

Local Planning Panel

9 June 2021

15-17 William Street, Alexandria

D/2020/1059

Applicant: David Findlay

Owner: Balglen Pty Ltd

Architect/Consultants: Derek Raithby + ABC Planning

proposal

- demolition of existing warehouse, excavation, remediation
- construction of 14 x 3 storey townhouses facing William Street and William Lane
- shared parking accessed from William Lane

recommendation

- refusal

notification/submissions

- 2 submissions from adjoining properties objecting to the proposal
- exceeding FSR and height in storeys control
- loss of visual and acoustic privacy due to roof level terraces
- overshadowing impacts

site





William Street



William Lane

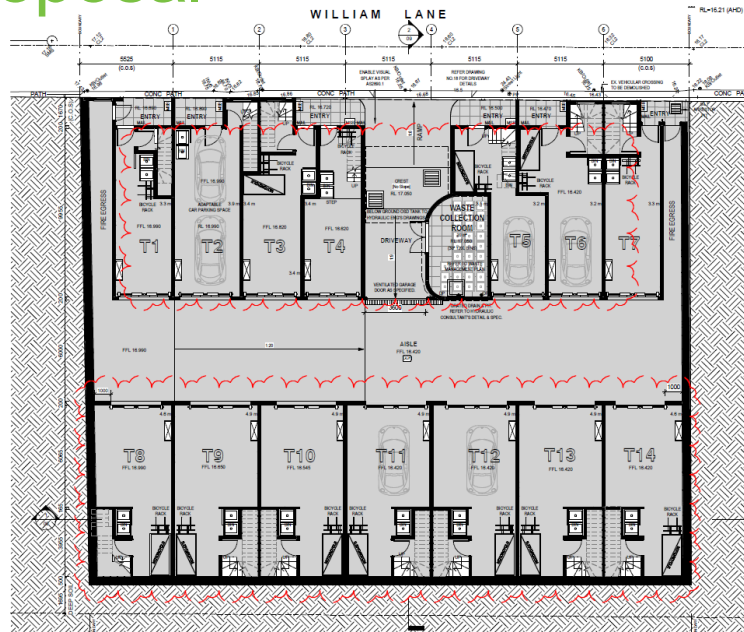


11-13 William Street to north



19 William Street to south

proposal



William Street

lower ground floor/basement



William Street

ground floor



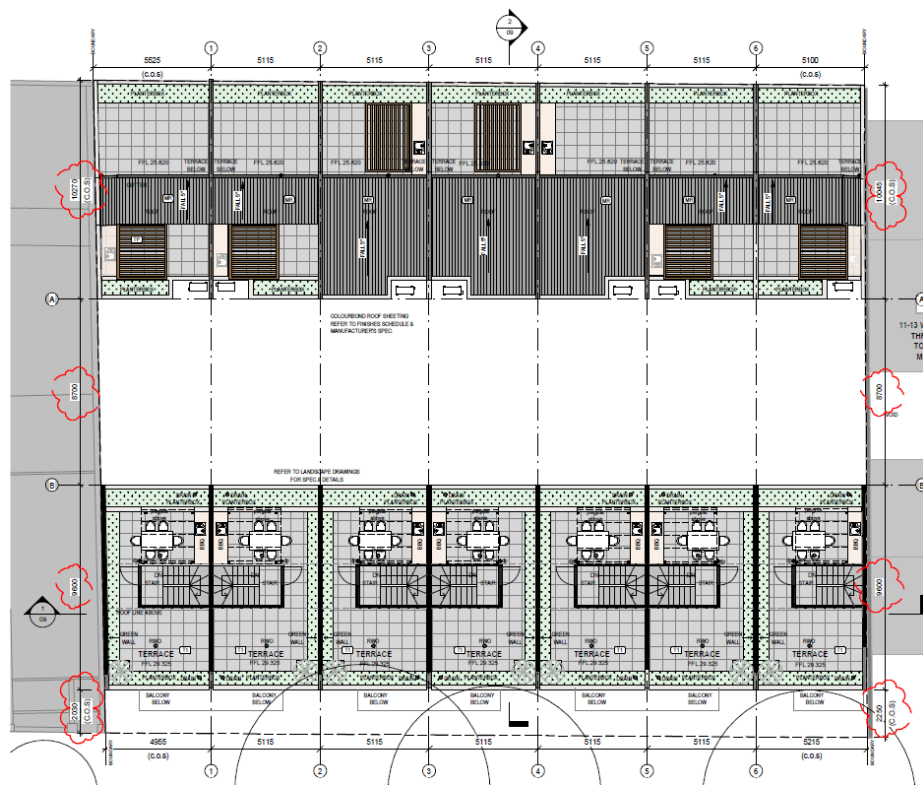
William Street

level 1



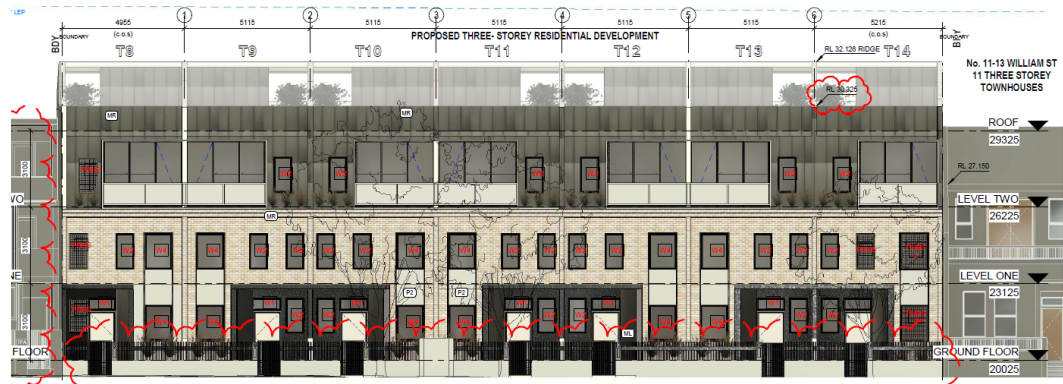
William Street

level 2

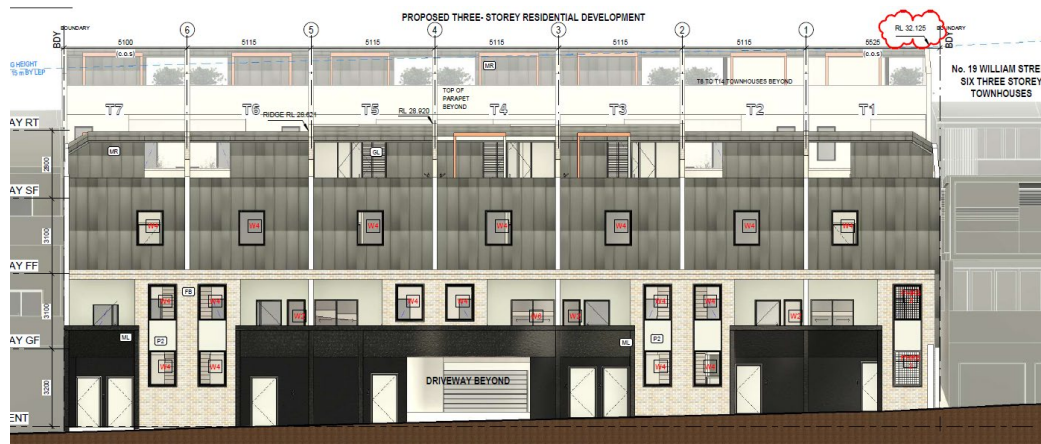


