

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSEC-195
DA Number	DA/2022/0033
LGA	Inner West
Proposed Development	To demolish part of the premises and carry out alterations and additions to the existing grandstand and associated building to provide additional site facilities and construct a new broadcasters building on the site
Street Address	Henson Park, Centennial Street, Marrickville
Applicant/Owner	Hamptons Property Services Pty Ltd (applicant), Inner West Council (owner)
Date of DA lodgement	14 February 2022
Total number of Submissions	9
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Council related development over \$5million
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Planning Systems) 2021; • State Environmental Planning Policy (Transport and Infrastructure) 2021; • Marrickville Local Environmental Plan 2011; • Draft Inner West Local Environmental Plan 2020; • Draft Remediation of Land SEPP.
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Council's Assessment Report • Architectural Plans
Summary of key submissions	<ul style="list-style-type: none"> • Public access • Site contamination • Built form • Heritage • Traffic and Parking
Report prepared by	Tom Mithen (PlanDev)- external consultant
Report date	29 August 2022

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?	Not applicable
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Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

No

Conditions

Have draft conditions been provided to the applicant for comment?

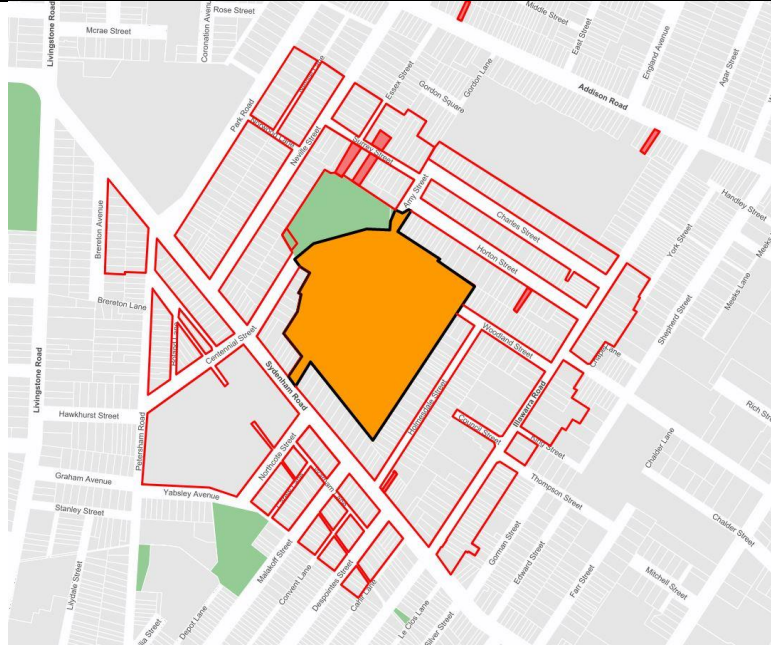
Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

Yes





HER WEST

DEVELOPMENT ASSESSMENT REPORT

Application No.	DA/2022/0033
Address	Henson Park - Centennial Street MARRICKVILLE NSW 2204
Proposal	To demolish part of the premises and carry out alterations and additions to the existing grandstand and associated building to provide additional site facilities and construct a new broadcasters building on the site
Date of Lodgement	14 February 2022
Applicant	Hamptons Property Services Pty Ltd
Owner	Inner West Council
Number of Submissions	9
Value of works	\$7,428,151.00
Reason for determination at Sydney Eastern City Planning Panel	Council related development in excess of \$5m
Main Issues	<ul style="list-style-type: none"> • public access • built form • heritage • traffic and parking
Recommendation	Approved with Conditions
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development



LOCALITY MAP

Subject Site		Objectors		↑ N
Notified Area		Supporters		

Note: Due to scale of map, not all objectors could be shown.

1. Executive Summary

This report is an assessment of the application submitted to Council to demolish part of the premises and carry out alterations and additions to the existing grandstand and associated building to provide additional site facilities and construct a new broadcasters building at Henson Park - Centennial Street, Marrickville.

