

Local Planning Panel

1 November 2023

Application details

51-53 Wells Street, Redfern

D/2022/792

Applicant: Mr Tung Cat

Owner: Mr Tung Cat

Architect/Designer: Superdraft

Proposal

- alterations and additions to an existing dwelling
- construct a secondary dwelling at the rear of the site

Recommendation

approval subject to conditions

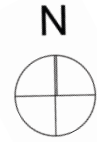
Notification



- exhibition period 12 August 2022 to 27 August 2022
- 107 owners and occupiers notified
- 26 submissions received

Submissions

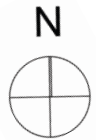
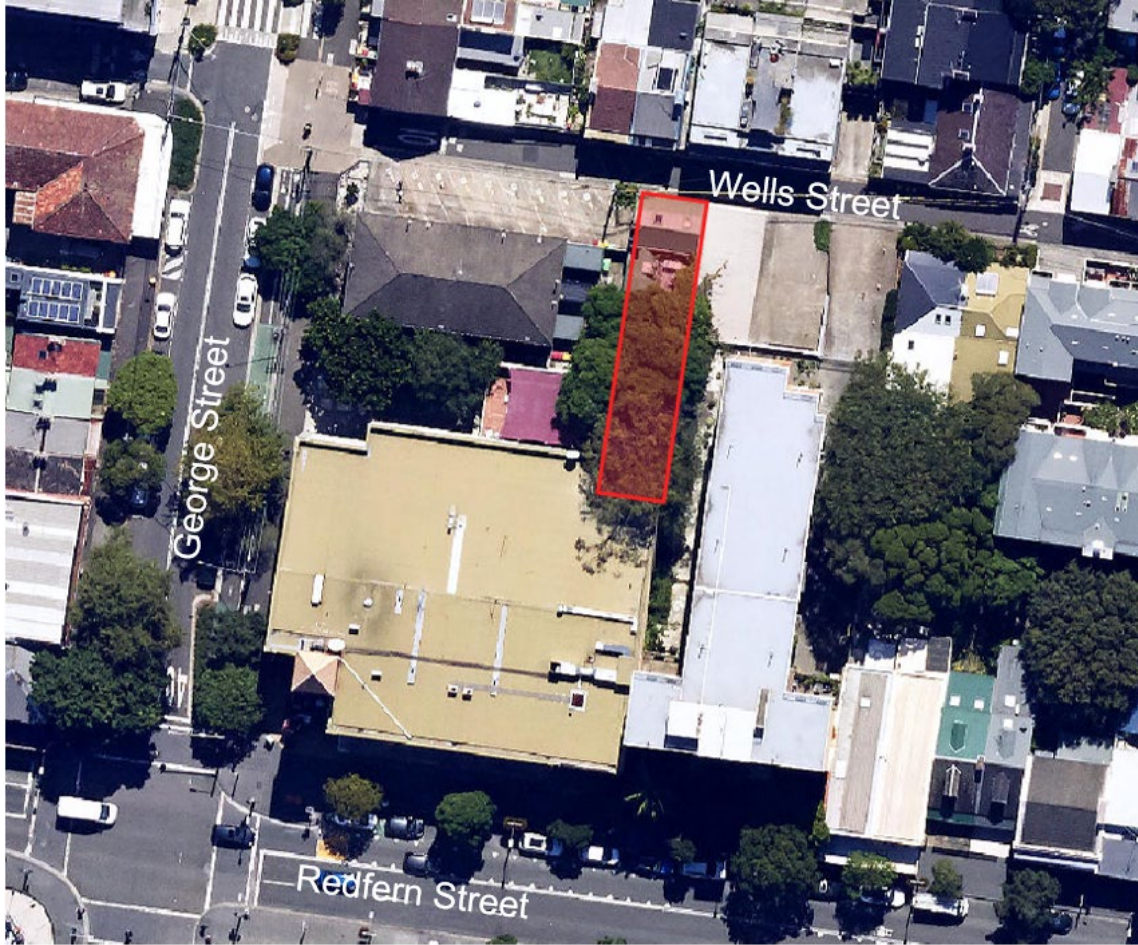
- construction methodology and documentation to protect trees to be retained
- built form of link between dwelling and rear addition
- ongoing waste management
- overshadowing impact to the adjoining property to the east

Submissions



-  subject site
-  submitters

Site





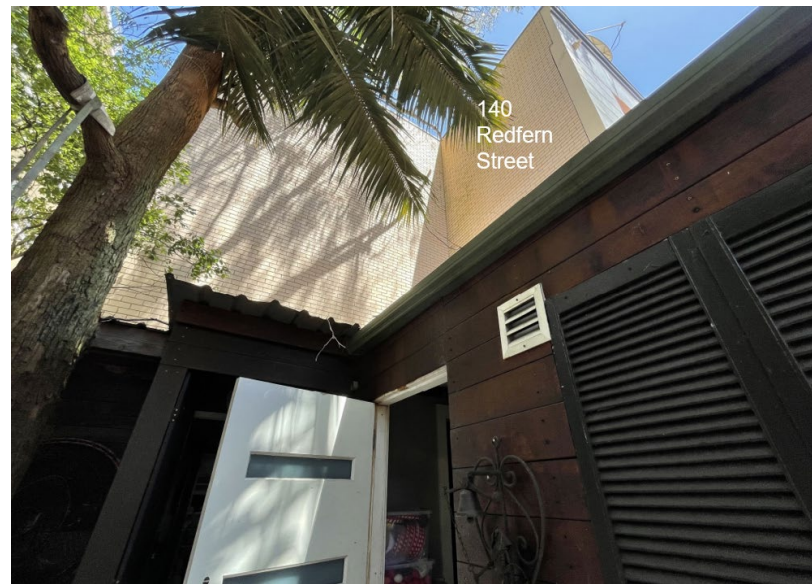
site viewed from Wells Street



east elevation viewed from Wells Street



west elevation viewed from Wells Street - showing existing rear addition



rear yard - blank walls of adjoining commercial building on south boundary and part of west boundary



