

**Kaymet Corporation Pty Ltd**

Rachel Forster Hospital Redevelopment  
Modification to Project Approval  
Communication and Engagement Report

27 September 2016

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## 1. Executive summary

This report outlines the program of stakeholder engagement and communication activities undertaken by Kaymet Corporation (Kaymet) – the owner of the Rachel Forster Hospital site at 134-144 Pitt Street in Redfern – to support the following proposed modification to the current 2013 Project Approval:

- Changes to building designs and facades;
- the reconfiguration of apartment layouts to improve sunlight and airflow;
- an increase to the height of two buildings from 4 to 6 storeys;
- the provision of affordable housing within the development;
- the introduction of ground floor café/restaurants, together with local neighbourhood shops and space for other services; and
- additional vehicle and cycle parking.

Kaymet's communication and stakeholder engagement activities were conducted in August and September 2016 and were designed to assist the project team to understand key areas of stakeholder and community interest before the proposed modification is finalised and lodged with the department of Planning and Environment. The key aims of Kaymet's activities were to inform local residents, community groups, businesses and other stakeholders about future plans for the site, to understand the key areas of interest and to gather feedback.

Tools and activities included:

- Correspondence with Council, relevant government agencies, businesses and community groups to outline Kaymet's plans for the site and to offer briefings;
- correspondence with neighbours and residents (via letter notification);
- project collateral (including 15 display panels and a project fact sheet);
- community drop in events, promoted via letter notification and on-site signage; and
- direct contact points for queries (via the [info@kaymetcorporation.com.au](mailto:info@kaymetcorporation.com.au) email address and 9546 7606 phone line).

The key themes and areas of interest to emerge, as a result of Kaymet's communication and engagement activities focused on changes to façade design and aesthetics, height and density, traffic and parking, proposed ground floor retail, affordable housing, heritage, and the timeframe for future development.

Kaymet is now expected to lodge the proposed modification with the Department of Planning and Environment following consideration of the stakeholder and community input collected through this engagement process.

## 2. Project overview

Located within the City of Sydney Local Government Area, the former Rachel Forster Hospital site covers an area of almost 7,000sqm on the corner of Pitt and Albert Streets, Redfern, and is surrounded by a mix of older style terrace houses, along with apartment buildings of between 2 and 4 storeys. The site lies approximately 500m south-east of Redfern's railway station and is situated immediately north of the Waterloo housing estate, which has recently been identified by the NSW Government for long term urban renewal.

Originally approved in 2013, the current Project Approval allows for:

- Remediation of the site, including tree removal and demolition of various buildings;
- refurbishment and adaptive reuse of the former 7-storey hospital building, along with the development of three 4-storey buildings to accommodate 158 residential apartments;
- 2 levels of basement car parking to accommodate 138 car spaces; and
- approx. 615sqm of publicly accessible open space along the Pitt Street frontage.

While some preliminary work has been completed, such as remediation and demolition, the site has primarily remained dormant and fenced off since it closed as a hospital in 2002.

Kaymet recently engaged a new consultant team, including architects Tony Owen Partners to prepare new building designs, to enable additional development. Daniel McNamara Planning Solutions (dmpps), on behalf of Kaymet, has been engaged to prepare an application to modify the existing Project Approval to enable:

- The addition of 2-storeys to two of the three new buildings approved for the site, effectively increasing the height from 4 – 6 storeys, along with the reconfiguration of internal building layouts, resulting in an increase in the number of apartments from 158 to approx. 217;
- the potential for the inclusion of affordable housing (to be managed by a dedicated community housing provider);
- an increase in basement car park spaces from 138 to 188; and
- ground floor convenience retail, adjacent to the open space along the Pitt Street frontage to include local shops and cafes/dining uses.

It is important to note that heritage requirements and the existing approval remains in place and the overall building footprints are not changing. The project's heritage consultant has also remained the same.



### 3. Communication and engagement

This report outlines the communication and stakeholder engagement activities that were undertaken in August and September 2016.

The activities outlined in this report aimed to inform local residents, community groups, businesses and other stakeholders about Kaymet's proposed modification to the Project Approval for the site. Communication and engagement was designed to facilitate opportunities for direct engagement between stakeholders and the project team, to gain feedback and to assist in understanding the key areas of interest.

Given that the proposal will be subject to a separate formal public exhibition period, engagement activities were not designed to provide a statistical analysis of support or objections, nor should this report be interpreted as representing the full range of views from all stakeholders.

## 4. Objectives

The primary communication and engagement objectives to support the proposed modification, were to:

- Raise awareness about the proposed modification;
- ensure stakeholders were provided with accurate, consistent and timely information;
- demonstrate a commitment by Kaymet to open and transparent communication and engagement;
- provide an outline of the assessment process and expected timeframe for development; and
- establish a two-way engagement process and provide an opportunity to identify the key areas of community interest, and consider how potential issues could be addressed.

## 5. Tools and activities

The communication and engagement tools and activities used to raise awareness of the proposed modification to the existing Project Approval for 134-144 Pitt Street included:

- Correspondence, including invitations to the drop-in information sessions, sent to neighbours and residents (a copy of the correspondence is provided at attachment 1 with distribution map at attachment 2).
- An A4 colour project fact sheet available in print at the drop in information sessions.
- 15 x A1 project panels used at the drop in information sessions to provide details of:
  - the proposed modification;
  - rationale for the proposed modification;
  - architectural drawings and computer generated images comparing the height and massing, setbacks, facades, landscaping and use of the forecourt in the current Project Approval and the proposed modification;
  - the history of the site; and
  - the planning process (including future opportunities to submit formal comments as part of the public exhibition period).(A copy of the A4 fact sheet and project boards is provided at attachment 3).

- Two community drop-in sessions, held on the following dates:

**Drop-in session 1**

Venue: Redfern Town Hall

73 Pitt Street, Redfern

Date: Saturday 3 September

Time: 10am – 12noon

**Drop-in session 2**

Venue: Redfern Town Hall

73 Pitt Street, Redfern

Date: Tuesday 6 September

Time: 6pm – 8pm

The drop-in events were promoted via letter notification to surrounding neighbours and residents, by email to key stakeholder groups, and via on-site signage.

Information at the drop-in event included A4 fact sheets and project boards with an overview of the proposed modification. Attendees were also given the opportunity to record their details and put their feedback in writing.

- Direct contact points for queries (via the [info@kaymetcorporation.com.au](mailto:info@kaymetcorporation.com.au) email address and 9546 7606 phone line). These channels remain open to the public at the time at which this report was prepared.

- Correspondence, including an invitation to face-to-face briefings, sent to representatives of the following stakeholder groups:
  - City of Sydney Council
  - Urban Growth NSW Development Corporation
  - Aboriginal Housing Company
  - NSW Police – Redfern Local Area Command
  - Transport for NSW – CBD Coordination Office
  - Roads and Maritime Services
  - Sydney Trains
  - Department of Family and Community Services (Housing)
  - RedWatch
  - South Sydney Business Chamber

(A copy of stakeholder correspondence is provided at attachment 4).

## 6. Feedback

### **Drop-in sessions summary**

More than 105 people attended the drop in events at Redfern Town Hall. An estimated 65 people attended the first session and approximately 40 attended the second session. Feedback forms were made available and were completed by 10 attendees across both sessions. The majority of attendees provided verbal comments to the project team, while some people simply attended to speak to the project team to learn more about the proposal or to ask questions. The majority of questions received, focused on clarification about the information on the project boards, construction timing and impacts or the reason for the delayed development of the site.

Attendees were encouraged to provide their contact details to receive future updates about the project as it becomes available. Of those who provided their details, four (4) attendees requested that digital copies of the project boards be sent to their email address. This was completed in the week following the information sessions. One person made reference to a unique heritage area in foyer area, “brick at service entry donated by local community in the 1950s/60s”. This person was contacted following the drop in event and asked to provide further details about this. One couple that attended was interested in purchasing an apartment.

A broad range of comments were expressed by attendees at the drop in sessions (both written and verbal). A summary of the key themes is included below. It should be noted that several people expressed a preference for providing comments during a future exhibition period, and therefore the following does not capture the full range of views.

### **Design, façade and aesthetics**

Many people who commented on the proposed changes to the facade design appeared supportive, with the majority expressing a positive sentiment towards the revised design, and an improvement on the design in the current approval. However, this support was not universal. Some people preferred the current design, expressing a view that the proposed modification was not as aesthetically pleasing, looked like it would be made of cheaper materials and/or may become dated.

### **Height and density**

Of the people who commented about the proposed increase to the number of apartments on the site, the majority appeared critical, with several people suggesting the proposed height increase (to two buildings) would make the development too dense and would amount to a ‘high rise’ development. A number of these people were also sceptical as to the rationale for providing affordable housing on the site.

### **Traffic and parking**

From the comments received, traffic and parking was the key issue to emerge amongst those who expressed a view about the proposed modification. The different points of view about the number of spaces proposed for the site appeared to be divided between those who suggest that not enough parking was being provided; and those who suggested that there should be less

parking spaces on site, with people encouraged to use other forms of transport (public transport or cycles).

Some people who identified themselves as neighbours expressed a view that the proposed modification, combined with other current development in the area, would lead to excessive traffic, especially along Pitt St. The main sentiment expressed was that they “already have trouble getting out of Redfern Street” due to heavy traffic flow and they feared the development would worsen this.

A number of attendees expressed concerns that any future retail spaces would bring additional vehicles to the area and that people would need to park on already-cluttered streets. Some nearby locals appeared particularly concerned about “where people would park when they came to visit residents of the building” if little visitor parking was provided.

#### **Ground floor retail**

Comments about the proposed ground floor retail were mixed. The majority of attendees who expressed a view about proposed retail, suggested that retail facilities were unnecessary and not the best outcome because they would not generate enough interest and therefore, were not the best means of activating the space for the community. Others commented that retail uses were inappropriate in a residential street and would take away from existing retail nearby. Some were concerned it might be leased by a chain store, not a local business.

While smaller in number, there were also supportive views, with some people suggesting that a restaurant or café could play an important role in serving the needs of the new on-site residents and contribute positively to the night-time economy. Others expressed a preference for the proposed retail space, as opposed to using the space for additional residential apartments.

#### **Affordable housing**

A small number of attendees suggested that affordable housing had only been included in the proposed modification to secure approval for an increase in the number of apartments and that the addition of affordable housing was excessive and/or would not be delivered as promised in the final development.

A number of other attendees were supportive of the affordable housing proposed and suggested that it would be a positive addition to the development.

#### **Heritage**

Several comments focused on the site’s heritage, particularly the façade of the main Rachel Foster Hospital building and the proposed colonnade. One attendee suggested that the proposed increase in height would dwarf the existing heritage structures.

### **General feedback**

*Project materials:* Several attendees suggested that the project boards were confusing or deceptive because old photos were used. They also suggested some images appeared to be skewed. This included a comment that “the street view of Pitt St is old – it does not show the current angle parking”. An accurate picture would look much more crowded.

*Shadowing:* Despite shadow diagrams on the project boards showing hourly shadow comparisons between 9am- 3pm (at 21 June), one person who attended a drop-in session suggested additional hours, particularly between 7am and 8am, should have been included.

*Public access:* Some attendees expressed support that parts of the site be made accessible to the public. They suggested it would be beneficial for the neighbourhood to have the now abandoned site developed.

*Trees:* Several people expressed concerns about the loss of trees, particularly a large Jacaranda that was removed during earlier demolitions works, and questioned whether approval had been granted for this.

*Engagement:* Several people expressed their appreciation towards the project team for the letterbox drop notification and the opportunity to speak with the project team at the drop-in sessions.

*Agency representation:* A representative from the Department of Planning and Environment (compliance team) attended, following complaints received from Council and others about the site (i.e. smashed windows, graffiti etc.).

*Construction:* Some nearby neighbours asked about the anticipated vibration impacts that would result from construction.

*Development timeline:* Numerous attendees asked why it had taken so long for development to commence on the site. These same people expressed an interest in seeing development of the site as soon as possible and sought information as to when construction is expected to commence.

### **Summary from project email**

One email was received from a nearby resident who attended the second drop-in session. They stated that they really enjoyed attending the drop-in sessions and the opportunity to provide feedback and they are keen for the building to progress on the vacant site. They suggested that the retail facilities will help service the new residents they liked the inclusion of green space in the design.

They recommended an increase in the number of car spaces in the development, indicated a preference for children’s play equipment on the green space and suggested that speed humps be placed along Pitt Street to improve safety around the new development.

### **Summary from agency stakeholder notification**

At the time of writing, there has been no direct feedback from the notification sent to various agencies or stakeholder groups.

## 7. Next steps

This engagement report and the additional detailed feedback collated during the stakeholder and community engagement period will be considered by Kaymet and the project team as part of the process of finalising the proposed modification to the 2013 Project Approval for the Rachel Forster Hospital Site.

It is anticipated that the proposed modification will be submitted to the Department of Planning and Environment by the end of 2016, at which point interested parties will have another opportunity to submit feedback as part of the relevant planning authority's formal public exhibition period.

In the meantime, Kaymet will continue to provide information and collect feedback via the project phone and email.



## 8. Appendices

**Attachment 1 – Letter to neighbours and residents**

**Attachment 2 – Distribution map**

**Attachment 3 – Fact sheet and project boards**

**Attachment 4 – Letter to key stakeholder groups**

# KAYMET CORPORATION

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## Rachel Forster Hospital site Community drop in sessions Redfern Town Hall

Kaymet Corporation, the owners of the Rachel Forster Hospital site at 134-144 Pitt Street in Redfern, is holding two community drop-in sessions to provide information about a proposed modification to the current 2013 Project Approval.

The proposed modification includes:

- Changes to building designs and facades;
- the reconfiguration of apartment layouts to improve sunlight and airflow;
- an increase to the height of two buildings from 4 to 6 storeys;
- the provision of affordable housing within the development;
- the introduction of ground floor café/restaurants, together with local neighbourhood shops and space for other services; and
- additional vehicle and cycle parking.

