

Local Matters Forum 2024

Bamain-Baludarri – 23 April 2024

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Welcome

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Balmain Town Hall and Library upgrade

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Works to the outside



External paint stripping



New roof sheeting

Works to the inside



First Floor - Internal painting and patching in Town Hall



Library - New doorway into the Town Hall meeting room

Inclusive playground at King George Park, Rozelle





SANDSTONE BLOCKS



SHADE SAILS



BUBBLER



WHEELCHAIR ACCESSIBLE BBQ UNDER SHADE STRUCTURE



SOCIAL SPACE



GRADUATED SPINNING WITH INDIVIDUAL, DISH & GROUP SPINNER



BUBBLER & WATER REFILL STATION



GRADUATED SPINNING



WHEELCHAIR ACCESSIBLE WATER PLAY TABLE



BIKE RACKS



RUBBISH BINS

EXISTING SWINGS WITH TODDLER SEATS

WHEELCHAIR ACCESSIBLE TRAMPOLINE



ENTRY

SOCIAL SPACE

WATER PLAY WITH WHEELCHAIR ACCESSIBLE TABLE

SANDPIT

BIKE RACKS

AIRLOCK ENTRY WITH WELCOME SIGN

RUBBISH BIN

MINIBUS PARKING SPOT



EXISTING SWINGS



MINIBUS PARKING



TRAMPOLINES



NATURE TRAIL



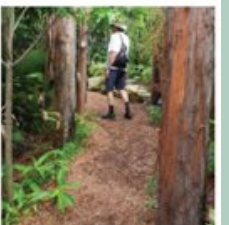
ARBOR ENTRY



SENSORY 'ROOM'



JUNIOR SLIDE



INFORMAL MULCH PATH

ACCESSIBLE BBQ UNDER SHADE STRUCTURE

EXISTING BUBBLER



ACCESSIBLE TOILET

SWINGS WITH INCLUSIVE BOAT AND BIRD'S NEST SEATS



SEAT WITH ARM & BACK RESTS

EXISTING FLYING FOX WITH IMPROVED DRAINAGE

ACCESSIBLE TOILET

EXISTING CLIMBING NET



EXISTING CLIMBING NET

SEAT WITH ARM & BACK RESTS

SOCIAL SPACE WITH WHEELCHAIR ACCESSIBLE TABLES

SHADE SAILS, TWO EXISTING & TWO NEW

SANDSTONE BLOCKS



RESPITE AREA

LAWN



SLIDES

RUBBISH BIN





Special entertainment precincts

promoting a vibrant night economy

Darling Street (Rozelle and Balmain) proposal



Enmore Road Special Entertainment Precinct

Share your thoughts
on creating a permanent
Enmore Special
Entertainment Precinct



yoursay.innerwest.nsw.gov.au

Enmore Road

1. Additional hour for trade (but not past 2am)
2. Precinct plan to manage sound
3. Liquor & Gaming regulate sound management
4. Planning certificate notation for development within the precinct and surrounds



