

INNER WEST



Engagement outcomes report

*Planning Proposal for the site known as the
Cyprus Club at Stanmore*

6 December 2022

Contents

1. Summary	3
2. Background.....	3
3. Engagement Methods.....	5
3.1. Promotion	5
4. Engagement Outcomes	5
4.1. How did people respond?	5
4.2. Who did we hear from?	5
4.3. What did they say?	6
4.4. Response to Community Submissions.....	7
5. Public Agency Consultation	16
5.1. Who was consulted?.....	16
5.2. What did they say?	16
Appendix 1 – Traffic Flow Diagram	19

1. Summary

The Planning Proposal for the site at 58–76 Stanmore Road, 2–20 Tupper Street and 1,3–9 Alma Avenue, Stanmore (known as the Cyprus Club) was on public exhibition between 18 May to 19 June 2022. The exhibition material was made available online at Your Say Inner West (YSIW) the Department of Planning and Environment's (DPE) Planning Portal and via hard copies at Council's Service Centres. Notification letters were posted to 3,133 surrounding neighbours including landowners and occupiers.

A total of 222 community submissions were received including 206 from YSIW, 5 from the DPE Planning Portal and 11 via letter or email. Of the submissions received, 123 (55%) objected to the proposed, 90 (41%) were in principle support and 9 (4%) were neutral. 12 public agencies were consulted with as part of the public exhibition. No objections to the proposed amendments were raised.

2. Background

On 7 June 2021, DPE issued a Gateway Determination stipulating that the Cyprus Club's Planning Proposal should proceed to public exhibition, subject to several conditions. The Planning Proposal was revised in response to the conditions and exhibited in accordance with the Gateway Determination and Council's Community Engagement Framework.

The Planning Proposal (as exhibited) seeks to amend the *Inner West Local Environmental Plan 2022* (formerly Marrickville LEP 2011) as follows:

- Rezone parts of the site: Site A to B4 Mixed Use, Site B and Site C to R1 General Residential (refer to the below map to identify various parts of the site)
- Amend FSR controls: Site A and Site B – 1.75:1; and Site C – 1:1
- Amend the HOB Controls: Site A – 21m, Site B – 17m (western side) and 21m (eastern side), and Site C – 11m
- Identify the site on Key Sites Map.
- Introduce site-specific local provision which requires:
 - B4 mixed-use zone to permit a residential flat buildings only if it includes a minimum of 1500sqm floorspace for a Registered Club and Commercial premises
 - new development to demonstrate that it will not significantly increase vehicular traffic in the area
 - preparation of a site-specific Development Control Plan (DCP) to address detailed matters including built form, landscaping, streetscape, amenity.

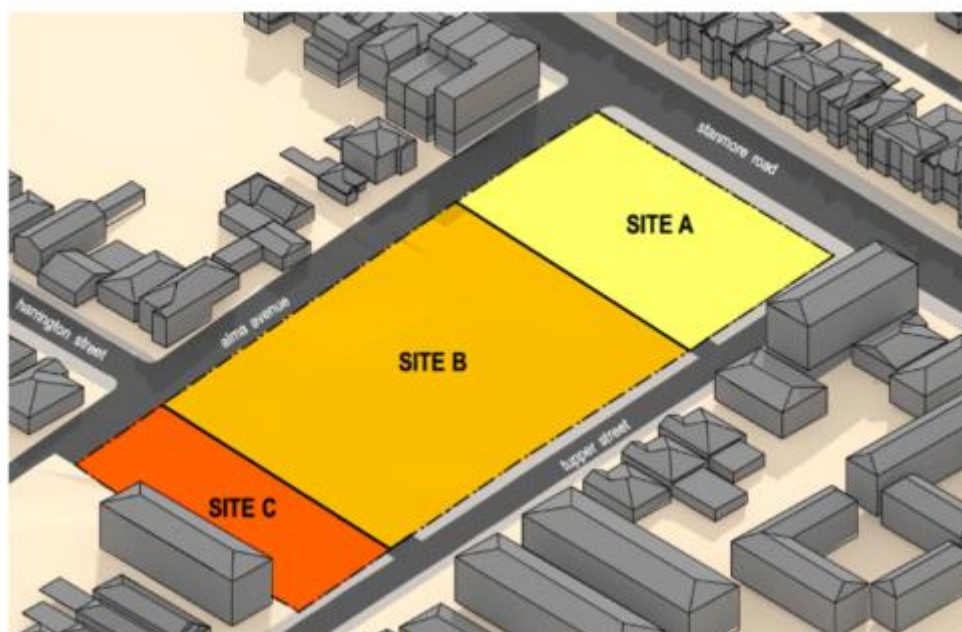


Figure 1: Subject land showing location of Site A, Site B and Site C.

