



11 June 2019

Mr David McNamara
Director – Key Sites Assessments
Department of Planning and Environment

By email: David.McNamara@planning.nsw.gov.au
cc: Andy.Nixey@planning.nsw.gov.au

Dear Mr McNamara,

**11 Gibbons Street, Redfern - Social and Affordable Housing (SSD 7749)
Request for Additional Information**

The Independent Planning Commission (**Commission**) has reviewed the Department of Planning and Environment's (**Department**) Assessment Report for 11 Gibbons Street, Redfern SSD 7749 (**the Project**) as well as the Applicant's Environmental Impact Statement and associated documentation, including the Response to Submissions (**RtS**).

The Commission is seeking further information related to the proposed mechanical ventilation system (**ventilation system**) and the proposed building setback (**building setback**) from Marian Street as part of its consideration of the Project:

1. The Commission would like to understand the assessment that has been undertaken by the Department to satisfy itself that the ventilation system will provide adequate, safe and effective ventilation for future residents.
2. The Commission would like additional information on how the ventilation system would operate in the event of a power failure.

The RtS dated 21 February 2019 states that:

“Northrop has confirmed that the planned [solar] PV system coupled with battery storage can power the operation of the COAS which will run continuously. This addresses Council's concerns relating to running costs being passed onto residents and system failure in a power outage”.

The Commission notes that no battery storage appears to be proposed for the site and advice from Northrop dated 24 April 2019 stated that battery storage for this Project is not feasible. Additionally, the Commission notes that the proposed substation appears to be located below designated flood design levels and the site is identified as being flood-affected.

In consideration of these points, the Commission would like further information on how the ventilation system would operate in the event of a power failure, including the proposed back up power source and its proposed location.

3. The Commission seeks to understand the proposed process for the ongoing maintenance and cleaning of the ventilation system and how this will be managed within the private residences.

The Commission is also seeking further information about the Project's building setback to Marian Street in consideration of pedestrian amenity:

4. The building setback of the Project to Marian Street is 0.8m.

The Council's letter dated 12 March 2019, refers to the Redfern Centre Urban Design Principles (**RCUDP**) and recommends *"that a 1.5m setback from the boundary of Marian Street to the face of the building is required for footpath widening akin to what has occurred to the north side of Marian Street."*

The Commission notes that RCUDP states: *"To Marian Street - 1.5m for footpath widening to an average width of 3m"*.

From the further information received from the DKO drawing number SK140 Revision A, dated February 2019, received from Applicant on 16 May 2019, the building on the north side of Marian Street (7-9 Gibbons Street) has a setback of 1.3m. Note: this appears not to be 1.5m as suggested by Council.

The Commission would like to understand the capacity of the Project to incorporate a further 0.5m setback, to be consistent with the 1.3m setback at 7-9 Gibbons Street referred to in Council's letter.

The Commission would appreciate if the Department could provide a response to the above questions by Wednesday 19 June 2019.

If you have any questions, please contact Olivia Hirst, Planning Officer on 9274 6583 or olivia.hirst@ipcn.nsw.gov.au.

Regards,



Sam McLean
Executive Director
Independent Planning Commission NSW Secretariat