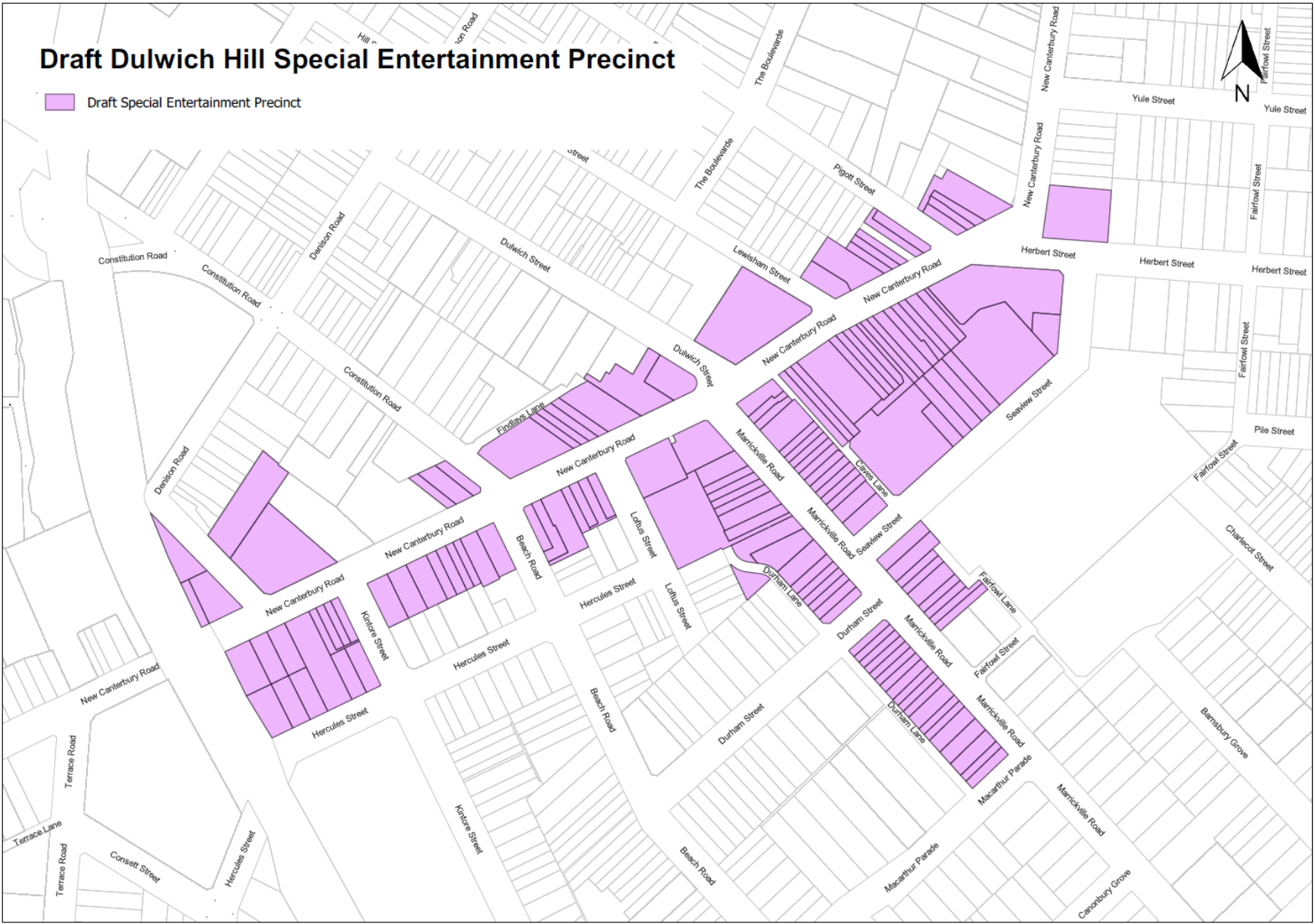
new precincts

1. consultation started 7 March, closed 7 April
2. acoustic consultants engaged – sound testing commenced
3. reporting to Council with recommendations in June 2024

