

Fw: Planning Proposal 469-483 Balmain Road, Lilyfield

Michael File

Tue 21/02/2017 17:37

Sent Items

To: Kotevska, Svetlana <Svetlana.Kotevska@innerwest.nsw.gov.au>;

Cc: Rankin, Roger <Roger.Rankin@innerwest.nsw.gov.au>; Wes van der Gardner <wes@rochegroup.com.au>;
samhaddad2065@gmail.com <samhaddad2065@gmail.com>; Daya Perez <Daya.Perez@rochegroup.com.au>;

 1 attachments (4 MB)

RCH_BAL_ArtHausePlanningProposal_issueB 210217.pdf;

Hi Svetlana, in response to your additional request for information please find attached a further package from Roberts Day. In summary;

- Development Yield Analysis – updated on page 70
- Setbacks to site boundaries – plan completed and located on page 65 and ADG Compliance table updated on page 74
- ADG section 2G the sentence is cut off and incomplete – amended on page 74
- Apartment mix and no of apartments – updated on page 70 and 71
- Indicative floor plans – updated on page 70, 71 and 72

Please do not hesitate to contact me if you would like to discuss, it would be great if you could let us know that this now satisfies your requirements for progression of the proposal?

Best regards

Mike File

0433 458 984

From: Kotevska, Svetlana [mailto:Svetlana.Kotevska@innerwest.nsw.gov.au]
Sent: Thursday, 16 February 2017 5:12 PM
To: Daya Perez <Daya.Perez@rochegroup.com.au>
Cc: michael@fileplanning.com; Rankin, Roger <Roger.Rankin@innerwest.nsw.gov.au>
Subject: Planning Proposal 469-483 Balmain Road, Lilyfield

Dear Daya,

In response to your call yesterday regarding the information submitted in terms of development yield analysis, the details on page 69 are not sufficient. The details on page 69 give the residential GFA but does not give detail of the number of units nor the breakdown in terms of the apartment mix of studios, 1,2 or 3 bedroom units. Also, the indicative building floor plans submitted do not provide any apartment layout details/ apartment sizes.

The ADG, references Apartment mix in section 4K as follows: "Apartment mix refers to the percentage of

apartments with different numbers of bedrooms in a development. The number of bedrooms is directly related

to floor area which in turn determines the yield that can be generated on the site. A mix of apartment types provides housing choice and supports equitable housing access. By accommodating a range of household types, apartment buildings support the needs of the community now and into the future. This is particularly important because apartment buildings form a significant and often long term part of the urban fabric.”

Thank you

Svetlana Kotevska

Svetlana Kotevska | Executive Strategic Planner (Tue Wed Thur)

Inner West Council

p: 02 9367 9232 | **e:** svetlana.kotevska@innerwest.nsw.gov.au | **w:** www.innerwest.nsw.gov.au

Ashfield Service Centre: 260 Liverpool Road, Ashfield NSW 2131

Leichhardt Service Centre: 7-15 Wetherill Street, Leichhardt NSW 2040

Petersham Service Centre: 2-14 Fisher Street, Petersham NSW 2049



Council acknowledges the traditional Aboriginal owners of this land.

From: Michael File [<mailto:Michael@fileplanning.com>]

Sent: Tuesday, 14 February 2017 9:02 PM

To: Kotevska, Svetlana

Cc: Rankin, Roger; samhaddad2065@gmail.com; Wes van der Gardner; Daya Perez; Dawson, Gill

Subject: (DWS Doc No 4196149) Re: Planning Proposal 469-483 Balmain Road, Lilyfield

Hi Svetlana

Attached is a response to the issues raised in Councils recent letter, I will give you a call to discuss.

Best regards

Michael File

0433 458 984

From: Michael File

Sent: 13 January 2017 08:39:35

To: Kotevska, Svetlana

Cc: Rankin, Roger; samhaddad2065@gmail.com; Wes van der Gardner; Daya Perez

Subject: Re: Planning Proposal 469-483 Balmain Road, Lilyfield

Hi Svetlana, as discussed by phone we anticipate having all the additional information to you by the end of January.

Please do not hesitate to contact me if you would like to discuss

Best regards

Mike

0433 458 984

From: Kotevska, Svetlana <Svetlana.Kotevska@innerwest.nsw.gov.au>
Sent: 10 January 2017 09:50:42
To: Michael File
Cc: Rankin, Roger
Subject: Planning Proposal 469-483 Balmain Road, Lilyfield

Dear Michael,

Following on from my previous e-mail below, please advise if you have an anticipated date as to when the additional information requested by IWC in the letter dated 9 December, 2016 will be submitted. We require this information in order to undertake the appropriate referrals/consultations on this planning proposal.

Thank you

Svetlana

Svetlana Kotevska | Executive Strategic Planner (Tue Wed Thur)

Inner West Council

p: 02 9367 9232 | **e:** svetlana.kotevska@innerwest.nsw.gov.au | **w:** www.innerwest.nsw.gov.au

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From: Kotevska, Svetlana
Sent: Thursday, 22 December 2016 11:49 AM
To: michael@fileplanning.com
Cc: Rankin, Roger
Subject: Planning Proposal 469-483 Balmain Road, Lilyfield

Dear Michael,

I refer to the planning proposal for 469-483 Balmain Road, Lilyfield to amend Leichhardt LEP to rezone land from IN2 – Light Industrial to B4 Mixed Use.

Please advise when the additional information relating to the economic justification, urban design including plans and drawings, subregional and local strategies and social impact for the proposal in response to Councils letter dated 9 December 2016 will be submitted. We suggested at last week's meeting that this information would be provided to Council this week and it is needed to initiate internal consultations on the issues the Planning Proposal raises.

Please note, Council offices close at 12pm tomorrow Friday 23rd December, 2016.

Thank you

Svetlana Kotevska

Svetlana Kotevska | Executive Strategic Planner (Tue Wed Thur)

Inner West Council

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