The application was notified to surrounding properties and nine (9) submissions in objection were received.

The main issues that have arisen from the application relate to public access, built form, heritage, traffic and parking.

The existing public access to the park currently enjoyed by local residents will not be impacted by the proposed upgrade works to the sporting facilities, including the pedestrian access link between Amy Street and Centennial Street. The number of ticketed events will be maintained in accordance with the current leasing arrangements between Council and the sporting codes.

The proposed rear addition and the new broadcasters building is appropriately designed and sited to respect the heritage significance of the grandstand. The height, bulk and scale of the built form is appropriate for the site and respects the local character of the sportsground.

As the proposal only relates to the upgrade of the sporting facilities, there will be no increase to traffic generation and existing parking arrangements on the site.

The proposed works will deliver a contemporary sporting facility that achieves modern-day broadcasting technology requirements and provides safe and inclusive facilities for women to play sport at the venue and improved accessibility and amenity for all park users.

The application is therefore recommended for approval subject to the imposition of conditions.

2. Proposal

The proposal seeks consent to demolish part of the premises and carry out alterations and additions to the existing grandstand and associated building to provide additional site facilities and construct a new broadcasters building.

The proposed works are limited to the northern section of the park where the buildings are located, and no works are proposed to the existing sporting field.

Specifically, the proposal involves:

Alterations and additions to the existing grandstand

- demolition works to facilitate the proposed extension
- structural upgrade works, including refurbishment of the existing roof
- reconfiguration of the existing changing rooms in the basement
- extension at the rear of the existing grandstand to include the following:
 - provision of two additional change rooms, including a female friendly shower/change on the ground floor.
 - provision of community meeting room and gym at the rear of the grandstand seating area on the first floor.

- expansion of plant and equipment on the new rooftop, as well as provision for the lift overrun and headroom.
- provision of stairs, lifts and ramps for improved accessibility and provision of equitable access in line with relevant standards.
- augmentation and extension of utilities and services

New Broadcast Building

- demolition of the existing structure
- site preparation work
- construction of a two-storey building comprising:
 - food and beverage facilities, accessible toilets and baby change rooms on the ground level, and
 - coaches' boxes, officials and facilities to facilitate media broadcasting at first floor
- construction of plant and equipment on the roof top
- augmentation and extension of utilities and services.

Refer to **Figures 1 to 3.**



Figure 1: Proposal viewed from the southwestern part of the playing field



Figure 2: Proposal viewed from the eastern part of the playing field



Figure 3: Proposal viewed from the northern part of the playing field

3. Site Description and Locality

Henson Park (the site) is located in Marrickville, with access via Sydenham Road and at the termination of Centennial, Woodland and Amy Street (refer to **Figure 4**).

The site of a former brickworks, the park was opened in 1933 after the brick pits were drained and infilled. Henson Park is owned and managed by Inner West Council (Council).

Henson Park is zoned for public recreation and is defined as community land. Council prepared the Draft Henson Park Plan of Management and Masterplan February 2021, which provides a framework for planning and management of the park over the next ten years. The POM was subject to public consultation with the local community.

The site is legally described as Lot 423 in Deposited Plan 1035319. It has a total area of 48,699m².

The site contains a grandstand/pavilion and broadcast building on the northern side of the playing field. This is the area of the proposed works and the remainder of the park is not subject to this application.

In 2017, the Newtown Jets entered into an 8-year agreement with the former Marrickville Council to allow exclusive use for match play for the Newtown Jets and the AFL NSW/ACT until the year 2025.

Henson Park hosts up to 20 ticketed games for each sporting code per winter and summer season and other ticketed events are held throughout the year.

The site is also utilised by the local community for passive and active recreation purposes and dog walking. There is an off leash dog walking area located to the south of the playing field (refer to **Figures 5 to 9**).

