

Planning Proposal 469-483 Balmain Road, Lilyfield

Kotevska, Svetlana <Svetlana.Kotevska@innerwest.nsw.gov.au>

Thu 16/02/2017 16:35

To: Michael File <Michael@fileplanning.com>;

Cc: Daya Perez <Daya.Perez@rochegroup.com.au>; wes@rochegroup.com.au <wes@rochegroup.com.au>; Rankin, Roger <Roger.Rankin@innerwest.nsw.gov.au>; Dawson, Gill <Gill.Dawson@innerwest.nsw.gov.au>;

Importance: High

Dear Michael,

Please be advised that as per Council's adopted fees and charges policy for LEP amendments, we will require ROCHE to reimburse Council for the costs of the peer review of the HillPDA economic impact study, related material in the planning proposal and supporting information.

This is based on fees identified in the table extracted below from our [fees and charges policy](#), under Additional costs and expenses (Line No. 97) that states:

"For both Major and Minor Amendments any additional costs and expenses incurred by Council in undertaking studies and other matters required in relation to the planning proposal are to be paid at cost".

Leichhardt Adopted Fees & Charges 2016-17						
ENVIRONMENTAL & COMMUNITY MANAGEMENT						
Line No	DESCRIPTION	Unit Measure	GST Position	ADOPTED FEE 2016/2017		
				Inclusive Amount \$	GST Amount \$	Exclusive Amount \$
87	Preparation of an Amending Local Environmental Plan					
88	Minor Amending LEP - Stage 1					
89	Preparation of a Planning Proposal and report to Council with recommendations in relation to a minor amending LEP (e.g adding or removing a heritage item, adding or removing a use that does not require complex assessment)	per planning proposal	Exempt	3,670.00	-	3,6
90	Minor Amending LEP - Stage 2					
91	Progress Planning proposal subsequent to Gateway Determination	per planning proposal	Exempt	6,300.00	-	6,3
92	Major Amending LEP - Stage 1					
93	Preparation of a Planning Proposal and report to Council with recommendations in relation to a major amending LEP (e.g. mixed use, multiple lots)	per planning proposal	Exempt	21,000.00	-	21,0
94	Major Amending LEP - Stage 2					
95	Progress Planning Proposal subsequent to Gateway Determination	per planning proposal	Exempt	37,800.00	-	37,8
96	Additional costs and expenses					
97	For both Major and Minor Amendments any additional costs and expenses incurred by Council in undertaking studies and other matters required in relation to the planning proposal are to be paid at cost	per planning proposal	Exempt	At Cost	-	At Cost
QR						

We have commissioned a peer review that is due back on the 10 March, and we will shortly issue ROCHE with an invoice for the at cost amount which is \$9962 incl GST.

Please kindly progress payment of the abovementioned amount. We will require payment prior to when we report on the planning proposal to the April Council meeting.

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: Kotevska, Svetlana

Sent: Wednesday, 15 February 2017 2:28 PM

To: michael@fileplanning.com

Cc: Rankin, Roger; Dawson, Gill; Daya Perez; samhaddad2065@gmail.com; wes@rochegroup.com.au

Subject: Planning Proposal 469-483 Balmain Road, Lilyfield

Hi Michael,

Thank you for providing the information requested by Inner West Council in its letter dated 9 December 2016.

I have had a preliminary and quick overview of the information submitted. Please note we are still awaiting for the following as per the above letter:-

- Social Impact Assessment
- Development Yield Analysis
- Setbacks to site boundaries – front, rear and side to enable the assessment of the proposal and also against compliance with the ADG
- ADG section 2G the sentence is cut off and incomplete

8/14/2017

Mail – Michael@fileplanning.com

We need this information urgently to complete our internal referrals and assessment in order to refer this matter to Council.

Thank you

Svetlana Kotevska

Svetlana Kotevska | Executive Strategic Planner (Tue Wed Thur)

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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: 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

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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 Council's 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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