The Planning Proposal Report was exhibited with the following supporting documents:

- Proposed LEP Maps
- Appendix A: Environmental Site Investigation Report
- Appendix B: Traffic and Parking Assessment Report
- Appendix C: Noise Strategy
- Appendix D: Department of Infrastructure, Transport, Regional Development and Communications Referral Advice
- Appendix E: Heritage Assessment
- Appendix F: Urban Design and Indicative Scheme
- Appendix G: Supplementary Rationale for Urban Design
- Appendix H: Urban Design Peer Review
- Appendix I: Draft DCP Framework
- Appendix J: Landscape Design
- Appendix K: Landscape Intent Letter
- Appendix L: Arboricultural Assessment Report
- Appendix M: Draft Voluntary Planning Agreement Letter

This Engagement Outcomes Report provides an overview of the engagement methods used and feedback received on the Planning Proposal.

3.Engagement Methods

The following engagement methods were used during the public exhibition:

- Online through YSIW website – yoursay.innerwest.nsw.gov.au
- Online through the DPE website – pp.planningportal.nsw.gov.au/ppr
- Direct mail
- Email

Hard copies of the Planning Proposal documents were also printed and made publicly available Council's Petersham, Ashfield, and Leichhardt Service Centres.

Details for how to access interpretation services were outlined on the YSIW website.

3.1. Promotion

The engagement was promoted via 3,133 notification letters to surrounding neighbours including landowners and occupiers.

4.Engagement Outcomes

4.1. How did people respond?

Council received 222 community submissions including 206 from YSIW, 5 from the DPE Planning Portal and 11 via letter or email. 11 public agency referral responses to the planning proposal were received during the exhibition period.

4.2.Who did we hear from?

Demographic data such as respondent location, was retrieved from submitters that engaged with the YSIW online platform. Submissions were received from a broad range of suburbs across NSW, noting that the Cyprus Club is a NSW community organisation representing the Greek Cypriot community who also has a significant demographic in the Inner West. However, the majority of YSIW submissions were received from Enmore and Marrickville residents as seen in the graph below. "Other" in the graph below refers to submissions from suburbs with less than 3 submissions from the same suburb.

