

SYDNEY CENTRAL CITY PLANNING PANEL

TO: Sydney Central City Planning Panel

REPORT: SCCPP Report - 2018SWC059

SUBJECT: 1 Memorial Drive, Granville

FILE No: DA-92/2018

Application lodged	29 March 2018
Applicant	CPS Property and Infrastructure Project Managers
Owner	Cumberland Council
Application No.	DA 92/2018
Description of Land	Lot 21 DP 17572, Lot 9 DP 262830, Lot 1 DP 430693, Lot 22 DP 17572, Lot 23 DP 17572, Lot 24 DP 17572, Lot 25 DP 17572, Lot 26 DP 17572, Lot 27 DP 17572, Lot 28 DP 17572, Lot 29 DP 17572, Lot 30 DP 17572, Lot 31 DP 17572, Lot 32 DP 17572, Lot 33 DP 17572, Lot 34 DP 17572 and Lot 1 DP 510570 1 Memorial Drive, Granville
Proposed Development	Partial demolition of existing structures, alterations and additions to Granville Swimming Centre, construction of a multi-purpose community centre and associated road & landscaping works
Site Area	18,217.8m ²
Zoning	Part RE 1 Public Recreation and part W1 Natural Waterways under the Parramatta LEP 2011
Disclosure of political donations and gifts	Nil disclosure
Heritage	Yes
Issues	Heritage Public Submission

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SUMMARY

1. *Development Application No.92/2018 was received on 29 March 2018 for redevelopment of the Granville Swimming Centre to provide a multi-purpose community centre.*
1. *The proposal involves demolition works, proposed alterations and additions to existing buildings and infrastructure, construction and use of the proposed Granville Multipurpose Community Centre and associated car parking, landscaping and road changes*
2. *The application was publicly notified to adjoining and nearby owners for 30 days. One submission was received.*
3. *There are no areas of non-compliance with the proposed development, having considered the provisions of the SEPPs, Parramatta Local Environmental Plan 2011 (LEP), and the Parramatta Development Control Plan 2011 (DCP).*
4. *As the capital investment exceeds \$20 million and Council is the applicant for the DA, the application is referred to the Sydney Central City Planning Panel for determination.*
5. *The application is recommended for Approval subject to conditions as provided in the attached schedule.*

REPORT

SUBJECT SITE AND SURROUNDING AREA

The subject site is known as 1 Memorial Drive, Granville, and includes part of Granville Memorial Park, part of the Granville Swimming Centre, and the Granville Youth & Community Recreation Centre.

The proposed development is confined to Lot 1 DP 430693 and the portion of Diamond Avenue adjacent to the Duck Creek open culvert along the south-eastern boundary.

The site is irregular in shape and has an area of 18,271.8m².

The site is bounded by Duck Creek to the east and south. The Granville RSL Club is located across Duck Creek to the east. The railway line is located to the north across Memorial Drive, with Granville Railway Station and bus interchange located to the north west.

Residential development in Enid Avenue and Diamond Avenue is comprised mostly of single dwellings, however a transition to residential flat buildings has commenced as evident by new development in Enid Avenue.

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Figure 1 – Locality Plan of subject site

