

Local Planning Panel

19 March 2025

Application details

Address: 47 Redfern Street, Redfern

Application: D/2024/956

Applicant: Boffa Robertson Pty Ltd

Owner: Mission Australia

Architect: Boffa Robertson

Proposal

- alterations and additions to residential care facility 'Annie Green Court'
- 6 additional bedrooms
- increase in residents from 72 to 78

Recommendation

- approval subject to conditions

Reason reported to LPP

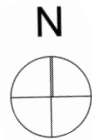
The application is reported to the LPP for determination due to:

- a departure from a development standard greater than 10%

Notification

- exhibition period 12 November to 4 December 2024
- 696 owners and occupiers notified
- no submissions received

Site





corner of Elizabeth Street and Redfern Street



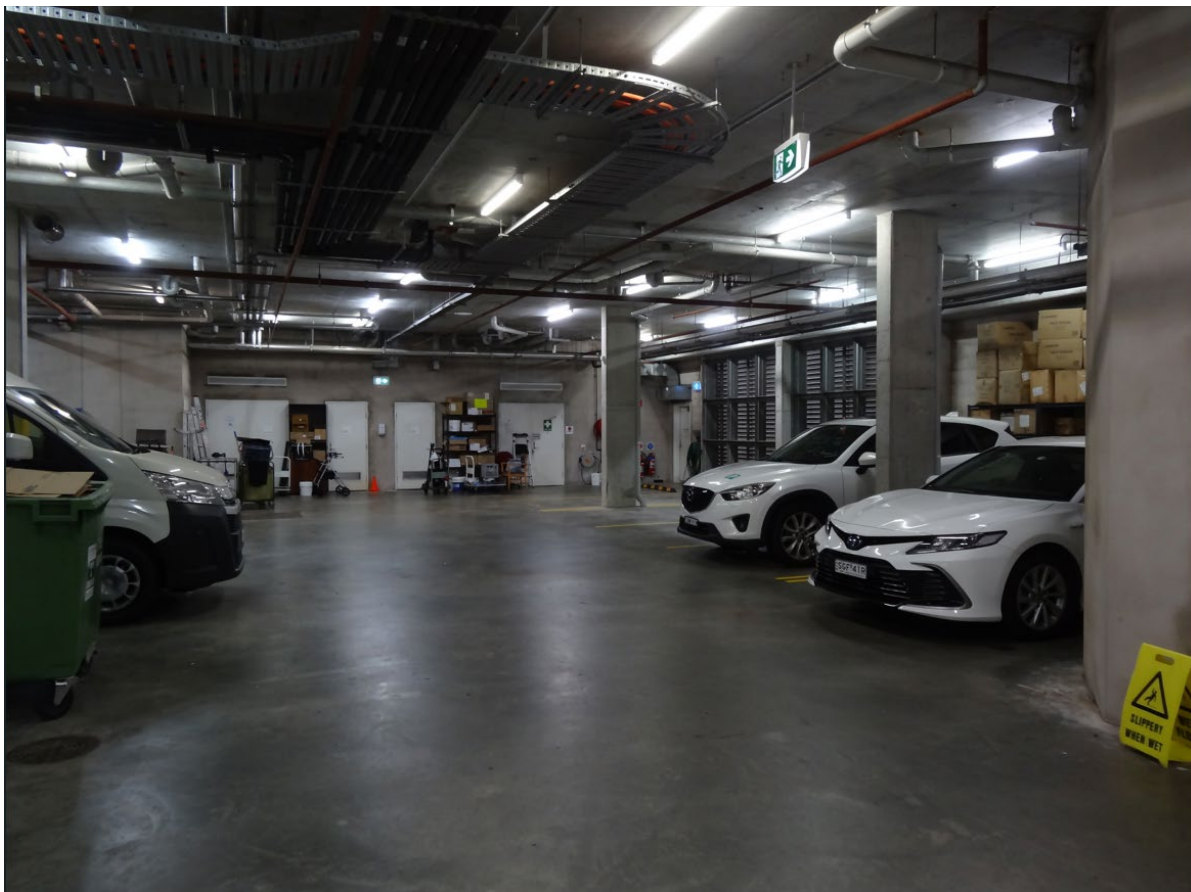
site viewed from Redfern Street



corner of Walker Street and Redfern Street



site viewed from Walker Street



existing parking



eastern wing lounge – typical of L1, 2, 3



western wing lounge – typical of L1, 2



central dining area – L1, 2, 3 (no changes)



