

SYDNEY CENTRAL CITY PLANNING PANEL

TO: Sydney Central City Planning Panel

SUBJECT: Lot 7028 in DP1028253 and Lot 1 in DP 1170952 being 2 Montrose Avenue and 188 Woodville Road Merrylands.

FILE No: DA-196/2019.

Application lodged	Friday 28 June 2019.
Applicant	Design Worldwide Partnership.
Owner	Department of Lands - Crown Lands Division.
Application No.	DA-196/2019.
Description of Land	Lot 7028 in DP1028253 and Lot 1 in DP 1170952 being 2 Montrose Avenue and 188 Woodville Road Merrylands.
Proposed Development	Construction of a multi-use sports pavilion building including a 760 seat grandstand with solar panels across the roof space, change rooms, first aid room, multipurpose room, office, amenities, community function room, bar, canteen, kitchen, covered concourse, at-grade car parking spaces, removal of trees, landscaping and signage.
Site Area	130,200 square metres.
Zoning	RE1 Public Recreation zone.
Disclosure of political donations and gifts	Nil disclosure.
Heritage	No however the site is identified as having high Aboriginal sensitivity as per Appendix 11 - (Aboriginal Sensitivity Map) attached to the Parramatta Development Control Plan 2011.
Principal Development Standards	Not applicable for Granville Park.
Issues	"Nil".

SUMMARY

1. Development Application 196/2019 was received on the 28 June 2019 for the construction of a multi-use sports pavilion building including a 760 seat grandstand with solar panels across the roof space, change rooms, first aid room, multipurpose room, office, amenities, community function room, bar, canteen, kitchen, covered concourse, at-grade car parking spaces, removal of trees, landscaping and signage at Granville Park.
2. The application was publicly notified to occupants and owners of the adjoining properties for a period of twenty one days between Tuesday 9 July 2019 and Tuesday 30 July 2019 and no submissions were received.
3. There are no variations to the planning controls.
4. The application is recommended for conditional approval subject to the conditions as provided in the attached schedule.

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5. The development application is referred to the Panel for determination because this is a Council development application which has a capital investment value exceeding \$5 million and Council is the Trustee for the management and upkeep of the park.

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REPORT

SUBJECT SITE AND SURROUNDING AREA

Granville Park is a public recreation park that encompasses a substantial area and bounded by Merrylands Road to the north, Claremont Street to the south, Woodville Road to the east and Montrose Avenue to the west. The site comprises sport fields including soccer grounds that can double as cricket fields during the summer months, a rugby league ground, bicycle paths, a netball court, a skate park, footpaths, open parkland area, car parking areas and various amenities.

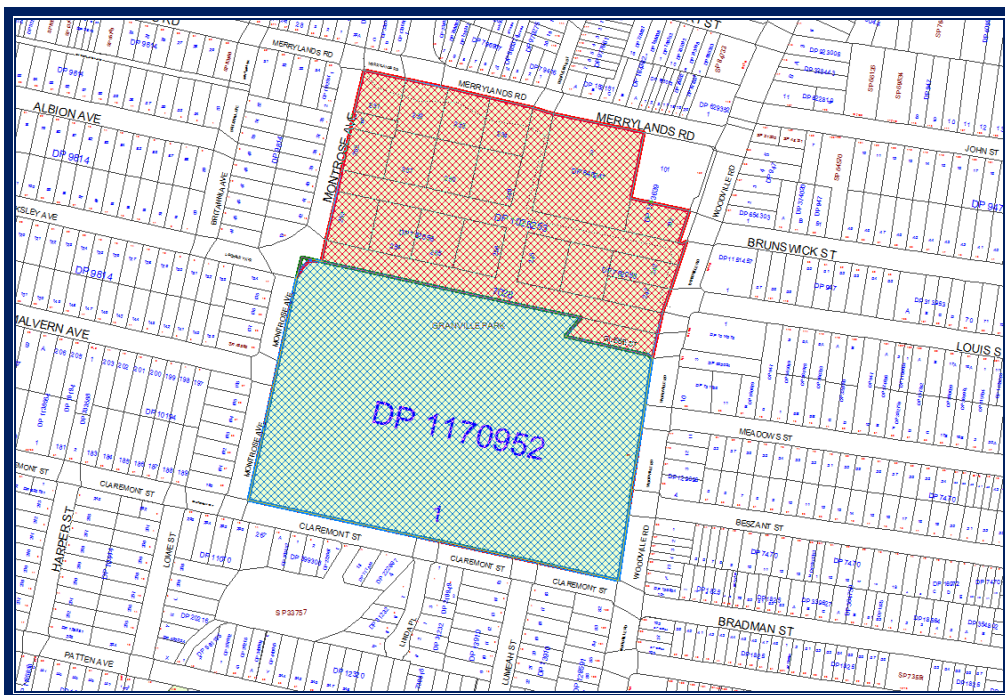
A car park located along the western side of the site is accessed from Montrose Avenue.

