

# Local Planning Panel

14 May 2025

# Application details

Address: 153 Redfern Street, Redfern

Application: D/2024/1218

Applicant: SLR Consulting

Developer: McDonald's Australia Limited

Owner: M.A. Gutierrez

Architect: Webber

# Proposal

- alterations to existing building
- use as a 'take-away food and drink premises'
- 24 hours, 7 days
- 12 seats
- new awning and signage

# Recommendation

Refusal

# Proposal



# Reason reported to LPP

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

- receipt of 25 or more unique submissions by way of objection

# Notification

- exhibition period 15 January to 6 February 2025
- 260 owners and occupiers notified
- 286 submissions received
- 17 in support
- 269 objections
- 2 petitions – with 1,074 and 49 signatures

# Submissions

- impact on character of the area and heritage conservation
- 24 hour operation
- noise, odour, and anti-social behaviour
- loading and bike delivery conflicting with pedestrians
- impact on local businesses
- littering
- other McDonalds and burger shops in the area



- subject site
- submitters

# Police submission

The proposal is not supported by the Police:

- patrons moving between late-night premises causing noise and anti-social behaviour
- exacerbate the crime hotspot
- potentially increasing violence and straining public safety resources

# Aboriginal and Torres Straight Island Advisory Panel submission

- no consultation with Aboriginal community
- working to improve health outcomes in the community
- the proposal would undermine these efforts
- close proximity to key Indigenous services including the Aboriginal Medical Service