Henson Park is listed as a Local Heritage Item under Schedule 5 of MLEP 2011 (I171) being a former brickpit and for its longstanding sporting use.

To the north of the grandstand is the Marrickville District Hard Court Tennis Club on a separate parcel of land accessed via Centennial Street, and the Amy Street playground accessed via Amy Street.

Henson Park is surrounded by low density residential development and adjoins dwelling houses along the southern, western and eastern boundaries.



Figure 4 – Location Plan



Figure 5 – Existing grandstand



Figure 6 – Existing broadcast building



Figure 7: Existing stadium and broadcast building viewed from the playing field



Figure 8: View to the southern side of the playing field and the dog walking area



Public access
between Centennial
Street and Amy
Street

Figure 9: View showing the "Charlie Meader Memorial Gates", providing entry from Centennial Street and tennis club to the north

Draft Plan of Management and Masterplan February 2021

The Draft Plan of Management and Masterplan February 2021 (POM) is a guiding framework which directs the future vision, planning, management and use of the park. The formulation of the POM was subject to community consultation.

The Master Plan component is a design report outlining the actions required for improvement, intended to guide the physical upgrade of the site over the next ten years. An extract of the draft Masterplan in the POM is shown in **Figure 10**.

The POM includes upgrade works to the existing grandstand to provide a better spectator experience, improved access, reconfiguration of the back of house and service area facilities and improved storage and club facilities, including a gymnasium. The proposal is consistent with the POM.



Figure 10: Henson Park Draft Masterplan

4. Background

4(a) Site history

Council has approved applications for works including repair of fencing, upgrades to telecommunication facilities, upgrade works to the playing field, including drainage and turfing and temporary sporting and community events and carnivals have been approved by Council since 2000.

4(b) Application history

The following table outlines the relevant history of the subject application.

Date	Discussion / Letter / Additional Information
14 February 2022	DA lodged
1 March 2022 – 29 March 2022	Public Exhibition
1 June 2022	Request for Information from Council to Applicant in relation to site contamination, ticketed events, public access, training sessions and parking.
23 June 2022	Additional information provided by the Applicant
26 July 2022	Public Meeting held for local residents and park users

5. Assessment

The following is a summary of the assessment of the application in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

5(a) Environmental Planning Instruments

The application has been assessed against the relevant Environmental Planning Instruments listed below:

- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*

The following provides further discussion of the relevant issues:

5(a)(i) *State Environmental Planning Policy (Planning Systems) 2021*

Chapter 2 State and Regional Development

Part 2.4 Regionally Significant Development

The proposed development is declared regionally significant development as it is a Council related development with a capital investment value (CIV) of more than \$5m under Schedule 6 of the SEPP.

5(a)(i) State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of land

Section 4.16 (1) of the SEPP requires the consent authority not consent to the carrying out of any development on land unless:

*“(a) it has considered whether the land is contaminated, and
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.”*

The applicant submitted a preliminary Stage 1 Site Investigation and a Stage 2 Detailed Site Investigation (DSI) with the application. The detailed investigation identified elevated concentrations of contaminants that could potentially pose an unacceptable risk to human health, if the existing surface cover (grass, asphalt, concrete etc.) is removed or damaged.

The DSI refers to Council’s long term environmental management plan (LTEMP), prepared by CONSARA (2020), which is used to manage all Council parks and playgrounds. The LTEMP concludes the contamination does not affect the present safe use of the park whilst surface coverings are undisturbed.

The DSI concludes that the site is suitable for the proposed land use, subject to appropriate implementation of the control measures specified in the LTEMP. The DSI also recommends validation post construction works. Conditions to this effect are included in the recommended development consent.

5(a)(ii) State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 2 Infrastructure

Development likely to affect an electricity transmission or distribution network

There is a substation and switchboard building located adjacent to the Centennial Street entry of the site. The application was referred to Ausgrid in accordance with the criteria for referral to the electricity supply authority within Section 2.48 of the SEPP. Ausgrid raised no objection to the proposal.

