



21 June 2017

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Revised letter of offer for proposed Voluntary Planning Agreement – 469-483 Balmain Rd, Lilyfield.

Roche Group Pty Limited (Roche Group) provides an offer to enter into a Voluntary Planning Agreement (VPA) associated with the Planning Proposal for the land at 469-483 Balmain Road, Lilyfield (Lot 2 DP 1015843). The Planning Proposal currently lodged with Council has a range of strategic benefits to the current and future community.

The Planning Proposal has been designed to provide a mix of uses consistent with the current and future needs of the local area, a continuation of the community and cultural uses on a portion of the site, and to make a positive addition to the Balmain Road streetscape while providing significant amenity improvements to the surrounding residential development. Much attention has been paid to ensuring there is no adverse impact on the surrounding area.

The Proposal will provide significantly more local employment than currently exists on the site and employment of a type that matches the demographics of the local area. This type of employment is likely to prove more sustainable over the longer term and will have the effect of reducing vehicle trips and improving local quality of life as a greater number of people have the choice to live and work locally.

While the Proposal has several public benefits the following key contributions are deemed suitable for inclusion in a VPA:

1. The provision of 5% of residential gross floor area (GFA) for affordable housing.
2. The provision of an enhanced and widened footpath around much of the perimeter of the site, and;
3. The construction and dedication of a through site link connecting Alberto St and Fred St.

Roche Group wishes to make a formal VPA offer under section 93F of the *Environmental Planning and Assessment Act 1979 (Act)* to enter into a VPA with the Inner West Council (**Council**) in connection with a Planning Proposal for land at 469-483 Balmain Road, Lilyfield. The land is wholly owned by Roche Group.



The proposed terms of the VPA are described in the table below.

Parties	Roche Group and Inner West Council
Description of the land (s93F(3)(a))	Lot 2 DP 1015843
Description of the development application (s93F(3)(b)(i))	Amendment of <i>Leichhardt LEP 2013</i> to allow for residential accommodation as an additional permitted use on a 6,824sqm site zoned IN2 Light Industrial with an FSR of 2.54 and a height of 6 storeys. These controls will allow for a mixed-use development of approximately 6000 sqm of employment generating floor space, including a community/cultural space of approximately 400 sqm, and approximately 142 residential dwellings.
Nature and extent of the provision to be made by the developer, and the times and manner in which the provision is to be made (s93F(3)(c))	The following works-in-kind, dedications and other public benefits are to be provided by Roche Group in relation to the Planning Proposal: 1. A dedication of 5% of residential GFA, for affordable housing, to be dedicated to Council in perpetuity upon issue of occupation certificates for the residential component of the development. 2. The dedication of a widened footpath around the majority of the site. This amount of 394 sqm will facilitate greater pedestrian permeability and safety in the local vicinity of the site. 3. A new pedestrian thoroughfare between Alberto St and Fred St of approximately 142 sqm, ranging from 3.5 to 3.8m wide (A plan is attached at Appendix One relating to points 2 and 3)
Exclusion of s94, s94A	Sections 94 and 94A of the EPA Act are <u>not</u> excluded as they apply to the development except in respect of the component of the development that is for affordable housing. No developer contribution is liable for any affordable housing dwelling arising because of this agreement.
Enforcement of the agreement by a suitable means (s93F(3)(g))	Roche Group will register the VPA on the title to the land, to be extinguished on dedication of the items described above.

We look forward to working cooperatively with Council to achieve a high quality development that provides significant public and we will be available at your convenience to discuss the formal drafting and terms of the agreement.

