

Henson Park

King George V Grandstand
Improvements

INNER WEST



Agenda

- Acknowledgement of Country
- Henson Park – Overview, Plan of Management
Aaron Callaghan – Manager, Parks & Recreation Planning
- Development Application – DA/2022/0033
Simone Plummer – Director Planning
- Questions

Henson Park Plan of Management

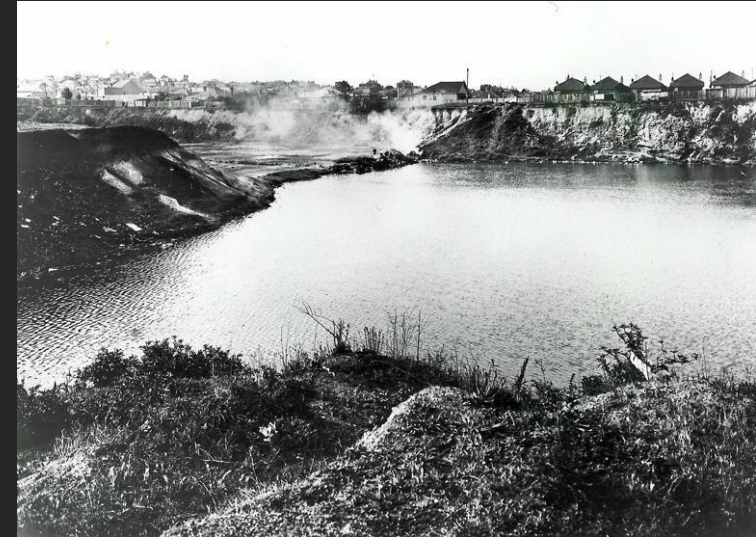
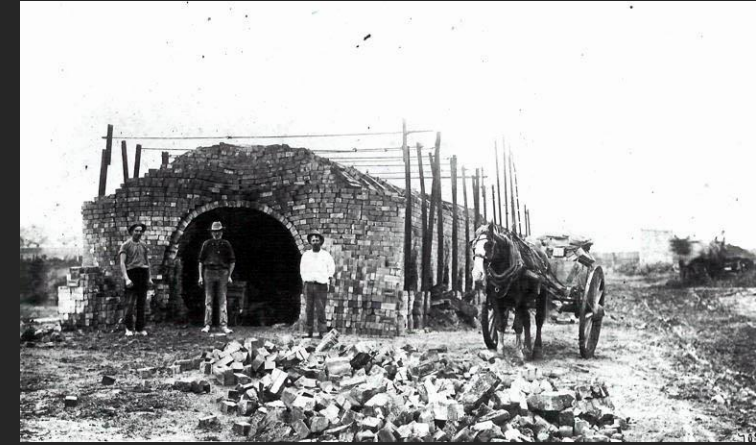
Aaron Callaghan
Manager, Parks & Recreation Planning

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History

- 1886: Thomas Daley's Standsure Brickworks established
- 1916: Pit closed. Abandoned it filled with rain and groundwater. Eight accidental deaths occurred
- 1923: Purchased by Marrickville Council. Site drained and repurposed for recreation as part of the "Unemployment Relief Scheme"
- 1933: Officially opened 2 September. Named after former Mayor of Marrickville William Henson. First game played was cricket in which Don Bradman played
- 1936: Became the home ground for Newtown Jets Rugby League playing in the NSW Premiership Competition
- 1938: King George V Grandstand built for the Empire Games as the cycling venue
- 1953: Tennis club and car park constructed.
- 2011: State Heritage listed





Plan of Management

In 2020/ 2021 a Plan of Management and Master Plan was developed for Henson Park

Plans of Management outline the legislative requirements for the governance of parklands (including leases/licenses)

Plans of Management include long-term management objectives. A Master Plan provides the prioritised list of park improvements that informs Council's financial planning

