Street



Photo 16: Development on western side of Renwick St to north



Photo 17: Development on eastern side of Renwick Street to north of site

3 PROPOSED DEVELOPMENT

The proposed development provides for the redevelopment of Redfern Public School site for the establishment of a National Indigenous Development Centre. The development will incorporate various established youth training programs including:

- The Exodus Foundation – which will establish a tutorial centre for 30 Indigenous children aged 10-14 per 6 months (annual intake 60) providing literacy programs. The facility will also provide an afternoon program providing “top up” education for children needing extra work and possibly an adult program;
- The National Aboriginal Sports Corporation Australian – which runs a number of sporting and life development programs for Indigenous people encouraging healthy lifestyles through sport and education;
- The Lloyd McDermott Rugby development Team – which provides opportunity for Indigenous youth to become involved in rugby union, netball and golf.

The existing Murawina Child Care Centre will be relocated to a new building on site with the existing building (on the corner of Phillip and George Streets) being restored and refurbished for alternate uses.

The development can be broken down into the following components as shown on the Masterplan at Figure 2.

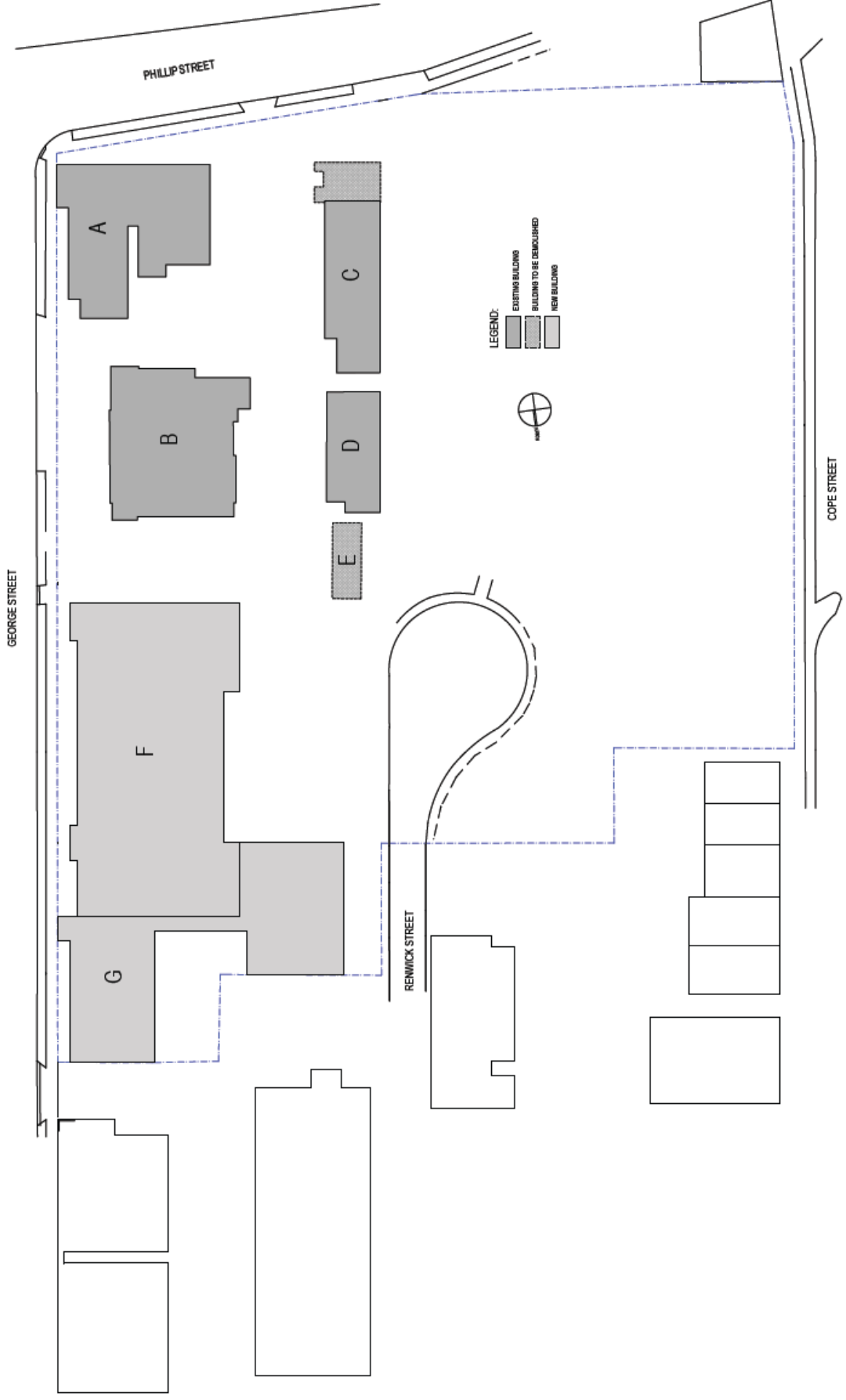
Figure 3 identifies existing buildings on site and refers to them as Buildings A, B, C, and E with the new proposed buildings shown as Buildings F and G. Buildings are referred to by these names throughout this report.



