



## COMMISSION APPROVES \$39-MILLION REDFERN STUDENT ACCOMMODATION PROJECT

4 October 2019

The state's Independent Planning Commission has signed-off on a new 265-bed student accommodation project in inner-Sydney.

Iglu Pty Ltd (the Applicant) lodged a state significant development application for a \$39-million, 18-storey tower at 80-88 Redfern Street, Redfern. The development comprises:

- 163 studio units
- six loft units
- 16 dormitory-style rooms (six-bed rooms)
- three ground-floor retail tenancies
- one commercial tenancy

It was referred by the Department of Planning, Industry and Environment to the Commission for determination because of opposition from the City of Sydney Council primarily relating to design issues, wind impacts and overshadowing.

Commissioners Stephen O'Connor (Panel Chair), Carol Austin and Peter Williams were appointed to determine the SSD application. They met with the Applicant, Department, Council and conducted an inspection of the site and surrounding areas.

After considering all the evidence, the Commission has today (Friday 4 October 2019) determined to approve with conditions the SSD application – finding (in summary):

- “the Project will have a positive social impact associated with the provision of student accommodation” within proximity to public transport, employment opportunities and services
- “the Project exhibits design excellence and will improve the visual amenity of the public domain”
- “the proposed built form, building height and setback are acceptable”
- “the Project is unlikely to result in any unacceptable wind impact”
- “the Project is unlikely to result in any unacceptable overshadowing, visual privacy or visual impacts”, and
- the Project is “generally consistent with” the principles of Ecological Sustainable Development, the objects of the *Environmental Planning and Assessment Act*, and is in the public interest.

The conditions imposed by the Commission seek 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 on-going environmental management of the development.”

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

<https://www.ipcn.nsw.gov.au/projects/2019/07/80-to-88-regent-street-redfern--student-accommodation>

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