The entire park occupies an area of approximately 130,200 square metres.

There is a Mc Donald's family restaurant and associated car park that is situated on the corner of Merrylands Road and Woodville Road which is towards the north east. The restaurant is on an adjoining site that is not part of the parkland.

The eastern part of the park fronts onto Woodville Road while residential areas dominate areas to the north, south and west.

The parkland is shown below with the site the subject of most of the works being coloured in blue.



The aerial photo shows the park more clearly.

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Up until February 2019, a grandstand, toilets and associated sheds existed at the location although these have since been demolished as per development consent 280/2018 issued 12 December 2018. As such, the immediate area is now devoid of any substantial buildings.

Photos of the site taken Thursday 4 July 2019 are provided below.



Photos 1 and 2 shows the location of the new grand stand within the oval.

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Photos 3 and 4 shows the existing car park that will be the subject of new upgrade work and line marking.



Photos 5 and 6 shows the surrounding landscaping, trees and pathways that will be upgraded or repaired as part of the works.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

Development application 196/2019 is proposing the construction of a multi-use sports pavilion building including a 760 seat grand stand with solar panels across the roof space, change rooms, first aid room, multipurpose room, office, amenities, community function room, bar, canteen, kitchen, covered concourse, at-grade car parking spaces, removal of trees, landscaping and signage.

Cumberland Council is developing the new multi purpose community sports pavilion with function facilities which replaces the former facility that was recently demolished at the site. The main features of the new granstand and multi purpose facility include:-

- Seating capacity for 760 patrons with seating within a tiered arrangement for improved viewing of the main oval.

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- Facilities underneath the main grand stand (Ground Level) to support the patrons and sporting teams including four (4) change rooms with showers and toilets, one referee room with showers and lockers, a first aid room, a store equipment room, two multi purpose rooms, store room, canteen and toilets.
- An administration room on the ground floor occupying 27.4 square metres.
- A first storey function room / restaurant occupying 226.1 square metres with kitchen, toilet and bar facilities.
- A roofed viewing deck attached to the southern side of the first floor function room which occupies an area of 314.6 square metres.
- A single lift access to and from the first storey.
- Two ramps at a grade of 1:14 which provides access from the lower level seating area to a higher level seating area.

The roof of the grand stand covers much of the upper level seating area.

Additionally, the roof of the grand stand comprises a large area for a solar panel system. The plans show 260 solar panels to be installed to generate at least 100 kilowatts of electricity for the building.

The plans also show the grand stand building being provided with a plant room and waste storage room on the ground level and a time keeper box and disability seating area on the first storey.

Car park

The adjoining existing car park will be subjected to upgrades including an extension, new line marking and upgraded landscaping. The plans are showing a car park for 127 vehicles, an ambulance waiting bay and a loading zone.

As part of the new car park works:-

- A new electricity substation is required and is shown to be located to the north of the new grand stand.
- One new driveway is proposed and another driveway will be upgraded.
- The pedestrian paths that connect to the car park will be upgraded or repaired.
- New landscaping will be installed within or close to the car park environs.

