



CHANGES TO RESIDENTIAL DEVELOPMENT ON FORMER HOSPITAL SITE APPROVED

Friday 8 June 2018

The state's Independent Planning Commission has signed off on reworked plans for a residential apartment development in inner-Sydney.

Kaymet Corporation applied to the Department of Planning and Environment to modify its previously approved proposal to build four apartment blocks on the former Rachel Forster Hospital site at Redfern.

Under the revised plans, the height of two of the residential buildings would increase from four to six storeys, while the overall number of apartments would rise from 158 to 213.

Other proposed changes include:

- the reconfiguration of the internal layouts and external facades of all four buildings
- the introduction of two new neighbourhood shops on the ground floor
- an increase in the total maximum gross floor area by 1746 m²
- the introduction of 3993 m² of affordable rental housing floor space
- an increase in parking spaces from 138 to 160

The Department referred the application to the Independent Planning Commission (IPC) in March this year after receiving objections from City of Sydney Council and residents.

Concerns centred on the development's incompatibility with the character of the surrounding neighbourhood, solar access and overshadowing, density and design, increased traffic and other amenity impacts.

IPC Chair, Professor Mary O'Kane AC, appointed a three-member Panel – comprising Mr John Hann (Chair), Professor Helen Lochhead and Mr Soo-Tee Cheong – to determine the matter.

The Commissioners met with the applicant and undertook a site inspection, were briefed by the Department on its assessment report, and held a public meeting at Redfern on Tuesday 24 April to listen to the community's views.

Following careful consideration, the IPC has today approved the proposed modifications to the Concept Plan and Project Approval, subject to conditions requiring design changes to improve the upper levels of the development.

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In its Determination Report, the Commission noted the proposed modification “is not inconsistent with the heritage values” of the former hospital site and is in the public interest.

“The Commission is satisfied the site attributes, the merits of the proposal and its additional floor area, and the benefits of the proposed social housing, when taken together, are an appropriate outcome for the site,” the Report stated.

“The Commission also finds that the conditions will sufficiently ensure that the principles of the Apartment Design Guideline are achieved and adequate amenity will be achieved for the apartments. The Commission is also satisfied with the Department’s assessment of other matters, including introduction of neighbourhood shops, design excellence, traffic, parking and travel demand.”

The Independent Planning Commission’s Determination Report is available for download here:
<http://ipcn.nsw.gov.au/projects/2018/03/modification-request-to-concept-approval-and-project-approval>

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