# Site





site viewed from Redfern Street



existing shopfront



site viewed from Cope/Regent Street



adjoining site and Jack Floyd Reserve

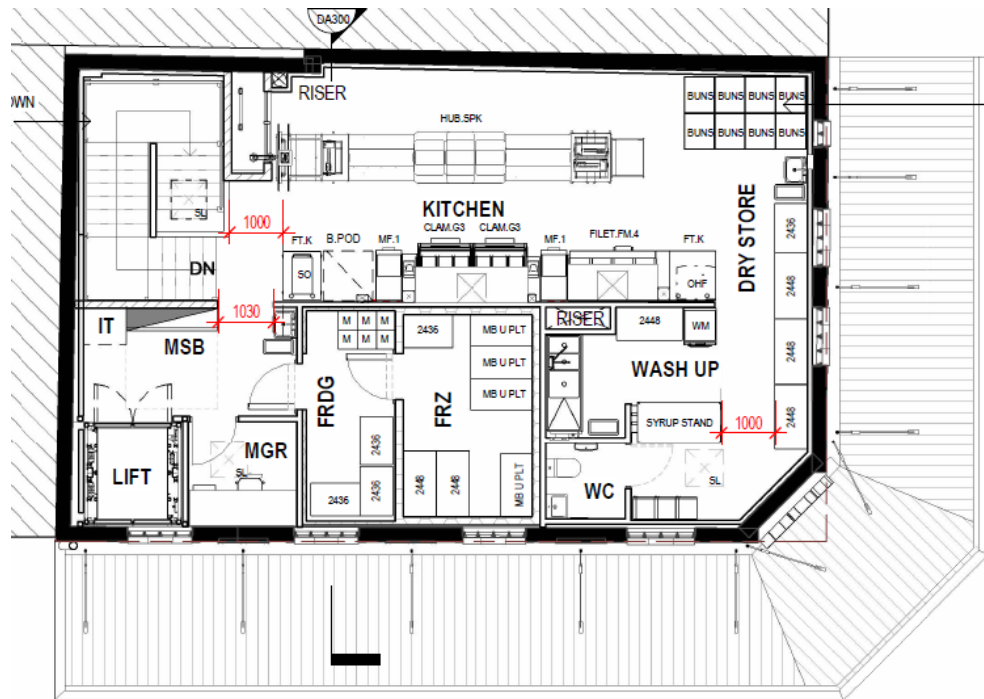


opposite to the east

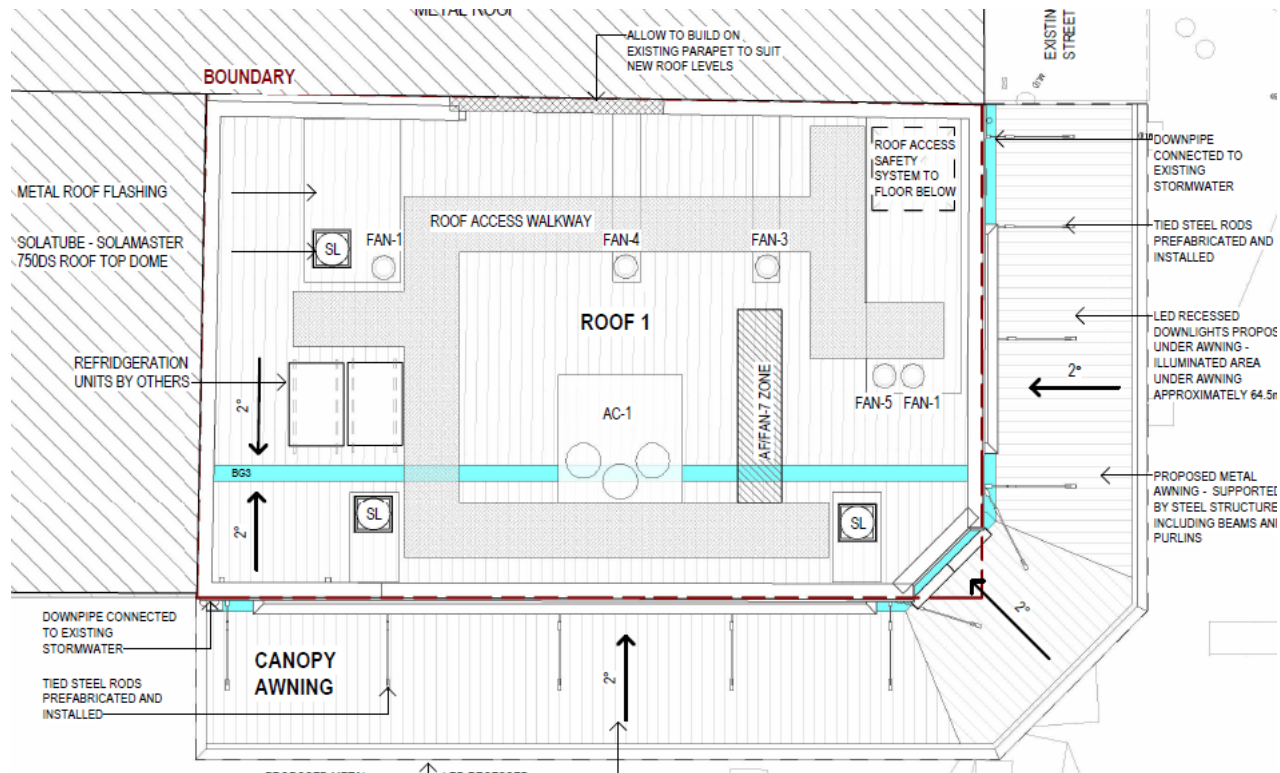


opposite to the north

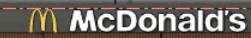
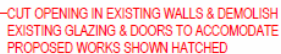