At least twenty one (21) trees of varying size and stature will require removal to facilitate the above mentioned works.

At least twenty one (21) trees will be replaced to offset the loss that will occur. The existing steel fence protecting the oval will be retained in its present location and is not subject to any works.

New signage

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A single building identification sign that reads "Granville Park Grand stand" will be attached to the western side of the grand stand and facing the car park. The lettering associated with the sign will occupy an area of 3.65 square metres.

Hours of operation

It is expected that the grand stand and function room would be used between the hours of 7 am to 10 pm daily for hire for sporting type functions.

HISTORY

The applicant attended a pre lodgement meeting with Council staff on April 4 2019 to discuss the project and pre lodgement notes were issued on April 15 2019.

The development application was lodged with Council for determination on Friday June 28 2019 with the information lodged as being consistent with the pre lodgement notes issued.

APPLICANTS SUPPORTING STATEMENT

The applicant has provided a Statement of Environmental Effects prepared by Higgins Planning and dated April 2018 which was received on Friday June 28 to support the application.

CONTACT WITH RELEVANT PARTIES

The assessing officer has undertaken a site inspection of the subject site and surrounding properties and has been in regular contact with the applicant throughout the assessment process.

INTERNAL REFERRALS

Development Engineer

The development application was referred to Council's Development Engineer for comment who has advised that the development application is satisfactory subject to conditions. There are no significant engineering issues and the development is generally compliant with the relevant controls addressing stormwater drainage and car parking. Furthermore, the car parking spaces provided to support the development (127 in total) is adequate and the traffic report prepared by Northrop and dated 17/4/2019 is assessed as being satisfactory.

Environment and Health

The development application was referred to Council's Environment and Health Officer for comment who has advised as per the memorandum dated Friday 30 August 2019 that the development proposal is satisfactory subject to conditions. The development does not raise significant noise issues that will adversely impact the local area. Conditions are provided addressing noise, food premises and amenity.

Landscape Architect

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The development application was referred to Council's Landscape Architect for comment who has advised that the development proposal is satisfactory subject to conditions addressing tree protection and associated tree protection zones.

In addition to this, the conditions recommend that no trees should be transplanted as they are unlikely to survive over the long term. As such, it is concluded that all twenty one (21) trees should be removed.

Parks and Gardens

The development application was referred to Council's Parks and Gardens department for comment who has advised that the development application is satisfactory. Comments are provided addressing the following:-

- Retention or reinstatement of the pedestrian pathways.
- Bush regeneration.
- Tree replacement.
- Retention of the fences.

Appropriate conditions are provided addressing the above.

Capacity Building Officer

The development application has been referred to the Capacity Building Officer for review by ATSIC (Aboriginal and Torres Straight Islanders Commission). During the ATSIC Committee meeting of August 6 2019, no objections were raised to the development although it was suggested that a separate additional amenities block be considered for the eastern side of the football oval. The suggestion by ATSIC has been canvassed with the applicant and the applicant has advised in writing that this could be explored for future capital works budget allocations (Future development stage).

Resource Recovery Engagement Officer

The development application has been referred to the Resource Recovery Engagement Officer to assess the waste disposal system that is proposed. The waste management for the site is assessed as being satisfactory for approval and there are appropriate conditions addressing waste management for the site.

EXTERNAL REFERRALS

Endeavour Energy

The development application has been referred to Endeavour Energy for comment because building works are occurring within 5 metres of overhead powerlines and three power poles will require removal and relocation as part of the works involved.

Endeavour Energy responded on the 15 July 2019 and provided a range of technical notes and suggested conditions for any consent that is issued. Appropriate conditions are provided as relevant.

