

Xanthe O'Donnell

From: Michael Woodland <michael@keylan.com.au>
Sent: Friday, 23 August 2019 10:32 AM
To: Anna Summerhayes
Cc: Andrew Brooks; Kim Gray; Rebecka; Olivia Hirst
Subject: RE: For review and response - 11 Gibbons Street, Redfern - IPC drafted conditions
Attachments: Letter to SGCH Re Conditions 11 Gibbons St.pdf

G'day Anna

We refer to the IPC's letter dated 22 August 2019 regarding 11 Gibbons Street, Redfern (SSD 7749) which is currently being considered for determination.

We have prepared this response on behalf of the applicant (SGCH). Please take this email as confirmation of the applicant's acceptance of Conditions B58 and E43, subject to a minor proposed change to Draft Condition B58 only.

The applicant proposes to stage the Construction Certificates to start the demolition and site preparation works at the earliest possible time and would like to ensure that approval for the footpath works does not unreasonably delay these works. We note that this proposed amendment is consistent with other draft conditions previously recommended by the Department on this project. This will ensure reasonable flexibility to allow for building works to commence in a timely manner while still ensuring conditions are satisfied at the appropriate time.

Proposed minor amendment (in **RED BOLD** italics):

PUBLIC DOMAIN WORKS – MARIAN STREET AND WILLIAM LANE FOOTPATH DEDICATION
B58. Details of the widened William Lane and Marion Street footpaths along the site's frontage are to be in accordance with Council's Technical Specifications and approval for the works under section 138 of the Roads Act, 1993 is to be obtained prior to issue of a the relevant Construction Certificate.

Further, please note SGCH's engineers (Northrop) have designed the footpath levels in accordance with Council's policies in anticipation for this dedication. I can also advise that the applicant has met with the Council's Public Domain team to commence discussions on this matter. Once Development Consent is issued, SGCH will be in a position to submit its application to the Council for the public domain works.

SGCH are committed to delivering quality social and affordable housing within Redfern. We request that the application is determined in a timely manner.

If you have any further enquiries, please do not hesitate to contact me directly.

Best Wishes

Michael Woodland
Director

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From: Olivia Hirst <Olivia.Hirst@ipcn.nsw.gov.au>
Sent: Thursday, 22 August 2019 5:38 PM
To: Kim Gray <Kim.Gray@sgch.com.au>
Subject: 11 Gibbons Street, Redfern

Hi Kim,

Please see attached letter for your consideration.

Kind regards,

Olivia Hirst | Planning Officer

Independent Planning Commission NSW
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