

**DETERMINATION AND STATEMENT OF REASONS**  
SYDNEY EASTERN CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	1 May 2025
<b>DATE OF PANEL DECISION</b>	1 May 2025
<b>DATE OF PANEL BRIEFING</b>	24 April 2025
<b>PANEL MEMBERS</b>	Carl Scully (Chair), Glennis James, Graham Brown, Matthew Owens and Elizelle Cilliers
<b>APOLOGIES</b>	Alice Spizzo and John Engeler
<b>DECLARATIONS OF INTEREST</b>	Philippa Scott declared a conflict of Duties as Council is the land owner and she is a Councillor. She did not participate in the meetings.

Papers circulated electronically on 11 April 2025.

**MATTER DETERMINED**

PPSSEC-360 - Inner West - MOD/2024/0453 - Centennial Street, Marrickville - Section 4.55(2) Modification application to modify Determination DA/2022/0033 dated 28 November 2023. The proposal seeks changes to earthworks and the management of contaminated excavated soil on the site, fill and landscaping works to the southern corner of the park, demolition of a mechanical plenum and associated works to the north-eastern side of the grandstand, other design changes to the grandstand and broadcasters building, removal of bicycle parking and line marking to the car park and other minor modifications (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 listed at item 8 in Schedule 1.

**Application for modification of consent**

The Panel determined to approve the modification application pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

**REASONS FOR THE DECISION**

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report.

**CONDITIONS**

The Development Application was approved subject to the conditions in the Council Assessment Report with the following amendments:

- Amend Condition 1 to read as follows:

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
A100 Rev 04 1	Site Plan	<del>21.12.10</del> <del>23.10.30</del> 30.10.23	Crawford Architects

A101 Rev 04	Site Plan	<del>23.10.30</del> 30.10.23	Crawford Architects
A111 Rev 01	Demolition Plan Site	<del>21.12.10</del> 10.12.21	Crawford Architects
A112 Rev 01	Demolition Plan Grandstand – SH01	<del>21.12.10</del> 10.12.21	Crawford Architects
A113 Rev 01	Demolition Plan Grandstand – SH02	<del>21.12.10</del> 10.12.21	Crawford Architects
A115 Rev 01	Demolition Plan Amenities	<del>21.12.10</del> 10.12.21	Crawford Architects
A200 Rev 04 ±	Basement Floor Plan	<del>21.12.10</del> <del>23.10.30</del> 30.10.23	Crawford Architects
A201 Rev 04 ±	Ground Floor Plan	<del>21.12.10</del> <del>23.10.30</del> 30.10.23	Crawford Architects
A202 Rev 04 ±	First Floor Plan	<del>21.12.10</del> <del>23.10.30</del> 30.10.23	Crawford Architects
A203 Rev 04 ±	Second Floor Plan	<del>21.12.10</del> <del>23.10.30</del> 30.10.23	Crawford Architects
A204 Rev 01	Roof Plan	<del>21.12.10</del> 10.12.21	Crawford Architects
A300 Rev 05	Elevations Grandstand Building Sheet 01	<del>23.10.30</del> 30.10.23	Crawford Architects
A301 Rev 05	Elevations Grandstand Building Sheet 02 Alternative	<del>23.10.30</del> 30.10.23	Crawford Architects
A302 Rev 05	Elevations Grandstand Building Sheet 03	<del>23.10.30</del> 30.10.23	Crawford Architects
A305 Rev 04	Elevations Multipurpose Building Sheet 01	<del>23.10.30</del>	Crawford Architects

		30.10.23	
A306 Rev 04	Elevations Multipurpose Building Sheet 02	<del>23.10.30</del> 30.10.23	Crawford Architects
A310 Rev 04	Sections GA	<del>23.10.30</del> 30.10.23	Crawford Architects
A311 Rev 04	Sections GB	<del>23.10.30</del> 30.10.23	Crawford Architects
A315 Rev 04	Sections MA	<del>23.10.30</del> 30.10.23	Crawford Architects
A318 Rev 04	Sections MF	<del>23.10.30</del> 30.10.23	Crawford Architects
C0101 Rev 02	Specification Notes – Sheet 01	<del>23.10.30</del> 30.10.23	Northrop
C0102 Rev 01	Specification Notes – Sheet 01	<del>23.10.30</del> 30.10.23	Northrop
C1001 Rev 02	Sediment and soil erosion control plan	10.02.23	Northrop
C1101 Rev 02	Sediment and soil erosion control details	10.02.23	Northrop
C3001 Rev 02	Siteworks and stormwater management plan	10.02.23	Northrop
C4201 Rev 02	Stormwater Catchment Plan	10.02.23	Northrop
C6101 Rev 02	Details – Sheet 01	10.02.23	Northrop
C6102 Rev 02	Details – Sheet 02	10.02.23	Northrop
C6103 Rev 02	Details – Sheet 03	10.02.23	Northrop
C6104 Rev 02	Details – Sheet 04	10.02.23	Northrop
A320 Rev 01	Materials and Finishes	<del>21.12.10</del> 10.12.21	Crawford Architects
101-A	Landscape Plan	<del>23.12.2021</del>	Site Image
501 A	Landscape Plan	23.12.2021	Site Image
5777-G1	Geotechnical Investigation	10 December 2021	Assetgeoenviro
DRM P21.1025-R02r1	Stage 2 Detailed Site Investigation	11 August 2022	Assetgeoenviro