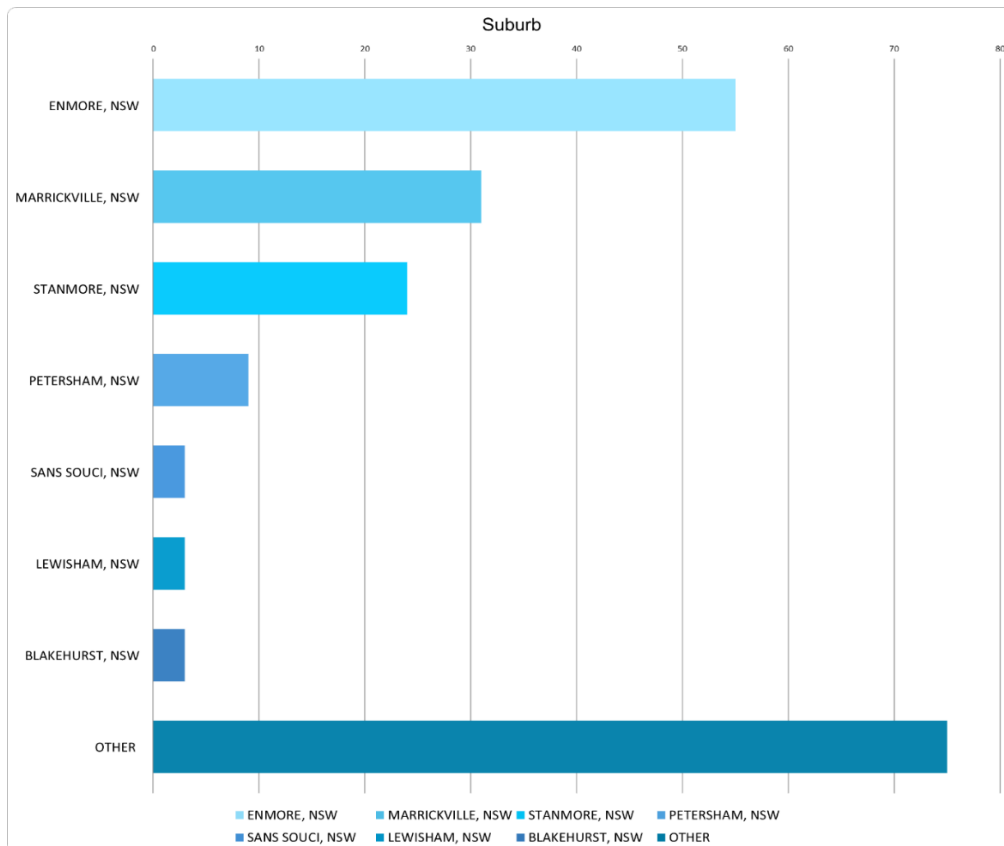


Figure 2 YSIW Platform Demographic Data of Submitter Location

4.3. What did they say?

The submissions to the Your Say Inner West webpage responded to the following question “Do you support the planning proposal?”

A summary of the engagement outcomes can be seen in Table 1.

Table 1. Summary of community submissions received during the public exhibition period

Position	Your Say	Planning Portal	Letter/Email
Support	90		
Object	108	5	10
Unsure	8		1
Total	206	5	11

Submissions in favour expressed support for local economic growth and jobs as well as local social and sporting entities through the revitalisation of the site and retention of non-residential/Club uses. Support was also received for proposed new through-site links and public square which will activate the surrounding area connecting further to the Enmore Road Special Entertainment Precinct. Community members also supported the provision of housing diversity and retaining the cultural significance of the club.

Those opposing the proposal raised the key issues of traffic and safety impacts, insufficient car parking, loss of local character, excessive building height, overshadowing and noise impacts.

4.4. Response to Community Submissions

A summary of key issues raised and Council Officer responses addressing submissions in support and object are provided in Table 2 and Table 3 below respectively. The number of submissions received for each issue is shown in brackets.

Audax Urban, on behalf of The Cyprus Club, provided responses to the submissions received during the exhibition period as recommended in the *LEP Making Guideline 2022*. Where relevant, these responses have been considered in the post-exhibition assessment process.

Table 2. Key issues raised in submissions in support of the Planning Proposal

Issues Raised	Council Officer Response
<p>Community Benefits (32):</p> <ul style="list-style-type: none"> • Supports local economic growth and jobs • Opportunity to bring more people and activity into the community • Provides site through links and a public square which could connect to the Enmore Road special entertainment precinct • Supports local social and sporting entities • Provides the opportunity for a new family friendly development in the area 	<p>Noted. These matters also align with Council's Community Strategic Plan to support a strong economy by retaining the Cyprus Club community club including its social and recreational facilities onsite</p>
<p>Club Site Upgrades (30):</p> <ul style="list-style-type: none"> • Redevelopment will improve the overall aesthetic of the area • Proposed ground floor retail will help activate the space • Improvement to footpaths and road conditions • Opportunity to provide more greening and canopy trees in the area • Opportunity to upgrade underutilised land 	<p>Noted. It will be necessary to adopt a site specific DCP to ensure these outcomes eventuate at Development Application stage.</p>
<p>Cultural Significance (19):</p> <ul style="list-style-type: none"> • Retains an important cultural hub which serves intergenerational Cypriot cultural needs, proving a place to meet and share history with Greek Cypriot people from all over Sydney and NSW 	<p>Noted. It is intended that the Cyprus Community Club will remain on the site. The exhibited Planning Proposal's proposed LEP amendment intends to introduce residential flat buildings as an additional permitted use on the B4 zone land only if a minimum of 1,500sqm of GFA for the</p>

