

Project Name: Leichhardt Oval Refurbishment
Case ID: SSD-85149458

Applicant Details

Project Owner Info

Title	Mr
First Name	Aleksandar
Last name	Spasenovski
Role/Position	Major Projects Manager
Phone	0293925544
Email	aleksandar.spasenovski@innerwest.nsw.gov.au
Address	2-14 FISHER STREET PETERSHAM , New South Wales, 2049 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	INNER WEST COUNCIL
ABN	19488017987

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Jack	Freckelton
Phone	Email	Role/Position
0448811666	jfreckelton@planningandco.com	Urban Planner

Address

Level 7
80 William Street
Woolloomooloo, New South Wales 2011
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Leichhardt Oval Refurbishment
Industry	Entertainment, Tourism & Recreation
Development Type	Sports & Recreation Activities
Estimated Development Cost (excl GST)	AUD47,111,000.00
Indicative Operation Jobs	0
Indicative Construction Jobs	200
Number of Occupants	18,000
Number of Dwellings	0
Gross Floor Area (GFA) sqm	0

Description of amended development

The proposal seeks to undertake refurbishment and upgrades works to Leichhardt Oval to improve amenity, increase patron capacity and achieve complying building facilities where possible. This includes upgrades to the existing Western Grandstand and Seating Bowl, and the delivery of a new Northern Grandstand. The proposal also includes tree replacement planting along the Greenway at Hawthorne Canal Reserve and Darley Road Park.

Description of Changes

Briefly describe the proposed changes to the application

The proposed amendments are as a result of the submissions and SDRP feedback and re-exhibition of the proposed development is not considered necessary. Details of the proposed amendments are provided in the Amendment and Submissions Report. At a high level, the amendments relate to minor changes to the existing Western and proposed Northern Grandstands, the South Western Forecourt, updated materials and finishes and tree replacement planting including Hawthorne Canal Reserve and Darley

Road Park which are to be part of the 'site' for the purposes of the SSDA.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Leichhardt Oval
Site Address (Street number and name)	68 Mary Street, Leichhardt NSW 2040
Site Co-ordinates - Latitude	-33.869253
Site Co-ordinates - Longitude	151.154

Local Government Area

Local Government	District Name	Region Name	Primary Region
Inner West	Eastern City District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lot 120 DP 1279860

Site Area

What is the total site area for your development?

Site Area sqm

145,000

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name Owners Consent Letter 20251209

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

Above EDC Threshold

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 13 - Cultural, recreation and tourist facilities

Type of Project

Recreation facilities (major)

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

RE1 Public Recreation

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

Yes

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Sustainability Requirements A

General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

Yes

A reduction in peak demand for electricity, including through the use of energy-efficient technology?

Yes

A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes

The generation and storage of renewable energy?

No

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

No

List the supporting document(s) that consider these provisions.

Refer ESD Report.

Is the development seeking certification from a sustainability rating system?

No

Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes

Provide details of the qualified person certifying the amounts disclosed in the form

First Name	Luke
Last Name	Williams
Professional Qualification	NABERS assessor
Registration details	Refer Appendix N
Business Name	ASPIRE SUSTAINABILITY CONSULTING PTY LTD
Australian Business Number (ABN)	62636142017

Is there a NABERS Agreement to Rate for embodied emissions in this

development?

No

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

Refer ESD Report.

Is the development designed to retain or reuse an existing building on site?

Yes

What percentage of the total development has been re-used?

100.00%

Is the development designed to use recycled materials from the site or elsewhere?

No

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

No

Sustainability Requirements B

Net Zero Statement

Is the application accompanied by a Net Zero Statement?

Yes

Enter the details of the qualified person certifying the Net Zero Statement

First Name	Luke
Last Name	Williams
Professional Qualification	Mechanical engineer
Registration details	Refer statement
Business Name	ASPIRE SUSTAINABILITY CONSULTING PTY LTD
Australian Business Number (ABN)	62636142017

Is the development designed to operate as a net zero development immediately?

No

Is the development designed to incorporate infrastructure, or space for the infrastructure necessary for the development to not use on-site fossil fuels after 1 January 2035?

Yes

Which of the following net zero provisions has the development incorporated?

Other?

If Other, provide details

Refer to ESD Report and Emissions Report

What is the estimated annual energy consumption for the building?

What is the estimated amount of emissions relating to energy use in the building, including direct and indirect emissions?

Other Requirements - Part 1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

No

Has a BDAR waiver been issued?*

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?*

No

Does the development involve any subdivision work?*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?*

No

Is the development [BASIX optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967?](#)*

No

Summarised Amended DA

Amended DA Report

Attachments

File Name	Appendix L - Arboricultural Impact Assessment Report (RTS)
File Name	Appendix DD - Mitigation Measures Table_Leichhardt Oval_RTS
File Name	Appendix E - Architectural Drawings (RTS)
File Name	Appendix D - Design Report (RTS)
File Name	Appendix W - ACHAR (RTS) - DPHI only do not make public
File Name	Appendix M - Landscape (RTS)
File Name	Appendix O - Green Travel Plan (RTS)
File Name	Appendix X - SoHI (RTS)
File Name	Appendix W - ACHAR (RTS) Redacted
File Name	Appendix Y - C&D WMP (RTS)
File Name	Amendment and Submissions Report_Leichhardt Oval_V05