

Anna Summerhayes

Subject: FW: HPE CM: 11 Gibbons St Redfern Request for Comment on Conditions
Attachments: Letter to the DPIE Re Conditions 11 Gibbons St Redfern.pdf

From: Andy Nixey <[redacted]>
Sent: Wednesday, 28 August 2019 9:23 AM
To: Olivia Hirst <Olivia.Hirst@ipcn.nsw.gov.au>
Cc: Cameron Sargent <[redacted]>; David McNamara <[redacted]>
Subject: 11 Gibbons St Redfern Request for Comment on Conditions

Hi Oliva

Thanks for sending through the amendments currently being considered by the Commission to the Department's recommended conditions.

We've discussed the amendments and can confirm the Department has no concerns regarding the proposed changes to conditions B12, new condition B13 (suggest this becomes B12A), new conditions B57 and B58, or new condition E43.

Regarding the changes to conditions B7, B9, B27 (B28 in your letter), E4, E5 and E9, the Department previously responded to these same suggested changes from the Applicant to the Commission on 14 May 2019. We maintain our view as follows:

- B7. This is a standard GFA condition that has been included on other SSD consents in Redfern and it is always a requirement that this condition be satisfied prior to issue of any CC.
- B9. Condition is as recommended by UGNSW and is consistent with other SSD consents in Redfern.
- B27. Condition is as recommended by Council.
- E4. Condition is as recommended by UGNSW and is consistent with other SSD consents in Redfern.
- E5. Public domain improvement works need to be completed prior to any occupation. If not, the completion of the public domain works becomes uncertain as it is unclear what the relevant OC for the public domain works is and what incentive there would be for the Applicant to complete these works in a timely manner.
- E9. Condition is as recommended by RMS.

With regard to new condition F18, the Department considers this condition to be unduly onerous, goes beyond the requirements of the BCA and will result in an ongoing cost implication to SGCH. The Department also notes condition A23 requires all plant and equipment to be maintained and operated in a proper and efficient manner, and condition E29 requires the mechanical ventilation system to satisfy the BCA and AS1668.

Happy to discuss further if required.

Kind regards

Andy Nixey
Principal Planner
Key Sites Assessments
NSW Planning, Industry & Environment | GPO Box 39 | Sydney NSW 2001
T [redacted]



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From: Olivia Hirst <Olivia.Hirst@ipcn.nsw.gov.au>

Sent: Thursday, 22 August 2019 7:04 PM

To: David McNamara <David.McNamara@planning.nsw.gov.au>

Cc: Andy Nixey <Andy.Nixey@planning.nsw.gov.au>; Cameron Sargent <Cameron.Sargent@planning.nsw.gov.au>

Subject: HPE CM: 11 Gibbons St Redfern Request for Comment on Conditions

Hi David,

Please see attached letter for your review and consideration.

Kind regards,

Olivia Hirst | Planning Officer

Independent Planning Commission NSW

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