Plans of Management are subject to extensive community engagement

Community Engagement

October 2019

Online engagement through Your Say Inner West

Two onsite engagement sessions at Henson Park with residents

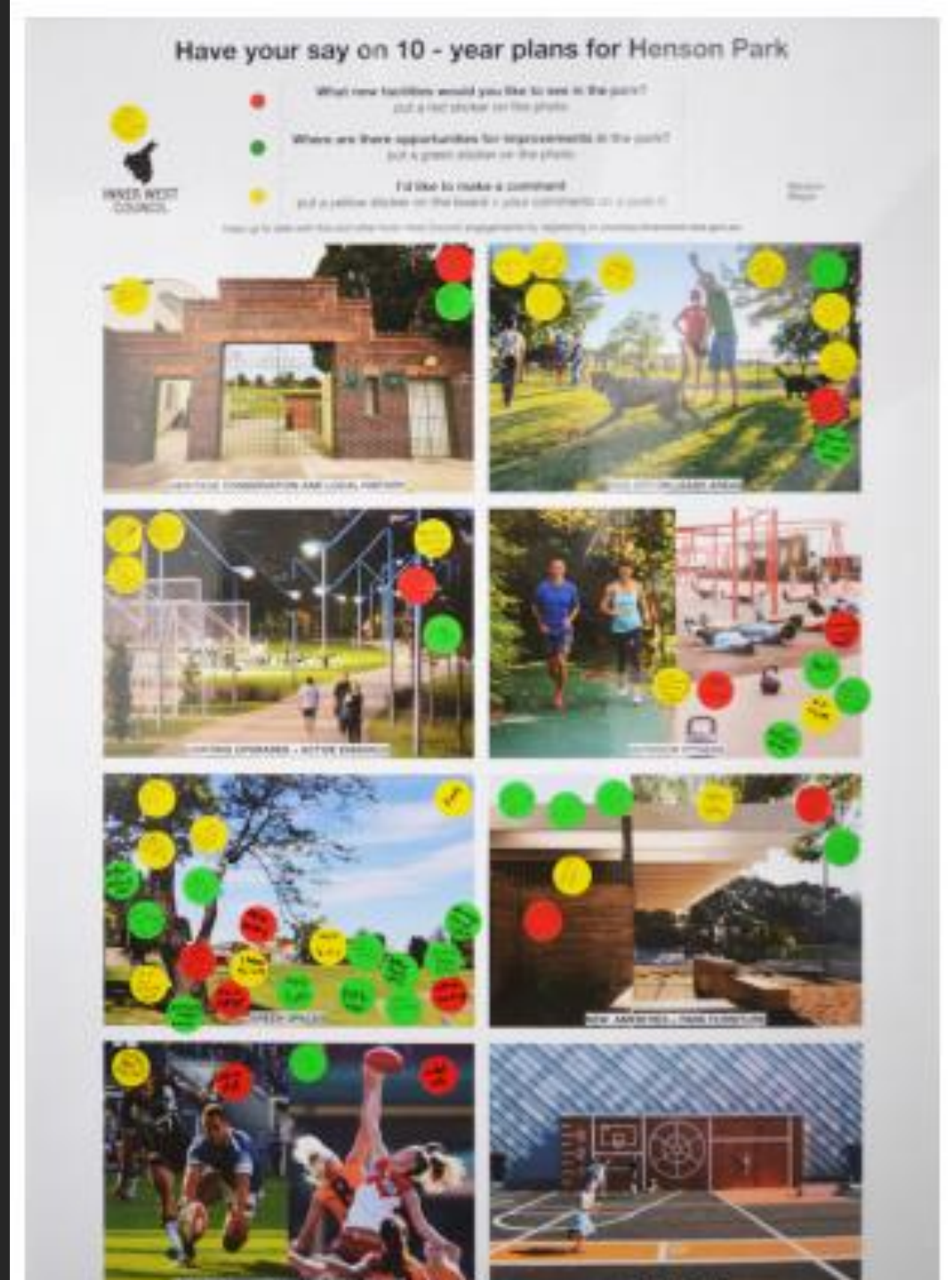
Stakeholder meetings held with Newtown Jets and the NSW AFL/ACT

March 2021-May 2021

Draft Plan of Management and Master Plan Exhibited

800 people visited the project site. 83 visitors left feedback

20th July 2021 Council adopts a Plan of Management for Henson Park



2020-21 upgrade of Henson Park sports ground

- Inner West Council's \$2.6 million investment
- Relevelled sports field
- Renovated and augmented field drainage system
- New irrigation system with improved storage capacity in tanks
- Rectified sinkhole in center of field
- Diverted stormwater drainage from crossing the field
- Installed stormwater harvesting and treatment system reducing use of town water for irrigation
- Upgraded turf and underlay for elite standard sport
- Replaced goal posts

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AFL and Rugby League Events at Henson Park

Table 1.1 Historical Sporting Usage Henson Park

	2021	2020	2019
	Weekend games booked	Covid interrupted	Weekend games played
Newtown Jets	16* (includes pre-season games)	Covid interrupted	16* (includes pre-season games)
AFL	16 (Can include Saturday & Sunday)	Covid interrupted	19 (can include Saturday & Sunday)

Future match days at Henson Park

Capped at 20 game days per sporting code, per sporting season. This represents a total of only 120 match hours per year. This will allow for additional content to be planned for future years while still maintaining significant public access to the park for other recreational activities. There will be five AFL commencing from October.

