



Hon Tony Kelly MLC
Minister for Planning
Minister for Infrastructure
Minister for Lands
Deputy Leader of the Government in the Legislative Council
Leader of the House in the Legislative Council

MEDIA RELEASE

23 February 2011

Tigers project to be considered by NSW Government

The NSW Government will consider plans for residential apartments and commercial and retail space at the Tigers site at Rozelle, after requiring the proponent to reduce the building heights.

The proposal, lodged by Rozelle Village Pty Ltd, has a capital investment value of more than \$100 million which means it must be considered by the NSW Government.

Minister for Planning Tony Kelly said the declaration did not constitute development approval, but instead marked the commencement of close scrutiny and community consultation on all aspects of the proposal.

“The local community will have an opportunity to make submissions to the revised proposal once it is placed on exhibition, and under the Part 3A process, the proponent will need to respond,” Mr Kelly said.

The assessment process is expected to take several months, with the next steps to include:

- The Department of Planning working closely with Leichhardt Council and relevant stakeholders to list the key issues which need to be addressed by Rozelle Village in its formal application (a Departmental document which is known as the Director-General’s requirements)
- Rozelle Village developing a proposal to be placed on public exhibition for at least 30 days, after addressing the relevant key issues outlined by the Department;
- Requiring Rozelle Village to respond to submissions; and then
- A final decision being made on the proposal.

Mr Kelly said he had told Rozelle Village that it needed to reduce the height of both of the two residential towers at the site by a minimum of two storeys, before the Department would further consider the project.

“We’ve done this because of concerns about excessive visual and amenity impacts from the towers,” Mr Kelly said.

“We believe this action provides a more reasonable starting point for the planning process, but doesn’t represent the NSW Government’s final decision on building heights.”

Mr Kelly has also told the developer that potential local traffic impacts, and impacts on the amenity of nearby properties, will need to be clearly addressed in any formal proposal.

“We will be ensuring that the developer provides clear information on all relevant issues, before any plans can go on public exhibition,” he said.

The proposal lodged with the Department was for two towers built over a 2-4 storey podium with a total height of 16 and 18 storeys. The NSW Government has told the proponent this should be reduced to 14 and 16 storeys as a starting point for assessment.



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The project is proposed to contain:

- Residential use within the towers and at street level;
- Commercial, retail and leagues club within the podium; and
- 5-8 basement parking levels providing 900-1000 parking spaces.

Dependent on the outcomes of further stakeholder consultation, the proposal may also incorporate child care, seniors housing, affordable rental housing, community facilities, medical and public services and/or fitness centre / sporting facilities.

The plans will be made available at <http://majorprojects.planning.nsw.gov.au>