134-138 Redfern Street viewed from rear yard - looking east



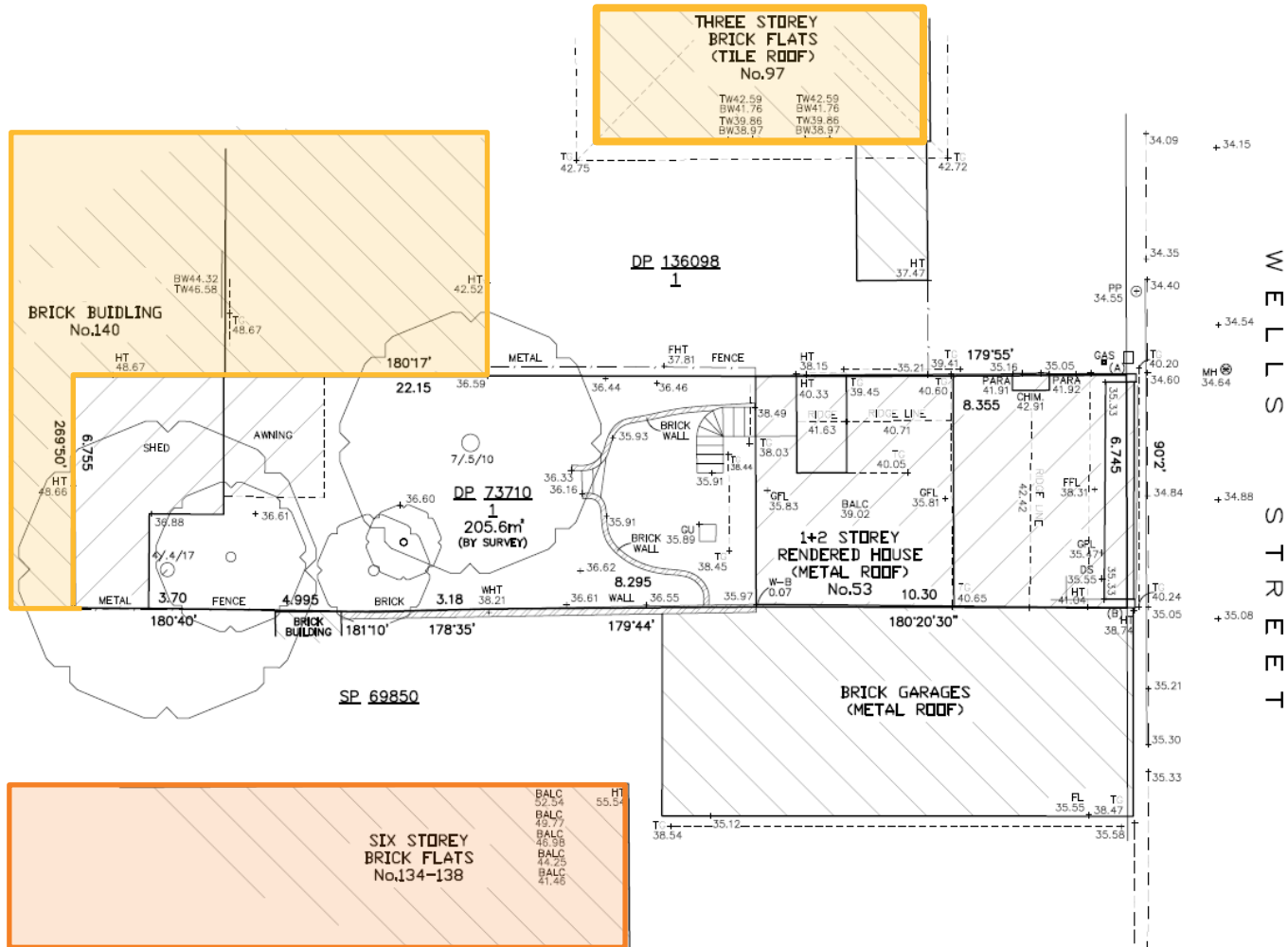
134-138 Redfern Street viewed from Wells Street - balconies and living room windows face east

