

Redfern Community Health Centre

Environmental Assessment for Project Application

December 2007

Prepared for **NSW HEALTH**

By Urban Planning Outcomes Pty Ltd
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Redfern Community Health Centre Environmental Assessment Report

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Executive Summary

On 7 February 2007, the Director General of the Department of Planning, as the Minister's delegate, formed the opinion that the Redfern Community Health Centre (RCHC) is a major project under the terms of the State Environmental Planning Policy - Major Projects (Major Projects SEPP) and Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act). A preliminary Environmental Assessment was submitted to the Department of Planning (DOP) in January 2007 and Director General's Environmental Assessment Requirements (DGEAR) sought. This Environmental Assessment has been prepared in response to the DGEAR dated 27 February 2007.

Redfern Community Health Centre (RCHC) will replace the existing inferior facilities located in the former Rachel Forster Hospital and converted terrace houses in Pitt Street. The centre will provide health services to the local community within the centre and through outreach via a team of health care professionals. The centre will offer services in the following key areas:

Population Health

- Community Nursing and Post Acute Care Services (home and centre based) including TB registered nurses, Community HIV/AIDS Allied Health Service (home and centre based)
- General Counselling
- Aboriginal Health

Drug Health Services

- Resource and Education Program for Injecting Drug Users (REPIDU) and Primary Health Care (centre based and outreach)
- Counselling
- Magistrates Early Referral Into Treatment (MERIT) Program
- Aboriginal Health

Mental Health Services

- Acute care, triage, case management, and service co-ordination (centre based services and home visiting)
- Psychiatric consultation
- Mental health HIV/Hep C consultation
- Mental Health Work Program

The proposed Community Health Centre site is located at 103 Redfern Street and is bounded by Redfern Street to the north, Turner Street to the south, and retail and residential uses to the east and west. The site is approximately 0.164 hectares in area and is occupied by the former Redfern Court House and Redfern Police Station buildings.

Redfern Court House has historic significance because of the continuity of its use, with the minor changes in the nature of use and fabric reflecting changes in court practices, legal and social issues and the acceptable level of the provision of public facilities. Redfern Court House is historically significant as evidence of the evolving pattern of the development of suburban Sydney at the end of the Nineteenth Century.

Redfern Court House also has historic significance as an example of the group of court houses designed in the office of the first NSW Government Architect Walter Liberty Vernon between 1890 and 1911, and for its association with Vernon, one of the foremost designers of public buildings in NSW and an important figure in the transition period of architectural design between the Victorian and Federation periods.

It is proposed that only minor alterations are made to the existing Courthouse to enable the adaptive reuse of the building. This will include forming an additional entrance within the western side of the entrance vestibule allowing for client access and staff observation. Some non-original partitioning and counter will also be removed and some new lightweight glazed partitioning installed to accommodate the functional, safety and security requirements of the community health services. The existing Courthouse is proposed to be used primarily as client use areas including main reception/waiting areas, medical records and group therapy and meeting rooms.

The proposed new building on the old police station site consists of a basement plus three (3) storeys with the basement being fully underground. The ground floor of the new building is at Turner Street level, this being approximately a half floor below the Courthouse ground floor level. The buildings are connected internally at ground level via stairs and lift from a second internal lobby in the new building at the Courthouse level. Direct street access from both Redfern and Turner Streets is provided. Disabled access is provided from Redfern Street via an intercom controlled access gate and ramp and to REPIDU from Turner Street or from the car park on the Turner Street level. The Basement car park and Ground Floor under-croft car park ramps will have access controlled security roller shutters / panel lift grille doors. Both pedestrian accesses from Turner Street will have security gates to control access. The new building will be used for staff facilities, client interview and consultation rooms and clinical areas.

The proposal is consistent with all relevant planning controls that apply to the site and provides many heritage benefits for the restoration of the Courthouse building. Statements of Commitment have been prepared that address issues which are unable or inappropriate to address at this stage of the process.

This environmental assessment provides comprehensive information regarding the project and addresses the Director General's requirements dated 27 February 2007.

On that basis we seek the Minister's favourable consideration of this application.

1. Introduction

On 7 February 2007, the Director General of the Department of Planning, as the Minister's delegate, formed the opinion that the Redfern Community Health Centre (RCHC) is a major project under the terms of the State Environmental Planning Policy - Major Projects (Major Projects SEPP) and Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act). A preliminary Environmental Assessment was submitted to the Department of Planning (DOP) in January 2007 and Director General's Environmental Assessment Requirements (DGEAR) sought. This Environmental Assessment has been prepared in response to the DGEAR dated 27 February 2007.

The primary aim of this document is to obtain Project Approval for the development of the Redfern Community Health Centre (RCHC) on the site of the former Redfern Court House and Police Station located at 103-105 Redfern Street and through to Turner Street. The project involves the development of a Community Health Centre to replace the existing inferior facilities located in the former Rachel Forster Hospital and converted terrace houses in Pitt Street. The centre will provide health services to the local community within the centre and through outreach via a team of health care professionals. The centre will offer services in the following key areas:

Population Health

- Community Nursing and Post Acute Care Services (home and centre based) including TB registered nurses, Community HIV/AIDS Allied Health Service (home and centre based)
- General Counselling
- Aboriginal Health

Drug Health Services

- Resource and Education Program for Injecting Drug Users (REPIDU) and Primary Health Care (centre based and outreach)
- Counselling
- Magistrates Early Referral Into Treatment (MERIT) Program
- Aboriginal Health

Mental Health Services

- Acute care, triage, case management, and service co-ordination (centre based services and home visiting)
- Psychiatric consultation
- Mental health HIV/Hep C consultation
- Mental Health Work Program

The following Environmental Assessment report is structured as follows:

- | | |
|-----------------------------------|--|
| 1. Introduction | This section provides an overview of the project and relevant background. |
| 2. Site Analysis | This section provides details of the existing site and the proposed Community Health Centre context together with a social, economic and environmental review. |
| 3. The Project | This section provides a brief overview of the redevelopment proposals. |
| 4. Environmental Assessment | This section responds to the Director General's Requirements in terms of the Key issues raised and the plans and documents required. |
| 5. Consultation | This section details the issues discussed with key agencies |
| 6. Draft Statement of Commitments | This section contains a Draft Statement of Commitments |
| 7. Conclusion | This summarises the key issues and provides a recommendation to approve the Project as outlined within the report |

1.1 Background

NSW Health through the Sydney South West Area Health Service (SSWAHS) currently operates a Community Health Clinic from the former Rachel Foster Hospital site and several converted terrace houses within the residential area of Redfern. Due to growth, both in patronage of the facility and the surrounding residential area and the condition of the Rachel Foster facility, it can no longer function adequately in its current form. A decision was made to acquire the former Courthouse and Police Station site to develop a new Community Health Centre, appropriately located within the commercial centre of Redfern with easy access to public transport.

The site for the proposed RCHC is included within the Redfern-Waterloo Authority (RWA) land identified in Schedule 3 of the Major Projects SEPP and is identified as a Strategic Site under the Redfern Waterloo Built Environment Plan. The zoning for the site is Business Zone – Local Centre and the proposed use is permissible with consent.

The proposal includes retention and adaptive re-use of the Courthouse, which has local heritage significance, and demolition of the Police Station with a new building and basement parking proposed on that portion of the site.

1.2 Aims and Objectives

The aims and objectives of the development are to:

- Provide a Community Health Centre with high quality care standards.
- Facilitate the delivery of improved health, education and community facilities on site and through outreach programs.
- Provide access to and between different health and community services on site.
- Provide flexible building design to allow for future modification and expansion to meet anticipated growth in demand for services and changes in clinical practice.
- Ensure development provides harmony and balance with the surrounding areas.
- Provide a development that recognises and respects the importance of the heritage values of the Redfern Courthouse.
- Provide a high quality urban environment through careful design of buildings and a well designed public domain.
- Provide a safe and secure environment for users and staff of the facility and the wider community.
- Acknowledges the importance of access to public transport, including the local rail and bus networks.
- Provide appropriate car parking on and in proximity to the site.

1.3 The Project Team

The team for this redevelopment project is:

Company	Role
Atkinson Capital Insight	Project Director
Access Associates	Access for People with Disabilities
Acor Consultants	Hydraulic and Fire Services
Austral Archaeology	Aboriginal Cultural Heritage
City Plan Heritage	Heritage
Coffey Environments	Hazardous Materials Investigation and Environmental Site Assessment
David Shreeve & Associates	Mechanical Services
Davis Langdon Australia	Costs/Quantity Surveyor
Douglas Partners	Geotechnical Consultant
Eagle Consulting Group	BCA Compliance
Kevin Burns Consulting	Electrical Services Engineer
Lockley Land Titles	Land Surveyor
Low and Hooke	Civil and Structural Engineer
Richard Hudson Consulting	Architect
Urban Planning Outcomes	Urban Planning
Urban Research and Planning	Traffic and Parking

1.4 Compliance with Director Generals Requirements

Table 1 following outlines how the Project Application addresses the Director General's Environmental Assessment Requirements.

Table 1

Issue	Location
1. An Executive Summary.	Page 1
2. Demonstration as to how the development, when completed, will achieve the objectives of the SEPP (Major Projects) 2005 Schedule 3, The Redfern-Waterloo Authority Sites – Business Zone – Local Centre.	Chapter 4.1
3. Landowners' consent for the development site.	Not applicable
4. Details of the proposed layout, land uses, size and scale of the main components of the development, FSR, height (AHD).	Chapter 3 and Appendix A
5. Description of the site, including cadastre, title details, existing easements (including sewer mains, and/or encumbrances).	Chapter 2 and Appendix B
6. Details of the methodology used for the calculation of the FSR in accordance with the relevant Environmental Planning Instruments (EPI);	Chapter 3.2.2
7. An assessment of the environmental impacts of the project with particular focus on the key assessment requirements specified below.	Chapter 4
8. A description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage, and/or monitor the impacts of the project.	Chapters 3,4 and 6
9. A draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures.	Chapter 6
10. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.	Chapter 7
11. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is not false or misleading.	Page 11
12. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project.	Appendix H

Relevant EPIs and Guidelines to be addressed	
<p>Planning provisions applying to the site, including permissibility and the provisions of all plans and policies including:</p> <ul style="list-style-type: none"> ▪ SEPP (Major Projects) 2005 Schedule 3, The Redfern–Waterloo Authority Sites; ▪ SEPP 55 – Remediation of Land ▪ SEPP 11 – Traffic Generating Development ▪ Standard Instrument (Local Environmental Plans) Order 2006; and the ▪ Redfern-Waterloo Built Environment Plan (Stage One) August 2006 	Chapter 4.1
Address provision of public infrastructure having regard to any Redfern Waterloo Authority Section 31 Contribution Plans.	Chapter 4.1.6 and Appendix L
Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.	Chapter 4
Building design.	
The proposal must exhibit design excellence in accordance with the provisions contained in the SEPP Major Projects (2005) Schedule 3 The Redfern-Waterloo Authority Sites, with particular regard to the principles outlined below. Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposals in particular having regard to the siting and design, bulk and scale relationships, appropriate use of materials and detailing having regard to the heritage fabric of the building.	Chapter 3 and Appendix A
<p>Where practicable plant equipment should be located within the basement to minimise the visual and acoustic impacts. Where this can not be achieved justification for roof top plant rooms is required. Further more, the rooftop plant shall:</p> <ul style="list-style-type: none"> ▪ be designed as an integral part of the building; minimise the visual bulk of the building; ▪ not increase overshadowing of the adjacent development; ▪ be adequately attenuated to avoid acoustic impacts on surrounding properties ▪ 	Chapter 3 and Appendix A
Building Uses	
Provide detailed explanation of the proposed building uses including description, hours of operation, number of staff, and number of clients visiting each component of the facility.	Chapter 3

