

Project Application Refusal

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

The Planning Assessment Commission of New South Wales, as delegate of the Minister for Planning and Infrastructure under delegation executed on 14 September 2011, **refuse** to give approval for the project application referred to in Schedule 1 pursuant to Section 75J of the *Environmental Planning and Assessment Act 1979*, for the reasons listed in Schedule 2.



Gabrielle Kibble AO
Commission Member



Donna Campbell
Commission Member



Richard Thorp
Commission Member

Sydney

11 April 2014

SCHEDULE 1

Application No.:	MP11_0015
Proponent:	Rozelle Village Pty Limited
Approval Authority:	Minister for Planning and 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: <ul style="list-style-type: none">• Two residential towers of 24 and 20 storeys (including podium) containing 247 apartments;• Retail commercial podium including supermarket, mini-major, specialty 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 REFUSAL

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.