



Thu 28/02/2019 11:12 AM

Michael Holt

GANSW comments: SSD 9194 - 13-23 Gibbons Street, Redfern

To Ellen Mannix

Cc Media Hakim; Emma Kirkman; Paulo Macchia

You forwarded this message on 1/03/2019 11:49 AM.

181129_13-23 Gibbons St_SDRP response.pdf 138 KB	SDRP 2_13-23 Gibbons St.pdf 110 KB
---	---------------------------------------

Hi Ellen,

On 22 January 2019, the Department of Planning and Environment invited GANSW to review and provide comment on the EIS for SSD 9194 Student Accommodation - 13-23 Gibbons Street, Redfern. The proposal was first presented to the SDRP on 12 September 2018 with advice provided. A second SDRP session was held on 3 October 2018 with supplementary advice provided. In the SDRP session 2 letter, we recognised the work produced but reinforced our concerns, strongly urging the proponent to incorporate the advice so to demonstrate design excellence and quality outcomes. It was also noted that the proponent should not return to SDRP until an FSR compliant model was proposed.

We acknowledge the work undertaken to incorporate some of the issues raised in SDRP sessions, such as the podium modulation; articulation of the street corner along Gibbons St; and, the ground plane reconsiderations. However, many aspects have not been significantly developed and advice not fully considered, notably William Lane laneway accessibility and use; entry locations and articulation; noise mitigation through façade treatment and articulation; plant/services location and retail provision at grade; room dimensions and cross ventilation; demonstration of design excellence; and, the incorporation or inclusion of Aboriginal culture and heritage into the design proposal. We note: attendance at the SDRP does not immediately provide the proponent with design excellence nor justification for diverting a design competition process.

While a small number of changes have been made to the proposal in response to our advice these are not considered enough to alleviate our main concerns relating to FSR exceedance, scale, bulk and size and laneway activation.

We reiterate our summary recommendations in the attached advice and request that these be responded to as part of the Response to Submissions.

Best,

Michael Holt
Senior Design & Research Advisor

Government Architect NSW
L3, 320 Pitt Street, Sydney NSW 2000
GPO Box 39, Sydney NSW 2001
T +61 (02) 8275 1132
M +61 (0) 407 042 425
michael.holt@planning.nsw.gov.au
governmentarchitect.nsw.gov.au