

REDEVELOPMENT OF THE FORMER RACHEL FORSTER HOSPITAL SITE
PRELIMINARY ENVIRONMENTAL ASSESSMENT



Executive Summary

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Executive Summary

The former Rachel Forster Hospital site lies within the Operational Area of the Redfern Waterloo Authority and has been identified as a State significant site under State Environmental Planning Policy (Major Projects) 2005. Under State Environmental Planning Policy (Major Projects) 2005 the Minister for Planning is the consent authority for development on the former Rachel Forster Hospital site. As outlined in the objectives of the SEPP and the Redfern Waterloo Authority's Built Environment Plan (Stage One) the vision for the former hospital site is for its redevelopment for high quality residential uses.

The use of the site as a hospital ceased in 2000 when the majority of the services and staff were transferred to Royal Prince Alfred Hospital in Camperdown. The Community Health Service along Albert Street, which is the only facility operating from the site, is proposed to be relocated to the Redfern Courthouse and Former Police Station site on Redfern Street. The Department of Health recently made an application to the Minister for Planning for a new expanded health service at the Courthouse site.

The relocation of the Community Health Service enables the Redfern Waterloo Authority to pursue redevelopment of the former hospital site for a quality residential community as foreshadowed in the Built Environment Plan. The redevelopment of this large disused site is an important component of the Authority's program for urban renewal.

This Preliminary Environmental Assessment Report proposes a preferred design concept for the redevelopment of the site which will form the basis of a Concept Plan application. The proposal will contribute to the revitalisation of Redfern with the redevelopment of a largely vacant, disused site within close proximity to the CBD, transport and a wide range of services. In this regard the redevelopment proposal meets metropolitan objectives.

The preferred design concept will provide a sensitive design response that is appropriate to the surrounding development. Importantly, it respects the architectural and social heritage significance of the former hospital and will incorporate publicly accessible open space for the use and enjoyment by the wider community.

On the basis of this Report and supporting documentation, the Redfern Waterloo Authority requests the Minister for Planning confirm that the proposed redevelopment is a major project and authorises the submission of a Concept Plan. The Report has been prepared to assist in the formulation of Director General Requirements which will inform the finalisation of the concept plan.

Key elements of the preferred design concept include:

- A high quality residential development which meets design excellence, contributes to the public domain and is compatible with the surrounding development.
- Respect for the heritage significance of the site by adaptive reuse of one former hospital building, the incorporation of the existing colonnade into the proposed design and retention of the existing configuration of buildings on the site.
- Identification of publicly accessible open space which is intended to be dedicated to Council. This will increase open space provision in the locality and improve the existing streetscape.
- Buildings which meet environmental sustainability principles by maximising accessibility to public transport through density controls and the achievement of good design.
- Provision for a range of dwelling types which will enhance housing choice and affordability.

The redevelopment of this important site will trigger investment and wider interest in the revitalisation and renewal of Redfern Waterloo. It complements other significant initiatives which have been undertaken by the Authority toward the achievement of social and economic progress in the area.

1. Introduction

This report has been prepared by Lippmann Associates on behalf of the Redfern Waterloo Authority to support the proposal for the redevelopment of the former Rachel Forster Hospital site for residential purposes.

Clause 5, Part 5 of Schedule 3 of SEPP (Major Projects) provides that development with a capital investment exceeding \$5 million on land within the Redfern Waterloo Authority Sites is a Part 3A Project under the Environmental Planning and Assessment Act, 1979.

The development proposal is considered to be a "Major Project" under Part 3A of the Environmental Planning and Assessment Act as:

- The former Rachel Forster Hospital site is included within the Redfern Waterloo Authority Sites Map identified in Part 5 of Schedule 3 (Figure 1); and
- The capital investment value of the proposal is estimated to be \$42 million

Having regard to the above, the RWA is seeking confirmation from the Minister for Planning that the proposed development is a Project under Part 3A of the Environmental Planning and Assessment Act 1979.

Should the Minister confirm that the development is a Part 3A Project, the RWA requests:

- The Minister authorise the submission of a Concept Plan Application; and
- The Director General issue the requirements for the preparation of the Environmental Assessment for submission with the Concept Plan.

This report provides an overview of the proposal and identifies potential key issues to assist in the formulation of the Director General's Requirements. These requirements will be addressed in the Concept Plan Application and accompanying Environmental Assessment.

The content of the report is outlined below:

- Section 2 describes the existing site conditions and the history of the site
- Section 3 provides an analysis of the site and the surrounding context
- Section 4 identifies the relevant planning instruments and policies
- Section 5 identifies key environmental issues that have been considered in the development of the preferred design, which will require further resolution with the concept plan.
- Section 6 provides an analysis of the preferred design concept
- Section 7 identifies the government authorities to be consulted

The report is supported by preliminary assessments undertaken by the specialist consultant team, which are included in the Appendices.