Cumberland Police Area Command

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The development application has been referred to the Cumberland Police Area Command for assessment. As per the comments of Tuesday 23 July 2019, the development application is supported subject to conditions. The Cumberland Police Area Command have advised that the site is subject to a moderate to high crime risk and a CPTED (Safer by Design) assessment has been conducted for the development. Appropriate conditions are provided to assist in reducing the levels of crime that could be anticipated such as theft, break and enter of vehicles and alcohol related offences.

PLANNING COMMENTS

Plan of Management

Parramatta City Council prepared and adopted a plan of management in 2014 for its parklands and other Crown Land as per the requirements of the Local Government Act 1993. As per the requirements of Clause 25 of the Local Government Act, Council is required to classify all public land as community and or operational land. Community land is defined under the Local Government Act as land that is set aside for public purpose and community uses such as parks, sporting fields, bushland and community centres. Granville Park is classified as community land and will continue to be used for sporting fields, parks and public purposes.

The use of the site as a sporting field will be enhanced with improved facilities and amenities which is consistent with the plan of management.

Granville Park is now in the care, control and management of Cumberland Council and the park was transferred from Parramatta City Council into the newly created Cumberland Council on May 16 2016.

Granville Park is a regional park facility comprising sporting grounds and parklands. Council passed a motion on April 18 2018 to have the dilapidated and outdated facilities facing Montrose Avenue replaced with a new venue complete with function facilities. A new plan of management and landscape masterplan will be developed for the park to enabled its continued use as a major sports and parkland facility.

In conclusion, the development application is consistent with the plan of management and consistent with Council's future vision for the park.

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 7 of SEPP (State and Regional Development) 2011 is defined as 'regional significant development'. Such applications require a referral to a Sydney District Panel for determination as constituted by Part 3 of Schedule 2 under the Environmental Planning and Assessment Act 1979. The proposed development constitutes 'Regional Development' as it has a Capital Investment Value (CIV) of \$8,028,782 which exceeds the \$5 million in value for a Council

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related development. While Council is responsible for the assessment of the development application, the determination of the application will be made by the Sydney Central City 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 Clause 7 have been considered in the assessment of the development application.

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
Is 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 checked="" type="checkbox"/> Yes <input 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
Comments <p>The site was developed and opened in 1887 as public parkland.</p> <p>The 1943 aerial photo shows a network of temporary army barrack buildings situated across the northern and eastern half of the site while the southern and western half is retained as parkland and a football oval. The football oval and grand stand is situated to the immediate south of the army barracks.</p> <p>The 1943 photo shows substantial vehicle tracks throughout the site and large areas of exposed dirt resulting from this activity. The buildings were removed between 1962 and 1964 and the parklands restored thereafter.</p> <p>The applicant has submitted a phase 1 contamination audit prepared by Douglas Partners and dated November 2018 that addresses the previous uses of the site including a use as a military army barracks. The report concludes that the site is not affected by contamination issues. The audit makes recommendations for:-</p> <ul style="list-style-type: none"> • Classification of the soil prior to any offsite disposal. • An unexpected finds protocol be prepared and implemented during site works to address any potentially fill impacted by contamination during excavation. <p>There is a recommendation for a hazardous materials survey be undertaken prior to demolition work however all demolition work has now been completed and as such, this is not relevant to the recommendation made. The report determines that the site is suitable for the proposed development.</p>	

(c) State Environmental Planning Policy No 19 - Bushland in Urban Areas (SEPP 19)

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The site is not zoned as bushland. The land is zoned for public recreation and continues to be used as such. The development application seeks the removal of twenty one (21) trees of varying size and stature to facilitate the necessary works. The removal of trees has been assessed as being satisfactory although trees will need to be replaced to avoid a permanent loss of trees on site. The builders and site contractors will need to comply with the contents of the Arborist Report during the construction period so that site conditions and remaining tree cover is maintained.

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

The comments provided above under State Environmental Planning Policy No 19 - Bushland in Urban Areas (SEPP 19) are relevant under this heading. Generally, there are no significant issues to address under the State Policy and the removal of certain trees to allow the works is satisfactory.