Development with frontage to classified road

In considering Section 2.118(2) of the SEPP:

Vehicular access to the land is from Sydenham Road, which is a Classified Road. However, there will be no change to the existing vehicular access arrangements and the safety, efficiency, and ongoing operation of Sydenham Road as a result of this proposal. All service vehicles and broadcast vans will use the Centennial Street entry to access the site in accordance with existing arrangements for ticketed events. However, oversized broadcasting vehicles (12.5m in length) will be required to access the site via Sydenham Road. Refer to discussion under heading 2.10 Parking’ in this report

5(a)(iii) Marrickville Local Environmental Plan MLEP 2011)

There are no development standards that apply to the proposal under the MLEP 2011.

The application was assessed against the following relevant clauses of MLEP:

- Clause 1.2 - Aims of the Plan
- Clause 2.3 - Zone objectives and Land Use Table
- Clause 2.7 - Demolition
- Clause 5.10 - Heritage Conservation
- Clause 6.1 - Acid Sulfate Soils
- Clause 6.1 - Earthworks
- Clause 6.5 - Development in areas subject to aircraft noise

(i) Clause 2.3 - Land Use Table and Zone Objectives

The site is zoned RE1 Public Recreation under the MLEP 2011 (refer to **Figure 11**). The proposed development is a 'recreation facility (major)', which means *"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."*

The development is permitted with consent within the land use table. The development is consistent with the objectives of the RE1 zone.



Figure 11: Extract of Land Use zoning map

Clause 2.7 Demolition

Consent is sought for the demolition of the existing broadcast building and other minor works to facilitate the proposed development.

Clause 5.10 Heritage Conservation

Henson Park is listed as a Local Heritage Item under Schedule 5 of MLEP 2011 (I171), being a former brickpit. The significance of the place is a function of its past use and the way in which the topography is a manifestation of its genesis from a brickworks to a sporting field, and its associations with sporting use, particularly as the home ground of the Newtown Jets Rugby League Club since the 1930s.

The application is accompanied by a Statement of Heritage Impact (SoHI). The SoHI states that the proposal is appropriate from a heritage perspective and concludes that *'the proposed works are an appropriate intervention into the place and its structures and will afford public accessibility, use and of this place of acknowledged heritage significance into the future.'*

The application was referred to Council's Heritage Advisor who provided the following comments;

Generally, the proposal to upgrade the sporting facilities Henson Park is supported.

A detailed physical investigation needs to be carried out to determine the sequence of colours and finishes to the historic grandstand so that suitable finishes and colours can be implemented as part of this program of works.

The palette of materials should conform to Medium Solar absorption under BASIX, so as to lessen the Urban Heat Island problem and to correspond to the materials traditionally used in HCA. Black glazing and battens should not be employed. A colour that is more in keeping with colour palette of the historic grandstand should be selected.

An Interpretation Plan is to be prepared for the Grandstand and the Broadcaster's Building, including the potential use of archival footage and photographs of major sporting events as well as describing the past industrial uses of the site.

Consideration of the above has been included in the recommended conditions to ensure that the heritage significance of the site has been adequately addressed. The form and scale of the proposal is considered sympathetic and complimentary to the existing building. Subject to compliance with the above the proposal complies with the provisions of Clause 5.10 of MLEP 2011.

Clause 6.1 Acid Sulfate Soils

The site contains Class 3 and 5 Acid Sulfate Soils. The proposed excavation works, which are limited to structural purposes only, will not likely lower the water table.

Clause 6.2 Earthworks

The proposal does not propose any significant earthworks.

