

30 September 2024

Department of Planning, Housing and Infrastructure  
Locked Bag 5022,

Parramatta NSW 2124

Email: [justin.keen@dpie.nsw.gov.au](mailto:justin.keen@dpie.nsw.gov.au).

Dear Mr Keen

**Re: SSD-68298726 - Rozelle Village, mixed use with affordable housing.  
Former Balmain Leagues Club, 138 – 156 Victoria Road Rozelle.**

Further to the Department's letter regarding the State Significant Development (SSD) Application of the 6 September 2024, we would like to strongly object to the proposed development of the former Balmain Leagues Club site that has been on public exhibition largely due to:

- Traffic congestion (particularly impacts on local streets);
- Size of development (including the increase in building heights from the LEP (82m) to over 94.3 m AHD;
- Impact to the surrounding neighbourhood and community (including shadow/solar access, visual and social), and;
- No consideration of the potential geotechnical impacts from the basement excavations on the nearby Rozelle Interchange tunnel.

**Proposed Development**

The proposal includes construction of a mixed-use development comprising:

- three interconnected buildings (14 - 16 storeys with a proposed increase of 3 levels from the previous DA (up from 11-12 storey MOD/2022/0447) under the guise of 30% increase floor space ratios and a 2-3 storey building, including:
  - a supermarket and services at the lower ground level.
  - a registered club at the upper ground level.
  - commercial and retail uses and a community facility at upper ground level and level 1.
  - 227 dwellings comprising 224 apartments (including 59 affordable housing apartments) and three live/work units (up from 164 units MOD/2022/0447).
- communal open space for residents at level 1 and rooftop.
- three basement parking levels with 398 (up from 324) car spaces (excavated to RL 23.8 m AHD).
- publicly accessible open space, plaza and three internal laneways at upper ground level.
- a standalone single storey retail building fronting one laneway.
- associated works including site preparation, partial demolition, earthworks, civil works and landscaping.

The DA would require the modification of D/2018/219 and part demolition, site preparation and earthworks would be completed under D/2018/219 previously approved by Inner West Council.

**Traffic Objections**

As with all previous traffic studies the impact of traffic in Belmore Street and other local streets has been completely overlooked (they are not even mentioned in the EIS). Belmore Street (and Witcombe and Evans Streets) will be used as rat runs for access to the development as people will avoid the congestion on Darling Street and having to turn right into Waterloo Street. This was recently experienced (ongoing) with power cabling works for the Western Harbour Tunnel along Belmore and Evans Streets which has added considerable risks to people walking along Belmore Street.

We also note that Darling Street around Victoria Road is a nightmare from cars and often gridlocked particularly on Saturday. This will completely swamp our local streets and not just Waterloo Street.

### **Over Development/Environmental Impact Objections**

We consider that the scale of the proposal to be grossly unreasonable with three 14-16 storey towers completely inappropriate for the local area (of mostly 1, 2 and 3 stories) which be a blot on the skyline. The increase of 3 stories from RL 82 to 94.3 (30% increase) under the guise of social/affordable housing is an affront to the policy and a >30% increase in impact to the surrounding area with morning shadows increasing from Cambridge Street almost all the way to Oxford Street and afternoon shadows increasing from Handock Street to the rear of the lots along the norther side of Withecombe Street. To say the people will retain 3 hours of sunshine through winter is totally unacceptable when the majority of the Rozelle Village residents will largely enjoy no solar restrictions.

Further, the visual impact photomontages do not show the shadow impacts nor the bulk and size of the development due to the proposed building images being in all white rather than being a dark render of the final finishes.

The proposed retail development will also have a significant impact on the local retail community as well as parking and increased traffic. Rozelle does not need another supermarket with that area adequately service by four local stores (Foodworks, IGA, Woolworths Metro & Maloney's) and the many supermarkets in Balmain (Woolworths), Lilyfield (IGA), Birkenhead Point (Coles & Aldi) and Leichhardt (Coles, Foodworks, Woolworths, and Aldi).

Further, we consider the attempt to appease the local community with the possible return of Balmain Leagues/Balmain Tigers Club (which is not the home of the West Tigers) as a distraction from the main proposal and may not even happen.

### **Potential Geotechnical Impacts**

No where in the EIS does the proposed development consider the Rozelle Interchange Tunnels which was constructed under Rozelle (part of which traverses near the north western boundary of the proposed development). The excavation to RL 23.8 mAHD would need to consider the regional rock stresses, jointing and igneous dykes (known to be intercepted in the various tunnels under Rozelle) and its potential impact to the stability of the tunnel and any tunnel roof support.

### **Concluding Remarks**

There are many other problems with the proposed development such as overdevelopment (exceeding floor space ratio and increased heights above the existing LEP), overshadowing, the construction period, the precedent for future overdevelopment in the area, the impacts to nearby tunnels and the negative social impact on our local low-rise area.

Finally, under the guise of affordable housing this previously approved smaller scale development, has increased significantly (30%) in size been made into a State Significant Development which further reduces the communities ability to object to the overall development. These amendments should therefore be rejected.

Yours faithfully



Libby and Malcolm Dale