Built form

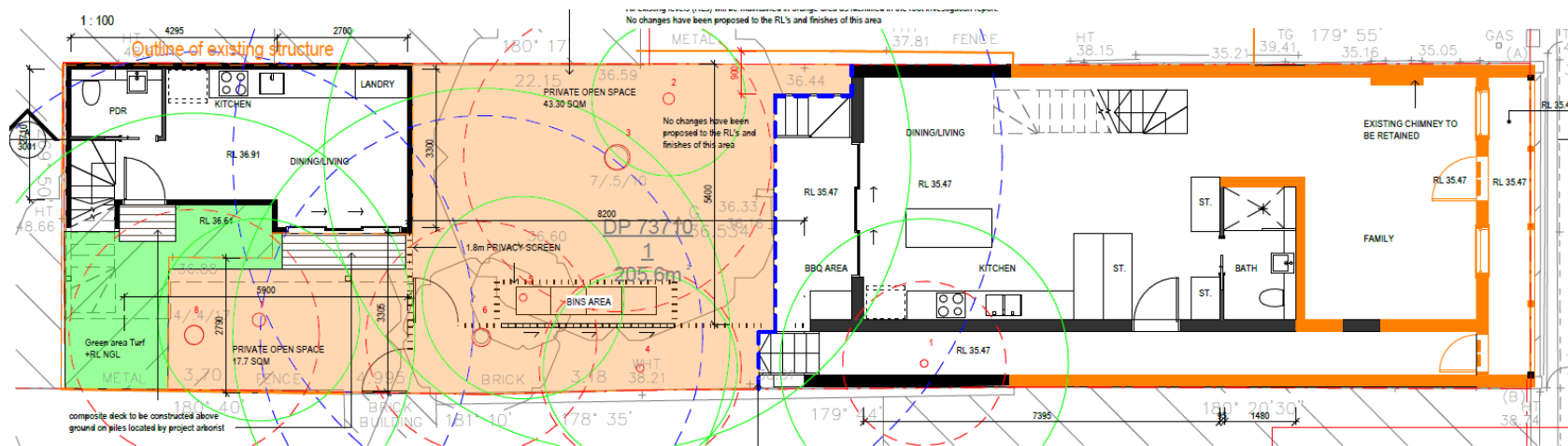


three storeys

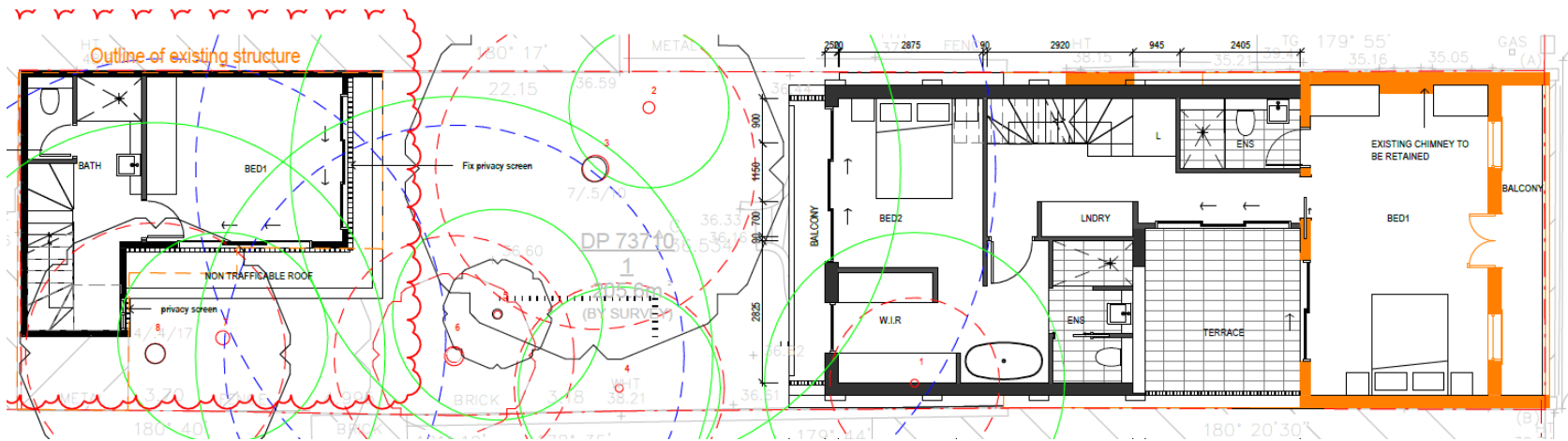
six storeys



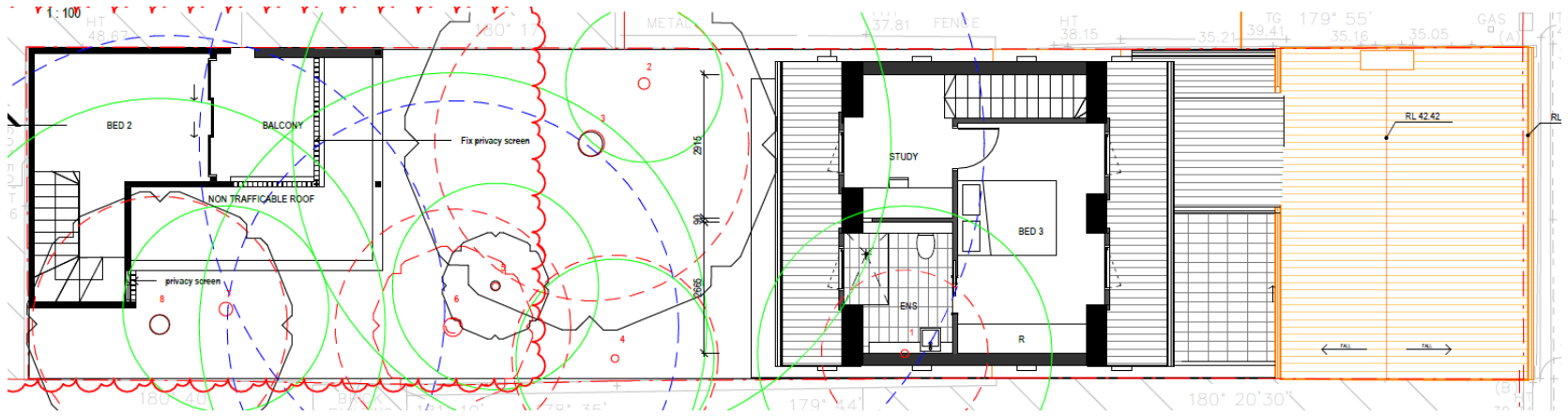
Proposal



ground floor plan

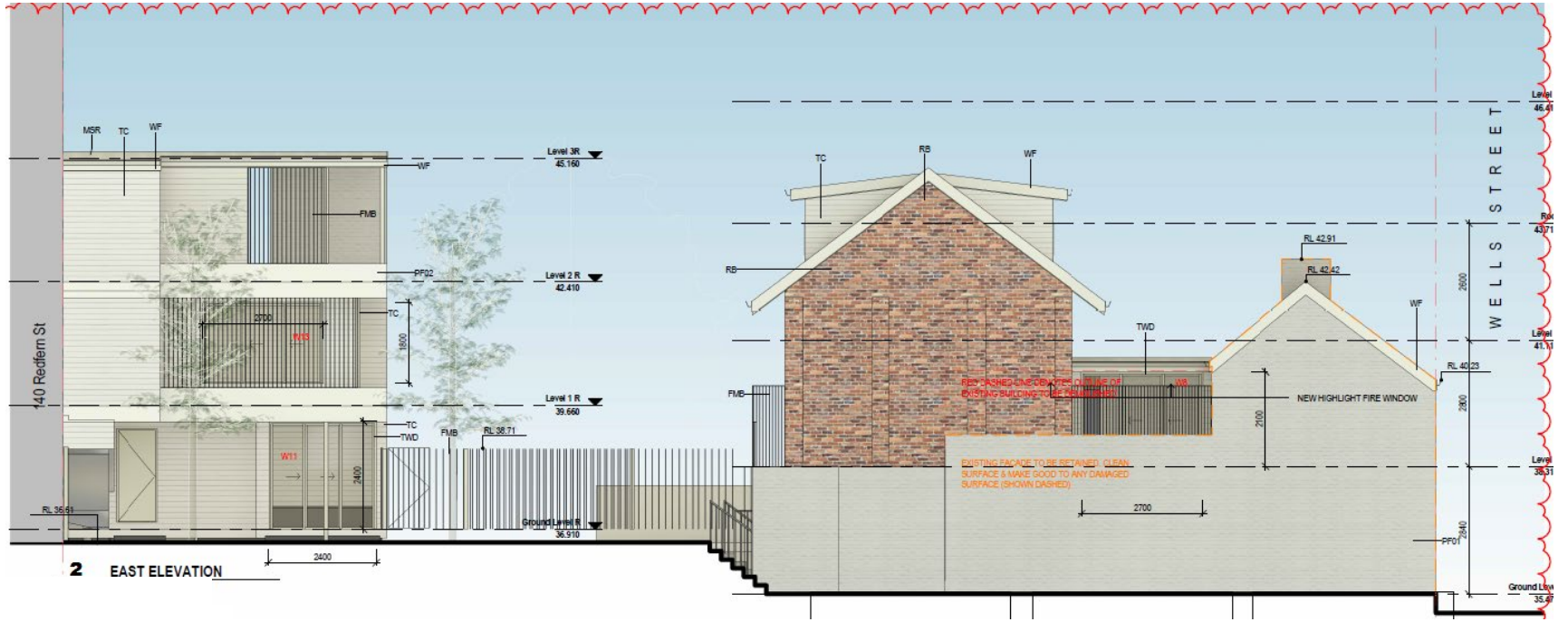


level one floor plan

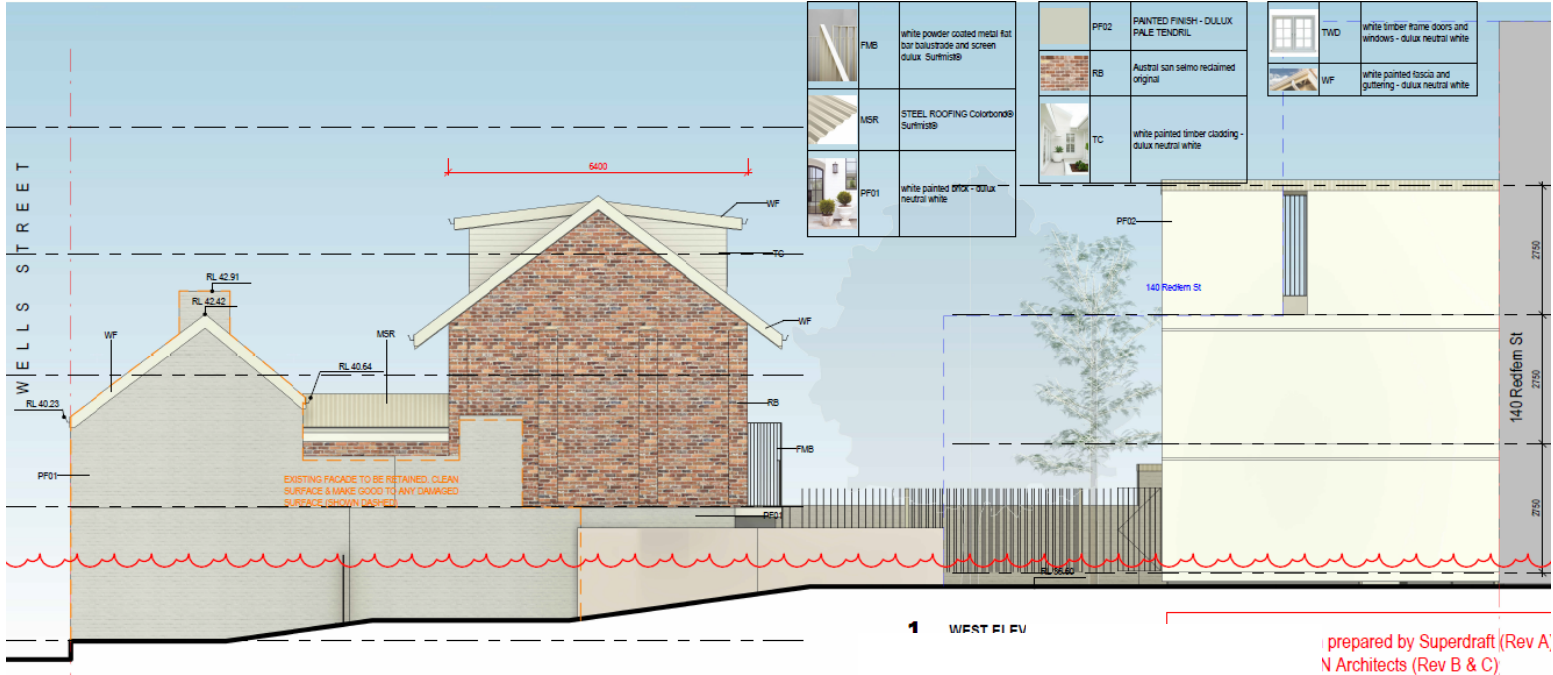


level two floor plan