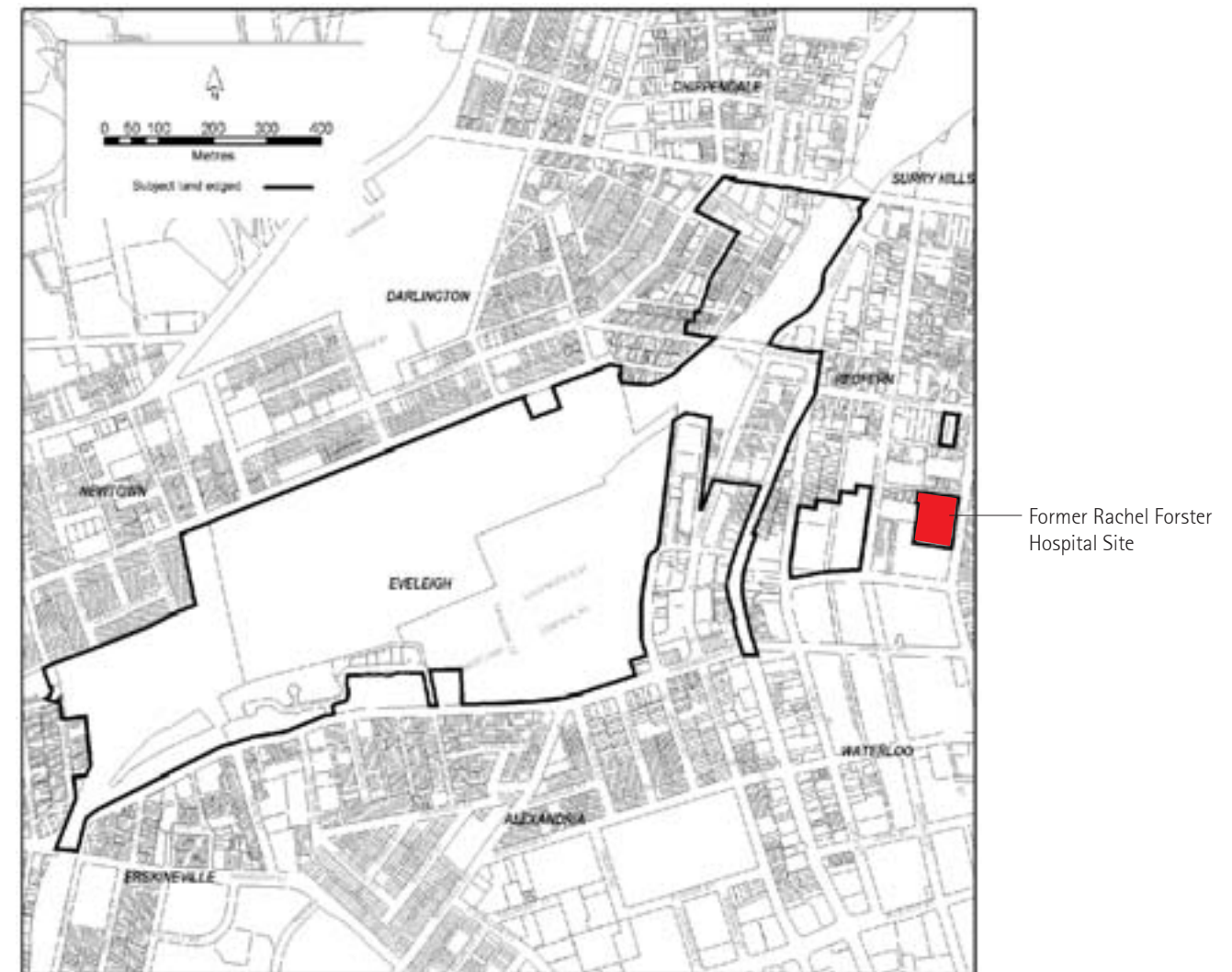


Figure 1. Redfern Waterloo Authority State Significant Sites

2. Site Description

2.1 Existing Site Conditions

The former Rachael Forster Hospital site is located at 134-150 Pitt Street, Redfern, and is legally described as Lot 7 DP 664804. It is bounded by Albert Street to the north, residential development to the south, Pitt Street to the east and a warehouse and residential development to the west.

The site has an area of approximately 6923m² and is occupied by various disused hospital buildings. A five storey building, referred to as Building 1, extends along the southern boundary of the site. The topography of the site falls from Pitt Street to the west exposing an additional sub-basement level for Building 1, resulting in an overall height of 6 storeys (including basement). Significant plant structures are located on the roof of this building.

Building 1 is linked to a central two storey wing, known as Building 2, which fronts Pitt Street. A two-three storey building, Building 3, fronts Albert Street, and is also linked to Building 2.

Limited on site car parking is located within the Pitt Street frontage. The car parking is accessed by semi circular driveway.

Existing site conditions are illustrated on the survey plan included in Figure 4.

The use of the site as a hospital ceased in 2000 when staff and facilities were transferred to the nearby Prince Alfred Hospital in Camperdown. A community health facility currently operates from the building fronting Albert Street.

Building 1 is identified as an example of Inter-War functionalist style hospital building. The preliminary heritage assessment prepared by Weir+Phillips attached at Appendix 1, indicates that the façade of Building 1 and the connection to colonnade of the central building (Building 2) have aesthetic significance as this forms the "iconic view" of former Rachel Forster Hospital. This iconic view, which is shown in the following photographs, renders all other elevations of the existing buildings as being of low significance.



Figure 2. View from Pitt Street of Eastern Facade of Building 1



Figure 3. View from Semi Circular Driveway of Colonnade to Building 2.

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BRICK WAREHOUSE

EASTERN ELEVATION

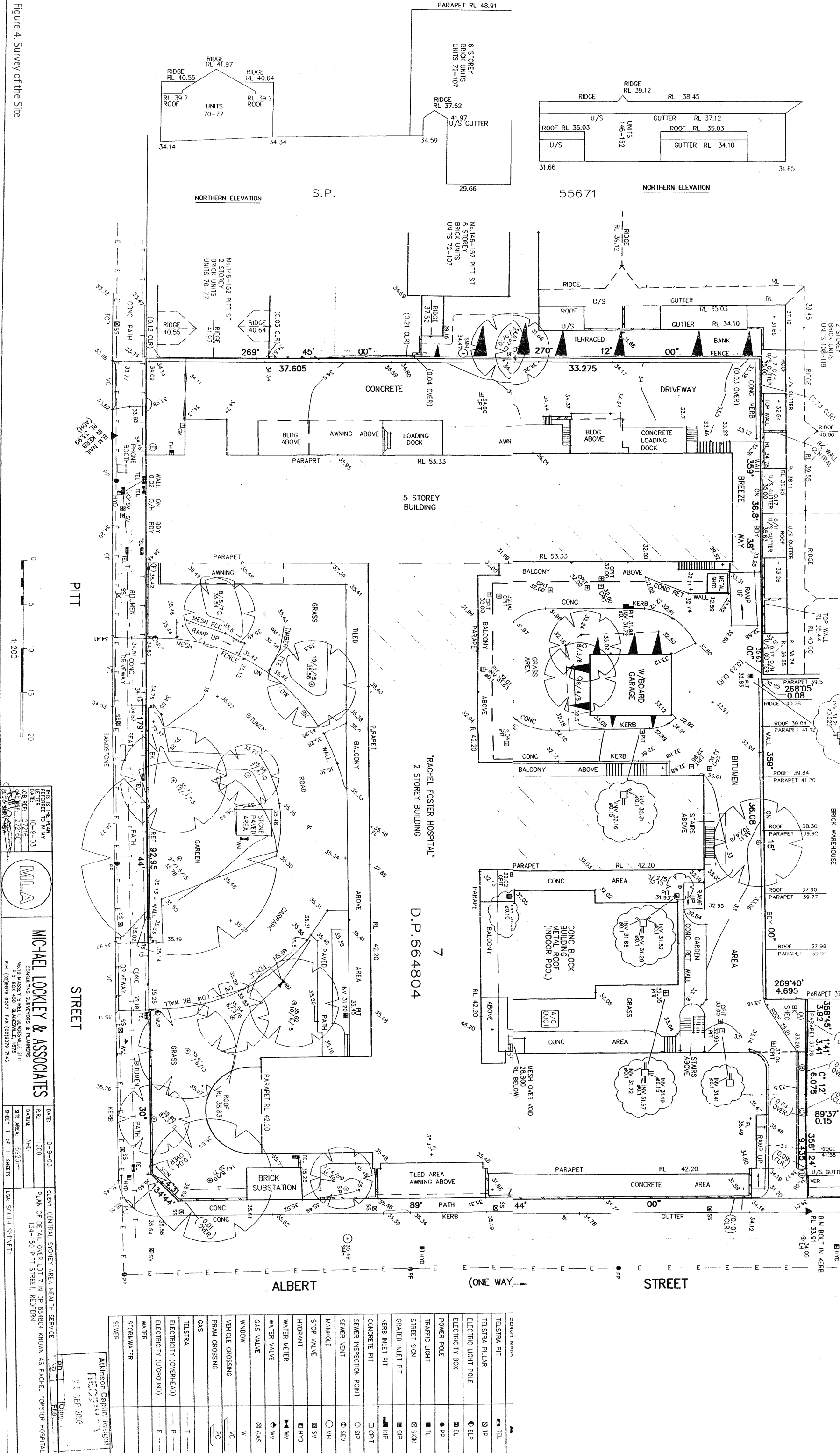
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2. Site Description