Clause 6.5 Development in Areas subject to Aircraft Noise

The site is located within 20-25 ANEF contour, and as such an Acoustic Report was submitted with the application. The proposal is capable of satisfying this clause. A condition has been included in the development consent to ensure that the proposal will meet the relevant requirements of Table 3.3 (Indoor Design Sound Levels for Determination of Aircraft Noise Reduction) in AS 2021:2015, thereby ensuring the proposal's compliance with the relevant provisions Cl. 6.5 of MLEP 2011.

5(b) Draft Environmental Planning Instruments

The current Draft SEPP's have been considered and do not present an impediment to the approval of the application noting the weight afforded them. The proposal is not considered to undermine the intent of any draft SEPPs.

5(c) Inner West Local Environmental Plan 2022 (IWLEP 2022)

The *Inner West Local Environment Plan 2022* (IWLEP) was gazetted on the 12th of August 2022. As per Section 1.8A – Savings provisions, of this plan, as the subject development application was made before the commencement of this Plan, the application is to be determined as if the IWLEP 2022 had not commenced.

Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979* requires consideration of any Environmental Planning Instrument (EPI), and (1)(a)(ii) also requires consideration of any EPI that has been subject to public consultation. The subject application was lodged on 14 February 2022 at this date, the IWLEP was a draft EPI, which had been publicly exhibited and was considered imminent and certain.

Notwithstanding this, the amended provisions of the draft EPI do not alter the outcome of the assessment of the subject application.

5(d) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of Marrickville Development Control Plan 2011 (MDCP 2011).

MDCP 2011 Part of MDCP 2011	Compliance
Part 2.1 – Urban Design	Yes
Part 2.5 – Equity of Access and Mobility	Yes
Part 2.6 – Acoustic and Visual Privacy	Yes
Part 2.7 – Solar Access and Overshadowing	Yes
Part 2.8 – Social Impact	Yes
Part 2.9 – Community Safety	Yes
Part 2.10 – Parking	Yes
Part 2.11 – Fencing	Yes
Part 2.12 – Signs and Advertising	Yes
Part 2.16 – Energy Efficiency	Yes
Part 2.17 – Water Sensitive Urban Design	Yes
Part 2.20 – Tree Management	Yes
Part 2.21 – Site Facilities and Waste Management	Yes
Part 2.24 – Contaminated Land	Yes
Part 2.25 – Stormwater Management	Yes
Part 8 – Heritage	Yes

The following provides discussion of the relevant issues:

Part 2.1 Urban Design

Council's planning controls do not contemplate development such as sporting facilities and are of limited relevance or applicability to the proposal. Notwithstanding, the urban design principles in the MDCP have a role to play in making places that are valued and significant for those who use them.

All development applications that involve substantial external changes that are visible from the public domain are required to be consistent with the urban design principles to ensure a high quality design outcome for the site. The relevant principles are discussed below:

Principle 2 – Accessibility

The proposed development creates a connected and accessible concourse that relates to the levels of the surrounding public domain and supports safe, convenient, public circulation through the site. The proposed development will provide improved access for all people and achieve compliance with the *Disability (Access to Premises - Buildings) Standards 2010*.

Principle 5 – Urban Form

The existing grandstand is approximately 12m in height. The rear addition will be 8.3m in height, except for the top of the covered stair that will reach a height of 11.5m. The new broadcast building will be 10.4m in height (stair to the deck) and 10m to the parapet.

The proposed built form is well-designed and will incorporate high quality materials to create a contemporary expression that is compatible and complementary with the existing structures on site.

The height, bulk and scale of the development is considered appropriate for the site in that:

- The proposed extension to the existing grandstand will remain generally concealed behind the principal building form.
- The proposed grandstand addition and the new broadcast building will be sited adjacent to the tennis court and carpark, providing good separation to the residential development surrounding the park.
- The new broadcast building will reflect the horizontal form and be visually subservient to the existing grandstand.

