



11 April 2014

**MAJOR PROJECT APPLICATION FOR MIXED USE DEVELOPMENT – ROZELLE VILLAGE,
VICTORIA RD AND DARLING ST ROZELLE (MP11_0015), LEICHHARDT LOCAL GOVERNMENT
AREA**

Project Application

The Project Application (as amended by the Preferred Project Report (PPR) dated November 2012, revised PPR dated July 2013 and additional amendments dated December 2013) seeks approval for a mixed use residential and retail development on the site of the vacant Balmain Tigers Club at Rozelle. The proponent for the development is Rozelle Village Pty Limited.

The proposed development includes:

- Two towers comprising 24 and 20 storeys with a total gross floor area of 36,587 square metres
- 247 residential apartments
- 10,982 square metres of retail floor space including a supermarket, mini-major and specialty retail
- A new Balmain Leagues Club
- Community and commercial facilities, including a child care centre, medical centre and commercial office space
- 488 on site car parking spaces (300 non resident parking spaces and 188 resident parking spaces)
- New traffic arrangements, including access for non residential vehicles via Victoria Road and Wellington Street and access for residential vehicles via Waterloo Street.

Delegation to the Commission

On 19 March 2014, the Project Application was referred to the Planning Assessment Commission ('the Commission') for determination under Ministerial delegation dated 14 September 2011, as Leichhardt Council objected to the proposal and NSW Planning and Infrastructure (P&I) received more than 25 objections.

For this determination, the Commission consisted of Ms Gabrielle Kibble AO (chair), Ms Donna Campbell and Mr Richard Thorp.

Assessment Report

The Director-General's Assessment Report prepared by P&I identified that the traffic and transport impacts of the proposal are a fundamental impediment to achieving the proposed development outcome for the site. The report notes that the proposal will have critical

application. A meeting was subsequently held with the proponent on 11 April 2014 at which this view was put forward. The proponent requested the opportunity to further modify the proposal however this request was not supported by the Commission.

Other issues associated with the development such as built form and design, whilst important, are secondary and are not relevant to the Commission's determination.

The Commission appreciates that many people in the community strongly support the reinstatement of the Balmain Tigers Club on the site. However, it is noted that the existing planning controls that apply to the site still enable its redevelopment for a mix of uses, including residential development and a new club. In the Commission's view, the provisions in Leichhardt Local Environmental Plan 2000 (as amended) provide an appropriate framework for the site's future redevelopment.

Commission's Determination

Following careful consideration of P&I's Assessment Report and associated documents provided to the Commission, the views expressed in submissions and the findings in this report, the Commission has determined to refuse the Project Application.

The grounds for refusal of the Project Application (MP11_0015) are:

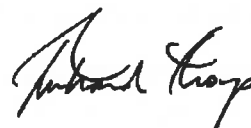
1. The development will have adverse impacts on the operation of the surrounding road network
2. The development will have adverse impacts on bus services, including significant increased travel times for routes along Darling Street
3. The development does not allow vehicles to exit the site from Victoria Road in a safe and efficient manner
4. By virtue of reasons 1, 2 and 3 above, the development is not considered to be in the public interest.



**Ms Gabrielle Kibble AO
Commission Chair**



**Ms Donna Campbell
Commission Member**



**Mr Richard Thorp
Commission Member**