2.2 Description of the Locality

The site is predominantly surrounded by residential development, with the exception of an industrial warehouse adjoining the site on its western boundary.

Development along Pitt Street and Albert Street is characterised by two – three storey terrace houses. The southern boundary of the site is adjoined by a modern multi-unit residential development up to five storeys in height. Higher rise built form is evident to the south with the Department of Housing towers. The highest of the towers is more than 30 storeys.

2.3 Site History

The Rachel Forster Hospital, designed by Leighton Erwin architects, was officially opened in December 1941 by Lady Wakehurst, wife of the Governor of New South Wales. Staff occupied the new hospital on 15 December 1941; patients, however, would not be moved into the hospital until 25 February, 1942. In a reflection of the growing intensity of war in the Pacific, air raid shelters and emergency operating and treatment rooms were constructed in the basement of the Hospital before the completion of the building.

Expansion of the Hospital continued during World War II and in the immediate post war period. In 1941, the hospital was recognised as a Training Centre for nurses. In 1945, a new Nurses' Home and a Cafeteria were opened. Among the most important Post World War II developments was the opening of the Breast Clinic, under Dr. Kathleen Cunningham in the latter part of 1950. A new Outpatients' wing was opened in 1953. The second floor of the new wing was occupied by various specialist clinics. In 1955 Rachel Forster became the first hospital in Sydney to undertake the relatively new study of Mammography.

In the 1960s the Hospital Board decided to employ male resident doctors and in August 1967 a male ward was opened in response to a need for general hospital services due to the construction of residential flats in the immediate area.

The Rachel Forster Hospital continued to offer a wide range of services until it closed in 2000. The remaining staff and facilities were transferred to Prince Alfred Hospital, Camperdown.



Figure 5. Site Location Plan

3. Site Analysis

3. Site Analysis

The site analysis considers the following characteristics of the site: location and access; environmental elements; built form and land use context and the existing site conditions.

3.1 Location and Access

The site is well located in terms of access to employment, transport and a range of services making it ideal for redevelopment for residential purposes. The locational benefits of the site are evidenced by the following:

- The site is situated within 3km of the Sydney CBD providing excellent access to employment and business opportunities;
- Redfern railway station is located within 500m, providing exceptional access to the Sydney rail network. The site is within 200m of bus services operating from the city to: Marrickville, Port Botany and East Gardens (routes 308, 309, 310) and 500m of services operating from Millers Point to Kingsford (route 343). Other services are also provided which operate in peak times;
- The site is located within close proximity to a range of community facilities;
- Redfern Park and Oval are within 250m of the site providing good recreational opportunities. The provision of publicly accessible open space as part of the redevelopment of the Rachel Forster site will enhance recreation and open space opportunities for the surrounding community;
- The site is within 200m of local shops and services located on Redfern Street and approximately 300m of Regent Street which provides additional services. The Surry Hills shopping centre is approximately 1km from the site and other centres are accessible via train or bus; and

- As the social and economic renewal of Redfern – Waterloo continues under the Built Environmental Plan, the locational benefits of the site for residential development will be enhanced with greater employment and business opportunities, access to social and cultural facilities and improved infrastructure.

3.2 Land Use and Built Form Context

The former hospital site is located within an established residential area and is surrounded by housing with the exception of a warehouse adjoining the western boundary. All land immediately surrounding the site, including the warehouse site, is zoned for residential purposes.

The surrounding residential development is characterised by terrace housing to the north and east and medium and high density housing to the west and south. The six Department of Housing towers to the south are prominent elements within the built form context, with the tallest towers exceeding 30 storeys, providing a backdrop to the site.

The diversity in the scale and form of the surrounding residential development supports the establishment of a mix of lower and medium scale residential buildings on the site, which is appropriate and sensitive to the site's context.

The context of the site is illustrated in the photographs included in Figures 6, 7, 8 and 9.

Contextual/ Built Form Analysis

Figure 6 - Pitt Street Eastern Side Streetscape Study



Contextual/ Built Form Analysis

Figure 7 - Pitt Street Western Side Streetscape Study



Contextual/ Built Form Analysis

Figure 8 - Albert Street Southern Side Streetscape Study



Contextual/ Built Form Analysis

Figure 9 - Albert Street Northern Side Streetscape Study



<<West



East>>

3. Site Analysis

3.3 Environmental

Figure 10 highlights the environmental characteristics of the site and surrounds including, solar access, prevailing winds and views which demonstrate the suitability of the site for residential development.

3.4 Existing site conditions – Opportunities and Constraints

The existing built form of the site presents a number of constraints and opportunities for future redevelopment:

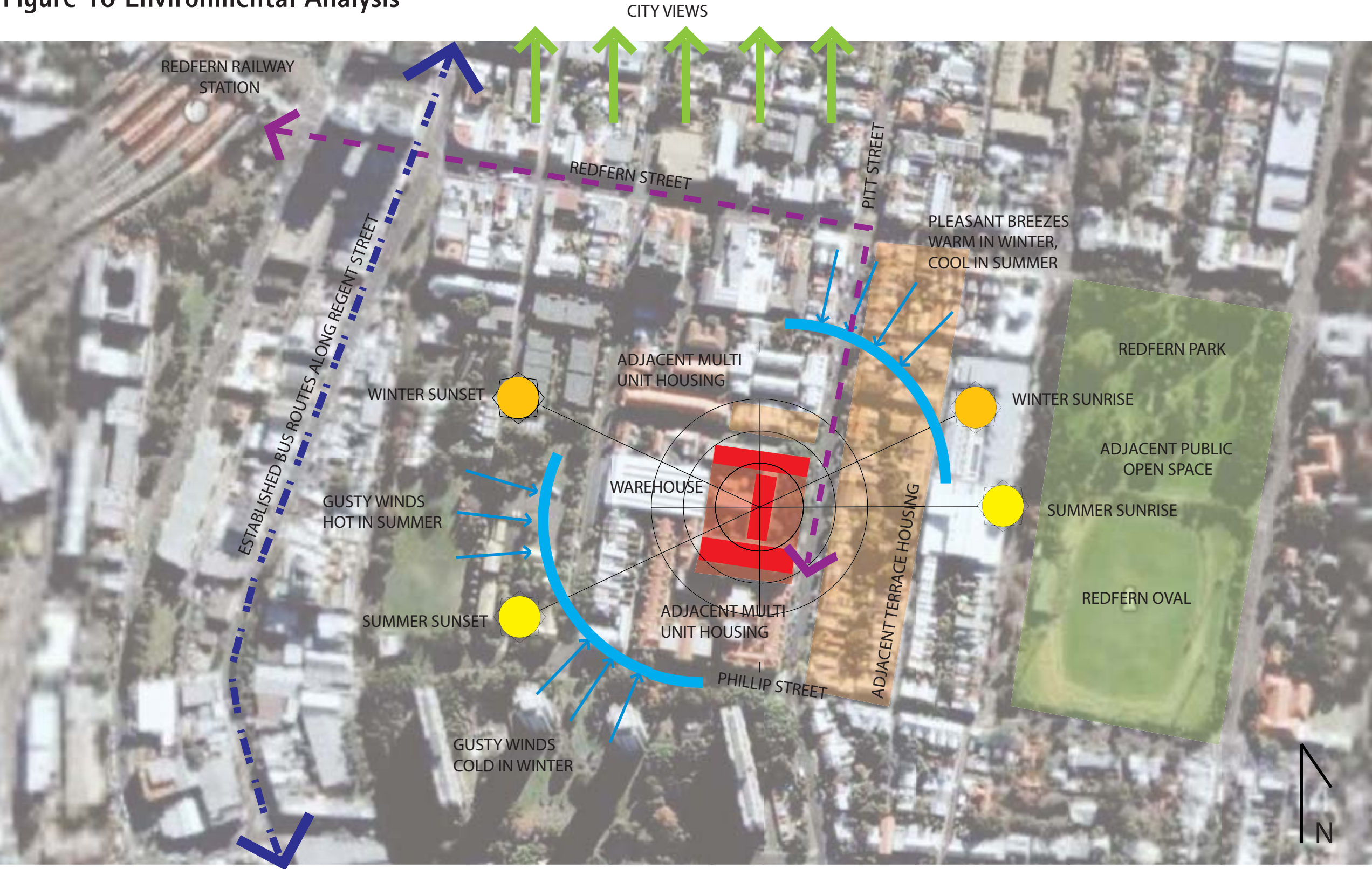
Opportunities

- Building 1 is a narrow block allowing the opportunity for natural light access and cross ventilation to both sides;
- Building 1 has strong horizontal lines forming deep north facing balconies;
- City views are available from higher levels of the Building 1;
- The combined H shape of the existing buildings on the site provides various opportunities to access the buildings while maintaining solar access;
- The preliminary heritage assessment indicated that the relationship between Building 1 and Building 2 forms the historic "iconic views" of the site. This renders all the other elevations of a lower significance, allowing the opportunity for demolition; and
- The accessibility of the site with frontage to two streets provides increased opportunities for pedestrian and vehicle access.

Constraints

- The floor plates of the buildings in combination with the column spacing are too narrow for efficient use as a residential floor plate;
- The narrow road width of Albert Street, limits vehicular access opportunities to the site; and
- The tallest building on the site is located to the south which requires careful consideration of potential shadowing upon the adjacent residential development.

Figure 10 Environmental Analysis



4. Relevant Planning Instruments/Policies

A Preliminary Planning Report has been undertaken by SJB Planning and is attached at Appendix 2. The assessment identifies the following environmental planning instruments that apply to the site:

- State Environmental Planning Policy (Major Projects) 2005
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy 65 (Design Quality of Residential Flat Buildings)
- State Environmental Planning Policy (Building Sustainability Index) BASIX

In addition, the Redfern Waterloo Built Environmental Plan – Stage One 2006 applies to the site.

Part 5, Division 1, Clause 3 of State Environmental Planning Policy (Major Projects) 2005 states all other environmental planning instruments do not apply to the Redfern–Waterloo Authority Sites, except for other state environmental planning policies.

A discussion of the relevant instruments and policy controls is provided below.

4.1 State Environmental Planning Policy (Major Projects) 2005

Clause 6 of the Major Projects SEPP provides that development that, in the opinion of the Minister, is development of a kind referred to in Schedule 3 (State Significant Sites) is declared to be a project to which Part 3A of the Act applies. Part 5, Clause 5 of Schedule 3 of the SEPP identifies that development with a capital value of more than \$5million within the Redfern–Waterloo Authority Sites is a Part 3A Project. The redevelopment of the Rachel Forster Hospital site is identified within Map 3 to this Schedule and will have a capital value \$42 million. Consequently it is considered that the proposed development is a Major Project subject to the provisions of Part 3A of the Act, and it is requested that the Minister confirm this opinion.

Part 5, Division 3 of Schedule 3 deals with the provisions relating to development of Redfern–Waterloo Authority Sites.

The site is identified as being zoned Residential –Medium Density Residential as shown on the map marked “Redfern–Waterloo Authority Sites Zoning Map”. The Objectives of this zone are as follows:

(1) The objectives of the Residential Zone—Medium Density Residential are as follows:

- (a) to provide for a range and variety of housing types in the Zone,
- (b) to allow for other types of development to provide facilities or services to meet the day to day needs of residents in the local area,
- (c) to enable other development that is compatible with housing,
- (d) to ensure the vitality and safety of the community and public domain,
- (e) to ensure that buildings achieve design excellence,
- (f) to promote landscaped areas with strong visual and aesthetic values to enhance the amenity of the area.

(2) Development for any of the following purposes may be carried out on land within the Residential Zone—Medium Density Residential only with development consent: boarding houses; child care centres; community facilities; dual occupancies; dwelling houses; group homes; health consulting rooms; home industries; multi dwelling housing; neighbourhood shops; places of public worship; residential flat buildings; seniors housing; shop top housing; telecommunications facilities; temporary structures.

