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TRANSCRIPT OF PROCEEDINGS

O/N H-880357

NEW SOUTH WALES

PLANNING ASSESSMENT COMMISSION

RECORD OF MEETING

MR J. HANN, Chair

MR S. CHEONG, Member

PROF H. LOCHHEAD, Member

In the matter of:

**MODIFICATION REQUEST TO CONCEPT APPROVAL AND PROJECT
APPROVAL, FORMER RACHEL FORSTER HOSPITAL**

LOCATION:

**CLUB REDFERN
159 REDFERN STREET
REDFERN, NEW SOUTH WALES**

DATE:

2.00 PM, TUESDAY, 24 APRIL 2018

MR J. HANN: All right. Good afternoon. Before we begin, I would just like to acknowledge the traditional owners on the land in which we meet. And I would also like to pay my respects to the elders, past and present, and to the elders from other communities that won't be here today. Now, look, thank you for your attending this afternoon. Look, as it stands now, we don't have any registered speakers. However, if you wish to speak, if you could just raise your hand and the secretary will get your details, and we would certainly accommodate you if you would like to make a presentation this afternoon. If that's not the case, we nevertheless are happy to accommodate others that may arrive a little later, and we will offer them the same opportunity for a short period of time for due process.

But first of all, what I will do is I will take you through the process, which may better inform you as to where we're at in terms of the application before us. So welcome to this public meeting. It was proposed for the modification by Kmet Corporation Proponent, who is seeking to modify the concept plan to increase the height of building B and C from 4 to 6 to increase the maximum floor space ratio from 2 to 1 to 2.252 to 1 and permit neighbouring shops; also to modify the project approval to increase the height of buildings B and C, reconfigure the internal layout and external facades of the building, increase the number of apartments from 158 to 213, increase car parks from 138 to 160, and introduce 3993 square metres of affordable housing and provide two neighbourhood shops on the ground floor.

My name is John Hann. I'm the Chair of this Independent Planning Commission NSW panel which has been appointed to help determine this proposal. Joining me are my fellow commissioners, Professor Helen Lochhead, and Mr Soo-Tee Cheong. So before I continue, I should state, all appointed commissioners must make an annual declaration of interest identifying potential conflicts with their appointed role. For the record, we're unaware of any conflicts in relation to our determination of this proposal. In the interests of openness and transparency, today's meeting is being recorded and we have – will have a full transcript, and that will be produced and made available on the Commission's website.

So the purpose of the meeting is to give us an opportunity to hear your views. As I've just explained, and for those that might have arrived just a moment ago, we don't have any registered speakers at this point. Nevertheless, I will take you through some of the basic elements of the process for your benefit. The Commission is an independent authority for state significant development applications. The Commission is not involved in the department's assessment of this project and the preparation of the report or any findings within it. We have not been involved in any of those processes. This meeting is just one part of our process, and we've also briefed by the department, we've been briefed by the applicant, and we've also had a brief site visit today.

So the ground rules for today, given that we don't have any registered speakers, I won't go through those details. But what I would say is, if we do have some registered speakers in the short period of time that will remain for this meeting, we

would certainly expect that there's no interjections on the floor. And, obviously, we want to give maximum opportunity for those that do wish to speak. So we will sit tight. We will wrap it up shortly if there are no registered speakers. But, certainly, if you wish to speak, just make yourself known to the secretary at the back of the hall.
5 Thank you. My colleague Helen has just – the one thing I didn't mention is we also were briefed by the Council this morning.

So we've been briefed by the Department of Planning, we've been briefed by the applicant, and we've also been briefed by Sydney Council. And if you wonder why
10 this might seem awkward, it would – it really is important for us to give at least half an hour opportunity for people to arrive. I just might recap the details of what I've just said. But we don't have any registered speakers for today's meeting. If you would like to speak, it's possible to register now and address the meeting. No
15 problem if not, but we've literally just gone the process, who we are and so on. So we will close the meeting in about 30 minutes unless we have any registered speakers.

MS: So are we able – just one question: are we able to find out sort of the timelines where things might in relation to a development or - - -
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MR HANN: No. We will be working on this as quickly as we can in terms of making a determination. But if you've got any particular questions, address them to the two gentlemen at the back are the secretariat, David Mooney, and Rob Bisley, and they will help you with any particular details.
25

MS: Okay.

MS T. BOOTH: I do have a question. the modification is now approved. Is that the situation?
30

MR MOONEY: That might be best answered by John.

MS BOOTH: Sure.

MR MOONEY: And John – the panel and the consent authority set out to consider the modification

MS BOOTH: I know that we all plans to lawyers, and then I read this document say, well, it has all been approved, sort of we did it

MR HANN: No, we have been convened as a panel of three commissioners to determine it. So the modification I mentioned earlier, so there's modification proposal for the concept plan, and there's a modification for the project approval. And those two applications are before us now. They've not been determined, and
45 this is part of the process of determination.