NATIONAL CENTRE FOR INDIGENOUS DEVELOPMENT - SYDNEY



Figure 2: Master Plan showing proposed uses



NATIONAL CENTRE FOR INDIGENOUS DEVELOPMENT - SYDNEY

PLAN INDICATING EXISTING AND PROPOSED BUILDINGS



Figure 3: Existing and Proposed Buildings

As noted above the proposed development will provide for the adaptive reuse and redevelopment of the existing buildings on site. In addition one new building complex (Buildings F and G - comprising a main building and attached pavilions) will be constructed which will accommodate the PCYC functions and the Murawina Child and Day Care Centres. In addition a new outdoor heated swimming pool will be constructed adjacent to the PCYC Centre.

Limited parking is also proposed for cars and buses on site. In this regard it should be noted that the majority of persons attending the site will access it via bus or public transport. It is therefore considered that only a small number of parking spaces will be required.

The following buildings/structures will be demolished as part of the proposed redevelopment:

- 2 existing toilet blocks (Building E and block adjacent to Building C on Phillip Street);
- awning over car parking spaces

Given the multiple levels currently existing on site the proposed development will involve various areas of cut and fill to establish a level building platform for the new building complex and to simplify access arrangements across the site. Cut and fill will also be required to construct the proposed training field in the western part of the site.

It is intended to commence construction of the proposed development in early 2007 with the proposal due for completion in 2008.

Figure 4 below shows a 3D perspective bird's eye view of the proposed development viewed from the west.

FROM BLACKBOARD TO DRAWING BOARD

The former Redfern Public School will be transformed into an exciting National Centre for Indigenous Development focusing on cultural, social and sporting excellence. The total cost of land purchase and redevelopment of the site will be about \$34 million.



BIRDS EYE VIEW FROM WEST

NATIONAL CENTRE FOR INDIGENOUS DEVELOPMENT - SYDNEY



Figure 4: 3D Perspective viewed from the west

4. PLANNING PROVISIONS

4.1 State Environmental Planning Policy (Major Projects) 2005 Amendment No 7

State Environmental Planning Policy (Major Projects) 2005 Amendment No 7 (SEPP (Major Projects) 2005 Amdt No 7) applies to the subject land. Land identified as the Redfern – Waterloo Authority Sites (which includes the subject site as Site 9 – Redfern Public School) are identified as State Significant Sites under the SEPP.

Clause 5 of Division 2 of the SEPP provides that development (with a capital value of more than \$5 million) on land within the Redfern-Waterloo Authority sites but not including development for the purposes of public utility undertakings are Part 3A Projects.