(3) Except as otherwise provided by this Policy, development is prohibited on land within the Residential Zone—Medium Density Residential unless it may be carried out under subclause (2).

The Project seeks to redevelop the site for residential development and is consistent with the objectives of the zone.

Part 5, Division 3, Clause 21 limits the height and floor space ratio of the site in accordance with the Redfern–Waterloo Authority Sites Height Map and Redfern–Waterloo Authority Sites Floor Space Ratio Map. The Maps indicate a maximum floor space ratio of 2:1, with a predominant six storey height limit covering the site, and a three storey height limit along Albert Street. It is noted that sub-clause (3) allows the Minister to vary the Height and Floor Space Ratio control in an approval for a concept plan for the development.

4. Relevant Planning Instruments/Policies

4.1 State Environmental Planning Policy (Major Projects) 2005

Part 5, Division 3, Clause 22 requires the consent authority to consider whether the proposed development exhibits design excellence. Given the proposal is for a Concept Approval, the Environmental Assessment will include design excellence principles to be incorporated for future detailed design of the building form. As the proposed buildings do not exceed 12 storeys a design excellence competition is not required to be undertaken.

4.2 State Environmental Planning Policy No. 55 –Remediation of Land

SEPP 55 seeks to promote the remediation of contaminated land in order to reduce risks to human health and the environment. Where land is contaminated, SEPP 55 requires that it be suitably remediated prior to any development occurring on that land. The SEPP contains provisions relating to the level of remediation required, and the consent mechanisms in relation to the remediation works.

The SEPP also contains references to contaminated land planning guidelines, which set out the steps to be taken in order to assess whether and to what extent the subject land is contaminated. The site has previously been investigated to determine the extent of land contamination and is considered to be suitable for residential development. An additional assessment will be required when access improves, possibly through building demolition, to fully characterise the subsurface condition of the site and to meet EPA specified sampling density. Preliminary information has been provided by Douglas Partners, which is attached at Appendix 3.

4.3 State Environmental Planning Policy No. 65

An assessment under SEPP 65 will need to demonstrate that the Project will satisfactorily meet the design quality principles and provide an example of good quality design in respect to internal amenity, urban design and sustainability. Design statements will be included in the Environmental Assessment demonstrating achievement of the SEPP 65 design quality principles.

4.4 State Environmental Planning Policy Building Sustainability Index (BASIX)

As the proposal is for a concept approval for the site, the Environmental Assessment will not be accompanied by a BASIX Certificate. Rather the Environmental Assessment will set Ecological Sustainable Development principles to demonstrate that the development will meet the water and energy efficiency reduction targets for new multi-unit residential developments.

4.5 Redfern Waterloo Built Environmental Plan 2006

The Plan identifies the proposed land use zone as Residential Zone – Medium Density Residential and identifies the proposed land use concept as 'predominantly residential development consistent with the surrounding land uses. Provide the opportunity for community uses in keeping with the residential use.' (Page 70)

The proposed heights and floor space ratio for the site are illustrated in Figures 4.11 and 4.12 of the Plan. The Plan indicates a maximum floor space ratio of 2:1, with a predominate 6 storey above ground height limit covering the site, and a three storey above ground height limit along Albert Street. (Page 72 and 73)

Figure 3.5 of the Plan indicates a publicly accessible open space area between the two vehicular entrance points fronting Pitt Street, which would possibly include parks, plazas or urban spaces.

Figure 3.6 of the Plan identifies the five storey surgery building (Building 1) and part of two storey colonnade building (Building 2) as being a Heritage Item, to which Part 4 of the EP&A Act applies.

5. Key Environmental Issues

The potential key environmental issues identified below will be outlined in further detail in the Environmental Assessment.

5.1 Heritage

A preliminary heritage assessment has been undertaken by Weir + Phillips and is attached at Appendix 1. The report provides a comprehensive overview of the site history and assessment of the site significance. The key findings and conclusions of the heritage assessment are outlined below and have informed the formulation of the preferred design concept.

- According to historical sources provision had been made for the later addition of two additional floors on the southern wing (Building 1). The contractors for construction were Messrs. H.W. Thompson.
- The former Rachel Forster Hospital Site, Redfern, has state historic and social significance as a place where a wide range of medical and social services were provided to women and children from 1937 until 2003 and to men from 1967 to 2003. The association of the site with medical services extends back to the early colonial period.
- The site has state historic significance for its association with women pioneers of twentieth century medicine in New South Wales
- The former Rachel Forster Hospital Site has aesthetic significance as a fine example of modernist hospital design and the work of Irwin Leighton (1892-1962) and has aesthetic significance for its contribution to the streetscape as a well-designed modernist complex. The site has landmark qualities because of its community associations and the size of the buildings relative to the surrounding terraced housing.
- The parts of the building demonstrating "modern design" and hence aesthetic significance are confined principally to the east elevation of Building 2 and the north and west elevations of Building 1.

- The most significant view corridors towards the site identified by historic photographs are as approached along Pitt Street from the north. This "iconic view" corridor takes in the northern and eastern elevations of the southern building and the colonnade along the eastern elevation of the middle building.
- Much of the significance of the site is vested in its founders, the development of medical services in New South Wales and the association derived from its use by the general public over many years. This significance is best maintained and recognised through a comprehensive interpretation strategy.

The preliminary heritage assessment supports the preferred design concept as demonstrated by the following extract from the conclusion:

The parts of the building demonstrating "modern design" and hence aesthetic significance are confined principally to the east elevation of Building 2 and the north and east elevations of Building 1. The preferred Option takes into consideration these significant elevations and maintains their essential characteristics by the following means:

- The understanding of the relationship between the colonnade and the horizontality of Building 1 is maintained.
- The formal composition of the east elevation of Building 1 is maintained.
- An additional storey built on to Building 1.
- New additions are set back or attached to elevations with low significance.
- Buildings of low significance are replaced with buildings built to purpose
- Provision is made for the retention of the camphor laurel as part of a landscaped forecourt.
- Maintaining the building footprint 'H' configuration.

Weir + Phillips will prepare a further heritage assessment for the Environmental Assessment, which will build on their preliminary assessment, taking into consideration the more detailed work to be undertaken with the Concept Plan.

5. Key Environmental Issues

5.2 Design

The design of the project will need to be of high standard to ensure an appropriate response to the context and heritage significance of the site, as well as the achievement of SEPP 65 principles and design excellence. The Environmental Assessment will demonstrate how the proposed Concept Plan achieves broad design quality principles. Design excellence principles will be included in the Statement of Commitments to ensure future detailed design of the building form incorporates design excellence in accordance with clause 22, Part 5 of Schedule 3 of SEPP (Major Projects).