central lounge area – L1, 2, 3 (no changes)



ground floor dining and activities area



lower ground floor lounge/library

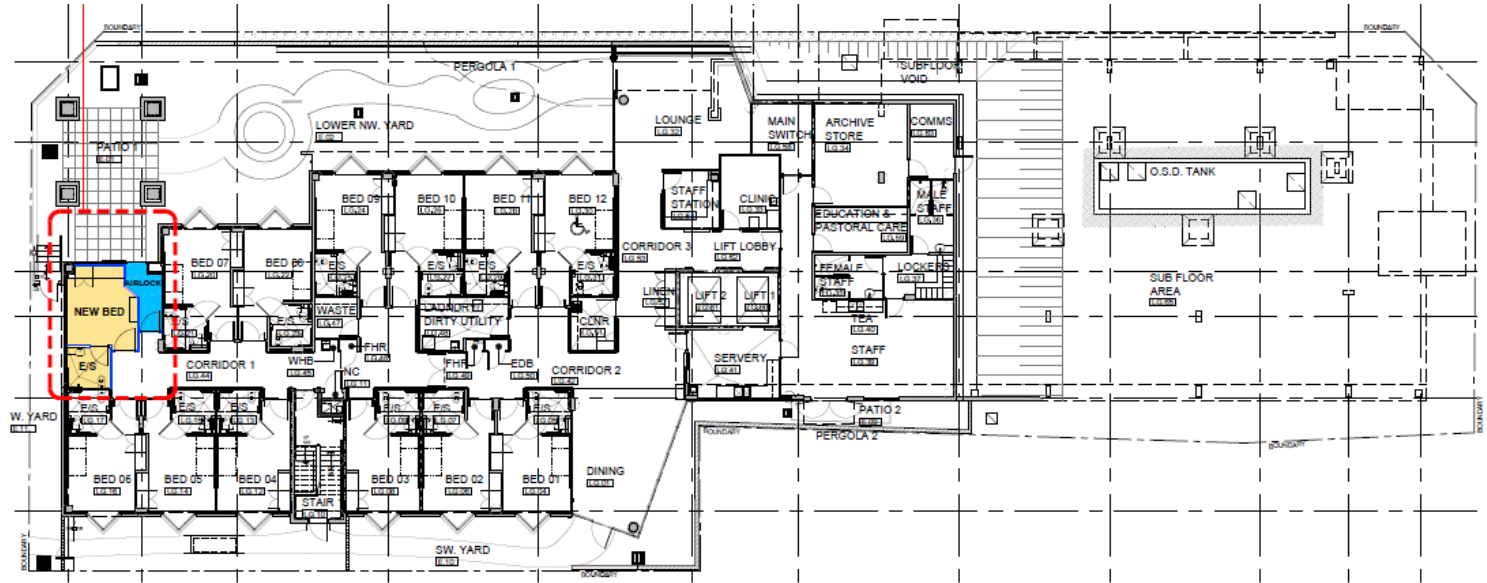


