



Balmain Leagues

September 2020

INNER WEST



Previous Proposals

1. **Development Application D/2009/352** – Lodged with Leichhardt Council and refused by the Joint Regional Planning Panel (JRPP) on 9 July 2010



The proposal included:

- 145 dwellings
- Retail shops, restaurants, a supermarket and commercial offices, public plaza, a new leagues club and a new infill building on Darling Street;
- 6 basement levels with 550 parking spaces; and
- Construction of a pedestrian bridge across Victoria Road and located partly on Rozelle Public School.

This scheme proposed an FSR of 3.9:1 and a maximum height of 12 storeys.



2. **Major Project Application MP11_0015** - lodged with the NSW Department of Planning and Infrastructure & refused by the Planning Assessment Commission (PAC) on 11 April 2014



The proposal included:

- A 3 storey podium with two towers;
- 247 residential apartments;
- Retail floor space including a supermarket;
- A new Balmain Leagues Club;
- Child care centre, medical centre and commercial office space; and
- 488 on site car parking spaces

The application proposed an FSR of 4.5:1 and a maximum height of 24 storeys.

Previous Proposals

3. Development Application D/2015/438 – Lodged with Leichhardt Council and refused by the Land and Environment Court



- 12 storey mixed use tower with retail, commercial and residential apartments;
- 8 storey mixed use tower with the Balmain Leagues Club and residential apartments;
- 5 levels (including mezzanine) basement levels for 369 cars;
- Central plaza with access from Victoria Road, Darling Street, Waterloo Street, and includes at grade access to the towers; and
- A pedestrian bridge

The application proposed an FSR of 3.9:1 and a maximum height of 12 storeys.

The application was refused by the Land and Environment Court

Planning Controls

Leichhardt Local Environmental Plans 2000

Schedule 1, Part 3 'Amended controls on specific sites – Balmain Leagues Club Precinct site'.

Objectives

- the development integrates suitable business, office, residential, retail and other uses so as to maximise public transport patronage and encourage walking and cycling,
- the development contributes to the vibrancy and prosperity of the Rozelle Commercial Centre with an active street life while maintaining residential amenity,
- the development is well designed with articulated height and massing providing a high quality transition to the existing streetscape,
- the traffic generated by the development does not have an unacceptable impact on pedestrian or motor vehicle traffic on Darling Street, Waterloo Street and Victoria Road, Rozelle,
- any residential development at street level has a frontage to Waterloo Street, Rozelle and, when viewed from the street, has the appearance of no more than three storeys.

