

87 Lower Fort Street Redevelopment (Former Older Women's Network Facility)

For the Millers Point Website

Millers Point Accommodation Plan

In February 2014, the NSW Government announced the sale of properties in Millers Point, Dawes Point and The Rocks to reinvest the proceeds into delivering more social housing for disadvantaged people across Sydney and regional NSW. So far those sales have delivered over 1,416 homes and 295 more are in construction.

<https://www.millerspoint.facs.nsw.gov.au/new-homes-funded-by-millers-point>

87 Lower Fort Street is part of the Millers Point policy to divest itself of surplus Government land to fund more social homes. The site itself is small at around 700m², with a vacant building in a prime location for new residential use. Revenue from its sale would fund four to six new social dwellings for families on the waiting list.

The Site

The existing building was erected in 1952 as a baby health clinic and later repurposed as the Older Women's Network facility in 2004. That facility closed in December 2014 and the building has remained vacant since as the building is of poor quality, not fit for adaption, and with no immediate need for it. However, with appropriate remediation the site would be ideal for residential use in keeping with the heritage and residential context, and scale of surrounding buildings.

There is considerable existing open space nearby at Observatory Hill, the Barangaroo Reserve, Pottinger Park, Dawes Point Park, and Argyle Place.

The site is located within a Heritage Conservation area, but neither the site nor structure is listed on the Local or State Heritage Registers.

The Proposal

The Development Application submitted to City of Sydney Council on 3 March 2020 (DA D/2020/182) seeks approval for demolition of the existing structure, subdivision of the site into two lots, and remediation where necessary.

The demolition works and subdivision will ready the site for sale (it is zoned R1 – General Residential). Consequently, a subsequent design and application for residential development itself will be prepared by a future owner. The new owner will prepare and lodge a development application to the City of Sydney for consideration and consent in due course. The laneway to the south that gives access to properties on Argyle Place will remain accessible 24/7 through an "Easement for Access" that will remain "On Title". Access will also remain during and after demolition and during construction of new buildings by the future owner.

Site Works

The demolition and remediation will take place, pending development consent, later in 2020 and take up to four months, and follow conditions issued by the City of Sydney in the consent. Site fencing will be erected during demolition and remediation. The land sale is anticipated soon after demolition and subdivision, sometime in late 2020 or 2021.

More detailed information on the history of the site can be found in the DA documentation available on Council's web site.

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Frequently Asked Questions:

Q: What are the future plans for the Site?

A: The proposal seeks approval for demolition and remediation works to make the Site suitable for residential use. The Site will be sold and proceeds reinvested to deliver social housing across the wider Sydney area and regional NSW. A subsequent design and application for residential development itself will be prepared by a future owner.

Q: What is happening to the trees/vegetation?

A: A survey of all existing trees on site was undertaken by a qualified arborist. The continued growth of some of the trees/vegetation may threaten the integrity of retaining walls and fences (rear of Site). It has been recommended that trees are removed, apart from trees 6 and 9 (see DA attachment *Arboriculture Impact Assessment*).

Q: What is happening with the retaining wall running along the public footpath?

A: The wall would remain. Minor works may be undertaken to ensure structural integrity, if necessary

Q: Is there an opportunity for the Site to be used for other uses (i.e. open space)?

A: There is already considerable existing open space nearby at Observatory Hill, the Barangaroo Reserve, Pottinger Park, Dawes Point Park, and Argyle Place. Revenue from the sale will fund four to six social homes and reduce the waiting list for homes.

Comments on the development application should be addressed to the City of Sydney as the consent authority at: <https://online2.cityofsydney.nsw.gov.au/DA/OnExhibitions>

If you wish to contact Land and Housing Corporation, please email:
MillersPoint@facs.nsw.gov.au