5.3 Transport, Traffic and Parking

Preliminary traffic and transport investigations indicate that the proposed residential project would generate less traffic than the former hospital use. Furthermore the traffic generated from the proposed project is within the capacity of the surrounding road network.

The Environmental Assessment will be accompanied by a comprehensive parking, transport and traffic assessment, to be prepared by Transport and Traffic Planning Associates which will confirm the above findings. The assessment will also investigate the inclusion of basement parking to the site, suitable vehicular entry points, and general vehicular circulation on the site.

5.4 Open Space and Landscaping

The proposal incorporates public open space along the Pitt Street frontage. A preliminary landscape concept design will be provided with the Environmental Assessment, which will:

- retain and provide open space fronting Pitt Street
- identify private and public open spaces on site
- delineate the proposed publicly accessible open space.
- consider the interface between private and public open spaces
- identify existing vegetation that is worthy of retention
- identify a general vegetation canopy and landscaped areas

5.5 Geotech and Contamination

Previous geotechnical and contamination assessments were undertaken for the site by Douglas Partners in 2003. The investigations and findings undertaken for both assessments were based on a development proposal that includes residential units.

A revised preliminary assessment has been undertaken by Douglas Partners and is attached at Appendix 3. The preliminary assessment included a review of the previous reports and a site inspection to confirm that no discernible changes have occurred on site since the previous assessment was conducted in 2003. The preliminary assessment indicates that the conclusions and recommendations of reports remain valid for the current proposal.

The Environmental Assessment will include further geotechnical and contamination assessment as required.

5.6 Structural

The Environmental Assessment will include a preliminary structural assessment prepared by Enstruct, qualified engineers, verifying that the proposed works and additional storey can be constructed on Building 1.

5.7 Services

A preliminary assessment of hydraulic and fire services has been prepared by Armstrong Consulting Engineers and is attached at Appendix 4. The report investigates the hydraulic and fire services for the proposed development. This includes consideration of environmental initiatives that may potentially be incorporated into the project at the detailed design stage.

A further assessment of hydraulic and fire services will be undertaken by Armstrong for the Environmental Assessment.

5. Key Environmental Issues

5.8 Residential Amenity

The Environmental Assessment will include an analysis of the potential impacts of the Project on the amenity of adjoining residential dwellings. The analysis will include an assessment of shadow, privacy and visual bulk and scale impacts on adjoining residential dwellings.

The analysis will include shadow diagrams in plan, elevation and boundary cross-sections, including sight lines.

5.9 Ecological Sustainable Design

The Environmental Assessment will investigate ecological sustainable development principles that can be incorporated within the Project.

6. Preferred Design Concept

The preferred design concept for the redevelopment of the former RFH for residential development is the product of extensive site, planning and heritage analysis and will form the basis for the Concept Plan for the site. The design concept is illustrated in the following images.

Key elements of the preferred design concept are outlined below:

- Approximate floor space of 14,000sqm and a floor space ratio of 2:1. This will yield approximately 120 – 150 dwellings, depending of the unit mix and size.
- Retention and adaptive reuse of the existing Building 1, including the addition of one storey to the existing building. This will result in an overall building height of 6 storeys above ground level plus a basement level.
- Demolition of Building 2, with the exception of the existing colonnade fronting Pitt Street, which will be retained. A new building 2 will be built behind the colonnade with an overall height of 3 storeys and a similar footprint to the existing building.
- Demolition of Building 3 and construction of a new residential building on a similar footprint that maximizes residential amenity. The proposed new building will have a height of three storeys above ground level. The existing Building 3 includes a sub-basement level, which will be incorporated within the new building.
- Construct a new building, Building 4, adjacent to the western boundary of the site.
- Provision of open space along Pitt Street in front of Building 2. The open space will be publicly assessable and aim to provide an environment that will encourage an active and safe green space for use by the surrounding community.
- Carparking at basement level.

The following discussion demonstrates how the preferred design concept has responded to the site, planning and heritage analysis that has been undertaken and included with this preliminary assessment.

The preferred design concept responds to the findings of the heritage assessment which recommends maintaining the built form of Building 1 and the colonnade to Building 2 and retaining the existing building footprint 'H' configuration of the site. This is supported by the preliminary heritage assessment which makes the following conclusion:

The parts of the building demonstrating "modern design" and hence aesthetic significance are confined principally to the east elevation of Building 2 and the north and east elevations of Building 1. The preferred Option takes into consideration these significant elevations and maintains their essential characteristics by the following means:

- The understanding of the relationship between the colonnade and the horizontality of Building 1 is maintained.
- The formal composition of the east elevation of Building 1 is maintained.
- An additional storey built on to Building 1.
- New additions are set back or attached to elevations with low significance.
- Buildings of low significance are replaced with buildings built to purpose
- Provision is made for the retention of the camphor laurel as part of a landscaped forecourt.
- Maintaining the building footprint 'H' configuration.

As highlighted in the site analysis the existing streetscape is predominantly terrace housing to the north and east of the site. The preferred design concept responds to this with a lower building envelope to the north. This achieves an appropriate scale in relation to the terrace houses and also allows solar access to the public and private open spaces within the site.

Furthermore, the adaptive reuse of the Building 1 and retention of the existing building footprint 'H' configuration is ideal for planning residential apartments as it maximises the northerly aspects and views.

The proposed heights in the concept plan have been developed with regard to site's context and heritage significance.

6. Preferred Design Concept

The existing Building 1 reads as 5 storeys, but has an additional sub-basement level which is exposed to the West due to the topography of the site. The proposed additional one storey will result in a building height of six storeys above ground level. Due to the existing significant plant structures on the roof the additional height will be marginally above the height of the existing building. The upper storey is setback from the east and northern facades, which maintains the integrity of the northern façade of the building. A single storey addition will provide the opportunity for a modern interpretation of the heritage elements of the building that accentuates the heritage significance.

