



IWC Ref: EXTERNAL/2024/0006

3 October 2024

Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

ATTENTION: Justin Keen

Dear Mr Keen,

Inner West Council Response: SSD-68298726 – Rozelle Village, mixed use development with affordable housing.

Property: 138-152 and 154-156 Victoria Road; 697 Darling, 699 Darling Street and 1 Waterloo Street, 3 to 7 Waterloo Street, ROZELLE NSW 2039

Thank you for the opportunity to comment on the proposed Rozelle Village State Significant Development Application (SSDA). Council has undertaken preliminary review of the submitted SSDA proposal and will be providing more detailed comment in due course. Initially, Council objects to the proposal on the following basis -

- The application seeks variations to the Floor Space Ratio (FSR) development standard for residential development. Council's view is that these variations are not acceptable as the proposal will not satisfy the relevant objectives and the exception provided is not well-founded.
- The proposed development with 16 storey buildings is inconsistent with the provisions of the State Environmental Planning Policy (Housing) 2021 in terms of design requirements and the character of the local area.
- The proposal will have adverse traffic generation impacts on the immediately surrounding streets and area.
- The proposal will result in additional and adverse overshadowing to surrounding properties.
- The proposal will be inconsistent with the Apartment Design Guide (ADG).
- The documentation has not demonstrated appropriate accessibility or waste management.



As mentioned, we appreciate the extension of time to provide a comprehensive submission by the 10 October 2024. Further comments will be submitted once Council has the opportunity to finalise the review of documentation available as well as seek feedback from the Design Review Panel.

Should you require any further information in relation to the above response, please contact Eric Wong, Senior Planner on 02 9392 5229 or email Eric.Wong@innerwest.nsw.gov.au

Yours faithfully,

A handwritten signature in black ink that reads "M. Amy". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Martin Amy

Development Assessment Manager