Issues Raised	Council Officer Response
<ul style="list-style-type: none"> Preference by members to retain the location of the Club in Stanmore 	<p>purposes of a Registered Club and Commercial Premises is provided.</p> <p>It should be noted that this clause would prevent the use of the site as a residential flat building if it did not contain a registered club <u>and</u> commercial premises.</p>
<p>Housing (8):</p> <ul style="list-style-type: none"> Proposal supports housing diversity Provides affordable living close to the city Provides more housing options in the Inner Wes 	<p>Noted. Residential building types and dwelling yield will be determined at DA Stage.</p> <p>The provision of Affordable Housing is dependent upon separate Planning Agreement negotiations with Council independent of the Planning Proposal.</p>
<p>Scale (4):</p> <ul style="list-style-type: none"> Proposed height and scale is appropriate for the area. Densification of the site is supported. 	<p>Noted.</p>
<p>Club Accessibility (3):</p> <ul style="list-style-type: none"> Redevelopment will help serve older members' needs Redevelopment will respond to existing building accessibility issues 	<p>Noted. All new buildings are subject to the building controls in place at the time of construction. Accessibility will be considered as part of detailed building design in future stages of the development approval process.</p>
<p>Property Value (1):</p> <ul style="list-style-type: none"> Redevelopment will increase the property value in the area 	<p>This claim has not been supported by evidence and is not a matter of consideration for planning proposals.</p>

Table 3. Key issues raised and Officer comments – Object to the Planning Proposal

Issues Raised	Council Officer Response
<p>Traffic (100)</p> <ul style="list-style-type: none"> Existing road infrastructure inadequate to support traffic flow and access on Tupper St and surrounding street network. Future development would compound traffic and access issues. Traffic Report inadequately assesses and responds to the traffic impacts, from construction through to operation Current safety concerns for pedestrians and cyclists in surrounding narrow streets Hazardous right turn at Tupper St and Stanmore Rd intersection. 	<p>The Planning Proposal includes a site-specific provision that development consent can only be granted if development does not result in a significant increase in traffic in the area which will have to be demonstrated at the DA stage.</p> <p>The Planning Proposal incorporates several measures to improve traffic flow and minimise impact to surrounding streets including:</p> <ul style="list-style-type: none"> 5m road widening along Alma Avenue with footpaths on both sides of the road to provide for two-way traffic flow Removal of on street parking on the western side of Tupper Street, in between Stanmore Road and the proposed new site

Issues Raised	Council Officer Response
	<p>access driveway to enable adequate width for two-way traffic flow.</p> <p>In addition, the provision of a pedestrian through-site link between Harrington Street and Tupper Street will provide pedestrian permeability and help to improve surveillance and safety around the site and surrounding area</p> <p>The above traffic flow measures are illustrated in Appendix 1.</p> <p>The proponent has provided a traffic modelling report in response to these submissions to address these concerns. Council's engineers have reviewed the traffic reports and advised that further site-specific detailed guidelines are required to be developed at the DCP stage should the LEP amendment be made.</p> <p>The site specific DCP will need to include:</p> <ul style="list-style-type: none"> • local street controls to ensure vehicles generated by the development use Stanmore Road and not local streets for access and egress • guidelines regarding vehicular access arrangements to the site • requirements for on-site parking • treatments for widening Alma Lane and Tupper Street • a green-travel plan to support sustainable transport. <p>The site specific DCP will be considered by Council's Local Traffic Committee and exhibited to the public</p>
<p>Car Parking (74):</p> <ul style="list-style-type: none"> • Future residential development and expanded club activities will increase demand for car parking however the proposal includes insufficient on-site car parking to cater for this demand which will exacerbate demand for on-street car parking spaces • Existing on-street car parking is insufficient for nearby residents and commercial services and removing on street parking on Tupper St and overflow parking on vacant 	<p>Any future development will be required to comply with the Marrickville DCP 2011 parking rates for residential and commercial development. The proponent has indicated that they wish to vary those rates for the club use, and this would be addressed when developing the site specific DCP discussed above.</p> <p>Car parking will thereafter be considered during the Development application process, including provision of a detailed traffic parking report responding in detail to the specific site building uses and street/road conditions and proposed treatments to for having a functional system.</p>

