

Record of Preliminary Briefing Sydney Eastern City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSEC-288 – Inner West – MOD/2023/0247 – Centennial Street, Marrickville
APPLICANT OWNER	Kristy Hodgkinson Inner West Council
APPLICATION TYPE	Modification application
REGIONALLY SIGNIFICANT CRITERIA	S4.55(2) Modification Application
KEY SEPP/LEP	State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Inner West Local Environmental Plan 2012
CIV	\$0.00 (excluding GST)
BRIEFING DATE	24 October 2023

ATTENDEES

APPLICANT	Gabrielle Keaton, Hadyn Douglas, Paul Godsell and Samuel Thomson
PANEL CHAIR	Carl Scully
COUNCIL OFFICER	Ferdinand Dickel, Ruba Osman and Andrew Newman
CASE MANAGER	Carolyn Hunt
DEPARTMENT STAFF	Louisa Agyare and Lisa Ellis

- Introduction
 - Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
 - The application is yet to be considered by the Sydney Eastern City Planning Panel and therefore future comment will not be limited to the detail contained within.
- Applicant introduction of proposal

- Initial DA concept and current design outlined, which included more accessible facilities, change rooms, canteen, toilets, storage and other facilities
- Existing facilities and proposed demolition plan provided
- Council owned land
- Modifications outlined, including:
 - Internal changes
 - Cleaners room
 - Glazing
 - Lift changes
 - Conditions 15 and 16 – works within the Tree Protection zone
 - Grandstand building and multipurpose building height increased
- Works within the tree protection zone are considered minor, arborist report provided – servicing and land compaction for a road
- Council summary
 - Arborist report being reviewed
 - Engineering comments being considered, noting the proposed change to the driveway vehicle access at the north of the site

KEY ISSUES FOR CONSIDERATION

- Clarification on some of the plans required

REFERRAL REQUIRED

- Heritage – no additional impacts/no issues
- Waste management – no additional impacts/no issues
- Urban Forest – outstanding
- Building Certification – no issues
- Development Engineer – OSD tank details may be required, SRV passing behind grandstand may be an issue

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- 0 submissions

DA LODGED: 04/08/2023

RFI SUBMISSION DATE - Council is to advise the Planning Panels Secretariat within 7 days for the RFI being issued

TENTATIVE PANEL BRIEFING DATE – N/A

TENTATIVE PANEL DETERMINATION DATE – 23/11/2023