



DETERMINATION AND STATEMENT OF REASONS
WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	15 December 2021
DATE OF PANEL DECISION	15 December 2021
PANEL MEMBERS	Garry Fielding (Chair), Sandra Hutton, Graham Brown
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 9 December 2021.

MATTER DETERMINED

PPSWES-115 – Griffith – DA244/2020 at 85-119 Merrigal Street Griffith for modifications and alterations (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.

Development application

The panel determined to approve the modification to the development application pursuant to section 4.55(2) of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the section 4.55(2) modification for the reasons outlined in the council assessment report. The panel also noted changes proposed to the configuration of the louvres and fenestration in the stadium's southern elevation. While these changes were not addressed in the assessment report, the panel felt they were acceptable and consistent with similar changes proposed and assessed for the stadium's western elevation.

CONDITIONS

The section 4.55(2) application was approved subject to the conditions in the council assessment report.




CONSIDERATION OF COMMUNITY VIEWS

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

- No inclusion of kerb & gutter from the Day St intersection right up to the proposed carpark entry.

- location of 10 informal 90 degree car spaces before the Day St & Merrigal St intersection approaching from Yarrabee St end.

The panel considers that concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS	
 Garry Fielding (Chair)	 Sandra Hutton
 Graham Brown	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-115 – Griffith - DA244/2020(2)
2	PROPOSED DEVELOPMENT	Recreation Facility (major) – Sports Precinct Redevelopment – Westend Oval
3	STREET ADDRESS	85 – 119 Merrigal Street Griffith NSW
4	APPLICANT/OWNER	Griffith City Council
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: Nil • Draft environmental planning instruments: Nil • Development control plans: Nil • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 30 November 2021 • Written submissions during public exhibition: nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Final briefing to discuss council's recommendation: 14 December 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Garry Fielding (Chair), Sandra Hutton, Graham Brown ○ <u>Council assessment staff</u>: Kerry Rourke ○ <u>Applicant representatives</u>: Alan Vermeer
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report