

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY EASTERN CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	5 September 2022
<b>DATE OF PANEL DECISION</b>	5 September 2022
<b>DATE OF PANEL MEETING</b>	5 September 2022
<b>PANEL MEMBERS</b>	Jan Murrell (Chair), Chris Wilson, Sue Francis, Philippa Scott
<b>APOLOGIES</b>	Deb Laidlaw
<b>DECLARATIONS OF INTEREST</b>	Mayor Darcy Byrne declared a conflict of interest as he has been involved in the preparation of the development application.

A meeting held by teleconference on 5 September 2022, opened at 2pm and closed at 2.40pm.  
Papers circulated electronically on 1 September 2022.

#### MATTER DETERMINED

PPSSEC-195 – Inner West – DA/2022/0033, Henson Park, Centennial Street, Marrickville – 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 construction of a new broadcasters building on the site (as described in Schedule 1).

#### PANEL CONSIDERATION AND DECISION

The Panel considers: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings listed at item 8 in Schedule 1.

#### Development application

The Panel determines to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*. The Panel endorses the independent consultants report and reasons for approval.

The decision is unanimous.

#### REASONS FOR THE DECISION

The Panel determines to approve the application for the reasons outlined in the independent consultants Assessment Report.

The Panel considers the upgrading of Henson Park facilities to be a community benefit and enhancement of facilities for all sporting codes. Furthermore, it is noted that the Park will still be available for the residents of the local community to access.

#### CONDITIONS

The Development Application was approved subject to the conditions in the independent consultants Assessment Report with the following minor typographical amendments, for clarity, to:

- Condition 8
- Condition 31





#### CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition. The Panel notes that issues of concern included:

- Traffic and parking
- Contamination

- Intensification of use
- Public access
- Built form and height
- Hours of operation
- Noise
- Commercialisation of green space
- Overwhelms the heritage grandstand

The Panel considers that concerns raised by the community have been comprehensively addressed in the Assessment Report. The Panel notes that in addressing issues appropriate conditions have been imposed where necessary.

PANEL MEMBERS	
 Jan Murrell (Chair)	 Chris Wilson
 Sue Francis	 Philippa Scott

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-195 – Inner West Council – DA/2022/0033
2	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 construction of a new broadcasters building on the site.
3	STREET ADDRESS	Henson Park, Centennial Street, Marrickville
4	APPLICANT/OWNER	Hamptons Property Services Pty Ltd / Inner West Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
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 (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>Marrickville Local Environmental Plan 2011</li> <li>Draft Inner West Local Environmental Plan 2020</li> <li>Draft Remediation of Land SEPP</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Marrickville Development Control Plan 2011</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i></li> <li>Coastal zone management plan: Nil</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 THE PANEL	<ul style="list-style-type: none"> <li>Council Assessment Report: 29 August 2022</li> <li>Written submissions during public exhibition: 9</li> <li>Total number of unique submissions received by way of objection: 9</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Briefing: 4 August 2022 <ul style="list-style-type: none"> <li><u>Panel members</u>: Jan Murrell (Chair), Chris Wilson, Philippa Scott.</li> <li><u>Council assessment staff</u>: Thomas Mithen (Consultant), Ruba Osman, Glen Hugo.</li> </ul> </li> <li>Applicant Briefing: 5 September 2022 <ul style="list-style-type: none"> <li><u>Panel members</u>: Jan Murrell (Chair), Chris Wilson, Sue Francis</li> <li><u>Applicant representatives</u>: Kristy Hodgkinson, Hadyn Douglas</li> <li><u>Council assessment staff</u>: Ruba Osman, Glen Hugo, Thomas Miten</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report