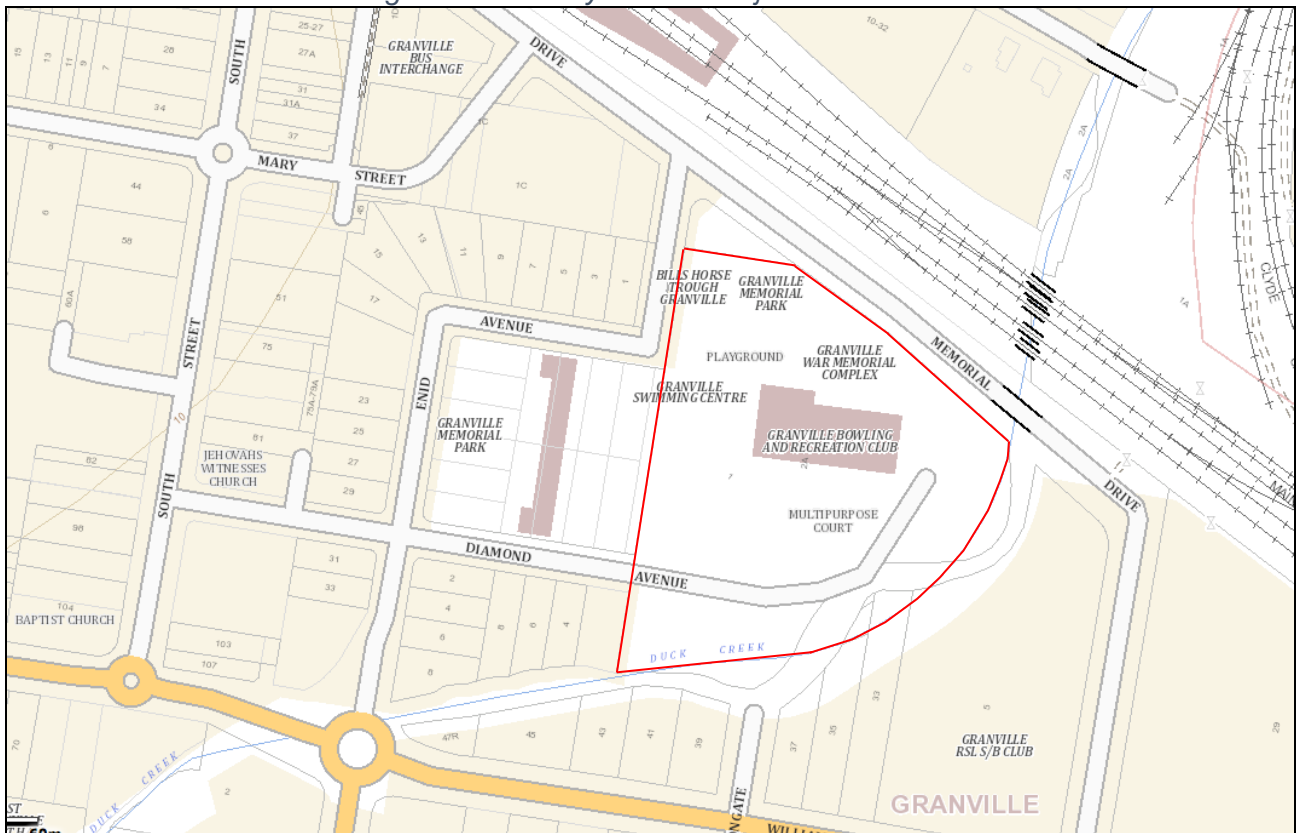


Figure 2 – Aerial view of subject site



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Figure 3 – Street view of subject site from Memorial Drive



Figure 3A – Street view of subject site from Enid Avenue



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DESCRIPTION OF THE PROPOSED DEVELOPMENT

Council has received a development application for the redevelopment of the Granville Swimming Centre, Granville Youth and Community Recreation Centre, Granville War Memorial and Memorial Park to provide the Granville Multi-Purpose Community Centre. This involves:

- Demolition of existing structures, including:
 - The Entry to Granville Swimming Centre and adjoining “round” building;
 - Granville Youth and Community Recreation Centre;
 - Multipurpose court;
 - Playground; and
 - Disused baby health centre and St Johns Ambulance Buildings.
- Site preparation and bulk earthworks;
- Removal of existing at-grade car parking and associated access roadway;
- Construction of the new “Granville Multipurpose Community Centre” which seeks the inclusion of the following spaces:
 - Library and back of house storage and offices;
 - Gallery and back of house storage and offices;
 - Hall and multipurpose rooms and back of house storage, offices and amenities; Youth Facilities and Commercial Kitchen;
 - New pool entry including café and kiosk areas, storage and amenities facilities;
 - Multi-sports playing area and basketball court; and
 - Associated new facilities as indicated in the architectural and landscaped drawings;
- Road works to the intersection of Enid Street with Memorial Drive;
- Extended roadway to include new at-grade parking facilities;
- Relocation of the Bills Water Trough; and
- New and embellished landscaping including passive and active spaces.

The proposed development has a capital investment value of approximately \$22 million.

The proposed development was nominated as Integrated Development by the applicant as it involves the potential to impact on Aboriginal heritage and therefore requires referral to the Office of Environment and Heritage under section 4.4.6 of the Environmental Planning and Assessment Act, 1979 and section 90 of the National Parks and Wildlife Act, 1974.

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APPLICANTS SUPPORTING STATEMENT

The Development Application is supported by the following plans and documentation:

DOCUMENT	PREPARED BY	DATED
Plans		
Architectural Plans	Design Worldwide Partnership	March 2018
Landscape Plans	Umbaco Landscape Architects	March 2018
Perspectives and Photomontages	Design Worldwide Partnership	March 2018
Shadow Diagrams	Design Worldwide Partnership	March 2018
Stormwater Plans	Henry and Hymas	February 2018
Reports		
Statement of Environmental Effects	Higgins Planning	March 2018
Architectural Design Report	Design Worldwide Partnership	Undated
Cost Summary Report	Slattery Quantity Surveyors	26 March 2018
Accessibility Report	Design Confidence	22 March 2018
Arborist Report	Moore Trees Arboricultural	March 2018
Archaeological Assessment	Extent Heritage Advisors	March 2018
Contamination Assessment	SESL Australia	March 2018
Engineering	Henry and Hymas	March 2018
Heritage Impact Assessment	Extent Heritage Advisors	March 2018
Noise and Vibration Impact Assessment	Acoustic Logic	17 June 2015
Acid Sulphate Soils Management Plan	SESL Australia	March 2018
BCA Assessment	Design Confidence	22 March 2018
Community Engagement Report	Design Worldwide Partnership	20 November 2017
Flood Impact Assessment	WMA Water	26 March 2018
WSUD Assessment	Henry and Hymas	March 2018
Social Impact Assessment	Cumberland City Council	Undated
HAZMAT Assessment	Douglas Partners	August 2017
Traffic and Parking Assessment	Transport and Urban Planning	22 March 2018
Waste Management Plan	Design Worldwide Partnership	26 March 2018

CONTACT WITH RELEVANT PARTIES

The assessment of the Development Application and preparation of this report has been undertaken by an external planning consultant in conjunction with Council's Development Assessment officer.

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A site inspection was carried out by the consulting planner on 1 May 2018.

