

The Hon Rose Jackson MLC

Minister for Water, Minister for Housing,
Minister for Homelessness
Minister for Mental Health, Minister for Youth,
Minister for the North Coast



Ref: MDPE23/1488 and EAP23/6679

Ms Kobi Shetty MP
Member for Balmain

By email: balmain@parliament.nsw.gov.au

Dear Ms Shetty *Kobi*

82 Wentworth Park Road, Glebe

Thank you for your representations on behalf of Mr Ian Stephenson from The Glebe Society, requesting withdrawal of the development application lodged by NSW Land and Housing Corporation (LAHC) for the proposed redevelopment at 82 Wentworth Park Road, Glebe. Ms Jenny Leong MP, Member for Newtown, and Councillor Sylvie Ellesmore, Deputy Lord Mayor, City of Sydney, also advocated on Mr Stephenson's behalf and I ask they accept this as a response to their correspondence as well.

I am committed to delivering more social housing across the state. As the next stage of that plan, I recently announced a new approach to public housing in Glebe on 17 June 2023. This plan has several important principles:

- Instead of selling a number of public housing properties, we have refurbished 35 vacant properties in Glebe to boost social housing in inner Sydney and provide more safe homes for those in need. Five properties have already been restored, with 21 currently undergoing renovations and nine more slated for restoration.
- Stopping the previous Government's proposed redevelopment of the Franklyn Street Estate, which was causing unnecessary stress for tenants and not delivering a substantial uplift in social and affordable housing.
- Delivering a significant increase in public housing dwellings at 82 Wentworth Park Road, which will see 17 dwellings increase to 43 new one and two bedroom apartments.

This site at 82 Wentworth Park Road will be 100 per cent public housing, owned and managed by Government, and offering new inner-city apartments that are accessible, energy efficient and designed to enhance the overall quality of life for residents. They will provide a high degree of accessibility to all residents via lifts to each floor and level entry to each individual residence. Internally, residents will have much more natural daylight and crossflow ventilation, making the dwellings more cost-effective to run and maintain. Increased security for residents and surveillance over the surrounding areas will help residents feel safe and comfortable, and improve the local area more broadly.

LAHC has reviewed your suggestion for infill development, and under current planning and building regulations the proposal is not possible or economically efficient. The condition, size and design of the existing properties at 82 Wentworth Park Road mean that it is only through redevelopment that the increase in social housing homes is possible. I note that the proposed addition of 16 units would result in less total dwellings on site than what LAHC is proposing to deliver. The 17 existing houses are also expensive to run and maintain, and do not meet a diverse range of tenant needs both currently and into the future.

LAHC is committed to looking at the future outcomes for all assets across Glebe to seek the best opportunities for increasing social housing that meets the needs of our residents and to address the housing crisis across our state.

Should you have any further questions or would like further updates, please contact the Community Engagement Team on communityengagement@facns.nsw.gov.au.

Yours sincerely

Rose Jackson MLC

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Date:

Thanks Kobi - we fully reviewed the Glebe Society proposal and it has merit but our approach delivers more dwellings that are all

disability accessible and energy efficient,

which I think is very important.

Appreciating you writing to me.

R.