Issues Raised	Council Officer Response
<p>lot at rear of site would make this problem worse</p> <ul style="list-style-type: none"> Proposed “No parking/No stopping solution” inadequate response to address parking issues and unfair to existing rate paying residents 	
<p>Building Height (28):</p> <ul style="list-style-type: none"> Excessive building height will result in loss of views Height increase will set a precedence for the Inner West LGA Increased height will have a negative impact to views affecting property prices Proposed building heights are inconsistent with the Marrickville LEP 2011 	<p>The proposed maximum height is considered to be appropriate on this site, given its large size and ability for future buildings to be sited and modelled to minimise impacts and be compatible with surrounding existing building context.</p> <p>For example, the Urban Design Indicative Scheme demonstrates that the predominant existing Tupper Street context and scale is 4 storey residential flat buildings with ground level carparking. Visual impacts of a building with up to two additional storeys could be ameliorated through additional setbacks. Additionally, due to the ground slope, the building steps down to 4 storeys to the south, further minimising the potential height impacts to surrounding areas. In addition, there are 4 storey buildings on the adjoining 22 Tupper St site which will screen some development views from southerly residential areas.</p> <p>The future site-specific DCP will be required to set guidelines relating to built form transition, height and setbacks and landscaping.</p>
<p>Overshadowing (26):</p> <ul style="list-style-type: none"> Proposed buildings will overshadow existing houses and public spaces, particularly on Tupper St and Alma Ave 	<p>The shadow diagrams submitted with the Urban Design Indicative Scheme demonstrate that sufficient solar access can be provided to surrounding residential buildings to meet the requirements of the Apartment Design Guidelines and Marrickville DCP 2011.</p>
<p>Local Character (46)</p> <ul style="list-style-type: none"> Character of future development will not fit the local building typology context Proposal is unsympathetic to the existing heritage streetscape and aesthetic Setbacks proposed are inconsistent with existing context Removal of six terrace residences would add to loss of local character Proposal would remove the leafy streetscape feel 	<p>The Urban Design Indicative Scheme demonstrates that future development could include a tree lined streetscape with pedestrian permeability from between Harrington and Tupper Streets and new unique civic square. This would realise an improved aesthetic to the immediate and surrounding area compared with the existing Club site which currently contains a carpark covering approximately 75 percent of the site area.</p> <p>Additionally, the Landscape Design shows capability for deep soil areas along the street</p>

Issues Raised	Council Officer Response
	<p>frontage of the site. This includes 3 m wide along Alma Avenue (part along R1 zone), 5m wide along Tupper Street (part along R1 zone) and along Stanmore Road. This will provide the capacity for additional tree plantings to maintain a leafy streetscape.</p> <p>These measures will ensure that the proposed design provides a contextual response to the existing streetscape and local setting. Further, the future site-specific DCP will include objectives and controls requiring contextual response to the neighbouring area as well as landscaping and tree canopy controls to achieve good design outcomes. The DCP will be reviewed by Councils Architectural Excellence and Design Review Panel (AEDRP).</p>
<p>Heritage Impacts (3):</p> <ul style="list-style-type: none"> Heritage Assessment does not adequately address the cultural and architectural significance of the houses in Tupper St and previous association with Newtown Jets football association. Development will adversely impact the Kingston South Conservation Area to the north. Development will adversely impact the terrace houses to the west of Alma Avenue. 	<p>It is noted that the site is not identified as a heritage item or located in a conservation area.</p> <p>The exhibited heritage report included a review of the houses on the site at Tupper Street which advised that they are typical examples of their era and do not meet Burra Charter criteria for heritage conservation.</p> <p>The Planning Proposal Urban Design Scheme demonstrates that a future building on the Stanmore Road frontage can achieve a building separation of approximately 26m to the Kingston South Heritage Conservation Area (HCA) north of the site, and 13m to the 2 storey terrace houses to the west of Alma Ave.</p> <p>Design measures including the provision of upper storeys setbacks can be designed for compatibility with the scale and detail of surrounding development. Such controls will be provided in a future DCP and assessed at DA stage.</p>
<p>Noise (16)</p> <ul style="list-style-type: none"> Concern of prolonged noise pollution during construction Outdoor eating areas will create noise issues to residents Redevelopment of the club will result in excessive noise from events on the premise. 	<p>Construction traffic and noise impacts will be addressed through conditions of consent at the DA stage. It is noted that the use of the site as a registered club is an existing use.</p> <p>Notwithstanding, the future site specific DCP is required to introduce guidelines which ensure that the new development provides a suitable acoustic treatment to protect future and surrounding residents as well as any other sensitive land uses.</p>

