

16 May 2019

Mr Stephen O'Connor
Chair
Independent Planning Commission
Level 3, 201 Elizabeth Street
Sydney, NSW 2000

Dear Mr O'Conner

**11 Gibbons Street, Redfern (SSD 7449)
Response to Independent Planning Commission Request**

This response has been prepared on behalf of St George Community Housing (SGCH) (the Applicant) to address the request for further information by the Independent Planning Commission during the meeting for the above State Significant Development Application on 13 May 2019.

Please see our response as follows:

IPC Request	Comments
1. Clarification on proposed Wind Mitigation Measures	<ul style="list-style-type: none"> • Please refer to the attached Wind Report submitted with the Response to Submissions (RTS) (Appendix 10 of RTS) • We refer the IPC to the RTS (Pages 4-8) prepared by Keylan Consulting which details the recommendations of the wind report and the proposed wind mitigation measures all of which have been incorporated into the plans
2. Mechanical Ventilation Explanation	<ul style="list-style-type: none"> • Please refer to the attached plans of mechanical ventilation system submitted with the RTS (Appendix 6 of the RTS) • We refer to the IPC to the RTS (pages 9-18) prepared by Keylan Consulting which details the design and findings of the proposed system
3. Site Plan showing development in the context of adjacent developments	<ul style="list-style-type: none"> • Please refer to the attached plans showing the relevant levels of the proposal and adjoining developments (Appendix 1 of this response)
4. Plans with Scale	<ul style="list-style-type: none"> • We refer the IPC to the plans detailing the appropriate scale (Appendix 2 of this response)
5. Screens on Level 3 (operable)	<ul style="list-style-type: none"> • The proposed 3m screens located in the North-East corner of on Level 3 are fixed as per the recommendation in the Wind Report • To investigate whether these screens could be operable would require further modelling and testing by the Wind Consultant • SGCH's preference is that the screens are fixed comply with the recommendations of the Wind report as well as for operational and management reasons as operating mechanisms in operable louvres can be damaged more easily with use

We trust this information clarifies the matter to enable the IPC to complete their consideration of the application.

Please do not hesitate to contact 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 Site Plans showing development in context
Appendix 2 Architectural plans with appropriate scale