William Street

roof level

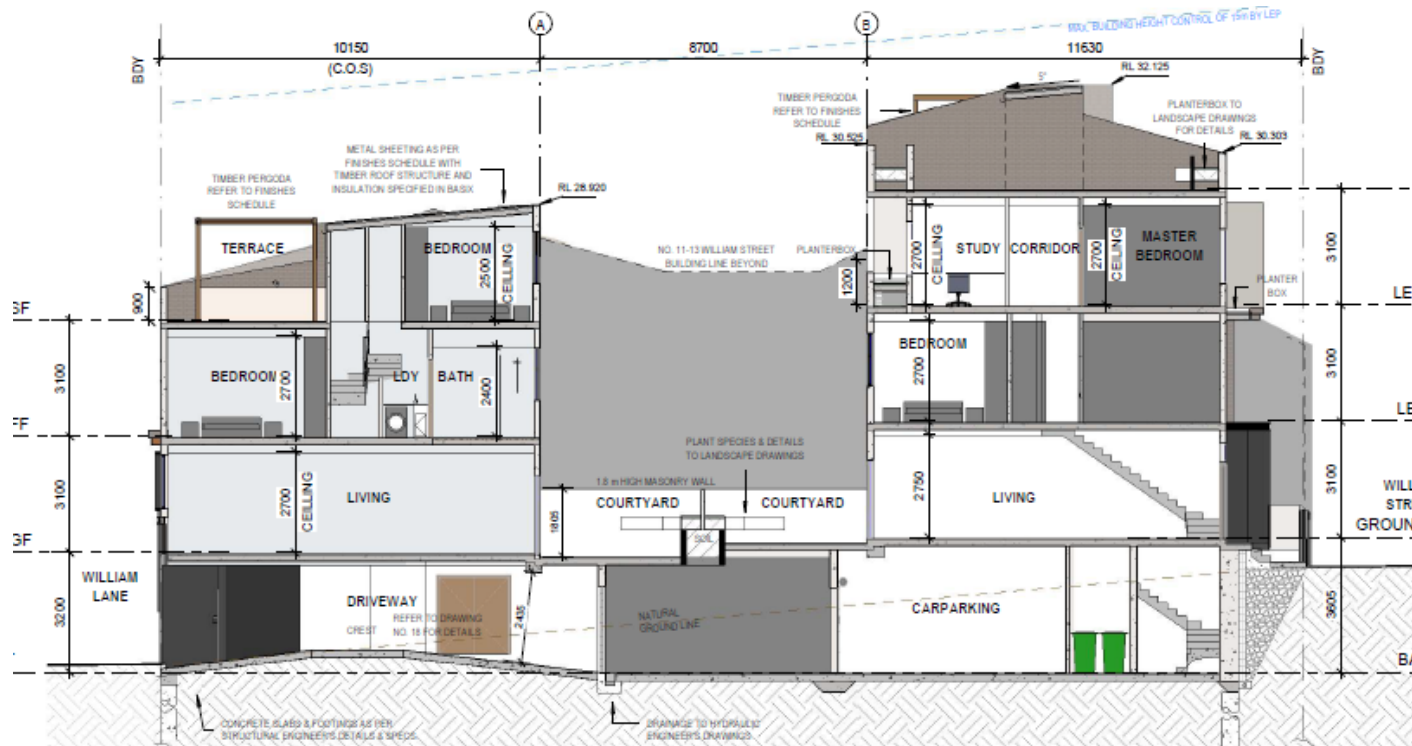


William Street



William Lane





section

Design Advisory Panel Residential Subcommittee

Panel raised a number of concerns.

Amended plans did not adequately address following:

- non compliance with FSR
- 3 storey control
- deep soil provision
- separation distance between buildings
- design/location of services

issues

- compliance with SEPP55 - contamination
- non compliance with floor space ratio
- building separation/visual privacy
- landscaping