Furthermore, no native vegetation in the form envisaged by the State Policy is proposed.

Generally, the site contractors will need to comply with the contents of the Arborist Report during the construction period.

(e) State Environmental Planning Policy 64 “Advertising and Signage”

A single building identification sign that reads “Granville Park Grand stand” will be attached to the western side of the grand stand and facing the car park. The lettering associated with the sign will occupy an area of 3.65 square metres. The sign has been assessed using State Environmental Planning Policy 64 “Advertising and Signage” and determined as being compliant with the relevant provisions of the State Policy. A detailed assessment of the sign is found at Appendix A attached to the report.

(f) State Environmental Planning Policy “Infrastructure” 2007

Division 3 “Electricity Generating works or solar energy systems” Clause 36

The development includes the installation of 260 solar panels onto the roof of the building to generate at least 100 kw of power to supply the building. This has been reviewed under Clause 36 “Exempt development” and it is determined that the solar panel system would fit the exempt development provisions as it is a system undertaken by a public authority and is ancillary to an infrastructure facility.

However, the applicant has elected to include the facility into the development application and as such, the assessment of the facility is incorporated into the assessment report where appropriate. It is determined that no significant issue is raised to the solar panel array to be installed across the roof of the new grand stand.

Division 5 - Clause 45(1)(b)(iii) - Development within 5 metres of an exposed overhead power line.

Building works are occurring within 5 metres of overhead powerlines and three power poles will require removal and relocation as part of the works involved. As such, the Consent Authority is required to give written notice to an electricity supply authority.

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The development application has been referred to Endeavour Energy for comment and as per the comments of 15 July 2019, the development is generally supported subject to conditions. As such, Council has complied with Clause 45(1)(b)(iii) of the State Policy concerning works close to overhead electricity power lines.

Regional Environmental Plans

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

(a) Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The site is located within the Sydney Harbour Catchment area and SREP (Sydney Harbour Catchment) 2005 is applicable to the development application. The development application raises no issues as to consistency with the requirements and objectives of the planning instrument or the associated development control plan.

(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 plan is not directly relevant to the proposed development).

Local Environmental Plans

The provision of the Parramatta Local Environmental Plan 2011 is applicable to the development application. It is noted that the development achieves compliance with the key statutory requirements of the Parramatta Local Environmental Plan 2011 and the objectives of the RE1 Public Recreation zone.

(a) Permissibility:-

The proposed development is defined as a recreation facility (major) which is defined as:-

"a building or place used for large-scale sporting or recreation activities that are attended by large numbers of people whether regularly or periodically, and includes theme parks, sports stadiums, showgrounds, racecourses and motor racing tracks".

A recreation facility (major) is a permitted use with consent within the RE1 Public Recreation zone.

There are no height (Height of Buildings - Clause 4.3) or floor space ratio (Floor space ratio - Clause 4.4) restrictions governing the site. As such, the matters of floor space ratio and height do not require assessment.

The site is not identified as being a heritage item or within a heritage conservation area. However, the site is identified as having a "High Aboriginal Sensitivity" as per the map contained in Appendix 11 of the Parramatta Development Control Plan which is addressed below.

The relevant matters to be considered under the Parramatta Local Environmental Plan 2011 and the applicable clauses for the proposed development are addressed at Appendix A. It is determined that

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the proposed development is compliant with all the relevant provisions of the Parramatta Local Environmental Plan 2011.

The provisions of any proposed instrument that is or has been the subject (EP&A Act s4.15 (1)(a)(ii))

The proposed development is not affected by any relevant Draft Environmental Planning Instruments.

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

The Parramatta Development Control Plan 2011 provides guidance for the design and operation of development to achieve the aims and objectives of the Parramatta Local Environmental Plan 2011. A comprehensive assessment and compliance table is contained in Appendix A. The development is compliant with the relevant provisions of the planning instrument. Notwithstanding this, the site is identified as having “High Aboriginal Sensitivity”.

