

This meeting is part of the determination process.

Meeting note taken by: Robert Bisley

Date: 24 April 2018

Time: 9am

Project: Former Rachel Forster Hospital, Pitt Street, Redfern (MP 07_0029 MOD 1 and MP 09_0068 MOD 1)

Meeting Place: Independent Planning Commission Office, Level 3, 201 Elizabeth Street

Attendees:

IPCN Members: John Hahn, Helen Lochhead and Soo-Tee Cheong

IPCN Staff: David Mooney and Robert Bisley

Department of Planning and Environment (Department): Ben Lusher and Amy Watson

Meeting Purpose:

For the Department to brief the Commission on the Former Rachel Forster Hospital, Pitt Street, Redfern project modifications.

The Department briefed the Commission on the following matters:

- A history of the site and the Department's involvement with the project.
- A summary of this modification.
- The State Environmental Planning Policy (affordable rental housing) 2009 (SEPP):
 1. The SEPP does not apply due to the presence of the heritage item.
 2. Council objected to the proposal as SEPP should not be used to justify the uplift in gross floor area proposed.
 3. The Department sees the proposed affordable housing as a substantial social benefit of the modification.
- Council raised concerns that the additional floors on buildings B and C reduce the visual prominence of the former Rachel Forster Hospital building and its heritage significance.
- Council raised concerns to the Department regarding the modification's inconsistencies with Apartment Design Guidelines and tree removal.
- The Department's assessment considered:
 1. The proposed density uplift to be justified by the proponent's contribution to affordable rental housing.
 2. Setbacks of Building C are sufficient to preserve the heritage significance of the Rachel Forster Hospital building.
 3. Building separation of the bottom 4 floors of the buildings are generally maintained from the original project approval – noting they don't comply with the Apartment Design Guidelines.
 4. Additional conditions were applied to address the impacts and interaction of the top two floors on Building B and C.
 5. There were some solar impacts of the proposal between 9am-10am however these impacts ceased after 11am. The Department considered the solar impacts acceptable.
 6. Reinstatement of the colonnade extending from Building A to Building D.
 7. Ventilation – onus on proponent to demonstrate effectiveness
- The Department's assessment also included a full consideration of, cross ventilation, use of rooftop spaces, building entries, traffic and the provision of parking.

Documents: N/A

Outcomes/Agreed Actions:

The Department to confirm:

- How much of the site identified for deep soil planting was paved.
- If the changes to the fence line impact on the open space calculations.
- PCA's role as a determination authority

Meeting closed at: 9:50am

This meeting is part of the determination process.

Meeting note taken by: Robert Bisley

Date: 24 April 2018

Time: 10am

Project: Former Rachel Forster Hospital, Pitt Street, Redfern (MP 07_0029 MOD 1 and MP 09_0068 MOD 1)

Meeting Place: Independent Planning Commission Office, Level 3, 201 Elizabeth Street

Attendees:

IPCN Members: John Hahn, Helen Lochhead and Soo-Tee Cheong

IPCN Staff: David Mooney and Robert Bisley

City of Sydney Council (Council): Graham Jahn, Cindy Cheung and Shannon Rickersky

Meeting Purpose:

For Council to brief the Commission on the Former Rachel Forster Hospital, Pitt Street, Redfern project modifications.

Council briefed the Commission on the following matters:

- Council strongly supports the provision of affordable housing with a target of delivering 7.5% of all housing across the Local Government Area being affordable.
- Despite the provision of affordable housing, Council recommends that the modification does not proceed.
- Council objections to the modification on three grounds:
 1. Amenity:
 - The additional height to accommodate the increased floor space is not consistent with the principles of the Apartment Design Guidelines.
 - The reduced separation leads to a number of flow on issues with cross ventilation, solar access, way finding and communal open space.
 2. Design excellence:
 - The building is not of sufficient standard due to design, materials, type, form and sustainability.
 - Presentation of the Building D façade modification is not appropriate with the character of Albert Street.
 - The external appearance does not improve the public domain.
 - The heritage item is in jeopardy due to the construction impacts of the car park.
 3. State Environmental Planning Policy (Affordable Rental Housing) 2009 (SEPP):
 - Doesn't apply due to the presence of a heritage item.
 - Department's report relies too heavily on a SEPP that doesn't apply, therefore Council believes that the Department's report is defective.

Documents: N/A

Outcomes/Agreed Actions: N/A

Meeting closed at: 10:45am

This meeting is part of the determination process.

Meeting note taken by: Robert Bisley

Date: 24 April 2018

Time: 10:55am

Project: Former Rachel Forster Hospital, Pitt Street, Redfern (MP 07_0029 MOD 1 and MP 09_0068 MOD 1)

Meeting Place: Independent Planning Commission Office, Level 3, 201 Elizabeth Street

Attendees:

IPCN Members: John Hahn, Helen Lochhead and Soo-Tee Cheong

IPCN Staff: David Mooney and Robert Bisley

Proponent: Daniel McNamara (Kaymet), Riccardo (Tony Owen Partners), Tony Owen (Tony Owen partners)

Meeting Purpose:

For the proponent to brief the Commission on the Former Rachel Forster Hospital, Pitt Street, Redfern project modifications.

The proponent briefed the Commission on the following matters:

- A summary of the development, including how the proponent believes this modification is an improvement/refinement of the existing project approval.
- The improvement in design complies with the Apartment Design Guide other than building separation.
- All floor space sought above the 2:1 ratio will be designated as affordable housing (25% of all gross floor area will be affordable housing – that being between 60-80 units).
- Proponent originally intended retail premises on the ground floor, however this has been replaced with neighbor shops in response to objections contained in stakeholder feedback.
- The cladding proposed is not of the flammable nature.
- The public interest in the proposal stems from the original project approval and the poor consultation process that occurred during its approval.
- Rooftop communal open space for Building A was not considered as it would have required structural heights above permissible levels.
- The modification meets the apartment design guideline open space gross floor area requirements without considering the rooftops gross floor area.
- The modification improves the interface between the buildings, reducing the potential amenity impacts on residents.
- The bottom four floors of Buildings B and C have an improved layout.
- The modification will result in a slight additional overshadowing of the George Street western building (during the 9-10am July period). However, the building has very few impacted windows and there will be no overshadowing of living areas.

Documents: N/A

Outcomes/Agreed Actions: N/A

Meeting closed at: 12pm