Issues Raised	Council Officer Response
<p>Cultural and Community Facilities (14):</p> <ul style="list-style-type: none"> • The Cyprus Club is of local cultural significance and should be preserved. • More development will result in loss of public meeting places. • Insufficient provision and access to community facilities, including health, childcare services, and schools. 	<p>It is intended that the Cyprus Community Club will remain on the site. The exhibited Planning Proposal's proposed LEP amendment intends to introduce residential flat buildings as an additional permitted use on the B4 zone land only if a minimum of 1,500sqm of GFA for the purposes of a Registered Club and Commercial Premises is provided.</p> <p>The retention of the Club would encourage the continued operation of community facilities including a library, creche, soccer team offices, Greek language school, social activities, lecture rooms, dancing rooms, musical performances, and festivals. It is also noted that the Indicative Scheme shows potential for new outdoor civic spaces, capable for facilitating social meeting spaces.</p> <p>School Infrastructure NSW advised as part of the public exhibition process that the number of potential students generated by a residential use can be accommodated by surrounding schools.</p> <p>Council's Community team reviewed the study and raised no objections.</p> <p>Further assessment of potential social and cultural issues will be considered at DA stage in accordance with the Section 2.8 Social Impact of the Marrickville DCP 2011.</p>
<p>Open Space and Tree Canopy (14):</p> <ul style="list-style-type: none"> • Intensity of the development would place additional stress on existing public open green spaces. • Vacant lot at rear of site should be retained for open space purposes. • Proposal should include more verge greening and retain mature trees. • Green spaces are important to support mental health. 	<p>The Planning Proposal provides potential for open space and tree canopy on the site including:</p> <ul style="list-style-type: none"> • a 600sqm publicly accessible urban pocket park. • Provision of 2,224sqm deep soil area located along the site frontage and central public square. • retention of 10 mature trees on the site, including along Stanmore Road, Tupper Street and within the centre of the site. The deep soil provisions proposed will support the retention of the existing trees. <p>A future site specific DCP is required to ensure the above is achieved.</p>

Issues Raised	Council Officer Response
<p>Construction Disruption (6):</p> <ul style="list-style-type: none"> Potential damage to property and services Building construction equipment disruption to local residences. 	<p>Development conditions will be imposed at the DA stage to ensure that construction works do not adversely impact the local community. This could include the requirement of a construction management plan to maximise the use of Stanmore Road as the primary access onto the site to minimise disruption to local streets.</p>
<p>Essential Infrastructure (5):</p> <ul style="list-style-type: none"> Stormwater and sewer infrastructure will not be able to cope with the anticipated population growth. 	<p>On 5 July 2022, Council received advice from Sydney Water in relation to the exhibited Planning Proposal, confirming that there no known water or wastewater servicing issues are identified at this stage. Sydney Water will provide detailed requirements as part of the Section 73 application process at the DA stage.</p> <p>Future development applications will be required to submit a Stormwater drainage concept plan in accordance with the Marrickville DCP 2011 and any Site-Specific DCP controls imposed for the site.</p>
<p>Affordable Housing (4):</p> <ul style="list-style-type: none"> Lack of affordable/community housing for low-income earners. 	<p>The Planning Proposal has indicated the intention to provide some affordable housing on the site. A Planning Agreement that ties the delivery of affordable housing with the proposed LEP provisions is subject to negotiations with Council and is currently outstanding.</p>
<p>Environmental Impacts (3):</p> <ul style="list-style-type: none"> Future development may have an adverse impact on landscaping, vegetation, natural landforms, natural drainage patterns, scenic quality and local flora and fauna. 	<p>On 16 June 2022, Council received advice from the DPE Environment and Heritage Group (EHG) in relation to the exhibited Planning Proposal, advising:</p> <ul style="list-style-type: none"> Vegetation in the subject site is not identified as an ecological community Threatened fauna in the locality consist mainly of wide-ranging species and unlikely to rely on any habitat on the subject land The subject site would not have any flood affectation for flooding events up to the probable maximum flood event. <p>An Environmental Site Investigation Report was included in the Planning Proposal in accordance with the Resilience and Hazards SEPP and its associated Land Contamination Guidelines. It found no significant levels on contamination on the site. Council's Environmental Health team reviewed the study and raised no objections.</p>

