

APPENDIX K RECOMMENDED INSTRUMENT OF REFUSAL

Project Disapproval

Section 75J of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 14 September 2011, we the Planning Assessment Commission, disapprove the carrying out of the project application referred to in schedule 1, for the reasons listed in Schedule 2.

Member of the Commission

Member of the Commission

Member of the Commission

Sydney

2014

SCHEDULE 1

Application No.:

MP11_0015

Proponent:

Rozelle Village Pty Limited

Approval Authority:

Minister for Planning & Infrastructure

Land:

138, 154, 156, 168, 170 and 172 Victoria Road
697 and 699 Darling Street
17-19 Waterloo Street

Project:

Rozelle Village Mixed Use Development, including:

- Two residential towers of 24 and 20 storeys (including podium) containing 247 apartments;
- Retail commercial podium including supermarket, mini-major, speciality retail, Balmain Leagues Club, child care centre, medical centre, community room and commercial office suites; and
- 488 basement car parking spaces

SCHEDULE 2

REASONS FOR DISAPPROVAL

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.