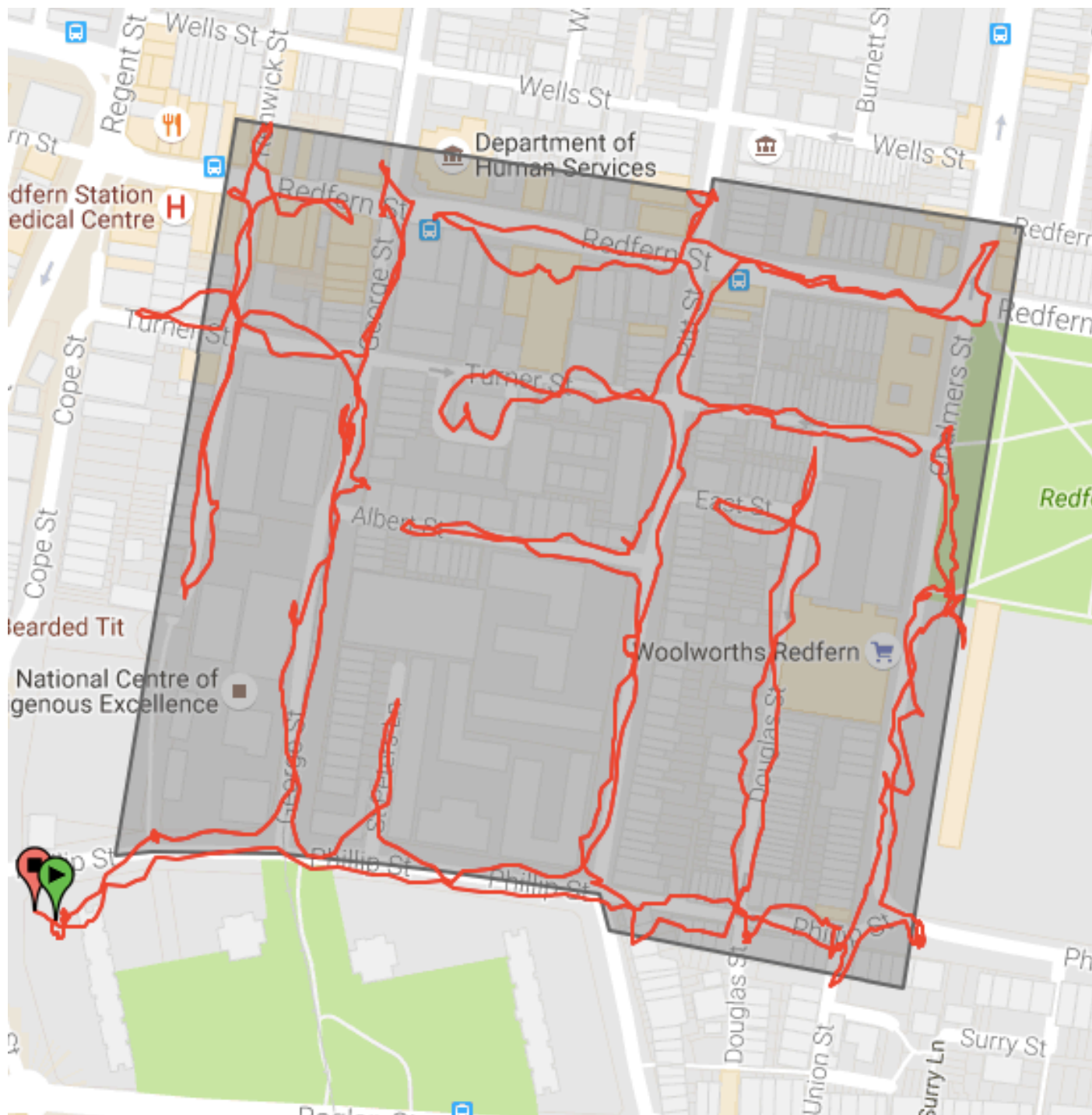
The community drop in sessions have been organised to provide an opportunity for you to find out more about the proposal and speak with a member of the project team before plans are finalised.

Drop into **Redfern Town Hall, at 73 Pitt Street**, anytime on:

- Saturday 3<sup>rd</sup> September between 10am - 12noon or
- Tuesday 6<sup>th</sup> September between 6pm - 8pm

Kaymet is committed to engaging with the local community on these plans. You can also contact the project team by email ([info@kaymetcorporation.com.au](mailto:info@kaymetcorporation.com.au)) or phone (02 9546 7606) for more information.







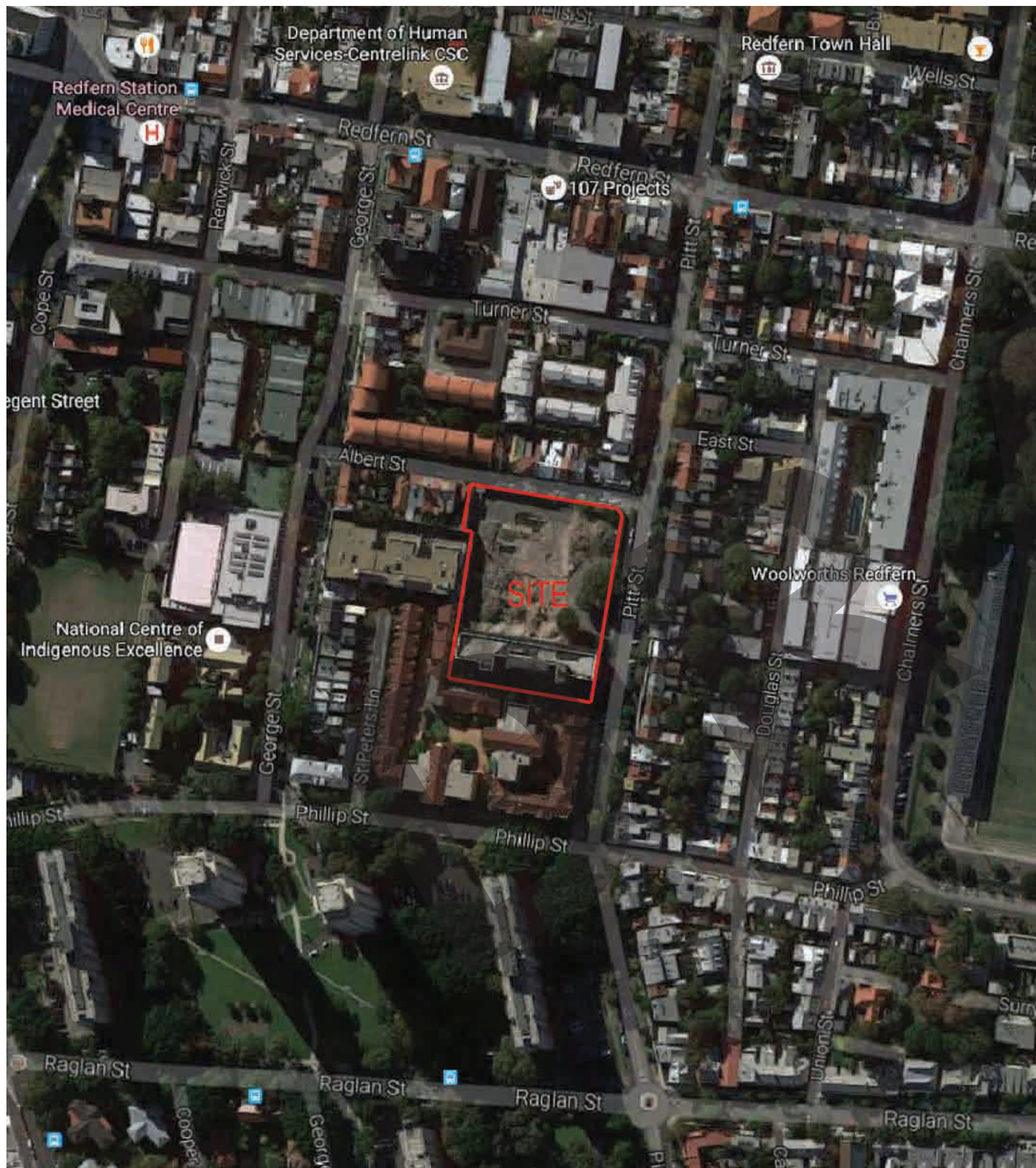
# Rachel Forster Hospital Redevelopment

## Introduction and Project Overview

Kaymet Corporation is seeking community feedback on a proposal to modify the 2013 Project Approval for the former Rachel Forster Hospital site at 134-144 Pitt Street Redfern. The following information has been developed to provide an overview of the key elements of the proposed modification and to assist in obtaining community feedback, before it is finalised and submitted to the Department of Planning and Environment for assessment.

## About the site

The former Rachel Forster Hospital site covers an area of almost 7,000sqm on the corner of Pitt Street and Albert Street in Redfern, immediately north of the Waterloo housing estate. The hospital first opened in the 1920's and continued operating until its closure in 2002. The site has since remained dormant, apart from the recent demolition of several non-heritage buildings.



## What's happened to date?

A Concept Plan for redevelopment of the site was approved by the NSW Government in 2007 and the site was subsequently purchased by Kaymet Corporation.

In **2009** Director General Requirements (DGRs) were issued, which outlined the key issues to be addressed in an Environmental Assessment to support future residential development.

In December **2012** a Project Application was submitted by Kaymet for public exhibition and assessment.

In July **2013** the Project Application for redevelopment of the site was approved and included:

- demolition of several of the existing non heritage buildings and tree removal.
- adaptive reuse of the former hospital building for residential housing, along with construction of an additional 3 residential apartment buildings, with a total of 158 residential apartments.
- 2-levels of basement car parking for 138 car spaces; and
- provision of a publicly accessible communal open space.

## What's being proposed?

The proposed modification seeks to change the current approval to enable:

- changes to the building design and facades
- the reconfiguration of apartment layouts to improve access to sunlight and natural ventilation
- an increase to the height of two buildings from 4 to 6 storeys;
- an increase to the number of apartments from 158 to 218, including the provision of affordable housing within the development;
- the introduction of ground floor café/restaurants, together with local neighbourhood shops and space for other services; and
- additional vehicle and bicycle parking.

## Why is Kaymet seeking to change the existing approval?

The need for more affordable housing close to the city's CBD, along with UrbanGrowth's announcement of the nearby Waterloo Metro Station, provides an opportunity to include a component of affordable housing within the development. The proposal seeks an improved contemporary façade design that will significantly contribute to the streetscape and local character. The development contains 218 high quality apartments that entirely compliant with the Apartment Design Guide Standards and provides generous public space that will enrich the quality of the dwelling product currently available in the area.

The proposed reconfiguration of apartment layouts will improve access to sunlight and natural ventilation within individual apartments and is designed to comply with the NSW Department of Planning and Environment's new Apartment Design Guide, introduced in July 2015.



# Comparison between existing Project Approval and the proposed modification

Details	Existing approval	Proposed modification
Gross Floor Area (GFA)	13531.51 sqm	16180.2 sqm
Apartment numbers	<div> Studio 0 1br 67 2br 77 3br 14 Total 158 </div>	<div> Studio 4 1br 102 2br 92 3br 20 Total 218 </div>
Affordable housing	Nil	34% of GFA
Non-residential uses	Nil	Ground floor café/restaurants, and neighbourhood shops
Onsite car parking	138	171, together with additional bicycle parking
Open space	No change	No change



## Why does the proposal include an increase in building heights, floor space ratio (FSR) and apartment numbers?

- The increased height applies to only two of the four buildings on the site and consists of two additional storeys. It is important to note that the building height remains compliant with the development controls applicable to the site.
- The increased building volume when compared to the existing approval results in an increase in the FSR from 1.95:1 to 2.34:1
- The increased number of apartments is the result of increased building heights and more efficient unit layouts. All proposed unit sizes are compliant with requirements of the Apartment Design Guide.

### Heritage

The key heritage requirements identified in the original Project Approval remain unaffected by the proposed modification. Retention and adaptive reuse of the heritage listed 7-storey Rachel Forster Hospital building and associated signage will remain the most prominent and tallest building on the site.

### Public Benefits

In addition to the provision of affordable housing, the inclusion of ground floor café/restaurants and neighbourhood shops, adjacent to the landscaped communal open space on Pitt Street, will help to activate the street front and provide additional amenities and services to the local community.

### Car Parking

The provision of onsite parking has increased from 138 to 171 to accommodate additional development, and complies with the City of Sydney’s planning controls for onsite car parking.

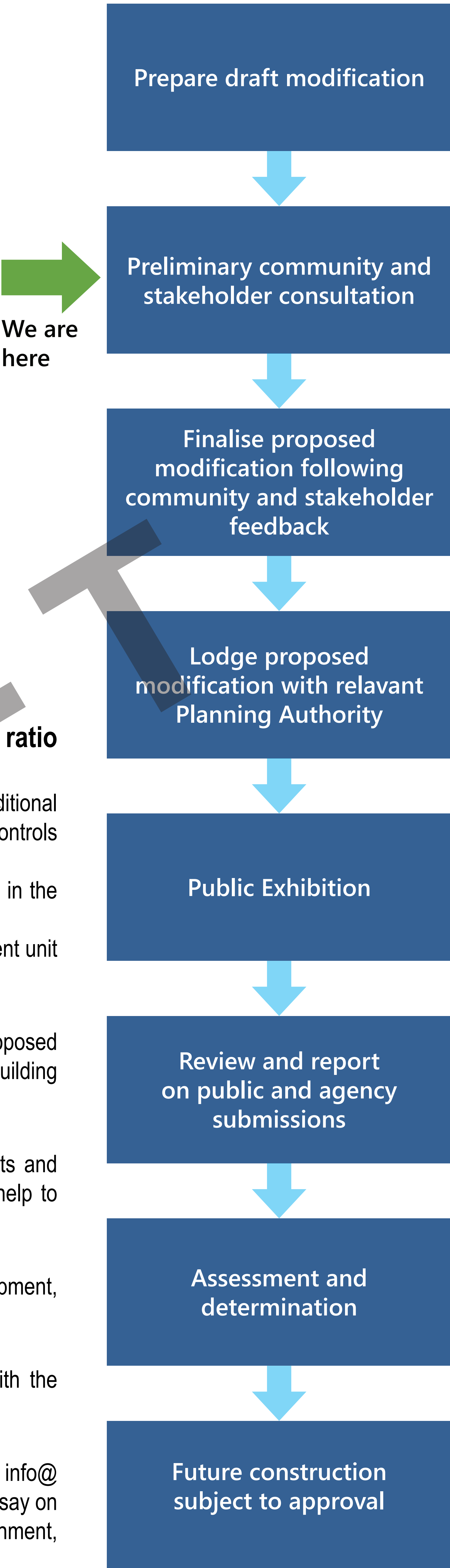
### Next Steps

Community feedback will assist in finalising the proposed modification that will be lodged with the Department of Planning & Environment, for review and public exhibition.