Level 3 communal outdoor area



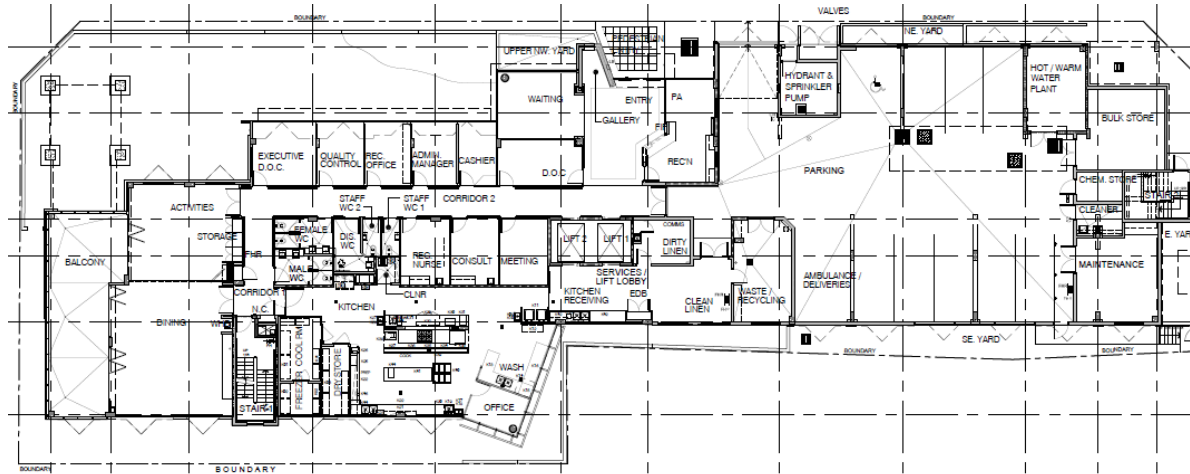
part of communal area to be modified

Proposal



