

Anna Summerhayes

From: [redacted]
Sent: Tuesday, 27 August 2019 3:27 PM
To: Olivia Hirst
Subject: RE: 11 Gibbons St Redfern

Hi Olivia,

I thank you for the opportunity to comment on draft Conditions B58 and E43. I note your advice that the southern laneway connecting William Lane and Gibbons Street is not proposed to be dedicated.

I have liaised with the relevant internal teams on the proposed dedication (noting that it was not part of the originally submitted application).

Rather than through conditions of consent, a planning agreement is the City's preferred method of securing land dedication and public domain improvement works with a SSD. It is also important for the applicant to engage with the City where the City will own the asset and land, even when the City is not the consent authority. The City's planning agreements provide the appropriate mechanism for developer's works, addressing things like inspections, design codes, technical specifications, security bonds, defects liability etc.

Planning agreements have been used in this way with other SSDs. Two examples are ATP Eveleigh SSD7317 (Condition B4) and Sandstones Bridge Street SSD7484 (Condition A13). Negotiation on similar planning agreements with Sydney University for SSD15_7417 & SSD17_8636 are underway.

I note that the applicant is familiar with the City's planning agreement requirements by virtue of their development at 338 Botany Road (D/2019/87).

Other comments to note are:

- The proposed dedication needs to be clearly shown on the documentation. It is assumed that the dedication is 0.8m footpath widening on Marian Street and 3.2m footpath widening on Williams Lane. If so, the building on the upper floors encroach into these proposed dedicated area and are beyond what would normally be allowable to the City.
- It is not clear whether the two corner splays are also to be dedicated.
- The Marian Street public domain will require new street trees in accordance with the Street Tree Master Plan. The proposed awning will need to be amended to allow for street trees with a minimum setback of 1.5m from the face of the kerb.
- There is a Remedial Action Plan for this site. Any land that is to be dedicated to the City must not be encumbered by an Environmental Management Plan or Long Term Environmental Management Plan.
- The building should be adjusted to ensure that the structure, including gates and doors during opening and closing operations, do not encroach upon the Council's footpath area.
- Draft Condition B58 is only correct if the land is dedicated prior to CC? To approve the works for the land dedication under 138 Roads Act 1993, the land must be of the road. These dedication works are normally approved as part of a planning agreement.

Regards,

Michael

From: Olivia Hirst <Olivia.Hirst@ipcn.nsw.gov.au>
Sent: Friday, 23 August 2019 12:19 PM
To: [redacted]
Subject: RE: 11 GIBBONS ST REDFERN

Hi Michael,

The plans listed on the draft consent provided by the Department (attached) include the relevant plans to be considered by the City. Whilst the Commission is considering some changes to the conditions (the reason why the numbering has gone beyond the original B55) any changes will only be confirmed once the SSD is determined..

To assist I have attached a letter that was sent to the Department of Planning yesterday seeking feedback on amendments to a number of conditions/additional conditions that the Commission are currently considering.

In case it is of any assistance the Applicant has advised that they met with the Public Domain team regarding the project in April – I believe they met with Susan Miles, Council’s Senior Public Domain Coordinator in City Infrastructure & Traffic Operations and other attendees were Paul Brisby and Alan Zois Margaris. My colleague has also been liaising with Vanessa Cagliostro regarding the same proposed condition to be applied to 80-88 Regent Street Redfern.

The additional information on the website includes some plans with additional mark ups i.e. distance between building and centreline of the street - but there has been no changes to the actual design of the building proposed in relation to the public domain. As such, some of the additional information on the website may or may not be useful to you.

The southern laneway connecting William Lane and Gibbons Street is not proposed to be dedicated to Council.

Please let me know if you have any further queries.

Kind regards,


Olivia Hirst | Planning Officer
Independent Planning Commission NSW
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New South Wales Government
Independent Planning Commission

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From: [redacted]
Sent: Friday, 23 August 2019 10:00 AM
To: Olivia Hirst <Olivia.Hirst@ipcn.nsw.gov.au>
Subject: RE: 11 Gibbons St Redfern

Hi Olivia,

As discussed, given the tight timeframe that you have provided the City, and in order for the City to properly appreciate the 2 'dedication' conditions in the context of all the draft condition, can you please provide the City with a full set of the current set of draft conditions. For example, in the version recommended by the Department, the last 'B' series condition is B55, however the condition you seek comment on is B58. In addition, given the volume of 'additional information' on the IPC website of which a number relate to the ground plane, can you please confirm which set of drawings the Commission is considering 'stamping'. Your response would be appreciated so that I can direct my public domain colleagues, who are not familiar with SSDs and the IPC website, to the relevant documentation in order to try to meet your tight timeframe. Can you also confirm whether the proposed southern laneway connecting William Lane and Gibbons Street is proposed to be dedicated to the City. I await your response.

Regards,

Michael

From: Olivia Hirst <Olivia.Hirst@ipcn.nsw.gov.au>
Sent: Thursday, 22 August 2019 5:42 PM
To:
Subject: 11 GIBBONS STREET

Hi Michael,

Please see attached letter for your consideration.

Kind regards,

Olivia Hirst | Planning Officer


Independent Planning Commission NSW
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