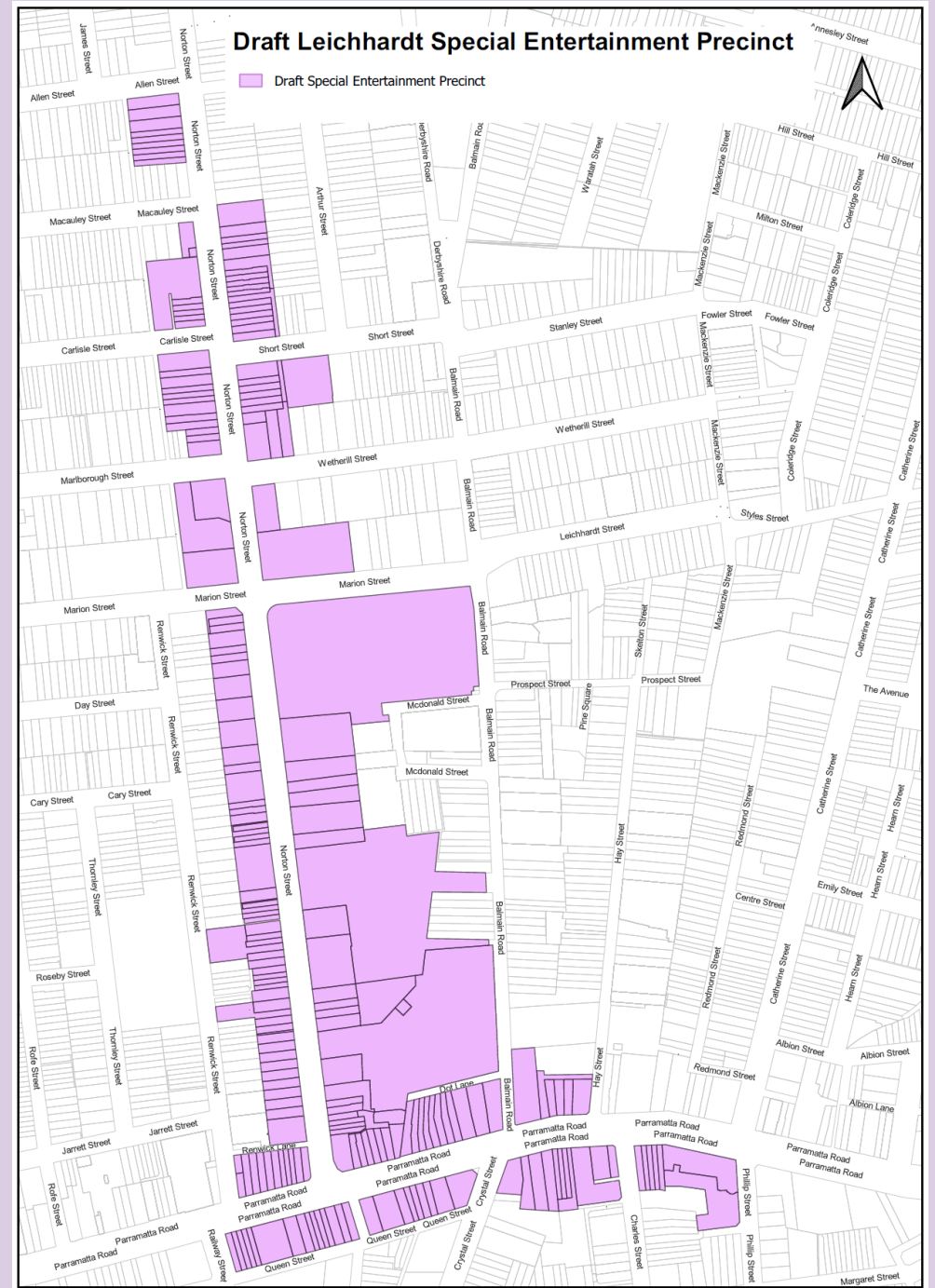
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