



INNER WEST COUNCIL

6 June 2017

Wes van der Gardner
General Manager – Development
Roche Group Pty Ltd
PO Box 325
DOUBLE BAY NSW 1360

Dear Mr Gardner

Planning proposal for 469- 483 Balmain Road, Lilyfield

I refer to our meeting on 17 May 2017 between Council officers, Roche Group and your design and planning consultants regarding the Planning Proposal submitted for 469 - 483 Balmain Road, Lilyfield.

As discussed at this meeting, and in reference to our ongoing discussions regarding the revised concept for Council's consideration as provided by Roche Group by email dated Friday, 26 May 2017, Council offer the following comments:

Industrial land and floor space

- Council supports the retention of a minimum 6,000sqm for employment uses.
- Council's position is to retain the light industrial IN2 zone for the site and add residential accommodation as an additional permissible use.
- Council cannot support a B4 Mixed Use zone for the site as this zone prohibits *industries* including *light industry*. The B4 Mixed Use zone would also permit the introduction of retail uses on the site. At this stage, the site is within an out of center location there is no strategic demand to expand retail uses in this location. It is noted that neighborhood shops are permitted within the IN2 Zone.

Height and building envelopes

- Council will consider a maximum 6 storey building height including both the employment and residential uses.
- Maximum height controls will be specified for both the employment and residential components.
- Concept design plans are required to confirm the envelopes identified can demonstrate compliance with the Apartment Design Guide and minimise privacy and solar impacts on adjoining residential development. In this regard, one/two storey residential should be considered nearest to the Fred and Alberto Street properties. This information will determine appropriate floor space ratios.

Setbacks

- Council will consider additional controls for the site such as minimum residential setback requirements from the eastern boundary in light of the sites interface with other industrial uses.
- The residential component adjacent to the heritage character buildings should be setback further so that the six storey component is not directly adjacent to these buildings to ensure the heritage integrity of these buildings is retained.

Customer Service Centres

Petersham | P (02) 9335 2222 | E council@marrickville.nsw.gov.au | 2-14 Fisher Street, Petersham NSW 2049

Leichhardt | P (02) 9367 9222 | E leichhardt@lmc.nsw.gov.au | 7-15 Wetherill Street, Leichhardt NSW 2040

Ashfield | P (02) 9716 1800 | E info@ashfield.nsw.gov.au | 260 Liverpool Road, Ashfield NSW 2131

Information to be updated

As the planning proposal includes a revised concept plan, an update to the following reports/studies and additional information is required to the following:

- Updated planning proposal and what it proposes to deliver addressing minimum required information as per Section 55(a) to (e) of the EP&A Act.
- Traffic impact assessment to be updated to reflect the new concept, assess associated impacts and show separate vehicular access to both the residential and employment components.
- Economic impact assessment to be updated to reflect the revised concept with the retention of 6,000sqm employment.
- Consider A Plan for Growing Sydney's *Action 1.9.2 Support Key Industrial Precincts with Appropriate Planning Controls* and the *Industrial Lands Strategic Assessment Checklist*.
- The revised proposal is to demonstrate how a vertically integrated development will operate on the site (access, deliveries, floor to ceiling heights etc.) and measures that could be implemented to mitigate land use conflicts within the site.
- The proposed affordable housing provision of 4% is considered inadequate and does not meet Councils policy requirement of 15% or the draft Central District Plan.
- A revised VPA will be considered by Council together with the revised proposal which may include affordable housing, public domain improvements, sustainability initiatives – benchmark is 5 green star rating, retention of affordable artist studios and the protection of the significant heritage character buildings.

At this stage, it is intended for the planning proposal to be forwarded to the July Council meeting however to achieve this timeframe, the above must be addressed in full by 21 June 2017.

Should you have any questions or need to discuss this matter, please contact Svetlana Kotevska on 9367 9232 or svetlana.kotevska@innerwest.nsw.gov.au.

Yours sincerely



Simon Manoski

GROUP MANAGER STRATEGIC PLANNING