



Mr Michael File
Director
FPD Planning Pty Ltd
PO Box H219
AUSTRALIA SQUARE NSW 1215

17/11906

Dear Mr File

Re: Request for a Rezoning Review – PGR_2017_IWEST_002_00

I refer to your request for a Rezoning Review lodged on 22 August 2017 for a proposal to amend the Leichhardt Local Environmental Plan 2013 for 469 – 483 Balmain Road, Lilyfield. The proposal seeks to introduce a maximum building height equivalent to 6 storeys for the site, increase the maximum floor space ratio to 2.54:1, introduce residential accommodation as an additional permitted use and introduce a minimum non-residential/ employment floor space of 6,000 sqm.

Your request has been referred to the Sydney Central Planning Panel (Planning Panel) for review.

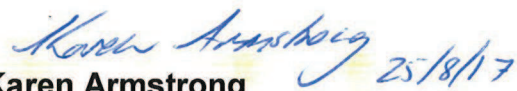
Attached is a receipt for your payment of \$20,000.

A copy of your request has also been provided to Inner West Council. Inner West Council has been provided 21 days to provide comments to the Planning Panel in relation to your request.

As part of the review process, the Planning Panel may contact you for further information. You will be advised of the Planning Panel's decision once its assessment has been completed. You can check the progress of your Rezoning Review on the Tracking System at <http://pgrtracking.planning.nsw.gov.au/>

Should you have any further enquiries about this matter, I have arranged for Ms Lauren Templeman of the Department of Planning and Environment to assist you. Ms Templeman can be contacted on (02) 9274 6590.

Yours sincerely


Karen Armstrong
Director, Sydney Region East
Planning Services

Encl. Receipt of Payment



23/08/2017

Roche Group Pty Limited
PO Box 325
DOUBLE BAY NSW 1360

ATTN: Mr W Van Der Gardner

Receipt of Cheque

This is your official Receipt relating to cheque and documents received in regards to the below mentioned application.

Description	Amount
Rezoning Review Fee	
Regarding 469-483 Balmain Road, Lilyfield	\$20,000.00
Total	\$20,000.00

Yours faithfully

Carol Leedham

Planning Services Division
Email: admin.pe@planning.nsw.gov.au



Mr Rik Hart
General Manager
Inner West Council
PO Box 14
PETERSHAM NSW 2049

17/11906

Dear Mr Hart

Re: Request for a Rezoning Review – PGR_2017_IWEST_002_00

I am writing to notify Council that a request for a Rezoning Review, dated August 2017, has been submitted for consideration by the Sydney Central Planning Panel (Planning Panel).

The Rezoning Review made by on behalf of Roche Group seeks to amend the Leichhardt Local Environmental Plan 2013 for 469 – 483 Balmain Road, Lilyfield. The proposal seeks to introduce a maximum building height equivalent to 6 storeys for the site, increase the maximum floor space ratio to 2.54:1, introduce residential accommodation as an additional permitted use and introduce a minimum non-residential/ employment floor space of 6,000 sqm.

The proponent is seeking a Rezoning Review because the Council has failed to indicate its support for the proposal 90 days after the proponent submitted a request to prepare a planning proposal. A copy of all information that was submitted with the Rezoning Review request can be accessed from the Department's Tracking System, at <http://pgrtracking.planning.nsw.gov.au/>

Council is invited to comment on the proposal and/or provide a response detailing why the original request to Council was not progressed. It would be appreciated if Council could confirm that the proposal which has been submitted for a Rezoning Review is the same proposal that was considered by Council. Council's comments will be taken into consideration by the Planning Panel when deciding whether the proposal should proceed to Gateway.

A response must be submitted to the Department of Planning and Environment, marked to my attention, within 21 days from the date of this letter. Council's response may be made publically available on the Department's website.

As part of the assessment process, the Planning Panel may contact you for further information. You will be advised of the Planning Panel's decision once its assessment has been completed.

Should you have any further enquiries about this matter, I have arranged for Ms Lauren Templeman of the Department of Planning and Environment to assist you. Ms Templeman can be contacted on (02) 9274 6590.

Yours sincerely,

 25/8/17
Karen Armstrong
Director, Sydney Region East
Planning Services



Ms Maria Atkinson
Chair
Sydney Central Planning Panel
GPO Box 39
Sydney NSW 2001

17/11906

Dear Ms Atkinson

Re: Request for a Rezoning Review – PGR_2017_IWEST_002_00

I am writing to you to advise that a Rezoning Review request, dated 22 August 2017, has been submitted for consideration by the Sydney Central Planning Panel.

The Rezoning Review request seeks to amend the Leichhardt Local Environmental Plan 2013 for 469 – 483 Balmain Road, Lilyfield. The proposal seeks to introduce a Maximum Building Height equivalent to 6 storeys for the site, increase the maximum FSR, introduce residential accommodation as an additional permitted use and introduce a minimum non-residential/ employment floor space of 6,000 sqm.

The proponent is seeking a Rezoning Review because the Council has failed to indicate their support for the planning proposal within a 90 day period.

The Planning Panel is now requested to review and determine its suitability for being referred to the Department for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act).

A copy of the proponent's request and all supporting information is provided on the Department's Tracking System, at <http://pgrtracking.planning.nsw.gov.au/> Council has also been requested to provide comments detailing why the original request to Council was not progressed and to confirm that the current proposal is the same as what was considered by Council. Council's comments will be provided to you from the Department within 21 days from the date of this letter.

The Planning Panel is encouraged to meet with the Department, Council, the proponent, and any relevant agency previously involved in the matter to clarify any issues before making its determination.

Should you have any further enquiries about this matter, I have arranged for Ms Lauren Templeman of the Department of Planning and Environment to assist you. Ms Templeman can be contacted on (02) 9274 6590.

Yours sincerely

 25/8/17
Karen Armstrong
Director, Sydney Region East
Planning Services

Encl. Rezoning Review Application Form