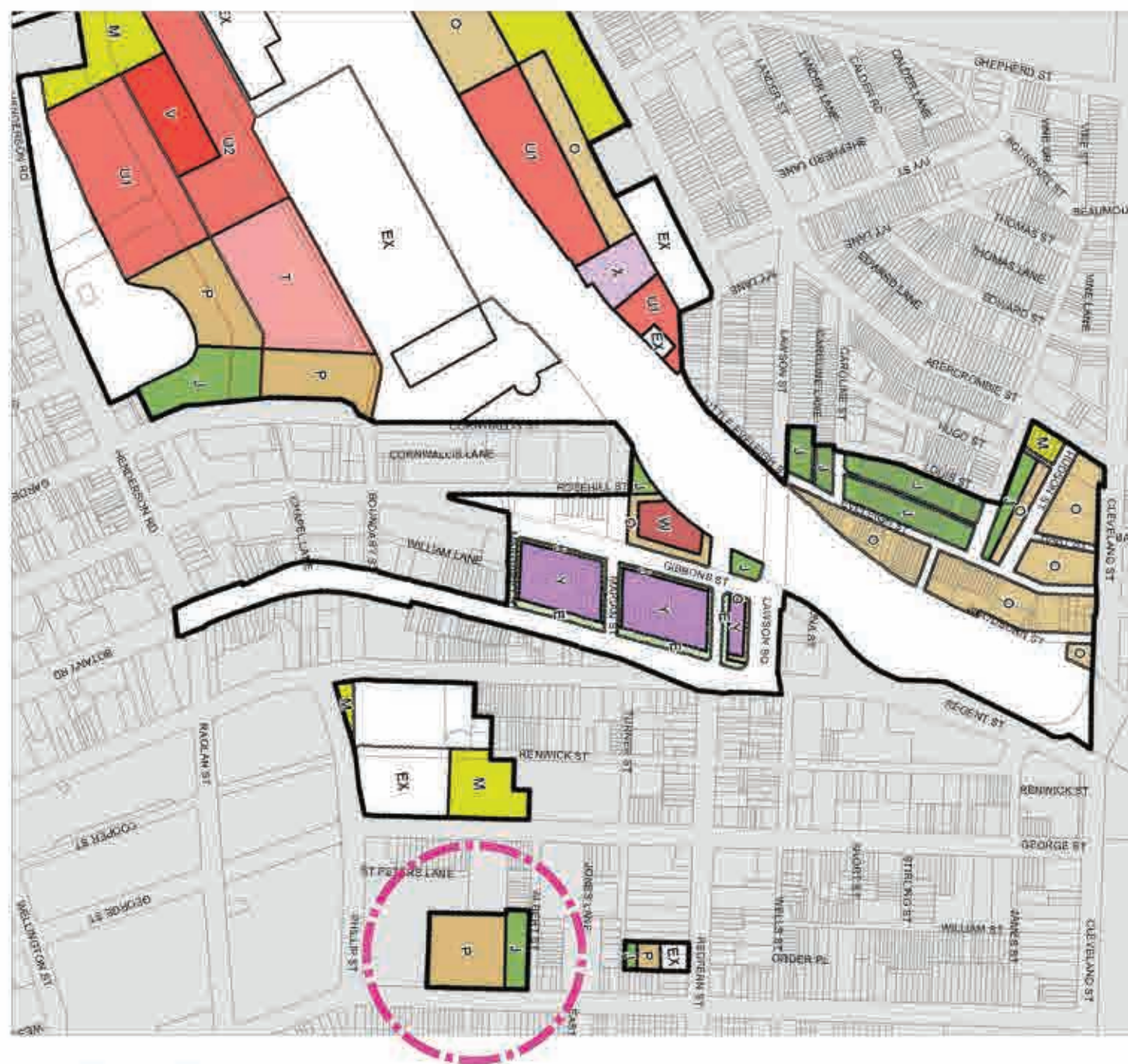
### More Information

Kaymet values community feedback on this proposal. You can contact the project team on [info@kaymetcorporation.com.au](mailto:info@kaymetcorporation.com.au) or phone 02 9546 7606 for more information. You can also have your say on the proposed modification once the application is lodged with the Department of Planning & Environment, an subsequently placed on public exhibition.

## Planning Process



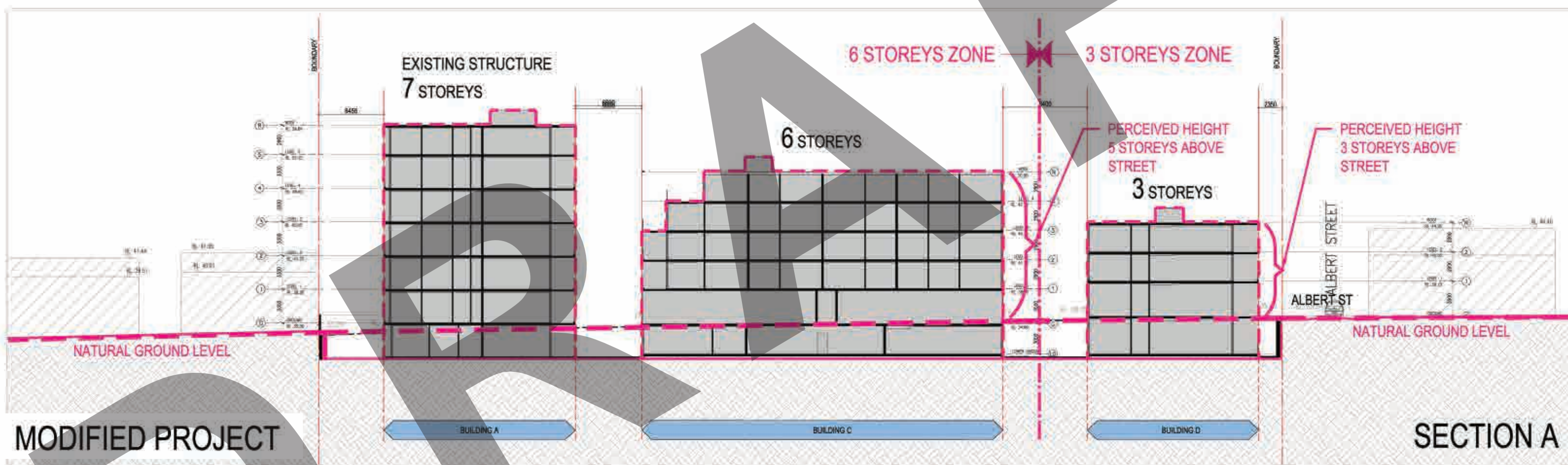
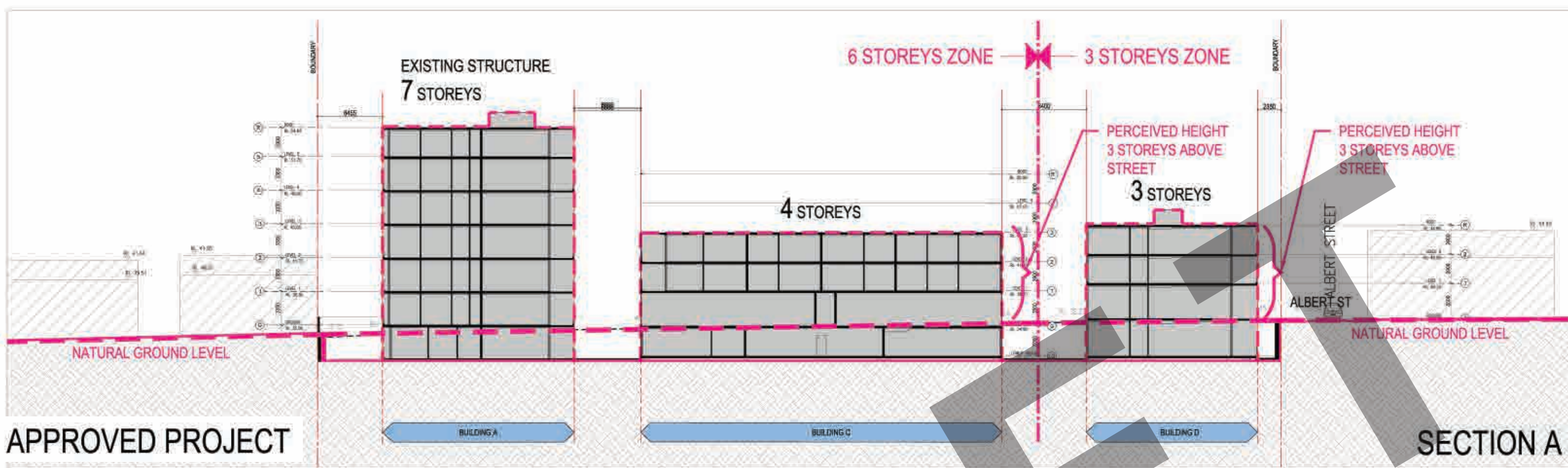




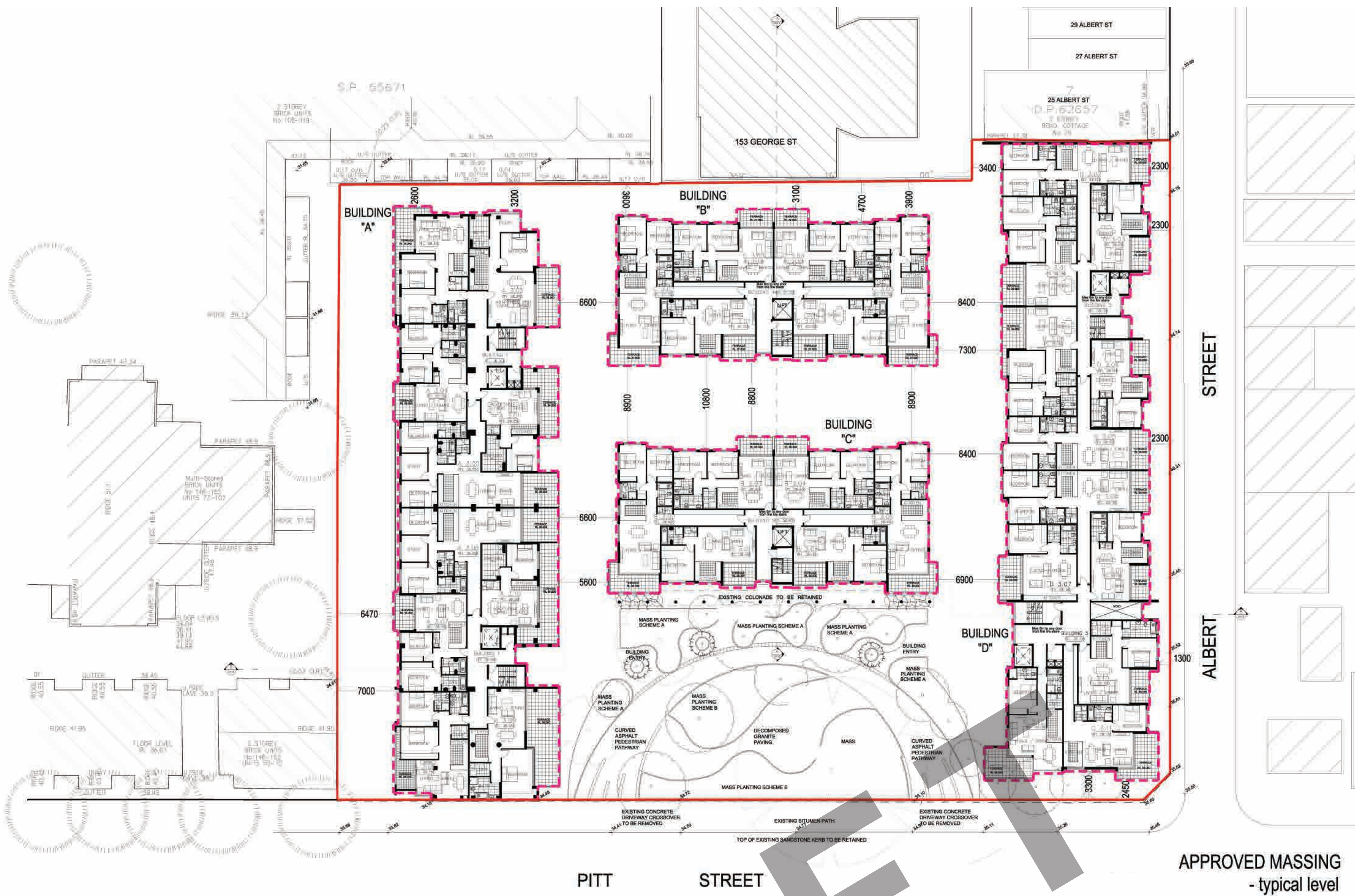
SEPP(SSP) 2005  
HEIGHT OF BUILDINGS MAP



