

11 Gibbons St, Redfern - SSD 7749

31 July 2019

Kim Gray
Development Manager – Development & Property Services
St George Community Housing
Level 5, 38 Humphreys Lane
Hurstville NSW 2220

Dear Kim,

Re: 11 Gibbons St, Redfern - IPC Responses

The intent of this letter is to provide responses to the queries raised from the Independent Planning Commission's (IPC) independent peer reviews for the 11 Gibbons St, Redfern project specifically around the design of the mechanical system which includes the Centralised Outside Air System (COAS).

Northrop has been engaged by Lendlease for the design development for the following disciplines;

- Mechanical Engineering;
- Electrical engineering;
- Hydraulics & Fire engineering,
- Sustainability;
- Structural Engineering; and
- Civil Engineering.

Northrop were engaged on this project to develop the design following the Development Application (DA), to enable the issue of a Construction Certificate (CC) and an Occupation Certificate (OC) following construction.

The conceptual mechanical system design that was submitted as part of the DA documentation was carried out by another consulting engineer, Northrop have developed this design further to be fully compliant with the National Construction Code (NCC 2019; formerly BCA) and all relevant Australian Standards. A number of the comments raised by the peer reviewing engineer around compliance have been addressed as part of this design development, and we have provided responses to demonstrate compliance with all relevant guidelines and standards in the attached table collated by Lendlease for convenience.

Should there be any queries, please don't hesitate to contact the undersigned.

Kind Regards,

A blue ink handwritten signature, appearing to read "Amir Girgis", with a stylized flourish at the end.

Amir Girgis
Principal | Sustainability Manager
Northrop Consulting Engineers Pty Ltd

A grey ink handwritten signature, appearing to read "George Harris", with a stylized flourish at the end.

George Harris
Mechanical Engineer
Northrop Consulting Engineers Pty Ltd