As such, Part 3.5.3 “Aboriginal Cultural Heritage” is applicable to the development application.

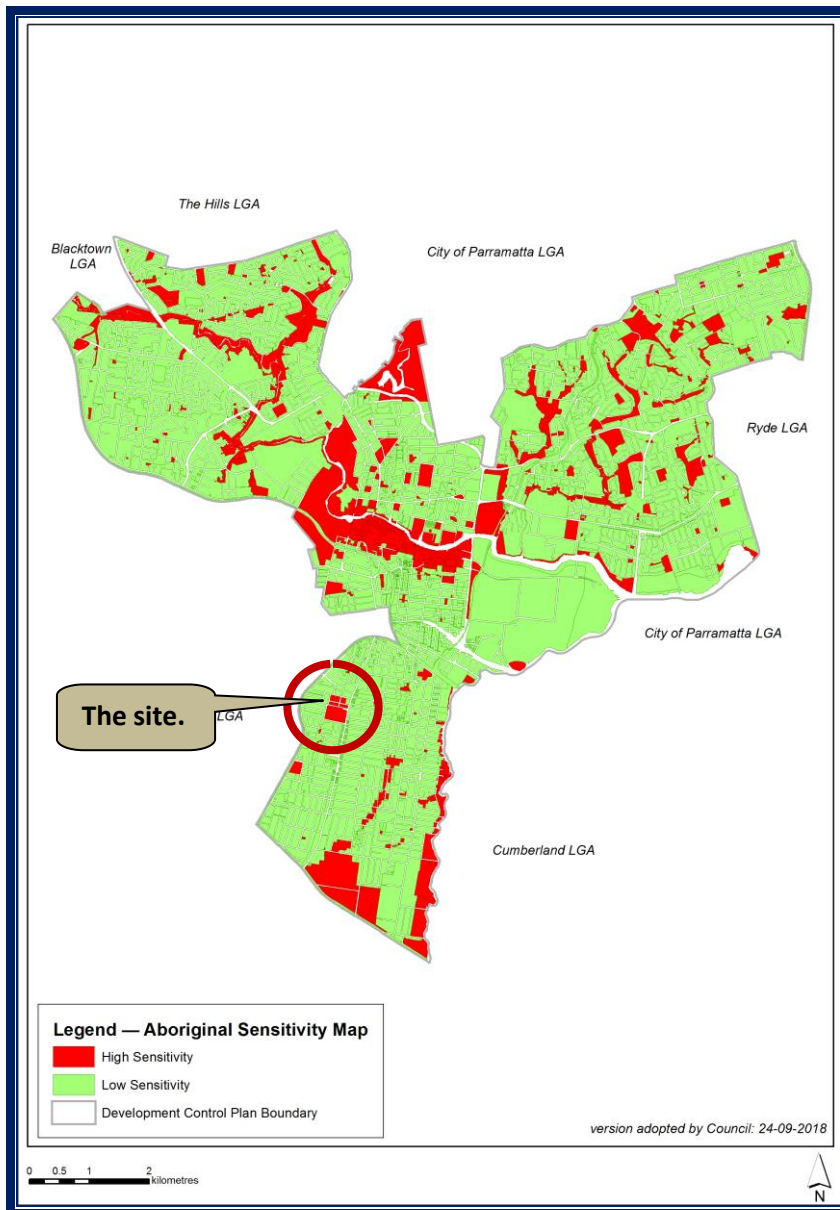
In particular:-

“Aboriginal heritage is protected in Parramatta under the Parramatta LEP 2011. Planning controls of these LEPs require the Council to consider the impact of development on known or potential Aboriginal archaeological sites or sites of cultural or historical significance to Aboriginal people. When development applications are lodged for such sites, the Council must also consider an Aboriginal Heritage Assessment along with advice from the National Parks and Wildlife Service and local Aboriginal communities”.