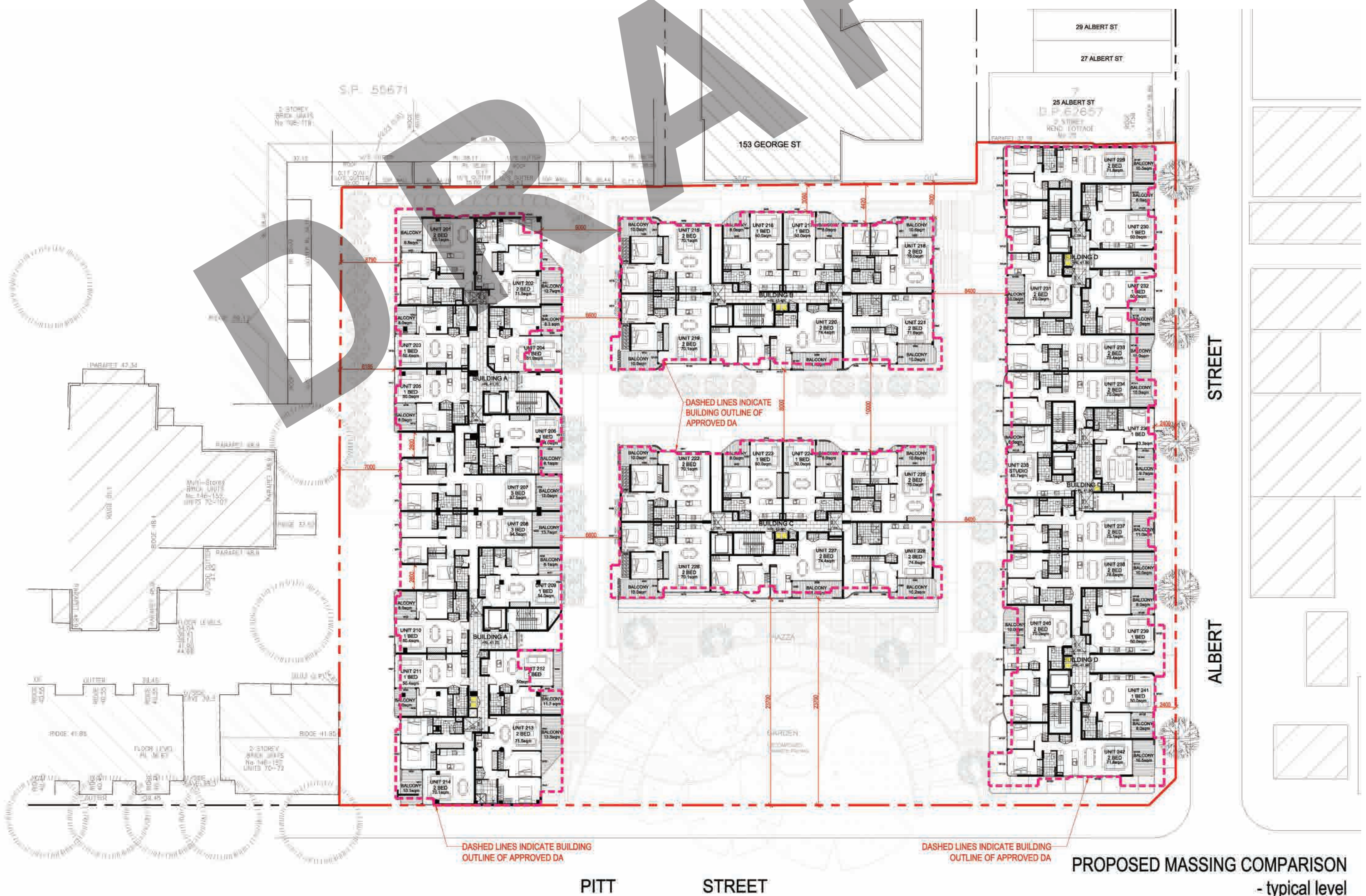
SEPP(SSP) 2005  
HEIGHT OF BUILDINGS MAP