Ecologically Sustainable Development	
The environmental assessment shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases	Chapters 3.6 and 6
Heritage	
Identify any items of European heritage significance and provide a heritage impact statement in accordance with the Heritage Manual, (NSW Heritage Office & DUAP 1996).	Chapters 3.3, 4.2 and Appendix F
Identify whether the site has significance to Aboriginal cultural heritage and where applicable prepare an independent Archaeological report in accordance with the draft Guidelines for Aboriginal Cultural Heritage Impact Assessment & Community consultation, DEC, July 2005.	Chapters 3.4, 4.6, 6 and Appendix G
Employment and Enterprise	
Details of the potential local employment and enterprise generation of the project.	Chapter 4.7
Social and Economic Impacts	
Identify employment, cultural, social opportunities that will be provided to support the development.	Chapter 4.7
The application must address long term social sustainability issues such as governance and address impacts on community safety, the local community impacts, and measures to ensure the minimisation of crime and anti-social behaviour	Chapter 4.8 And Appendix M
Safety/ Public areas/ Pedestrians	
The environmental assessment is to demonstrate how the proposed building envelope, building design and treatment of the public domain will: <ul style="list-style-type: none"> ▪ Maximise safety, security and public surveillance within the public areas including disabled access to the side of the front entrance and car park access. Specific regard should be given to the Department of Planning's Guideline; Crime prevention and assessment of development applications 2001; ▪ Ensure access for people with disabilities ▪ Minimise potential for vehicle and pedestrian conflicts rationalising the three (3) entrance points along Turner Street 	Chapter 4.8 And appendix M

Traffic Impacts (Construction & Operational)	
<p>A traffic and transport impact study shall be submitted with the environmental assessment which assesses the traffic and transport impacts of the project. The study shall:</p> <ul style="list-style-type: none"> ▪ Address impacts and measures to mitigate impacts on local and arterial roads and adjacent road intersections ▪ Compliance with relevant Council and RTA traffic and car parking codes; ▪ Detail strategies for encouraging public transport patronage for employees and visitors, in particular the railway station given its proximity to the site; ▪ Provide details of service and delivery vehicles movements; ▪ Provide details of bicycle facilities to be incorporated into the development ▪ Detail adequate emergency vehicle access 	Chapter 4.9
Construction Impacts	
Address measures to ameliorate potential impacts arising from the construction of the proposed development.	Chapter 4.10
Potential Contamination On site	
The environmental assessment is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55.	Chapter 4.11
Drainage	
The environmental assessment is to address drainage issues associated with the development	Chapter 4.12
Services/infrastructure and utilities	
In consultation with relevant agencies, address the existing capacity and requirements of the development for water, electricity, waste disposal, telecommunications and gas. Details of any augmentation to services and utilities required to meet the demand generated by the proposed project	Chapter 3.7

The following drawings/plans/documents are attached as per the Director General's Environmental Assessment Requirements:

Existing site survey plan at 1:100 scale	Attached at Appendix B
Site Analysis Plan	Attached at Appendix A
Locality/context plan	Included in Section 2
Environmental Assessment	Provided
Architectural drawings	Attached in Appendix A
Shadow diagrams	Attached in Appendix A
Other plans including	
▪ Stormwater Concept Plan	Refer Statements of Commitment, Chapters 2.11.1, 3.7.1 and Appendix D
▪ Erosion and Sediment Control Plan	Refer Statements of Commitment
▪ View analysis	NA
▪ Coloured elevations	Refer Statements of Commitment
▪ Landscape Concept Plan	NA
▪ Demolition & Waste Management Plan	Refer Statements of Commitment
▪ Construction Management Plan	Refer Statements of Commitment

1.5 Statement of Validity

Submission of Environmental Assessment

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

Environmental Assessment prepared by

Name: Leoné McEntee

Qualifications: BA (Geog), Diploma Urban and Regional Planning, Grad Dip Natural Resources Law

Address: UPO Pty Ltd
PO Box 787
Matraville NSW 2036

In respect of: Redfern Community Health Centre

Applicant & Land Details

Health Administration Corporation on behalf of
NSW HEALTH

Applicant name

Applicant Address: Locked Bag 961
North Sydney NSW 2059

Land to be developed: 103-105 Redfern Street Redfern

Lot & DP: Volume 8645 Folios 134 and 135
Lots 3 and 4 in Deposited Plan 2051.

Environmental Assessment

An environmental assessment is attached

Statement of Validity

I certify that I have prepared the contents of the environmental assessment in accordance with the Director Generals Environmental Assessment Requirements dated 27 February 2007, and that to the best of my knowledge, the information contained in the environmental assessment is neither false nor misleading.

Signature



Date

December 2007

2. Site Analysis

2.1 Strategic Location

The site is located in Redfern to the south of the Sydney Central Business District (CBD) and three (3) kilometres from the Sydney Town Hall. It is within the area governed by the Redfern Waterloo Authority which has been identified in the NSW Government's Metropolitan Strategy (City of Cities, A Plan for Sydney's Future) released in 2005, as part of the Sydney CBD to Sydney Airport economic corridor. The area's close proximity to the Sydney CBD accentuates the emergence of a major employment centre in Redfern located close to Sydney's national and international businesses; and key health, education, cultural and entertainment facilities.

The Metropolitan Strategy identifies the Redfern-Waterloo area as a strategic location with good public transport provision. It plays a major role in supporting Sydney's Economic Corridor by concentrating jobs and activity around Redfern Railway Station and ensuring the provision of sufficiently zoned land for business.

The Redfern-Waterloo Authority has identified key "strategic sites" which can contribute to providing land for business and residential purposes to assist in meeting these Sydney metropolitan planning targets. The former Redfern Courthouse and police station is one of those sites. These sites will maximise the advantage of existing public transport; the Sydney CBD, Airport and Port; recreational and cultural facilities; and nearby significant health and educational facilities.

2.2 Site Description

The proposed Community Health Centre site is located at 103 Redfern Street and is bounded by Redfern Street to the north, Turner Street to the south, and retail and residential uses to the east and west. The site is approximately 0.164 hectares in area and is occupied by the former Redfern Court House and Redfern Police Station buildings.

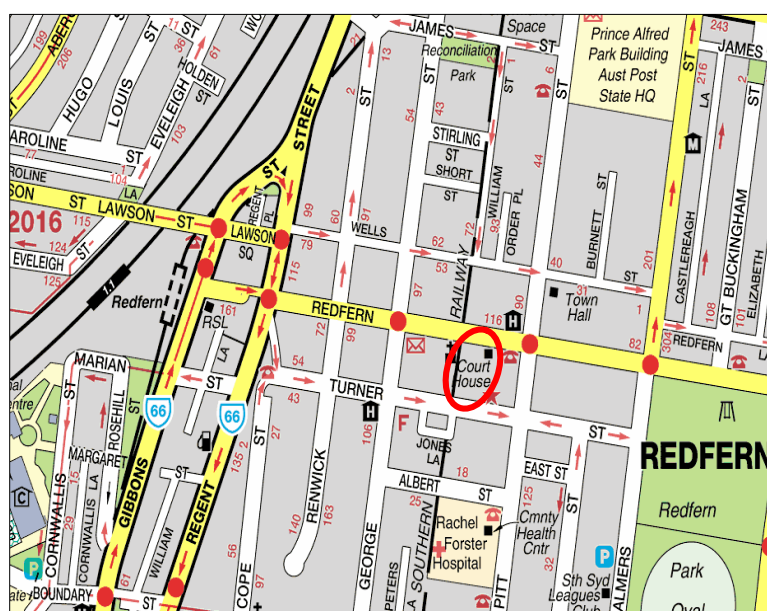


Figure 1 Site Location

The Local Court House building fronts Redfern Street and is identified as a heritage item in the South Sydney Local Environmental Plan. It is a significant building element in the Redfern Street streetscape. Both the Local Court House and the Police Station buildings are currently vacant.

To the rear of the site is the Police Station Building, which comprises 2 storeys and is accessed via Turner Street. The building does not warrant retention. A group of terrace houses are located south of the site on the opposite side of Turner Street. Redfern Street is characterised by retail and commercial uses.

2.3 Zoning and Ownership

The site is zoned Business – Local Centre under State Environmental Planning Policy (Major Projects) Schedule 3, Part 5 and the proposal is permissible under that zone.

The site is currently owned in equal half shares by the Attorney Generals Department and the Police Department but will be transferred to NSW Health in the near future as part of arrangements made by the RWA. Title references are Volume 8645 Folios 134 and 135 and site identification is lots 3 and 4 in Deposited Plan 2051.

2.4 Socioeconomic Environment

The traditional owners of Redfern-Waterloo are the Gadigal people of the Eora Nation. Today, the area is one of cultural and historical focus for Aboriginal people throughout NSW and Australia. People from many backgrounds live in Redfern-Waterloo and the most common languages spoken at home after English are Russian, Chinese, Greek, Arabic, Spanish and Vietnamese. The Redfern and Waterloo region has long been industrial, although it was once the domain of sandhills and swamps and, later, market gardens and a large Chinese population.

Below is a summary of key statistics for Redfern based on the 2001[#] Census.

Population:	11,202
Aboriginal/Torres Strait Islander:	311
NESB Background:	31%
Families with children under 15:	22%
Single parent families with children under 15	8.5%
School attendance:	
Pre-school	59
Infants / Primary	266
Secondary	<u>236</u>
<i>Total</i>	561
Highest Educational levels- Year 10 or below:	25%
Public housing (% of suburb):	23%

Weekly income less than \$300:	39%
Unemployed:	7.6%
Total employed:	5,348
Types of Employment*	
Clerical / Sales / Services Workers	29%
Management / Professional / Assoc Prof	53%
Tradespersons & related workers	6%
Labourers and related workers	5%
Production and Transport workers	4%

Source: Australian Bureau of Statistics 2001 Redfern SSC Community Profile.

* does not equal 100 due to "inadequately described" data.

2006 community profiles for Redfern SSD are not yet available

Key socio-economic characteristics of the Redfern population are summarised below based on 2001 Australian Bureau of Statistics census data.

Population

- The median age for Redfern is 35, which reflects Sydney's median age of 34.
- Redfern has 19 percent single parent families, compared to Sydney (15 percent).
- Redfern has smaller households than Sydney generally. People living alone appear at twice the rate in Redfern than for the Sydney region.
- Within Redfern 37 percent of the population are overseas born

Employment

- In Redfern the proportion of people not in the labour force (30 percent) is similar to Sydney. Unemployment in Redfern at 7.6 percent is higher than the state average (7.2 percent), but not significantly.

Income

- The income levels for Redfern reflect the gentrification process with concentrations of high and low income households. Within Redfern 28.9 percent of households have a weekly income of less than \$400 and 39.2 percent of households earn \$1,000 or more.

Housing Tenure

- Rental accommodation dominates tenure type for Redfern (55 percent), unlike Sydney as a whole where 29 percent of dwellings are rented and 62.7 percent of dwellings are either owned or purchased.
- Public housing represents 23 percent of all housing in Redfern.

Housing Type

- Redfern has very low proportions of free-standing dwellings compared to Sydney as a whole.

2.5 Easements and Restrictions

There are no easements or restrictions applying to the land. A report by Lockley Land Title Solutions is attached at Appendix B

2.6 Urban Character and Streetscape

The character of Redfern Street in this location is one of a retail and commercial precinct with predominantly 2 or 3 storey developments on both sides of the road (Figure 2). Some shop top housing is located in this area. The streetscape is low to medium scale with wide footpaths and a reasonable quality pedestrian environment. The Courthouse is a significant landmark building within the streetscape.



Figure 2 Redfern Street



Figure 3 Turner Street

Development from Redfern Street backs on to the north side of Turner Street and as can be seen from Figure 3, the southern side of Turner Street is more residential in character with several narrow single and double storey terraces adjoining and across from the site. A small car parking area is located opposite and to the east of the police station entry. While the street is trafficked in a one way, west to east direction, the traffic speeds are generally low.

2.7 Access and Transport

The major approach routes to the Study Area are from Redfern and Pitt Streets. Access to the site can also be gained via George and Turner Streets. Redfern Street is a four lane undivided carriageway with restricted parking along its sides. Similarly, Pitt Street has a four lane carriageway with 1 hour restricted parking along its length.