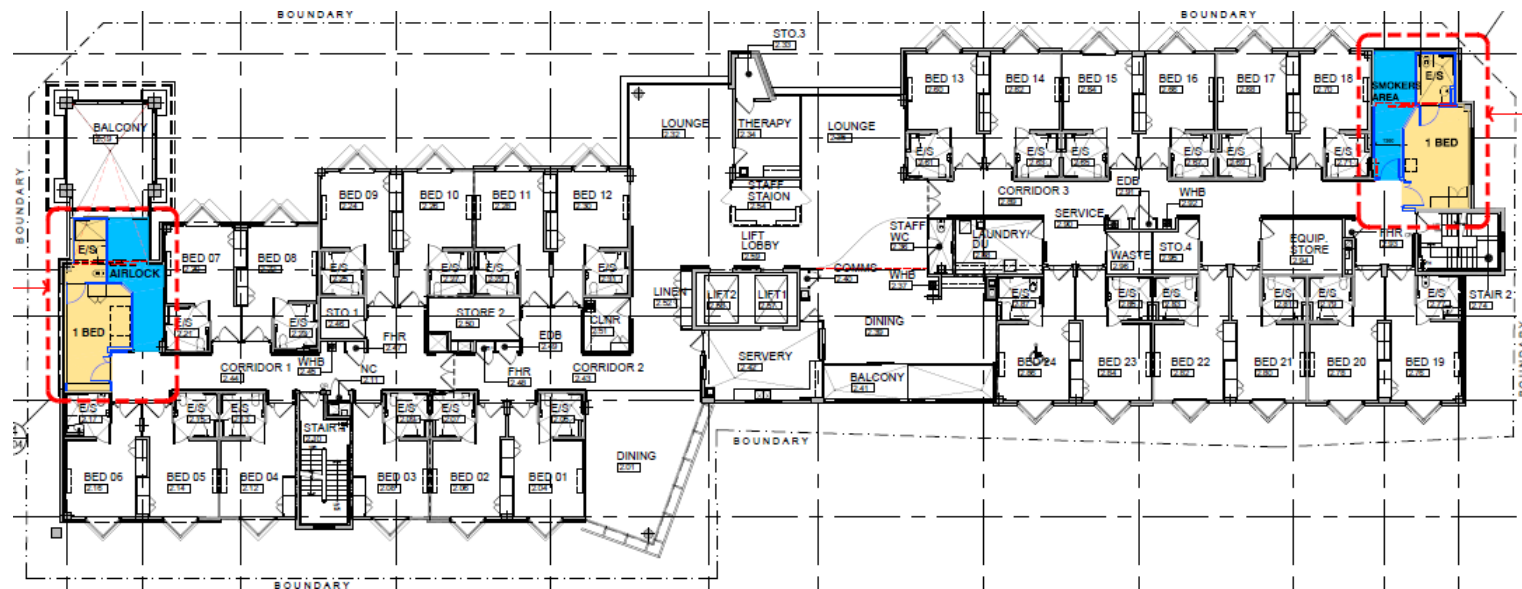
lower ground floor plan

Proposal



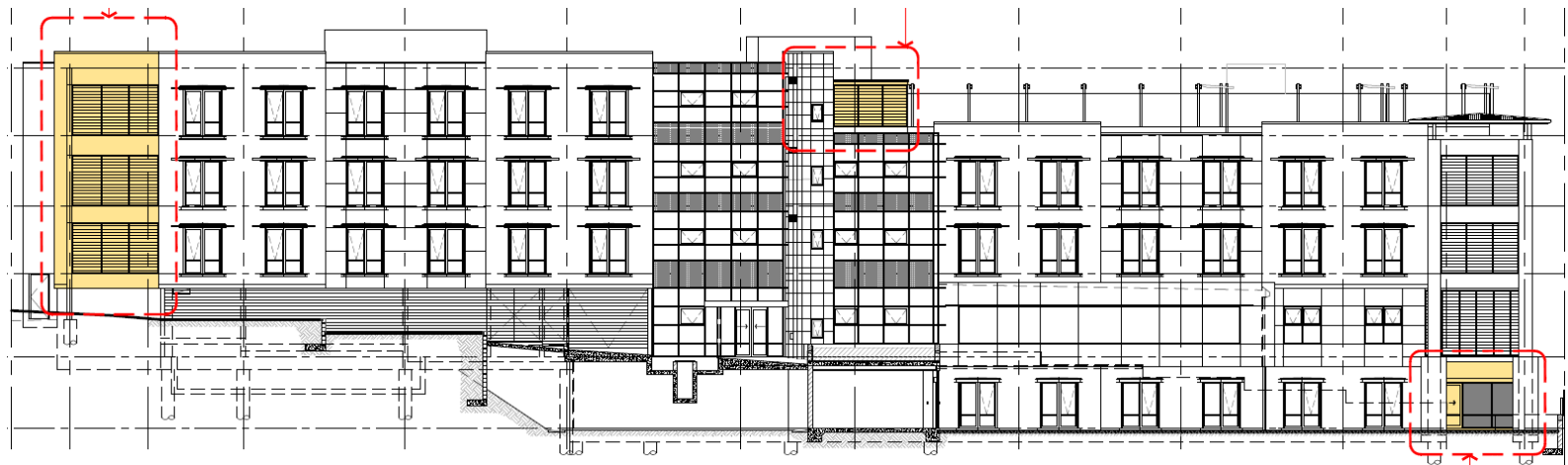
ground floor plan (no changes proposed)