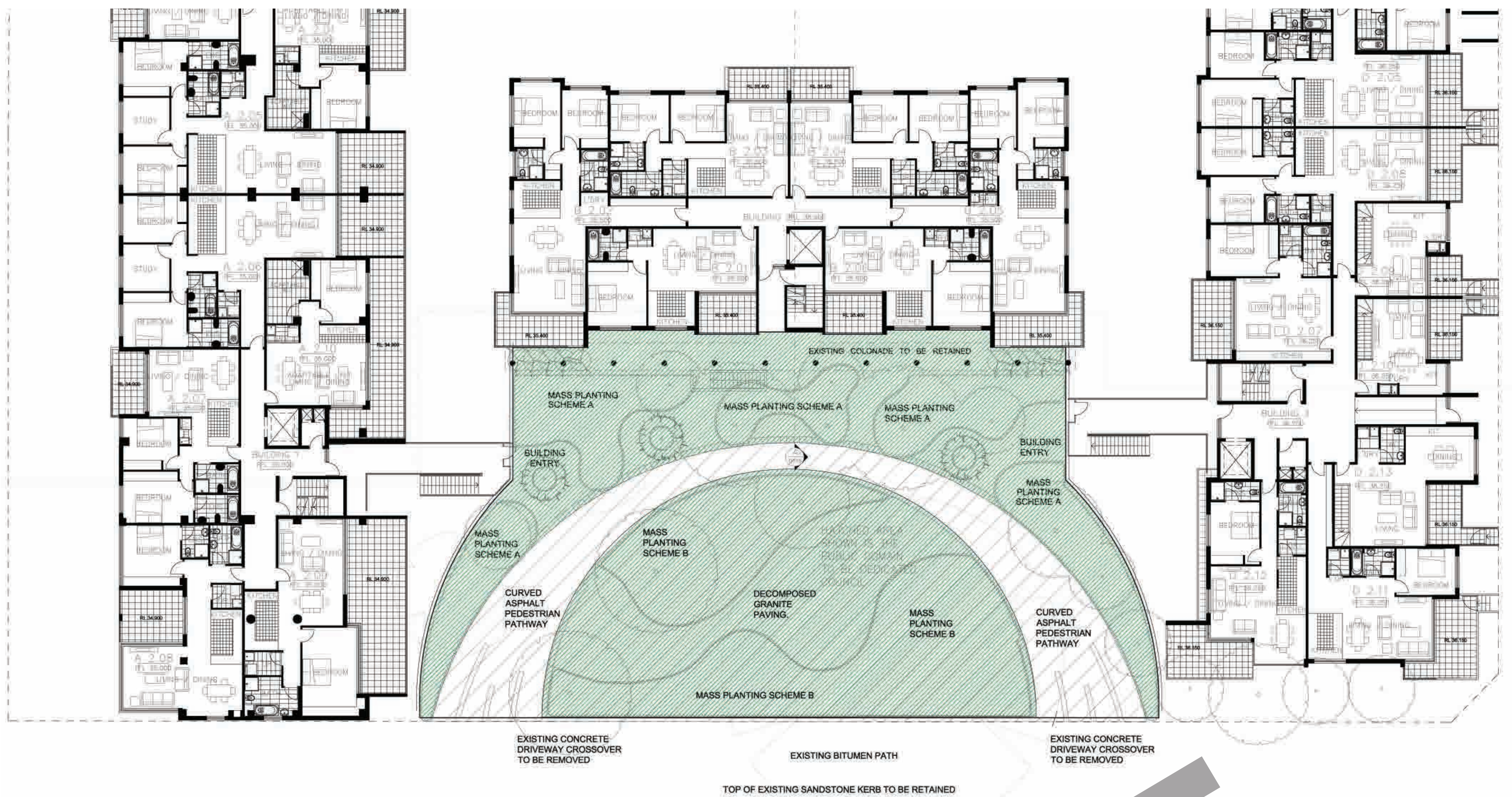


APPROVED MASSING  
- typical level

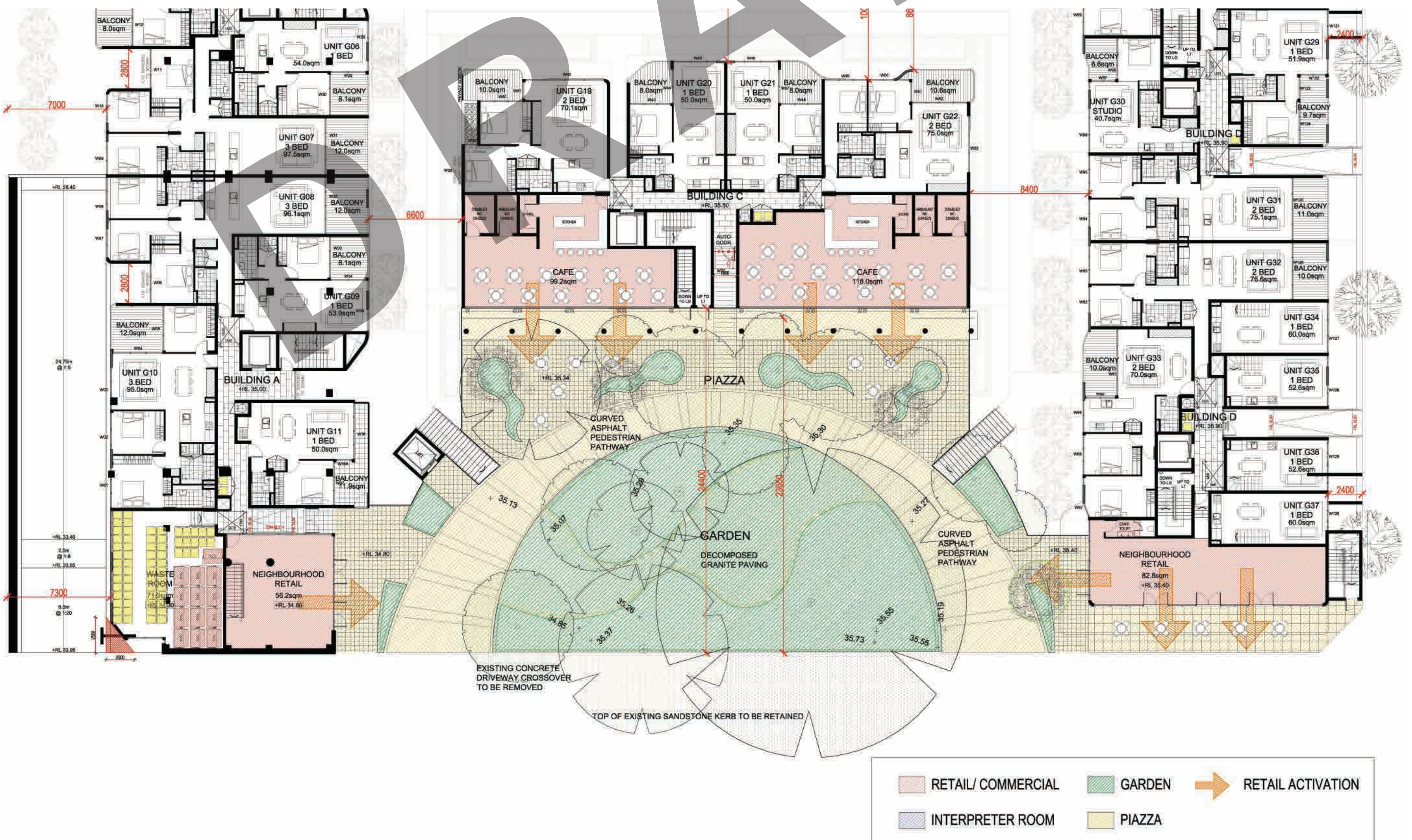


PROPOSED MASSING COMPARISON  
- typical level





APPROVED PROJECT - STREETSCAPE ACTIVATION

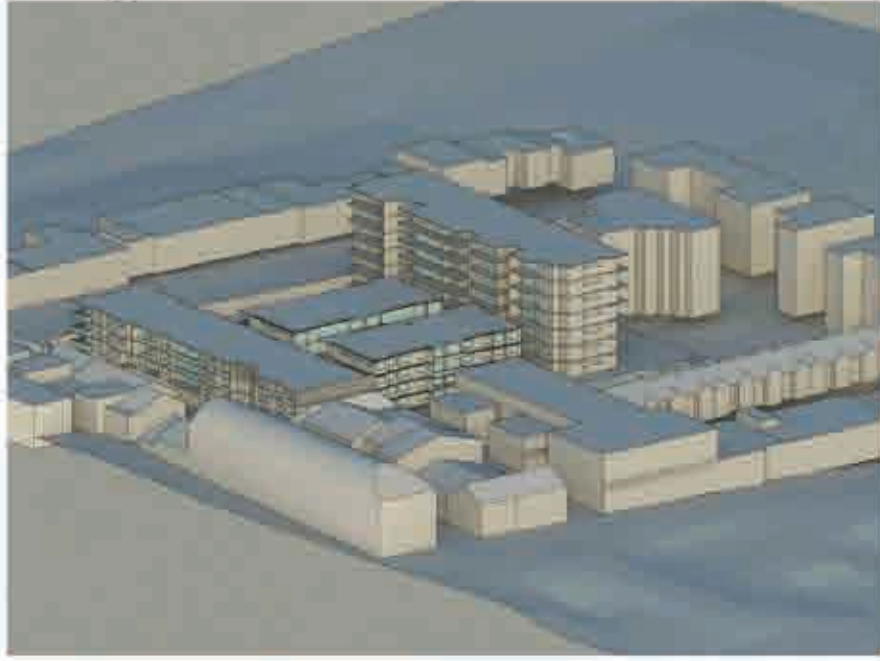


MODIFIED PROJECT - RETAIL STREETSCAPE ACTIVATION

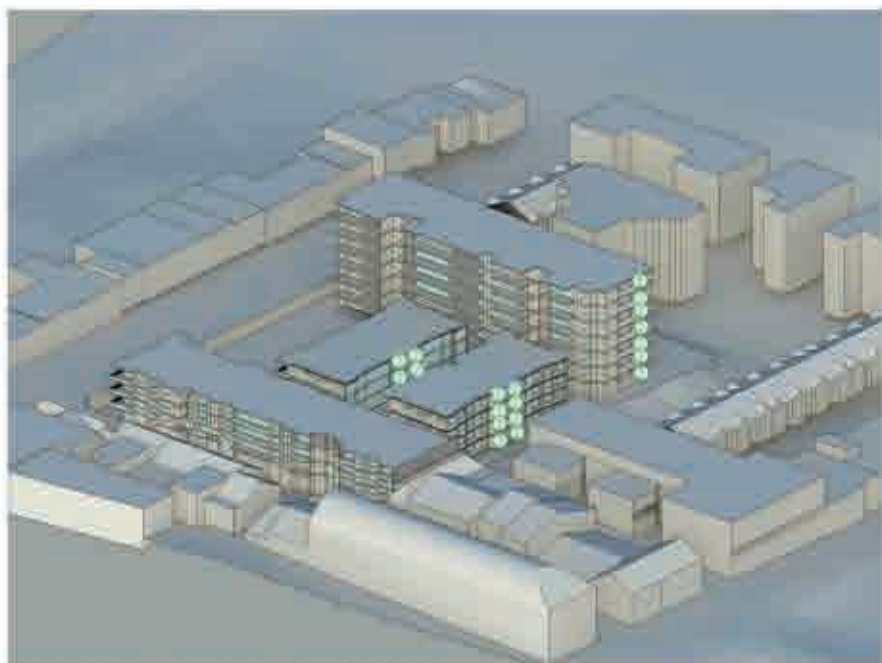




JUNE 21 @ 1PM -78 UNITS COMPLIANT



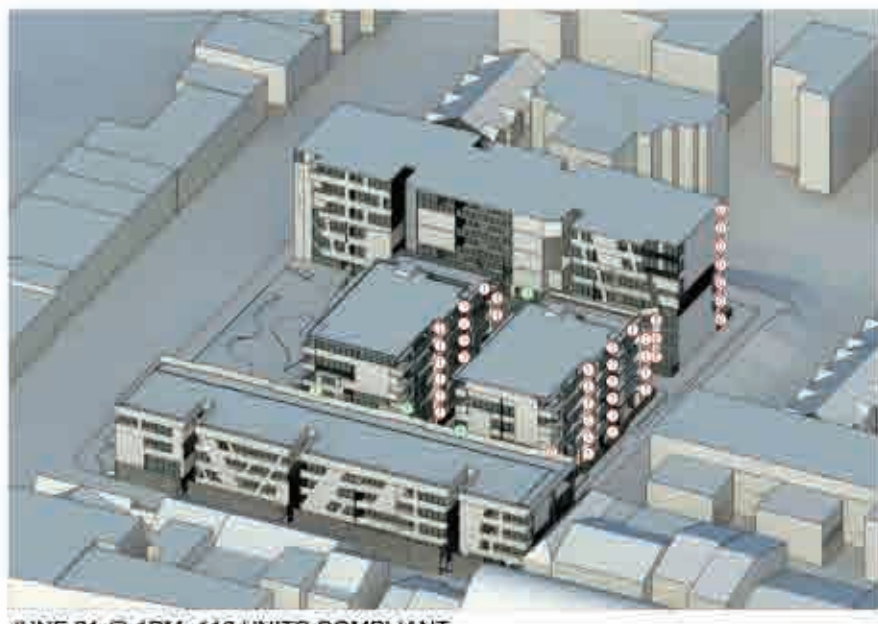
JUNE 21 @ 3PM -97 UNITS COMPLIANT



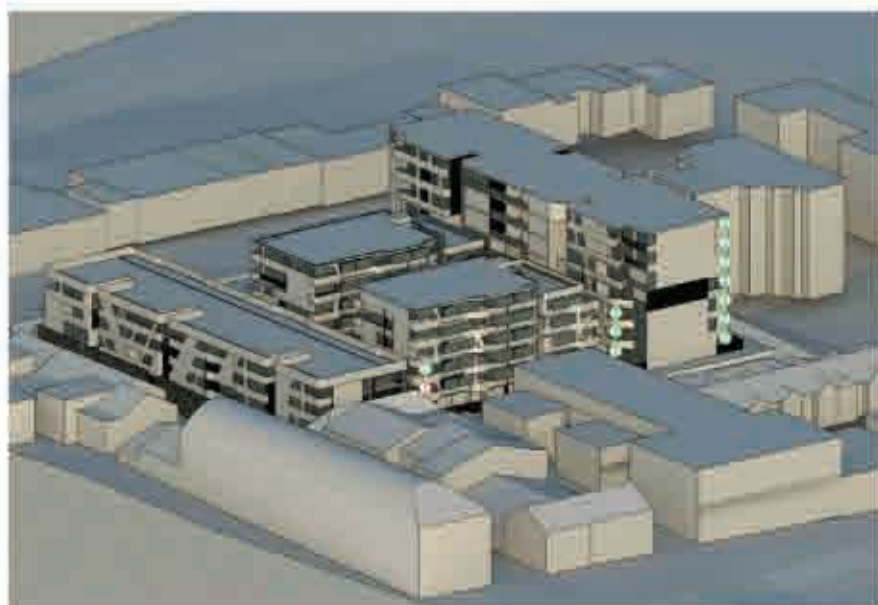
JUNE 21 @ 2PM - 97 UNITS COMPLIANT

TOTAL DEVELOPMENT	TOTAL UNITS: 159	COMPLIANT	%	✗
SEPP65 Requirement: 70% (112UNITS)	two hours solar access	97 UNITS	61%	
70% of the units of the proposed development achieve a minimum 2 hours of solar on 21st of June according to the following list of measures:				
- every hour of solar is indicated on the drawing by a number which correspond to the number of hours of solar that the unit achieve, as per table on the side.				
- the unit is getting solar when it reaches number 2				
being when the sun hits either the glass of the main living room and private open space.				
BUILDING A	COMPLIANT	BUILDING B	COMPLIANT	
TOTAL UNITS: 67	42 UNITS	TOTAL UNITS: 24	15 UNITS	
BUILDING C	COMPLIANT	BUILDING D	COMPLIANT	
TOTAL UNITS: 22	11 UNITS	TOTAL UNITS: 46	29 UNITS	

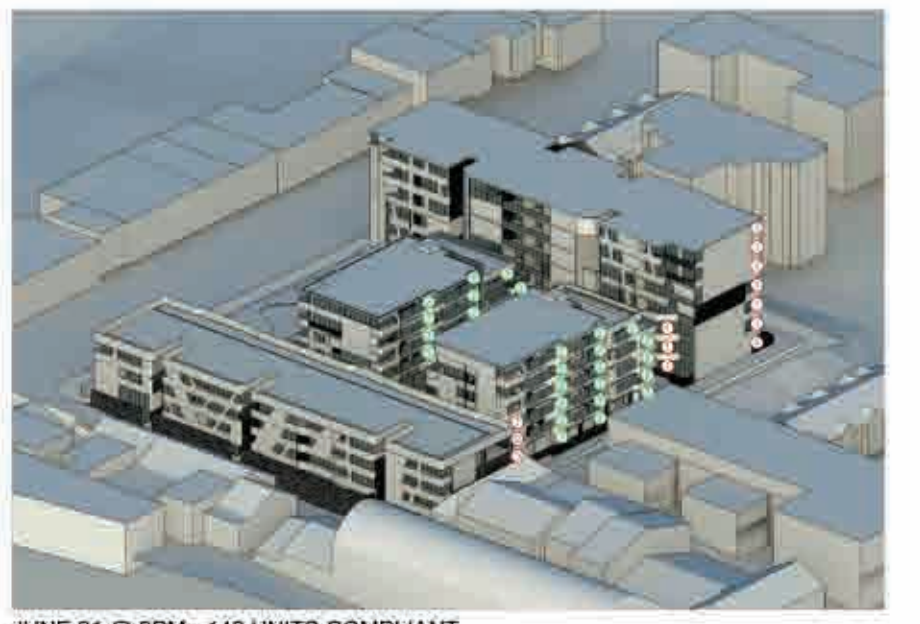
SOLAR DIAGRAM JUNE 21st - APPROVED PROJECT



JUNE 21 @ 1PM -116 UNITS COMPLIANT



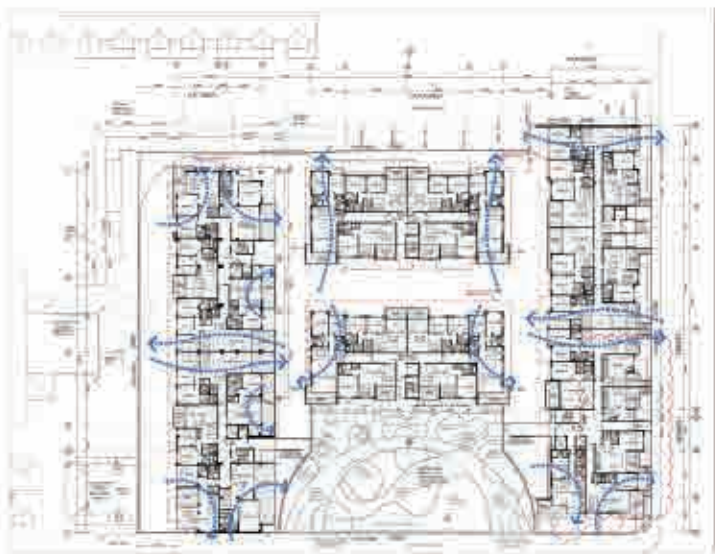
JUNE 21 @ 3PM -153 UNITS COMPLIANT



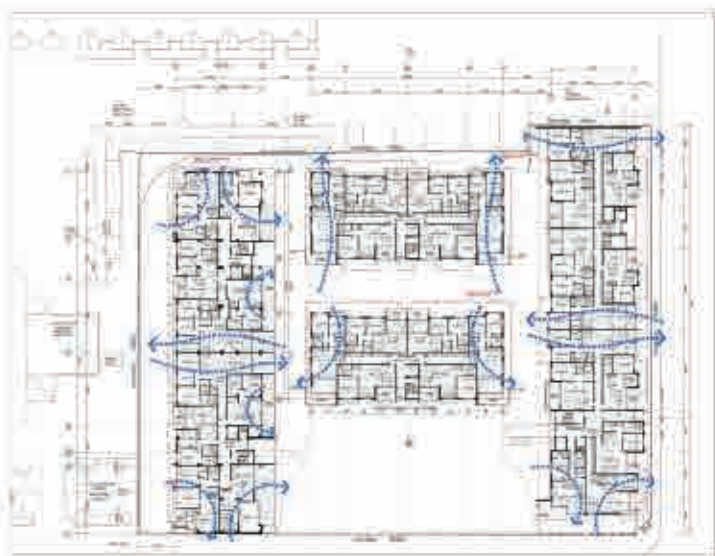
JUNE 21 @ 2PM - 142 UNITS COMPLIANT

TOTAL DEVELOPMENT	TOTAL UNITS: 218	COMPLIANT	%	✓
SEPP65 Requirement: 70% (153 UNITS)	two hours solar access	153 UNITS	70.18%	
70% of the units of the proposed development achieve a minimum 2 hours of solar on 21st of June according to the following list of measures:				
- every hour of solar is indicated on the drawing by a number which correspond to the number of hours of solar that the unit achieve, as per table on the side.				
- the unit is getting solar when it reaches number 2				
being when the sun hits either the glass of the main living room and private open space.				
BUILDING A	COMPLIANT	BUILDING B	COMPLIANT	
TOTAL UNITS: 90	54 UNITS	TOTAL UNITS: 40	33 UNITS	
BUILDING C	COMPLIANT	BUILDING D	COMPLIANT	
TOTAL UNITS: 36	24 UNITS	TOTAL UNITS: 52	42 UNITS	

SOLAR DIAGRAM JUNE 21st - MODIFIED PROJECT



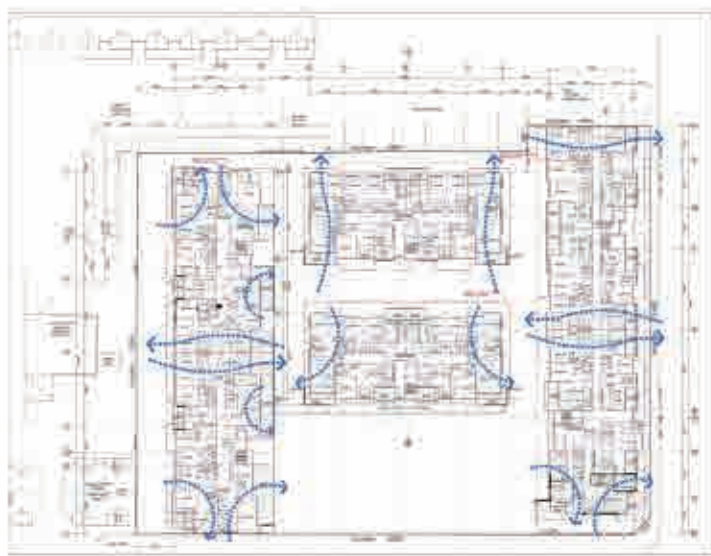
GROUND FLOOR



LEVEL 1

CROSS VENTILATION

BUILDING A	TOTAL UNITS: 67	COMPLIANT	%	✓
SEPP65 Req: 60% (41 UNITS)	54 UNITS	80.6%		
BUILDING B	TOTAL UNITS: 24	COMPLIANT	%	✗
SEPP65 Req: 60% (15 UNITS)	8 UNITS	33.3%		
BUILDING C	TOTAL UNITS: 22	COMPLIANT	%	✗
SEPP65 Req: 60% (14 UNITS)	8 UNITS	36.4%		
BUILDING D	TOTAL UNITS: 46	COMPLIANT	%	✗
SEPP65 Req: 60% (28 UNITS)	18 UNITS	39.1%		
TOTAL	TOTAL UNITS: 159	COMPLIANT	%	✗
SEPP65 Req: 60% (96 UNITS)	88 UNITS	55.3%		