The SEPP contains the primary planning controls applying to the site and provides that all other environmental planning instruments do not apply to the Redfern-Waterloo Authority Sites with the exception of other State Environmental Planning Policies.

Zoning

Division 3 of SEPP (Major Projects) 2005 Amdt No 7 contains specific provisions relating to development of Redfern-Waterloo Authority Sites. Clause 7 provides that land within the Redfern-Waterloo Authority Sites is within a zone specified on the map marked "Redfern-Waterloo Authority Sites Zoning Map". The subject site is zoned part Zone I – Recreation Zone – Private Recreation (western part of the site) and part Zone F – Special Purpose Zone - Community. It should be noted that the closed extension to Renwick Street is within Zone F – Special Purpose Zone - Community.

The objectives for the Recreation Zone – Private Recreation are as follows:

- (a) *to enable land to be used for private open space or recreation purposes,*
- (b) *to enable a range of recreational and community activities and compatible land uses,*
- (c) *to ensure the vitality and safety of the community and public domain,*
- (d) *to enhance and protect the natural environment for recreation purposes,*
- (e) *to promote landscaped areas with strong visual and aesthetic values to enhance the amenity of the area.*

The following uses are permissible in the Recreation Zone – Private Recreation with consent:

Car parks; community facilities, environmental facilities; environmental protection works; kiosks; passenger transport facilities; recreation areas; recreation facilities (indoor); recreation facilities (outdoor).

All other uses are prohibited.

The objectives for the Special Purpose Zone - Community are as follows:

- (a) *to enable land to be used for community purposes,*
- (b) *to enable development to be carried out for the social, educational and recreational needs of the community,*
- (c) *to support development that is related or ancillary to community, recreational or educational use of the land in the Zone,*
- (d) *to ensure the vitality and safety of the community and public domain,*
- (e) *to ensure that buildings achieve design excellence,*
- (f) *to promote landscaped areas with strong visual and aesthetic values to enhance the amenity of the area.*

The following uses are permissible in the Special Purpose Zone – Community with consent:

Car parks; community facilities, environmental facilities; environmental protection works; kiosks; passenger transport facilities; recreation areas; recreation facilities (indoor); recreation facilities (outdoor).

All other uses are prohibited.

The proposed development is permissible with consent in both zones with a training field proposed on that part of the site zoned Recreation Zone – Private Recreation and a community facility proposed on that part zoned Special Purpose Zone – Community.

Height and Floor Space Ratio Restrictions

Clause 21(1) provides that the height of a building may not exceed the maximum height shown for the land on the Redfern-Waterloo Authority Sites Height Map. Maximum heights are only specified for the eastern part of the site. The maximum height for the existing buildings is the existing height and the maximum height for the northern part of the site which is to accommodate Buildings F and G is 4 storeys. The proposed development will comply with these maximums.

Similarly Clause 21(2) provides that the floor space ratio of a building may not exceed the maximum floor space ratio shown for the land on the Redfern-Waterloo Authority Sites Floor Space Ratio Map. Again a maximum FSR is only shown for the eastern part of the site and a maximum FSR of 2:1 is stipulated.

Compliance with the maximum FSR will be addressed in the EA.

Design Excellence

Clause 22 requires that consent must not be granted to a new building or to external alterations to an existing building unless the consent authority has considered whether the proposed development exhibits design excellence. In this regard the consent authority must have regard to:

- (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 meet sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency,*

These matters will be addressed in the EA however it should be noted that eminent architects Tonkin Zualikha Greer have been engaged to undertake the design and documentation of the proposed development.

Heritage

It should be noted that the heritage provisions contained within the SEPP do not apply to the subject land given that the development is a Part 3A project. Given the heritage significance of two of the buildings on site, however, it is intended that a Heritage Impact Statement will be prepared as part of the EA process to identify and assess the heritage impact of the proposal. A Conservation Management Plan will be prepared for the buildings if required as part of the detailed design phase following the Minister's approval of the development.