MS BOOTH: So we should re-voice our complaints to you?

MR HANN: If you've got any particular submissions of any nature, then you can make those submissions to the Commission, and to do that it would be best to speak with the secretariat, the two gentlemen there, and they will assist you with making that submission in terms of when you need to get that in and how – what you should do.

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MS BOOTH:

MR MOONEY: Yes.

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MS BOOTH: Yes.

MR MOONEY:

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MS BOOTH: Okay. Well, I read my letter.

MR MOONEY: Yes

MS BOOTH: Okay. Sure.

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MR MOONEY: What's your name?

MS BOOTH: Trish.

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MR MOONEY: Trish. What's your last name?

MS BOOTH: Booth.

MR MOONEY: Booth.

30

MS BOOTH: B-o-o-t-h.

MR MOONEY: Now, just to be clear, the guy is going to be recording, and the transcript will be on our website.

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MS BOOTH: Okay.

MR MOONEY: So - - -

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MS BOOTH: I thought you would have already had a copy

MR MOONEY: Well, this is part

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MS BOOTH: Okay. I guess – let me have a look. I'm a resident of 4 Albert – on Albert Street, and I guess we had a – the hospital there previously, and they have torn down the hospital, of course, and my issue is with building D, I believe it is. There were discussions of having a veranda rooftop with a barbecue area and for entrances.

Originally, every property had an entrance. I think that has been changed to three entrances on Albert Street, and anyone who lives on Albert Street knows that when any of the residents leave their house, you hear their door open and their door close – close.

5

So now we're talking about three entrance areas that are going to facilitate 46 apartments in building D, not to mention the rest of the apartments situated on the block land who will come through our street to access the station because that is the quickest way to get to Redfern Railway Station, and I know in this document, it does go on to say that it has been approved. That's general access to a building. However, I think it's – I had my say. Everyone in that building should access through the centrepiece through Pitt Street and then walk down Albert Street if they wish to get to the station, but the doors opening and closing all night long on Albert Street is just going to destroy our privacy for the residents in the terrace of – on Albert Street.

15

MS: Do you agree?

MS BOOTH: There are Albert Street residents here. The other thing was – I haven't prepared for any of this. The increasing apartments, I know that they're saying it's for affordable housing. I'd like some guarantee of affordable housing. How do we know it's going to be affordable housing? The introduction of non-residential uses, I have a problem with. Initially, it was a supermarket. We have a supermarket on Chalmers Street. We have a supermarket in this complex. We have a supermarket on Regent Street, IGA. We don't need another supermarket on Pitt Street and Albert Street. The rooftop terrace on building D, I think I have already mentioned. We don't need people having barbeques immediately opposite our bedroom windows which is what the height levels would be. They would be looking straight into our bedrooms, hosting barbeques.

30

And, of course, the site itself has so much history and it has been destroyed. Whatever was meant to be preserved is no longer there. It was the first hospital for women in Australia, set up to educate women. Did it employ women? I don't even know the full history, but it's gone. It's been decimated and we have had to live next to this hole with dirt and dust and noise every morning at nine – at 8 o'clock in the morning and then it seems to stop at 10 o'clock in the morning and everyone goes home and nothing happens. And I have lived on Pitt Street and I have lived on Albert Street and I have been there for 20 years, and I quite enjoy the open space I have had for the last 10 years, but it would be nice to know when the construction's happening and whether or not it'll be completed, and I'm not quite sure on our chances of changing anything, but they are my concerns.

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MR HANN: Thank you, Trish.

MS BOOTH: Thank you. I would have prepared so do we have any clue on when it may start or end or - - -

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MR MOONEY: Does anyone else want me to take their

MR G. CHAPMAN: My name's Greg Chapman from Albert Street.

5 MR MOONEY: Greg Chapman?

MR CHAPMAN: Yes.

10 MR MOONEY: Do you want to go and take a seat at the front so that the audio - - -

MR HANN: Thanks, Greg.

MR CHAPMAN: My name is Greg Chapman. I live on Albert Street. And I've
15 been there for many years, as well. And I've noticed kind of a real deterioration in
terms of the amount of dirt flying around and kind of – but also the damage caused to
the properties by the heavy moving equipment kind of – I've got cracks in my walls
that have emerged since kind of the excavation started and the clearing of the block.
I took photographs of the walls kind of before the heaving moving equipment went
20 in. No cracks in the walls. Kind of there are now. And I will be looking for some
kind of assurance from the developers about dilapidation reports being done for all
residences along Albert Street because we're talking about a very narrow street and
it's fronting up against kind of excavation work which will be going right up to the
other side of a very narrow street.