INTERNAL REFERRALS

Development Engineer

The development application was referred to Council's Development Engineer for comment who has raised the following issues:

- The Flood Impact Assessment must be revised to:
 - Model the proposed buildings in the scenarios in the flood report;
 - Address issues of vehicles within car parking spaces located within 100 year flood zone will float during a 100 year ARI flood event;
 - Demonstrate compliance with the Floodplain Matrix of the Parramatta DCP;
 - Revise plans to Proposed carpark and other structures shall be minimum 6.0m from the site boundary along the Duck Creek.
- Additional stormwater details are required to show the location and depth of existing pipes;
- Provide an OSD system in accordance with Upper Parramatta River Catchment's On-site Stormwater Detention Handbook and Parramatta City Council's Stormwater Policy
- Reassess the parking demand for the facility and demonstrate that adequate parking is provided.

Additional details have been provided by the project team to resolve the above issues, as follows:

- Revised plans and additional modelling;
- Proposing bollards or high tensile wire fencing to prevent cars from being carried into the creek in the event of a 100 year ARI flood event;
- Provision of a rainwater tank as an alternative to OSD, to capture some roof water runoff for irrigation of Memorial Park, tree pits along Memorial Avenue and throughout the proposed carpark, permeable paving in the car park.

In response to the parking issues, it is noted that:

- There is a satisfactory increase in the provision of car parking noting that there are no figures upon which to base the demand for community facilities in the Parramatta DCP;
- The site is within proximity to the Granville rail and bus interchange as well as the Granville town centre and as such the reliance on private transport is low.

The revised information was referred to Council's Development Engineer for comment who has advised that the development proposal is satisfactory and therefore can be supported

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subject to recommended conditions of consent. Councils development engineer has concluded that given the use of the site and its proximity to a major transport node, being accessible by rail and a bus network, the proposed development and its provision of parking can be supported.

Additionally, the recommendations by the supporting traffic report associated with parking restrictions within the vicinity of the development (e.g. on street parking) and that of a proposed pedestrian crossing at Enid Avenue are unwarranted in this instance and would be addressed separately through application/assessment within Councils Traffic Committee.

Building Surveyor

The development application was referred to Council's Building Surveyor for comment who has advised that the development proposal is satisfactory with regard to compliance with the Building Code of Australia and therefore can be supported subject to recommended conditions of consent.

Environment and Health

The development application was referred to Council's Environment and Health Officer for comment who has advised that the development proposal is satisfactory subject to conditions of consent being imposed. In particular, the recommendations of the contamination report and acoustic assessment are satisfactory and suitable, and conditions of consent can be imposed requiring the implementation of those recommendations.

Further standard conditions of consent have been recommended by Council's Environment and Health Officer. It is noted that in absence of detailed kitchen fit out details, a condition has been imposed for separate consent to be sought for the purposes of Kitchen fit out.

Landscape Architect/Officer

The development application was referred to Council's Landscape Architect/Officer for comment who has raised the following issues:

- Greater retention of existing planting and realignment of pathways to assist in tree retention;
- Pathway levels to have regard to the flood levels;
- Revise design of playground.

A revised Landscape Plan dated June 2018 has been provided which focus on greater tree retention as well as improved pathways and access through the development.

Further, revised detailing of playground areas and lighting can be carried out prior to issue of the Construction Certificate. Suitable conditions associated with landscaping are

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recommended to be imposed on the development, however it is noted that ongoing consultation with Council Landscaping staff will be ongoing throughout the project given that it is a Council project.

Parks and Recreation

Council's Parks and Recreation officer has reviewed the proposed development and raised a number of areas where improvements can be made, particularly:

- Refinement of the design of play areas;
- Greater consideration of lighting and street furniture;
- Activation of the area with a kiosk for sale of refreshments as part of the development;
- Revise and update the Plan of Management for Memorial Park accordingly.

These matters are to be addressed by the Landscape Architect for the project in conjunction with the matters raised by Council's Landscape Architect.

Urban Designer

Council's Urban Designer has reviewed the proposed development and raised a number of areas where improvements can be made, particularly:

- Integrating existing building to maintain the continuity of the existing built fabric;
- Creating visual links;
- Emphasising corners and reinforcing the community use of the building to provide identity and point of orientation;
- Designing the public realm to cultivate a sense of place and contribute to the area's character and identity;
- Emphasise pedestrian routes through planting;
- Addressing the Duck Creek corridor;
- Retention of the Bills Horse Trough;
- Given the high visibility of the buildings from all directions, the building should have interesting façade composition to provide visual interest when viewed from the surrounding development.

These are matters that can be incorporated into the current design at the Construction Certificate stage through measures such as:

- Refining the finishes to the buildings, including glazing fronting the park;
- Revised landscaping strategy including increased planting;
- Retention of the horse trough within the park;
- Improved lighting and signage to improve legibility and sense of purpose of the building;
- Improving the treatment toward the Duck Creek corridor.

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It is noted that these requirements are not crucial for development approval and that ongoing consultation with Councils internal departments will occur during construction certificate stage.

Community and Culture

The development application was referred to Councils Community and Culture department for comment regarding the provision of an arts plan and to address concerns raised by the one submission received during the exhibition period.

