



20th December 2007

Mr Michael Woodland
Director, Urban Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Mr Woodland,

**Major Project MP_0700711
Redfern Community Health Centre, 103-105 Redfern Street, Redfern**

Following our meeting in October this year and your subsequent letter outlining issues identified as not adequately meeting the Director-General's Requirements, the above proposal has been significantly reviewed, both architecturally and in terms of its health care function. As a result we are now of the opinion that the revised design adequately addresses the issues raised by your Department. On that basis we have enclosed 10 hard copies of the Environmental Assessment along with 10 sets of architectural plans to scale, including one (1) set at A3 size (to scale). 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format) is also enclosed.

In addition, the raised in your letter are specifically addressed below.

Building Design – Turner Street Elevation

- The proposal for the new building, has been redesigned so that the vehicle entrances are reduced from three to two and approximately 50% of the ground floor frontage to Turner Street is now "built form" incorporating the active frontage of the Resource and Education Program for Injecting Drug Users (REPIDU) as well as entries to the waste holding facility and ground floor and basement car parking. These frontages are now at street level and are not recessed from the street alignment. An attempt has been made to rationalise the vehicle entries however, the narrowness of the site and the turning circles required by vehicles using the centre prevents a single vehicle access for both ground and basement levels. Separate access/ pickup point to collect waste at the street interface is also incorporated into the design.

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In keeping with the Redfern Waterloo Authority Built Environment Plan, the majority of car parking has been relocated to the full basement. However four (4) car spaces have remained at street level to cater for disabled parking and visitor parking. Two (2) van spaces behind roller doors are also included at street level.

- The proposal is consistent with the principles of design excellence. Plant and equipment is not able to be accommodated in basement due to the nature of both the existing plant and the new plant to be installed and the impact on the heritage significance of the Courthouse. To that extent the roof top plant has been designed to minimise both visual and acoustic impacts through its location on the roof setback from the edge of the building and using screening. Additional acoustic measures will be incorporated during the design and construct phase of the project ...

Height

- The maximum height of 3 storeys has been complied with through the 'splitting' of the ground floor level internally between the Courthouse and the new building facing Turner Street. This has allowed the height of the building to fit within the definition of 3 storeys as defined by the Major Projects SEPP with the car parking now fully below ground.

Additional information/DGR requirements to be addressed.

- A photomontage has been attached at Appendix A
- Details of the proposed external finishes were previously addressed, however, a detailed information in respect to materials specification has now been included.
- Details of vehicular movements, including emergency, delivery and service vehicles are now addressed in Section 4.9 of the EA and drawings indicating vehicle swept paths in accordance with the Australian Standard have been included in Appendix C
- The strategies employed by NSW Health for encouraging public transport use have been identified in Section 3.5.2 and examples of Transport Access Plans used at other facilities are attached in Appendix K.
- Shadow diagrams have been updated to incorporate properties to the south of Turner Street. Elevational Shadow diagrams have been included in Appendix A will be provided prior to construction.
- ESD issues had previously been addressed in the EA. They have been expanded upon in Sections 3.6 and 4.4.
- The social sustainability issues including governance issues have been addressed in Section 4.8 and details of the relevant security and safety procedures to be employed (and were already operating in the Redfern CHC at Rachel Foster) have been attached in Appendix M.

Based on the above and the revised Environmental Assessment enclosed, we trust that your concerns have been addressed. Therefore we look forward to exhibition of the application and for your favourable consideration of the proposal.

Yours sincerely

Urban Planning Outcomes



Leoné McEntee
Director

Cc NSW Health
John Parsons, Capital Insight