

# The Tigers' Master Plan

## Comment

The Balmain Leagues Club (Tigers) is seeking to rezone the area bounded by Victoria Road, Waterloo, Moodie and Darling Streets (the Tigers' Precinct) on the basis that it will ensure the long term future of Tigers, and that this will contribute to the ongoing revitalisation of the Rozelle Commercial Neighbourhood. An initial rezoning application was submitted last year and after some discussions with Council, the Club submitted a revised rezoning proposal. On 14 August this year, Council resolved to put this revised proposal out for public exhibition. This **Special Edition of the Peninsula Precinct News** contains details of the Tigers' proposal, along with arguments in support and against the proposal. The development of the Tigers' Precinct will have a major impact on residents living in Balmain and Rozelle, and in particular those residents living in adjacent streets. These impacts are both positive and negative.

Residents should note that Tigers have not submitted a development application. They are seeking to amend planning controls over the Tigers' Precinct, and all of the proposed developments will require separate development applications. But the desired amendments to the planning controls will remove obstacles to the approval of these development applications.

Tigers have stated that there is significant community support for the proposed development. Their opponents say otherwise. The proposal will be on public exhibition from early September, and all the residents of Leichhardt Municipality have the opportunity to put their views to Council. It is now up to us to make the most of this opportunity.

## Gordon Weiss, Birchgrove Precinct

## The Tigers' Proposal

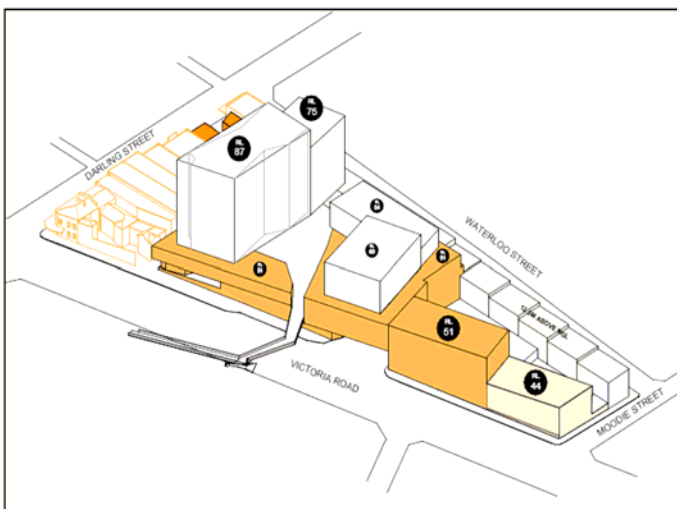
The rezoning of the Tigers' Precinct is to allow for a range of land uses to promote the development of the Rozelle Commercial Centre that meets the needs of the local community. The range of uses could include:

- A commercial precinct along Victoria Road;
- Retail, such as a large supermarket, a fresh food market and a range of speciality shops;
- Restaurants and cafes;
- A mix of townhouses and apartments;
- Car parking, including public car parking;
- A gymnasium and leisure centre; and
- Leagues club and community space

Smaller shops, particularly the cafes and restaurants are to be located around the central square and internal pedestrian routes. There is to be a link through to Darling Street and a pedestrian bridge over Victoria Road. The larger shops such as the supermarket will be placed within basement levels. Residential development is along Waterloo Street and within the towers. The towers may be up to 14 stories high, and will contain a wide range of one, two and three bedroom apartments. The rezoning application allows for a floor space ratio of 4.8 to 1 on the land owned by Tigers and 3.6 to 1 over the entire site. Several studies into the impact on traffic flow have been carried out, and whilst the development will increase traffic, several options have been explored to mitigate the impact.

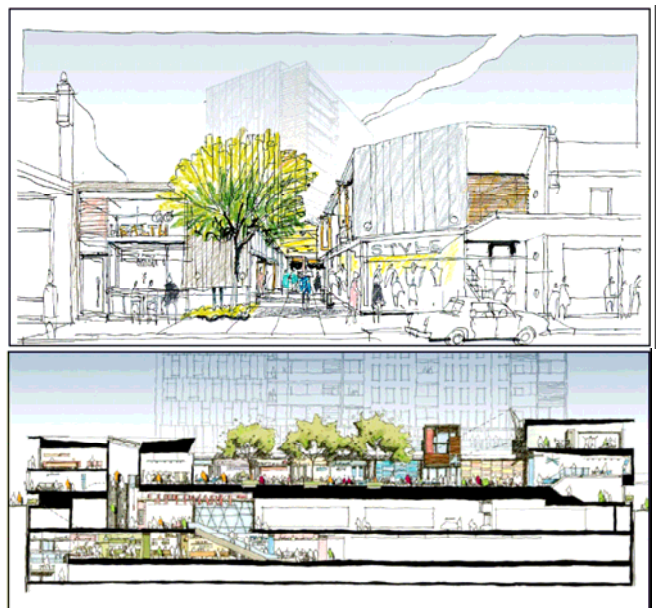
Some illustrations of the proposal that were prepared by DKO for the Master Plan are below.

The Tigers' proposal will be available for viewing in early September on the Council's website, at the Council Citizen Centre, Wetherill Street, Leichhardt, in the Council's Libraries (Leichhardt and Balmain) and at the Balmain Leagues Club.



Clockwise from above:

- Isometric view looking south
- Artists impression of the distribution of uses through a cross section of the site
- Artists Impression of the Darling Street Entrance



**Comment by Tim Camiller,  
Chief Executive Officer of Tigers**

An important milestone in securing the Club's future was reached on Tuesday 14 August when Leichhardt Council voted to place our Masterplan on Public Exhibition. The Public Exhibition, expected to commence in early September, enables the wider community to comment on the proposal having the benefit of receiving the detailed information through consultation conducted by Council staff.