In response, the department has provided support for the development, providing a preliminary arts plan to address the requirements of the Parramatta DCP. It is noted that a Final Arts Plan will be prepared and provided to Council officers prior to the Occupation of the building. Suitable conditions will be imposed on the development consent to ensure the Arts Plan is further developed.

Heritage Advisor

The development application was referred to Council's Heritage Advisor for comment who has advised that the development proposal is satisfactory and therefore can be supported subject to recommended conditions of consent.

Those conditions include obtaining a photographic record of all buildings and other items proposed for demolition or removal, and the submission of an interpretation strategy for the site being prepared for approval subject to the issue of any Construction Certificate for the works. The project team has agreed to implement these recommendations.

EXTERNAL REFERRALS

Endeavour Energy

The DA was referred to Endeavour Energy for comment.

Endeavour Energy have responded in an email dated 6 June 2018 that they raise no objection to the proposed development subject to the imposition of conditions ensuring the protection of Endeavour Energy's assets on the land and that any new padmount substation to service the development be placed above the flood level.

Sydney Trains

The provisions of the Infrastructure SEPP (ISEPP) 2007 are not triggered by the proposed development and there is no obligation to seek concurrence from RailCorp for the proposed development.

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Notwithstanding, the DA was referred to RailCorp for comments as they are an adjoining owner to the property.

Sydney Trains, in their response of 19 June 2018, have raised no objection to consent being granted to the DA subject to the imposition of conditions.

NSW Police Service

The DA was referred to the Cumberland Police Area Command. The Crime Prevention Officer has carried out a Safer by Design assessment and in their response of 19 June 2018, has recommended a number of conditions to be imposed on the consent.

Office of Environment and Heritage

The DA was referred to the Office of Environment and Heritage as the proposed development was thought to be Integrated Development due to the potential to impact on Aboriginal heritage.

The Office of Environmental and Heritage responded on 23 July 2018 to confirm that the proposed development is not Integrated Development as there are no known Aboriginal artefacts on the land at the time the DA was made.

PLANNING COMMENTS

The provisions of any Environmental Planning Instruments (EP& A Act s4.15 (1)(a)(i))

State Environmental Planning Policies

The proposed development is affected by the following State Environmental Planning Policies:

(a) State Environmental Planning Policy (State and Regional Development) 2011

Development of a type that is listed in Schedule 4A of the Environmental Planning and Assessment Act, 1979 is defined as 'regional development' within the meaning of SEPP (State and Regional Development) 2011. Such applications require a referral to a Sydney Planning Panel for determination. The proposed development constitutes 'Regional Development' as it has a Capital Investment Value (CIV) of \$22 million which exceeds the \$20 million threshold. While Council is responsible for the assessment of the DA, determination of the Application will be made by the Sydney West Central Planning Panel.

(b) State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

Clause 7 of SEPP 55 requires Council to be satisfied that the site is suitable or can be made suitable to accommodate the proposed development. The matters listed within

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Clause 7 have been considered in the assessment of the development application as per the following table:

Figure 4 – SEPP 55 Compliance Table

Matter for Consideration	Yes/No
Does the application involve re-development of the site or a change of land use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
In the development going to be used for a sensitive land use (e.g.: residential, educational, recreational, childcare or hospital)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does information available to you indicate that an activity listed below has ever been approved, or occurred at the site? acid/alkali plant and formulation, agricultural/horticultural activities, airports, asbestos production and disposal, chemicals manufacture and formulation, defence works, drum re-conditioning works, dry cleaning establishments, electrical manufacturing (transformers), electroplating and heat treatment premises, engine works, explosive industry, gas works, iron and steel works, landfill sites, metal treatment, mining and extractive industries, oil production and storage, paint formulation and manufacture, pesticide manufacture and formulation, power stations, railway yards, scrap yards, service stations, sheep and cattle dips, smelting and refining, tanning and associated trades, waste storage and treatment, wood preservation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the site listed on Council's Contaminated Land database?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the site subject to EPA clean-up order or other EPA restrictions?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has the site been the subject of known pollution incidents or illegal dumping?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the site adjoin any contaminated land/previously contaminated land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has the appropriate level of investigation been carried out in respect of contamination matters for Council to be satisfied that the site is suitable to accommodate the proposed development or can be made suitable to accommodate the proposed development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>Details of contamination investigations carried out at the site:</p> <p>59 soil samples were collected from surface soils and subsoils at the site, for the purpose of analysis for contaminants of potential concern and acid sulphate soil assessment. Also, 3 groundwater samples were collected at the site.</p> <p>Bore samples indicated that the site had been filled at some time in the past. Elevated heavy metals (lead & nickel) and bonded asbestos fragments were identified within the filled areas in concentrations that are above the adopted guidelines. All other contaminants of concern within soil samples were determined to be below the adopted thresholds.</p> <p>All contaminants of potential concern within groundwater samples collected at the site were determined to be either below the adopted thresholds, or reflective of typical background</p>	

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Matter for Consideration	Yes/No
<p>concentrations. The groundwater present at the site does not pose a health or environmental risk in regards to the proposed development or land use.</p> <p>Based on the laboratory analysis, site observations and anecdotal evidence, the Detailed Site Investigation recommends that the site can be made suitable for the proposed development, subject to the following:</p> <ul style="list-style-type: none"> • Preparation of a Remedial Action Plan (RAP) by a suitably qualified and experienced environmental professional, to address the identified contamination; • Implementation of the RAP by a suitably qualified and experienced remediation contractor; • Validation of the remediation works by a suitably qualified and experienced environmental professional, in accordance with the RAP; and • Preparation of a site specific Environmental Management Plan (EMP) following the validation of the remediation, by a suitably qualified environmental professional (if required). • Implementation of the Acid Sulphate Soils Management Plan (ASSMP) throughout the construction works. 	