Part 2.5 Equity of Access and Mobility

As stated previously, the proposed development will provide improved access for all people and achieve compliance with the *Disability (Access to Premises — Buildings) Standards 2010*. This will be achieved through accessible paths of travel through the main entry and in and around the facility, provision of lift access to all levels of the buildings, accessible sanitary facilities, access to common areas and terraces and stadium seating and accessible car spaces.

Part 2.6 Acoustic and Visual Privacy

The application was accompanied with an Acoustic Report (AR) which considers the impact of noise generated by the development and the impact of aircraft noise. The proposed development only relates to the built form as there will be no change to the existing use or

noise generated by crowds during ticketed events as a result of this proposal. Notwithstanding, the AR includes recommendations in relation to window glazing, use of speakers and noise level, restriction on hours between 10:00pm and 7:00am, mechanical plant and equipment. The AR concludes there is sufficient scope within the building design to achieve the applied acoustic planning guidelines to minimise noise to the surrounding area.

The hours of operation proposed for the gym are 5:00am to 10:00pm, 7 days a week. The gym is not open for public use, but is instead to be used by sporting codes in association with the sporting use of the site. The gym will be operated by coaches and trainers of the relevant sporting code, with up to 40 people using the gym at any one time. The gym will generally not have a stereo and loudspeaker sound system installed. There may be low level background music that is played inside the studio and will be pre-set at an acceptable volume. Having regard to the location of the gym and the context of the site, the proposal would not compromise the amenity of sensitive receivers within the vicinity of the site. As detailed in the acoustic assessment, adequate mitigation measures will be incorporated into the design to ensure that disturbance is not created.

In terms of indoor aircraft noise levels, the gymnasium and other club room areas will comply with the projected noise criteria and that proposed building materials will mitigate aircraft noise for the gymnasium, club rooms and all other areas where the live broadcasts are not occurring. However, recommendations are made for all radio/coaches boxes and all other media related rooms to include a certain wall construction and glazing type and ventilation options.

The potential visual privacy impacts from the new windows along the northwestern elevation at the upper levels of the proposed grandstand addition to the north will be offset by distance separation afforded by the tennis club and car park.

Part 2.7 Solar Access and Overshadowing

The application is accompanied by shadow diagrams that illustrate the additional shadow cast by the new built form at the winter solstice.

At 9:00am, the proposal will result in some additional overshadowing to the side setback of the residential property at 28 Centennial Street. The impact is short lived as the shadow cast moves further east, and by 10:00am there is no impact to the property. The additional shadow cast by the proposal falls within the park from 10:00am and 3:00pm at the winter solstice.

The proposal will not result in any adverse overshadowing impacts to the adjoining residential properties.

Part 2.8 Social Impact

A Social Impact Comment is required for recreation facilities with a capacity of more than 100 people. This proposal relates to an upgrade of an existing stadium facility.

The application is accompanied by a Social Impact Assessment (SIA). The proposed upgrades to the grandstand and club facilities have been considered in the SIA.

The SIA notes that extensive community consultation was undertaken in relation to the POM to ensure the community had the opportunity to express their thoughts on the current site, and the proposed changes. The proposed alterations and additions provide the opportunity for the Park to diversify in respect of providing a home ground for the female Sydney Swans AFLW team, as well as the continued association of the site as the home ground for the Newtown Jets.

The proposed alterations and additions provide significant community benefit in terms of overall site improvements and upgraded sporting facilities.

Part 2.9 Community Safety

The proposed development is designed having regard to the principles of Crime Prevention through Environmental Design (CPTED) and focuses on the design, planning and structure of the environment. The key aspects of the design include:

- ground level active uses providing natural surveillance of building entry points, public domain and parking areas
- security controlled access for officials, players and team members restricted by an intercom, key, code or card lock system demarcating the public and private use of the building and providing a delineation between such spaces
- suitable way finding signage throughout the building
- access points that are legible and inviting
- painted surfaces on the external parts of the ground floor level are to be treated with a graffiti resistant coating

Part 2.10 Parking

The Traffic and Parking Assessment report provided concludes there will be limited increase over the existing situation in terms of patronage and therefore no additional adverse impact in terms of traffic and parking arrangements.