5177R20211214mj22CentennialStreetMarrickville_DA.docx V1	Acoustical Report	20/12/2021	Koikas Acoustics
021-217652_HensonPark_FinalBCAAuditReport_R02_211221	Fire Safety Audit of the Existing Henson Park Main Grandstand Building	21/12/2021	Philip Chun Building Code Consulting
	Waste Management Plan	December 2021	Crawford Architects
<del>A300 Rev 01</del>	<del>Elevations Sheet 01</del>	<del>21.12.10</del>	<del>Crawford Architects</del>
<del>A301 Rev 01</del>	<del>Elevations Sheet 02</del>	<del>21.12.10</del>	<del>Crawford Architects</del>
<del>A310 Rev 01</del>	<del>Sections Sheet 01</del>	<del>21.12.10</del>	<del>Crawford Architects</del>
<del>A311 Rev 01</del>	<del>Section Sheet 02</del>	<del>21.12.10</del>	<del>Crawford Architects</del>
SW01 Revision P1	Stormwater Notes & Typical Details	08/12/2021	Demlakian
SW02 Revision P1	Stormwater Management Plan	08/12/2021	Demlakian
SW03 Revision P1	Stormwater Details – Sheet 1	08/12/2021	Demlakian
SW04 Revision P1	Stormwater Details – Sheet 2	08/12/2021	Demlakian
SW05 Revision P1	Sediment & Erosion Control Plan	08/12/2021	Demlakian
SW06 Revision P1	Sediment & Erosion Control Details	08/12/2021	Demlakian
DRM P24.1024 R01r1	Implementation of LTEMP	16 September 2024	Development Risk Management
C10000 Rev 03 C10101 Rev 03 C11001 Rev 02 C11101 Rev 02 C13001 Rev 03 C13101 Rev 03	Earthworks Package	12.12.24	Northrop
Ref: 35271AD Memo 4	Geotechnical Advice Proposed Containment Cell Compaction Methodology	21 February 2025	JK Geotechnics
Northrop sketch SSK012 Rev 5	Mechanical Plenum Slab Replacement Detail	13.12.24	Northrop

Except where superseded by design changes (highlighted in orange (and red on drawing number A300 Rev 7, dated 25.04.08) for design changes and highlighted in red for demolition) shown in the following documents:

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
A100 Rev 05	Site Plan Stage 1	11.12.24	Crawford Architects
A101 Rev 05	Site Plan Stage 1	11.12.24	Crawford Architects

A105 Rev 01	Site Plan Stage 2	11.12.24	Crawford Architects
A106 Rev 01	Site Plan Stage 2	11.12.24	Crawford Architects
A110 Rev 01	Basement Floor Plan Demolition Stage 1	11.12.24	Crawford Architects
A111 Rev 02	Ground Floor Plan Demolition Stage 0	11.12.24	Crawford Architects
A112 Rev 02	First Floor Plan Demolition Stage 1	11.12.24	Crawford Architects
A113 Rev 01	Demolition Second Floor Plan	11.12.24	Crawford Architects
A115 Rev 02	Basement Floor Plan Demolition Stage 2	11.12.24	Crawford Architects
A116 Rev 01	Ground Floor Plan Demolition Stage 2	11.12.24	Crawford Architects
A200 Rev 06	Basement Floor Plan Stage 1	08.04.25	Crawford Architects
A201 Rev 06	Ground Floor Plan Stage 1	06.04.25	Crawford Architects
A202 Rev 05	First Floor Plan Stage 1	12.12.24	Crawford Architects
A203 Rev 05	Second Floor Plan Stage 1	12.12.24	Crawford Architects
A204 Rev 02	Roof Plan Stage 1	12.12.24	Crawford Architects
A205 Rev 01	Basement Floor Plan Stage 2	12.12.24	Crawford Architects
A206 Rev 01	Ground Floor Plan Stage 2	12.12.24	Crawford Architects
A207 Rev 01	First Floor Plan Stage 2	12.12.24	Crawford Architects
A208 Rev 01	Second Floor Plan Stage 2	12.12.24	Crawford Architects
A209 Rev 01	Roof Plan Stage 2	12.12.24	Crawford Architects
A300 Rev 07	Elevations Grnd-Stand Bld Sheet-01 Stage 1	08.04.25	Crawford Architects
A301 Rev 07	Elevations Grnd-Stand Bld Sheet_02 Stage 1	08.04.25	Crawford Architects
A302 Rev 06	Elevations Grnd-Stand Bld Sheet_03 Stage 1	13.12.24	Crawford Architects

As amended by the conditions of consent.

