

10 May 2019

Mr Stephen OConnor
Chair
Independent Planning Commission
Level 3, 201 Elizabeth Street
Sydney, NSW 2000

Dear Mr O'Conner

**11 Gibbons Street, Redfern (SSD 7449)
Response to Draft Conditions**

This response has been prepared on behalf of St George Community Housing (SGCH) (the Applicant) to address draft conditions for the above State Significant Development Application (SSD) prepared by the Department of Planning and Environment (Department) and available on the Independent Planning Commission's website. We note the draft conditions are the result of the assessment of the Response to Submissions and requests for further information provided to the Department.

We support the Department's assessment report and we support the draft consent. We have carefully reviewed the draft conditions and made recommendations to these as provided in Appendix 1. The comments to the conditions are only recommended to correct those conditions which are erroneous, amend those which the project cannot achieve and to provide certainty and clarity for SGCH. Our recommendations are made to ensure the timely delivery of the social and affordable housing project. Conditions not listed in Appendix 1 are accepted.

It is requested that the application is determined by the Independent Planning Commission in a timely manner. SGCH must meet its obligation to the NSW Department of Family and Community Services to complete construction by December 2020.

Please do not hesitate to contact Michael Woodland on 02 8459 7506 or Rebecka Groth on 02 8459 7510 or email rebecka@keylan.com.au in the first instance if you wish to discuss any aspect of this submission.

Yours sincerely



Michael Woodland BTP
Director
Appendix 1 Comments on draft conditions