The intersection of Redfern Street with Pitt and George Streets is controlled with traffic signals. Turner Street which provides the main vehicular access to the site is restricted with one way movement (west to east direction). Turner Street has a narrow width along its middle section while at its eastern end accommodates some angle parking. A report on the existing traffic and transport arrangements and the impacts of the proposal is attached at Appendix C.

2.7.1 Parking supply

An inventory of the parking spaces existing within the Study Area has been undertaken, and is shown in Table 2

An observation of on street parking showed that while Pitt and Turner Streets are relatively well utilised, parking spaces are still available along their length due to turnover and time restrictions.

An existing seven (7) reserved spaces for SSWAHS vehicles are located nearby in Albert Street, outside the present community health centre. It is proposed that these be retained for SSWAHS community health service vehicles in the future.

Table 2 Parking Supply in the Study Area

On Street Car Parking Areas	No of Spaces
<i>In close proximity to the site</i>	
Redfern Street	7
Turner Street	9
Pitt Street	12
Sub-Total	28
<i>Within walking distance to the site</i>	
Redfern Street	10
Turner Street	2
Pitt Street	22
George Street	13
Sub-Total	47
TOTAL EXISTING PARKING SUPPLY IN STUDY AREA	75

2.7.2 Public transport

The following bus routes service the area:

305	Railway Square to Mascot	Peak Hour
308	Marrickville to Millers Point	Peak Hour
309	Port Botany to Circular Quay	7 Day
310	Pagewood to Circular Quay	7 Day
343	Kingsford to Millers Point	7 Day
X43	Kingsford to City Express	Peak Hour

A number of these services provide a linkage between Central Railway Station and the proposed RCHC along Redfern Street. Redfern Train Station is the closest rail access to the Study Area, located at about 10 - 15 minutes walking distance (500 meters) from the proposed RCHC.

2.7.3 Pedestrian amenity

Pedestrian footpaths are available throughout the study area. Pedestrian crossing facilities are available as part of the traffic signals at intersections of Redfern Street with Pitt and George Streets. It is understood that Council has now developed a plan for Turner Street to be a Shared Zone area. This will provide better amenity for pedestrians while ensuring a safe and slow vehicular access to/from the area and development site.

2.8 Topography, Geology and Landform

2.8.1 Topography and landscape

Redfern is located on the western edge of an extensive sand dune system of the Botany Lowlands. This dune system extends east and south to the coast and also includes the LGA's of Botany and Randwick. Described as an Aeolian Landscape the landscape type is characterised by undulating sand dunes orientated north south with narrow crests. The landscape of the general area is slightly undulating plains and rolling undulating rises of broad, level to very gently inclined, swales and dunes. Elevation is usually between 20-40 metres and the dunes take on a north south orientation. These wind blown sand dunes can be a distance from the coast, prone to localised flooding and usually have a permanently high water table; rainfall either filters into the soil or collects in depressions, lagoons or wetlands. To the south of the study area, the landscape was artificially raised and modified around 1890 when Sheas Creek was straightened to construct the Alexander Canal.

Redfern is mostly urban residential land with heavy industry in surrounding suburbs such as Zetland and Botany. There are some recreational areas in the vicinity such as Redfern Park, Centennial Park and Randwick racecourse both to the east. Very few areas of vacant undeveloped land remain in Redfern. The rail line to the east and street systems segment the localised landscape.

2.8.2 Geology and soils

The wider area of the Cooks River catchment lies close to the transitional zone between two major geological groups: Hawkesbury Sandstone and Wianamatta. A summary of both follows.

Hawkesbury Sandstone Group - composed of highly lenticular beds of quartz rich sandstone. The group reaches its maximum depth just north of Sydney at 240 metres. The Narrabeen formation, while part of the overall Hawkesbury series does not appear as part of the surface geology.

Wianamatta Group - composed of a sequence of interbedded grey shales and lithic sandstones and may be divided into two sub-groups: the Liverpool Subgroup (predominantly shale) and the Ashfield Shales. These shales, some 60 metres thick, are black mudstones and silty shales with frequent sidentic mudstone (clay ironstone) banks.

Specifically the Redfern site lies on Wianamatta Ashfield Shale and the study area has been developed on the Tuggerah Dune System. The southern part of South Sydney (from Moore Park to Rosebery) was covered with this dune sand that stretched to the coast. This infertile soil type lies on gently undulating to rolling coastal dune fields. The soils are deep on dunes and on swales. This soil type is highly susceptible to wind erosion.

The dominant soil material of Tuggerah landscape soils is a loose speckled grey-brown loam sand with porous sandy fabric generally occurring as topsoil. It is characteristically water repellent. A bleached loose sand soil occurs as the A2 horizon deep; up to 300cms on sand dunes and 200cms on swales. Subsoils on swales are normally associated with the water table. Deep subsoils are generally mottled sands with some earthy fabric. Tuggerah soils can be deep; up to 300cms on sand dunes and 200cms on swales. Subsoils on swales are normally associated with the water table.

2.9 Existing Development and Heritage

The site is currently occupied by the former Courthouse and Police Station Buildings both of which are vacant and unused. The former Courthouse is subject to the following heritage listings:

- Redfern Court House building is identified as a heritage item on the Redfern–Waterloo Authority Sites Heritage Map under the Major Projects SEPP (Amendment No 7). This does not include the former police station.
- South Sydney Council Heritage LEP as an Item 4.26 in the Redfern Street Conservation Area (Item 4.21);
- NSW Attorney General's Department Section 170 Heritage and Conservation Register;
- The Register of the National Estate maintained by the Australian Heritage Commission; and
- National Trust of Australia (NSW) — Classified.

Both these buildings have been vacant for several years. The police station was used as a 'lock up' at one time and is not suitable for reuse and demolition is considered appropriate.

2.9.1 The existing buildings

The Courthouse was constructed in 1898 and was designed by the first Government Architect, Walter Liberty Vernon, in the Federation Free classical style. It is monumental in scale and features a symmetrical façade, a central projecting portico and side bays with rusticated stone detailing, decorative central pediment and moulded parapets. The building is elevated from the street level and the arched main entrance, which is enclosed by wrought decorative iron gates, is accessed via a curved stone stair.

Internally, the most important features of the Courthouse are the main court room and vestibule. The vestibule contains an intact coffered barrel vault ceiling and chequerboard pattern tile flooring whilst the main Courtroom features decorative timber panelling with an integral profile skirting and double-height ceiling. Most of the interior cedar joinery and fittings are intact and in good condition.

In general the exterior of the building is in good condition however there are areas of the external fabric including stone walls which suffer from deterioration. It is proposed that a program for conservation restoration and repair work be prepared. Urgent repairs of an OH&S nature will be prioritised. Other work would be implemented over a period as funds (such as the

NSW Department of Commerce sandstone restoration program) become available for such work.

Redfern Police Station, which is linked internally to the Court House on the southern side, has a main access from Turner Street. It was originally designed and constructed as the lock-up as part of the Courthouse. The first level addition was added in c1929. The Police Station is a two-storey Inter-War period face brickwork building with horizontal applied render. It has two large archways one of which accommodates a recessed entry. The hipped roof is clad in terracotta Marseilles tiles. The Police Station has lock-up cells with a connection provided to the courtroom of the Court House. A courtyard space, used by the Police Station, also adjoins the Court House. It has been extensively added to and altered since its construction and is currently in poor condition and does not warrant retention.

2.9.2 Statement of significance

The following Statement of Significance the Redfern Court House has been quoted from the Conservation Management Plan by Godden Mackay Logan:

Redfern Court House has heritage significance at a State level as a part of a remarkable collection of court house buildings that chronicle the historical development of NSW, provide evidence of both continuity and change in court practice and form a complete record of public sector architectural design in NSW. Of particular significance for Redfern Court House is its continuity of use, its intactness and its architectural design qualities that represent complementary notions of state authority and civic responsibility.

Redfern Court House has historic significance because of the continuity of its use, with the minor changes in the nature of use and fabric reflecting changes in court practices, legal and social issues and the acceptable level of the provision of public facilities. Redfern Court House is historically significant as evidence of the evolving pattern of the development of suburban Sydney at the end of the Nineteenth Century.

Redfern Court House also has historic significance as an example of the group of court houses designed in the office of the first NSW Government Architect Walter Liberty Vernon between 1890 and 1911, and for its association with Vernon, one of the foremost designers of public buildings in NSW and an important figure in the transition period of architectural design between the Victorian and Federation periods.

The design of Redfern Court House is of high quality, and forms an important element in the civic precinct streetscape of Redfern. Although relatively conservative, the design of Redfern Court House includes both Victorian and Federation period features and reflects complementary ideas of both state authority in a formal and imposing entrance and of civic responsibility, with a subtle use of planning to create public spaces and an elegant variety of scale and materials.

Redfern Court House is significant for the intactness of its key spaces and original fabric, including the rare white glazed face bricks. Redfern Court House has heritage significance for its important social and civic role in Redfern, both in the provision of legal services and its use as a meeting and gathering place.

2.10 Aboriginal Archaeology and Cultural Significance

The pre-European landscape of the Redfern area has been shown to be situated on the western edge of an extensive dune system of the Botany Lowlands on Tuggerah landscape with deep aeolian sand deposits. Within the Cooks River Catchment area water resources include fresh water wetlands (Botany and Lachlan Swamps), fresh water creeks (Tank Stream), tidal creeks and rivers (Sheas Creek, Georges and Parramatta Rivers), and the ocean. The sand dune system at Redfern would have collected rain water in swales resulting in lagoons and wetland habitats in the immediate vicinity of the study area. In general, areas with reliable permanent water sources would be more conducive to frequent habitation by Aboriginal people in the past.

Dunes, wetlands and creek habitats supported wide range of animals, fish, eels, shellfish, crustacean, mammals and reptiles such as swamp wallabies and lizards, and water birds. These foodstuffs are all rich in proteins and would have been in abundant supply. Eggs from birds attracted to the standing water would have been another good source of protein. Tuggerah sand dunes supported Eastern Suburbs Banksia Scrub. Sand dune vegetation provided edible roots from sedges and reeds, edible tubers, fruits and seeds would also have provided a good source of carbohydrates.

Undisturbed pre-European landscapes associated with the Redfern area would also have been the setting for a variety of human activity. Past human activity such as camps, hunting, gathering, cooking, ceremonies, and other cultural activities have taken place around semipermanent settlement sites in the area. These activities are likely to have taken place by the Gadigal (Cadigal) clan of the coastal Darug language group which is recorded as being the traditional owners of the Redfern area. This is demonstrated in the historical and archaeological record.

A total of 63 registered Aboriginal sites were listed within a 10km x 10km area around the Redfern study area. No registered Aboriginal sites are currently located within the study area. There are 8 different site types represented by the search results: stone artefacts, shell middens, earthen mounds, art, archaeological deposits, burials, resources site and ceremony sites. An important potential silcrete source is also recorded at King Street, Newtown.

Before studying the historic land use practises of the study area it should be emphasised that the environmental data and Aboriginal history show that this area is one of potential Aboriginal archaeological and cultural sensitivity. Based upon analysis of information obtained from the AHIMS search and known local and regional archaeological and environmental contexts, the types of sites which would typically occur in the localised Redfern area include open camp sites (or surface artefact scatters) and isolated finds (single artefacts), shell midden, and burials.

2.11 Existing Infrastructure

The site is well serviced by water, gas and sewer drainage services however, there are no in-ground stormwater mains in close proximity to the site.

2.11.1 Stormwater

Presently roofing, gutters, downpipes, etc drain to kerbing in Redfern Street and Turner Street as there is no council in-ground drainage available. Due to the ineffective means to convey stormwater during a greater than 1:20 year storm event, on-site detention (OSD) will be implemented for this development. This will require storage of approx 18 m³ above the kerbing

and emergency over flow to the roadway in Turner Street to satisfy Sydney Water requirements. Refer Appendix D.

2.11.2 Sewer

Presently the site discharges sewer via three (3) sewer connections to an existing 225 mm Sewer Main in Turner Street which flows west. All services on the eastern side of the Court House and Police Station flow to the eastern sewer connection. It is possible that all sanitary drainage from the site discharge to one (1) connection via a boundary trap in the Basement level on the western side. The two redundant sewer connections will be sealed off to authority approval.