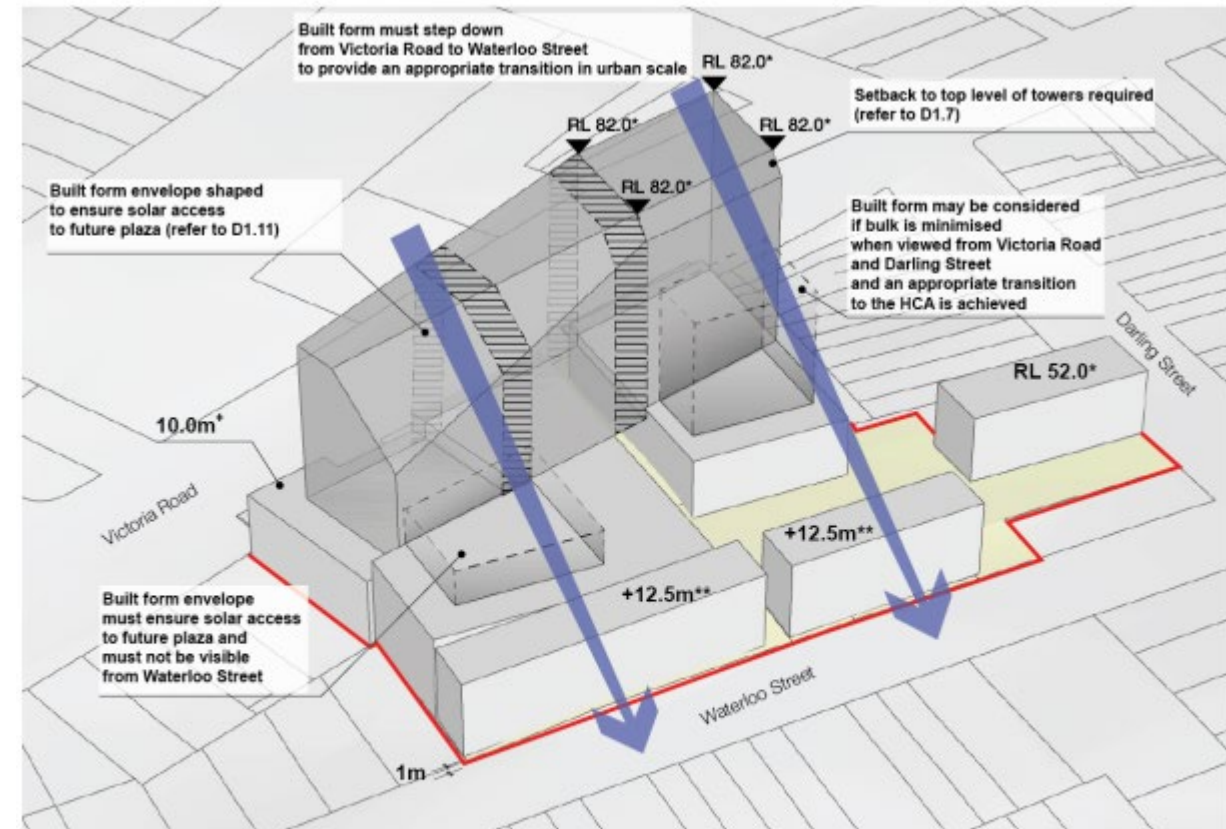
Controls

- the floor space ratio for the site - 3.9:1,
- the floor space ratio for all shops on the site - 1.3:1,
- the floor space ratio for all commercial premises on the site - 0.2:1,
- the floor space ratio for all clubs on the site - 0.5:1,
- the floor space ratio for all residential development on the site - 1.9:1,
- in relation to a building on the site that is less than 10 metres from Waterloo Street, Rozelle—the building height must not exceed 12.5 metres above the existing road level,
- in relation to a building on the site that is less than 36 metres from Darling Street, Rozelle—the building height must not exceed a reduced level of 52.0 metres relative to the Australian Height Datum or must not exceed two storeys,
- a building height on the site must not exceed a reduced level of 82.0 metres relative to the Australian Height Datum or must not exceed twelve storeys.



Leichhardt Development Control Plan 2000

DCP Amendment No. 18 Balmain Leagues Club Precinct Adopted on 25 June 2019 Operational on 16 July 2019



- Legend
- The Precinct Boundary
 - Public open space/ deep soil/ landscaped area
 - Indicative articulation zone
 - * Maximum height permitted under LLEP 2000
 - ** Maximum height above the existing road level (LLEP 2000)
 - + Maximum Victoria Road street wall height

Figure 5 Building envelopes (illustrates the maximum development envelopes)

Current Application

Development Application D/2018/219 – Lodged with Inner West Council 1/5/2018.

- Initial Notification - 12 June 2018 until 11 July 2018
- Amended plans in response to DCP amendments lodged – 6 September 2019
- Notification - 17 September 2019 until 16 October 2019
- Request for additional information (RFI) sent – 8 November 2019
- Amended plans in response to RFI lodged – 16 January 2020
- Notification - 31 January 2020 until 01 March 2020
- Latest plans lodged July 2020 .
- Application referred to the JRPP (Sydney Eastern City Planning Panel) for determination.

Initial Proposal

The initial proposal (which as since been amended) under the current application (D/2018/19) included a proposal described as:

Total FSR is 3.88:1 broken down as follows:

- Retail 0.69:1
- Club 0.41:1
- Residential 2.53:1
- Commercial 0.24:1

Building A : RL 82 / 12 storeys

Building B: RL 82/ 12 storeys

Building C: RL 80.4 / 11 storeys

Development along Darling Street less than RL52 / 2 storeys

Development along Waterloo Street less than 12.5m (RL 46.85) for 10m from the front of the site / Part 2/Part 3 storeys



Waterloo Street

Amended plans - September 2019

Amended plans lodged for D/2018/219 with Inner West Council 6/9/2019. Amendments made to respond to the site-specific DCP for the Balmain Leagues Precinct contained within Part D of the Leichhardt DCP 2000, which came into effect on the 25 June 2019.