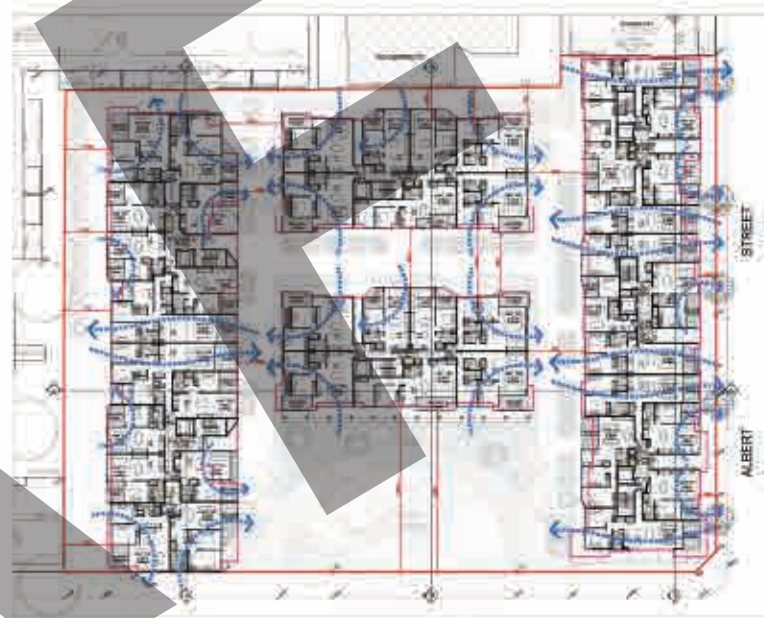


LEVEL 2

VENTILATION DIAGRAM - APPROVED PROJECT



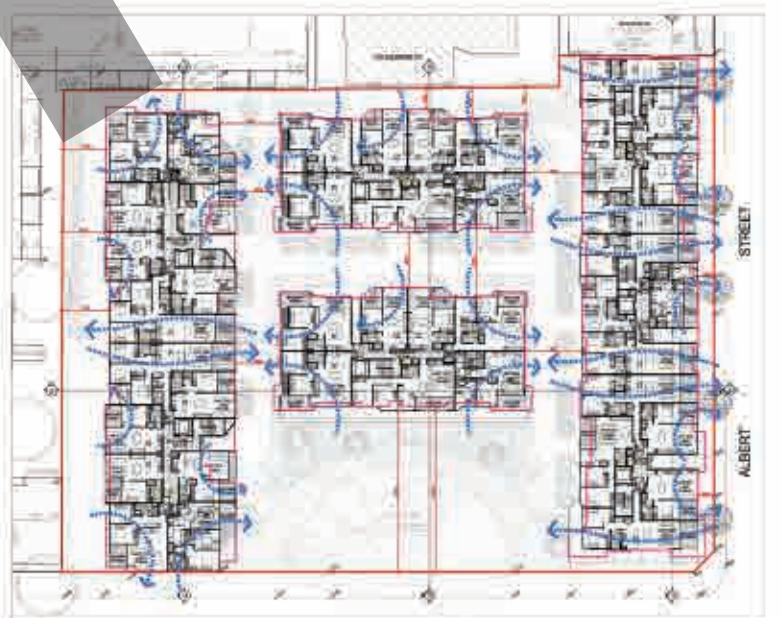
GROUND FLOOR



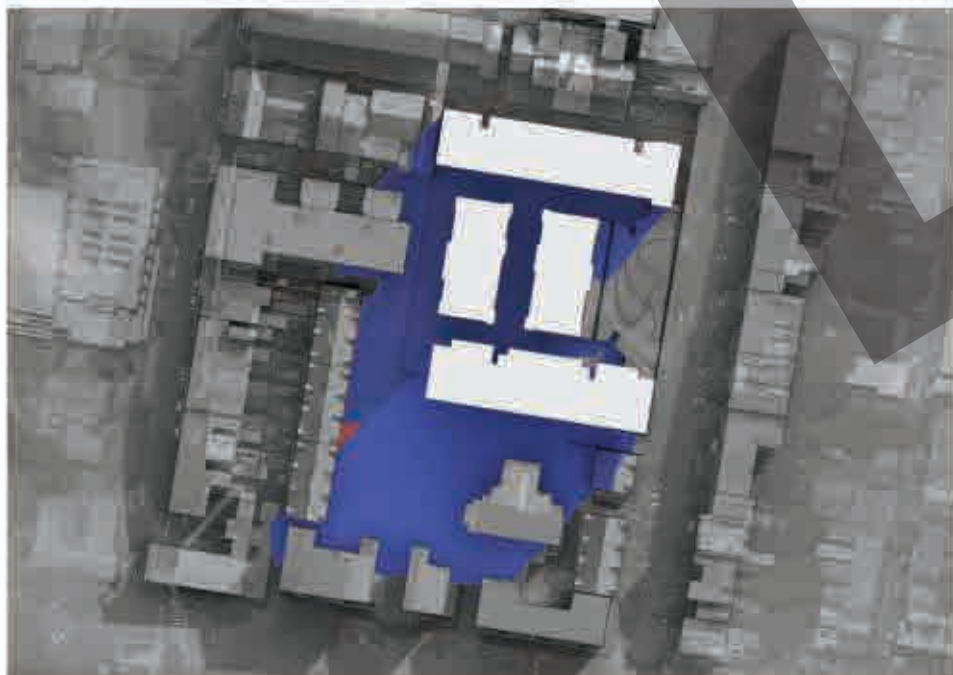
LEVEL 1

CROSS VENTILATION

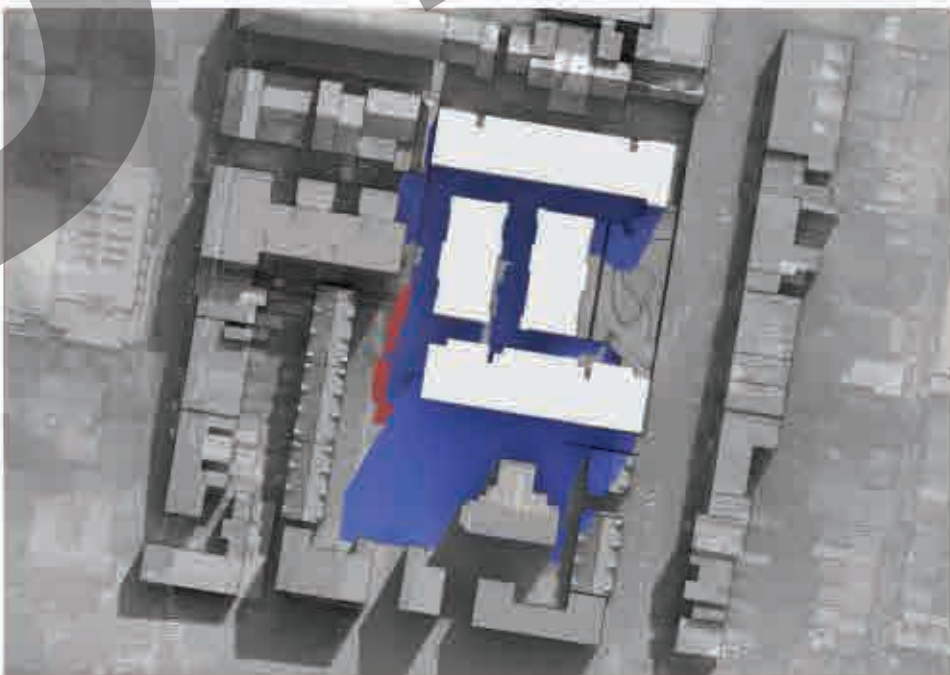
BUILDING A	TOTAL UNITS: 90	COMPLIANT	%	✓
SEPP65 Req: 60% (54 UNITS)	81 UNITS	67.8%		
BUILDING B	TOTAL UNITS: 40	COMPLIANT	%	✓
SEPP65 Req: 60% (24 UNITS)	29 UNITS	72.5%		
BUILDING C	TOTAL UNITS: 36	COMPLIANT	%	✓
SEPP65 Req: 60% (22 UNITS)	25 UNITS	69.4%		
BUILDING D	TOTAL UNITS: 52	COMPLIANT	%	✓
SEPP65 Req: 60% (32 UNITS)	40 UNITS	76.9%		
TOTAL	TOTAL UNITS: 218	COMPLIANT	%	✓
SEPP65 Req: 60% (131 UNITS)	156 UNITS	71.1%		



