

Relevant Information for Local Planning Panel

FILE: D/2020/1059 **DATE:** 29 June 2021

TO: Local Planning Panel Members

FROM: Andrew Thomas, Executive Manager Planning and Development

SUBJECT: Information Relevant To Item 4 – Development Application: 15-17 William Street, Alexandria - D/2020/1059

For Noting

That the Local Planning Panel note the information contained in this memorandum.

Background

The subject development application was scheduled for the 9 June 2021 Local Planning Panel (LPP) meeting.

Prior to the 9 June LPP meeting and on finalising the assessment report it became apparent that notification letters had not been sent to neighbouring properties during notification of the proposal from 28 October 2020 to 19 November 2020. Site notices were placed on site however letters were not sent to neighbours.

Despite letters not being sent to neighbours two submissions objecting to the proposal were received, following the notification of the application.

The application was re-notified between 2 June 2021 and 24 June 2021. Site notices and letters were dispatched.

No submissions were received following re-notification.

In addition to the above, the applicant has requested that the reporting of the application to the LPP be deferred to allow for an assessment of a 'Soil Vapour Measurement Letter Report' and amended drawings (previously submitted by email on 31 May).

This request is not supported on the following basis:

- The contamination report is unsatisfactory. The Soil Vapour Measurement Letter Report is not an intrusive investigation of groundwater as recommended by the Site Auditor. The contamination advice submitted on 31 May 2021 has not been reviewed by a Site Auditor. As such, the applicant has not adequately demonstrated that the site can be made suitable for the proposed use with regard to site contamination and satisfy the provisions of SEPP55.
- The applicant has not provided a satisfactory written statement to address the provisions of Clause 4.6 of the Sydney Local Environmental Plan 2012, with regard to the non-compliance with the floor space ratio development standard prescribed under Clause 4.4 of the Sydney Local Environmental Plan 2012.
- An initial review of the amended plans indicates the plans do not fully address the issues identified in the report.

Prepared by: Adrian McKeown, Senior Planner.

Approved



ANDREW THOMAS

Executive Manager Planning and
Development