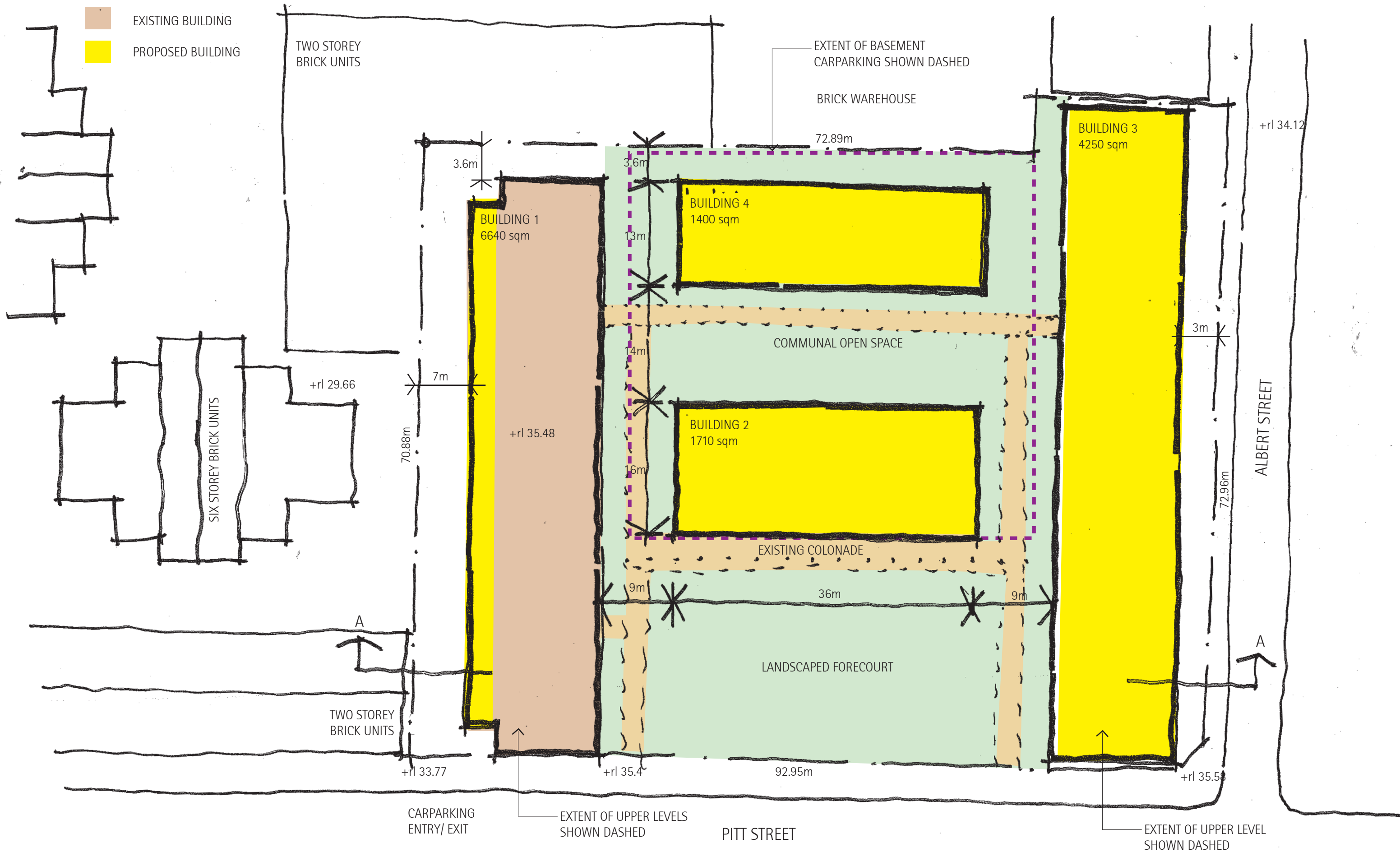
The sub-basement level will be utilised as a habitable storey and amenities for residents.

Building 2, spanning north/ south across the site, will be three storeys in height, which is significantly below the maximum allowable height of six storeys applying to this part of the site. The height of Building 2 has been kept to a lower level mediating the scale between Building 1 to the south and Building 3 to the north, which also assists in allowing solar penetration to the public and private open space. The upper level is set back from the existing eastern colonnade maintaining the heritage significance of this façade that addresses the public open space.

The existing Building 3 is two-three storeys in height and includes a sub-basement level. The proposed new building has a height that is three storeys above ground level. The existing building height is 10.05m and the proposed building height is 13.2m.

Proposed Building 4 is a three storey building adjacent to the western boundary of the site. The building will be located west of Building 2 and between Buildings 1 and 3, barely visible from either Pitt Street or Albert Street.

The preferred concept plan generally maintains the footprints of the existing building being the 'H' formation which allows for sensitive additions to the existing built form and creates a new public open space to the east and communal open space to the west.



FORMER RACHEL FORSTER HOSPITAL REDEVELOPMENT

DRAWING NO. 1 (1:400@A3)
DATE FEBRUARY 2007

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BE REPRODUCED WITHOUT WRITTEN CONSENT

PREFERRED DESIGN CONCEPT

BUILDING 1	6640 SQM
BUILDING 2	1710 SQM
BUILDING 3	4250 SQM
BUILDING 4	1400 SQM
TOTAL GFA	14000 SQM
FSR	2:1

Lippmann

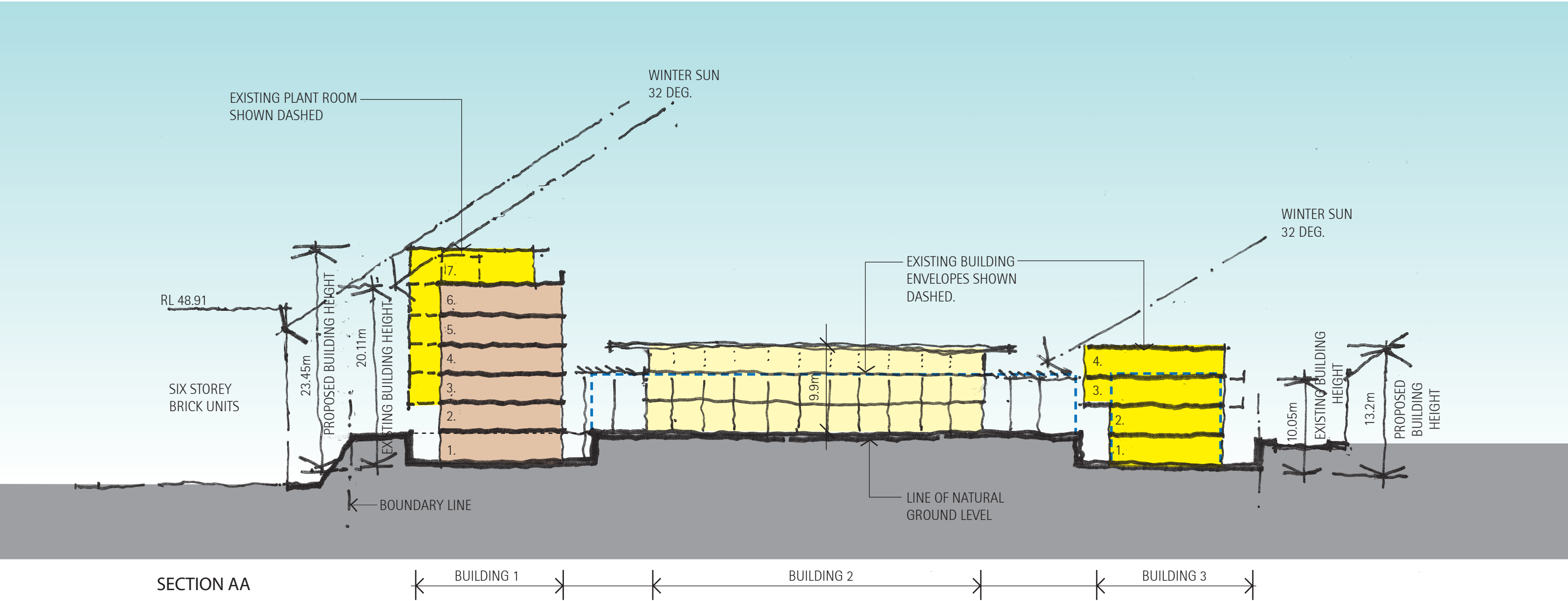
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- EXISTING BUILDING
- PROPOSED BUILDING

