

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

impacts on the operation of the surrounding road network, including the strategic transport corridor of Victoria Road. The report also notes extensive concerns raised by Transport for NSW (TfNSW) and Roads and Maritime Services (RMS) and the findings of an independent assessment by traffic consultants, Aurecon, which found that the proposal does not satisfactorily address the traffic implications on the surrounding road network and transport system. As a result, P&I has recommended that the application be refused.

Other issues considered in the report include the height and form of the proposed towers and associated impacts, public benefit from the club redevelopment, residential amenity, retail impact and car parking.

Public Meeting

The Commission decided that its usual process of public consultation was not appropriate in this instance for the following reasons:

- The lengthy and comprehensive process of consultation that has already occurred with the community, the proponent, Leichhardt Council and interest groups
- The opportunity that has been afforded to the proponent to amend the proposal to address the very significant traffic and transport concerns with the project
- The clear and overwhelming argument put forward in the P&I assessment report that the traffic and transport impacts of the development are unresolvable.

Under these circumstances, the Commission members agreed that there would be little to be gained from further public consultation on the application.

Commission's Consideration

The Commission reviewed P&I's assessment report and associated documents, including submissions from Leichhardt Council, agencies and the public, and the proponent's response to submissions including the PPR, revised PPR and subsequent amendments.

The Commission considers that the proposed development will generate significant and unresolvable traffic and transport impacts. These impacts will occur not only on the local road network, but more importantly on the strategic transport corridor of Victoria Road which is already significantly constrained. The Commission is also concerned at the adverse impacts the project would have on the efficient and timely movement of buses along Darling Street.

The Commission notes the very extensive analysis that has been undertaken by various transport consultants on behalf of the proponent, Leichhardt Council, TfNSW and P&I. The Commission accepts P&I's conclusion that the impacts of the development outweigh any benefits offered by the proposal and that there has been no workable solution provided by the proponent to overcome the traffic and transport issues. Under these circumstances, the Commission accepts P&I's recommendation that the application be refused.

In coming to this view, the Commission considered it appropriate that it meet with the proponent to foreshadow its intention to accept P&I's recommendation to refuse the

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