

Attachment A

Letter from Applicant



23 February 2024

11 Bayview Street
Bronte
NSW 2024



Local Planning Panel Members

c/- City of Sydney Council
456 Kent Street
Sydney 2000

CC: Ms. Chelsea Thompson, Assessing Officer

Re: 56A Allen Street, Glebe – DA 2023/790 – Item 5, LPP Meeting 28 February 2024

Dear Chair and Panel members

I write on behalf of the applicant for the DA, and owner of the above site.

The purpose of the letter/submission is to request the Panel **defer determination** of the DA to allow amended plans and supporting information to be submitted (within a period of around 4 weeks), for subsequent determination.

In this case, such a request is reasonable and warranted for the following main reasons:

1. We have not been given an opportunity to see and understand concerns, nor the ability to respond by amendment to the application;
2. The issues of concern and reasons for the recommended refusal are able to be addressed and reasonably resolved, in a relatively timely way;
3. The proposal, as amended, will have intrinsic public benefit, including by an intention to incorporate 2 of the units as affordable housing, run by a Community Housing Provider for at least 15 years (which also significantly alters the FSR compliance issue).

In terms of addressing concerns, draft plans are attached, which will continue to be refined, intended in an open and collaborative way with Council staff.

In terms of our view of how the proposal is able and intended to be amended to address the reasons for refusal in the Council staff report, the following table provides a summary:

Issue	Summary	Intended Response/Resolution
1	FSR exceedance	<ul style="list-style-type: none"> • The proposal will include 1 unit to be made available to a registered CHP for rent (like St George Community Housing) for at least 15 years. This will be around 18% of GFA (1 of 6). Ordinarily, Clause 16 of SEPP (Housing) 2021, would allow an additional FSR of 30%, bring the FSR from 0.7:1 to 0.91:1, very close to the FSR proposed.



Issue	Summary	Intended Response/Resolution
		Further, the GFA would be reduced to either with 0.91 or very close to it.
2	Building Height non-compliance	<ul style="list-style-type: none">The revised proposal will comply with the 6m height standard.
3	Flood Planning	<ul style="list-style-type: none">The revised proposal will include upstand edge beams at the base of perimeter walls and be supported by hydraulic/flood advice.
4	Tree canopy	<ul style="list-style-type: none">Additional tree cover can be provided either within the site or in the street verge. The deep soil area is expected to comply.
5	Bicycle parking	<ul style="list-style-type: none">1 bicycle space per dwelling will be provided.
6	Heritage	<ul style="list-style-type: none">The proposal will be revised to consider concerns raised. The scale of surrounding buildings does support a two-storey form in this part of the site, although matters of detail and design will be addressed.
7	Solar Access	<ul style="list-style-type: none">Additional solar access plans/elevations will be provided and the form/setbacks revised to reasonably reduce overshadowing, with a likely change in impact by around half.
8	Electricity Requirements	<ul style="list-style-type: none">The proposal will be revised to 1500mm clearance to comply with minimum clearance. This will be confirmed in details including advice from a Level 2 electrician, with the amended plans.
9	Design outcomes	<ul style="list-style-type: none">The listed matters generally reflect issues above, which are able to be addressed and reasonably resolved.

We look forward to your consideration and opportunity to address you and answer any questions at the upcoming Panel meeting.

I am happy to discuss the matter with any Council staff prior to the meeting and am available by phone [REDACTED]

Yours sincerely

[REDACTED]

Jason Perica
Director