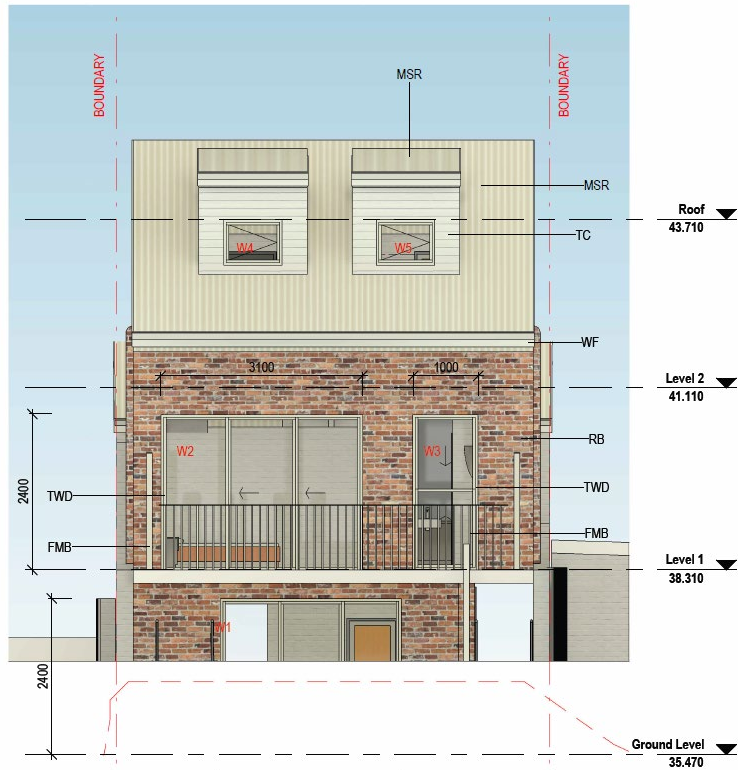




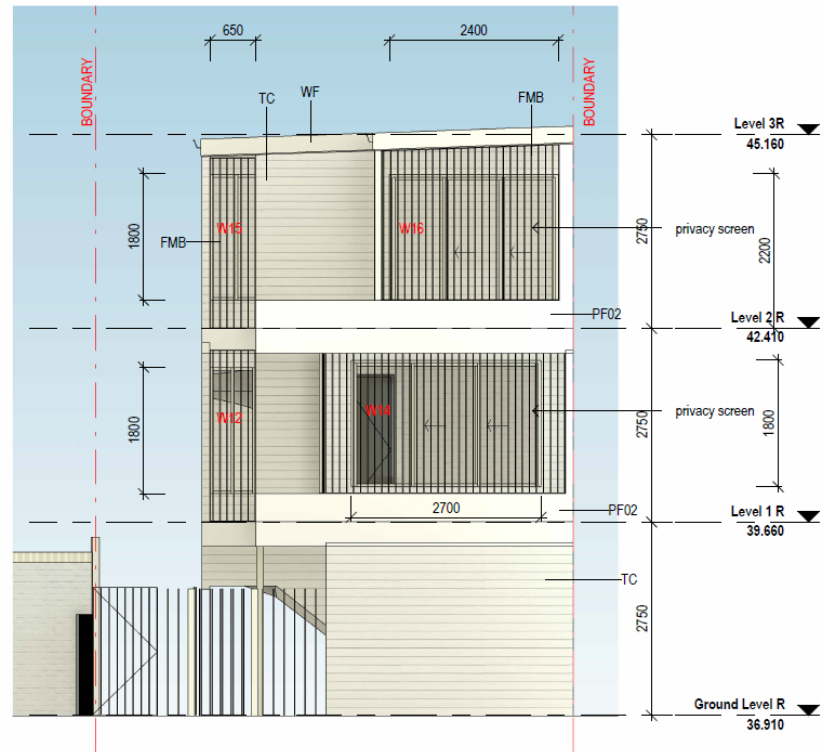
east elevation



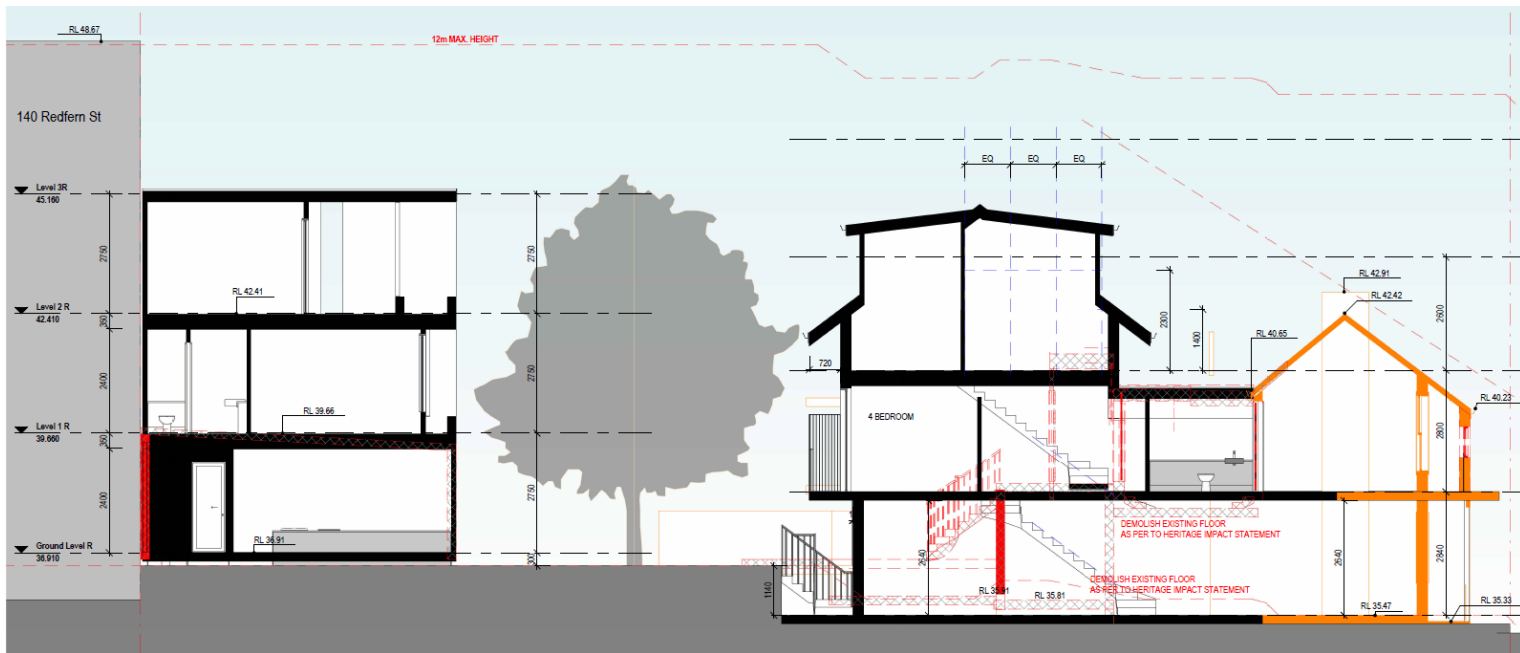
west elevation


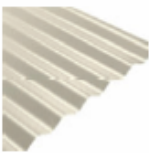








north elevation - courtyard



secondary dwelling elevation - courtyard



	FMB	white powder coated metal flat bar balustrade and screen dulux Surfemist®