The Applicant advises there is space for approximately fifty car parking spaces within the existing hardstand areas on the site in an informal arrangement. The proposed development will formalise the parking through line marking of the existing parking area, thereby increasing the car parking capacity to 70 formalised spaces on the site including the provision of 2 accessible spaces.

The park will require servicing by long-wheel-base vans (B99) and 6.4m long Small Rigid Vehicles (SRV). These vehicles will access the site via Centennial Street and turn in an open area to the Grandstand's north-eastern part and depart in a forward motion. During ticketed events, the oversized broadcasting vehicles, which are up to 12.5m long (similar size to an HRV), will require access to the site via Sydenham Road before and after the events. Given that this is for sporting event purposes only, it will not occur on a regular basis and will not cause on-going disruption to the traffic network. Traffic control measures may be required on these events and can be managed through a site-specific traffic management plan. A condition to this effect is included in the recommendation.

2.12 Signs and Advertising

The proposal does not include signage, except for wayfinding around the building.

Part 2.16 Energy Efficiency Design

The proposed development incorporates a range of sustainable building principles such as:

- LED lighting;
- smart envelope design;
- inclusion of an energy generation system on site such as solar panels on the roof
- efficient fittings and fixtures; and

- prioritising pedestrian circulation, including exploring 'valet bike parking' to assist in game-day peak periods, and other measures to encourage the uptake of sustainable modes of transport.

Part 2.17 Water Sensitive Urban Design

There are no specific provisions that apply to major recreational facilities. A stormwater management plan designed in accordance with Section 2.25 Stormwater Management of the DCP accompanied the application. Council's Development Engineer raises no objection to the proposal. Standard engineering conditions are included in the recommendation.

Part 2.20 Tree Management

The proposal provides for the retention of all existing street trees. There are eight trees which are proposed to be retained and subject to site specific measures to ensure their longevity, as part of the construction process. Specific recommendations in the Arboricultural Assessment Report are provided to ensure the preservation of these during construction.

New planting is also proposed around the building forms, including turf and groundcover.

Part 2.21 Site Facilities and Waste Management

A Recycling Waste Management Plan (RWMP) accompanies this application and provides details regarding the likely waste streams generated during the demolition and construction phase and quantifies anticipated waste volumes and proposed disposal methods.

In terms of on-going waste management there will be no change to existing general public and non-match day use. There will also be no change to current match day use and arrangements, other than bump-in provision numbers and the volume of waste receptacles adjusted to suit anticipated crowd sizes. The purpose-built waste management and storage facilities will be designed and sited so as to maximise opportunities for waste avoidance, recycling and re-use within the site.

Part 2.24 Contaminated Land

Refer to Previous discussion under the *Resilience and Hazards SEPP*.

Part 2.25 Stormwater

The proposal includes an On-site Detention Tank (OSD) with water sensitive urban design measures and a series of pits and pipes around the building connecting to the existing network. No objection has been raised by Council's Development Engineer in relation to stormwater drainage.

Part 8 Heritage

Refer to the previous discussion under 5(a)(iii)

5(e) The Likely Impacts

There will be no change to the existing public access between Amy Street and Centennial Street as a result of the proposed development. During ticketed events, the side gates to the playing field will be closed, but the existing access for park users between Amy Street and Centennial Street will be retained.

The media space and coaches boxes within the broadcast building are required to achieve the modern-day broadcasting technology and specific requirements of the sporting codes.

The proposal does not result in an increase in patron capacity or intensification of the sporting events held on the site. The current cap on the number of ticketed sporting events held each year will not change as a result of the proposed upgrade to the sporting facilities.