Council's Environmental Health Officer has reviewed the Detailed Site Investigation and concurs with its findings. It is noted that a Remedial Action Plan has been prepared and this has also been reviewed by Councils Environmental Health officer who has raised no objection subject to the imposition of conditions of consent. Council can be satisfied that the requirements of Clause 7 of SEPP 55 have been adequately addressed and can endorse the proposed development.

(c) Infrastructure State Environmental Planning Policy (Infrastructure) 2007

The provisions of the Infrastructure SEPP (ISEPP) 2007 have been considered in the assessment of the development application.

The proposed development is located in proximity to an electricity distribution network and as such the provisions of Clause 45 apply. In this regard, Council is to give written notice to the relevant electricity supply authority and seek their comments. Endeavour Energy have responded in an email dated 6 June 2018 that they raise no objection to the proposed development subject to the imposition of conditions ensuring the protection of Endeavour Energy's assets on the land and that any new padmount substation to service the development be placed above the flood level.

The subject site is not located with 25 metres (measured horizontally) from the rail corridor therefore Clause 86 of the ISEPP does not apply to the proposed development. There is no obligation to seek concurrence from RailCorp for the proposed development.

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Further the proposed redevelopment of the site does not involve excavation to a depth of at least 2m below ground level (existing), on land within, below or above a rail corridor, or within 25m (measured horizontally) of a rail corridor.

The application is not subject to clause 87 of the ISEPP as the site is not in or adjacent to a rail corridor nor is likely to be adversely affected by rail noise or vibration.

Notwithstanding, the DA was referred to Sydney Trains for comments as they are an adjoining owner to the property.

Sydney Trains, in their response of 19 June 2018, have raised no objection to consent being granted to the DA subject to the imposition of conditions.

The subject site does not have frontage to an identified classified road and therefore does not require consideration of Clause 101 of the ISEPP.

The proposed development is not a size or capacity to trigger the traffic generating development criteria under Schedule 3 of the ISEPP. The DA seeks approval for 3,484 square metres of GFA, however not all of that floor space is new when compared to the footprint of the existing buildings. Car parking will increase from 65 spaces to 112 spaces, being a total of 47 additional parking spaces.

(d) Statement Environmental Planning Policy No 19 - Bushland in Urban Areas

The proposal does not propose to disturb bushland zoned or reserved for public open space.

(e) State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

The DA proposes the removal of trees within the park between the buildings and Memorial Drive. Comments from Council's Landscape Architect indicate that there are trees that can and should be retained. In particular, a number of trees planted in the park were done so in dedication to people who died during war, or representative of the countries involved in war.

This issue has been given further consideration and revised landscaping plans are to be prepared to address greater retention of trees within Memorial Park due to the cultural significance of the plantings within Memorial Park.

It is appropriate to impose a condition of consent that a further landscaping plan be prepared for approval prior to the issue of any Construction Certificate for the work. That plan must be approved by Council's Landscape Architect and have regard to comments from the RSL Sub Branch.

The DA also proposes the planting of native trees between the car park and the Duck Creek channel to improve amenity along the channel area. That planting is supported.

(f) State Environmental Planning Policy (Coastal Management) 2018

The subject site is not identified as a coastal wetland or land identified as “proximity area for coastal wetlands” or land identified as such by the Coastal Vulnerability Area Map.

(g) State Environmental Planning Policy (Urban Renewal) 2010

The subject land is located within the Granville Potential Urban Renewal Precinct under the Urban Renewal SEPP.

The Urban Renewal SEPP provides:

10 Development in potential precincts

- 1) *This clause applies to a development application to carry out development on land that comprises all or part of a potential precinct if the proposed development is or involves subdivision, or has a capital investment value of more than \$5 million, and is not exempt or complying development.*
- 1) *The consent authority must not grant development consent unless it is satisfied that the proposed development is consistent with the objective of developing the potential precinct for the purposes of urban renewal.*
- 3) *For the purposes of subclause (2), the consent authority is to take into account whether or not the proposed development is likely to restrict or prevent the following:*
 - (a) *development of the potential precinct for higher density housing or commercial or mixed development,*
 - (b) *the future amalgamation of sites for the purpose of any such development within the potential precinct,*
 - (c) *access to, or development of, infrastructure, other facilities and public domain areas associated with existing and future public transport in the potential precinct.*

The proposed development does not restrict or prevent development within the precinct for higher densities, rather the development provides new public facilities and improved public domain areas for the benefit of the community.

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Regional Environmental Plans

The proposed development is affected by the following Regional Environmental Plan:

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The subject site is identified as being located within the area affected by the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. The proposed development raises no issues as no impact on the catchment is envisaged.