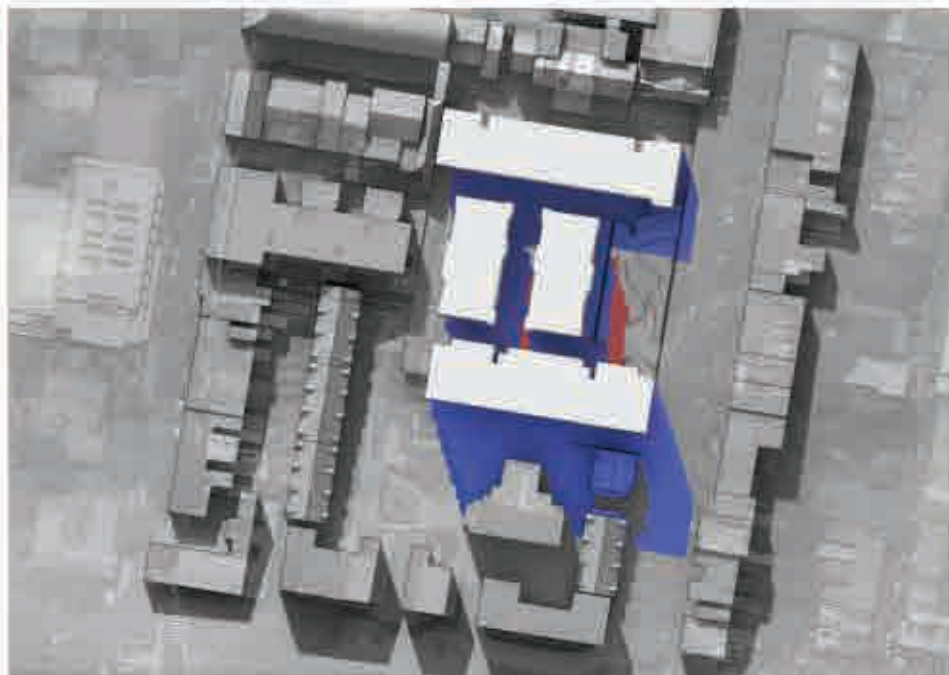
VENTILATION DIAGRAM - MODIFIED PROJECT



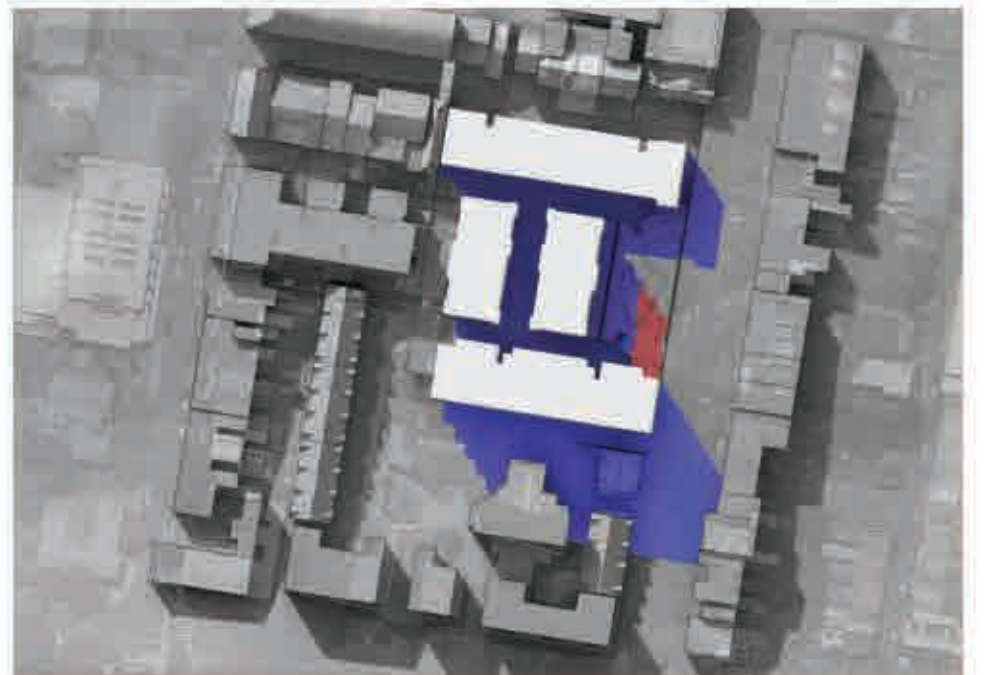
June 21 @ 9AM



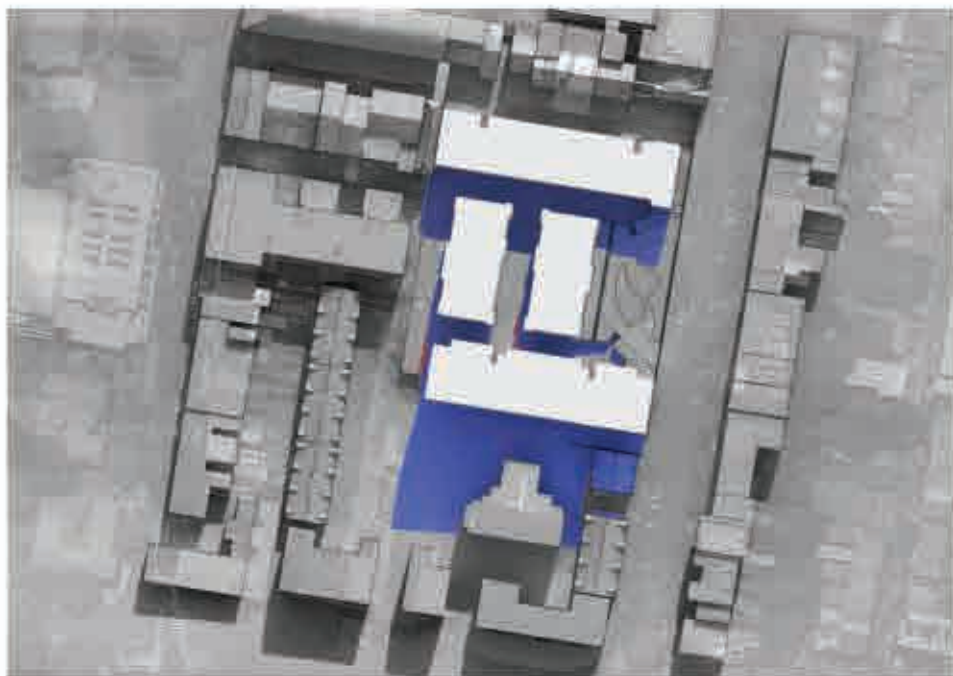
June 21 @ 10AM



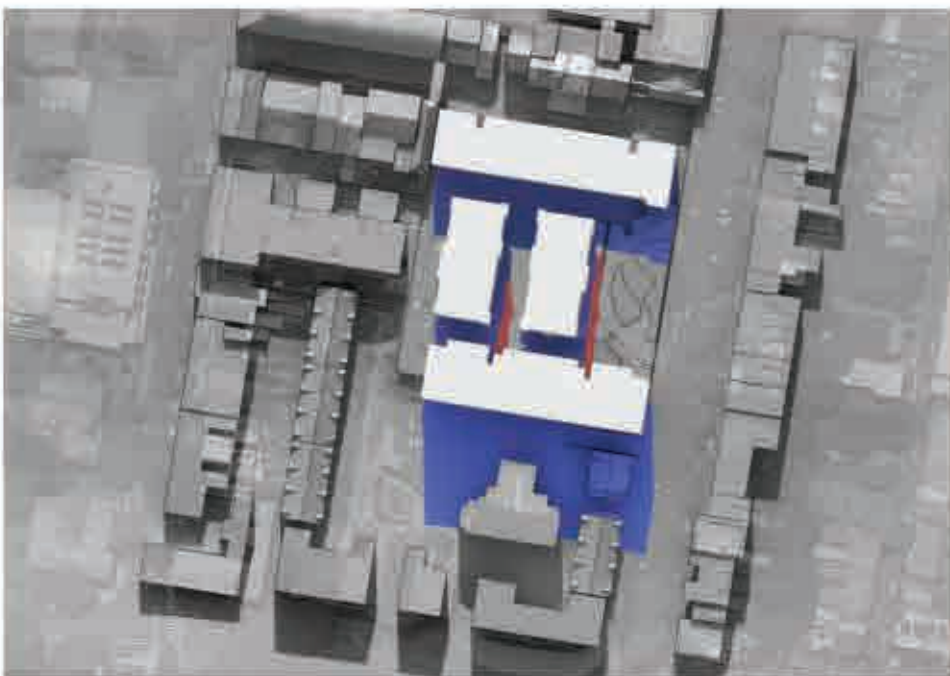
June 21 @ 1PM



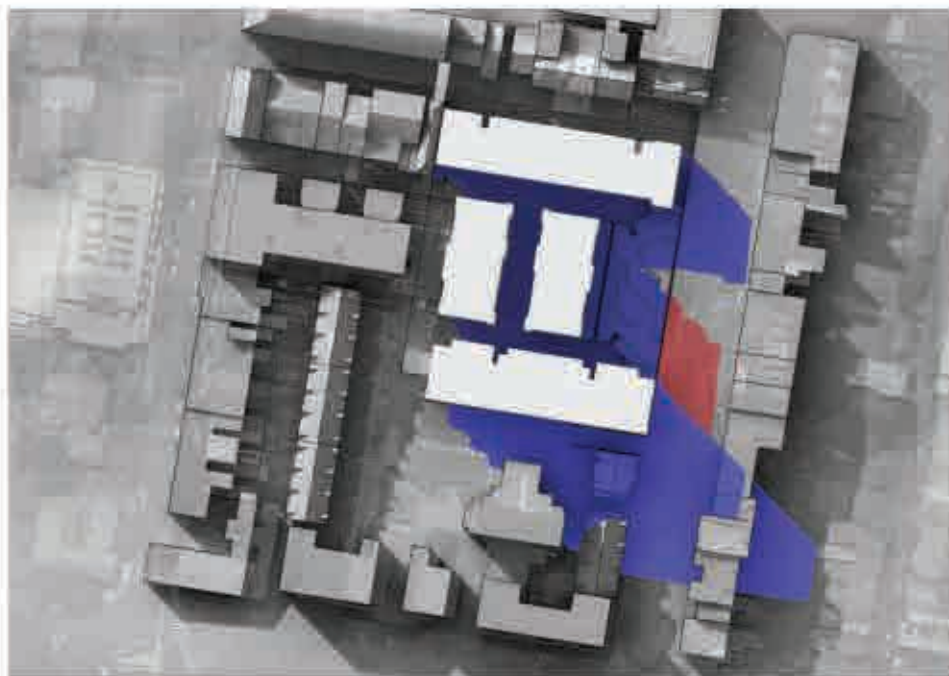
June 21 @ 2PM



June 21 @ 11AM



June 21 @ 12PM

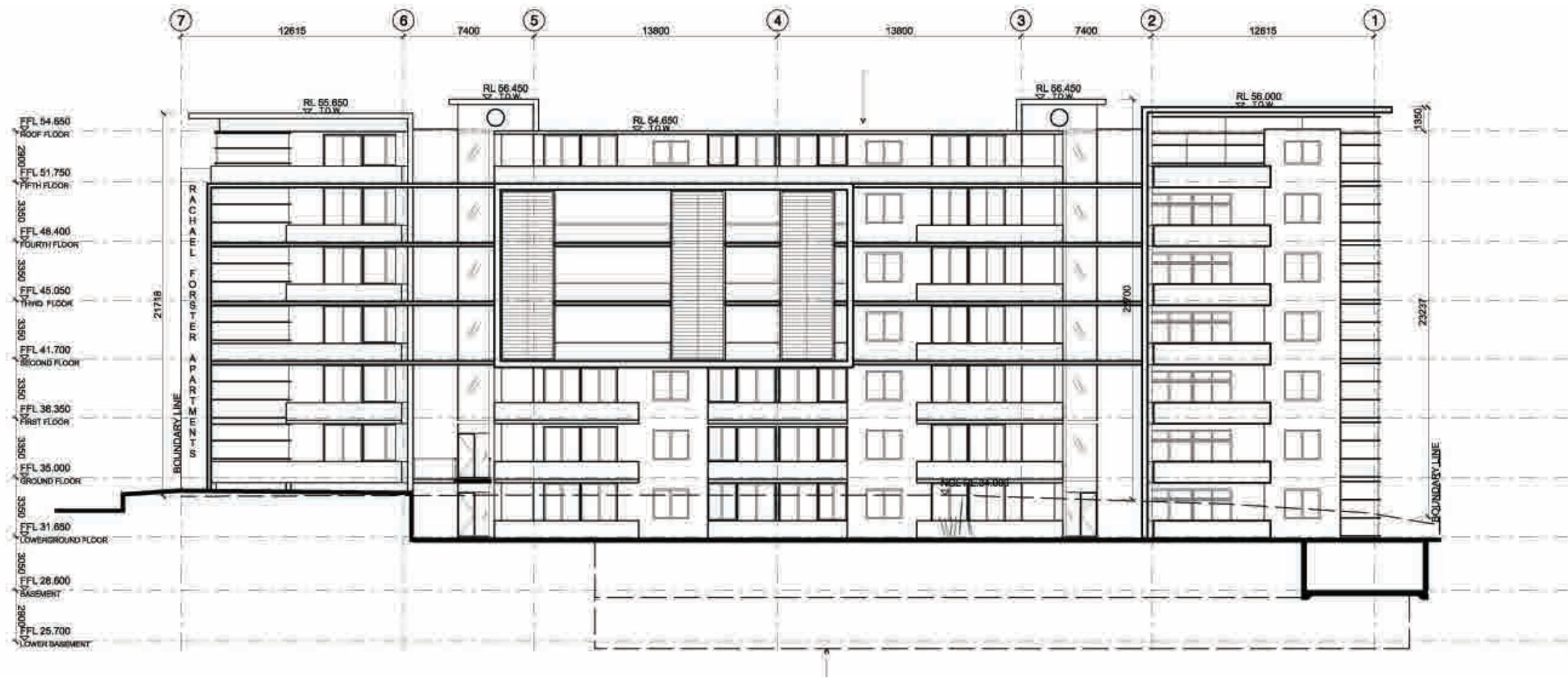


June 21 @ 3PM

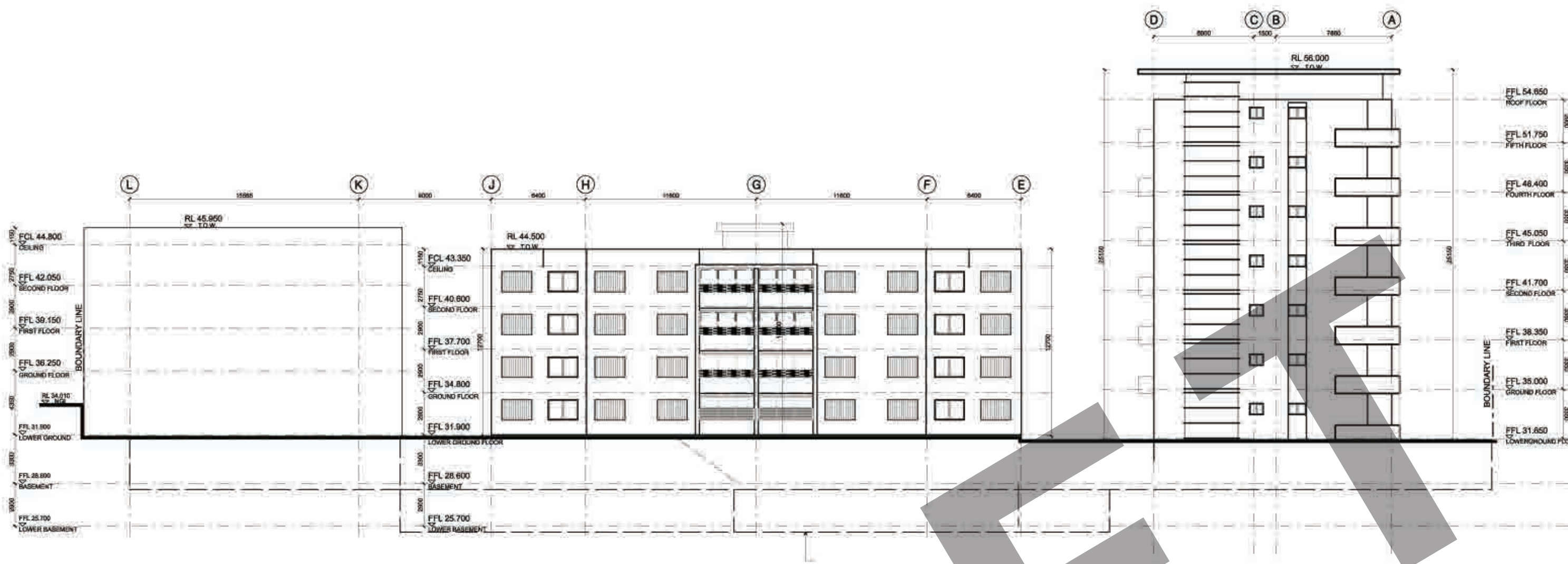


SHADOW COMPARISON DIAGRAM





APPROVED PROJECT NORTH ELEVATION BUILDING A



APPROVED PROJECT WEST ELEVATION BUILDING A, C, D

EXTERNAL MATERIAL FINISHES

- ① RENDERED AND PAINTED MASONRY / CONCRETE WALL - DULUX COLOUR NATURAL WHITE
- ② METAL PANEL - BROWN
- ③ POWDER COATED ALUMINUM LOUVER - BROWN
- ④ ALUMINUM FRAMED CLEAR GLAZING
- ⑤ POWDER COATED ALUMINUM FENCE - BROWN
- ⑥ RENDERED AND PAINTED MASONRY / CONCRETE COLUMN - WHITE
- ⑦ RENDERED AND PAINTED MASONRY / CONCRETE COLUMN - BROWN
- ⑧ POWDER COATED ALUMINUM VENTILATION LOUVER - WHITE
- ⑨ ALUMINUM FRAMED CLEAR BALUSTRADE
- ⑩ RENDERED AND PAINTED MASONRY / CONCRETE PLANTER BOX - WHITE



MODIFIED PROJECT NORTH ELEVATION BUILDING A

EXTERNAL MATERIAL FINISHES

- ① RENDERED AND PAINTED MASONRY / CONCRETE WALL - DULUX COLOUR NATURAL WHITE
- ② METAL PANEL - BROWN
- ③ POWDER COATED ALUMINUM LOUVER - BROWN
- ④ ALUMINUM FRAMED CLEAR GLAZING
- ⑤ POWDER COATED ALUMINUM FENCE - BROWN
- ⑥ RENDERED AND PAINTED MASONRY / CONCRETE COLUMN - WHITE
- ⑦ RENDERED AND PAINTED MASONRY / CONCRETE COLUMN - BROWN
- ⑧ POWDER COATED ALUMINUM VENTILATION LOUVER - WHITE
- ⑨ ALUMINUM FRAMED CLEAR BALUSTRADE
- ⑩ RENDERED AND PAINTED MASONRY / CONCRETE PLANTER BOX - WHITE



MODIFIED PROJECT WEST ELEVATION BUILDING A, C, D





Approved Project - View 1 (Pitt St)



Modified Project - View 1 (Pitt St)

