

ROZELLE VILLAGE PTY LTD
MEDIA RELEASE – REJECTION OF DA
9 July 2010

ROZELLE VILLAGE PTY LTD STILL COMMITTED TO BALMAIN LEAGUES REDEVELOPMENT

After almost five years of design, planning changes and Council and community consultation, the Development Application for Rozelle Village on the Balmain Leagues Club site in Sydney's Inner West, was rejected by the Joint Regional Planning Panel* (JRPP) at a public meeting last night, Thursday 8 July 2010.

The redevelopment of the 7334 sqm Balmain Leagues Club site was subject to a site-specific Local Environment Plan, approved and gazetted in 2008, which allowed a mixed use development and revised planning constraints, in recognition of the importance of revitalising this site. The Development Application submitted by Rozelle Village Pty Ltd in September 2009 was referred by Leichhardt Municipal Council to the Joint Regional Planning Panel for determination as a "regionally significant development."

Revised documents were submitted in May 2010 which incorporated a number of changes to reflect issues raised by Leichhardt Municipal Council, its independent Architectural Design Review Panel and other government bodies.

The JRPP resolved to accept Leichhardt Council's recommendation to refuse the Development Application on the basis of the Floor Space Ratio, the height, design and amenity of the apartment buildings and traffic generation and management concerns. The JRPP recommended that the design of the development be readdressed and that further traffic studies be carried out jointly by Rozelle Village Pty Ltd and Leichhardt Council. While in principle the JRPP believed the creation of a pedestrian bridge was desirable – a key element in the Voluntary Planning Agreement for the site - it also stated that if the bridge is not a viable option, then the traffic management study should address other options for pedestrian movement.

In responding to the JRPP determination, Rozelle Village Pty Ltd spokesperson Mr Bill Aslanidis said that the decision was particularly disappointing in light of the time and commitment put into the project in working with both Leichhardt Council and the community.

"Since the DA was provided to Leichhardt Council in September 2009, we have been in constant consultation with the Council's Architectural Design Review Panel, have provided numerous additional reports and have addressed each of Council's concerns when raised. This high level of consultation was reflected in changes made to the original Development Application and concurrence from all relevant authorities.

"We remain committed to creating a development that will revitalise this site and create a new heart for this area, provide new housing, shops, businesses and a new village square, along with creating a new home for Balmain Tigers Leagues Club. We will continue to work with Council, relevant authorities and the community on the areas identified by the JRPP that need to be addressed for acceptance and approval to occur," says Mr Aslanidis.

In response to concerns raised by speakers at the JRPP meeting, Chairman of Balmain Tigers Leagues Club Mr David Trodden made a public statement that the Club was “unequivocal” in its commitment to return to the site and that plans were currently being prepared for the new Club, which would be subject to a separate Development Application.

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FOR FURTHER INFORMATION PLEASE CONTACT:

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* A Regional Panel is an independent body comprising three State appointed and two Council appointed members which determine development applications for a range of regionally significant developments in New South Wales. Regional Panels operate under the *Environmental Planning and Assessment Act 1979* (EP&A Act). The Joint Regional Planning Panel Operational Procedures and Code of Conduct approved by the Minister of Planning guide Regional Panels operation and govern the conduct of panel members. Further information is available at: <http://jrpp.nsw.gov.au>