	MSR	STEEL ROOFING Colorbond® Surfmist®
	PF01	white painted brick - dulux neutral white
	PF02	PAINTED FINISH - DULUX PALE TENDRIL

	RB	Austral san selmo reclaimed original
	TC	white painted timber cladding - dulux neutral white
	TWD	white timber frame doors and windows - dulux neutral white
	WF	white painted fascia and guttering - dulux neutral white

Compliance with key LEP standards

	control	proposed	compliance
height	12m	8.55m	yes
floor space ratio	1.5:1	1.15:1	yes

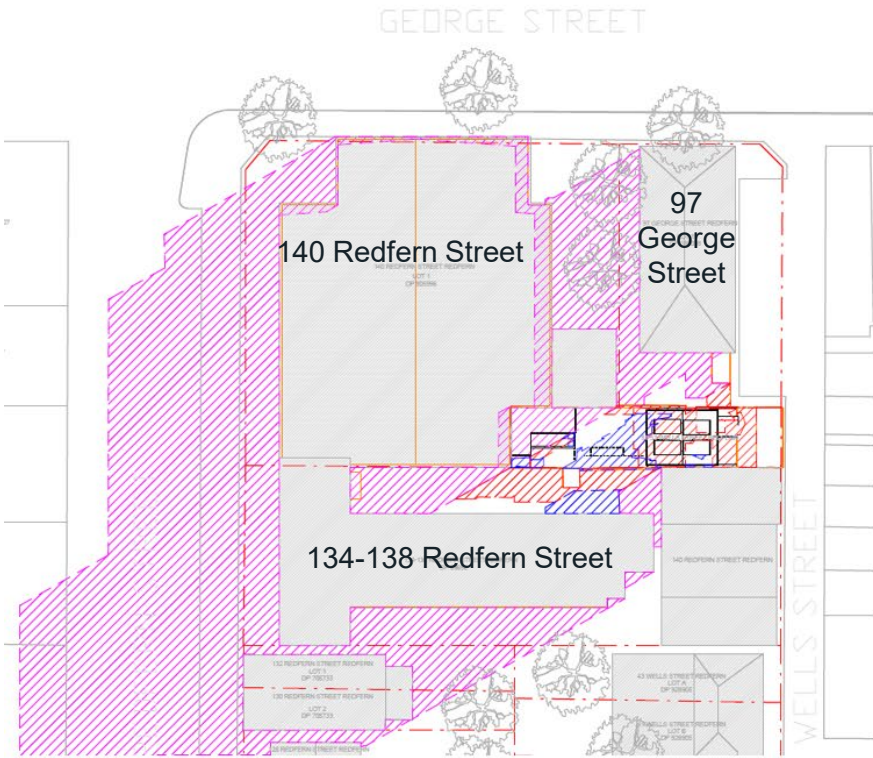
Compliance with DCP controls

	control	proposed	compliance
height in storeys	3 storeys	3 storeys	yes
solar access	2 hours' direct sunlight between 9am and 3pm on 21 June	min 2 hours	yes

