

Statement of Design Excellence – Project Application 07-0011
Redfern Community Health Centre

In accordance with Clause 22(2) of State Environmental Planning Policy (Major Projects) 2005, the following statements are made in respect to the Redfern Community Health Centre.

<p>(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,</p>	<p>The architectural design responds to the challenges presented by both the site context and the project brief, by:</p> <ul style="list-style-type: none"> • acknowledging the importance of the Redfern Courthouse as a public building and landmark with heritage significance, including it's adaptive reuse as part of the Redfern Community Health Centre, an important and vital facility, ensuring it's ongoing sustainability and functionality; • ensuring that the form and massing of the new development does not dominate the Courthouse, nor impact unduly on adjoining properties, while reinforcing the built form to the Turner St boundary; • the architectural design of the building is a contemporary interpretation of the various archetypes surrounding the development utilizing a combination of rendered painted surfaces, feature face brickwork and pitched metal deck clad roofs, the detail of which will be further developed during the design development phase of the project. The intention is to complement the architecture of the Courthouse and surrounding development without mimicking them; • ensuring that the development provides a functional and efficient community health facility to serve the local community.
<p>(b) whether the form and external appearance of the building will improve the quality and amenity of the public domain</p>	<p>The Courthouse is retained as the primary point of public address and entry to the facility, thus maintaining its status as a significant landmark building within the streetscape of Redfern St.</p> <p>The new development is a 3 storey building including basement car park that addresses Turner St with on grade access, providing a secondary entry to the facility for staff, public</p>

	<p>and vehicles.</p> <p>The form and scale of the building is appropriate to the more residential character of Turner Street within the constraints of providing a functional community health facility.</p> <p>The form and massing of the new development does not visually dominate the Courthouse as viewed from Redfern St and is separated from the Courthouse by a low level link, thus maintaining the integrity of the Courthouse.</p> <p>The massing and form of the new development also acknowledges the need to minimize the impact on adjoining properties and to reinforce built form to the Turner St boundary.</p>
<p>(c) whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency,</p>	<p>The proposal meets sustainable design principles by the implementation of the following within the project:</p> <ul style="list-style-type: none"> • passive solar design principles, including building shape / orientation, eaves, thermal insulation of building fabric and solar tinted glass (low reflectivity); • access to sunlight via the external façade and internal courtyard, thus reducing the demand for artificial lighting; • sun screens will be provided to the north, west and east facades together with roof eaves to reduce the impact of solar glare and heat gain; • relatively small “punch” windows are used in the façade which facilitates visual and acoustic privacy for both the building occupants and adjoining properties; • low maintenance and low energy life cycle materials, such as, concrete, masonry and pre-finished metal roof sheeting; • 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. All plant will incorporate appropriate noise reduction measures;

	<ul style="list-style-type: none">• energy efficient light and sanitary fittings;• safety and security provisions in accordance with CPTED principles, SSWAHS and NSW Health guidelines and policies.
(d) if a competition is held as referred to in subclause (3) in relation to the development, the results of the competition.	On the basis that the proposed building is not above 12 storeys in height a design competition was not required.

Signed



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