Issues Raised	Council Officer Response
	As required in the SEPP, a more detailed "Phase 2" study will be submitted at Development Application stage.
<p>Active Transport (3):</p> <ul style="list-style-type: none"> • Location and number of bicycle parking spaces undetermined. • Need to improve pedestrian experience to encourage walking to nearby shops and transport. • Alma Ave should have a foot path and could be pedestrian only site-through link. 	<p>The Planning Proposal includes several provisions to improve pedestrian and cyclist linkages across the site, including:</p> <ul style="list-style-type: none"> • widening of Alma Ave to allow the provision of footpaths on both sides • provision of a pedestrian site-through link from Alma Ave and Tupper St <p>A future site specific DCP is required to ensure the above is achieved.</p>
<p>Overdevelopment (2):</p> <ul style="list-style-type: none"> • Too many units proposed for the size of the site. • Loss of amenity will encroach the existing enjoyment of the area. 	<p>The Planning Proposal would alter the zonings, permitted uses, maximum floor space ratio and maximum height of buildings permitted on the site; it does not guarantee unit numbers.</p> <p>A future site specific DCP is required to incorporate measures to mitigate potential loss of amenity to surrounding areas.</p>
<p>Housing Affordability (2):</p> <ul style="list-style-type: none"> • Potential for Build to Rent model • Need to ensure future residential units are affordable. 	<p>Noted. These matters are relevant to future development applications.</p>
<p>Commercial Floorspace (2):</p> <ul style="list-style-type: none"> • Is the amount of floorspace appropriate for the site ? 	<p>The Planning Proposal has demonstrated consistency with Council's Employment and Retail Lands Strategy.</p> <p>The exhibited Planning Proposal's proposed LEP amendment intends to introduce residential flat buildings as an additional permitted use on the B4 zone land only if a minimum of 1,500sqm of GFA for the purposes of a Registered Club and Commercial Premises is provided. This will allow the Club to continue to provide employment floorspace and encourage future employment growth.</p> <p>It should be noted that this clause would prevent the use of the site as a residential flat building if it did not contain a registered club <u>and</u> commercial premises.</p>
<p>Privacy (3):</p>	<p>Future development including both the Club buildings and dwellings do not abut existing residential sites, except for 22 Tupper Street containing a 4 storey residential flat building.</p>

Issues Raised	Council Officer Response
<ul style="list-style-type: none"> Potential for privacy issues from outdoor eating areas and balconies facing existing residences. Increased building height, combined with reduced setbacks will result in privacy issues. 	<p>The Indicative Scheme illustrates that townhouses or flats are possible with 6m separation to the site boundary as required in the Apartment Design Guide. This could include the provision of a 3m rear deep soil area to help establish large screening trees for privacy.</p> <p>Detailed design and consideration of privacy matters will be dealt with at the DA stage.</p>
<p>Sustainability (2):</p> <ul style="list-style-type: none"> Proposal lacks consideration and measures to adapt to climate change. Sub-station could be retained to convert to store community batteries to encourage take up of solar PV to nearby residences. 	<p>The Indicative Scheme and DCP Outline indicate that sustainability measures and improved building performance standards could be achieved for the site. Including:</p> <ul style="list-style-type: none"> Optimal northerly building orientation to improve passive solar performance Capability to integrate roof tops with photovoltaics systems Compliance with the BASIX SEPP and Section J of the National Construction Code Potential for high amounts of tree canopy on the site <p>Council will consider appropriate sustainability initiatives aligned to the Inner West <i>Local Strategic Planning Statement</i> ecologically sustainable planning priorities and the Inner West Climate and Renewables Strategy as part of the preparation of the Site-Specific DCP to further enhance the sustainability outcomes of the site.</p>
<p>Communications (1):</p> <ul style="list-style-type: none"> Community engagement material inadequate to effectively communicate proposal to nearby residents from multicultural backgrounds. 	<p>Noted. The Planning Proposal was exhibited on Council's website, offering free interpreter services. Hard copies were also made available at the Petersham, Ashfield, and Leichardt Service Centres.</p>
<p>Planning Processes (1):</p> <ul style="list-style-type: none"> Inconsistency with the objects of the <i>Environmental Planning and Assessment Act 1979 (EP&A Act)</i>. Draft Planning Agreement Letter does not justify proposal's development potential. 	<p>The Planning Proposal has been prepared and assessed in accordance with the relevant requirements of the <i>EP&A Act</i> and the DPE's <i>LEP Making Guidelines 2022</i>.</p> <p>The Letter of Offer was submitted with the Planning Proposal for exhibition. This offer is being negotiated with the Council's Properties team and a draft Planning Agreement is yet to be presented to Council.</p>
<p>Property Value (1):</p>	<p>This is not a matter of consideration under the <i>EP&A Act</i>.</p>

