



17 July 2019

Mr Graham Jahn AM
Director – City Planning, Development, Transport
City of Sydney

Attn: Maria O'Donnell

By email: modonnell@cityofsydney.nsw.gov.au

Dear Mr Jahn,

**11 Gibbons Street, Redfern - Social and Affordable Housing (SSD 7749)
Consideration of Additional Information**

On 11 June 2019 the Independent Planning Commission (**Commission**) wrote to the Department of Planning and Environment (now the Department of Planning, Industry and Environment) (**the Department**) requesting additional information (see Attachment 1) relating to 11 Gibbons Street, Redfern SSD 7749 (**the Project**). Specifically, the Commission sought further information relating to the Project's building setback to Marian Street to understand the capacity of the Project to incorporate a further 0.5m setback. This would be consistent with the 1.3m setback provided at 7-9 Gibbons Street, opposite the Project, as referred to in Council's letter (Council's response to the Response to Submissions) dated 12 March 2019.

The Department provided the Commission with a response on 26 June 2019 (see Attachment 2). The Department's response also included a letter from Keylan Consulting Pty Ltd, prepared on behalf of St George Community Housing (**the Applicant**) (see Attachment 3). With regard to the additional information received on the setback, the Commission is now seeking a response from Council on the following points raised by the Department and the Applicant:

1. The current proposal complies with the footpath width specified in the Redfern Centre Urban Design Principles.
2. The current proposal has a footpath capacity for 2,000 – 3,000 people per hour yet the predicted levels of pedestrians are likely to be less than 1,000 people per hour.
3. The issue of footpath capacity was not raised in any submissions.
4. The design has been through an extensive SSD Design Excellence Process (where Council was a participant) and the footpath width was regarded as appropriate.
5. The additional cost incurred in cantilevering the building will be around \$150,000.
6. The loss of 12 square metres of ground floor space will mean that the maximum number of staff that can be accommodated in the office will be 19 as opposed to the 26 under the current plan.

The Commission would appreciate if Council could provide a response to the Commission by Wednesday 24 July 2019.

If you have any questions, please contact Olivia Hirst, Planning Officer on 9274 6583 or olivia.hirst@ipcn.nsw.gov.au.

Regards,



Sam McLean
Executive Director
Independent Planning Commission NSW Secretariat

Enclosed: Attachment 1
Attachment 2
Attachment 3