

DETERMINATION AND STATEMENT OF REASONS

SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DETERMINATION	19 December 2019
PANEL MEMBERS	John Roseth (Chair), Abigail Goldberg, Peter Brennan, Kevin Hoffman, John Brockhoff
APOLOGIES	Sue Francis
DECLARATIONS OF INTEREST	Peter Brennan declared a non-pecuniary insignificant conflict of interest. He is former employee of Elton Consulting approximately 3 years ago. Elton Consulting was the independent assessment of the proposal on council's behalf. Peter has not been involved in the assessment of the application. Panel Chair declared that this does not preclude him from participating on the Panel.

Public meeting held at Fraser Suites, 488 Kent Street, Sydney, on 19 December 2019, opened at 10.14am and closed at 11.27am.

MATTER DETERMINED

2019ECI029 – Canada Bay – DA2019/0137 at 8 Gipps Street Concord for the redevelopment of Concord Oval (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 meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The proposal renews, expands and improves a public sports and recreational facility, has no material adverse impact on its surroundings and is consistent with all relevant planning instruments, guidelines and controls.

The loss of trees is acceptable in view of the landscaping proposal shown on the landscaping plan.

CONDITIONS





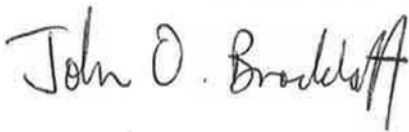
The development application was approved subject to the conditions in the council assessment report as amended by the council's memo of 18 December 2019, with the following amendment:

- New condition 19(g) to read as follows:
Pre-construction dilapidation reports on nearby housing and associated facilities on Loftus Street.
- New conditions 19(h) to read as follows:
Liaison with adjacent and nearby residents by initial correspondence and meeting.
- New Condition 19(i) to read as follows:
Establishment of a complaints register.

- New condition 19(j) to read as follows:
Complaints to be registered and a process for resolving issues including finalisation.
- New condition 19(k) to read as follows:
A contact name and phone number to be displayed on a prominent sign in Loftus St for direct communication with the contractor regarding issues arising from site management, traffic management, dust, noise and other matters of concern to nearby residents.
- New condition 83 to read as follow:
The existing Plan of Management for Concord Oval shall be updated upon completion and commencement of operation of the new extensions and improvements including thorough consultation with stakeholders on site and the community and local residents.

CONSIDERATION OF COMMUNITY VIEWS

The exhibition of the proposal elicited one submission complaining generally about too much construction activity in the area, which is annoying to residents. However, the concern seems to be more with the impact of WestConnex than with this particular proposal.

PANEL MEMBERS	
 John Roseth (Chair)	 Abigail Goldberg
 Peter Brennan	 Kevin Hoffman
 John Brockhoff	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2019ECI029 – Canada Bay – DA2019/0137
2	PROPOSED DEVELOPMENT	<p>The project involves:</p> <ul style="list-style-type: none"> the demolition of all existing buildings on the site a new structure on the Western and/or Northern side of the site will provide services for the community and professional sports organisations a recreational centre and facilities for community groups sports related commercial offices improved passive recreation areas a café associated car parking <p>Outside of the built facilities, Council will retain the existing rectangular playing surface, replacing the surrounding fence.</p> <p>The Wests Tigers current training and administration facilities are located at Concord Oval. The new club facilities will incorporate the following elements: »</p> <p>High Performance Training Gym</p> <ul style="list-style-type: none"> Sports Science and Medicine Aquatic Recovery Player Amenities Auditorium/Meeting Rooms Club Lounge/Function Space Club Administration Café/Club Catering <p>Capital Investment Value of \$51.3 million</p>
3	STREET ADDRESS	8 Gipps Street, Concord
4	APPLICANT/OWNER	City of Canada Bay Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy No.64 – Advertising and Signage Canada Bay Local Environmental Plan 2013 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Canada Bay Development Control Plan 2017 Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations

		<ul style="list-style-type: none"> The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 9 December 2019 Revised Conditions: 18 December 2019 Architectural Plans and Landscape Plans: 18 December 2019 Written submissions during public exhibition: 1 Verbal submissions at the public meeting 19 December 2019: <ul style="list-style-type: none"> Council assessment officer – Samuel Lettice, Sophie Butcher On behalf of the applicant – Patrick Ceran, James Sullivan
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 26 September 2019 <ul style="list-style-type: none"> <u>Panel members</u>: Carl Scully (Chair), John Roseth, Sue Francis <u>Council assessment staff</u>: Samuel Lettice, Stuart Ardlie Site inspection: [26 September 2019 <ul style="list-style-type: none"> <u>Panel members</u>: Carl Scully (Chair), John Roseth, Sue Francis <u>Council assessment staff</u>: Samuel Lettice, Stuart Ardlie Final briefing to discuss council's recommendation, 19 December 2019 at 9.30am. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: John Roseth (Chair), Abigail Goldberg, Peter Brennan, Kevin Hoffman, John Brockhoff <u>Council assessment staff</u>: Samuel Lettice, Sophie Butcher
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report