2.11.3 Gas supply

There is an existing gas service main in Turner Street that has sufficient capacity to supply the subject site.

2.11.4 Electrical

Generally, the existing Court House and disused Police Station are serviced directly from the supply authority network from the street.

2.11.5 Power reticulation system

An existing 415/240V underground supply via a power pillar, from Redfern Street, services the Courthouse. It is anticipated it is rated at 200amps.

The main switchboard for the courthouse is located at the front of the building. With minor modifications, it could be reused for any future development as a distribution board only.

2.11.6 Communications systems

A main telephone frame was located in the Reception area of the Courthouse. A data system was installed throughout, but has been removed. Cabling was cut where equipment has been removed. It is not anticipated that any of the communications systems cabling can be reused.

2.11.7 Water supply

The existing Police station is fed from the 100 mm water main in Turner Street. There will be adequate flow from the main in Turner Street however, the service will need boosting for the fire hose reel service and to provide adequate pressure, minimum 150 kpa, to Level 2 of the new development.

2.12 Site Contamination

A Geotechnical investigation has been undertaken by Douglas Partners which included several borehole investigations. These identified the ground conditions as being grey road base fill to a depth of approximately RL0.2 with sandy fill below on top of a mixture of shale, clay and ironstone gravel. Below this Ironstone was found. No free groundwater was located. A general description of the soil and geology is outlined in Section 2.8.2 above and a copy of the Douglas Report is attached at Appendix E.

A register of Hazardous Materials Report was prepared by Coffey Environments Pty Ltd in July 2006 which identified asbestos containing material, Polychlorinated Biphenyls in fluorescent light capacitors and ozone depleting substances in refrigerants in an air conditioning unit.

Following that report Coffey Environments were further engaged to prepare a Phase 1 Environmental Site Assessment (Refer Attachment J). This was undertaken between June and September 2006 with the conclusions being:

“ Based on data obtained during the Stage One ESA Coffey Environments concludes the following:

- *The subject site is located 103-105 Redfern Road, Redfern NSW, adjoining commercial areas;*
- *The site comprises of a courthouse and police station, with extensive surface cover over the site (ie concrete);*
- *The site has been established for law enforcement and public works purpose (sic) since 1891, with the current site recently abandoned;*
- *The underlying geology and soil landscape may be classified as disturbed soils with the upper Botany Sands Catchment;*
- *No licences for dangerous goods were identified for the site and records from NSW DEC showed no recorded contamination problems;*
- *Given the history of the site primarily for law enforcement building and public works over a significant period of time, it is considered that the site presents a low risk to users of the site. However consideration of hazardous materials should be applied following recommendations from a qualified environmental professional;*
- *Due to the limited scope of works carried out during this assessment, its (sic) is believed no significant environmental risks were encountered or identified.*

Based on the conclusion outlined above, Coffey Environments recommend the following:

- *Given the information available during the environmental site assessment, the site appears sufficiently contained and appropriate for contained application under the current land use and Commercial and Industrial land use. If however any change of land use or major redevelopment were proposed, further assessment by a suitably qualified professional should be undertaken to investigate appropriate environmental conditions for the proposed application.”*

3. The Project

3.1 Introduction

Community Health Centre services and operations

The Redfern Community Health Centre will provide care via a team of health care professionals who will provide health services to the local community within the centre and through outreach. The services that will be provided include:

Population Health

- Community Nursing and Post Acute Care Services (home and centre based) including TB registered nurses, Community HIV/AIDS Allied Health Service (home and centre based)
- General Counselling
- Aboriginal Health

Drug Health Services

- Resource and Education Program for Injecting Drug Users (REPIDU) and Primary Health Care (centre based and outreach)
- Counselling
- Magistrates Early Referral Into Treatment (MERIT) Program
- Aboriginal Health

Mental Health Services

- Acute care, triage, case management, and service co-ordination (centre based services and home visiting)
- Psychiatric consultation
- Mental health HIV/Hep C consultation
- Mental Health Work Program

Regular sessional services to be provided will include: drug and alcohol assessment and treatment, counselling, referral and follow up, sexual health screening and treatment, nutrition counselling, community development, mobile assertive team and adolescent mental health individual consultations, and general practitioner shared care. The centre will also be used by other services on an occasional basis. Clients will be referred via their general practitioner, other health professionals, by the person themselves (or by a relative), or by an agency on behalf of the client. The hours of operation of the centre will be 8am to 5pm Monday to Friday and 9am to 5pm on Saturdays however REPIDU will also operate in the evenings from 6pm to 9pm Monday to Friday.

The centre will encompass a main entrance/reception area, adult waiting areas including access to public telephone and refreshment facilities, public and disabled access toilets and baby change facilities, adjacent the waiting area. An intake (triage) room will be located near the waiting area. This room will be used to accept referrals by phone or in person in a confidential setting. A consultation room will also be located adjacent to the waiting area

The reception area will be used for greeting clients and directing them to the appropriate waiting area. The administrative office will be located adjacent the reception area. The Health Records Workroom will be located beside the administrative areas.

Group rooms are located on the Ground floor, within the existing Court House and will be used by staff and community groups for group treatment/support, group counselling, community development activities, and community and staff education, multi-disciplinary case discussion, and meetings. A small beverage pantry, audiovisual store and group store will be located adjacent group areas. Group rooms will be within easy access of the waiting area and exiting public toilets.

The main client contact areas are located within Level 1 of the new building and include interview and consultation rooms that will accommodate medical assessment, interviews, treatment and counselling on an individual or group basis, necessitating rooms of varying sizes and functional capabilities. A community nurse clinic and a mental health clinic will also be provided.

The centre will have a second entrance off Turner Street for clients accessing the Resource and Education Program for Injecting Drug Users (REPIDU) facilities, which include a waiting area, reception (including distribution area and store for injecting equipment and associated supplies), interview and consult rooms and public toilet. The REPIDU bulk store and secondary store will need to be easily accessible to both the client contact areas and the loading area. The REPIDU will operate from 9am to 6pm Monday to Friday with additional hours from 6pm to 9pm four nights a week.

The communications rooms containing PABX and computer links will be located in a central position within the building. Single and shared office accommodation will be provided for staff working in the centre and off-site. Some rooms will be joint office/consulting rooms and will be located within the client only areas. Where appropriate, staff offices will be located in close proximity to the relevant client contact areas. Teams will be co-located together.

Store rooms for stationery, equipment, and photocopier, will be provided as well as staff amenities such as staff/resource lounges, with an adjacent part-covered external area for staff breaks or meetings, and staff toilets and shower.

Parking areas will be provided for clients and visitors, as well as Area Health Service staff and vehicles. Disabled parking (near the main entrance) on Redfern Street and time-limited areas (close to the REPIDU entrance) will be implemented.

3.2 Building Design

Plans of the proposed Community Health Centre are attached at Appendix A.

3.2.1 Existing courthouse

It is proposed that only minor alterations are made to the existing Courthouse to enable the adaptive reuse of the building. This will include forming an additional entrance within the western side of the entrance vestibule allowing for client access and staff observation. Some non-original partitioning and counter will also be removed and some new lightweight glazed partitioning installed to accommodate the functional, safety and security requirements of the

community health services. New works and any refurbishment will be undertaken in accordance with the Heritage consultants' recommendations.

3.2.2 New building

The proposed new building consists of 3 storeys plus a fully underground basement. It is anticipated that the building will have a reinforced concrete frame, concrete floors with brick veneer external walls, colorbond steel roof sheeting on structural steel roof framing, painted lightweight internal partitioning, suspended plasterboard/acoustic tile ceilings with a combination of carpet and sheet vinyl floor finishes.

The Basement and Ground Floors will have an applied finish over off-form concrete / rendered masonry consistent with the adjacent Courthouse. Levels 1 and 2 will have a face brick external finish including feature brick corbels/bands in selected colours.. A painted external panel system with expressed vertical joints will span from the Level 2 ceiling level to the underside of the roof sheeting. Half round gutters and round downpipes in colorbond finish will be provided. A painted PFC steel section will form the fascia and gable ends of the eaves.. Windows will be aluminium framed with selected powdercoat finish and single glazed with solar tinted fixed glass panels. Provision for sun screens has been made to the north, west and east facades. The design of the screens will developed with the design and construction phase of the project.

Wall drenchers will be provided over all windows / doors to the East and West facades of the Courthouse and the East, West and Southern facades of the new building to meet the requirements of the Building Code of Australia.

Disabled access is provided from Redfern Street via an intercom controlled access gate and ramp. The Basement car park will be accessed via controlled security roller shutters/panel lift grille doors. Pedestrian accesses from Turner Street will have security gates to control access. Delivery vehicles will access the site off Turner Street and via a loading / unloading area to the rear of the bulk store on the Turner Street level. Waste Vehicle access will be via a security roller shutter door to Turner Street.

An open roof plant area will be provided for centralised chiller plant screened by the surrounding roof and additional screening as necessary. A noise control assessment will be undertaken during the design and construction phase of the project and additional noise control strategies incorporated as necessary.

The design carefully considers and responds to the objectives, concepts and requirements of the RWA Built Environment Plan for the site, as outlined in Section 3.4 of that Plan as well as meeting the stringent health delivery objectives of NSW Health.

In summary it comprises the following uses and floor areas (approximate):

Basement

New building - parking, plant	675m ²
Utilised for staff car parking, bike racks and plant areas.	

Ground floor

Courthouse (existing) – staff offices & client contact	600m ²
New building – parking, staff offices & client contact, storage, waste holding	<u>665m²</u>

1265m²

The existing courthouse serves as the main public entrance to the facility and includes the main reception, administration area, waiting area and some client consultation rooms. A number of group rooms are provided for use by community health services.

The new building includes REPIDU, garage, bulk store and secure disabled entrance.

Level 1

New building – staff offices & client contact, (excluding courtyard) 550m²

The new building contains a mix of client contact / treatment areas and staff office / support areas.

Level 2

New building – staff offices, terrace 550m²

The new building contains staff office / support areas and a terrace for staff to use.

Roof – open plant area only

nil

The FSR of the proposal is 1.14:1 based on a site area of 1631 m² and a gross floor area of 1865 m². This is below the FSR permitted for the site of 1.3:1.

The proposed design includes a basement carpark of 24 spaces, a number of which will be stacked and used as staff parking. A further five (5) car spaces, including 1 disabled space are to be provided at ground level. Two (2) van spaces are also provided at this level and are accommodated within a garage.

Parking is constrained for the proposed development due to the narrow dimensions of the site and the retention of the Courthouse building. Proposed additional dedicated/reserved parking spaces for the centre during business hours have been discussed with Sydney City Council. These will be in Pitt Street and directly in front of the centre in Redfern Street as well as the retention of existing parking in Albert Street for SSWAHS community health centre vehicles. A similar arrangement is in place for the existing centre at the former Rachel Forster Hospital where on site parking is also constrained.

The existing Courthouse is proposed to be used primarily as client use areas including main reception/waiting areas, medical records and group therapy and meeting rooms. The existing toilets on this level are proposed to be retained. It is intended that the courtroom be used as a group meeting room and remain essentially unmodified. Minor modifications to the Courthouse to meet BCA requirements will be necessary and include drenching of side windows due to proximity of the adjacent buildings/site boundaries. The new building will be used for staff facilities, client interview and consultation rooms and clinical areas.

The main entry to the facility will be via the original Courthouse vestibule off Redfern Street and secure disabled access is proposed via a pedestrian ramp and lobby on the western side of the building with access from Redfern Street. The courthouse vestibule would be retained however it will require modification to meet the security and client control of access requirements for the RCHC. A third secure entrance off Turner Street is proposed for the REPIDU.

The design incorporates a courtyard to provide adequate solar access to all areas of the new facility. The new building is linked to the existing Courthouse at ground level incorporating a

“split” level transition to allow both street entries to be at ground level. The new and old buildings are separated in keeping with the recommendations of the Conservation Management Plan (CMP).

3.3 Heritage

A Heritage Impact Statement has been prepared by City Plan Heritage and is attached at Appendix F. The findings in respect to the proposal are summarised below.