(Note: - the subject site is not identified in the relevant map as 'land within the 'Foreshores and Waterways Area' or 'Wetland Protection zone', is not a 'Strategic Foreshore Site' and does not contain any heritage items. Hence the majority of the SREP is not directly relevant to the proposed development).

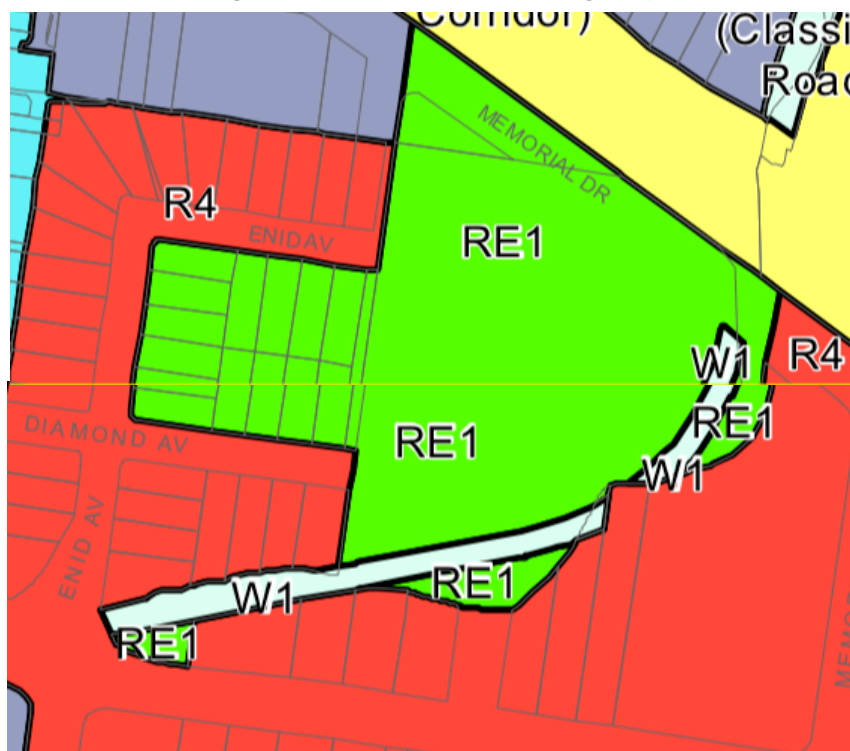
Local Environmental Plans

Parramatta Local Environmental Plan 2011

The provisions of the Parramatta LEP are applicable to the land and the development proposal.

The land is zoned part RE1 Public Recreation and part W1 Natural Waterways under the Parramatta LEP 2011 as shown below:

Figure 5 – Extract from zoning map



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The proposed works are confined to the part of the land zoned RE1 Public Recreation.

It is noted that the development achieves compliance with the key statutory requirements of the Parramatta LEP and the objectives of the RE1 Public Recreation zone applicable to the land.

The proposed development is defined as a *community facility*, *Information and education facility* and as a *recreation area*. The definitions for those categories of development are as follows:

community facility means a building or place:

- (a) owned or controlled by a public authority or non-profit community organisation, and
- (b) used for the physical, social, cultural or intellectual development or welfare of the community,

but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

information and education facility means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.

recreation area means a place used for outdoor recreation that is normally open to the public, and includes:

- (a) a children's playground, or
- (b) an area used for community sporting activities, or
- (c) a public park, reserve or garden or the like,

and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

It is also noted that the development will incorporate a small café within the ground floor. *Restaurant or Café* are a permissible use within the RE1 zone.

All categories of development are permissible in the RE1 Public Recreation zone with consent.

The relevant matters to be considered under the Parramatta LEP for the proposed development are summarised below.

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Figure 6 –Parramatta LEP2011 Compliance Table

DEVELOPMENT STANDARD	COMPLIANCE	DISCUSSION
4.1 Minimum subdivision lot size	N/A	No minimum lot size applies to the land
4.3 Height of Buildings	N/A	No maximum building height applies to the land
4.4 Floor Space Ratio	N/A	No FSR applies to the land
4.6 Exceptions to development standards	N/A	No variation to a development standard is required to be sought by this DA.
5.10 Heritage Conservation	Yes	A Statement of Heritage Impact accompanies the DA. Comments from Council's Heritage Advisor indicate that the proposed development is satisfactory regarding its effect on the significance of adjoining and nearby heritage items, including the original pool buildings and any potential archaeological sites.
6.1 Acid sulphate soils The land is identified as being in a Class 4 acid sulphate soil zone	Yes	An Acid Sulphate Soil Management Plan has been submitted with the DA.
6.2 Earthworks Consent is required for earthworks.	Yes	Consent is sought for the earthworks as part of the DA.
6.3 Flood Planning	Yes	The recommendations of the flood impact assessment prepared by WMA Water are acceptable to Council's Engineers and have been implemented in the design and stormwater management controls proposed.

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6.4 Biodiversity protection	N/A	The land is not identified as containing biodiversity.
6.5 Water protection	N/A	The land and the adjoining Duck Creek Channel is not identified on the Riparian Land and Waterways Map
6.7 Foreshore building line	N/A	The land is not affected by a foreshore building line.

