



COMMISSION APPROVES 18-STOREY SOCIAL HOUSING PROJECT FOR REDFERN

10 September 2019

The Independent Planning Commission has approved with conditions a new multi-million-dollar social and affordable housing development at inner-city Redfern.

St George Community Housing Sustainability Limited (the Applicant) lodged a State Significant Development (SSD) application to build an 18-storey tower and podium at 11 Gibbons Street, Redfern, containing 160 social and affordable housing apartments with ground-floor office, retail and commercial space.

The Department of Planning, Industry and Environment referred the matter to the Commission for determination in May this year because of opposition from City of Sydney Council.

Commissioners Stephen O'Connor (Panel Chair) and Wendy Lewin were appointed to consider the SSD application and make a final decision.

The Commissioners met with the Applicant, Department and Council to listen to their views on the \$49.85-million Project. Concerns raised by Council and the community (in written submissions to the Department) centred around non-compliance with height controls, overshadowing, wind impacts and operational noise impacts.

After considering all the evidence, the Commission has today (Tuesday 10 September 2019) determined to approve the development subject to conditions. In its Statement of Reasons for Decision, the Commission found that:

- the Application will have a positive social impact associated with the provision of 160 social and affordable housing apartments
- the proposed built form and setbacks are acceptable
- the mechanical ventilation system will provide for an acceptable level of residential amenity
- the Application will generate 50 construction jobs and 20 operational jobs
- the Application is generally consistent with the planning priorities set out in the Greater Sydney Region Plan and Eastern District Plan
- the Application is generally consistent with the principles of Ecologically Sustainable Development, the Objects of the *Environmental Planning & Assessment Act 1979* and is in the public interest.

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The Commission noted the conditions of consent are designed to prevent, minimise and/or offset adverse environmental impacts; set standards and performance measures for acceptable environmental performance; require regular monitoring and reporting; and provide for the ongoing environmental management of the development.

The Commission's Statement of Reasons for Decision is available here:

<https://www.ipcn.nsw.gov.au/projects/2019/05/social-housing-11-gibbons-street-redfern>

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