

26 July 2019

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Sam McLean  
Executive Director  
Independent Planning Commission  
Level 3, 201 Elizabeth Street  
Sydney NSW 2000

Attention: Olivia Hirst  
By email: [olivia.hirst@ipcn.nsw.gov.au](mailto:olivia.hirst@ipcn.nsw.gov.au)

Dear Olivia

**11 Gibbons Street, Redfern – Social and Affordable Housing (SSD 7749)**

Thank you for your correspondence dated 17 July 2019.

The City has considered the additional information provided by the Department of Planning, Industry and Environment and the applicant's consultants. In response, the City provides the following comments:

**Mechanical ventilation system**

As required by the Apartment Design Guide, the City recommended the careful siting and design of the building to address acoustic amenity and natural ventilation. Should it be intended to support the proposal, the City recommends that an independent peer review of the mechanical ventilation system be sought prior to determination of the application. The City is not in a position to review the mechanical drawings.

**Setback to Marian Street**

The setback to Marian Street is 1.5m as documented on drawing SK16.2E prepared by DKO. It refers to the Redfern Urban Design Principles prepared by GMU which requires a setback of *1.5m for footpath widening to an average width of 3m*. The proposal only provides for a 0.8m setback to Marian Street.

Pedestrians tend to have a buffer zone around them when walking. Pedestrians do not walk hard up against a building or other structures, but tend to have a 500mm clearance around them. There are existing street signs, light poles and the like along Marian Street that narrow the footpath and are also set in from the kerb.

The additional 0.7m setback for footpath widening is to provide 3m clear for pedestrians, allowing pedestrians to pass with comfort and ease.

Failure to provide a 1.5m setback to Marian Street prioritises the private domain over pedestrian amenity.

The concern with the impact on the SCGH office space and community hub (loss of 12m<sup>2</sup>) can be resolved with the reconfigured of the ground floor. This can be achieved by building to the Gibbons Street boundary and reducing the deep entry recess - this will add sufficient replacement floor space. A door from the street directly to the café can be provided for direct access.

The collective benefits of increasing the setback to Marian Street and removing the setback from Gibbons Street are as follows:

- will reinforce the street wall alignment on Gibbons Street,
- remove any areas of concealment along Gibbons Street and
- provide better pedestrian amenity and comfort along Marian Street.

### **Awning**

While the awning will provide for pedestrian amenity, it is noted that the primary purpose of the awning along the length of Marian Street is to provide deflection from downdrafts (refer to wind report).

If you require more information please contact Michael Soo, Area Planning Manager, on 9265 9574 or at [MSoo@cityofsydney.nsw.gov.au](mailto:MSoo@cityofsydney.nsw.gov.au)

Yours sincerely,



**Graham Jahn AM**  
**Director**  
City Planning | Development | Transport