Subpart P1 “Design Principles” states:

“Before lodging a development application for development that may have an impact on known or potential Aboriginal sites, Council’s information on known Aboriginal sites and potential heritage sensitivity should be consulted. Refer to Appendix 11 for the Aboriginal Sensitivity map” as shown below.

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Subpart P4 “Design Principles” states:

“For properties identified as Medium Sensitivity or High Sensitivity an Aboriginal Heritage Assessment is required”.

Comments

A review of the Parramatta Local Environmental Plan 2011 identifies that the site is not listed as a heritage item within the Parramatta Local Environmental Plan 2011. An archaeological assessment report has been prepared by Niche Environment and Heritage and the matter has been referred to Council’s Community Services (Capacity Building Officer) and the Community Participation Coordinator who have contacts with the local Aboriginal groups and ATSIC for comment. At the ATSIC

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Committee meeting of August 6 2019, no objections were raised to the development although it was suggested that a separate amenities block be considered for the eastern side of the oval. This has been canvassed with the applicant who has advised in writing that this could be explored in future as a future development stage.

The archaeological assessment report has been reviewed for clarity and the following conclusions are made.

- No Aboriginal objects or deposits likely to contain Aboriginal objects have been identified following demolition work.
- The soil profile is confirmed to be fill or highly disturbed topsoil overlying clay.

This supports the conclusions of the Granville Park Stadium Aboriginal Objects Due Diligence Assessment dated 12 October 2018 in which the report concludes that there was low potential for Aboriginal objects to be present.

Generally, the proposed development is compliant with the provisions of the Parramatta Development Control Plan 2011 (Where applicable) and is considered acceptable from an environmental planning view point.

The provisions of any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4 (EP&A Act s4.15(1)(a)(iia))

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 *Environmental Planning and Assessment Regulations 2000* (EP&A Reg).

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 within the locality.

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, 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 Development Control Plan 2011, the proposal was publicly notified for a period of twenty one (21) days between Tuesday 9 July and Tuesday 30 July 2019. There were no submissions to the proposed development.

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

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) FIXED DEVELOPMENT CONSENT LEVIES

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

Comments:

The development would require the payment of contributions in accordance with Council's Section 94A Contributions Plans. Based on a cost of works of \$8,028,782, the contribution amount is calculated at \$81,010.49 which is 1% of the original cost of works. The figure is subject to indexation as per the relevant plan.

DISCLOSURE OF POLITICAL DONATIONS AND GIFTS

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*, State Environmental Planning Policy 55 "Remediation of Land", State Environmental Planning Policy 19 "Bushland in Urban Areas", State Environmental Planning Policy "Vegetation in Non Rural Areas" 2017, State Environmental Planning Policy 64 "Advertising and Signage", State Environmental Planning Policy "Infrastructure" 2007, the Parramatta Local Environmental Plan 2011 and the Parramatta Development Control Plan 2011. The proposed development 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 Local Environmental Plan. 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, particularly having regard to impacts on adjoining properties.

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.

RECOMMENDATION

- 1. That Development Application Number 196/2019 for construction of a multi-use sports pavilion building including a 760 seat grand stand including a solar panel system across the roof space, change rooms, first aid room, multipurpose room, office, amenities, community function room, bar, canteen, kitchen, covered concourse, at-**

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grade car parking spaces, removal of trees, landscaping and signage on land at Lot 7028 in DP1028253 and Lot 1 in DP 1170952 being 188 Woodville Road and 2 Montrose Avenue Merrylands be approved subject to conditions as listed in the attached schedule.

ATTACHMENTS

1. List of conditions of consent - Trim Number P038310/2019.
2. Appendix A - LEP and DCP table - Trim Number P033309/2019.
3. Architectural Plans - Trim Number 066899/2019.
4. Parramatta City Council Plan of Management - Trim Number 048389/2019.
5. Preliminary Site Contamination Investigation - Trim Number 048553/2019.
6. Statement of effects - Trim Number 048349/2019.
7. Arboricultural Impact Assessment - Trim Number 067162/2019.