22 May 2014

FLAG Harold Park
By email flagharoldpark@hotmail.com

Dear FLAG Harold Park

DA D/2013/883 – Rozelle Tram Depot: 10 Maxwell Road, Forest Lodge

I refer to your emails about the amended development application (DA) for the Rozelle Tram Depot at 10 Maxwell Road, Forest Lodge.

Council at its meeting on 7 April 2014 approved the DA to reuse the heritage depot as a retail/commercial development. Council agreed with the City’s assessment which found that this proposal generally meets the planning controls for Harold Park, including the objectives of the Harold Park Development Control Plan 2011 (DCP).

The tram sheds are currently in poor condition and require $34 million in conservation refurbishments. The adaptive reuse of the building will dedicate 500sqm for community facilities and 6,625sqm of non-residential uses, including a 2,345sqm supermarket and 400sqm gym.

The City has imposed more than 125 conditions on the approval for this development. The conditions address the concerns raised in submissions received during two public exhibition periods. You can read the full assessment at bit.ly/QkNTg0 and the conditions at bit.ly/QkNTg0 (Item 9.9 at page 550).

Pedestrians and Bikes
Council agreed that pedestrian and bike access across the Johnstons Creek Bridge is a priority. The existing bridge will be upgraded and a new pedestrian and bike path created next to the bridge for direct and safe access. This bridge will connect with future designated pedestrian and bike routes through the parklands. The final design and location of the shared path bridge will be subject to approval by the City.

I understand you and other local residents raised concerns about vehicle access to the site via Chapman Road. The Crescent and Ross Street will continue to provide vehicle access to Harold Park and the tram sheds. Council is the owner of land between Chapman Road and the eastern side of the Johnstons Creek Bridge, which means we will control the redesigning of this space. We will monitor traffic speed, signage and other traffic calming measures to ensure public safety.

Supermarket
The City’s assessment found that the proposed 2,345sqm supermarket will not create a ‘destination supermarket’. A majority of spending at the development will come from the new Harold Park community, and residents and workers from within 1km of the site.
The applicant’s Economic Impact Assessment (EIA) showed that the supermarket will not have a significant impact on the viability and vitality of nearby centres because of the growing population in the area, the existing gap for supermarkets within 2km, and existing trading levels at large supermarkets in Broadway, Balmain and Leichhardt. You can read more on the assessment at bit.ly/1n7m34P (From Paragraph 29, page 77).

The approved supermarket can trade between 7am and 10pm, every day. Noise from the operation of all the tram depot businesses, such as deliveries, will be restricted to within these hours.

**Trolleys**
To address concerns raised about possible impacts from trolleys, Council further amended conditions of approval to ensure supermarket customers cannot take trolleys beyond the entry doors on Maxwell Road.

**Plan of Management, substation and exhaust**
The Plan of Management was not approved by Council and an amended plan must be submitted before any Occupation Certificate can be issued.

The substations outside the Maxwell Road entrance do not form part of this consent. These were already approved under DA D/2011/1299.

There is no exhaust stack proposed for the car park since being moved to Level 2. This location on Level 2 will allow for natural ventilation.

The City has informed all those who made submissions about the approval. If you would like to speak with a Council officer about the Rozelle Tram Depot development, you can contact Tim Wise, City Senior Planner, on 9265 9333 or at twise@cityofsydney.nsw.gov.au.

Yours sincerely

Clover Moore

Lord Mayor of Sydney