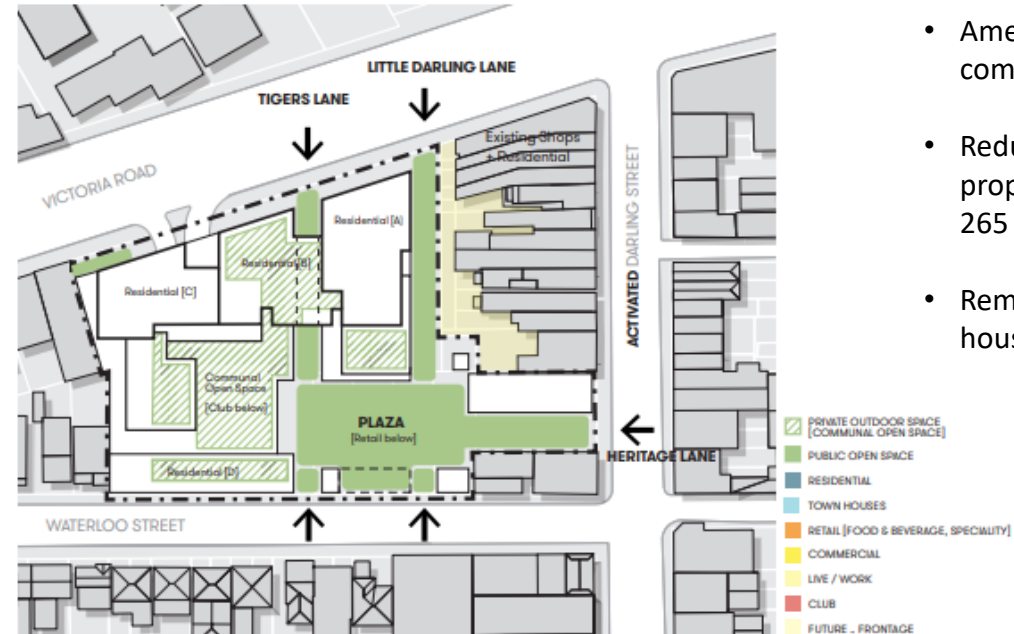
Notification [17 September 2019](#)– [16 October 2019](#)



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Key amendments included:

- Reduction to the height of the three proposed buildings:
 - Building A – reduced from RL 82 to RL 81.5
 - Building B – reduced from RL 82 to RL 80.8
 - Building C – reduced from RL 80.4 to RL 74.5
- Reconfiguration of the proposed massing, including the provision of a shared podium with a singular tower element above.
- Increase to the building separation provided to the Heritage Conservation Area to southeast and adjoining properties to the north-west
- Slight amended to the distribution of GFA between the mix of uses, with no change proposed to the maximum GFA of 28,415m².
- Amendment to the design of the communal open space areas
- Reduction to the quantity of proposed parking from 275 to 265 spaces.
- Removal of the affordable housing dwellings.



Organizing open space and built form

1:1000 @ A3

Amended plans– Jan 2020

Amended plans lodged for D/2018/219 with Inner West Council on 16/01/2020. These plans were in response to Council’s Request for Additional Information. This request also included issues raised by external authorities.

Notification [31 January 2020](#) – [01 March 2020](#)

Key Amendments include:

- Relocation of the basement access for all vehicles, except service vehicles, to Waterloo Street as required by Roads & Maritime Services and Transport for NSW;
- Redesign of the Victoria Road frontage to remove the deceleration lane and prioritise pedestrian movement;
- Amendments to the Building C lobby to improve access arrangements on the Victoria Road frontage;
- Increase to the setback above the podium for the Victoria Street frontage to comply with the Development Control Plan (DCP) 3m setback requirement;
- Removal of turntable to the loading dock;
- Redesign of the basement layout, including the car parking, waste facilities, bicycle parking, motorcycle parking to address Council’s requirements;
- Provision of additional deep soil areas and further enhancements to the landscaping to comply with Council’s DCP;
- Dedication of the footpath widening on Victoria Street and Waterloo Street
- Design comments to the architectural expression to respond to Council’s Architecture Excellence Panel (AEP) comments.



Photomontages of Tigers Lane (from Victoria Rd), Heritage Lane and the Plaza

Amended plans– Jan 2020

The most recent amended proposal under the current application (D/2018/19) includes the following:

Gross Floor Area Breakdown

Retail 5,272 m²

- Supermarket 3,092 m²
- Speciality retail 277m²
- Food and beverage 670m²
- Ancillary 1,233m²

Club 3,047m²

- Club 1,873m²
- Ancillary 1,174 m²

Residential 18,514 m²

- Building A 8,077m²
- Building B 5,030m²
- Building C 4,789m²
- Building D 288m²
- Storage 329m²

Commercial 1,581m²

- Commercial 1,027 m²
- Live/work spaces 554m²

Floor Space Ratio

Total FSR is 3.88:1 broken down as follows:

- Retail 0.72:1
- Club 0.42:1
- Residential 2.53:1
- Commercial 0.22:1



Height

Overall maximum height under LEP: RL 82

- Building A RL 81.5 / 12 storeys
- Building B. RL 80.8/ 12 storeys
- Building C RL 74.5 / 11 storeys
- Development along Darling Street less than RL52 / 2 storeys.
- Development along Waterloo Street less than 12.5m (RL 46.85) for 1m from the front of the site (Part 2/Part 3 storeys)

Car Parking

Total 273 spaces with the following break down:

- **Basement Level 1 (club use/supermarket/specialty retail): 131 spaces**
 - o 115 publicly accessible retail/club parking spaces
 - o 6 car share parking spaces
 - o 2 taxi parking spaces
 - o 2 community bus parking spaces
 - o 6 small car parking spaces
- **Basement Level 2 (commercial / residential): 142 spaces**
 - o 27 commercial
 - o 17 accessible parking spaces
 - o 96 residential parking spaces (including accessible)



Amended plans – Jan 2020

The most recent amended proposal was referred to the following internal and external departments for comment:

Internal Referrals:

- Heritage
- Development Engineer
- Traffic Engineer
- Building
- Landscape (trees)
- Fire Safety
- Health
- Community Development
- Property Services
- Waste
- WestConnex Unit

External Referrals:

- Roads and Maritime Services
- Transport for NSW
- Architecture Excellence Panel
- Ausgrid
- Sydney Water
- NSW Police

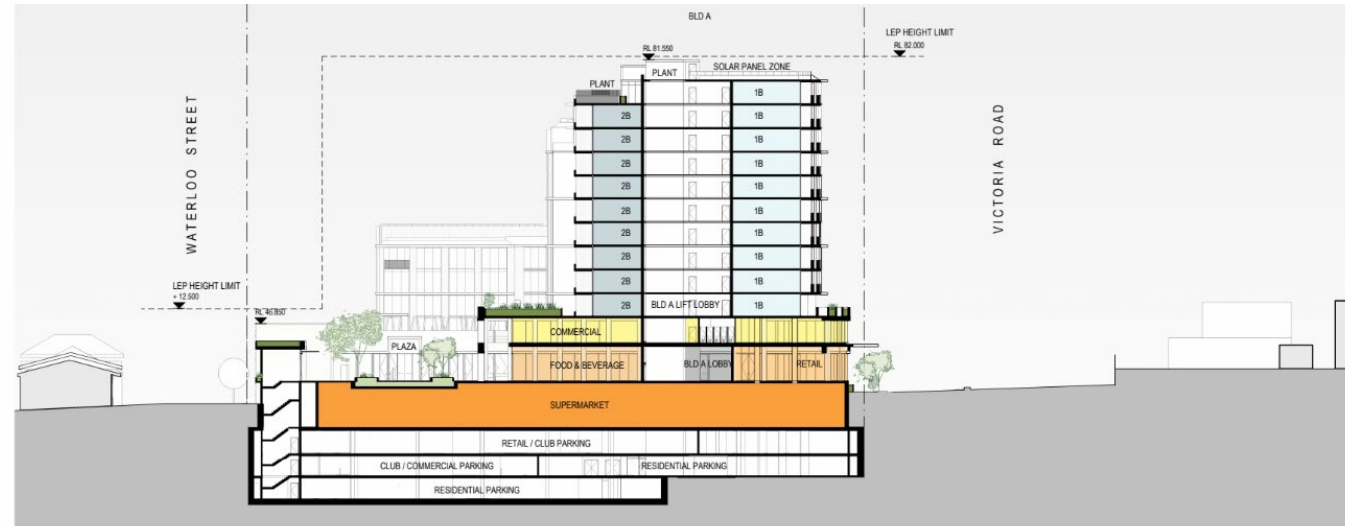
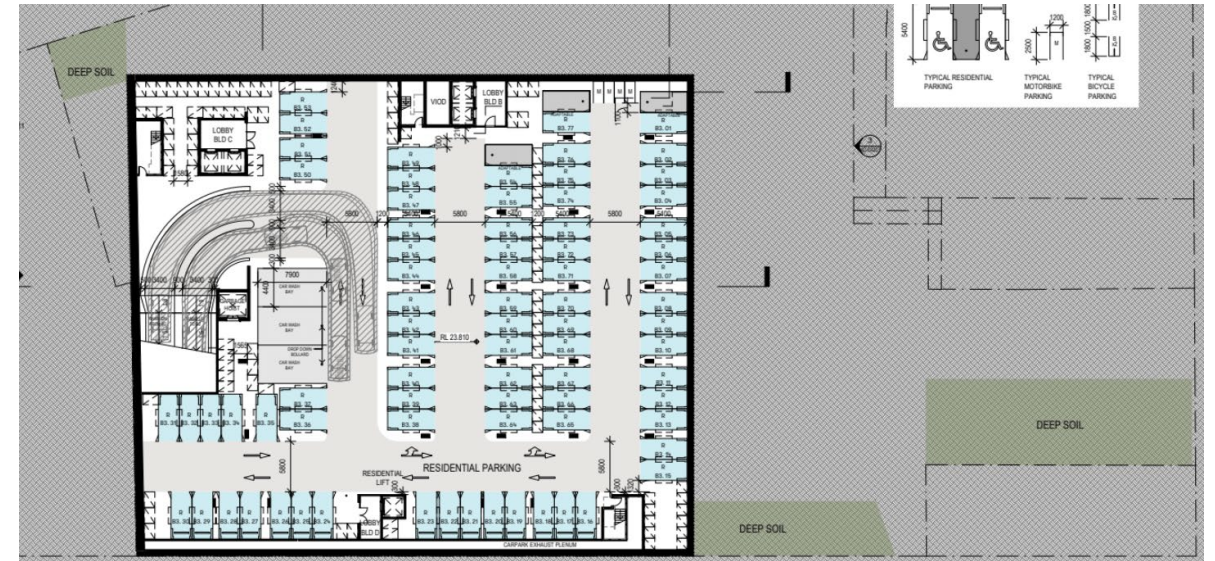


