

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	9 August 2018
<b>PANEL MEMBERS</b>	Mary-Lynne Taylor (Acting Chair), Stuart McDonald, Julie Savet Ward, Paul Stein and Paul Moulds
<b>APOLOGY</b>	Paul Mitchell
<b>DECLARATIONS OF INTEREST</b>	Mary-Lynne Taylor declared that Council's consultant planner Glenn Apps is known in her professional capacity but she has not discussed the matter with him and in the circumstances, does not believe that she has a conflict interest.

Public meeting held at Cumberland Council on Thursday 9 August 2018 opened at 11.58am and closed at 12.20pm.

#### MATTER DETERMINED

Panel Ref – 2018SYW059 - LGA – Cumberland, DA92/2018, Address – 3 Memorial Drive, Granville (AS DESCRIBED IN SCHEDULE 1)

#### PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at the meeting and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the application as described in Schedule 1 subject to the recommended conditions pursuant to section 4.55 of the Environmental Planning and Assessment Act 1979.

#### REASONS FOR THE DECISION

1. The application will provide and enhance necessary community and cultural facilities in a location identified by the Council as appropriate to serve the current and future needs of the local community.
2. The application is not inconsistent with the Council's Community Land Plan of Management 2014 and will enhance and complement the existing recreational and cultural facilities on the land. A revised Plan of Management will be required to be submitted for approval before Construction Certificate.
3. The application has an acceptable impact on the heritage qualities of the site.
4. The application is consistent with Environmental Planning Policy No. 55, SEPP Infrastructure 2007, SEPP (Vegetation in Non-Rural Areas) and Parramatta LEP 2011.
5. The development will not result in any unacceptable environmental impacts in the surrounding area.
6. Approval of the application, subject to the imposition of the conditions adopted by the Panel, will be an acceptable planning outcome and in the public interest.

The decision was unanimous.

## CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the following amendments –

### Condition 7 is amended to read as follows –

#### Landscape and Building Detail Revisions

A - Prior to the issue of a Construction Certificate, an amended Landscape Plan is to be provided to the Manager Open Space Planning and Design for approval, incorporating the following changes;

- 1) Play space area to be further refined in consultation with Council including barrier pool type fencing between the play space and road;
- 2) Retention and embellishment of the existing heritage horse trough in its current location;
- 3) Embellishment of the landscape treatment along the Duck Creek corridor; including retention of the existing planting and realignment of the pathways to assist in tree retention;
- 4) Pathways levels to be shown having in regard to flood levels;
- 5) Details of lightning and signage to be provided.

B – A revised Plan of Management is to be prepared for Granville Memorial Park.

C – Amended plans shall be provided to refine the finishes and presentation of the building to soften the built form, including integrating the existing building to maintain the continuity of existing fabric, creating visual links and emphasising corners and reinforcing the community use of the building to provide identity and point of orientation.

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.




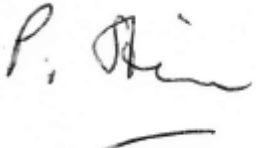
The amended plans are to be submitted to Council's Manager Development Assessment for approval.

### Condition 31 (1) is amended to read as follows –

The person having the benefit of a development consent or complying development certificate for development involving building work or subdivision work shall appoint an accredited certifier as the principal certifying authority for the development.

**Delete condition 48**

**Delete condition 83**

PANEL MEMBERS	
 Mary-Lynne Taylor (Acting Chair)	 Stuart McDonald
 Julie Savet Ward	 Paul Stein

Paul Moulds

Paul Moulds

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2018SYW059 - LGA – Cumberland, DA92/2018
2	PROPOSED DEVELOPMENT	Partial demolition of existing structures, alterations and additions to Granville Swimming Centre, construction of multi-purpose community centre and associated road and landscaping works.
3	STREET ADDRESS	3 Memorial Drive, Granville
4	APPLICANT/OWNER	CPS – Property and Infrastructure Project Managers / Cumberland Council
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment Value >\$20million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"><li>• Environmental planning instruments:<ul style="list-style-type: none"><li>• State Environmental Planning Policy (State and Regional Development) 2011</li><li>• State Environmental Planning Policy No. 55 – Remediation of Land</li><li>• State Environmental Planning Policy (Infrastructure) 2007</li><li>• State Regional Environmental Plan (Sydney Harbour Catchment) 2005</li><li>• Parramatta Local Environmental Plan 2011</li></ul></li><li>• Draft environmental planning instruments: Nil</li><li>• Development control plans:<ul style="list-style-type: none"><li>• Parramatta Development Control Plan 2011</li><li>• City of Parramatta Council Section 94A Development Contributions Plan</li></ul></li><li>• Planning agreements: Nil<ul style="list-style-type: none"><li>• <i>Environmental Planning and Assessment Regulation 2000</i>: Section 92 of the EP&amp;A Regulation</li></ul></li><li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li><li>• The suitability of the site for the development</li><li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li><li>• The public interest, including the principles of ecologically sustainable development</li></ul>
7	MATERIAL CONSIDERED BY	<ul style="list-style-type: none"><li>• Council assessment report – July 2018</li></ul>

	<b>THE PANEL</b>	<ul style="list-style-type: none"> <li>• Written submissions during public exhibition: 1</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ Support – Nil</li> <li>○ Object – Nil</li> <li>○ On behalf of the applicant – Brooke Endycott, Peter Cassilles, Marian Higgins, Thomas Rozehnal, Ivana Simkovic and Taren Miller</li> <li>○ On behalf of Council – Glenn Dawes, Michael Lawani, Karl Okorn, Siva Sivakumar, Adan Davies and Bernadette Barry</li> </ul> </li> </ul>
<b>8</b>	<b>MEETINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Site Inspection – 9 August 2018</li> <li>• Final Briefing Meeting – 9 August 2018 from 11.25am to 11.45am</li> <li>• Public Meeting – 9 August 2018</li> </ul> <p>Attendees:</p> <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Mary-Lynne Taylor (Acting Chair), Stuart McDonald, Julie Savet Ward, Paul Stein and Paul Moulds</li> <li>○ <u>Council assessment staff</u>: Glenn Dawes, Michael Lawani, Karl Okorn, Siva Sivakumar, Adan Davies and Bernadette Barry</li> </ul>
<b>9</b>	<b>COUNCIL RECOMMENDATION</b>	Approval subject to conditions
<b>10</b>	<b>DRAFT CONDITIONS</b>	Submitted with report