

DATE OF DETERMINATION	17 December 2020
PANEL MEMBERS	Garry Fielding (Chair), Sandra Hutton, Clare Brown.
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 8 December 2020.

MATTER DETERMINED

PPSWES-39 – Griffith – DA244/2020 at 85-119 Merrigal Street, Griffith – Recreation Facility (major) – Sports Precinct Redevelopment – Westend Oval (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 and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.16 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 amended conditions provided by the Council's Kerry Rourke on 18 December 2020 at the Panel's request, as further amended as follows:

1. Condition 20 is to be amended to transfer the completion of public footpath works around the perimeters of the site (in addition to those required by Condition 19) into Stage 1. This is required in order to connect the on-street parking areas around the perimeters of the site that have been relied upon to, in part, cater for the Stage 1 facility parking demands, to the facilities via formed footpaths.




Condition 20 is to read:

20. Additional Footpaths Stage 1

Stage 1 works are to include the construction of a 2.5 metre wide, shared concrete footpath around the remaining frontages of the site. The shared path is to be constructed along Merrigal Street, Merrowie Street and Yarrabee Street for the full frontage of the subject allotment, or as otherwise agreed by Council, and is to include appropriate infrastructure to ensure safe movements are available for pedestrians crossing the road. Detailed design drawings are to be submitted as part of Stage 1 construction and comply with Council's Engineering Guidelines – Subdivision and Development Standards and Council's Pedestrian and Bicycle Safety – May 2018.

CONSIDERATION OF COMMUNITY VIEWS

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

PANEL MEMBERS	
 Garry Fielding (Chair)	 Sandra Hutton
 Clare Brown	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-39 – Griffith – DA244/2020
2	PROPOSED DEVELOPMENT	Recreation Facility (major) – Sports Precinct Redevelopment – Westend Oval
3	STREET ADDRESS	85-119 Merrigal Street, Griffith
4	APPLICANT/OWNER	NSW State Government
5	TYPE OF REGIONAL DEVELOPMENT	Crown development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy No.55 – Remediation of Land State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy State and Regional Development 2011 State Environmental Planning Policy Vegetation in Non-Rural Areas 2017 Griffith Local Environmental Plan 2014 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> DCP 20 – Off-street Parking Policy 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: 8 December 2020 Council memo (conditions): 16 December 2020 Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Final briefing to discuss council's recommendation: 17 December 2020 <ul style="list-style-type: none"> <u>Panel members</u>: Garry Fielding (Chair), Sandra Hutton, Clare Brown. <u>Council assessment staff</u>: Kerry Rourke <u>Applicant representatives</u>: Margaret Culloty, Scott Francis, Giuseppe Mangini
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report