3.3.1 Positive heritage impacts or heritage benefits

Key benefits of the redevelopment include the following:

- The redevelopment retains most of the key elements of the existing former Redfern Courthouse that were identified as High Significance in the CMP. These include the external configuration, forecourt, vestibule, public waiting area, courtroom, internal general room layout and all significant internal and external detailing.
- The building, which is empty and has not been in use since 2005, will be re-used encouraging on-going appreciation of the former courthouse with opportunities for its conservation and maintenance.
- Increased and ongoing public access will enhance awareness of the high significance of the building and provide opportunity for interpretation.
- The proposed adaptive re-use is compatible and retains the unique character, form and fabric of the former Courthouse. The significance and overall curtilage of the Court House will be protected and maintained.
- The redevelopment will provide a Community Health Centre with high quality care standards for the local and neighbouring community.
- Archaeological assessment and Aboriginal cultural assessment relating to the site and its immediate context has and will be undertaken.

3.3.2 Negative heritage impacts

- The demolition of the Police Station building will have some minor impact on the understanding of the operational relationship between the Courthouse and the Police Station. However; given consideration to the aesthetic and identified negligible significance of the Police Station building as well as the extensive changes to its fabric over the years and its current very poor condition, the retention of the building is not warranted. Its demolition and redevelopment in accordance with planning strategies of the Built Environment Plan and the SEPP (Major Projects) 2005 is acceptable.
- Re-configuration of northwest front offices and creation of an opening to western wall of the vestibule.

3.3.3 Mitigative measures incorporated in the proposal

Mitigative measures have been included in the design of the new Community health Centre to reduce the level of negative impact, within the context of the brief while allowing for the operational needs of Sydney South West Area Health Service. These measures include:

- Minimising internal wall removal to only necessary and low significance areas.
- Penetration to the west wall of the main entry vestibule has been designed in the manner that creates an opening sympathetic and compatible to the existing main entry.
- Separation of new three-storey building to the rear with a single-storey pavilion.

- Bulk and height of the new building is kept to a minimum thus reducing impact on the curtilage of the former Courthouse and in keeping with the provisions of the Major projects SEPP.
- Provision of accessible ramps from the west side rather than the significant main entry stairs.
- Use of the significant Courthouse interiors primarily for staff offices and group meeting rooms that require loose fit-out with reversible internal additions.
- No internal sprinkler protection is proposed to the Courthouse rather external wet window drenchers will be installed to windows to the eastern and western sides of the Court House.

3.4 Aboriginal Archaeology and Cultural Significance

Austral Archaeology was engaged to prepare a Preliminary Assessment of Aboriginal Archaeology on the site and, as a second stage a Cultural Heritage Assessment. A copy of the Preliminary Assessment is attached at Appendix G.

Historic impacts on the site include land clearance, construction of the two extant structures on site along with additions and alterations to these buildings through time. Three geotechnical boreholes undertaken during the preliminary investigations have been an important resource in evaluating the potential for intact Aboriginal archaeological deposits and sites within the study area. They demonstrate that in specific locations the construction of the Courthouse and Police Station have previously disturbed the natural intact deposit. This means that any potential Aboriginal sites or objects within previously intact soils here have also been removed or destroyed in historic times.

Austral Archaeology has advised that these three boreholes are probably representative of the entire site. This means that intact original soil profiles of the entire site have more than likely been removed or extensively disturbed. There is however a chance of discrete pockets of less disturbed and potentially intact deposits away from these borehole locations especially around the courtyard portion of the Police Station. If this is the case then Aboriginal sites may still occur in these areas and thus be impacted by the development. This however is unknown but easily resolved by a geotechnical borehole in this location.

3.5 Access and Car parking

The RCHC will employ 76 persons (65 FTE) in total. This level of staffing however will gradually be increased to 90 persons (81 FTE) by the year 2016. On the basis of 2016 activities, it is estimated that some 200 persons per day will attend the Centre for its various services.

3.5.1 Parking

Underground and street level internal parking for 29 vehicles (including 1 disabled space) and two vans is proposed as part of the development. This is the maximum number of parking spaces that can be provided due to the functional and operational requirements of the centre and physical constraints associated with the site. The current Council's code (similar to RTA's Guide to Traffic Generating Development) for parking requirements only applies for Hospitals and Professional Consulting rooms. RCHC has different characteristics to these land uses and therefore Council's code is not directly applicable to this type of proposal. However, Council's position of encouraging higher use of public transport by a lower provision of car parking spaces is supported.

Considering, a total number of staff for the year 2010 and the low level of car use in Sydney City and Redfern area (25 to 29% based on data from Transport Data Centre and Sydney Council's Community Profile for the year 2001), a parking demand of around 28 - 30 spaces for the staff is considered sufficient. This level of parking is very similar to current parking provision at the existing CHC at the former Rachel Forster Hospital, Redfern. However, given the location of the site and its high public transport accessibility, the State Government Initiatives for reduced dependency on cars and the type of clientele and nature of service provided by the RCHC, the anticipated car use would be more in the order of 20 to 25%.

The parking demand for Centre's clients would be in vicinity of 10 cars per hour. This is mainly based on a fact that a majority of clients use other modes of transport instead of car and stay at the centre for less than 50 minutes.

It is envisaged that 4 to 5 parking spaces along Redfern Street (front of the old Court House) will be allocated for RCHC use (with appropriate signs). Previously some on-street parking along Turner Street - opposite the proposed RCHC was allocated for Police use which is now dedicated to resident parking.

Approximately 75 spaces are available along streets in the vicinity to the proposed Centre (Refer Table 1). These spaces are readily available and have a medium occupancy rate during a day due to restricted parking (1 or 2 hour parking). Accordingly, any visitors' parking demand can easily be met by the available on-street parking. It should be noted that the above parking demand is on the basis of current travel mode of staff and clients to the Centre. However, with consideration of the NSW State's Transport Strategy to encourage a higher use of public transport, a lesser parking demand particularly among staff could be expected in the future.

3.5.2 Traffic Impacts

The impact of the proposed Community Centre has fully been assessed and discussed as part of the Traffic and Parking Report (URaP, 2007) in Appendix C. The report identifies that the impact of the proposed development in terms of vehicular traffic and parking is within the capacity of the road network and its environs. This is further supported by the following points:

- The Centre will ultimately have a faculty for 88 persons, considering that not all the staff will be present at one time. The centre could also experience up to 200 visitors per day once it is operating at full capacity. However, this level of use is not expected to occur every day of the week.
- The Centre does not represent and increase in traffic and transport impact. Apart from the growth in services and staff over time, it replaces the existing centre nearby at the site of the former Rachel Forster Hospital, at the corner of Pitt and Albert Streets, Redfern. This location is only within a walking distance (about 100 m) to the proposed development
- The traffic report in Appendix C has used a rate of 30% car use and concludes that a maximum of 40 vehicle trips could occur in the morning or afternoon peak period with a parking demand of some 28 spaces. Accordingly this level of vehicular impact is equivalent to one car per one and a half minutes which is well within the level of operation of the road network.

- In addition to the above points, it is important to appreciate that the previous use of the site has been as a Courthouse and Police Station and as such would have generated a reasonably high level of vehicle activity. The activities of these land uses also have had similar characteristics of shift staff with day to day visitors. It is understood that the police station operated with a total of 100 staff on a shift basis while the courthouse had 8 staff working full time. The visitors to the previous police station would amount to 20 to 30 per day while visitors to the courthouse were relevant to each case (as some would draw high number of audience or accompanying members) and the number of cases that took place on a day. Police vehicles would have been making multiple trips to and from the station, and while there will be a number of SSWAHS vehicles operating from the site, many of these will be used to provide services such as Community Nursing, and will be out visiting clients for much of the day and only making trips to the centre for administration requirements.
- Due to the nature of the site, being narrow and the requirement to retain the Courthouse, the level of car parking being provided on the site has necessarily been restricted.
- The characteristics of the site, the type of its previous use and its location (as being along commercial area of Redfern Street) all support the fact that the proposed Centre will function accordingly to its area characteristics and will have minimal adverse impact on the area in terms of pedestrian activity, vehicular movements and parking requirements.
- Further, NSW Health and Sydney South West Area Health Service are continuously encouraging their staff and users to the facilities to use public transport or walk/ride as their means of transport. The Department is promoting this through its management regime and development of Transport Access Plan (refer attached copies for various sites in Appendix K). A similar promotion will also be carried out for the Centre once it is operational.
- The turning paths for delivery vehicles, the Centre's own vans and also cars using the car park are shown on the attached plans, Appendix K. The turning paths indicate that vehicles can enter and exit the site in forward directions. The turning paths are for a SRV with an overall length of 6.4m and for vans and cars with a maximum overall length of 5.0m. The dimensions of the vehicles are based on a typical vehicle (i.e. Ford Transit Van) that is used by the NSW Health Service for the proposed Centre and/or similar community health centres. The assessment of the carpark design and its turning paths indicate that it meets the appropriate guidelines and the Australian Standards.
- .

3.5.3 Access

The main pedestrian access to the site will be from Redfern Street while vehicular access will be provided via Turner Street. Bus stops in vicinity of the site provide public transport facilities to and from the site.

The site is designed on the basis of best practice and current guidelines, catering for disabled access and parents with prams. Turner Street has a one way restriction with a width of 5.0

metres, which serves the site. Turner Street has a very low traffic volume and forms the southern boundary of the site.

Access points to the car parks will be controlled by security gates with a 6.0 metre width driveway in accordance with Council's code and Roads and Traffic Authority's Guidelines.

The following points address the key issues with respect to traffic and transport aspects of the proposed project.

- The impact of vehicular traffic on the street system will be minimal due to the low usage of cars among staff (refer report at Appendix C).
- Similarly, parking demand for the site will also be low. However, it is envisaged that the proposed on site parking will meet an appropriate demand for the development. It is important to appreciate the nature and characteristics of the proposed development (as a health care related facility) where staff would only use the Health Services vehicles for their work trips. Therefore, the proposed stack parking will not interfere with daily activities of the site as cars owned by staff will have very low turnovers (in and out mainly for arrival and departure to/from work) and this will not have any adverse impact in operation of the car park. The stack parking areas will be allocated for staff's cars only.
- Consultation with Council's representative with regard to the proposal and its access and parking arrangement took place on Wednesday 2nd May 2007 at Council.
- The proposed parking plan includes provision of 29 parking spaces on-site; allocation of 4 parking spaces for the Centre's use along Redfern Street in front of the proposed development site; maintain the existing 7 parking spaces along Albert Street for the Centre's use and consideration for 2 spaces along Pitt Street, north of Turner Street for short term parking for REPIDU clients. It is envisaged, that a disabled on-street parking also be provided in the vicinity to the site. An on-site disabled parking space is included as part of the proposed plan.
- Bicycle parking racks are currently available along Redfern Street, in front of the proposed development site.
- The current proposal by Council to provide a "Shared Zone" area along Turner Street will ensure a safe and slow speed environment for both pedestrians and vehicles. The allocation of on-street parking locations for the Centre's use also reduces the level of vehicular activities to/from the site.

3.5.3 Summary

The main approach routes to the site are Redfern, George and Pitt Streets. These roads have a satisfactory level of service and will continue to have a similar level of service once the proposed RCHC is operational. The vehicular accesses to and from the site will be mainly via Turner Street. The access lay out will be in accordance with the Roads and Traffic Authority's Guidelines, Australian Standard and Council's Code.

It has been estimated that some 40 vehicles during a peak hour could be generated by the proposed development. Thus this level of vehicular traffic resulting from the subject development will not be significant and the road network will continue to have good operational characteristics. The proposed development provides a total of 33 parking spaces which complies with its demand. While the proposed parking supply meets the Centre's demand, it is envisaged a minimum of 6 on street parking spaces (during the business hours) will be allocated for the Centre's use. This measure will also reduce the level of vehicular movements

along Turner Street which is designated for a "Share Zone" as part of the Council's traffic management scheme.

The previous use of the site was a Police Station and Courthouse which would have had a similar characteristic to the proposed Centre in terms of traffic and parking impact.