The provisions of any draft Environmental Planning Instruments (EP& A Act s4.15 (1)(a)(ii))

- Draft State Environmental Planning Policy (Environment)

The draft SEPP relates to the protection and management of our natural environment with the aim of simplifying the planning rules for a number of water catchments, waterways, urban bushland, and Willandra Lakes World Heritage Property. The changes proposed include consolidating the following seven existing SEPPs:

- State Environmental Planning Policy No. 19 – Bushland in Urban Areas
- State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011
- State Environmental Planning Policy No. 50 – Canal Estate Development
- Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment
- Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No.2-1997)
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Willandra Lakes Regional Environmental Plan No. 1 – World Heritage Property.

The draft policy will repeal the above existing SEPPs and certain provisions will be transferred directly to the new SEPP, amended and transferred, or repealed due to overlaps with other areas of the NSW planning system.

Changes are also proposed to the Standard Instrument – Principal Local Environmental Plan. Some provisions of the existing policies will be transferred to new Section 117 Local Planning Directions where appropriate.

The provisions of any Development Control Plans (EP& A Act s4.15 (1)(a)(iii))

The Parramatta Development Control Plan 2011 applies to the site.

The proposed development has been assessed against the controls in the Parramatta DCP 2011 and found to be satisfactory to regard to the relevant objectives and provisions.

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It should be noted that there are no numerical provisions in the Parramatta DCP applying specifically to a development of this nature.

Key aspects of the Parramatta DCP 2011 are tabled below.

Figure 7 –Parramatta DCP 2011 Compliance Table

Clause	Control	Proposed	Complies
2.4.2.2	Protection of waterways		
	Development is to make provision for buffer areas for the preservation and maintenance of floodway, riparian corridors and habitat protection. Refer to Clause 6.7 Foreshore Building Line and Clause 6.5 Water Protection in the <i>Parramatta LEP 2011</i> .	The area along Duck Creek is grassed and has no habitat function. The creek itself is channelised.	The setback to the channel is proposed to be landscaped with native vegetation to improve amenity and provide some habitat.
2.4.8	Public Domain		
	Development is to be designed to address elements of the public domain, including the building interface between private and public domains, circulation patterns and accessways, gateways, nodes, edges, landscape features, heritage items, ground floor activity and built form definition to the street.	The development reinforces and improves the address to the public domain and generates activity in Memorial Park.	Yes
3.2.1	Building form and massing		
	Building height and mass should not result in unreasonable loss of amenity to adjacent properties, open space or the public domain.	The building form does not result in any amenity impacts to the public domain or other properties. The proposed built form is appropriate for its use and location.	Yes
3.2.2	Building facades and articulation		

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	Building facades should be modulated in plan and elevation and articulated to reduce the appearance of building bulk and to express the elements of the building's architecture.	The design of the building incorporates satisfactorily articulation and modulation, with angled walls, glazing and panels to provide visual interest.	Yes
	Building frontages and entries are to provide a sense of address and visual interest from the street.	The entries are legible and provide visual interest when viewed from the street and railway line.	Yes
3.2.5	Streetscape		
	Building design and landscaping are to be in harmony with the form, mass and proportions of the streetscape.	<p>The site stands alone from other development in the area.</p> <p>The development is in context with its location given the nature of its purpose.</p>	Yes
3.3.1	Landscaping		
	Landscaping is to be designed to integrate new development with the existing landscape character of the street and be sensitive to site attributes, existing landscape features, streetscape view and vistas.	<p>The revised landscaping concept is appropriate to the layout of the site and its response to the surrounds.</p> <p>The revised landscaping</p>	Yes

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		plan aims to retain trees within the Memorial Park that are of cultural significance to the war memorial place.	
3.6.2	Parking		
	<p>Vehicle access points and parking areas are to be:</p> <ul style="list-style-type: none"> - easily accessible and recognisable to motorists - undistruptive to pedestrian flow and safety - located to minimise traffic hazards and the potential for vehicles to queue on public roads - located to minimise the loss of on street car parking, and to minimise the number of access points. 	<p>Existing access from Diamond Avenue is maintained.</p> <p>Diamond Avenue is a low pedestrian area and located away from residences so as to avoid the activity requiring on street parking in front of residences.</p>	Yes
	On site parking is to be provided at a rate sufficient for residents, employees, visitors and service vehicles as relevant to the development.	The proposal provides for an increase in parking which is sufficient for the needs of the building given its proximity to available street parking and the bus/rail interchange.	Yes

As indicated in the compliance table above, the proposed development complies with the provisions of Parramatta DCP 2011 and is considered acceptable from an environmental planning view point.

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4.15(1)(a)(iia) - any planning agreement that has been entered into under part 7.4, or any draft planning agreement that a developer has offered to enter into under part 7.4, and

There is no draft planning agreement associated with the subject Development Application.

The provisions of the Regulations (EP& A Act s4.15 (1)(a)(iv))

The proposed development raises no concerns as to the relevant matters arising from the EP&A Regulations 2000.

The Likely Environmental, Social or Economic Impacts (EP& A Act s4.15 (1)(b))

It is considered that the proposed development will have no significant adverse environmental, social or economic impacts in the locality.

The proposal is considered to offer social benefits in the locality through the provision of new library and community facilities.