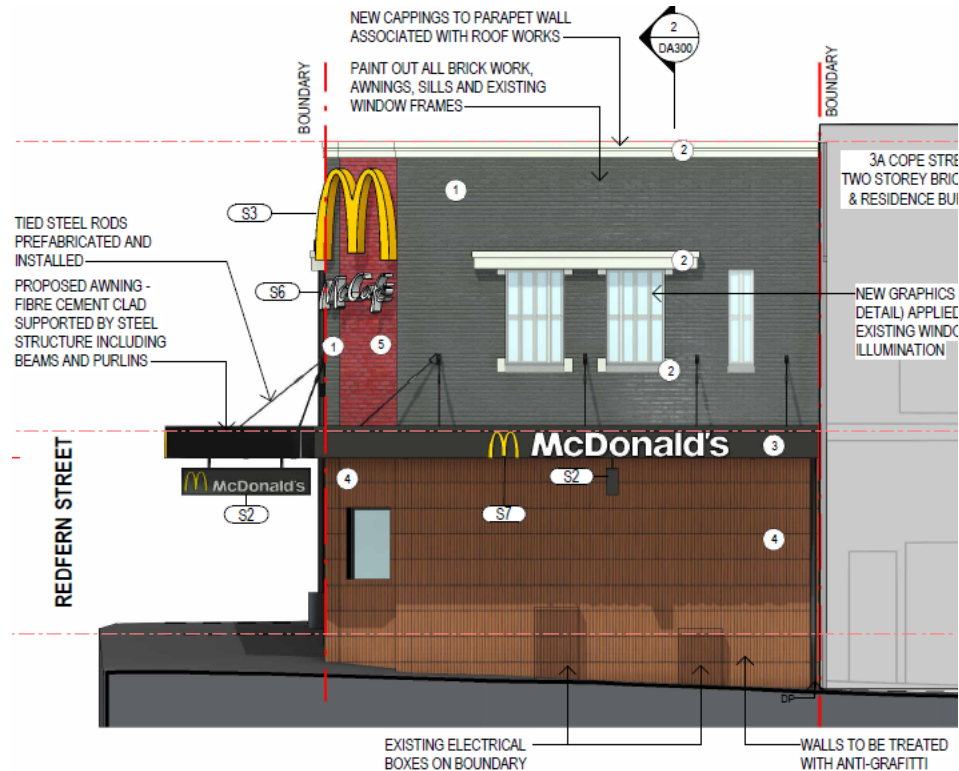
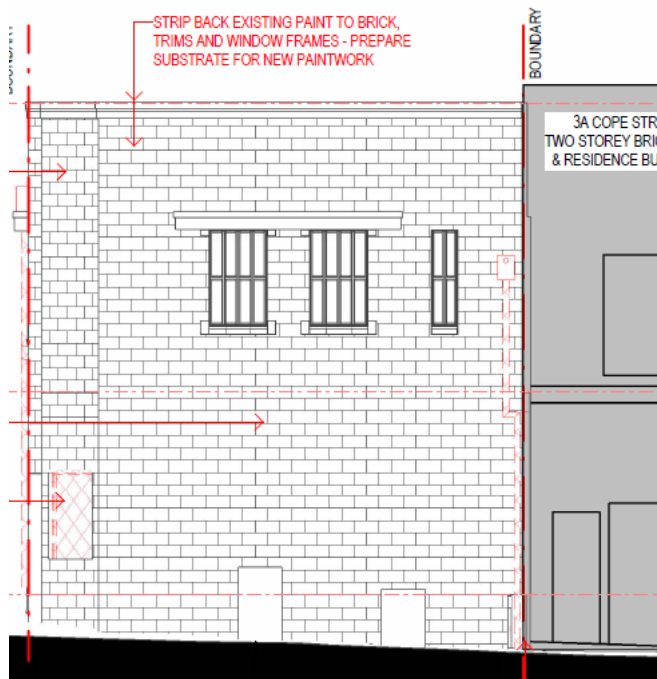
first floor plan



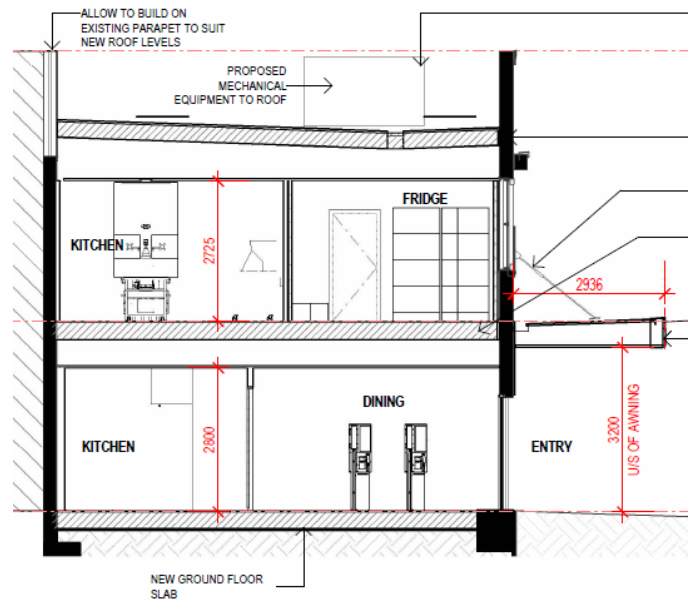
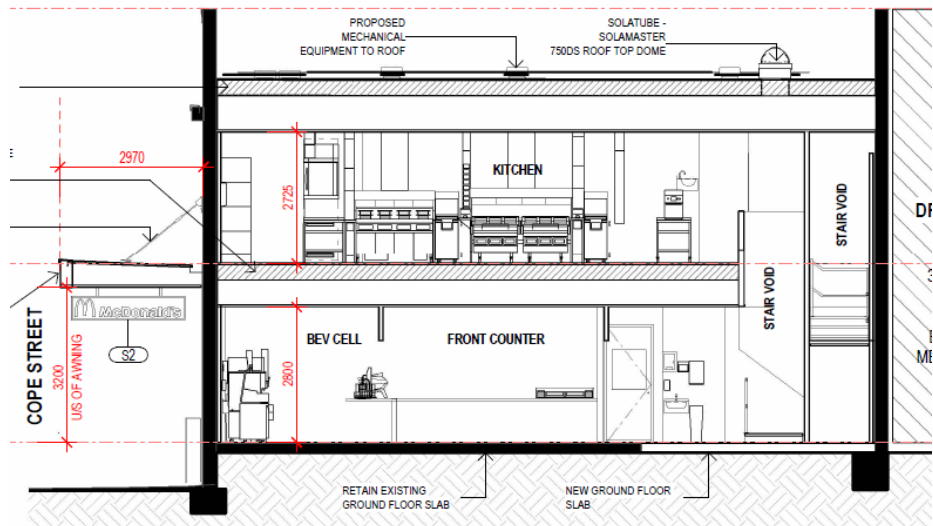
roof plan