Other Planning Provisions

In addition to SEPP (Major Projects) 2005 Amdt No 7 the Redfern Waterloo Authority (RWA) prepared the Redfern-Waterloo Built Environment Plan (Stage One) (BEP) in August 2006. The aim of the BEP is to provide for the economic and social revitalization of the Redfern-Waterloo area through urban renewal.

The BEP contains zoning provisions, maximum height and floor space ratios which are consistent with the SEPP. In addition the BEP contains general urban design principles which should be adhered to in any proposed redevelopment of strategic sites.

In terms of the Redfern Public School site the BEP identifies the "two buildings on George and Phillip Streets" as items of heritage and buildings of historical interest. The BEP refers to the heritage provisions contained in the SEPP to ensure protection of heritage items. However as noted above these provisions do not apply to Part 3A Projects.

Section 4.8 of the BEP contains the detailed land use and design concept for the Redfern Public School site. The proposed development will be assessed in detail against these provisions as part of the EA.

4.2 SEPP No 55 – REMEDIATION OF LAND

Clause 7 of State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) states that a consent authority must not consent to the carrying out of any development on land unless

- (a) *it has considered whether the land is contaminated, and*
- (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Before determining an application for a change of use, the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned, carried out in accordance with the contaminated land planning guidelines (Clause 7(2)). If required, the consent authority may require a detailed investigation in addition to a preliminary investigation (Clause 7(3)).

Remediation of any land as part of the development if required would be considered Category 1 remediation work and as such would require consent being a work of a kind described in clause 9(a)-(f) of the Policy.

As part of the EA it is therefore proposed to undertake a preliminary investigation and if that investigation recommends, a further detailed investigation. As consent is required a Remediation Action Plan will be prepared in accordance with the requirements of SEPP 55.

5 PRELIMINARY ASSESSMENT

5.1 METROPOLITAN AND REGIONAL STRATEGIES

The NSW Government's recently released the new Metropolitan Strategy *City of Cities*. While the Strategy does not specifically contain any strategies relevant to the subject development the proposal is consistent with broad strategies such as locating facilities in close proximity to public transport, making best use of existing infrastructure, encouraging employment growth, protection and adaptive reuse of heritage resources etc.

There are no regional strategies relevant to the subject proposal.

5.2 OPPORTUNITIES AND CONSTRAINTS

Development of the site presents a number of opportunities consistent with its development for private recreation and community purposes. The constraints of the site include the existing zoning and the need to adaptively reuse the existing historic building on site.

In terms of opportunities offered by the development, the site is located in an area which is currently underdeveloped and which will benefit from greater activation and an economic use. The site is within close proximity of the Redfern Railway Station and hence will be readily accessible by public transport.

5.3 POTENTIAL ENVIRONMENTAL IMPACTS

- (a) Traffic, Parking and Access (including Pedestrian, Cycle and Public Transport) – Transport consultants have been engaged to undertake an assessment of the traffic and parking impact of the proposal. This work will involve an estimate of the traffic generation and traffic effects of the proposed development, as well as consideration of access, circulation and servicing aspects. Advice on appropriate parking provision and an evaluation of public transport requirements will be provided. The issue of pedestrian and cycle access will also be addressed.
- (b) Contamination – There is evidence that contamination exists on site particularly in the vicinity of the open grassed area to the west of the site. In this regard a Site Assessment will be undertaken, in accordance with SEPP 55 to determine the extent of any contamination on the site and identify appropriate remediation works. Consent for remediation works will be sought as part of project application.
- (c) Heritage – As noted above 2 buildings (Buildings A and B) which have heritage significance are located on site. These and two other existing buildings are to be adaptively reused for the proposed development. Having regard to the heritage significance of the existing buildings it is proposed that a heritage impact statement will be prepared as part of the EA to assess the impact of the proposed development on the heritage significance of the buildings.

- (d) Building Design – The design of the building will need to be of a high standard with materials and design complementary to the heritage and other buildings on site and appropriate to the proposed use and cultural context.