3.6 Environmentally Sustainable Development

The proposal has been designed to include as many elements which conform to the principles of ecologically sustainable development, given the significant constraints posed by the reuse of the Courthouse. The following initiatives will be implemented as part of the project:

- Passive solar design principles, including building shape / orientation, thermal insulation of building fabric and solar tinted glass;
- Introduction of courtyard to maximise access to natural light;
- Low maintenance and low energy life cycle materials;
- Recycling waste in accordance with SSWAHS policies
- Provision of rainwater harvesting for WC flushing
- Centralised mechanical plant offering good energy conservation, flexible design and good life cycle outcomes
- Energy efficient light fittings

Concrete, masonry, cement render and prefinished steel roof sheeting will be used as the main wall / roof finishes for their sustainable and durable properties. Relatively small "punch" windows are used in the façade as opposed to a glazed curtain wall system to reduce heating and cooling loads. Sun screens will be provided to the north, west and east facades to reduce the impact of solar glare and heat gain. The design of the building maximises the use of natural lighting thereby reducing the demand for artificial lighting.

3.7 Engineering and Services

3.7.1 Stormwater

We propose that the PVC downpipes to the front of the courthouse be replaced with rectangular copper items in keeping with material usage at the time of original construction. Rainwater pipes run within the new building will be insulated both acoustically and thermally to avoid noise transmission and condensation forming on the pipes (sweating of pipes). Internally located downpipes are to be PVC (DWV grade) and external downpipes will be detailed by an architectural with input from the heritage consultant. Guttering and downpipes will be similarly dealt with, and sizing confirmed by the hydraulic consultant.

An 18m³ storage capacity OSD system will be located under the Ground floor and above the level of Turner Street (approximately 600 mm differential). The OSD tank will require access to the trash rack and the orifice plate that restricts flow to a permissible site discharge (PSD).

3.7.2 Sewer

Depending on the depth of the sewer in Turner Street it would be proposed to install a pump-out unit below the Basement Level to accommodate Basement Plant Room drainage. The pump-out unit would need an effective capacity of approximately 1,000 litres and an aeration unit to prevent waste water turning septic. Suspended sanitary drainage would need to be

fixed along both western and eastern walls of the Basement and gravitate to a boundary trap located inside the Turner Street property line.

3.7.3 Gas

A gas pressure reduction station and meter set would need to be located within the site, preferably on the Ground Floor for ready access by the gas network meter reader. Gas could be used for heating domestic hot water, mechanical plant and Staff Room, if required.

The gas service would be constructed from copper tube, type 'B' and reticulated around the new development at a metered pressure of 2.75 kPa.

3.8 Contamination

In view of the previous contamination study by Coffey referred to in Section 2.11 and attached at Appendix J, a Hazardous Materials Handling Plan (also at Appendix J will be prepared prior to construction commencing to ensure removal of asbestos is properly achieved. Section 4.1.3 and the draft Statements of Commitment contain further details.

4. Environmental Assessment

4.1 Relevant EPIs and Guidelines

4.1.1 State Environmental Planning Policy (Major Projects) 2005

As mentioned earlier, the site is within the Redfern-Waterloo Authority area identified within Schedule 3 of the Major Projects SEPP. This listing provides that development within the area identified by the map in Schedule 3 with a Capital Investment Value of more than \$5 million is declared to be a Major Project within the context of the Part 3A of the *Environmental Planning and Assessment Act 1979*, subject to the Minister forming that opinion under Clause 6 of the Major Projects SEPP. The estimated Capital Investment Value of the proposal is \$7.154 million.

Prior to the site being included within the Redfern-Waterloo Authority land identified in Schedule 3 of the Major Projects SEPP, it was zoned 'Special Uses - Police' under the South Sydney LEP with permissible uses in the zone limited to a Police Station, as well as permissible uses in adjacent zones (in this case residential and business zones).

Under the Major Projects SEPP the site is within the Business Zone – Local Centre and is identified as a Strategic Site under the Redfern Waterloo Built Environment Plan. The objectives of the Business Zone – Local Centre are to:

- (a) facilitate the development of a local centre,
- (b) provide a range of retail, business, educational, health and community facilities in the Zone to serve the local community,
- (c) permit residential development that is compatible with non-residential development,
- (d) maximise public transport patronage and encourage walking and cycling,
- (e) ensure the vitality and safety of the community and public domain,
- (f) ensure buildings achieve design excellence,
- (g) promote landscaped areas with strong visual and aesthetic values to enhance the amenity of the area.

Development permissible with consent within this zone includes all development which is not prohibited. Prohibited development in this zone is development for the purposes of:

depots; dwelling houses; hazardous industries; hazardous storage establishments; heavy industries; home occupations (sex services); industries; light industries; offensive industries; offensive storage establishments; restricted premises; sex services premises; transport depots; truck depots; vehicle body repair workshops; warehouse or distribution centres.

On that basis **the development as proposed is permissible with consent**. In addition the proposal supports the objectives of the zone by providing health services to the local community and promoting strong design outcomes that are compatible with the heritage significance of the Courthouse as well as achieving design excellence for the new build component. The proposal facilitates the retention, reuse and on going relationship of the Courthouse to the Redfern Streetscape and the community of Redfern as a significant icon.

4.1.2 State Environmental Planning Policy No 11 – Traffic Generating Development

State Environmental Planning Policy (SEPP) 11 aims to ensure that the Traffic Authority is made aware of and given an opportunity to make representations in respect of development referred to in Schedule 1 or 2 of the SEPP.

Neither Schedule 1 nor Schedule 2 is relevant to this proposal.

4.1.3 State Environmental Planning Policy No 55 – Remediation of Land

SEPP 55 aims to provide a Statewide planning approach to the remediation of contaminated land to reduce the risk of harm to human health or any other aspect of the environment. The SEPP achieves this by specifying when consent is required, and when it is not required, for a remediation work, and by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and by requiring that a remediation work meet certain standards and notification requirements.

When a development application is lodged with a consent authority the consent authority is not able to grant consent unless it has considered:

- (a) 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.

Based on the assessment outlined in Section 2.11 and the details of the Coffey Environments report as well as the Statements of Commitment made in respect to this matter, it is considered that the provisions of SEPP 55 will be complied with.

4.1.4 Standard Instrument (Local Environmental Plans) Order 2006

This Order prescribes the form and content of a principal local environmental plan for an area for the purposes of section 33A of the *Environmental Planning and Assessment Act 1979*. The Order provides a framework for local environmental plans to be drafted and includes a standard set of zones which are compulsory in their application. In the context of this proposal the applicable zone is the B2 Local Centre as is described by the SEPP (Major projects) 2005 Schedule 3. On that basis, the proposal is consistent with the Order as addressed above.

4.1.5 The Redfern-Waterloo Authority Built Environment Plan (Stage One) August 2006

This document was released in August 2006 and is a strategy for the future development of land within the RWA area. While not a statutory plan, it provides direction and guidance for development within the area and for the strategic sites in particular. In terms of the Redfern Courthouse site, the Built Environment Plan identifies the site as being used as:

“business and community uses (such as a community health facility) in the former Local Court House building and Police Station”.

The Built Environment Plan indicates the following should apply in respect to development on the site:

- (a) *Respond to character and built form of surrounding development with transition from 3 storeys along Turner Street up to 6 storeys.*
- (b) *Protect the heritage of the site by:*
 - *identifying heritage items on the site in accordance with the Heritage Strategy in Section 3.5 [of the plan]*
 - *retaining the former Local Court House building and facilitating its adaptive reuse in a manner that is sensitive to the existing structure and its heritage significance*
 - *ensuring that new car parking is below ground level*
 - *ensuring new development to the rear of the site responds to the heritage significance of the former Local Court House*
 - *ensuring that the form and massing of new development at the rear of the site does not visually dominate the former Local Court House as viewed from Redfern Street*
 - *providing adequate separation between the former Court House and new development at the rear.*
- (c) *Activate the public domain and site frontages to Redfern Street and Turner Street by:*
 - *retaining and reinterpreting the former Local Court House forecourt area along Redfern Street and its importance as a formal setting for the building*
 - *reinforcing the original building entry area with appropriate landscape design, lighting and materials*
 - *building to the street boundary along Turner Street to reinforce the existing built form and provide surveillance to the street*
 - *discourage blank facades and extensive car parking entry and servicing areas along public streets.*
- (d) *The provision and configuration of open space is to:*
 - *be in accordance with the Open Space and Public Domain Strategy in Section 3.3 [of the Plan].*
 - *provide a high level of residential amenity for new developments by providing adequate private and communal open space within and around new development sites.*
 - *be located and designed to achieve a high level of privacy and separation between dwellings.*
 - *be provided for in all new dwellings*
 - *be adjacent to active uses to enable surveillance and maximise the safety and security of open spaces*
 - *have good solar access*
 - *be appropriately designed and landscaped with planting, paving, lighting, benches, and furniture.*

The proposed heights and floor space ratio for the site in the Plan are 3 to 6 storeys and 1.3:1 respectively. **The proposed RCHC complies with the Built Environment Plan.**

4.1.6 Redfern Waterloo Authority Section 31 Contributions Plan

The Redfern Waterloo Authority Contributions Plan 2006 came into effect on 16 May 2007 with the following purposes:

- to authorise the Minister, when granting consent to development to which this Plan applies, to impose a condition under section 31(2) of the Redfern-Waterloo Authority Act 2004 requiring the payment of a development levy;
- to set out the percentage of the development levy and how the amount payable is determined; and
- to set out the purpose or purposes for which a development levy is to be applied.

Clause 5 of the Plan identifies development to which the Plan applies. Within this clause, development that is the subject on an application prepared on behalf of the Crown for the sole purpose of a community health facility is not covered by the Plan where there is a notice of exemption in writing given by the Minister or his delegate to that effect.

This exemption has been separately sought and it is understood that it will be the subject to the assessment of this application (see letter from DOP attached at Appendix L).

4.2 Building Design

The building design has been described in detail in Section 3.2 and highlights the significant constraints of the site in respect to “retrofitting” a community use to the heritage framework that exists in respect to the Courthouse and the difficulty in minimising the impact on existing infrastructure and services.

Within that context the building exhibits design excellence to the extent that it successfully integrates the community health centre into the heritage framework of the courthouse while minimising any adverse impact on the structure and interpretative value of the asset. Indeed, in addition, the new build component and refurbished Courthouse still incorporate significant ESD initiatives within these significant constraints.

The design has been moderated to incorporate a reduced bulk on Turner Street, despite the FSR and GFA provisions of the RWA Plans for the site. The reduction in height from three and a half to three storeys on Turner Street fully complies with the Major Projects SEPP and does so in a way which meets the physical requirements of the Plan while still enabling a functioning Community Health Centre on the site.

To show the minimal visual impacts of the new build component on Turner Street, a photo montage has been incorporated in Appendix A which shows that the proposed development is not significantly greater than the existing derelict police station and lock up. The materials proposed are consistent with the heritage context of the Courthouse and while not mimicking them are cognisant and respectful of the heritage significance and icon status of the building within the local area.

The location of air conditioning plant equipment in a basement level has not been possible due to the size and nature of the plant involved. Issues such as lift motor room have needed to be incorporated due to the access requirements of the clients and staff and these need to be incorporated within the new build component to accommodate the split in levels between the two street levels. However noise attenuation will be required for all plant equipment located on the rooftop to ensure minimum impact on adjoining land uses. Details of the exact measures

and the relevant dB(A) achieved will be submitted as part of the noise and vibration management component of the Construction Environment Management Plan which will be submitted prior to construction (refer to Commitment P4).

4.3 Building Uses

A detailed explanation of the building uses is contained within Section 3.1 and Appendix A. The building uses are primarily for the provision of Community Health services and facilities for the delivery of outreach services. The REPIDU will operate as a "separate" facility in the context of having a separate and discrete entry off Turner Street.

The uses of the proposed building are similar to those provided from the Rachel Forster facility and a number of nearby Pitt Street terrace buildings. These have been operational for many years. These uses will be relocated to the new building and are not inconsistent with the existing uses along Redfern Street and the Turner Street access uses will have a lesser impact than the prior use as a police station and lock up.