Issues Raised	Council Officer Response
<ul style="list-style-type: none"> Concern the value of house prices will go down. 	
<p>Social Impacts (1):</p> <ul style="list-style-type: none"> Concern that the proposal would result in increased harmful behaviours such as drinking and gambling. 	<p>A Social Impact Statement prepared in accordance with the Marrickville DCP 2011, Section 2.8 Social Impact is required at DA Stage. The potential positive and negative social consequences of proposed development will be assessed as part of this process.</p> <p>Conditions of Development consent can be applied requiring a management plan for Club activities to control patron behaviours.</p>

5. Public Agency Consultation

5.1. Who was consulted?

Council consulted with 12 public agencies through the DPE Planning Portal as required by the Gateway Determination, including:

- Heritage NSW
- Department of Environment, Energy and Science
- Transport for NSW
- Sydney Water Corporation
- Water NSW
- Ausgrid
- Greater Cities Commission
- Department of Education
- Sydney Airport Corporation
- Civil Aviation Safety Authority
- Commonwealth Transport, Regional Development and Communications and Arts
- Air Services Australia

5.2. What did they say?

No objections to the Planning Proposal were raised in the 11 submissions from public agencies. The submissions did however raise the following matters were raised by particular agencies for Council consideration.

Transport for NSW (TfNSW)

Gateway determination condition 1g(v) required consideration of traffic and parking impact. Subsequently, a Traffic and Parking Assessment Report was prepared for public exhibition and referred to TfNSW for feedback.

TfNSW had no objection in principle but provided comments relating to detailed traffic and parking assessment for consideration in future stages of the planning process. Further traffic modelling was requested by Council officers from the proponent to respond to TfNSW's submission.

Council's engineers have considered the reports and revised traffic modelling and raise no objections. They consider that Right in/Right out movements at Alma Ave/ Stanmore Rd and Tupper St/Stanmore Rd intersections should not be supported due to servicing and safety concerns. Left in/left out movements are recommended at these intersections. (Note at present, peak hour ease of access into the site is primarily by a left hand turn off Stanmore Road). Alma Avenue and Tupper Street treatments and capacity, vehicular access points, turning circles, servicing and ensuring adequate parking is provided on site are matters to be resolved at the DCP stage in consultation with Council's engineers, the Local Traffic Committee and TfNSW.

Airport Authorities

The following agencies are responsible for ensuring the safe operation of airports.

- Civil Aviation Safety Authority (CASA)
- Commonwealth Dept. of Infrastructure Regional Development of Infrastructure, Transport, Regional Development, Communications, and the Arts
- Air Services Australia

These public authorities have Federal jurisdiction to make sure buildings are adequately clear of overhead planes, and do not have any electronic devices that would cause interference for plane operation.

The Gateway Determination Condition 1 g(vi) requires that airplane noise for future building occupants and potential airplane impacts, if any, are addressed. An approval from the Commonwealth Dept. of Infrastructure Regional Development of Infrastructure, Transport, Regional Development, Communications, and the Arts (former Dept. Infrastructure, Transport, Regional Development and Communications) was issued to the proponent on 23 December 2020. This approval

included requirement of a maximum building height defined as being below Australian Height Datum (RL) 55.4. This was shown in the exhibited Indicative Designs in 2022 along with the positions of overhead cranes at construction stage.

CASA did not raise any objections to the exhibited Planning Proposal documents or the previous approval given in December 2020. They advised that cranes in relation to the airspace Obstacle Limitation Surface will be assessed under the Airspace Regulations when requested by Sydney Airport.

Air Services Australia deferred to the previous 2020 referral advice which did not object the Planning Proposal and noting that future development will not have an impact to the safety, efficiency, or regularity of existing, or future air transport operations into or out of Sydney aerodrome. No objections or further comments were raised.

Also, Sydney Airport Corporation are a privately owned company and operate Sydney Airport. They did not raise an objection.

Schools Infrastructure NSW (SINSW)

SINSW advised they had no objection to the Planning Proposal and the amount of potential students that would be generated by new residential development could be accommodated by surrounding schools.

Ausgrid

Ausgrid are responsible for electricity supply and currently have a small substation on the Planning Proposal site at Alma Avenue and raised no objection. It is noted that the substation will be relocated at a future stage. It is understood that the Club has been in negotiations on this matter with Ausgrid.

INNER WEST

Appendix 1 – Traffic Flow Diagram