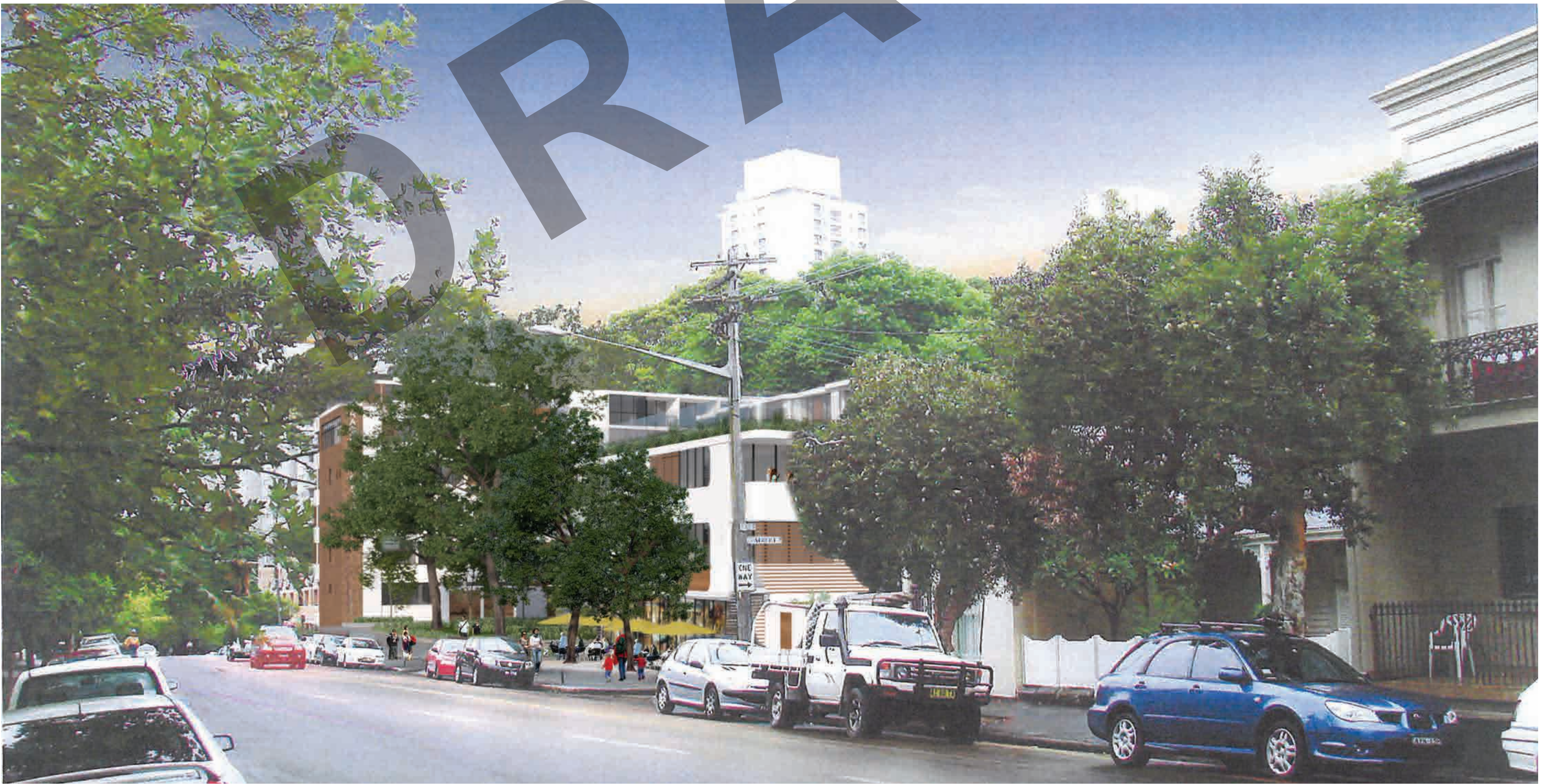


Massing Comparison - View 1 (Pitt St)





Approved Project - View 2 (Pitt St)



Modified Project - View 2 (Pitt St)





Approved Project - View 3 (Front Forecourt)



Modified Project - View 3 (Front Forecourt)



Massing Comparison - View 3 (Front Forecourt)





Approved Project - View 4 (Front Forecourt)



Modified Project - View 4 (Front Forecourt)



Massing Comparison - View 4 (Front Forecourt)





Approved Project - View 5 (Albert St)



Modified Project - View 5 (Albert St)





Approved Project - View 6 (Pitt St)



Modified Project - View 6 (Pitt St)







# Rachel Forster: The People’s Hospital

‘It is essentially a people’s hospital, welcoming with open arms the sick, worn, the destitute, whoever are in need of advice, whatever that advice might be.’

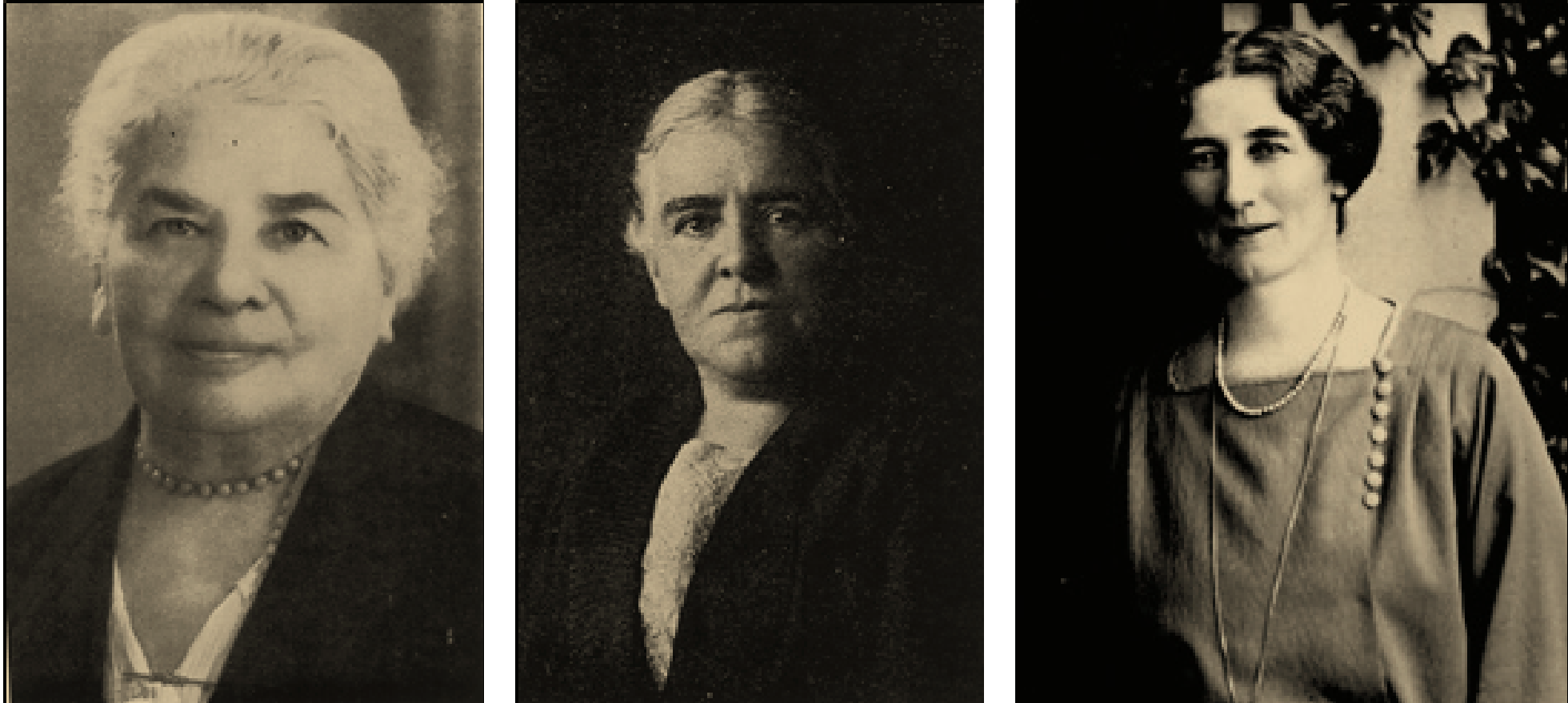
Burwood Press, 1937

The significance of site lies primarily in the stories that it tells about people....

### By Women...

In 1922, six female doctors, denied advancement in New South Wales public hospitals and foreseeing an urgent need for improved health services in the inner city area, established an outpatient facility in a small terrace in Surry Hills, which they called the ‘New Hospital for Women and Children.’ By the end of their first year over 2,400 patients had been treated.

The New Hospital attracted the support of Lady Rachel Forster, wife of the Governor General, for whom it was later renamed. The Hospital rapidly expanded, moving first to George Street, Redfern in 1925, and later to this Pitt Street site in 1941.



Dr. Lucy Gullet and Dr. Harriet Biffin, two of the founding doctors, and Lady Rachel Forster, for whom the Hospital was re-named.  
Lysbeth Cohen, Rachel Forster Hospital, 1972; National Library of Australia.

Throughout its history, the Hospital advanced and supported the cause of women in medicine. It was instrumental in breaking down long held prejudices against women in medicine in New South Wales.

### For Women and Children...

The services provided by the New Hospital in 1922 were part of a growing movement for female emancipation. Improvement of medical treatment for women and children was central to this movement.

The Hospital continued to be at the forefront of new treatments and services. In 1932, for example, it was the first in Sydney to open a Child Guidance Clinic for the treatment of behavioural problems. The Hospital opened an Almoner’s Department in 1934, the second of its kind in New South Wales, to more fully assess the needs of the patient before, during and after their hospital visit and to determine what the patient could reasonably afford to pay for treatment. The Almoner also brightened the day of local children, organising special outings, to places such as Taronga Zoo.



Sam Hood, Ward at Rachel Forster Hospital.  
State Library of NSW.

In 1950, the Hospital was among the first in New South Wales to establish a Breast Clinic. Ever responsive to community need, the Hospital opened its doors to male patients in 1967 to provide for all residents of the nearby newly completed Housing Commission flats.



Sam Hood, Plaques in the foyer.  
State Library of NSW.

### By Public Support

Until declared a public hospital in 1931, the Hospital relied entirely on donations. Even after 1931, donations continued to make a significant contribution to the Hospital budget.

Volunteers were vital to the operation of the Hospital. They carried out many tasks, ranging from raising donations to clerical and canteen work to sewing groups to make and mend babies’ clothes.

Donations in kind were also significant and ranged from linen, flowers, coal, groceries and eggs, to substantial donations of equipment.

The events organised by volunteer groups ranged from small ‘at home’ parties to an annual Carols by Candlelight Festival in Hyde Park, which, in 1969, was attended by an estimated 25,000 people.

Commemorative plaques salvaged from throughout the Hospital will be placed in a newly created community room to help tell the story of the people’s hospital.



Sam Hood, The Rachel Forster Hospital.  
State Library of NSW.

### The site also tells its story through the fabric

The new Hospital on Pitt Street officially opened its doors on 13 December, 1941. The construction of a large hospital for women and children at the outset of World War II is a testimony to its importance.

The buildings were designed by well regarded ‘hospital architects’ Leighton Irwin in the Functionalism Style. This style was popular for hospital design because it was modern and representative of the rapid advances made in medicine over the last twenty years. Other hospitals built in this style in Sydney include: Gloucester House at the Royal Prince Alfred Hospital (1936); The United Dental Hospital (1940); the King George the Fifth Memorial Wing at the Royal Prince Alfred; and the Yarralla( Repatriation) Hospital, Concord (1942).

Leighton Irwin paid close attention to the latest in European hospital design, with its emphasis on natural light and ventilation and efficiency.

Interior decoration was placed in the hands of an American interior decorator so that a ‘cheerful’ and ‘home like atmosphere’ might be provided. The Children’s Ward was decorated with murals painted by popular children’s author and artist ‘Pixie’ O’Harris.

The Hospital site is a landmark within the surrounding area because of its size and strong community associations. The buildings are, in reality, very simple in form and detail. Built to perform a very specific function, they are not readily adaptable for other uses. Advances in medical care mean that they are no longer suitable for hospital use. A level of change is required if the site is to once again contribute to the community.

The iconic views of the Hospital in old photographs are from Pitt Street and show the southern Ward Block, with its porthole windows and vertical lettering, and the central Administration Block with its colonnade. The new design incorporates both elements. These aspects of the design were praised in contemporary building magazines.

The name ‘Rachel Forster’ is also perpetuated.

The Hospital gardens, particularly in front of the main buildings, were once referred to as an ‘oasis’ in Redfern, open to patients, visitors and the community. The proposal provides for community space at the front of the site, providing a new oasis and meeting point for the community.



# KAYMET CORPORATION

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date

Salutation, First name, Last name

Title

Organisation

Address

Suburb postcode

Dear Salutation, Last name

## Re: Rachel Forster Hospital site

On behalf of Kaymet Corporation, the owners of the Rachel Forster Hospital site, I am writing to update you about plans for residential development on the site that were approved in 2013.

As you may be aware the Rachel Forster Hospital site covers an area of almost 7,000sqm at 134-144 Pitt Street, Redfern and has remained dormant since the Hospital's closure in 2002, apart from the recent demolition of several non-heritage buildings.

Kaymet is currently finalising an application to modify the current 2013 Project Approval to enable:

- changes to the building design and facades;
- the reconfiguration of apartment layouts to improve access to sunlight and natural ventilation;
- an increase to the height of two buildings from 4 to 6 storeys;
- an increase to the number of apartments from 159 to 218, including the provision of affordable housing within the development;
- the introduction of ground floor café/restaurants, together with local neighbourhood shops and space for other services; and
- additional vehicle and bicycle parking.

These modifications will allow for the provision of more affordable housing closer to the city's CBD; a new façade design; and the inclusion of ground floor café/restaurants and neighbourhood shops to help activate the street front and provide additional services to the local community. The modification does not affect the heritage provisions contained in the original approval.

Kaymet is currently facilitating drop-in consultation sessions as part of its commitment to gathering feedback from the community before finalising and submitting the proposed modification to the Department of Planning and Environment.

As a key stakeholder, we welcome your feedback and would be happy to provide you with a briefing on the proposed modification. If you would like to take up this offer or have any queries about the proposed modification please contact my office via email [info@kaymetcorporation.com.au](mailto:info@kaymetcorporation.com.au) or by phone 9546 7606.

Yours sincerely

First name, Last name

Title

