

Resolution of Local Planning Panel

28 April 2021

Item 5

Development Application: 119 Redfern Street, Redfern - D/2020/1158

Pursuant to Section 4.16(3) of the Environmental Planning and Assessment Act 1979, the Panel granted deferred commencement consent to Development Application No. D/2020/1158 subject to the conditions set out in Attachment A to the subject report, subject to the following amendments (additions shown in ***bold italics***, deletions shown in ~~strikethrough~~):

(2) DESIGN MODIFICATIONS TO DEVELOPMENT

The proposal must be modified as follows:

- (a) ~~The proposed copper louvres of the upper portion of the proposed lift core tower are not approved. The tower capping above the brickwork base is to be clad in a copper sheet that retains a visual solidity (whilst being perforated if required) and faceting to provide an interpretation of the original faceted copper dome on the clocktower. This is subject to any changes that may result from the Section 60 approval;~~
- (b) ~~The proposed metal screen gate on the George Street elevation is to be redesigned to a pattern that interprets the adjacent early railing and to include components that are of a dimensional cross section and length more consistent the components of the adjacent early railing. Main horizontal and vertical lines should be respected;~~
- (c) The proposal where it entails the removal of the eastern wall of the original rear entry porch is to be redesigned to provide interpretation of the original extent of the east wall by leaving the footprint of the wall in the south return wall un-rendered and the brick keys evident;
- (d) The proposed banner signs and supporting stem, and the fixings to the building and in particular the clocktower wall, are not approved and are to be deleted from the plans; and
- (e) The proposed external lighting is not approved.

The modifications are to be submitted to and approved by Council's Area Planning Manager prior to the issue of a Construction Certificate.

(32) ~~HISTORIC MARKER~~

~~A plaque of high-quality material (e.g. bronze or stainless steel) describing the history of the site and building must be installed on the facade of the building prior to an Occupation Certificate being issued. The design, location and wording must be submitted for the approval of Council's Urban Design and Heritage Manager prior to manufacture and installation. The marker is to be incorporated into the heritage interpretation plan if a plan is required by this consent.~~

Reasons for Decision

The application was approved for the following reasons:

- (A) The proposal is consistent with the objectives of the B2 Local Centre zone contained within the Sydney Local Environmental Plan 2012.
- (B) The proposal is consistent with the objective of conserving the heritage significance of the subject state heritage item and demonstrates design excellence in accordance with Clause 5.10 and Clause 6.21 of the Sydney Local Environmental Plan 2012.
- (C) Subject to conditions, the development is consistent with the objectives of the Sydney Development Control Plan 2012.
- (D) Heritage Council NSW have issued General Terms of Agreement and these can be satisfied.
- (E) Based upon the material available to the Panel at the time of determining this application, the Panel is satisfied that:
 - (i) the applicant's written request has adequately addressed the matters required to be demonstrated by clause 4.6(3) of the Sydney LEP 2012, that compliance with the height of buildings development standard is unreasonable or unnecessary and that there are sufficient planning grounds to justify contravening clause 4.3 of the Sydney LEP 2012; and
 - (ii) the proposal is in the public interest because it is consistent with the objectives of the B2 Local Centre zone and the height of buildings development standard.
- (F) Conditions 2(a) and (b) were deleted as they conflicted with the designing with culture process that informed the lift core tower and gate design, and the ongoing cultural and community use of the building.
- (G) Condition 32 was deleted as condition 33 requires the preparation of a Heritage Interpretation Plan and appropriate recognition of the building's history will be considered as part of the Plan along with the cultural and community use of the building.

Carried unanimously.

D/2020/1158