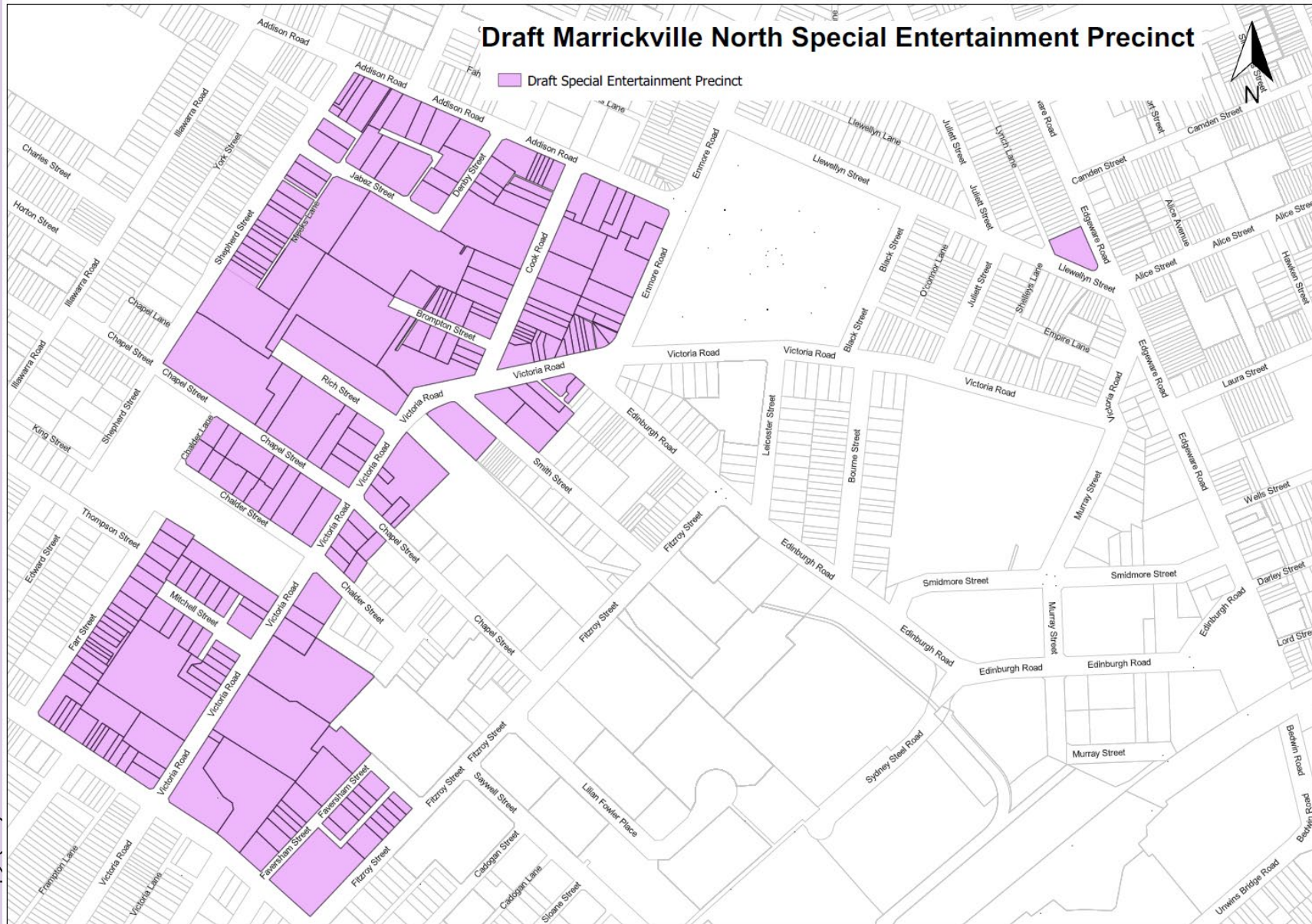
new precinct – Dulwich Hill



