

Planning Panels Secretariat
GPO Box 39
SYDNEY NSW 2001

Attention: Kim Holt – Project Manager
plancomment@planningpanels.nsw.gov.au

Planning Proposal Submission– 469-483 Balmain Road, Lilyfield

Dear Sir/Madam

Thank you for the opportunity to provide advice on the planning proposal to amend *Leichhardt Local Environmental Plan 2013* as it applies to 469-483 Balmain Road, Lilyfield, by:

- amending the floor space ratios
- introducing additional land uses and
- introduce maximum building height controls

Heritage NSW understands that the planning proposal includes provisions for the preservation of surviving original, circa 1907 and 1917, fabric associated with the former Pilchers Bakery (formerly ABBCO) at 469-483 Lilyfield Road, Balmain.

Although identified as not meeting the criteria for heritage listing, we understand that the items are considered to be contributory to the character of the streetscape. We recognise this initiative and support the effort to preserve streetscape and character.

Of particular note is the site's location immediately opposite the State Heritage Register (SHR) listed Callan Park Conservation Area and Buildings (SHR0081). This conservation area also includes the individually listed:

- Callan Park House – Rozelle Hospital (SHR 00823)
- Rozelle Hospital – Broughton Hall (SHR00831)

Callan Park, its buildings and landscape, have contributed visually and socially to the local area for over a century, and demonstrates the site's pastoral character prior to its use as a mental health institution.

The local and broader community value the open space for its cultural and aesthetic values. The foreshore areas of the site are significant as rare open space elements, and Callan Point is an important Aboriginal archaeological site on the southern shores of Sydney Harbour.

In particular, the landscape design and setting of the Kirkbride block is vital to the design and philosophy of 'moral therapy' treatment evidenced in the intimate design of courtyards through to the long vistas over the hospital grounds and surrounding country. It is highly significant that much of the original fabric, character and setting for this major Victorian period design remain intact within a highly developed inner-city locality.

It is noted that the proposed change to floor space ratio will be primarily retained within the existing building envelope and supports a change of use to activate the site. However, the planning proposal documentation needs to adequately consider the impact of the increased height of the social, historical and aesthetic heritage values associated with views and site lines to and from Callan Park.

It is understood that the proposal includes a maximum building height of 23 metres which is comparable with recent, nearby development. Early development in the street, however, is generally between 7-14 metres in height. The proposal should also be assessed for the incremental impact of increased heights on significant views to and from the Callan Park Conservation Area and its buildings. Consideration should also be given more broadly to the similar redevelopment of the surrounding area in the future.

If you have any questions please contact James Sellwood, Senior Heritage Programs Officer, Statewide Programs at Heritage NSW, Department of Premier & Cabinet on 02 9274 6354 or via email at james.sellwood@environment.nsw.gov.au.

Yours sincerely



Rochelle Johnston
Manager, Statewide Programs
Heritage NSW

As delegate of the Heritage Council of NSW

16 December 2019



Kim Holt
Project Officer
Planning Panels Secretariat
320 Pitt Street
SYDNEY NSW 2000

20 February 2020

Dear Ms Holt

Subject: 2017SCL068 – Inner West – PP_2017_IWEST_018_00

I refer to the planning proposal for 469-483 Balmain Road, Lilyfield on behalf of the Place, Design and Public Spaces division of the Department of Planning, Industry and Environment (DPIE), who act as the site manager for parts of Callan Park. Callan Park is located opposite to the site, directly north-west of Balmain Road.

I would like to raise the following concerns for the panel's consideration:

- Any potential adverse impacts on the heritage significance of Callan Park and the Kirkbride Complex should be considered, noting that they are state heritage listed sites.
- The amenity of Callan Park, including noise, air, visual, solar and streetscape amenity, should be considered regarding this planning proposal and any potential development which may result.
- The impact of increased traffic flows and the potential conflict between the carpark entry and the primary entry to Callan Park at the corner of Balmain Road and Cecily Street.
- The potential increase of cars parking in Callan Park and the negative impact to the park's amenity and safety. It is noted that the planning proposal provides for mixed use development including 170 residential units, with the requirement for on-site parking spaces in the range of 141 to 230. It should be considered that any shortfall in parking spaces, or increase in vehicle activity due to the commercial/community development, may result in increased parking in Callan Park. A potential increase in parking in Callan Park is currently an undesirable outcome for two key reasons:
 - There is no regulation which applies to the site, meaning that car parking cannot be regulated and infringements cannot be issued for unlawful parking.
 - Parking in Callan Park is currently insufficient, especially during weekend sporting events, and any increase would place additional pressure on the site.