## Redfern Street elevation



Cope/Regent Street elevation



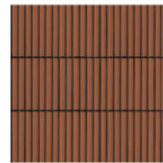
sections



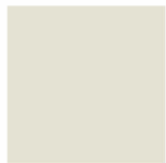
(1) STRIP BACK ALL RENDER AND PAINT TO EXPOSE THE ORIGINAL BRICKWORK TEXTURE AND MATERIALITY. PAINT OUT WITH BLOCK DARK GREY COLOURING MAINTAINING THE ORIGINAL BRICKWORK TEXTURE AND FEATURES



(3) BLACK FINISH TO ALL NEW STEEL ELEMENTS (AWNING FASCIA, NEW DOORS AND WINDOWS, TRIMS, JOINTS, ETC)



(4) UNGLAZED PORCELAIN ROUNDED TILE TO STREET LEVEL FACADE WITH COLOURING AND FINE GRAIN TEXTURE REFERENCING ORIGINAL BRICKWORK MATERIALITY. SINGULAR TILE FACADE TREATMENT TO CONCEAL PREVIOUS NEW WORKS / INFILL WALLS. REPEATED PATTERNING AT STREET LEVEL ADDING AN INTERESTING AND INTERACTIVE SURFACE AT PEDESTRIAN SCALE AND ADDING AESTHETIC VALUE. TILE FORM AND TEXTURE DISCOURAGES GRAFFITI WHILST ALLOWING EASE OF SURFACE MAINTENANCE WITH ANTI-GRAFFITI SEALER.



(2) LIGHT GREY CONTRASTING COLOURED PAINT TO ORIGINAL FAÇADE MOULDINGS AND FEATURES. REINTRODUCE ANY ORIGINAL FEATURES LOST PREVIOUSLY WITH THE CONTRASTING PAINT COLOUR (WINDOW FRAMES, WINDOWS SILL SURROUNDS, AWNING STRUT PADS, WINDOW HEADER AND PARAPET COPING)



(5) STRIP BACK ALL RENDER AND PAINT TO EXPOSE THE ORIGINAL BRICKWORK TEXTURE AND MATERIALITY. PAINT OUT WITH BLOCK RED COLOURING MAINTAINING THE ORIGINAL BRICKWORK TEXTURE AND FEATURES

# Compliance with key LEP standards

	control	proposed	compliance
height	18m	9m	yes
floor space ratio	2.5:1	1.7:1m	yes

# Compliance with key LEP standards

	comments	compliance
heritage conservation	impacts upon heritage conservation area	no
design excellence	does not demonstrate design excellence	no

# Hours of operation

	base hours & extended hours	proposed hours	compliance
local centre area	base: 7am to 8pm  extended: 7am to midnight	24 hours	no

# Compliance with DCP controls

	comment	compliance
defining the public domain	no active frontage to Cope Street goods lift opening on to Redfern Street	no
transport and parking	no onsite bike parking or loading	no
accessible design	equitable access not provided non-compliant dining area layout	no

# Compliance with DCP controls

	comment	compliance
social and environmental responsibilities	police objection - crime prevention through environmental design  social impact on Aboriginal and Torres Strait Islander community	no
waste	insufficient bins and waste management plan	no
signage	non-compliant above awning signs and window graphics	no