Yours faithfully,

Wes van der Gardner
General Manager - Development

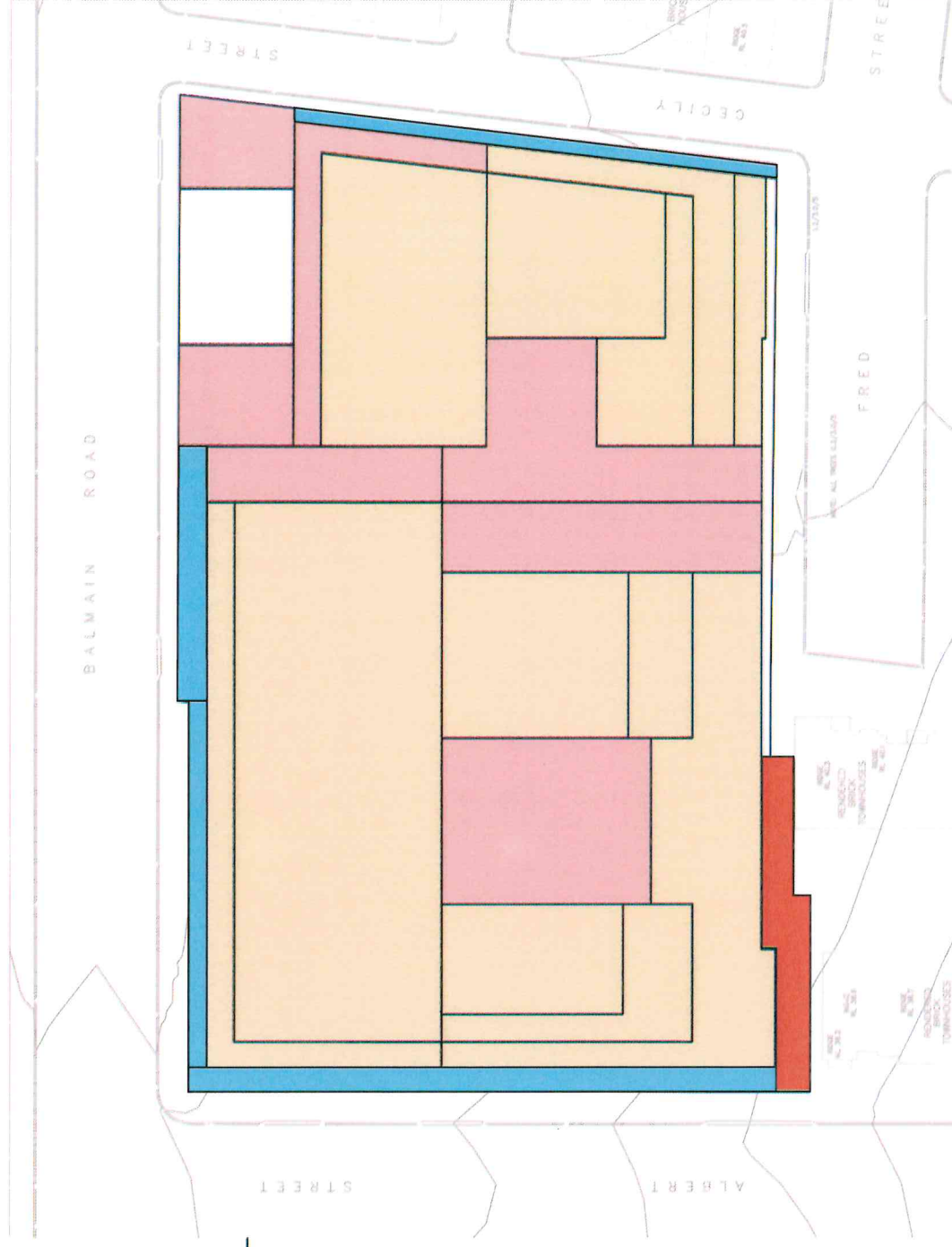
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Revised Concept - Proposed Public Benefit

Legend

- Widened footpath 394.0 sqm
- Pedestrian link between Alberto St and Fred St ranging from 3.5-3.8 m wide 142.0 sqm

Total Pedestrian Benefit 536.0 sqm



SCALE 1:500 0m 10m 20m