If you have any questions, please contact Megan Parker, A/Senior Project Officer, Callan Park on 0439 671 627 or megan.parker@environment.nsw.gov.au.

Yours sincerely,

Brooke Morris
A/ Principal Project Officer
Callan Park
Public Spaces Division
Place, Design and Public Spaces
Department of Planning, Industry and Environment

From: [Kate MacDonald](#)
To: [Melissa Halloran](#)
Subject: RE: Notification - 469-483 Balmain Road, Lilyfield (PP_2017_IWEST_018_00)
Date: Thursday, 20 February 2020 3:48:45 PM
Attachments: [image001.jpg](#)

Hi Melissa,

Thank you for referring the Planning Proposal at 469-483 Balmain Rd, Lilyfield to the Department of Education for comment. We have reviewed the proposal and have no objection from a Statutory Planning or Service Planning Perspective. As such, we will not be providing a formal submission on the proposal.

If you have any additional queries please feel free to contact myself or Amanda Ying, Director Service Planning (e: amanda.ying@det.nsw.edu.au or p: 0437 841 636) a call.

Kind regards,

Kate

From: Melissa Halloran <Melissa.Halloran@planning.nsw.gov.au>
Sent: Wednesday, 19 February 2020 12:25 PM
To: Kate MacDonald <Kate.MacDonald18@det.nsw.edu.au>
Subject: RE: Notification - 469-483 Balmain Road, Lilyfield (PP_2017_IWEST_018_00)

Thanks Kate, much appreciated!

From: Kate MacDonald <Kate.MacDonald18@det.nsw.edu.au>
Sent: Wednesday, 19 February 2020 12:13 PM
To: Melissa Halloran <Melissa.Halloran@planning.nsw.gov.au>
Subject: RE: Notification - 469-483 Balmain Road, Lilyfield (PP_2017_IWEST_018_00)

Hi Melissa,

Apologies for the delay in responding we have reviewed from a stat planning perspective and didn't see any issues with the proposal, however we are confirming with our Service Planning Team whether the growth can be accommodated in our existing schools. I have followed this up this morning and will get back to you ASAP.

Kind regards,

Kate

From: Melissa Halloran <Melissa.Halloran@planning.nsw.gov.au>
Sent: Wednesday, 19 February 2020 12:02 PM
To: Kate MacDonald <Kate.MacDonald18@det.nsw.edu.au>
Subject: RE: Notification - 469-483 Balmain Road, Lilyfield (PP_2017_IWEST_018_00)
Importance: High

Hi Kate – how did you go with this?

From: Kate MacDonald <Kate.MacDonald18@det.nsw.edu.au>
Sent: Tuesday, 4 February 2020 9:17 AM
To: Melissa Halloran <Melissa.Halloran@planning.nsw.gov.au>; Stuart Suthern-Brunt <Stuart.SuthernBrunt@det.nsw.edu.au>
Cc: Paul Towers <Paul.Towers2@det.nsw.edu.au>
Subject: RE: Notification - 469-483 Balmain Road, Lilyfield (PP_2017_IWEST_018_00)

Hi All,

Will look into this today as I thought we prepared a response when the request came through.

Thanks,

Kate

From: Melissa Halloran <Melissa.Halloran@planning.nsw.gov.au>
Sent: Tuesday, 4 February 2020 8:57 AM
To: Stuart Suthern-Brunt <Stuart.SuthernBrunt@det.nsw.edu.au>
Cc: Kate MacDonald <Kate.MacDonald18@det.nsw.edu.au>; Paul Towers <Paul.Towers2@det.nsw.edu.au>
Subject: RE: Notification - 469-483 Balmain Road, Lilyfield (PP_2017_IWEST_018_00)

Hi Stuart,

I just wanted to follow up on the below, are you able to advise if a response will be submitted by DoE and if so when we could expect to receive it?

Just in case you had issues accessing the documents, they can be found on the LEPs Online System here - <http://leptracking.planning.nsw.gov.au/proposaldetails.php?rid=5203>. Please note that the documents you should be reviewing are those with the prefix 'Exhibited'. The other documents are those provided for the Gateway assessment which were then updated for the exhibited version of the planning proposal.