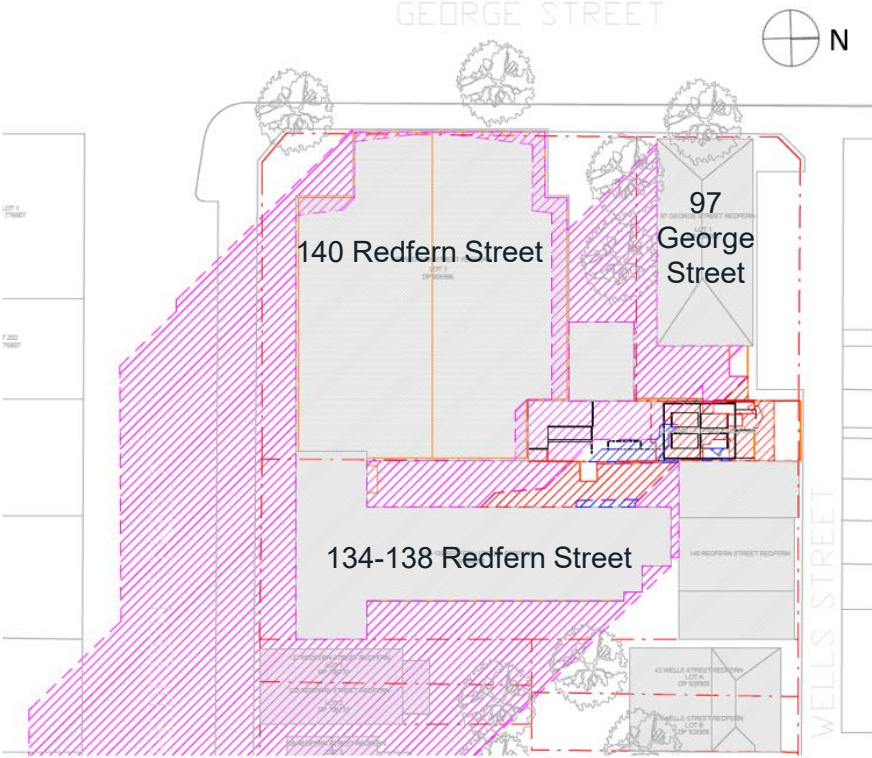
Issues

- solar access – impact on adjacent development
- trees

Solar access

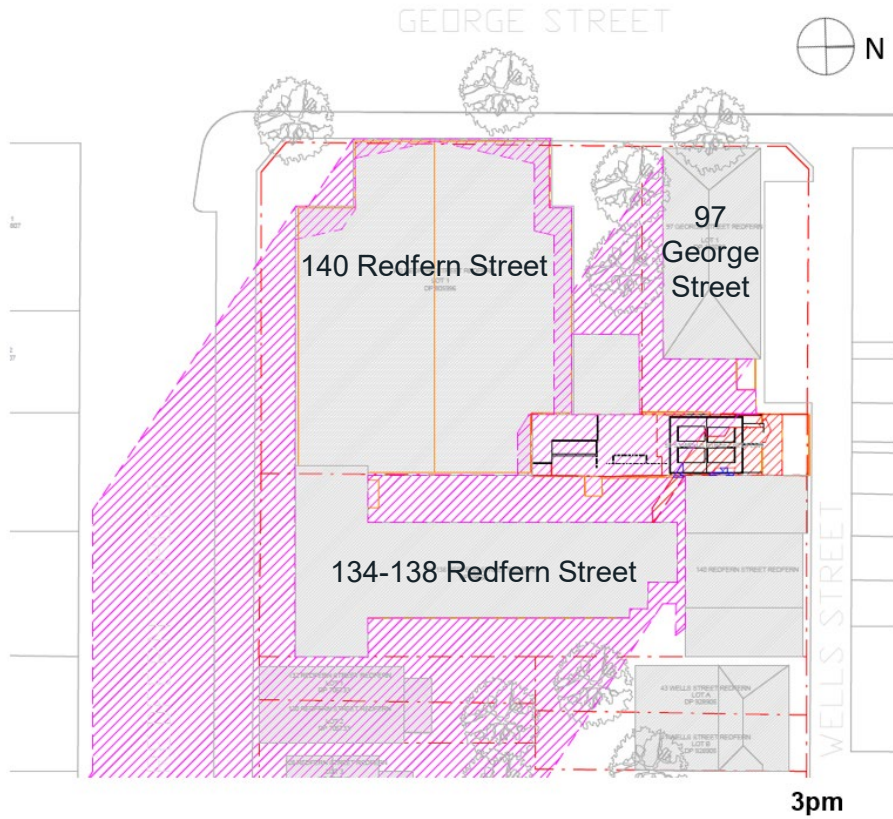


1pm

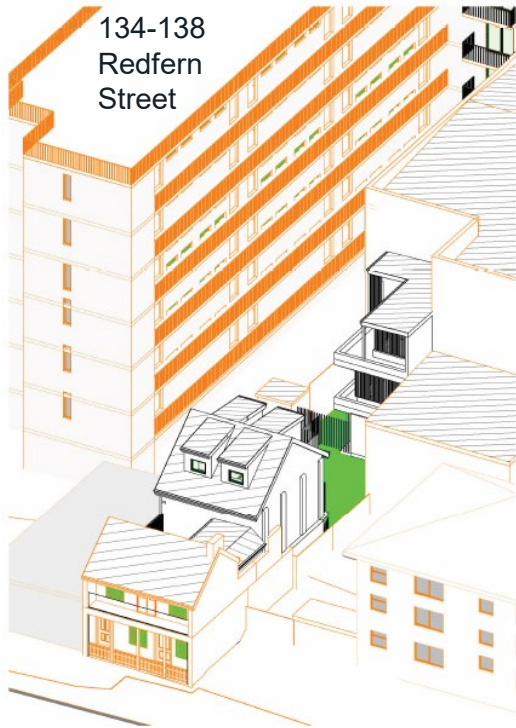


2pm

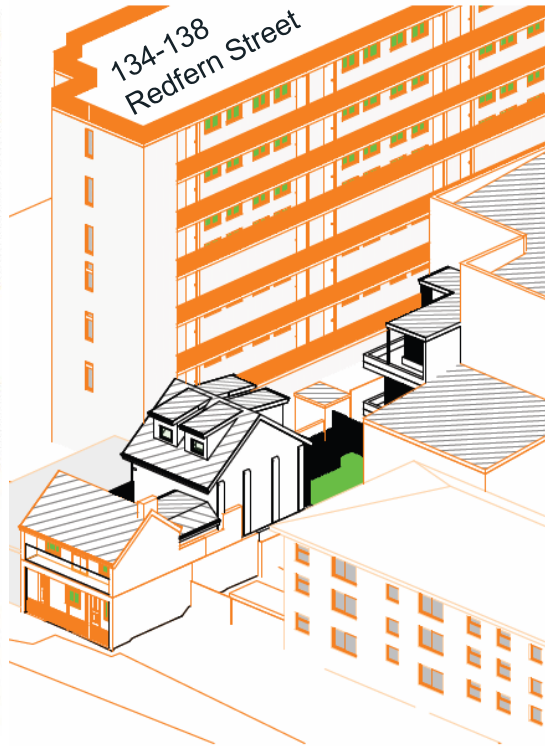