SEPP55 - contamination

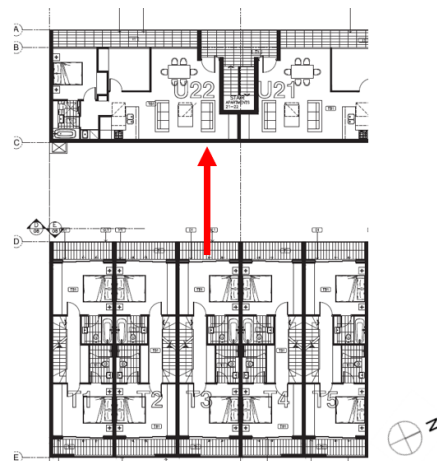
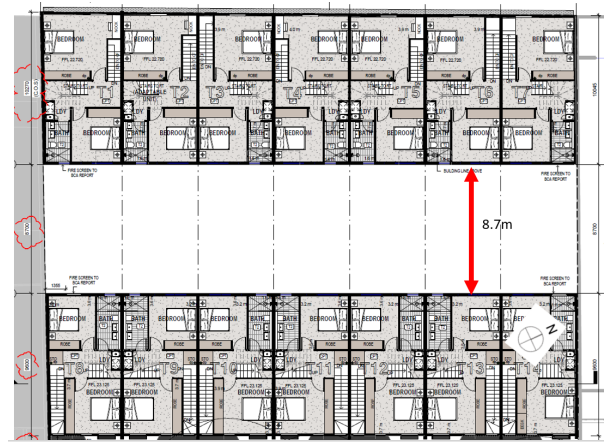
- SEPP55 not been satisfied
- applicant has failed to demonstrate site can be made suitable for residential use
- contamination statement not been reviewed by a Site Auditor

FSR

- base FSR of 1:1 with 0.5:1 to provide for infrastructure within the Green Square locality
- no infrastructure provided on the site
- applicant made Public Benefit Offer for monetary contribution (not yet accepted by CEO)
- maximum FSR available is 1.5:1 (1,651.5sqm)
- applicant states compliance but has excluded (73 sqm) floor space at William Lane ground level
- proposal has FSR of 1.55:1 (1,702sqm)
- Clause 4.6 variation relates to original plans – not supported

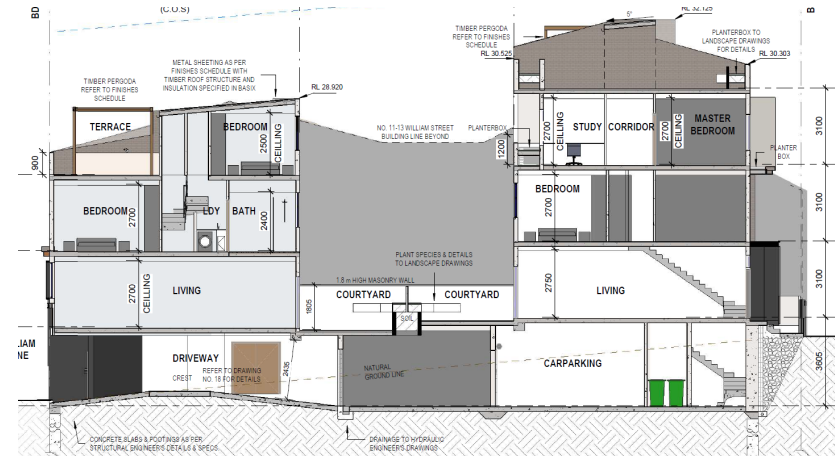
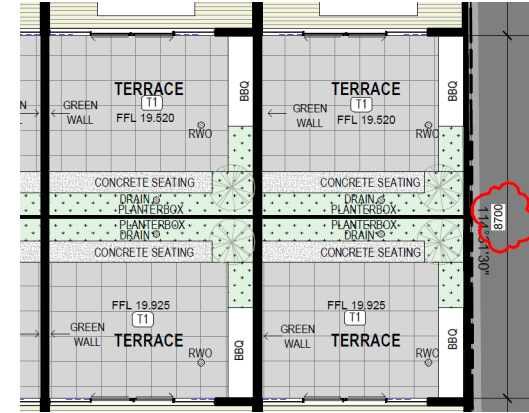
building separation/overlooking

- 8.7m separation distance between the east and west rows of townhouses provides poor visual and acoustic privacy
- directly opposing bedrooms windows
- same architect has designed neighbouring residential buildings that address privacy adequately where windows/balconies face blank walls opposite
- level 2 and roof top planter boxes intended to mitigate visual privacy - maintained by residents of individual dwellings – no strata



landscaping

- only 5.5% inadequate site area deep soil - William Street frontage (15% required)
- planter boxes in central courtyard inadequate for substantial planting



recommendation

- refusal