# Issues

- classification of use
- use and impacts to the public domain
- servicing the site
- design excellence and heritage conservation

# Classification of use

- applicant proposes 'food and drink premises'
  - includes 'restaurant or cafe', 'take away food and drink premises', 'pub', and 'small bar'
- 'Take away food and drink premises' means:
  - predominantly used for the preparation and retail sale of food or drink (or both) for immediate consumption away from the premises
- kitchen and food prep areas of 156sqm
- dining area of 30sqm/ 12 seats
- 'Take away food and drink premises' is appropriate definition

# Use and impacts to the public domain

- suitability of the site is a consideration under the Act
- mix of pedestrians and food delivery riders expected
- high volume of takeaway orders given the kitchen size
- site adjacent to pedestrian crossing at corner of Regent and Redfern Streets
- primary pedestrian route and notably busy
- customer access must be safe and practical

# Use and impacts to the public domain

food delivery riders:

- no on-site bike parking proposed
- road rules require bicycles to be parked at designated racks or rails
- bicycle parking is far from the entry
- Redfern Street frontage is 'no stopping' and cyclists cannot dismount here

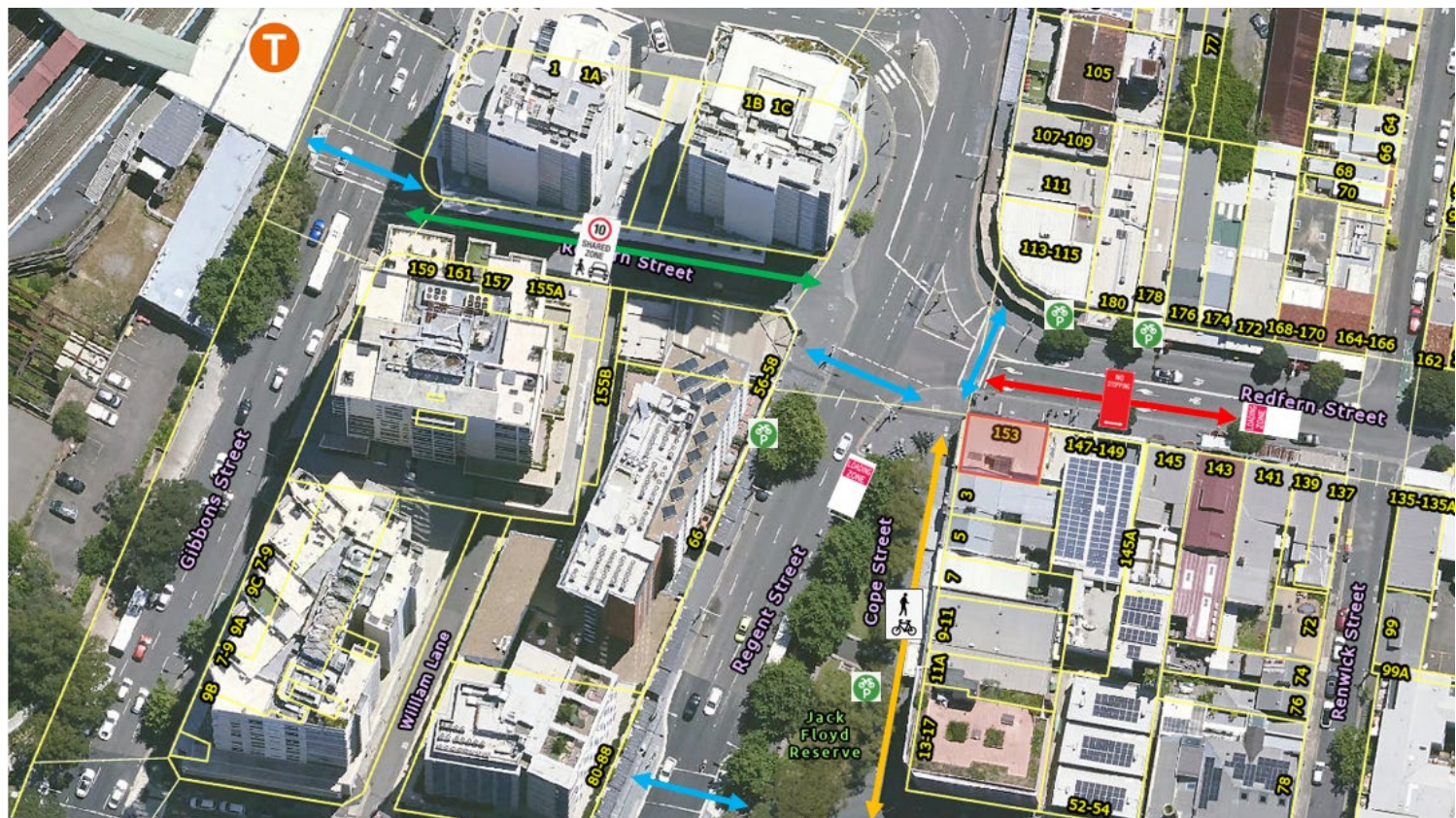
# Servicing the site

deliveries and waste collection:

- no on-site loading zone proposed
- closest loading zones are time limited
- Regent Street loading path of travel conflicts with pedestrians at intersection
- Redfern Street loading is 40m away
- Transport for NSW submits that loading and servicing should be off-street
- goods lift opening onto Redfern Street proposed



**CITY OF SYDNEY**



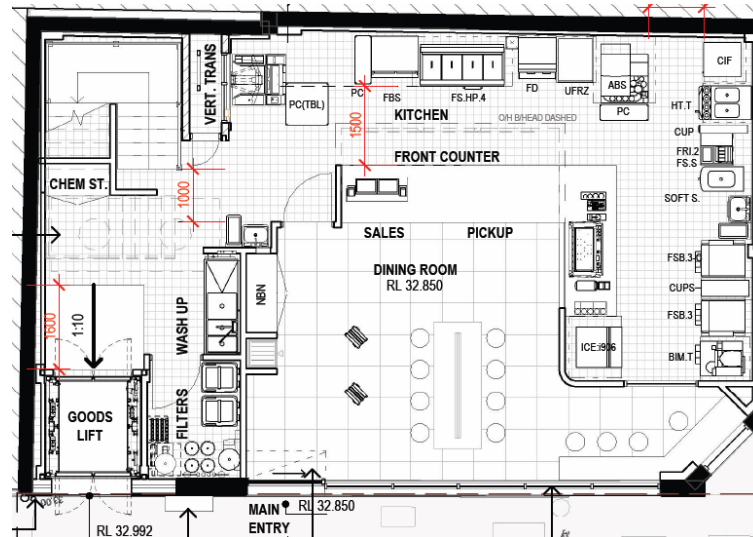
# Heritage

- neutral item in conservation area, controls require:
  - remove unsympathetic alterations
  - respect the original building form
  - minimise removal of significant features
  - use appropriate materials and finishes



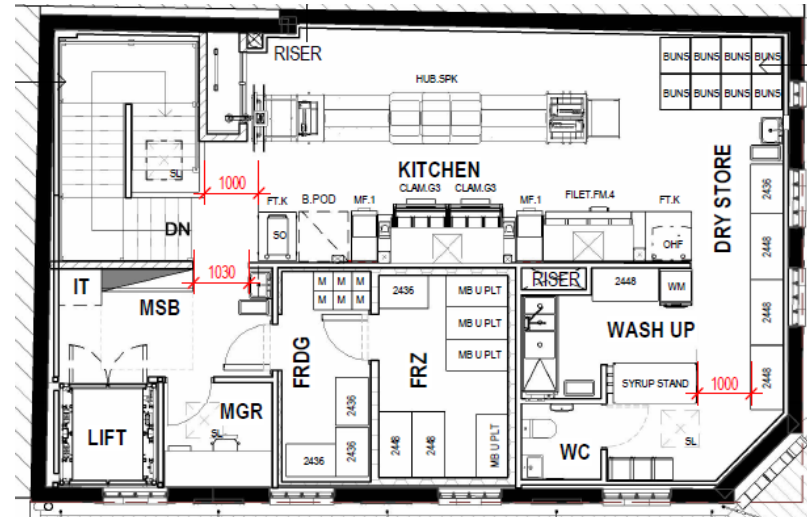
# Heritage

- original shopfront not retained – replaced with goods lift opening onto street
- wide shopfront does not reflect original pattern
- materials and colours not appropriate



# Design excellence

- no active frontage to Cope/Regent Street
- goods lift opening onto Redfern Street
- all first floor windows blocked off



# Recommendation

The application is recommended for refusal