

469-483 Balmain Road, Lilyfield

Consideration of Panel's reasons for deferral 17 September 2020

Design Review

The Panel requested that further work be undertaken by the applicant to have regard to the concerns expressed by the community and to address issues raised by the Panel including:

- *The amount and distribution of floor space and massing across the site needs to be reconsidered to provide a number of built form elements. In the process consideration must be given to the character of the locality and impacts such as solar access to both neighbouring properties and the open space areas within the site.*
- *A through-site link that provides greater permeability, functionality and legibility having regard to its context.*
- *Improvement to the quantity and quality of public open space particularly with regard to CPTED principles.*
- *The proposal is to contain 6,000 square metres of light industrial and employment floor space. This will require space over 2 levels in the redesign.*
- *The proposal is to provide for increased setbacks and a better interface with adjoining residential properties in the vicinity. The Panel supports deep soil landscaping to be provided on the site, particularly near the southern boundary.*

The Panel requested the applicant enter into discussions with DPIE in amending the Proposal that must be design lead to address the above points. The Panel requested that this result in a decrease in the FSR which is seen to be excessive, even at 2.3:1. However, the height of the Proposal may not be unreasonable if it is limited to smaller floor plates and a six-storey maximum.

To address these concerns an addendum Urban Design Report has been prepared by Roberts Day which presents a revised design. The revised design has been developed through a number of design workshops with DPIE, resulting in their support being provided.

The revised design includes an additional through site link which has resulted in the built form being broken up into three separate building elements. The largest building element to the south west of Site has been further articulated to visually present as two separate taller building elements of five and six storeys with street wall heights ranging from one to three storeys.

The revised proposal provides for an increased setback to the dwellings which directly adjoin the Site to the south east providing for an improved built form transition to these dwellings. The changes to the built form reducing the bulk and scale when viewed from the surrounding streets and Callan Park as well as reduce overshadowing to surrounding dwellings and the public domain.

The revised proposal reduces the floor space ratio from 2.54:1 to 2.22:1. The maximum height of six storeys has been retained however the building form has been stepped to provide greater articulation and reduced floor plates for the taller building elements.

The public domain / open space on the Site has been expanded as follows:

- Additional widening of footpaths around the development increasing the total widened footpath area from 524sqm to 653sqm;
- Additional widening to the through site link between Alberto Street and Fred Street to range in width from 3m to 7.35m;
- Provision of a through site link from Balmain Road to Fred Street with a connection to Cecily Street with a minimum width of 6m.

The total public domain/open space provision has increased from 753sqm (11% of the Site) to 1,425sqm (20% of the Site) including 311sqm of deep soil planting.

The provision of public domain has been developed with regard to CPTED principles noting that the plaza area will have visual connections from all three surrounding streets providing for a high level of passive surveillance. This would be complimented by passive surveillance from adjoining non-residential tenancies with active frontages at the ground floor as well as residential balconies above. The expanded walkways and plaza area will also support a wider range of activities including outdoor seating encouraging greater usage and increased activation and an enhanced sense of public safety. The expanded walkway and plaza area will also provide for improved legibility of this area as a publicly accessible space resulting in an enhanced sense of ownership of the space and a greater usage and pedestrian activity.

The proposal provides for 6,000sqm of employment floor space including 1,200sqm for creative employment / artists space. Approximately 880sqm of the employment floor space would be accommodated as a mezzanine / lower ground level. The provision this floor space would be ensured through inclusion of a local provision in the Leichhardt LEP.

Affordable Housing

The Panel requested that the mechanism for delivery of 5% residential GFA as affordable housing be articulated in the resubmission.

In February 2019, *State Environmental Planning Policy 70 - Affordable Housing* was amended to include all local Councils, enabling all Councils to prepare affordable housing schemes and include provisions for the delivery of affordable housing in their LEPs.

For a number of individual development sites, requirements for affordable housing have been included within the relevant LEP without the need for an affordable housing scheme to be developed and endorsed by DPIE and where it has been with the agreement of the landowner. This includes the Mezzo Development at 87 Bay Street, Glebe (clause 6.23 of the Sydney LEP) and the Waterloo Metro Quarter (clause 6.45 of the Sydney LEP).

Accordingly, it is considered appropriate that the delivery of affordable housing on the Site be dealt with through the inclusion of a clause in the Leichhardt LEP. This clause would require that Council be satisfied prior to granting development consent that an amount equivalent to 5% of the GFA of residential accommodation will be used for the purposes of affordable housing, or that this requirement be met through the delivery of an equivalent monetary contribution.

The landowner of 469-483 Balmain Road, Lilyfield is happy to accept the imposition of the proposed LEP affordable housing requirement on their land.