All sporting codes have a responsibility to advertise their events one week prior to scheduled match games.



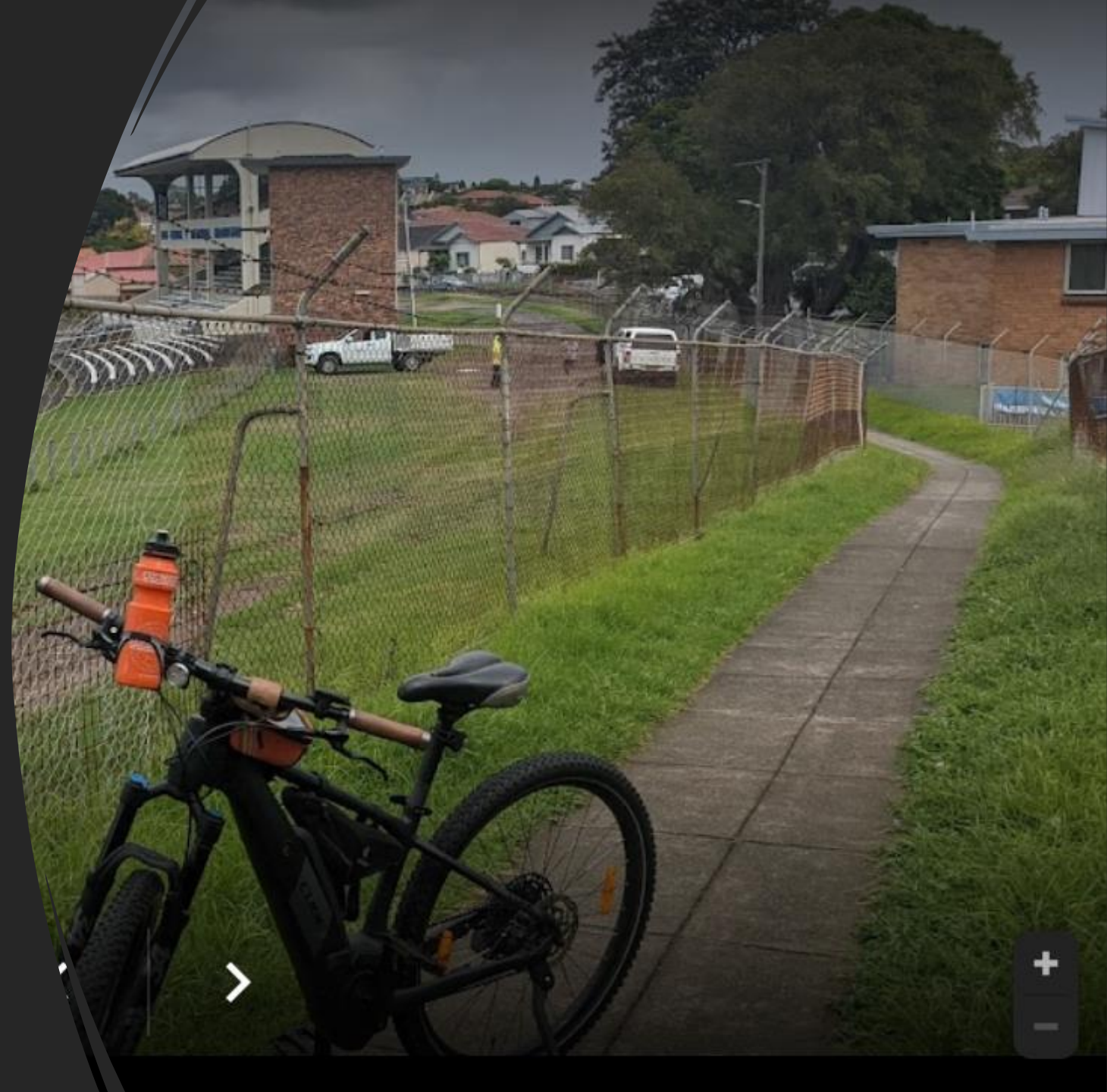
Amy Street Footpath

Links Amy Street to Centennial Street

Significant concern expressed by local residents and park users

Council's FAQ Web Page for Henson Park highlights that there is no change planned for this pathway and that the pathway is not impacted by the Proposed Henson Park Development Application (DA 2022 033), nor are there any plans to close this pathway or limit community access

