

From: [Oliver Cope](#)  
To: [James Groundwater](#)  
Cc: [Steve Barry](#); [Kendall Clydsdale](#); [Anthony Witherdir](#); [Annie Leung](#)  
Subject: RE: IPC Request for Comment on Draft Conditions - Redfern Mixed Use Co-living Development (SSD-32275057)  
Date: Thursday, 29 August 2024 4:41:50 PM  
Attachments: [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

Good afternoon James,

The Commission thanks the Department for its provision of advice, and accepts the Department's refinements in relation to A12, B2, B11, and the new condition BXX under Part B.

Regarding the Commission's proposed added condition at Part F relating to mechanical ventilation (last row of the table in Attachment A) and in response to the Department's advice, the Commission instead now proposes an amendment to condition E39, as follows:

<p>- <b>MECHANICAL VENTILATION</b> E39</p>	<ul style="list-style-type: none"><li>To ensure that the performance and functioning (<i>including in relation to air flow and quality, and not just acoustic compliance</i>) of the proposed mechanical ventilation system is monitored on an ongoing basis (should the consent, for example, be sold on to another developer)</li></ul>	<p>The mechanical ventilation system must be regularly <b>monitored and maintained</b> <del>and</del> in <b>good</b> working order at all times. <b>This is to ensure it complies with this development consent, its level of performance at time of commissioning and</b> as required by Condition B20.</p>
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Please reach out if you have any queries.

Kind regards,

**Oliver Cope | Planning Officer**  
Office of the Independent Planning Commission NSW  
Suite 15.02 Level 15 135 King Street Sydney NSW 2000  
e | [\[redacted\]](#) | p | [\[redacted\]](#) | [www.ipc.nsw.gov.au](http://www.ipc.nsw.gov.au)



**New South Wales Government**  
Independent Planning Commission



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From: James Groundwater: [\[redacted\]](#)  
Sent: Wednesday, August 28, 2024 2:56 PM  
To: Oliver Cope: [\[redacted\]](#)  
Cc: Steve Barry: [\[redacted\]](#); Kendall Clydsdale: [\[redacted\]](#); Anthony Witherdir: [\[redacted\]](#); Annie Leung: [\[redacted\]](#)  
Subject: RE: IPC Request for Comment on Draft Conditions - Redfern Mixed Use Co-living Development (SSD-32275057)

Good afternoon Oliver,

Please find attached the Department's comments on the recommended conditions of consent for the Redfern Co-Living Development (SSD 32275057).

If you have any further enquiries, please feel free to give me a call on [\[redacted\]](#)

Regards

**James Groundwater**  
Senior Planning Officer  
Key Sites Assessments  
4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150  
T 02 6289 6778



The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.