4.4 Ecologically sustainable development

The basic principles of ESD have been outlined within Section 3.6. These in themselves will make a substantial improvement to the ecological functionality of the building. In addition the successful D&C contractor will be required to demonstrate innovation in the ESD context which should again improve the ESD outcomes for the building.

In addition, the design and construct (D&C) contractor will be required to incorporate additional ESD features into the project as part of the tender process.

Overall, particularly given the significant heritage and site constraints of the project, it makes a substantial contribution to water, air quality and energy savings as well as the retention and adaptive reuse of a heritage building and its infrastructure.

4.5 Heritage

It is considered that the proposed works, including replacement of the Police Station building with a new three-storey building and adaptation of the former Redfern Courthouse building as a new Community Health centre will not result in detrimental impacts to the heritage significance of the Courthouse, the conservation area or the nearby heritage items. The proposal will provide a high quality health care centre for the local community within a disused former courthouse with opportunities for its ongoing viable re-use, conservation and maintenance.

The heritage significance of the former Courthouse will be enhanced and continuously appreciated by the public and its users. The significant features and fabric of the building will be retained and preserved. Negative social impacts associated with the recent history of the site will be positively affected via provision of necessary health services within the former Courthouse building and the new building.

The proposal demonstrates compliance with the conservation policies presented in the CMP and the guidelines of the NSW Heritage Manual. The proposed redevelopment is consistent with the aims and objectives of the Redfern Waterloo Plan for the subject site.

4.6 Aboriginal Archaeology

Overall there is low potential for Aboriginal archaeologically sensitive areas within the study area. This would be reduced again to no potential if a geotechnical borehole in the location of the courtyard demonstrated the same subsurface condition of boreholes 1-3. Thus the Aboriginal archaeology does not pose a major constraint for the proposed development. Austral Archaeology has concluded that the Redfern study area currently poses little to no Aboriginal archaeological constraints for the Proposal.

On the basis of the desktop background research into Redfern's pre-European environmental context, the historical and archaeological record, an AHIMS search, previous historic land disturbances and the desktop evaluation, the following has been concluded:

- Prior to European settlement the study area was located on an Aboriginal archaeological sensitive landscape where Aboriginal archaeological sites would have been located.
- European settlement through time has impacted the study area enough to reduce the likelihood of intact Aboriginal archaeological sites within the study area to a low probability. Three geotechnical boreholes across the study area demonstrate this.
- There is one particular location, the courtyard, where historic impacts may be less and therefore may have intact natural deposits remaining. In turn these may contain Aboriginal archaeological sites. This currently represents a small, limited Aboriginal archaeological constraint.

In light of the above; the recommendations of Austral Archaeology are that:

1. A geotechnical borehole should be placed in the location of the courtyard. This would confirm the subsurface condition of the study area and resolve the current limited Aboriginal archaeological constraint.
2. Assessment of the cultural significance that the Courthouse and Police Station site may have with the local Redfern Aboriginal Community should be conducted according to the current brief.
3. The cultural assessment should be conducted in consultation with the local Aboriginal community to fully assess the cultural significance of the site, and that this be presented as an Aboriginal Cultural Heritage Assessment report.

These recommendations have been adopted through the Statement of Commitment.

4.7 Social and Economic Impacts

The loss of the existing Community Health Centre in the Rachel Forster Hospital will leave the community without such a facility in the local area. The relocation of the facility to the existing Courthouse site will ensure that jobs are maintained in an environment which provides a greatly improved opportunity for health service delivery and is much more accessible to the broader community.

The social and economic impacts of this proposal are therefore seen as extremely positive both from the perspective of maintaining the existing health services as well as maintaining jobs in the local community.

4.8 Safety/Public Areas/Pedestrians

The following safety and security features for the development are to be provided in accordance with the principles of Crime Prevention through Environmental Design (CPTED):

- Secondary entrances to the centre will all be security controlled;
- All consulting rooms will be linked to a duress alarm response system;
- Parking areas will have CCTV and be linked to a duress alarm response system. Access will be secured after hours. The REIDU vans will be parked in a secure garage;
- The buildings will feature a zoned security alarm system and adequate high standard external lighting to discourage loitering and anti-social behaviour;
- Drugs and health records will be stored securely for staff only access.

The principles of CPTED will be utilised throughout all phases of the project. The premise of CPTED is that the proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime and thus increase the quality of life. Key CPTED principles:

Natural Surveillance

CPTED focuses on the placement of physical features, activities, and people in such way as to maximize visibility. This includes the lighting of public spaces and walkways at night.

Natural Access Control

CPTED features the physical guidance of people coming and going from a space by the judicious placement of entrances, exits, fencing, landscaping, and lighting.

Territorial Reinforcement

CPTED encourages the use of physical attributes that express ownership, such as fences, pavement treatment, art, signage, and landscaping.

Maintenance

CPTED allows for the continued use of a space for its intended purpose and serves as an additional expression of ownership. It prevents any reduction of visibility from landscaping overgrowth and obstructed or inoperative lighting.

In addition to these principles the Division of Population Health within NSW Health has specific Policy and Procedures in respect to the RCHC as well as in respect to Duress Response (Code Black) to ensure that no staff member, client or visitor is injured in any way. Code Black deals with a risk of physical harm from aggression. As well as these policies and procedures NSW Health also has Safety and Security Guidelines for Community Health Nurses both inside and outside of the Redfern CHC. A copy of these detailed policies is attached at Appendix M.

4.9 Traffic Impacts (construction and operational)

The total number of staff in 2010 will be in order of 90 persons (81 FTE). This will result in about 30 car drivers a day generating 30 vehicle trips during a peak period. The total number of community health clients is about 200 persons per day, which translates to some 120 vehicle trips a day (i.e. 60 car drivers for in and out trips) and a parking demand of 10 cars per hour (based on 6 hours a day). Therefore, the total vehicle trips during a peak period would be in order of 40 cars (30 for staff + 10 for clients). This translates to less than a car per minute during a peak period.

This level of traffic is well within the road and intersection capacity of street system in vicinity of the site and would have a minimal impact on operation of the existing and future road network. The previous use of the site as Police Station and Courthouse would have had a similar traffic generation and parking demand.

The car park layout has been reviewed during the design development process. Consequently, the dimensions of spaces are substantially compatible with those given by Australian Standards 2890.1 Parking Facilities – Off-street Parking that would offer a high level of service to users. The car park is serviced by an aisle of 5.8 m width. Car parking space widths are variable with 2.5m ranging to 3.2m. All spaces have been made as wide as physically possible. Entry/exit driveway ramp dimensions and grades are acceptable for two-way operation.

The main approach routes to the site are Redfern, George and Pitt Streets. These roads have a satisfactory level of service and will continue to have a similar level of service once the proposed RCHC becomes operational.

The vehicular accesses to and from the site will be mainly via Turner Street. The access layout will be in accordance with the Roads and Traffic Authority's Guidelines, Australian Standard and Council's Code. It has been estimated that some 40 vehicles during a peak hour could be generated by the proposed development. Thus this level of vehicular traffic resulting from the subject development will not be significant and the road network will continue to have good operational characteristics.

Traffic impacts during construction will be minor. However there will be limited or no on site parking available during demolition, excavation and construction so access may be constrained for periods in Turner Street and will require management. Referring to the Statements of Commitments, the Construction Environmental Management Plan (CEMP) includes traffic and pedestrian management plan.

In respect to waste services movements, Veolia Waste Management Services operates trucks with dimensions of 10m in length, 3.5 metres in height and requiring an 18m turning diameter. These vehicles are unable to be accommodated within the basement or ground level car park and therefore the waste storage has been redesigned to minimise the impact on traffic movements and manoeuvrability within the site by allowing pick up of waste directly from the Turner Street alignment.

Delivery of stock to the centre occurs approximately 2 to 5 times a week. Generally these deliveries are by transit vans which are of similar dimensions to large cars and can easily be accommodated within the configuration of the ground floor Turner Street access to the bulk store. These vehicles deliver during the day giving them sufficient room to manoeuvre within the ground floor level when the CHC vans are out. Descriptions of the swept paths of the various vehicles are shown in Appendix C. REPIDU also has deliveries by larger vehicles and vehicles up to 6.4m in length these can be accommodated within the ground floor car park for access to the REPIDU bulk store. These larger delivery vehicles do require use of a car space to turn around within the building to exist in a forward direction. On that basis deliveries will be within designated hours when car specs will be available.

4.10 Construction Impacts

The overall construction impacts of the proposal are considered to be minimal. However in order to ensure that this is the case, these impacts have been addressed by Statements of Commitments in Section 6 including the Construction Environmental Management Plan (CEMP).

4.11 Contamination and remediation

As mentioned in Section 2.11, a register of Hazardous Materials Report was prepared by Coffey Environments Pty Ltd in July 2006 which identified asbestos containing material, Polychlorinated Biphenyls in fluorescent light capacitors and ozone depleting substances in refrigerants in an air conditioning unit.

Following that report Coffey Environments were further engaged to prepare a Phase 1 Environmental Site Assessment. This was undertaken between June and September 2006. Statements of Commitment have been formulated to address the recommendations of that report, including the preparation of a Hazardous Materials Handling Plan prior to construction commencing. As noted above, this will allow compliance with SEPP 55.

4.12 Drainage

An 18m³ storage capacity OSD system will be located under the Ground floor and above the level of Turner Street (approximately 600 mm differential). The OSD tank will require access to the trash rack and the orifice plate that restricts flow to a permissible site discharge (PSD). This is consistent with the advice from Sydney Water (refer Appendix D). Detailed design and hydraulic calculations will be submitted to Sydney Water for final approval prior to the construction of any drainage work. This is further dealt with in the Statements of Commitment in Chapter 6.

5. Consultation

5.1 Agencies Consulted and their views

5.1.1 Redfern Waterloo Authority

A meeting was held with Mohini Nair Director of Planning and Joanne McGuinness of the RWA on 5th December 2006 to discuss the proposal and identify any key issues with the proposal. The RWA is supportive of the project in particular the link between the Community Health Centre and the Human Services Plan. They were also supportive of a design which does not impact on the significance of the Courthouse when viewed from Redfern Street. The issues raised included:

Safety and security for the surrounding neighbours – particularly in terms of its 24 hour use as well as for users of the facility – in this regard the concern is about the entry to the REPIDU being accessed from Turner Street and suggested that Redfern Street may be more appropriate (privacy of users however must also be considered).

- The impact of the proposal on the heritage building, both in terms of the fabric of the building as well as from a maintenance perspective;
- The community reaction to the needle exchange component of the proposal.

In response it is noted that:

This health service presently operates in Pitt Street alongside residences. It has not been the experience that disruptive or anti-social behaviour affecting nearby neighbours is associated with this service. A discrete separate entry is a requirement of the development brief to assist with maintaining privacy of the clients and access from Redfern Street cannot achieve this aim. Security provisions will include secure entrances and CCTV surveillance in parking areas and good external lighting to prevent and discourage loitering or vandalism or other anti-social behaviour.

The impact of the proposal on the heritage valued Courthouse will be positive. The proposed centre will ensure continued use of the Courthouse after appropriate adaptation for re-use. The extent of adaptation required will not be extensive and will not have any significant adverse impact on the building fabric. Its ongoing use will ensure ongoing maintenance of the building and a program for conservation work will be prepared and implemented as funds are available.

5.1.2 Sydney Water

Sydney Water has advised that OSD will be required for the site and that water harvesting is recommended for flushing of toilets and irrigation. This recommendation will be adopted. The specific design of this system will be finalised with Sydney Water.

5.1.3 Sydney City Council

A meeting with Sydney City Council was held on 2nd May 2007. During this meeting, the proposed additional dedicated / reserved parking spaces for the centre in business hours in Pitt Street and directly in front of the centre in Redfern Street and retention of existing parking in Albert Street for SSWAHS community health centre vehicles were discussed.