It is anticipated that the EA will need to demonstrate how the proposed building will achieve the design objectives for the site. It will also address the issue of the new building's proposed height in the context of broader planning objectives for the area.

- (e) Road Closure – As noted above the development site includes that part of Renwick Street which has been physically closed but which has not yet been formally closed via gazettal. Consent to close the road will be sought simultaneously with the submission of the Project Application.
- (f) ESD – New buildings are required to demonstrate commitment to ESD principles in terms of their design, construction management processes, materials selection, pollution control and resource conservation through maximising renewable energy sources, solar access and reduced energy consumption. An assessment of the building's performance in terms of energy use, waste management, resource conservation and the like will be undertaken.
- (g) Protection of Trees and Landscaping – The site contains a significant number of existing trees and shrubs which will need to be removed / relocated to make way for the proposed new PCYC / Murawina building complex and swimming pool. In this regard an arborists report will be prepared to assess the condition and significance of trees to be removed / relocated and to make recommendations about protection of trees to be retained.
- (h) In addition a landscape plan will be prepared to detail the landscape concept for the site. It is envisaged that this concept will ensure plantings which are appropriate to the proposed use and which create appropriate microclimates for significant open spaces. In addition the landscape concept will have regard to the desire to maximise where possible the use of native species.
- (i) BCA Compliance – A BCA report will be submitted with the EA to assess the compliance of the proposed development with the Building Code of Australia and to make recommendations regarding deemed-to-satisfy criteria.
- (j) Compliance with Childcare Standards – A specialist expert in the design of child care centres will be engaged to assist in designing the new child care facility on site and to prepare a report assessing the compliance of the design with relevant child care standards.
- (k) Safety and Security – the proposed development has been designed having regard to Crime Prevention Through Environmental Design (CPTED) principles. An assessment of the proposal against these principles will be included in the EA.

- (l) Lighting – To extend the usability of the proposed training field on site it is proposed that the field incorporate night lighting. The hours of operation for the lighting and the potential impact of the lights in terms of light spill on surrounding residents will be addressed in the EA.
- (m) Noise – The proposed development will significantly increase the number of people on site given that the site is currently vacant with the exception of the Murawina Child and Day Care Centre. The increase in number of people being accommodated on site and accessing the site on a daily basis will necessarily give rise to additional noise impacts particularly in the light of new uses being located closer to adjacent residential properties, noise from traffic and use of the training field especially in the evenings. However it is unlikely that these noise levels will exceed the former levels experienced when the site was used as a primary school. An assessment of these (and any other) noise impacts will be included in the EA in addition to recommendation regarding appropriate measures to ameliorate these impacts.
- (n) Operational Management – Details of the proposed operation of the Centre will be provided in the EA including operational measures to be adopted to minimise any potential negative environmental impacts.
- (o) Services – the ability of existing services in the area to either service or be augmented to service the proposed development will be addressed in the EA. In addition requirements for the relocation for any services will be addressed. It is noted that all services are currently available to the site.
- (p) Construction Management - An assessment of any potential construction impacts will be undertaken. Issues to be addressed include construction traffic, construction noise, stormwater management and sediment control.

5.4 VIEWS OF AGENCIES

During the course of the preparation of the EA consultation will be undertaken with relevant agencies to identify likely issues to be addressed. Relevant agencies will include:

- the City of Sydney,
- Roads and Traffic Authority,
- NSW Heritage Office,
- the Redfern Waterloo Authority, and
- Local Aboriginal Councils / Groups.

While it is noted that the part of Renwick Street in the centre of the site which has been physically closed is owned by the City of Sydney, section 8F of the Environmental Planning and Assessment Regulation 2000 provides that owner's consent is not required for a Part 3A application which is lodged by a public authority. Owners consent for

the application will not therefore be required for the subject application.

No other agency is likely to have an interest in the proposal and no other approvals are required.

