

Resolution of Local Planning Panel

13 December 2023

Item 5

Development Application: 51-53 Wells Street, Redfern - D/2022/792

It is resolved that:

- (A) the Panel consider the amended plans and additional information, submitted since the meeting of the Local Planning Panel held on 1 November 2023;
- (B) the Panel consider the previous recommendation for approval, and the updated set of recommended conditions reflecting the amended plans which are set out in Attachment A to the subject report; and
- (C) consent be granted to Development Application No. D/2022/792 subject to the conditions set out in Attachment A to the subject report, subject to the following amendment (additions shown in **bold italics**, deletions shown in ~~strike through~~):

(3) GEOTECHNICAL REPORT

A geotechnical report with analysis of the existing site conditions and demonstrating the proposal does not impact upon neighbouring buildings must be submitted to and approved by Council's Area Planning Manager prior to the issue of a construction certificate.

Remaining conditions to be renumbered accordingly.

Reasons for Decision

The application was approved for the following reasons:

- (A) The development is consistent with the objectives of the E1 Local Centre zone contained in Sydney Local Environmental Plan 2012.
- (B) The development responds appropriately to the scale of surrounding buildings, and is compatible with the character of the Prince Alfred Park South locality and the Redfern Estate heritage conservation area.
- (C) The development exhibits design excellence under Clause 6.21C of Sydney Local Environmental Plan 2012.

- (D) The development will not unreasonably compromise the amenity of neighbouring properties.
- (E) The development is generally consistent with the objectives of the Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012.
- (F) Condition 3 was added to address the concerns of neighbouring residents.

Carried unanimously.

D/2022/792