

Resolution of Local Planning Panel

12 June 2024

Item 5

Development Application: 7 Rennie Street, Redfern - D/2024/69

The Panel:

- (A) upholds the variation requested to Clause 4.4 'Floor Space Ratio' in accordance with Clause 4.6 'Exceptions to development standards' of the Sydney Local Environmental Plan 2012 as the Panel is satisfied the development is consistent with the objectives of the development standard and is in the public interest; and
- (B) grants consent to Development Application Number D/2024/69 subject to the conditions set out in Attachment 'A' to the Council Officer's Report.

Reasons for Decision

The application is approved for the following reasons:

- (A) The development is consistent with the objectives of the R1 General Residential zone of the Sydney Local Environmental Plan 2012.
- (B) Based upon the material available to the Panel at the time of determining this application, the Panel is satisfied that 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 'Floor Space Ratio' development standard is unreasonable or unnecessary and that there are sufficient planning grounds to justify contravening clause 4.4 of the Sydney Local Environmental Plan 2012.
- (C) The proposed development complies with the maximum Height of Buildings development standard contained in Clause 4.3 of the Sydney Local Environmental Plan 2012.
- (D) The proposed development exhibits design excellence in accordance with the requirements contained in Clause 6.21C of Sydney Local Environmental Plan 2012.
- (E) The proposed development provides an appropriate response to the Thurlow Street special locality of the site, is compatible and commensurate with the built form, scale and character of the adjoining contributory terraces within the Rennie and Mount Streets heritage conservation area.

- (F) The development will not result in any adverse significant environmental impacts and does not compromise the amenity of neighbouring properties.
- (G) The proposal is generally consistent with the relevant objectives and controls of the Sydney Local Environmental Plan 2012 and the Sydney Development Control Plan 2012.

Carried unanimously.

D/2024/69