5.5 KEY ISSUES

The key issues with the development, as outlined above, are likely to be:

- building design
- compliance with the requirements of SEPP (Major Projects) 2005 Amdt No 7
- traffic, parking and access
- heritage
- contamination.

However, it is considered that all issues associated with this development can be readily addressed and that the proposed National Centre for Indigenous Development will not generate any significant environmental impacts. Rather it is considered that the proposal will have significant positive benefits for the Indigenous, local and wider community. All issues can be adequately addressed, either through the development design process or as part of the Statement of Commitments.

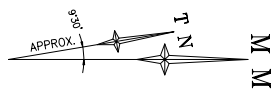
6 CONCLUSION

The construction of the proposed National Centre for Indigenous Development on the site of the former Redfern Public School will provide a community development that will have significant community, social and cultural benefits. In addition the development will provide for the appropriate adaptive reuse of existing buildings both historic and otherwise on the site. The development is appropriate in the locality and will form an additional significant Indigenous facility in a locality which currently accommodates a cluster of Indigenous services and facilities. These services and facilities service the local as well as broader Indigenous community.

This project will not have a significant impact on the environment and is consistent with the Redfern Waterloo Authority's long term vision for the area. It is envisaged that any impacts will be readily addressed through conditions of consent and to this end a *Statement of Commitments* will be prepared to accompany the EA.

ATTACHMENT 1

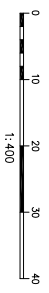
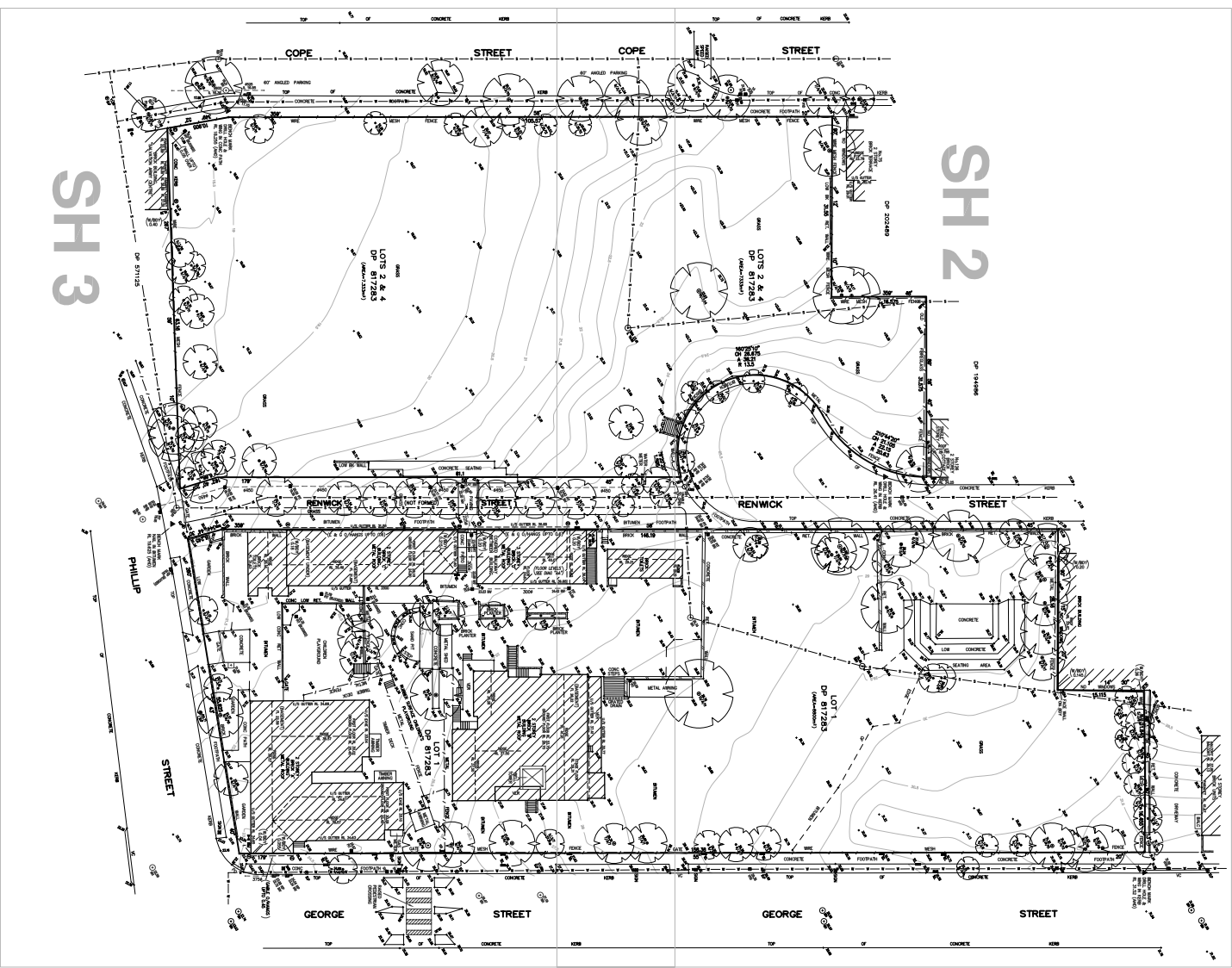
SITE SURVEY PLAN