6. Draft Statement of Commitments

6.1 General Commitments

- G1 NSW Health is committed to the principles of sustainability as defined in the Environmental Planning and Assessment Act 1979. The construction and operation of the RCHC will be undertaken in accordance with Premier's Memorandum No. 2003-2 High Environmental Performance for Buildings and the requirements of the Environmental Performance Guide for Buildings (EPGB).
- G2 The proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.
- G3 The proponent will continue to liaise with the local community during the development process.
- G4 The new building will be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries and the approved alignment levels. The registered surveyor will provide evidence to the Department and the Redfern Waterloo Authority that structural works are in accordance with the approved project application.
- G5 A separate application will be made to Council for approval under Section 68 of the Local Government Act, 1993, for the erection of hoardings or scaffolding in a public place.
- G6 The development and its uses will be in accordance with the approved Project Plan Application plans and as described in the Environmental Assessment.
- G7 33 vehicle car parking spaces will be provided on site, including two van spaces and one space for people with a disability.

6.2 Prior to Commencement of Works

- P1 Final design details of the proposed external materials and finishes, including schedules, shall be submitted to and approved by the Director prior to the commencement of construction works.
- P2 The visible light reflectivity from building materials used on the facades of the buildings shall not exceed 20% and shall be designed so as not to result in glare that causes any nuisance or interference to any person or place.
- P3 All outdoor lighting shall comply, where relevant, with AS/NZ 1158.3: 1999 Pedestrian Area (Category P) Lighting and Australian Standard AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.

- P4 Prior to commencement of works, a Construction Environmental Management Plan (CEMP) will be prepared. This plan will include procedures for the following:
- Contact details of the site manager;
 - Air quality/dust control;
 - Noise and vibration management;
 - Waste management;
 - Flora and fauna protection;
 - Community access and safety;
 - Site specific soil erosion and sediment control;
 - Traffic and pedestrian management;
 - Storage and handling of materials;
 - Environmental training and awareness;
 - Contact and complaints handling procedures;
 - Emergency preparedness and response;
 - Site induction, OHS&R management and training;
 - Services disruption planning and management;
 - Archaeological and heritage management; and
 - Site contamination review and remediation, hazardous materials and contamination management.
- P5 Prior to demolition a survey will be undertaken of the former Police Station and its surrounds by a suitably qualified person for asbestos based and other hazardous materials.
- P6 Prior to the commencement of refurbishment works in the Courthouse a survey will be undertaken by a suitably qualified person for asbestos based and other hazardous materials that will be disturbed during works.
- P7 A licensed asbestos / hazardous materials contractor will be engaged to undertake demolition of any parts of the former Police Station building containing asbestos or other contaminant and removal of any asbestos or other contaminants from the Courthouse.
- P8 Demolition of the former Police Station will be undertaken in accordance with the requirements of Australian Standard AS2601– 2001: The Demolition of Structures which is incorporated into the Occupational Health and Safety Act 2000 administered by WorkCover NSW.
- P9 Prior to excavation of the former Police Station site Contamination Management procedures will be prepared by a suitably qualified person in accordance with relevant legislation and guidelines, identifying any contaminants on site and the required procedure for removal of contaminants and remediation of the site.
- P10 Removal of asbestos based, hazardous and contaminated materials will be undertaken in accordance with the regulations and requirements of the NSW Government and the Worksafe Australia Asbestos Code of Practice and Guidance Notes.
- P11 Following removal of all asbestos, hazardous and contaminated materials from the site final clearance certificates will be obtained and submitted to the Director for his information.

- P12 Prior to the commencement of building works a Site Audit conducted by a Site Auditor accredited by the Department of Environment and Conservation (Environmental Protection Agency) will be undertaken in accordance with the Contaminated Land Management Act 1997 to confirm that all identified hazardous materials have been removed from the site.
- P13 Final design plans of the stormwater drainage systems shall be prepared in accordance with Council's and Sydney Water's requirements prior to the commencement of construction works. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff.
- P14 A Traffic and Pedestrian Management Plan will be prepared that will identify:
- The number and location of car parking spaces required by construction workers,
 - Ingress and egress of vehicles to the site,
 - Loading and unloading, including construction zones,
 - Predicted traffic volumes, types and routes, and
 - Pedestrian and traffic management methods.
- P15 Undertake Archival Recording of both the Courthouse and Police Station buildings prior to, during and after completion of the works
- P16 A sign will be erected in a prominent position on the site prior to the commencement of works in accordance with NSW Health policy, indicating the nature of the project and the Project Director and contractor contacts details.

6.3 During Construction

- D1 Measures to control soil erosion during demolition and construction will be in accordance with currently accepted principles, as described in Managing Urban Stormwater (EPA NSW) and Soil Erosion and Sediment Control (The Institution of Engineers, Australia).
- D2 All erosion and sediment control measures will be effectively maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as source of sediment.
- D3 All seepage or rainwater collected on-site during construction shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.
- D4 Further investigations of groundwater conditions and quality will be undertaken where any soil contamination not already addressed is encountered.

- D5 Adequate measures will be taken to prevent dust from affecting the amenity of the neighbourhood during construction. These will include:
- Physical barriers erected at right angles to the prevailing wind direction or placed around or over dust sources to prevent wind or activity from generating dust emissions,
 - Earthworks and scheduling activities will be managed to minimise the amount of time the site is left cut or exposed,
 - All materials will be stored or stockpiled at the best locations,
 - The surface will be dampened slightly to prevent dust from becoming airborne, without creating runoff,
 - All vehicles carrying spoil or rubble to or from the site will be covered to prevent the escape of dust or other material,
 - All equipment wheels will be washed before exiting the site,
 - Gates will be closed between vehicle movements and will be fitted with shade cloth, and
 - Cleaning of footpaths and roadways will be carried out regularly.
- D6 The hours of construction, including the delivery of materials to and from the site, will be:
7:00am and 6:00pm, Mondays to Fridays inclusive;
8:00am and 1:00pm, Saturdays;
No work on Sundays and public holidays.
- Works will only be undertaken outside these hours where:
- The delivery of materials is required outside these hours by the Police or other authorities;
 - It is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm;
 - The work is approved through the Construction Noise and Vibration Management Plan; and
 - Residents likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works.
- D7 Rock breaking, rock hammering, sheet piling, pile driving and any similar activity will only occur between the hours below unless otherwise approved in the Noise and Vibration Management Plan committed to above:
9.00 am to 12.00 pm, Monday to Friday;
2.00 pm to 5.00 pm Monday to Friday; and
9.00 am to 12.00 pm, Saturday
- D8 Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles. If driven piles are required they must only be installed where approved in the Noise and Vibration Management Plan.
- D9 Public ways will at all time to be kept clear of any materials, vehicles, refuse, skips or the like.

- D10 In the event of any damage being caused to any existing kerb, guttering, stormwater pit, footpath trees and/ or footpath during building operation, the proponent will repair or reimburse Council for the full costs of repairing and making good.
- D11 Public reserves, public roadway or private property (other than subject site) will not be used for storage or disposal of building materials or waste or excavated materials.
- D12 The design of facilities will permit effective, appropriate and safe use by all people, including those with disabilities and will be in accordance with:
- NSW Health Facility Guidelines, including Part B -
 - Design for Access, Mobility, OH&S and Security.
 - DDS32 Improved Access for Health Care Facilities.
 - AS 1428.
 - The Building Code of Australia.
- D13 Access and Safety protocols will be included in a CEMP to maintain access and use of the site during the redevelopment of the site to ensure the safety of work personnel and visitors.
- D14 Roads and other traffic based elements will be designed and constructed in accordance with Australian Standards and/or the relevant standards of Sydney City Council or RTA as applicable.
- D15 Car parking and loading bays will be constructed in accordance with the relevant Australian Standards.
- D16 Qualified tradesperson(s) with demonstrated experience in heritage work will be engaged to undertake conservation work of within the Courthouse. These include but are not limited to fabric of sandstone, timber and plasterwork. Care will be taken when demolition and removal of fabric works carried out. All works to significant fabric should be supervised by appropriately qualified conservation professional.
- D17 Advice and services of appropriately qualified heritage professionals will be sought when carrying out work to the significant fabric of the Courthouse. The Policies presented in the Conservation Management Plan will be primary guidelines.
- D18 Significant fabric is not impacted upon, other than those locations specified in this report and the architectural drawings.
- D19 A geotechnical borehole will be placed in the location of the Courtyard as recommended by the Archaeologist to confirm subsurface conditions across the site.
- D20 The second stage of the Aboriginal Cultural Assessment will be undertaken in consultation with the local Aboriginal community and submitted to the Director for information.
- D21 Any recorded archaeological work on site will be submitted to the Department of the Environment (NPWS) for information.

- D22 In the event that any historical or Aboriginal relics are uncovered during excavations, all excavation and disturbance to the area will stop immediately and the Department of the Environment will be informed in accordance with Section 91 of the National Parks and Wildlife Act 1974.
- D23 The requirements of the relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development will be complied with.
- D24 The diversion of the existing services will be carried out in consultation with the Council and/or the relevant agency and in accordance with the necessary requirements.
- D25 All buildings will be ventilated in accordance with relevant codes.
- D26 All cooling towers and cooling and warm water systems will be operated and maintained in accordance with AS 3666:1995 (or AS 3666:2000) the Public Health Act 1991 and Public Health (Microbial Control) Regulation 2000.
- D27 Existing vegetation at the front of the Courthouse on Redfern Street will be maintained.
- D28 Any onsite stormwater system will connect into Council's existing trunk stormwater lines and/or be discharged directly to Redfern Street.

6.4 Prior to Occupation or Commencement of Use

- O1 A Fire Safety Certificate will be provided to the RWA or Council for all the Essential Fire or Other Safety Measures forming part of application.
- O2 An Annual Fire Safety Statement will be provided to Council and the NSW Fire Brigade within 12 months after the date on which the initial Fire Safety Certificate is received.
- O3 Prior to occupation any relevant documentary easements for access will be created and registered over the appropriate lots to provide for public access, services, drainage, use of plant equipment, etc
- O4 Prior to occupation, copies of any archival recording and Interpretation Strategy to adequately tell the development history and heritage significance of the Courthouse will be provided to RWA/Council and the Department.
- O5 Prior to occupation, one (1) full set of works as executed plans, and other supporting documentation including further studies and revised plans required will be submitted to Council for information purposes only.
- O6 A revision of the Conservation Management Plan incorporating the works carried out as part of this redevelopment will be undertaken. The revision will include a long term maintenance schedule for ongoing preservation and protection of the building.
- O7 A Courthouse Conservation Restoration and Repair Plan will be prepared for the ongoing maintenance of the building in good condition prior to occupation.

7. Conclusion

This report, together with the appended technical reports, comprises a comprehensive environmental assessment of the Redfern Community Health Centre. This report describes the process of site analysis and the details of the proposed development along with an assessment of the proposal against the Director- Generals Environmental Assessment Requirements issued in February 2007.

The proposed development involves the redevelopment of the historic Redfern Courthouse and police station for a community health centre. This represents an appropriate use of the site, and will enable the site to be retained and maintained as an iconic local heritage building while keeping the building open for public use and appreciation. The new build component is in keeping with the strategic objectives for the site and will not impact on the heritage significance of the Courthouse. The development is strongly in the public interest and will provide substantial benefits to the local community.

The proposal demonstrates a high level of consistency with prevailing planning instruments including the provisions of the SEPP (Major Projects) and other relevant SEPPs.

The assessment has concluded that the site is suitable for the proposal and that the implementation of the Redfern Community Health Centre is consistent with the public interest.

Accordingly, we seek the Ministers favourable consideration of this application

Appendix A
Architectural Plans, Elevations and Shadow
Diagrams

Appendix B
Site Survey and Report

Appendix C
Traffic and Parking Study

Appendix D
Sydney Water Letter

Appendix E
Geotechnical Investigations

Appendix F
Heritage Impact Statement

Appendix G
Aboriginal Archaeology Desktop Assessment

Appendix H
Cost Certificate

Appendix I
Director Generals Environmental Assessment
Requirements

Appendix J
Phase 1 Environmental Assessment &
Hazardous Material Survey

Appendix K
Transport Access Plan Examples

Appendix L
Letter from DOP
RWA Contributions Plan Exemption

Appendix M
Safety and Security Policy and Procedures