**Media release**

Wednesday, 19 March 2014

**Traffic impacts prompt recommendation against Balmain Tigers redevelopment**

Based on the advice of key NSW Government transport agencies about traffic impacts, Planning & Infrastructure (P&I) has recommended that the proposal for a retail and residential development on the site of the vacant Balmain Tigers Club in Rozelle could not be supported in its current form.

P&I's finalised assessment report and recommendation have been forwarded to the independent Planning Assessment Commission (PAC), which will now make the final determination on the project.

The Proponent, Rozelle Village Pty Limited, is seeking to build 24 and 20 storey buildings with a gross floor area of 36,587m² at the site on Victoria Road, including a new Balmain Leagues Club occupying 2,567m².

Three different iterations of the development proposal have now been considered by P&I during its exhaustive assessment process, which has included close consultation with all relevant stakeholders – including the proponent, community, council and key government agencies.

The comprehensive assessment process indicates unresolved traffic and transport issues identified by Roads and Maritime Services (RMS) and Transport for NSW (TfNSW), which prevent the project being approved in its current form.

These impacts include:
- Increased queuing and severe congestion on the road network surrounding the site, which includes Victoria Road and Darling Street.
- Significant delays to bus services in Rozelle.
- No safe or convenient access from the Balmain Tigers site onto Victoria Road.

These impacts were confirmed by P&I's independent traffic expert engaged during the assessment of the traffic issues.


**Media contact:** Mark Worley (02) 9228 6174