

Consultant Brief: 11 Gibbons Street, Redfern

Overview

On 9 May 2019, the Independent Planning Commission (**Commission**) received the State Significant Development (**SSD**) Application for 11 Gibbons Street, Redfern from the Department of Planning and Environment's (**Department**) for determination. The Application was submitted by St George Community Housing Sustainability Pty Ltd (**the Applicant**). The Applicant is seeking approval to construct and operate an 18-storey social and affordable housing development at 11 Gibbons Street, Redfern.

The Commission is seeking a response to several outstanding questions relating to the proposed development specifically relating to the mechanical ventilation system. The response to these questions will assist in strengthening the Commission's understanding of the proposed ventilation system and help in determining whether the system would be reliable and effective in providing a comfortable indoor environment for future residents.

The Commission is therefore seeking the services of a highly qualified mechanical engineer to assist the Commission with reviewing the documentation associated with the proposed mechanical ventilation system submitted by Applicant.

Scope of works

The Commission is seeking an expert to undertake the following:

1. Review the relevant ventilation system documentation (**Attachment 1**) and other relevant documentation.
2. Advise whether the proposed noise mitigation measures will be effective i.e. would the proposed acoustic baffles on the door and window vents provide effective noise attenuation.
3. Advise whether the proposed fire mitigation measure (i.e. fire dampers) will effectively mitigate any potential fire risk associated with the ventilation system.
4. Advise whether the system would have the ability to provide future tenants with a comfortable and viable system of ventilation i.e. will the system be able to support the likely loads required particularly during extreme weather events.

Deliverable

1. A report that addressed the points identified in the scope of works. Consult with the Commission staff as necessary.

The consultant's response to the brief should include a timeframe of delivery and contingency for consultation with Commission staff as necessary. The Commission does not expect the project to take long than one week to complete.

The services are to be scoped as an upper limiting fee.

Service levels

The report is expected to be free of typos, grammatical and formatting errors.

Attachment 1:

Applicant Reports (ventilation related components):

1. Acoustic Impact Assessment
2. Design Verification Statement
3. Response to Issues Raised, Pages 9-18
4. Ventilation Plans
5. Acoustic report
6. Northrop advice
7. Northrop Advice Re Onsite Battery Storage