Plan of Management will be amended to ensure that the Amy Street Footpath is protected and that this important public issue is clarified for future reference and safeguarded on the public record





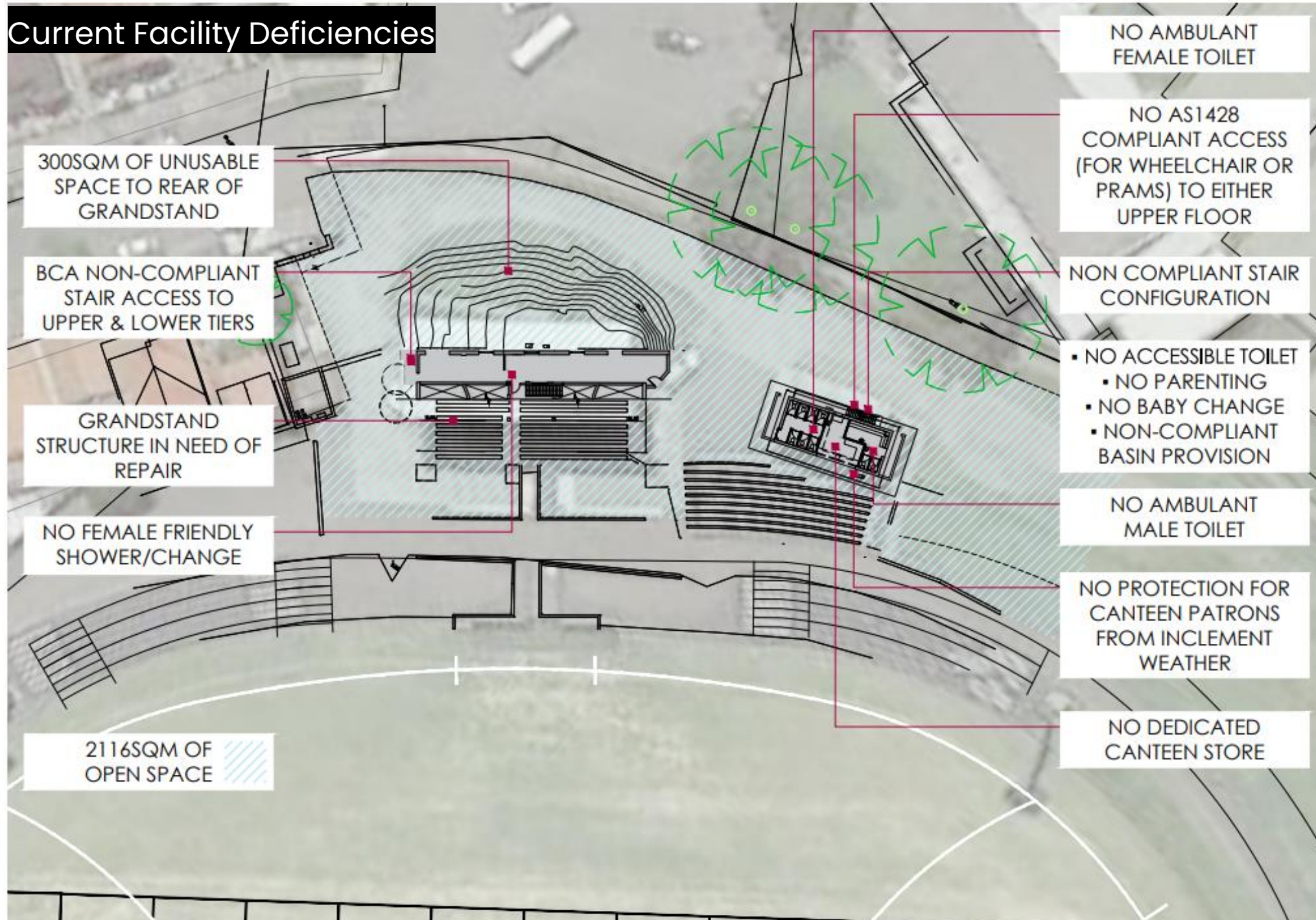
Future Grandstand Improvements

Existing Grandstand & Amenities Built Form





Current Facility Deficiencies



300SQM OF UNUSABLE SPACE TO REAR OF GRANDSTAND

BCA NON-COMPLIANT STAIR ACCESS TO UPPER & LOWER TIERS

GRANDSTAND STRUCTURE IN NEED OF REPAIR

NO FEMALE FRIENDLY SHOWER/CHANGE

2116SQM OF OPEN SPACE

NO AMBULANT FEMALE TOILET

NO AS1428 COMPLIANT ACCESS (FOR WHEELCHAIR OR PRAMS) TO EITHER UPPER FLOOR

NON COMPLIANT STAIR CONFIGURATION

- NO ACCESSIBLE TOILET
 - NO PARENTING
 - NO BABY CHANGE
 - NON-COMPLIANT BASIN PROVISION

NO AMBULANT MALE TOILET

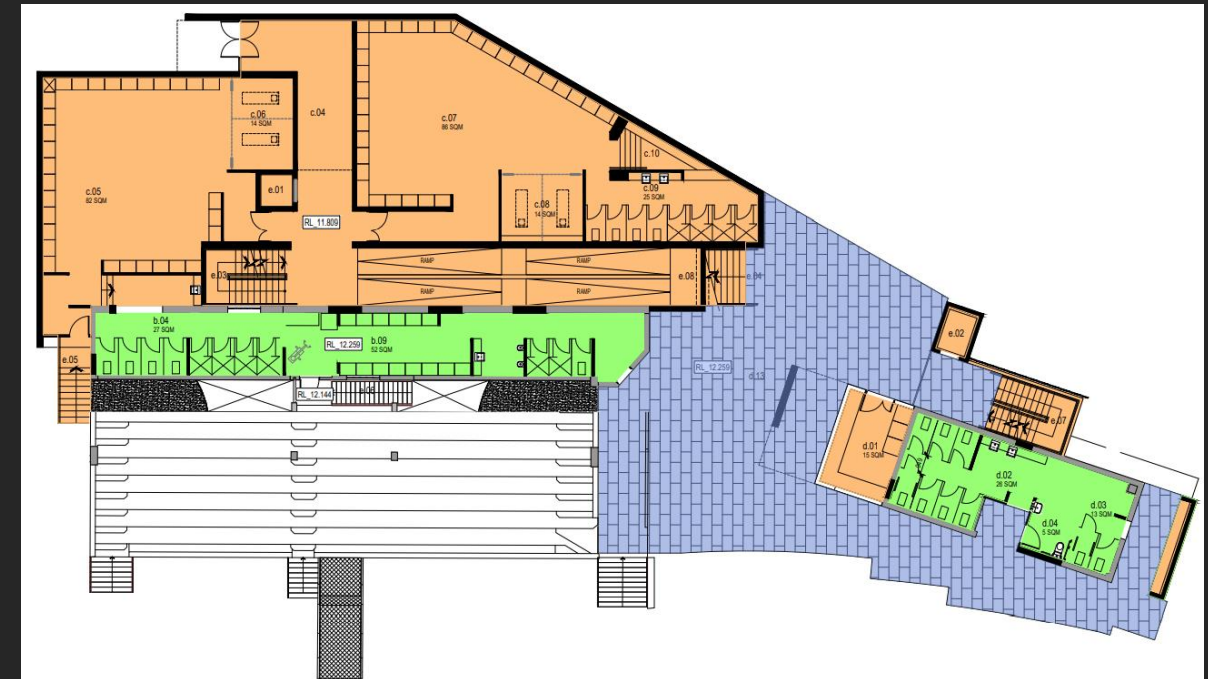
NO PROTECTION FOR CANTEEN PATRONS FROM INCLEMENT WEATHER

NO DEDICATED CANTEEN STORE

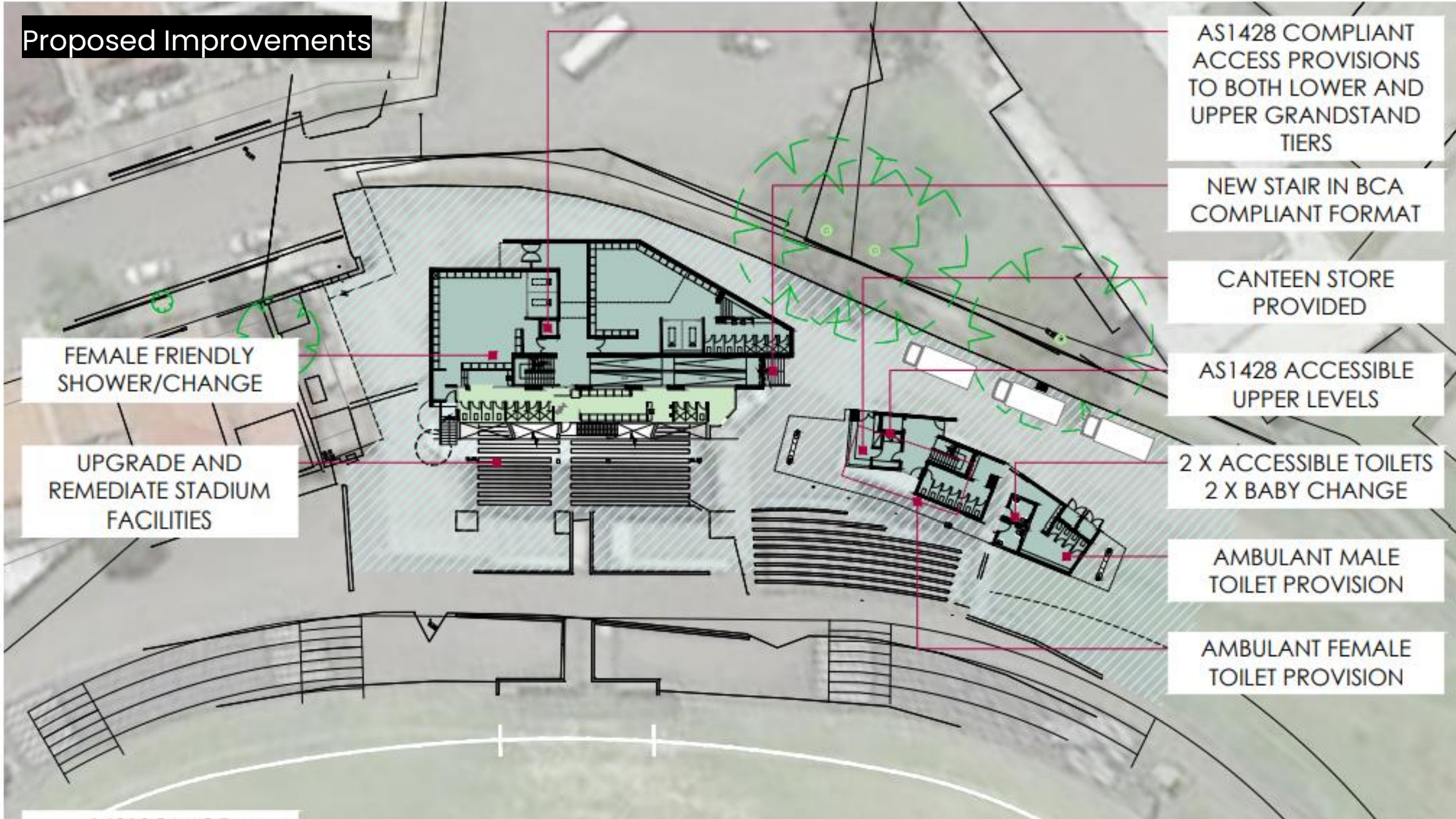
NSW AFL-Newton Jets Proposed Facility Improvements

- Significant upgrade to existing amenity facilities proposed of \$3.8M
- 1970's- last major improvements