25 And so there's clearly a great deal of potential for damage to be done to all of the
properties along Albert Street. And there really does need to be some protection for
the residents there at the moment so that they don't need to kind of wonder what
processes there are to follow if damage does arise. The other thing kind of I would
like to kind of support Trish on is in relation to the proposals for entertainment areas
30 on top of the rooves of the buildings or on top of building D. At the moment, we
have a series of apartments kind of behind us and when there's kind of entertaining
done at night, you can hear it right into the early hours. Kind of and the thing which
is important to point out here is that is despite a huge brick wall being between all the
residences of Albert Street and that apartment complex. So there is already some
35 insulation for noise except we get it.

PROF LOCHHEAD: So how high is the rooftop?

MR CHAPMAN: Well, kind of I think it varies but in – it would be between, kind
40 of, I would imagine, 15 to 20 feet. And yet we get noise that kind of emanates from
below the level of the wall. So the insulation of the wall doesn't actually stop us
being aware of what is going on. The case for the proposal at the moment is that
there wouldn't be any type of noise insulation and it would just be direct. And the –
it would be kind of up and down the street. And, as you know, sound travels very,
45 very clearly and sound travels particularly clearly at night. And so I kind of would
like to raise an objection to that element of the proposal and then I kind of just

had a question to ask kind of about what you might consider because there seems to be kind of – I think Trish is very right.

5 There's a plethora of supermarkets and small shops around. Kind of there's no real need for another kind of shopping centre or another supermarket. And if there's a push for kind of low income housing, why can't it be kind of low income housing rather than another supermarket?

10 MR HANN: Thank you very much. Thank you.

MR CHAPMAN: So that's the question I leave you with.

15 MR HANN: So we will take any other submissions that are registered over the next 15/20 minutes or so and then we will wrap it up if there aren't any others. Are there any more?

MR MOONEY: Anyone else – you would like to say something?

20 MS G. LAKE: Yes.

MR MOONEY: Take a seat. What's your name?

MS LAKE: Gale Lake – L-a-k-e.

25 MR MOONEY: L-a-k-e.

MS LAKE: Yes.

30 MR MOONEY: Take a seat in front of the microphone for the sound.

MR HANN: Thanks, Gale.

35 MS LAKE: When the – when the demolition finally started, there was a – we undertook in our house to get a dilapidation report before this process started because the – and when I rang the developer's office saying, "Well, how do I - - -"

PROF LOCHHEAD: Excuse me, what street do you live on?

40 MS LAKE: Albert Street.

PROF LOCHHEAD: Albert Street.

45 MS LAKE: And when I asked how I could submit it to the developer, I was told that the – according to them the dilapidation reports had been done on one or two buildings and that ours wasn't deemed to be in danger when the fact is – when the – when that side of the hospital on Albert Street was being knocked down, there was extreme vibration – extreme vibration coming through the road, despite the road base

and everything else that is put down there. So therefore, yes, I too would like some assurance in terms of I want the dilapidation – the report that I had done accepted because I'm not kidding – when the bulldozers came in to knock that down, there was vibration.

5

Paintings were vibrating off the wall, and considering the level – the depth in which the developers will need to go in relation to parking – and now that parking has increased as well from 150 to 178 – whatever it is. I can't remember the latest report, but what – you know – are the excavators going to be – there are two kinds of excavators from what I can work out. There is the more expensive one that delivers less vibration and then there's a cheaper one that is – delivers more vibration. So there are these sorts of issues. We know it's going to be developed. That's fine. We've waited a long time for it and, you know, it is like – you know, we're going to have to put up with the dust.

15

We know all of that. But we won't be putting up with the asbestos from the early days, which is great, but the fact is we need to know that there is going to be some level of care and respect for the surrounding neighbourhood because what is changing about Redfern through all of the development right down Regent Street and whatever else, it's very much losing its community feel and we understand that Sydney is growing but we would like to feel part of that growth instead of feeling as though that we're trying to stop it because we're not trying to stop it. We're just trying to actually live through it maintain a community that we feel very strongly about.

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MS: I'd love to stop it.

MS LAKE: Yes. Well, that's not going to happen. We know that. So – yes. Thank you.

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MR HANN: Thank you very much, Gale.

MS: Thank you.

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MR MOONEY: Right. I think you're the last community member here. Would you like to speak as well?

MS: Well, I think my fellow Albert Street residents have said everything.

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MR MOONEY: you want to say?

MS: no one else

MR MOONEY: All right.

45

MR HANN: Sorry, David?

MR MOONEY: There's probably not a need to - - -

5 MR HANN: No, no. I think – look, we appreciate those that have spoken and that's
the whole purpose – is us to listen to what your particular issues and concerns
are, so thank you for coming forward and presenting, but on the basis that we have
no other registered speakers and there's no one here that wishes to speak that hasn't
already, then we will wrap the meeting up and we undertake to, obviously, determine
the application as soon as practicably possible, but thank you very much for
attending.

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MR MOONEY: Thank you.

MATTER ADJOURNED at 2.17 pm INDEFINITELY