The suitability of the site for the development (EP&A Act s4.15 (1)(c))

The subject site and locality is not known to be affected by any natural hazards or other site constraints likely to have a significant adverse impact on the proposed development. Accordingly, the site can be said to be suitable to accommodate the proposal. The proposed development has been assessed in regard to its environmental consequences and having regard to this assessment, it is considered that the development is suitable in the context of the site and surrounding locality.

Submissions made in accordance with the Act or Regulation (EP&A Act s4.15 (1)(d))

Advertised (newspaper) ☒ Mail ☒ Sign ☒ Not Required ☐

In accordance with Council's Notification requirements contained within the Parramatta DCP 2011, the proposal was publicly exhibited for a period of 30 days between 25 April 2018 and 25 May 2018. The notification generated one submission in respect of the proposal with none disclosing a political donation or gift. In general, the issues raised in the submission relate to the incorporation of public art into the development as well as the approach to the provision of gallery space. These matters have been responded to by Council's Manager, Culture and Activation.

Specifically, the issues raised in the public submission are summarised and commented on as follows:

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Figure 8 – Submissions summary table

Issue	Comment
The development offers opportunities for public art. Integrated artworks should be incorporated into the development.	<p>The Preliminary Arts Plan outlines the opportunities for integrated public art as part of the Granville Multipurpose Centre, including artworks recognising the Aboriginal history of the area, the heritage of the site and the current cultural context of the site.</p> <p>It is noted that the development will incorporate a condition to ensure that a Final Arts Plan is prepared and facilitated prior to the occupation of the development.</p>
Inadequate gallery and presentation space has been incorporated into the development, particularly to meet its purpose as a regional gallery.	The gallery space is considered adequate when taking into consideration the existence of other gallery and studio space in the area which, as well as other potential new facilities identified in the Contributions Plan and Community Facilities Strategy.
The gallery space is not appropriately located within the development.	<p>The gallery space is considered to be appropriately located with its entrance at a prominent location at the entry hub to the facility.</p> <p>Further, signage and marketing will enhance the visibility of the gallery.</p>

The matters raised in the submission are considered to have been adequately addressed.

The public interest (EP& A Act s4.15(1)(e))

The public interest is served by permitting the orderly and economic development of land, in a manner that is sensitive to the surrounding environment and has regard to the reasonable amenity expectations of surrounding land users. In view of the foregoing analysis it is considered that the development, if carried out subject to the conditions set out in the recommendation below, will have no significant adverse impacts on the public interest.

SECTION 7.12 (FORMERLY S94A) CONTRIBUTION TOWARDS PROVISION OR IMPROVEMENT OF AMENITIES OR SERVICES

This part of the Act relates to the collection of monetary contributions from applicants for use in developing key local infrastructure. The Act reads as follows:

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(1) A consent authority may impose, as a condition of development consent, a requirement that the applicant pay a levy of the percentage, authorised by a contributions plan, of the proposed cost of carrying out the development.

Comments:

Reference is made to the City of Parramatta Council Section 94A Development Contributions Plan (Amendment No. 5). Council officers have reviewed this policy and have concluded that, in absence of any exemptions under the policy or any directions as issued by the relevant Council, contributions are to be made payable. In accordance with 3.10 of the Contributions Plan, If the cost of the development is greater than \$200,001, a development contribution of 1% is payable. In this regard, the total cost of development is **\$18,446,052** in accordance with the submitted Estimate of Capital Investment Value report.

In this regard, the development requires the payment of **\$184,460.52** in development contributions in accordance with the plan. This will form part of a condition of consent.

DISCLOSURE OF POLITICAL DONATIONS AND GIFTS

The NSW Government introduced The Local Government and Planning Legislation Amendment (Political Donations) Act 2008 (NSW). This disclosure requirement is for all members of the public relating to political donations and gifts. The law introduces disclosure requirements for individuals or entities with a relevant financial interest as part of the lodgement of various types of development proposals and requests to initiate environmental planning instruments or development control plans.

The applicant and notification process did not result in any disclosure of Political Donations and Gifts.

CONCLUSION

The development application has been assessed in accordance with the relevant requirements of the Environmental Planning and Assessment Act 1979, Parramatta LEP 2011 and Parramatta DCP and is considered to be *satisfactory for approval subject to conditions*.

The proposed development is appropriately located within the RE1 Public Recreation zone under the relevant provisions of the Parramatta LEP 2011. The proposal is consistent with all statutory and non-statutory controls applying to the development. The development is considered to perform adequately in terms of its relationship to its surrounding built and natural environment.

For these reasons, it is considered that the proposal is satisfactory having regard to the matters of consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979, and the development may be approved subject to conditions.

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RECOMMENDATION

1. That Development Application No. 92/2018 for the redevelopment of the Granville Swimming Centre, Granville Youth and Community Recreation Centre, Granville War Memorial Complex, Granville Memorial Park to provide the Granville Multi-Purpose Community Centre. on land at 1 Memorial Drive, Granville be approved subject to attached conditions.
2. Persons whom have lodged a submission in respect to the application be notified of the determination of the application.

ATTACHMENTS

Appendix A – LEP Compliance
Appendix B – DCP Compliance
Draft Conditions of Development Consent
Architectural/Landscape/Stormwater Drainage Drawings
Contamination Studies