Solar access



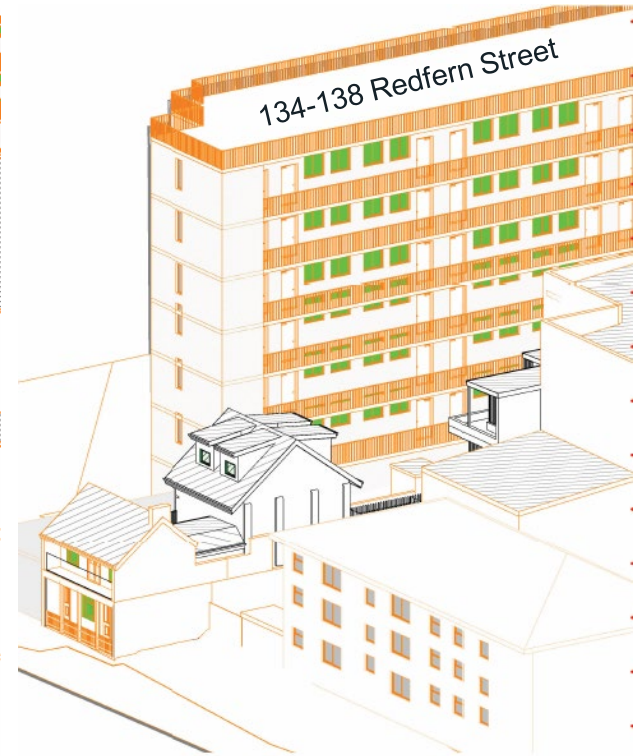
Solar access



1pm

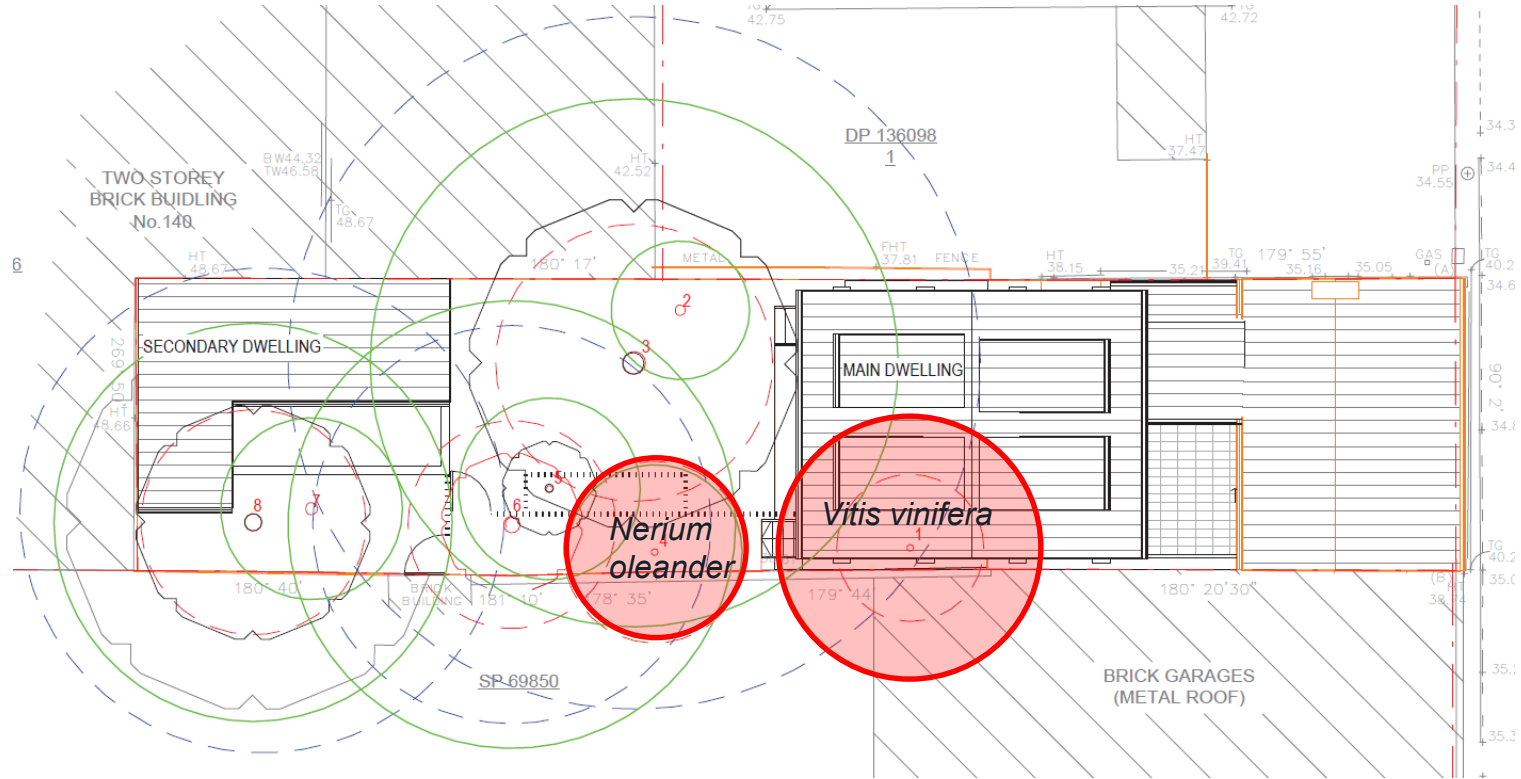


2pm



3pm

Tree management



two trees to be removed – six trees to be retained

Recommendation

Approval subject to conditions