

# Local Planning Panel

5 November 2025

# Application details

Address: 134-144 Pitt Street, Redfern

Application: D/2025/670

Applicant: Mohamad Bhashemer

Owner: Kaymet Corporation Pty Limited & The Trustee for Kaymet Unit Trust

Designer: RMA Built

# Proposal

- use of the tenancy as a neighbourhood shop
- installation of one business identification sign
- hours of operation:
  - 8am - 8pm Monday to Saturday
  - 8am - 6pm on Sunday.

# Recommendation

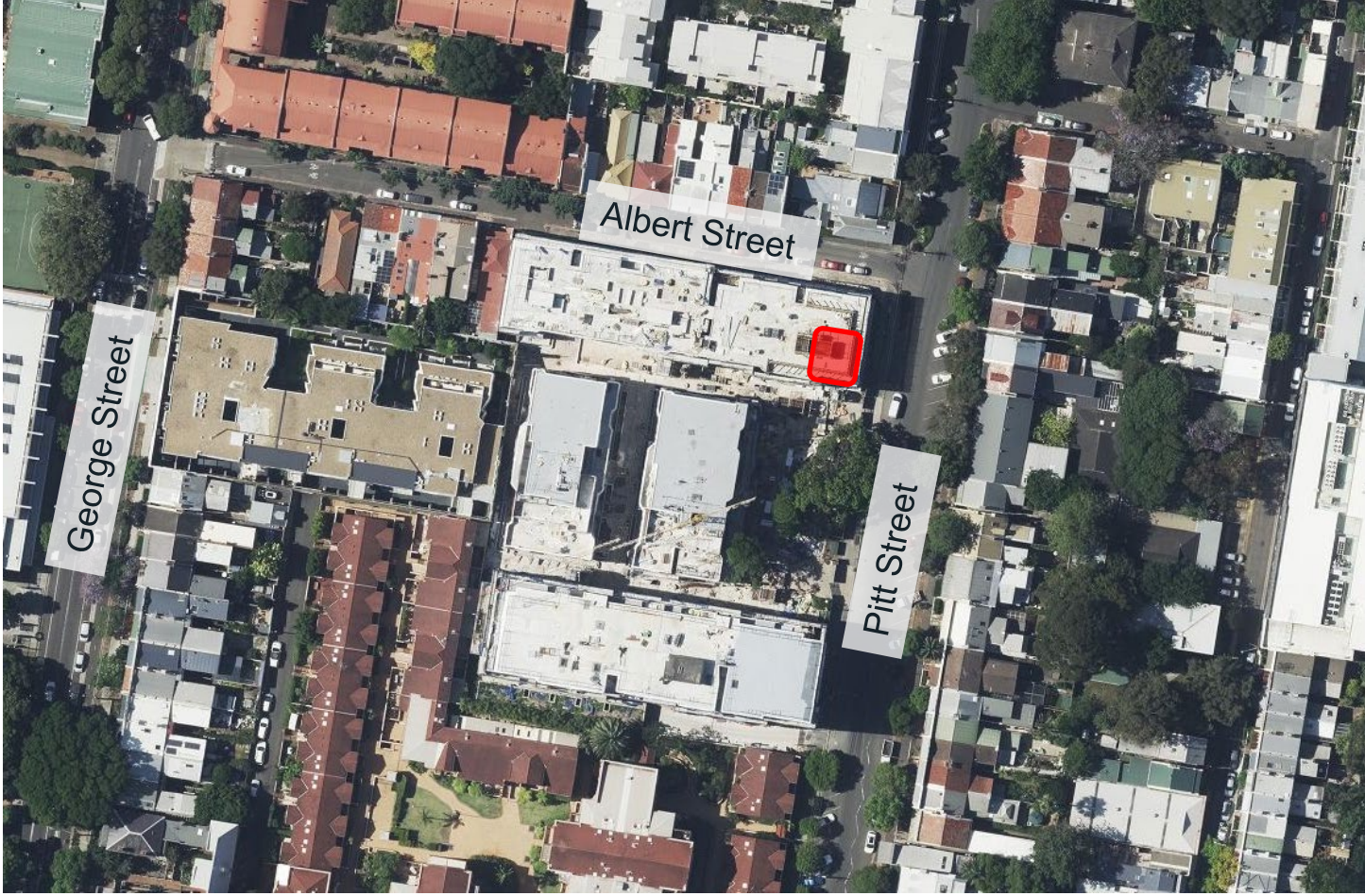
Approval subject to conditions

# Reason reported to LPP

The application is reported to the LPP for determination as:

- more than 25 unique submissions were received by way of objection

# Site





site viewed from Pitt Street - looking west



site viewed from the courtyard on Pitt Street - looking north

# Background

- SSD: redevelopment of Rachel Foster hospital for 3 residential flat buildings – approved July 2013
- Construction is complete
- Shop 2 approved as neighbourhood retail (shop) on plans
- Shop 2 – fit out, roller shutters and signs installed without consent
- No CDC or OC has been issued
- Retrospective CDC cannot be issued
- DA seeks consent for use and a sign

# Compliance action

- Building Information Certificate for sign and internal fit out submitted
- Notice of intention to serve an order issued October 2025 – required removal of some of the signs and roller shutters
- The unauthorised works in the Notice have since been removed

# Compliance action

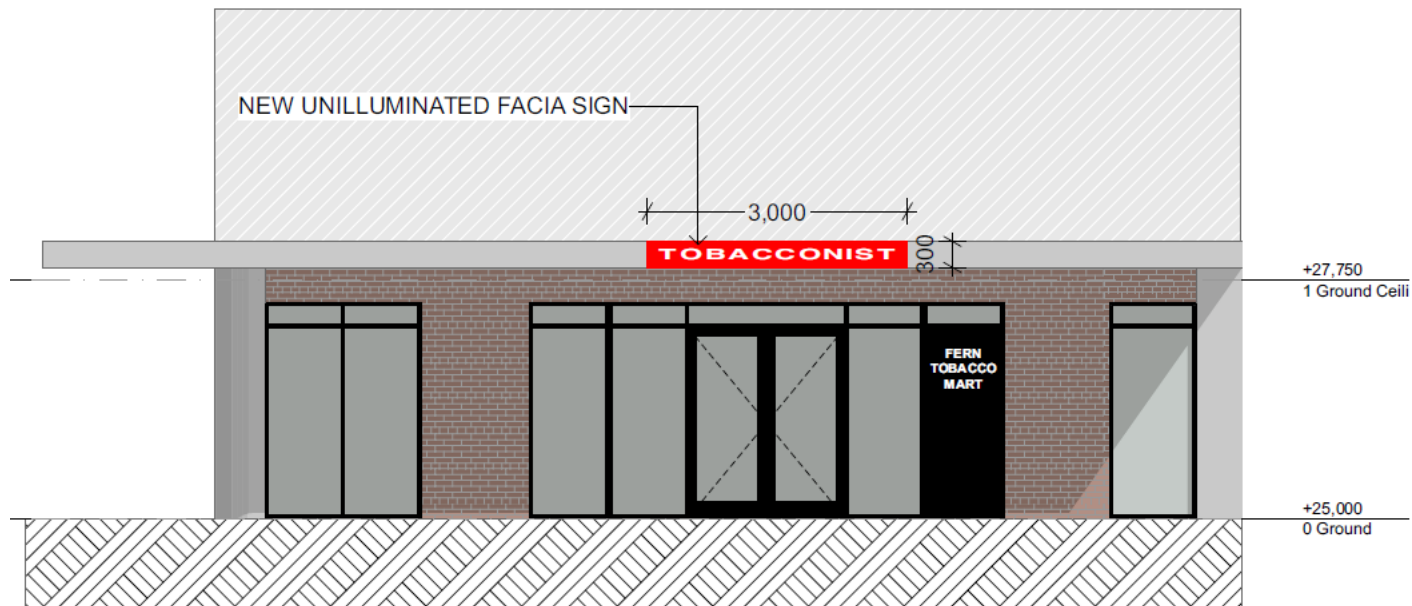


Unauthorised signage and roller shutters that have now been removed (image dated September 2025)

# Proposal

- Use of tenancy as a neighbourhood shop
- Trading hours:
  - 8am to 8pm Monday to Saturday
  - 8am to 6pm on Sunday.
- Installation of one awning fascia business identification sign (3m x 0.3m)

# Proposal



Proposed eastern elevation plan

# Compliance with key standards

*State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021*

|                   | control                                                              | proposed                                                                                                                                                                            | compliance |
|-------------------|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| zoning            | residential zone - medium density residential                        | neighbourhood shops permitted with consent                                                                                                                                          | yes        |
| design excellence | consent authority to consider if proposal exhibits design excellence | <p>the proposed sign is of an appropriate scale, proportion and form to the existing building and the surrounding context</p> <p>Intrusive unauthorised works have been removed</p> | yes        |