Kind regards
Melissa

From: Stuart Suthern-Brunt <Stuart.SuthernBrunt@det.nsw.edu.au>
Sent: Friday, 29 November 2019 7:10 AM
To: Melissa Halloran <Melissa.Halloran@planning.nsw.gov.au>
Cc: Kate MacDonald <Kate.MacDonald18@det.nsw.edu.au>; Paul Towers <Paul.Towers2@det.nsw.edu.au>
Subject: Re: Notification - 469-483 Balmain Road, Lilyfield (PP_2017_IWEST_018_00)

Hi Melissa,

Many thanks for following up on this.

We will review and respond back urgently.

Thanks again, Stuart

From: Melissa Halloran <melissa.halloran@planning.nsw.gov.au>

Sent: Thursday, November 28, 2019 11:18 am

To: stuart.suthernbrunt@det.nsw.edu.au

Subject: FW: Notification - 469-483 Balmain Road, Lilyfield (PP_2017_IWEST_018_00)

Hi Stuart,

Are you able to assist with the below in Joseph's absence?

Many thanks

Melissa

From: Melissa Halloran

Sent: Thursday, 28 November 2019 11:02 AM

To: Joseph.Lantz@det.nsw.edu.au

Subject: Notification - 469-483 Balmain Road, Lilyfield (PP_2017_IWEST_018_00)

Hi Joseph,

I am writing to follow up on the attached letter that I understand was issued to the Department of Education on 1 October regarding a planning proposal for 469-483 Balmain Road, Lilyfield. The Department of Planning, Industry and Environment are currently reviewing the submissions received during the exhibition period and have noted that no submission was received from your office. Given the nature of the proposal, it would be valuable to understand the Department of Education's position. Please let me know if you wish to provide a response and if so, when we would likely receive it.

Kind regards

Melissa

Melissa Halloran

Planning Officer, Eastern Harbour City

Greater Sydney, Place and Infrastructure | Department of Planning, Industry and Environment

T 02 8275 1228 | E melissa.halloran@planning.nsw.gov.au

320 Pitt Street, Sydney NSW 2001

www.dpie.nsw.gov.au



The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.



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28 February 2020

TfNSW Reference: SYD19/01563
Planning Panels ref: 2017SCL068

General Manager
Planning Panels Secretariat
Sydney Eastern City Planning Panel
GPO Box 39
Sydney NSW 2001

Attention: Kim Holt

Dear Sir/Madam

PLANNING PROPOSAL FOR LAND AT 469-483 BALMAIN ROAD LILYFIELD

Transport for NSW (TfNSW) advises that legislation to bring Roads and Maritime Services and TfNSW together as one organisation came into effect on 1 December 2019 so we can deliver more integrated transport services across modes and better outcomes to customers and communities across NSW.

Reference is made to the Planning Panel's correspondence dated 1 October 2019, regarding the above proposal, which was referred to TfNSW for comment in accordance with the consultation requirements set out under Section 3.34 of the *Environmental Planning and Assessment Act, 1979*, and Gateway determination dated 2 November 2018. We apologise for the delay in responding.

We understand that the Planning Proposal seeks the following amendments to the *Leichhardt Local Environmental Plan 2013* (LLEP) for the land at 469-483 Balmain Road Lilyfield:

- Increase Floor Space Ratio (FSR) controls from 1:1 to 2.54:1;
- Introduce a maximum building height control of 23 metres; and
- Introduce 'residential flat buildings' as an additional permitted use on the site through Schedule 1 and an accompanying Additional Permitted Use Map across the site.

TfNSW advises that the site is within the WestConnex M4-M5 Link project boundary and may be subject to construction impacts and sub-surface acquisition. Applications for proposed developments immediately over and/or adjacent to the road corridor are subject to Clause 103 of the Infrastructure SEPP.

The M4-M5 Link Tunnels and Rozelle Interchange tunnel detailed designs are available to view at www.westconnex.com.au/tunnelling.

We appreciate the opportunity to provide advice on the subject planning proposal. Detailed comments are provided in **TAB A** for consideration prior to the making of the plan.

Transport for NSW

27-31 Argyle Street, Parramatta NSW 2150 | PO Box 973, Parramatta CBD NSW 2124
P 131782 | W transport.nsw.gov.au | ABN 18 804 239 602

Further information in regard to the WestConnex project can be obtained by contacting the Project Team – E mail: info@westconnex.com.au; Ph:1800 660 248 or by visiting the project website at www.westconnex.com.au.

Should you have any further enquiries, please contact Rachel Davis on 8849 2702 or at development.sydney@transport.nsw.gov.au

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Cheramie Marsden', with a stylized, flowing script.