level 1 floor plan

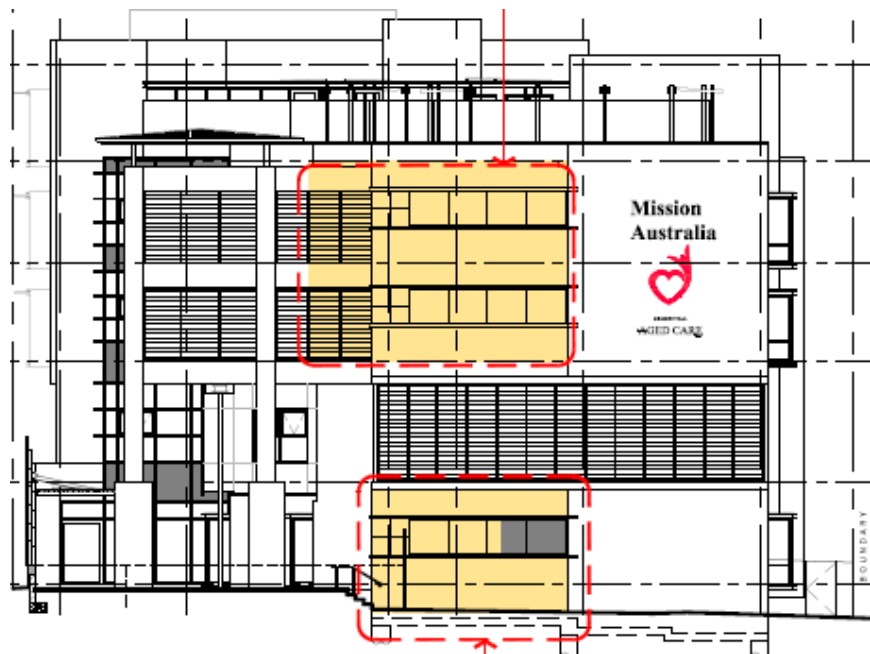


level 2 floor plan

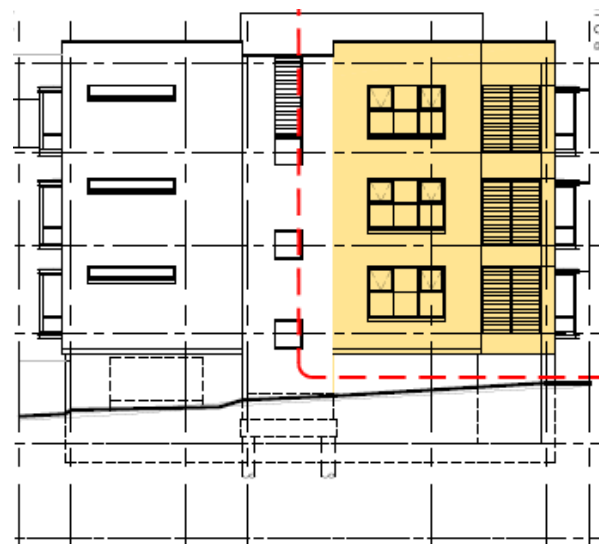
level 3 floor plan



Redfern Street (north) elevation



Elizabeth Street (west) elevation



Walker Street (east) elevation

SEPP (Housing) 2021

	control	proposed	compliance
design requirements	must be designed in consideration of the Seniors Housing Design Guide and Design Principles	maintains building appearance, functional layout and high standard of room design	yes

SEPP (Housing) 2021

	control	proposed	compliance
non-discretionary development standards			
height	9.5m	13.55m	No Clause 4.6 supported
floor space ratio	1:1	2.14:1	No Clause 4.6 supported

SEPP (Housing) 2021

	control	proposed	compliance
non-discretionary development standards			
communal open spaces	10sqm per bed 780sqm	1,180sqm 530sqm internal 650sqm external	yes
landscaped area	15sqm per bed 260sqm	522sqm	No Clause 4.6 supported
deep soil	15% of the site 1,170sqm	211sqm	No Clause 4.6 supported

SEPP (Housing) 2021

	control	proposed	compliance
non-discretionary development standards			
parking (per bed)	1 space per 15 beds 5.2 spaces	9 spaces	yes
parking (employees)	1 for every 2 employees 16 spaces	0 spaces	no Clause 4.6 supported
parking (ambulance)	1 space	1 space	yes

Compliance with key LEP standards

	control	proposed	compliance
height	22m	13.55m	yes
floor space ratio	1.75:1 20% (Housing SEPP) Total: 2.1:1	2.14:1m	no Clause 4.6 supported

Compliance with DCP controls

	control	proposed	compliance
height in storeys	6 storeys	4 to 5 storeys	yes

Issues

Non-discretionary development standards

Clause 4.6 requests submitted for:

- height
- floor space ratio
- landscaped area
- deep soil zone
- employee parking

