

DEPARTMENT OF PLANNING

Strategic Sites and Urban Renewal

For decision:

MIXED USE RETAIL/RSL/COMMERCIAL/RESIDENTIAL DEVELOPMENT
AT 154 REDFERN STREET, REDFERN
MAJOR PROJECT APPLICATION MP 09 0039

PURPOSE

- To seek the Director General's opinion, pursuant to the State Environmental Planning Policy (Major Projects) 2005, whether the above proposed development is a project to which Part 3A of the Environmental Planning and Assessment Act 1979 (EP&A Act) applies.

RECOMMENDATION

That the Director General, as the Delegate of the Minister for Planning:

- Form the opinion** that the development described is of a kind that is described in Schedule 3, Part 5 of the MP SEPP and is a project to which Part 3A of the EP&A Act applies; and
- Sign** the Record of Opinion (**Tag A**).

SITE AND PROJECT DESCRIPTION

- On 19 February 2009, DeiCorp Construction Pty Ltd (the Proponent) submitted a Major Project Application to the Department requesting confirmation that the proposal is a project to which Part 3A and the EP & A Act applies (Preliminary EA at **Tag B**).
- The site is located at 157 Redfern Street, Redfern, also known as Lot A, DP 354297 and Lots 1 and 2 Section D, DP 7328. The site is identified within the Redfern-Waterloo Authority Sites in Map 3, Schedule 3 of the MP SEPP (**Tag C**).
- The site has an area of approximately 1,647m² and falls from North to South along Gibbons Street and is currently occupied by a single storey brick building which accomdates the Redfern RSL Club (**Tag D**).
- The proposal involves an 18-Storey development comprised of the following:
 - retail at ground level fronting both Redfern and Gibbons Street;
 - new premises for Redfern RSL Club at the 1st floor level;
 - commercial office space at levels 2 and 3;
 - residential apartments at the upper levels, and;
 - 5 level basement carparking for 160 vehicles (Preliminary plans at **Tag E**).
- The proposed GFA is 11,526m², which results in an FSR of 7:1.
- The proposal has a Capital Investment Value (CIV) of \$28 million.

PERMISSIBILITY

- The site is zoned Business – Commercial Core under the MP SEPP. The proposal is permissible with consent.
- The MP SEPP imposes an 18 storey maximum height control and a 7:1 maximum FSR control on the site, to which the proposal is consistent.

EVALUATION

- Schedule 3, Part 5, Clause 5 of the MP SEPP states that development with a CIV of more than \$5 million on land within the Redfern-Waterloo Authority Sites is development to which Part 3A of the EP & A Act applies. The proposal achieves this criterion and therefore the Minister is the approval authority.
- Under the Instrument of Delegation dated 26 February 2007, the Minister has delegated her power to form opinions under clause 6 of the MP SEPP to the Director General.

Contact Officer: Anthony Witherdin (TW)
A/Director, Urban Assessments



Executive Director 27/2/09
Strategic Sites and Urban Renewal


Director General

27/2/2009.

Az6/2

TAG A

**Record of Minister's opinion for the purposes of clause 6(1) of the State
Environmental Planning Policy (Major Projects) 2005**

I, the Director General, as delegate of the Minister for Planning under delegation executed on 26 February 2007, have formed the opinion that the development described in the Schedule below, is development of a kind that is described in Schedule 3 of *State Environmental Planning Policy (Major Projects) 2005* – namely Part 5 'The Redfern-Waterloo Authority Sites', and is thus declared to be a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* applies for the purpose of section 75B of that Act.

SCHEDULE

**Mixed Use Retail/RSL/Commercial/Residential development
Lot A, DP 354297, Lots 1 and 2 Section D, DP 7328
157 Redfern Street, Redfern.**

A proposal for the construction of an 18-Storey development comprised of ground floor retail, 2nd floor RSL, 3rd and 4th floor commercial offices and 14 stories residential with 5 levels of basement car parking, generally as described in the report prepared by DeiCorp Construction Pty Ltd, dated February 2009.



**Sam Haddad
Director General**

Date: 27/2/2009.