- NOTES**
- 1) THE BOUNDARIES HAVE BEEN MARKED
 - 2) ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY THE OFFICE OF LAND & PROPERTY INFORMATION (OSPI) AND ARE SUBJECT TO FINAL SURVEY IN SPAINVILLE STREET
 - 3) BOUNDARY LEVELS ON A.H.D. IS TAKEN FROM P.M. 5330 R.L. 2931 (A.H.D.)
 - 4) CONTOUR INTERVAL 0.2m
 - 5) CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
 - 6) KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
 - 7) NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN ASSUMED TO BE AS SHOWN ON THE PLANS. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
 - 8) 8/4/7 DENOTES TREE RADIIUS OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
 - 10) NO INVESTIGATION OF CERTIFICATE OF TITLE HAS BEEN MADE IN THIS AREA
 - 12) BEARINGS SHOWN ARE MAGNETIC, AND APPROX. 9°30' FOR TRUE NORTH BEARINGS

LEGEND

▲	BENCH MARK
—▲—	TELSTRA PIT
—●—	ELECTRIC LIGHT POLE
—○—	POWER POLE
—□—	STREET SIGN
—■—	GRADED INLET PIT
—□—	KERB INLET PIT
—○—	SEWER MANHOLE
—○—	WATER METER
—○—	WATER VALVE
—○—	GAS VALVE
—○—	VEHICLE CROSSING
—○—	FRAM CROSSING
—○—	GAS
—○—	TELSTRA
—○—	ELECTRICITY (OVERHEAD)
—○—	ELECTRICITY (UNDERGROUND)
—○—	WATER
—○—	STORMWATER
—○—	SEWER



FILED IN THE PLAN REFERRED TO IN ANY LETTER DATED: 23/02/06
 DRAWN BY: AHD
 SITE AREA: 1.6130



REGISTERED SURVEYOR
 19 Macross Street
 Chesham NSW 2111
 Telephone: 61 61 420 5300
 Fax: (61) 61 420 4977
 Email: info@lockleight.com.au

CLIENT: INDIGENOUS LAND CORPORATION
 PLAN OF DETAIL AND LEVELS OF LOTS 1, 2, 3 & 4
 IN DP 817283 BEING REDFERN PUBLIC SCHOOL, REDFERN
 G.A. STONER

PROJECT NUMBER: A1
 PROJECT NO: 1.400
 DATE OF REFERENCE: 23/02/06
 SHEET NO: 1 OF 4 SHEETS