- Project involves construction of a sports training facility as an addition to existing grandstand capable of accommodating regional sporting events
- Works comprise a basement storage area, new amenities area to the ground floor, gym and office area to level 1 with new external stair access to existing grandstand. ESD principals have been incorporated.
- Upgrades are envisaged to improve sporting capacity and enable the venue to host elite female content for both rugby league and Australian football
- Upgraded will attract more elite, sub-elite and high level sport, re-establishing the venue as a serious contender for NSW senior and junior content

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Proposed Improvements



FEMALE FRIENDLY SHOWER/CHANGE

UPGRADE AND REMEDIATE STADIUM FACILITIES

AS1428 COMPLIANT ACCESS PROVISIONS TO BOTH LOWER AND UPPER GRANDSTAND TIERS

NEW STAIR IN BCA COMPLIANT FORMAT

CANTEEN STORE PROVIDED

AS1428 ACCESSIBLE UPPER LEVELS

2 X ACCESSIBLE TOILETS
2 X BABY CHANGE

AMBULANT MALE TOILET PROVISION

AMBULANT FEMALE TOILET PROVISION

1631 SQM OF



Imagery of proposed facility



Imagery of proposed facility

Development Application

DA/2022/0033

Simone Plummer
Director Planning

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Items to Cover

- The proposed development
- Sydney Eastern City Planning Panel
- The process – where we are now and next steps



Proposed development

Accepted into the Council system 21 February 2022

- The proposal seeks to carry out alterations and additions to the existing grandstand to provide two additional change rooms (including a female friendly shower/change room) new community meeting room, gym and improved accessibility
- Demolition of the existing amenities, kiosk and media facilities building
- New building with food and beverage facilities, amenities and baby change rooms on the ground level and coaches' boxes, officials and facilities to facilitate media broadcasting on the upper level
- AFL and Newtown Jets are partnering for the proposal and have state government grant funding of \$5M

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Neighbour Notification

As Council is the landowner, to ensure transparency in the assessment of the application.