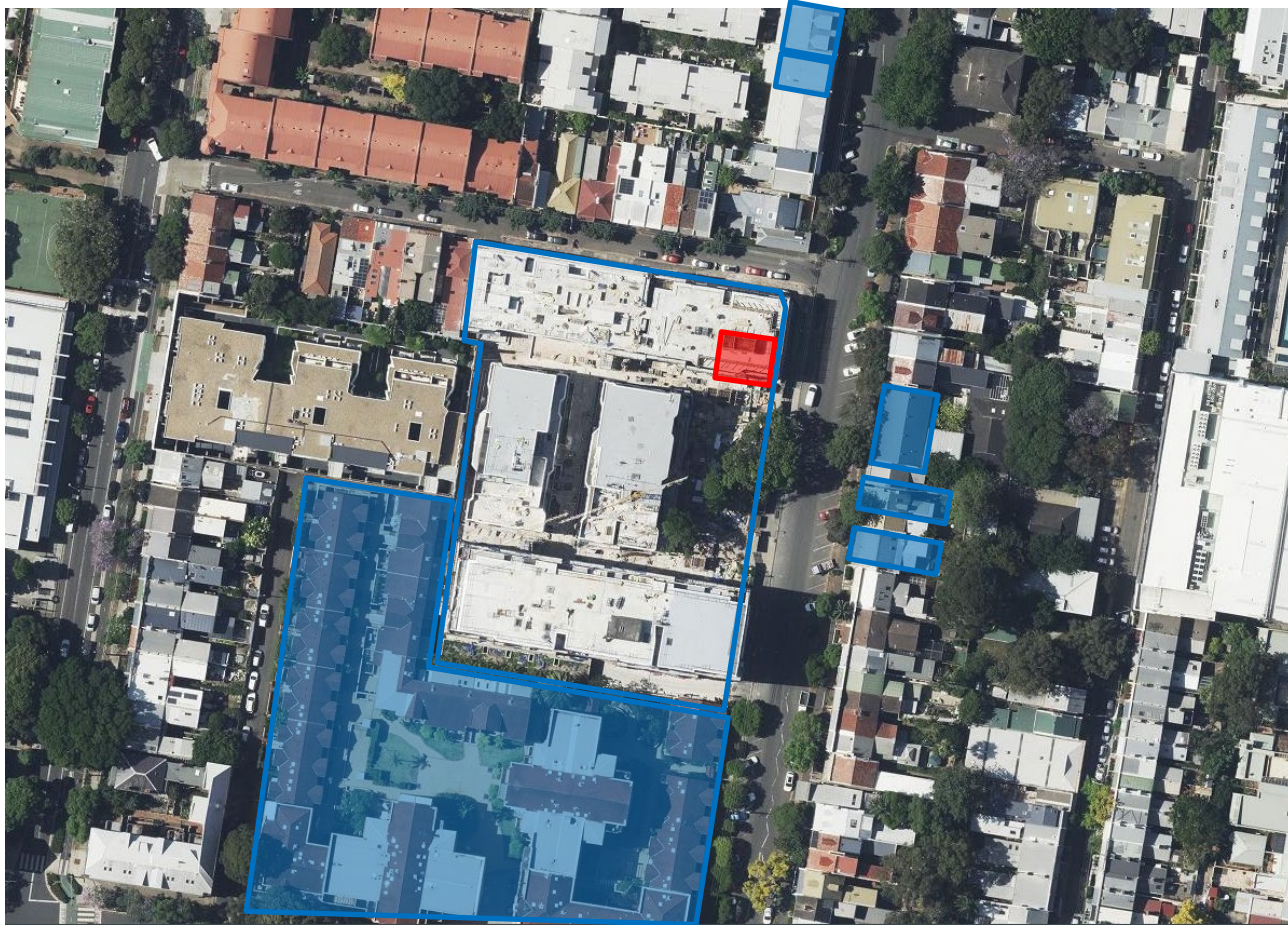
# Compliance with DCP controls

|                                     | control                                                                                                                          | proposed                                                           | compliance |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|------------|
| signage                             | one unilluminated awning fascia sign with a maximum length of three (3) metres and a width of no greater than the awning fascia. | one 3m unilluminated awning fascia & does not exceed awning width. | yes        |
| distance between convenience stores | minimum distance between convenience stores is 75m.                                                                              | no convenience stores within a 75m radius of the site.             | yes        |
| plan of management                  | PoM to be submitted.                                                                                                             | PoM submitted. Conditions recommended ensuring compliance.         | yes        |

# Notification

- exhibition period 31 July 2025 to 15 August 2025
- 304 owners and occupiers notified
- 33 submissions received

# Submissions



-  subject site
-  submitters

# Submissions

- oversupply of tobacconists in the area
- potential increase in crime through illegal vapes
- traffic, waste management and acoustic impacts
- construction has already commenced on the site
- proximity to preschool and social housing - inappropriate for residential area
- health and harm minimisation – negative impact on community health and wellbeing

# Issues

## Management of the premises

- Many submissions raised concerns about the management of the premises
- A PoM was submitted that outlines management measures including:
  - trading hours 8am-8pm Monday to Saturday and 8am-6pm Sunday
  - security including CCTV
  - staff training in safety and customer management

# Recommendation

Approval, subject to conditions.