

**Balmain Leagues Club site, Rozelle - Proposed rezoning from 'Business' to B2 Local Centre and introduction of site specific controls**

**Proposal Title :** Balmain Leagues Club site, Rozelle - Proposed rezoning from 'Business' to B2 Local Centre and introduction of site specific controls

**Proposal Summary :** The planning proposal seeks to include land within the Balmain Leagues Club precinct in Leichhardt LEP 2013 by:

- zoning the land B2 Local Centre;
- identifying the precinct on the key sites map;
- introducing a base floor space ratio of 1:1, with separate incentives of 0.5:1 for mixed use development incorporating active street frontage, and 0.9:1 for mixed use development incorporating a registered club;
- introducing a site specific clause which allocates a range of gross floor area for residential, commercial, retail and club uses on the site; and
- introducing a site specific clause specifying the maximum building height and minimum setback for buildings within the precinct.

**PP Number :** PP\_2015\_LEICH\_003\_00      **Dop File No :** 15/13033

**Planning Team Recommendation**

Preparation of the planning proposal supported at this stage : **Not Recommended**

**S.117 directions :**

- 1.1 Business and Industrial Zones
- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.3 Home Occupations
- 3.4 Integrating Land Use and Transport
- 4.1 Acid Sulfate Soils
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions
- 7.1 Implementation of A Plan for Growing Sydney

**Additional Information :** The planning proposal is not supported for the following reasons:

1. It is inconsistent with the following s.117 Ministerial Directions:
  - a) 1.1 Business and Industrial Zones
  - b) 3.1 Residential Zones;
  - c) 3.4 Integrating Land Use and Transport;
  - d) 6.3 Site Specific Provisions; and
  - e) 7.1 Implementation of A Plan for Growing Sydney.
2. It is inconsistent with SEPP 32 Urban Consolidation (Redevelopment of Urban Land).
3. The significant reduction in development potential for the site is inconsistent with A Plan for Growing Sydney and its potential to contribute to the renewal of Identified Parramatta to Sydney CBD via Ryde urban renewal corridor.
4. The planning proposal does not provide compelling justification for a reduction in development capacity, particularly when considered against the advice of the Planning Assessment Commission in its April 2014 refusal of a Part 3A development application for the site.

**Supporting Reasons :** The RPA should be advised that:

1. The principle of including land within the Balmain Leagues Club precinct in Leichhardt LEP 2013 and the proposed B2 Local Centre zone is supported, however the site specific

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floor space ratio and height controls proposed are not supported as they significantly reduce development potential of the site.

2. The proposal is inconsistent with s.117 Directions 1.1 Business and Industrial Zones; 3.1 Residential Zones; 3.4 Integrating Land Use and Transport; 6.3 Site Specific Provisions; 7.1 Implementation of A Plan for Growing Sydney; and SEPP 32 Urban Consolidation (Redevelopment of Urban Land).

2. The strategic justification given to support the reduction of development standards on the Balmain Leagues Club precinct is insufficient.

3. The planning proposal is inconsistent with A Plan for Growing Sydney in that it significantly reduces the sites potential contribution to the renewal of the Parramatta to Sydney CBD via Ryde urban renewal corridor, as identified in the Plan. The proposal is therefore inconsistent with:

- Direction 2.1 (Accelerate urban renewal across Sydney - providing homes closer to jobs); and
- Action 2.2.2 (Undertake urban renewal in transport corridors which are being transformed by investment, and around strategic centres).

**Panel Recommendation**

Recommendation Date : **24-Sep-2015**

Gateway Recommendation : **Rejected**

Panel

Recommendation :

The matter was considered by the Local Environmental Plan Review Panel (Panel) on 24 September 2015. The Panel consisted of:

- Steve Murray, General Manager, Northern Region (Chair);
- Ashley Albury, General Manager, Western Region; and
- Andrew Thomas, Executive Manager, Strategic Planning & Urban Design, City of Sydney.

Prior to the meeting, Council had advised the regional team that it would be represented at the Panel meeting by its consultants, Willana Associates. However, the Panel considered it more appropriate to contact senior Council staff directly to discuss the planning proposal. The proposal was discussed with Council's Manager of Environment and Planning during the Panel meeting, who was made aware of the Panel's concerns and was given the opportunity to explain Council's rationale for the proposal, which included:

- limiting the potential impact upon Victoria Road;
- integration of traffic, land use compatibility and urban design issues;
- permitting a scale of development which Council considered appropriate in terms of its impact upon the character and amenity of the area; and
- the likelihood of Balmain Leagues Club remaining a tenant on the site.

The Panel considered Council's rationale for the proposal and the regional team's report on the proposal. Consequently, the Panel agreed with the regional team's recommendation that the planning proposal should not proceed, particularly, given that:

- previous, higher density development proposals for the site have been considered and refused by the Joint Regional Planning Panel and Planning Assessment Commission. Whilst not supported, the Planning Assessment Commission considered that the existing controls for the site, as contained in Leichhardt LEP 2000, provided an appropriate framework for the future redevelopment of the site;
- the planning proposal did not provide sufficient strategic justification for the proposed controls; and
- the planning proposal did not provide sufficient evidence to challenge the merit of the current controls.

Therefore, it is recommended that the planning proposal should not proceed for the following reasons:

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1. The planning proposal is inconsistent with the following s.117 Ministerial Directions:

- a) 1.1 Business and Industrial Zones
- b) 3.1 Residential Zones
- c) 3.4 Integrating Land Use and Transport
- d) 6.3 Site Specific Provisions; and
- e) Implementation of A Plan for Growing Sydney.

2. The planning proposal is inconsistent with SEPP 32 Urban Consolidation (Redevelopment of Urban Land).

3. The significant reduction in development potential for the site is inconsistent with A Plan for Growing Sydney and its potential to contribute to the renewal of the identified Parramatta to Sydney CBD via Ryde urban renewal corridor.

4. The planning proposal does not provide compelling justification for a reduction in development capacity, particularly when considered against the advice of the Planning Assessment Commission in its April 2014 refusal of a Part 3A development application for the site.

Signature:



Printed Name:

STEPHEN MURRAY

Date:

25 September 2015