PREFERRED DESIGN CONCEPT



FORMER RACHEL FORSTER HOSPITAL REDEVELOPMENT

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DATE FEBRUARY 2007

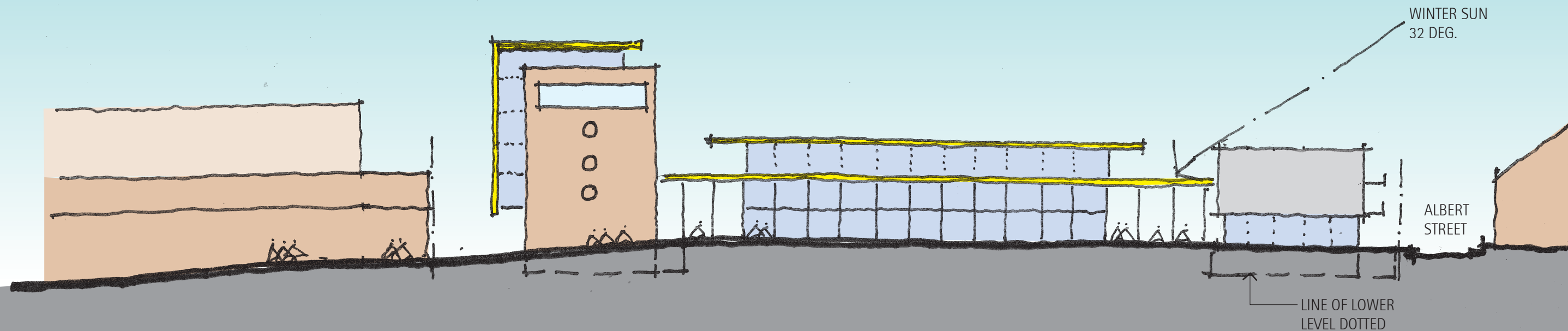
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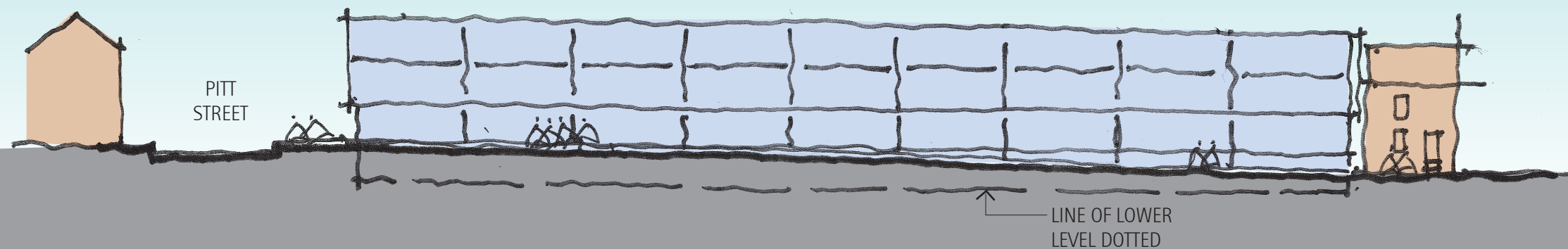
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PITT STREET ELEVATION

BUILDING 1 BUILDING 2 BUILDING 3



ALBERT STREET ELEVATION

BUILDING 3

FORMER RACHEL FORSTER HOSPITAL REDEVELOPMENT

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7. Government Agency Consultation

7.1 City of Sydney Council

City of Sydney Council is the local government authority to the Redfern Waterloo Authority area. The proposed development may be referred to Council for comment, as part of the Environmental Assessment process.

7.2 Roads and Traffic Authority

To date, no consultations have been made with the RTA. In accordance with the provisions of State Environmental Planning Policy No.11 – Traffic Generating Developments, the Environmental Assessment will be referred to the RTA for comment. Prior to the lodgement of the Environmental Assessment preliminary discussion will be held with the RTA.

7.3 Energy Australia

Consultation with Energy Australia will be undertaken to determine the suitability of existing infrastructure, and the size and location of any electricity transformer units if necessary on site.

7.4 Sydney Water

Discussions with Sydney Water will be undertaken to determine the suitability of the existing utility infrastructure to accommodate the proposed development.

7.5 Gas

A services survey will be prepared to identify the location of natural gas mains. The connection of the site with natural gas will be investigated as part of the preparation of the Environmental Assessment.

7.6 Telecommunications

A services survey will be prepared to identify the location of telecommunication infrastructure. Preliminary discussion will be held with Telstra to determine the suitability of the existing telecommunication infrastructure to accommodate the proposed development.

8. Conclusion

The proposed redevelopment of the former Rachel Forster Hospital Site will make a significant contribution toward the revitalisation of Redfern – Waterloo through the provision of high quality residential development; increased public open space and improved amenity; heritage protection and the improved potential for investment in the area.

The redevelopment meets the objectives of the Metropolitan Strategy for Sydney in relation to the provision of residential development in close proximity to public transport and achieves the vision outlined in the Authority's Built Environment Plan.

This Preliminary Environmental Assessment identifies the key issues that will need to be addressed in an Environmental Assessment for the former Rachel Forster Hospital Concept Application. It has been prepared to assist the Director General and the Minister for Planning in forming opinions of the Project's status as a Major Project under Clause 6 of the Major Projects SEPP and for the drafting of the Director General's Environmental Assessment Requirements.

The Redfern Waterloo Authority looks forward to receiving the Ministers Opinion for this important project.