The assessment of the Development Application demonstrates that, subject to the recommended conditions, the proposal will have minimal impact on the locality.

5(f) The suitability of the site for the development

Provided that any adverse effects on adjoining properties are minimised, this site is considered suitable to accommodate the proposed development, and this has been demonstrated in the assessment of the application.

5(g) Any submissions

The application was notified in accordance with the Community Engagement Framework for a period of 28 days to surrounding properties. A public meeting was held on 26 July 2022 for local residents and park users. Following that meeting Council allowed additional time for local residents to provide a submission until 3 August 2022

A total of nine (9) submissions were received during the notification period.

The issues raised in the submissions are summarised below and have been discussed in this report:

- concerns about closure of the public pathway between Centennial Street and Amy Street during ticketed games;
- public access should be maintained 24/7;
- the gates will be locked for 40 days or weekends per year, resulting in disconnection between the Park and the local community;
- hours of operation should be in the leasing contract;
- the proposal does not take into account the impacts on local residents and the community including traffic management, parking, noise, community recreation, dog walking, heritage and local amenity;
- inadequate traffic management and public transport to facilitate the proposed upgrades;
- potential parking problems;
- lack of green space for the community;
- the proposed stadium will be much larger than the existing facility and its excessive size will dwarf the Park by removing sky views and increasing overshadowing;
- commercialisation of a green space;
- the proposed development visually overwhelms the heritage grandstand diminishing the heritage significance of the iconic building; and
- the increase in coaches boxes/media area suggests an increase in capacity and intensification of the sporting events.

5(h) The Public Interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment are appropriately managed.

The proposal is not contrary to the public interest.

6 Referrals

6(a) Internal

The application was referred to the following internal sections/officers and issues raised in those referrals have been discussed in section 5 above.

Development Engineer

Council's Development Engineer raises no objection to the proposal. Standard conditions of consent are recommended on any consent granted.

Heritage Officer

Council's Heritage officer raises no objection to the proposal. Conditions requiring a Heritage Interpretation Plan and details of colours and finishes are recommended on any consent granted.

Urban Forest

Council's Tree Management Officer raises no objection to the proposal. Standard conditions of consent are recommended for any consent granted.

Building Surveyor

Council's Building Officer notes the BCA Report identifies non-compliances and recommends resolution at Construction Certificate stage with an updated BCA report.

Environmental Health Officer

Council's Environmental Health Officer raises no objection to the proposal, noting the proposed works will be subject to the requirements in Council's LTEMP.

Waste

Council's Waste Officer raises no objection to the proposal, noting the Waste Management Plan satisfies Council's requirements.

6(b) External

The application was referred to the following external bodies and issues raised in those referrals have been discussed in section 5 above.

Ausgrid

No objection was raised by Ausgrid.

NSW Police

No objection was raised by NSW Police.

7. Section 7.12 Contributions Levy

Section 7.12 contribution levies are not payable for the proposal.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in Marrickville LEP 2011 and Marrickville DCP 2011.

The existing public access to the park currently enjoyed by local residents will not be impacted by the proposed upgrade works to the sporting facilities, including the pedestrian access link between Amy Street and Centennial Street. The current cap on the number of ticketed sporting events held each year will not change as a result of the proposed upgrade to the sporting facilities.

The proposed works will deliver a contemporary sporting facility that achieves modern-day broadcasting technology requirements and provides safe and inclusive facilities for women to play sport at the venue and improved accessibility and amenity for all park users.

The development will not result in any significant impacts on the amenity of the adjoining properties and is considered to be in the public interest.

The application is considered suitable for approval, subject to the imposition of appropriate conditions.

9. Recommendation

- A. That the Sydney Eastern City Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. DA/2022/0033 to demolish part of the premises and carry out alterations and additions to the existing grandstand and associated building to provide additional site facilities and construct a new broadcasters building at Henson Park - Centennial Street, Marrickville, subject to the recommended conditions.