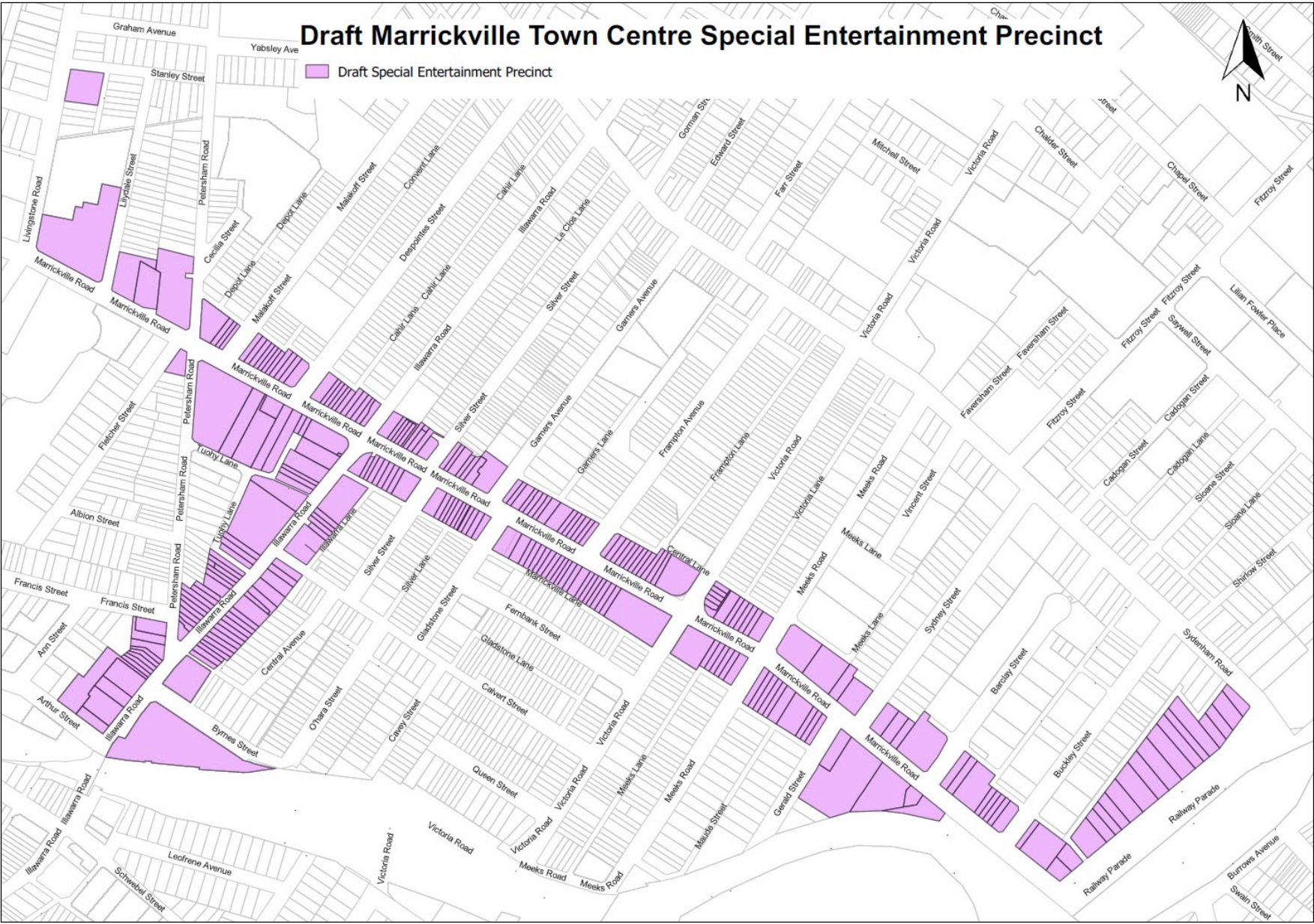
new precinct – Leichhardt



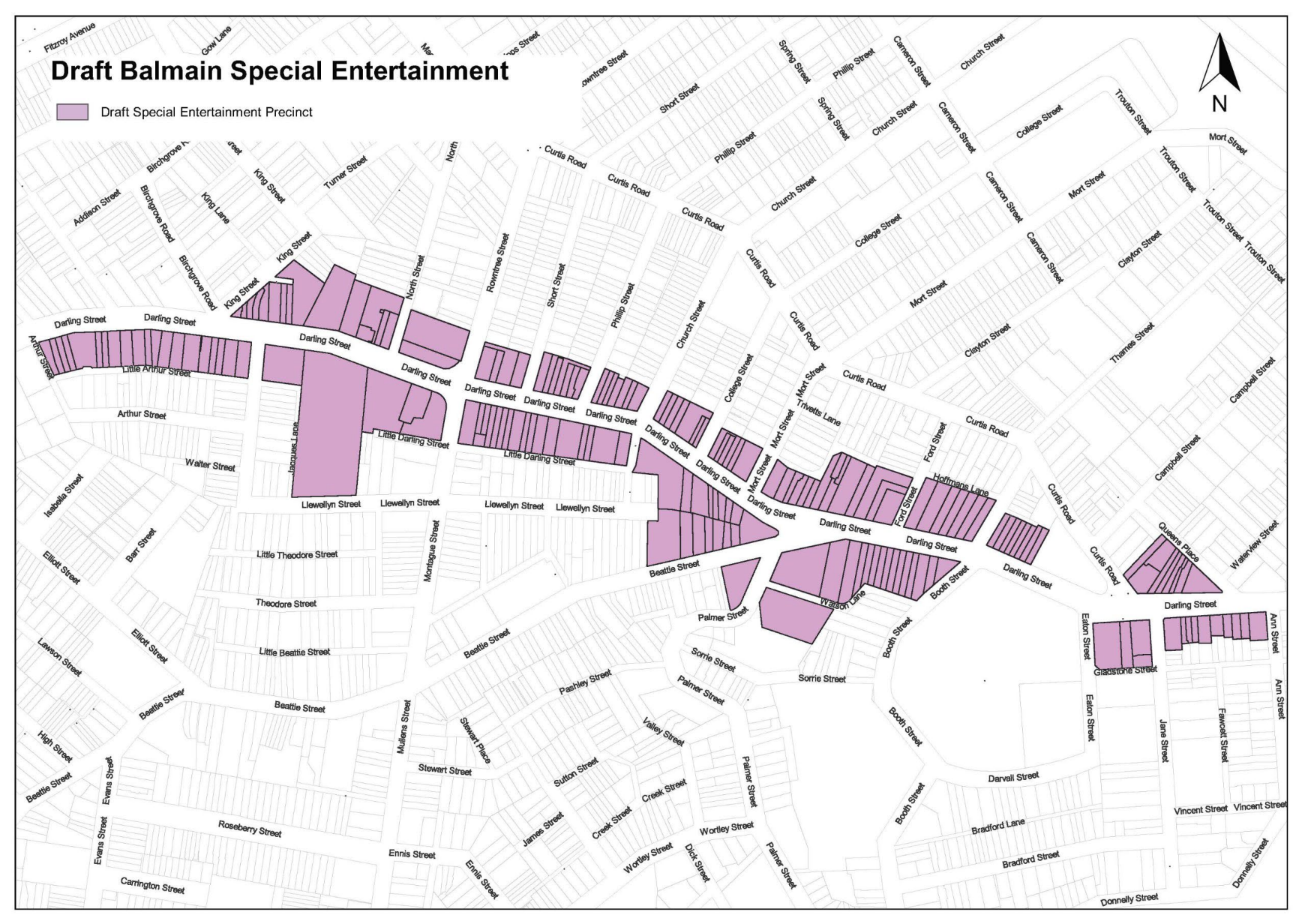
new precinct – Marrickville North



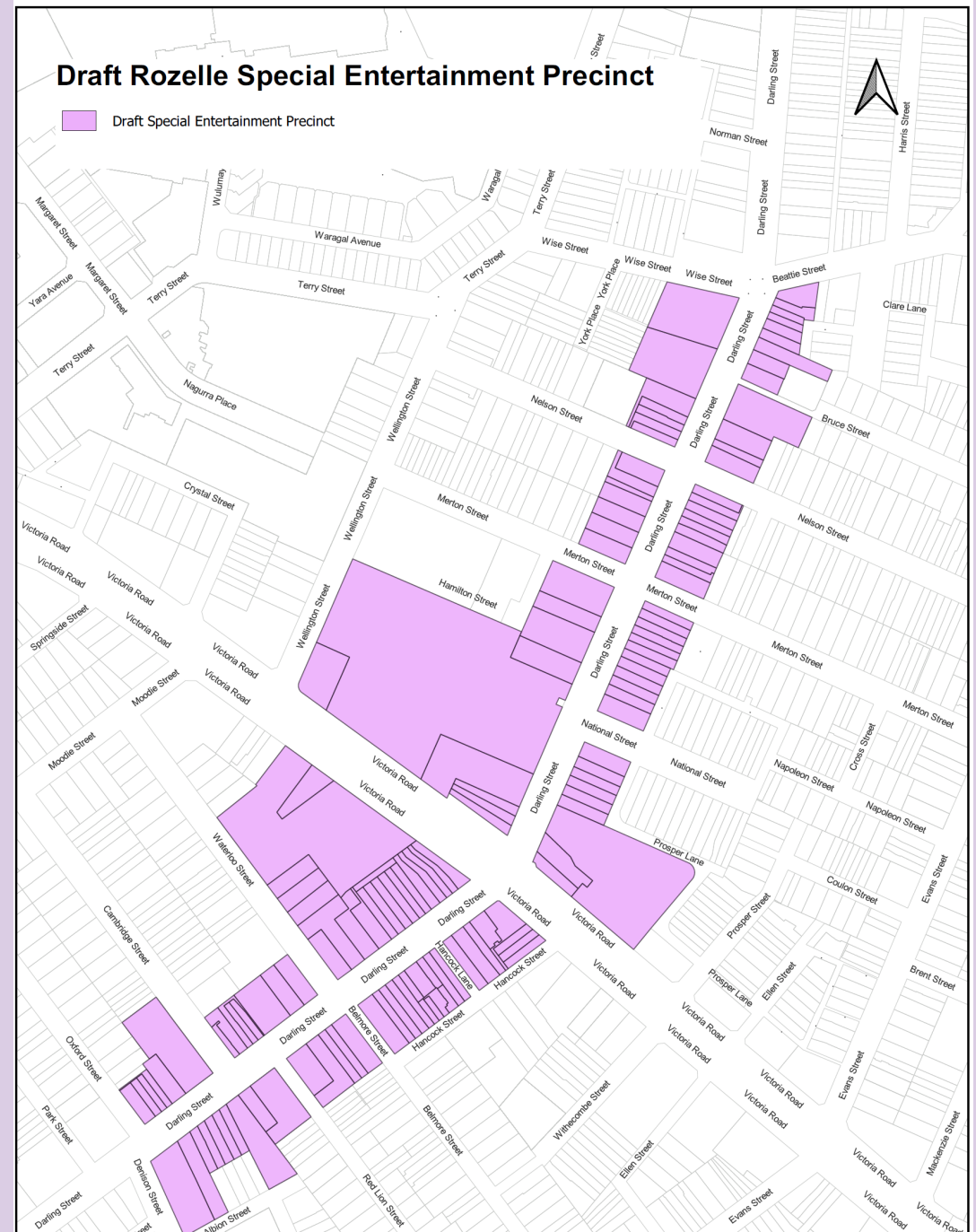
new precinct – Marrickville Town Centre



new precinct - Balmain



new precinct – Rozelle





Planning for Rozelle Parklands

Balmain Leagues Club

www.planningportal.nsw.gov.au/major-projects/projects/rozellevillage-mixed-use-affordable-housing

- Has approval for a mixed-use development, under D/2018/219, which was granted on 10 September 2020. The consent authority was the Sydney Eastern Planning Panel (the Planning Panel). A modification to this Development Application (DA), under MOD/2022/0447, was also approved by the Planning Panel. This consent remains valid, as does the associated Voluntary Planning Agreement (VPA) that is registered on title.
- A State Significant Development Application (SSD-68298726) was submitted on 6 March 2024 with the Department of Planning, Housing and Infrastructure (DPHI) for –
 - *redevelopment of the former Balmain Leagues Club as a mixed-use development, comprising –*
 - *demolition,*
 - *construction of 3 x 15 storey buildings,*
 - *with commercial uses, club, retail, public open space, market housing and affordable housing.*



Development Details as per the DPHI website

The information available is a scoping report prepared by Urbis which outlines the following:

- Development consent is sought for the demolition of existing buildings, bulk excavation and remediation of the site, and construction of a maximum 16-storey mixed-use development comprising:
 - Demolition of the existing buildings, bulk excavation, and remediation of the site.
 - Construction of a maximum 16 storey mixed use development comprising:
 - Three basement levels for parking and associated facilities.
 - A shared non-residential podium and standalone retail building comprising a supermarket; a registered club (for the Balmain Leagues Club tenancy); retail and commercial premises and community facilities.
 - A total of 240 dwellings on the site, 15% of which will be used as affordable housing, resulting in approximately 65 affordable housing units.
- The maximum height under the LLEP 2000 is RL 82 (or 12 twelve storeys). A height uplift of an additional 12 metres or 3-4 stories is proposed.
- The proposal will consist of 240 residential apartments, inclusive of affordable housing. A minimum of 25% will be one bedroom apartments, and 22% are currently proposed as 3-bedroom apartments.
- Additional car parking will likely need to be delivered on the site to service the additional residential apartments proposed.



Next steps

- DPHI issued Secretary's Environmental Assessment Requirements (SEARs) in order to inform the preparation of an Environment Impact Statement (EIS) for the mixed-use development on 7 March 2024
- An Environment Impact Statement (EIS) is required based on the information outlined in the SEARs. Preparing an EIS typically involves:
 - community engagement
 - undertaking detailed technical studies to assess the impacts of the project in accordance with any relevant Government legislation, plans, policies and guidelines
- DPHI will carry out a high-level check of the EIS before putting it on public exhibition. If the EIS is incomplete, DPHI reject the DA within 14 days of the submission and notify the applicant as to why it was rejected.
- If the EIS is acceptable then the proposal will be exhibited by DPHI for at least 28 days.
- Where necessary, DPHI **may** also hold a community information session during the exhibition period to explain the steps in the SSD assessment of the merits of the project and to get a better understanding of community views on the project.
- During the Exhibition period, Council's Development Assessment Team will coordinate with various internal departments in respect to the application and draft a submission as required.
- To date, the EIS has not been completed and Council it is unclear when the EIS will be completed.



Open Q & A

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Local Matters Forum

Evaluation Form



Upcoming Forums

- **Leichhardt-Guldadya**

Date and time: Tuesday 28 May, 6pm

Venue: Haberfield Library, Michael Maher Room, Haberfield

- **Marrickville-Midjuburi**

Date and time: Tuesday 18 June, 6pm

Venue: Marrickville Library Pavilion, Marrickville

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