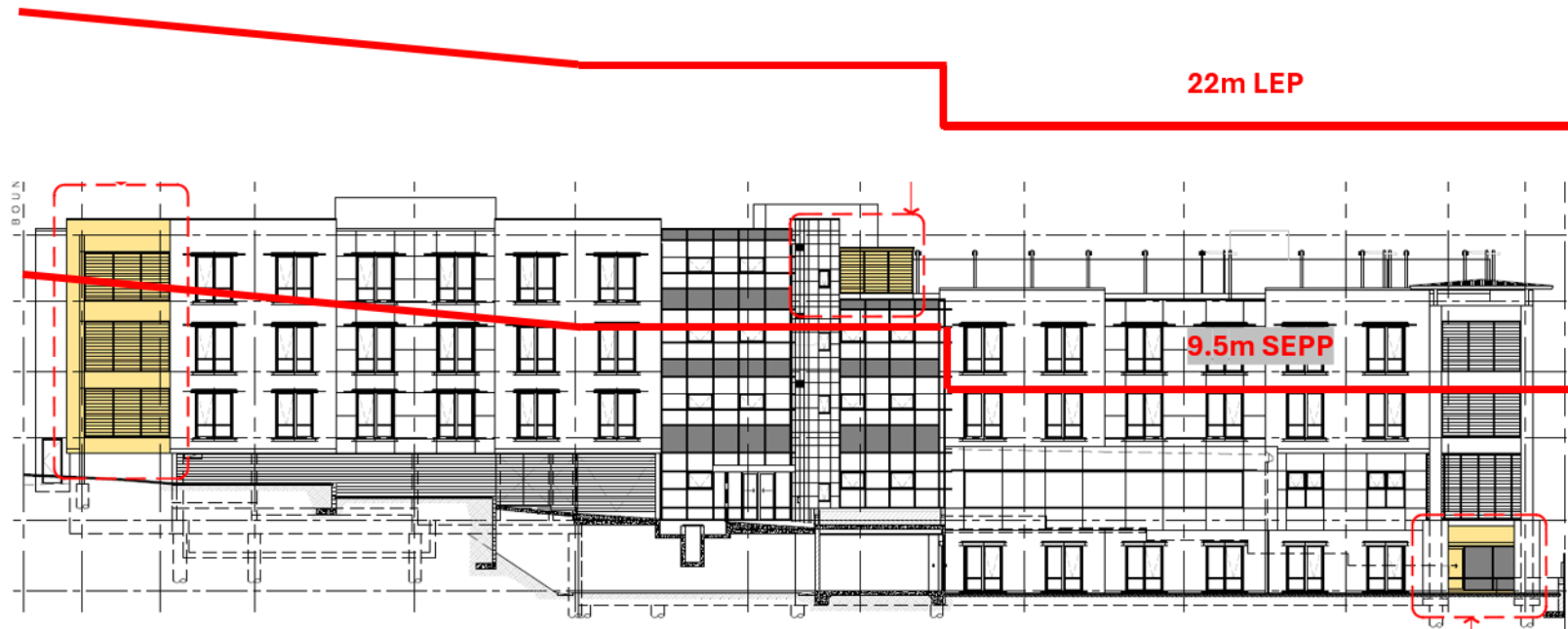
Non-discretionary development standards

- standards that, if complied with, prevent the consent authority from requiring more onerous standards for the matters
- Clause 4.6 may be applied to allow flexibility in the application of the standard

Height

- 22m LEP height control and 6 storey DCP control
- 9.5m SEPP height control
- existing building 16m and 4-5 storeys
- 13.55m to new works
- no significant impacts arise from the non-compliance
- Clause 4.6 is supported

Height



Floor space ratio

- LEP -1.75:1
- 20% under the SEPP for residential care facilities results in 2.1:1
- SEPP standard - 1:1
- existing FSR - 2.11:1
- increase by 51.44sqm to 2.14:1
- maintains existing built form with no change to bulk, scale or amenity impacts
- Clause 4.6 is supported

Landscaped area

- standard of 15 sqm per bed (1,170sqm)
- 522sqm proposed - as existing
- achieving compliance would necessitate re-design of building
- landscape area maximises usability and amenity for residents
- Clause 4.6 is supported

Landscaped area



Deep soil zone

- standard of 15% of site area (260sqm)
- 211sqm proposed
- achieving compliance would reduce the building footprint
- existing deep soil zones enhance landscaping, promote stormwater infiltration and support vegetation
- Clause 4.6 is supported

Deep soil zone



deep soil zone

Employee parking

- SEPP standard is 1 space for 2 employees
- 16 spaces required based on the largest shift - 32 employees
- 9 parking spaces provided - no spaces allocated to employees
- LEP parking controls are maximums
- site is well located to public transport
- currently operates with no employee parking
- Clause 4.6 is supported

Recommendation

approval subject to conditions