Cheramie Marsden
Senior Manager, Strategic Land Use
Sydney Planning, Greater Sydney
Transport for NSW

TAB A

WestConnex

The M4-M5 Link is the final stage of WestConnex providing an underground connection between the New M4 and New M5 tunnels, and a bypass of Victoria Road between Iron Cove and the ANZAC Bridge. The M4-M5 Link will be delivered in two stages as the M4-M5 Link Tunnels and the Rozelle Interchange. An Environmental Impact Statement (EIS) considered and assessed the impacts associated with the Project and obtained Planning approval in April 2018. The design and construction contract has been awarded for both stages of the project and work is underway.

The WestConnex project team has advised that to allow for the construction and operation of WestConnex, TfNSW will need to compulsorily acquire 'subsurface' land (i.e. land underneath 469-483 Balmain Road Lilyfield) to form the underground road corridor for the tunnels. Therefore some or all of this property will become limited in stratum. TfNSW is in the process of issuing property acquisition letters progressively to property owners. A property condition survey will be offered for all properties within 50 metres of the tunnel alignment and construction sites both before and after construction.

Further information in regard to the WestConnex project can be obtained by contacting the Project Team – E mail: info@westconnex.com.au; Ph:1800 660 248 or by visiting the project website at www.westconnex.com.au.

Future development applications for any proposed developments immediately over and/or adjacent to the road corridor are subject to *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP) legislation, specifically clause 103, and as such are required to include a specialist engineering assessment, including 3-dimensional finite element (FE) modelling analysis undertaken by an appropriately qualified and experienced geotechnical/tunnelling engineer, that identifies the implications of the development on the road infrastructure. The legislation will be applied to all developments with specific attention to those that involve the penetration of ground to a depth of at least 3m below ground level (existing) and/or greater than 50Kpa loading at founding level.

Proponents will be required to demonstrate that the proposed development does not result in any adverse effects on the strength capacity, durability, design life and water control system performance of the adjacent infrastructure. To aid the engineering assessment, the detailed requirements including minimum design loads, combinations and long term effect considerations will be provided, with future consent conditions to apply to any development application.

Future development applications must also consider and meet the requirements of Technical Direction – Geotechnology GTD 2012/001 dated 27 April 2012 as it is updated or replaced from time-to-time. The current version of the Technical direction can be accessed at:

https://www.rms.nsw.gov.au/business-industry/partners-suppliers/documents/technical-directions/gtd_2012-01.pdf.

Access Arrangements

Any future development application for the site shall:

- Remove all existing vehicular access to/from Balmain Road during and after construction and replace with kerb and gutter, and provide vehicular access only to the surrounding local roads (Cecily Street, Fred Street and Alberto Street). The

vehicular access should be located as far as practical away from traffic signals. This should be supported within the site specific DCP required by Clause 6.14 of the LLEP.

On-street parking fronting the site will also need to be removed to improve downstream capacity for the Balmain Road and Cecily Street intersection. Council should determine if the parking is to be provided as additional on-site parking to offset loss of on-street parking. No stopping is to be imposed along the Balmain Road frontage of the property.

Pedestrian Impacts

- The future development application will need to consider and provide improvements to pedestrian access across the frontage of the site by widening the Balmain Road footpath as described in the planning proposal, noting that two 'character' buildings are to be retained on this frontage which may limit a consistent footpath width. The widened footpath is noted as being offered within the Planning Agreement (PA).

Provision of the missing pedestrian phases at the Balmain Road / Cecily Street intersection should be investigated. Currently the pedestrian phases across the Cecily Street or south-western Balmain Road leg are not provided. Due to the increased place function and pedestrian demands resulting from the proposal, the pedestrian phases may need to be provided to support the future development.

- An updated Traffic Report should be provided to demonstrate the impact of the additional pedestrian phases and the improved downstream merge fronting the site. The following should also be addressed:
 1. The phasing and timing of the intersection signals base case is to be demonstrated using SCATS, with the SIDRA results validated using on-site observations during the peak hours.
 2. The correct approach and departure lane lengths are to be used. The submitted model incorrectly provided additional approach and downstream lane lengths.
 3. The performance of Balmain Road and Cecily Street intersection with the pedestrian improvement works and ultimate site development will need to be demonstrated.
- Subject to agreement-in-principle from TfNSW, the above works should be considered for inclusion as works within the PA to be delivered by the proponent to support the proposal (subject to the execution of a Works Authorisation Deed with TfNSW and submission of civil design and TCS plans to meet TfNSW requirements).