Amended plans (current) – July 2020

Amended plans lodged for D/2018/219 with Inner West Council on 01/07/2020. These plans were in response to Traffic and Parking Issues and Council's response to the additional Information lodged by the applicant in January. This request also included issues raised by external authorities.

Key Amendments include:

- Inclusion of a half-basement to meet Council's minimum DCP requirements.
- Clarification of parking numbers and traffic outcomes.
- Finalisation of the concept design for the adjoining owner's basement and massing to address site isolation principles.
- Comprehensive Green Travel Plan.
- Clarification regarding loading dock design and how waste is to be collected.
- Resolution of the bicycle parking items.
- Agreement with a car share operator.
- Response to Urban Design comments provided by Council.



Next Steps

Council Assessment officers have:

- Now completed the assessment of the application including consideration of all submissions received as well as external and internal referrals;
- Prepared a detailed assessment report of the revised proposal; This report includes a recommendation to the Sydney Eastern City Planning Panel.



Voluntary Planning Agreement (VPA)

- The revised VPA is currently being negotiated and will need to be endorsed by Councillors prior to going on public exhibition.

Sydney Eastern City Planning Panel

The Planning Panel determine regionally significant development applications (DAs) with a capital investment value of over \$30 million at a Public Meeting.

A copy of Council officer's Assessment Report is available on the Panel's web page. The panel will advise in writing all those who made a submission of the details of the proposed meeting to be held on 10 September 2020 for consideration of the Development Application.

In making a determination, the planning panel will have regard to:

- the council staff assessment report;
- public submissions made during exhibition;
- relevant planning legislation and policies; and,
- the views heard from the community at the public meeting.



Next Steps



At the Meeting

Public meetings are held to allow the panel to hear concerns the local community may have about a development application and to hear how the applicant has addressed those concerns.

As part of the Panel's COVID -19 Response plan all Sydney & Regional planning panel meetings will be held by teleconference until further notice. Any person is welcome to listen to the teleconference. If you wish to address the panel, or listen to the panel meeting, you will need to register by contacting the Planning Panels Secretariat for instructions by calling **02 8217 2060** or email enquiry@planningpanels.nsw.gov.au

Further information is available on the planning panel web page:

<https://www.planningportal.nsw.gov.au/planningpanels>

To view Operational Procedures for the panel:

[Sydney and Regional Planning Panels Operational Procedures 2020](#)

Note: Anyone who wishes to address a planning panel at a public meeting must register with the Secretariat beforehand. For more information call **02 8217 2060** or email enquiry@planningpanels.nsw.gov.au

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Next Steps

After the Meeting

The Sydney Eastern City Planning Panel may:

- approve the application;
- refuse the application; or
- defer the application and request the applicant to submit amend plans or additional information.

If the application is approved or refused, the Applicant will be sent a Notice of Determination which outlines any conditions or reasons.

A copy of this Notice will be available on Council's web page. Everyone who made a written submission to Council in response to the current application will also receive written advice on the outcome of the meeting and where to find the Notice of Determination.

For more information on the process 'Post Determination' please refer to Council's web page: <https://www.innerwest.nsw.gov.au/develop/development-applications/development-application-process/post-determination>

Thank you

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