**Reason: To ensure development is carried out in accordance with the approved documents.**

~~(Amended – MOD/2023/0247 – 28/11/2023)~~  
**(Amended – MOD/2024/0453 – INSERT DATE)**

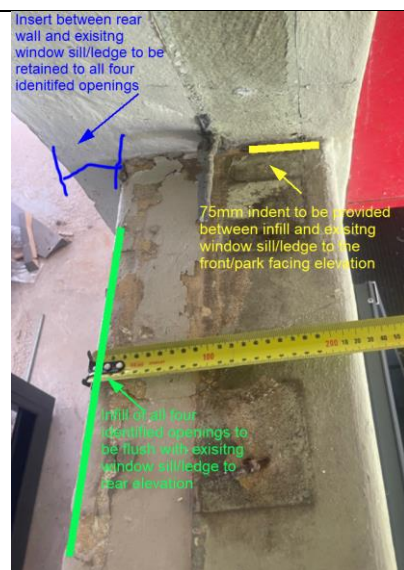
- Amend Condition 2A Design Change to read as follows:  
2A. Design Change  
Prior to the issue of a Construction Certificate for MOD/2024/0453, detailed drawings of each of the four (4) remaining window openings, identified in Figure 1, must be provided to, and approved

by, Council's Heritage Specialist, including plan, elevation and sections. The drawings must demonstrate:

- a. Lightweight infill construction or block work, hebel, or clay brick, or similar, achieving 120/120/120 fire rating; and
- b. To ensure that the openings remain legible as former openings (excluding the door section), as shown in Figure 2:
  - i. Unless evidence is provided that it cannot be achieved, in which case it must be 50-60mm, an indent of, at least, 75 mm from the internal south-east elevation (interior) – as highlighted in yellow in Figure 2; and
  - ii. The existing insert between the existing external wall of the Grandstand at the rear (north-west elevation (exterior) and the existing window sill/ledge towards the rear must be retained – as highlighted in blue in Figure 2.
  - iii. The infilling of the openings must be flush with the edge of the existing window sill/ledge at the rear – as highlighted in green in Figure 2; and
- c. The indented infill construction to the window openings shall be painted in a darker shade of the approved Murobond Cement Paint to both the south-east elevation (interior) and north-west elevation (exterior) to ensure the filled in window openings can be interpreted.



*Figure 1: Openings subject to condition 2A that need to be readable as former openings*





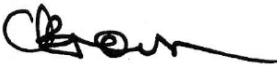


*Figure 2: Location details of infill. Image source: RP Infrastructure*

Reason: To ensure that the window openings remain legible as part of the fire rating upgrades and to minimise the impact on the significance of the heritage item.

(Added – MOD/2024/0453 – INSERT DATE)

**CONSIDERATION OF COMMUNITY VIEWS**

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Carl Scully (Chair)	 Glennis James
 Graham Brown	 Elizelle Juanee Cilliers
 Matthew Owens	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-360 - Inner West - MOD/2024/0453
2	PROPOSED DEVELOPMENT	-Section 4.55(2) Modification application to modify Determination DA/2022/0033 dated 28 November 2023. The proposal seeks changes to earthworks and the management of contaminated excavated soil on the site, fill and landscaping works to the southern corner of the park, demolition of a mechanical plenum and associated works to the north-eastern side of the grandstand, other design changes to the grandstand and broadcasters building, removal of bicycle parking and line marking to the car park and other minor modifications
3	STREET ADDRESS	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 (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>Inner West Local Environmental Plan 2022</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 2021</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: 10 April 2025</li> <li>Written submissions during public exhibition: 0</li> <li>Total number of unique submissions received by way of objection: 0</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Applicant Briefing: 24 April 2025 <ul style="list-style-type: none"> <li><u>Panel members</u>: Carl Scull (Chair), Glennis James, Graham Brown, Matthew Owens and Elizelle Cilliers</li> <li><u>Applicant representatives</u>: Sean Gilchrist and Samuel Johnson</li> <li><u>Council assessment staff</u>: Ferdinand Dickel and Ruba Osman</li> <li><u>Department Staff</u>: Carolyn Hunt and Ilona Ter-Stepanova</li> </ul> </li> <li>Final briefing to discuss Council's recommendation: 24 April 2025 <ul style="list-style-type: none"> <li><u>Panel members</u>: Carl Scull (Chair), Glennis James, Graham Brown, Matthew Owens and Elizelle Cilliers</li> <li><u>Council assessment staff</u>: Ferdinand Dickel and Ruba Osman</li> <li><u>Department Staff</u>: Carolyn Hunt and Ilona Ter-Stepanova</li> </ul> </li> </ul>



9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report