



PLANS FOR REDFERN RESIDENTIAL TOWERS LACK MERIT, COMMISSION FINDS

13 March 2019

Plans for two new high-rise residential towers at inner-city Redfern have failed to win crucial support from the state's Independent Planning Commission.

City of Sydney Council last year ruled out changing local planning controls – the *Sydney Local Environment Plan 2012 (SLEP)* – to enable a two-tower concept development of 18 and 30 storeys at 44-78 Rosehill Street, Redfern, comprising:

- 312 residential apartments (23,409m² gross floor area)
- 2745m² commercial floor space, including 812m² affordable floor space for start-up hubs, and
- 243 car parking spaces

The proposed amendments to the SLEP sought to increase maximum building heights (from 18m to 99.6m) and floor space ratio (from 2:1 to 10.4:1) for the Rosehill Street site, located 300m south of Redfern Railway Station.

The Commission was asked by the Department of Planning & Environment to examine the planning proposal after Redfern Rosehill Pty Ltd (the proponent) sought a review of Council's decision.

Chair of the Commission, Professor Mary O'Kane AC, nominated Mr Peter Duncan AM (Panel Chair) and Professor Richard Mackay AM to constitute the Commission for the rezoning review.

They met with the proponent, Department and Council, and carried out an inspection of the subject site and surrounding area.

After careful consideration of all the evidence, the Commission has today (Wednesday 13 March 2019) concluded the planning proposal "does not demonstrate adequate strategic merit nor site specific merit" and is not suitable for Gateway Determination*.

"This 'site-specific' proposal for significantly increased housing lacks strategic merit because it does not adopt a 'place-based' approach to planning, and pre-empts the appropriate sequencing of development across the Redfern to Waterloo corridor," the Commission found.

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“The proposed changes to planning controls, in isolation, do not reflect the broader strategic vision for the Redfern and Waterloo areas,” it added.

“Other local sites may be disadvantaged by a development of this scale receiving a greater share of future uplift than it might otherwise have received had it been considered in a broader strategic context.”

The Commission also found the planning proposal does not sufficiently demonstrate site-specific merit, noting “the building design and envelope have not demonstrated ... that issues relating to privacy, solar access and wind can be adequately dealt with.”

The Commission’s advice to the Department is available here:

<https://www.ipcn.nsw.gov.au/projects/2019/01/rezoning-review-of-rosehill-street-redfern>

** For further information in relation to the Gateway Process, please go to the Department’s website here:*

<https://www.planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning/The-Gateway-Process>

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