There has been much written and said in recent weeks about the proposal and the exhibition process allows for the community to be informed on the details. The Club is passionate about the many benefits this proposal provides the community.

As the Tigers approaches its Centenary Year in 2008, we recognise that this proposal will provide state-of-the-art new facilities for members, patrons and the community; revitalise Rozelle and the community amenity; set in place a long-term plan for the Club that provides certainty for local sporting and community organizations supported by Tigers and allows the Club to reduce its reliance on gambling income.

Tigers have invested significant time and money into this project and researched extensively to create the best outcome for the community. Tigers are a community-based organisation, operated by the community for the community. The new club will be a large stakeholder in the final development. In order for the Club to be successful in the future we must remain relevant to the community and continue to work for the community.

The proposal includes many positive outcomes that will serve to create a long-term community dividend:

- The retail connection onto Darling Street designed to integrate the existing shopping offering;
- The footbridge over Victoria Rd designed to provide a safer passage for elderly and disabled people, and allow the many shoppers starved of car parking on the northern end of Darling Street access to the public car spaces proposed;
- Complimentary residential frontage along Waterloo St;
- The provision of a 1,800m<sup>2</sup> public plaza; and
- The provision of public car parking so desperately needed in this area.

There have been some terribly mis-informed, negative messages portrayed about the proposal. The propaganda put out that the proposal will 'create gridlock' or 'destroy local business' is just absurd.

The future success of the Tigers depends on a positive outcome for the redevelopment of this site. It is imperative to the success of the application that Council be made aware of the level of community support that exists in the community for the project.

**Comment by Frank Hatherley, CARz**

There are five ways you can drive from the Balmain Peninsula: Terry Street (left turn only), Wellington Street, Darling Street (left or straight ahead), Evans Street and Robert Street (mainly left).

Long queues form at these bottleneck pressure points during the weekday peak hours and on Saturdays. Increasingly, it seems, Victoria Road can be bumper to bumper in both directions up to 8 pm. We trust the RTA and our elected Leichhardt Council to protect these vital intersections.

How alarming then to read the documentation that comes with the proposed Tigers and Multiplex developments, both bent on bringing hundreds of extra vehicle visits to/from their new ultra-high-rise apartments, shopping malls and supermarkets. We won't be able to say that we weren't warned.

Specialist Ove ARUP Pty Ltd, commissioned by Council to study the traffic arrangements of the two developments, reports that not only is our road network 'currently operating at or near capacity', but that 'most of the (Tigers/Multiplex) scenarios and combinations tested would result in localised gridlock'. There's going to be gridlock despite Tigers/Multiplex planning big changes to the existing network.

A second study was commissioned by Tigers/Multiplex and was carried out by Sinclair Knight Merz Pty Ltd (SKN) together with Masson Wilson Twinney (MWT). With 'some minor changes', reported SKM/MWT, the network could remain 'operational, albeit congested'. They suggested a series of increasingly radical changes, such as two lanes of Darling St traffic traveling towards Balmain to cross Victoria Rd (with the loss of 10 parking spaces on Darling St), a new lane on Terry St for a right hand turn into Wise St (with a drastic reduction of the footpaths), and a ban on right turns from Wellington St into Victoria Rd.

Invited to comment on the SKM/MWT ideas, ARUP noted that such changes 'would result in significant traffic increases on roads such as Terry Street, Wise Street, Beattie Street, Darling Street etc (which are) relatively narrow roads already carrying significant traffic volumes'.

**Comment by David Anderson, Mark Wallis, Felicia Finlayson,  
Members of Rozelle Residents' Action Group (RRAG)**

Rozelle Residents' Action Group opposes over-development of Tigers' site. Tigers are seeking approval for a floor space ratio which, at 4.8:1, is over three times the present allowable density. This increase in density would far outstrip any other development on the Balmain-Rozelle peninsula. The Tigers' development may set an undesirable precedent in this area, if the scale is approved.

- It appears, that few people who choose to live here, would want Balmain/Rozelle to become like Broadway, Chatswood or North Sydney.
- Tigers' new model for their proposed development, includes a structure of up to 14 stories (larger than previous model). Although they have reduced overshadowing to some Waterloo Street residents, some overshadowing would still impact on Darling Street and beyond.
- The Tigers have a very tight site, very close to a clogged intersection, on a major traffic artery. With a development of this scale, it will be harder to get into and out of the area. Residents on all surrounding streets, including those who live on the Balmain peninsula, will feel the impact caused by the additional traffic flow.
- Traffic assessments, undertaken by Leichhardt Council, were performed by consultants using the development of Multiplex and Tigers within the present allowable FSR (1.5:1). The Council's assessment showed GRIDLOCK. Tigers and Multiplex took the LMC model and, after working with it using their own assumptions, reported to LMC, that they had resolved the traffic impact. The assumptions used for remodelling traffic flow and impact, are mostly dependent on RTA approval, not yet received.
- Council's own assessment, performed by consultants, showed that a loss of up to 17% to retail businesses along Darling Street to Balmain, could occur if an application that included the proposed retail scale, was passed. This loss could weaken the viability of these unique businesses, that are part of our community and which add a vitality to Balmain-Rozelle's street life.
- Tigers have been inflexible, despite resident concern over the scale of the development.

RRAG supports some development at the Tigers site, however not to the scale of the present application.

*Note: This Newsletter contains comments from identified groups/individuals and does not necessarily reflect the views of Leichhardt Council – Councillors & Staff.*