Council has engaged an independent planning consultant to assess the proposal.

The Development application was notified from 1 March – 29 March 2022



6 submissions received – main issues

-Traffic management

- Amy Street Path Removal of path between the park and tennis court (between Centennial and Amy Streets)

- The POM states "Amy Street entry upgraded with duplicate fencing and pathways removed." Lack of clarity over what Council plans

- Impact on using the space as a recreational park

- Residential context of the facility

- Will the park be closed for organised training events?

- Number of times the park is used for ticketed events

- Contamination of the park

- The proposal is too large and impacts the aesthetics of the King George V Memorial Grandstand

Architectural Elevation



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Architectural Elevation



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Architectural Elevation



Architectural Elevation

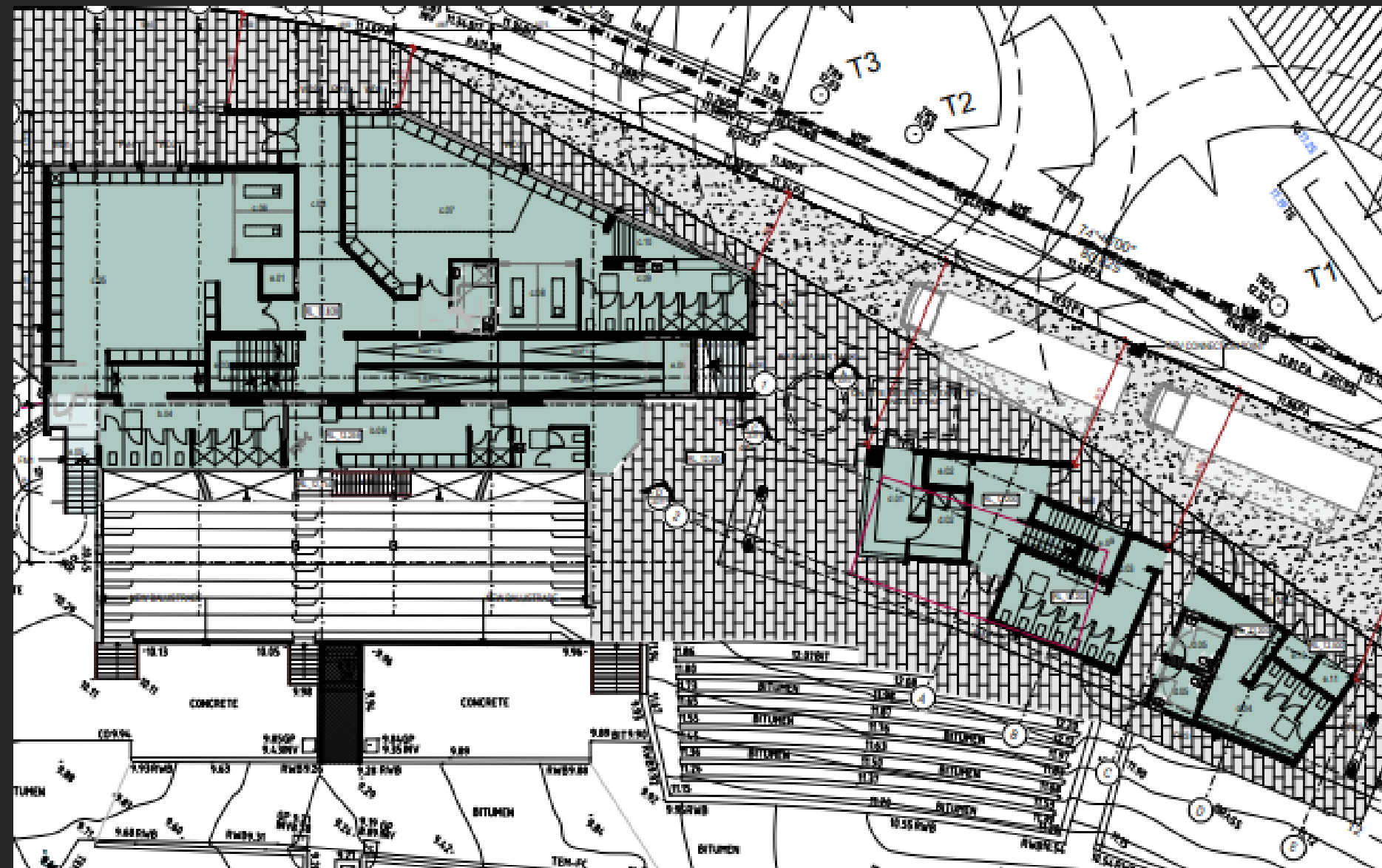


Architectural Elevation



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Ground Floor Plan



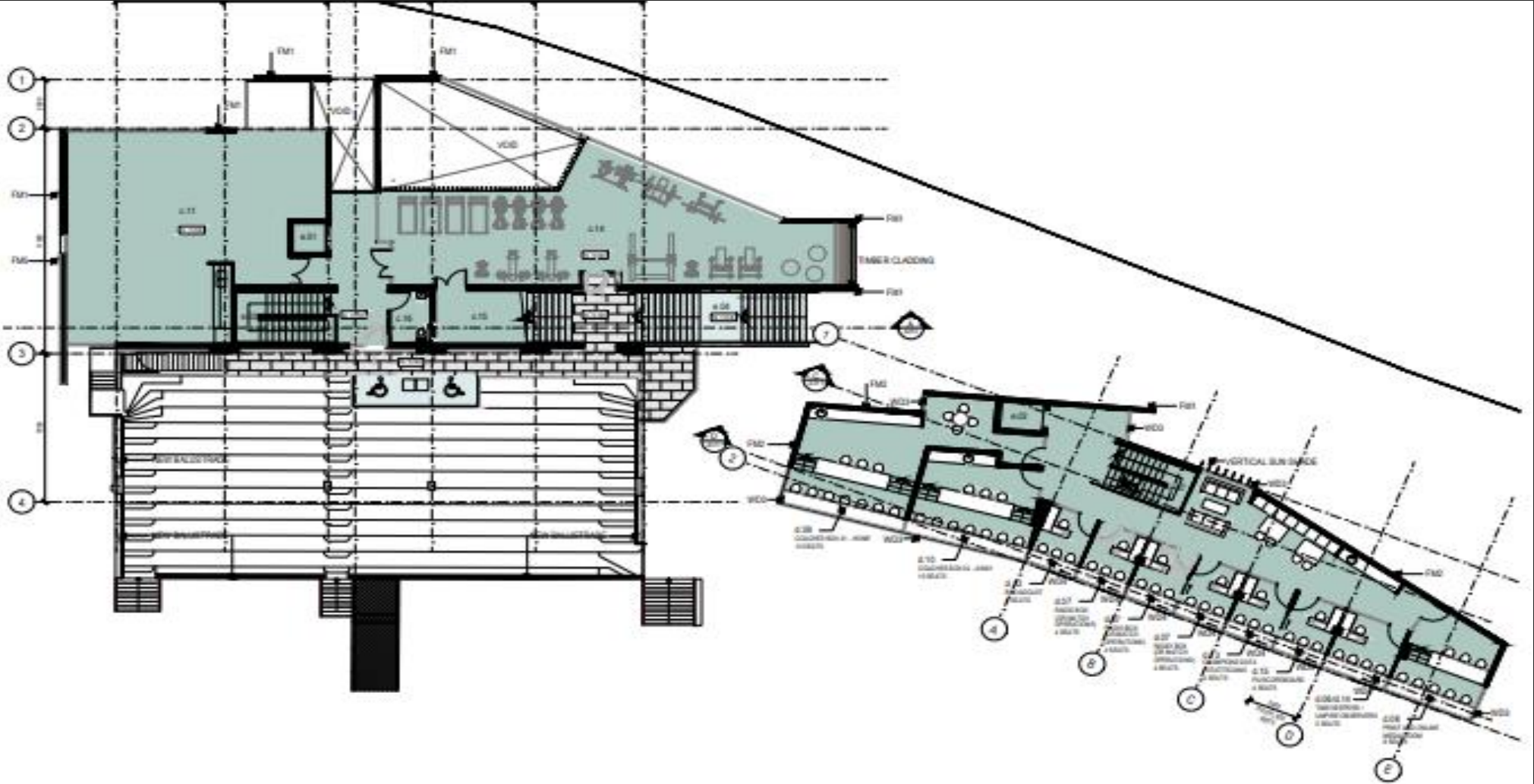
The plan includes change rooms, first aid, medical and amenities in the new module behind the existing grandstand

In the new media modules there are canteen, kitchen and toilets

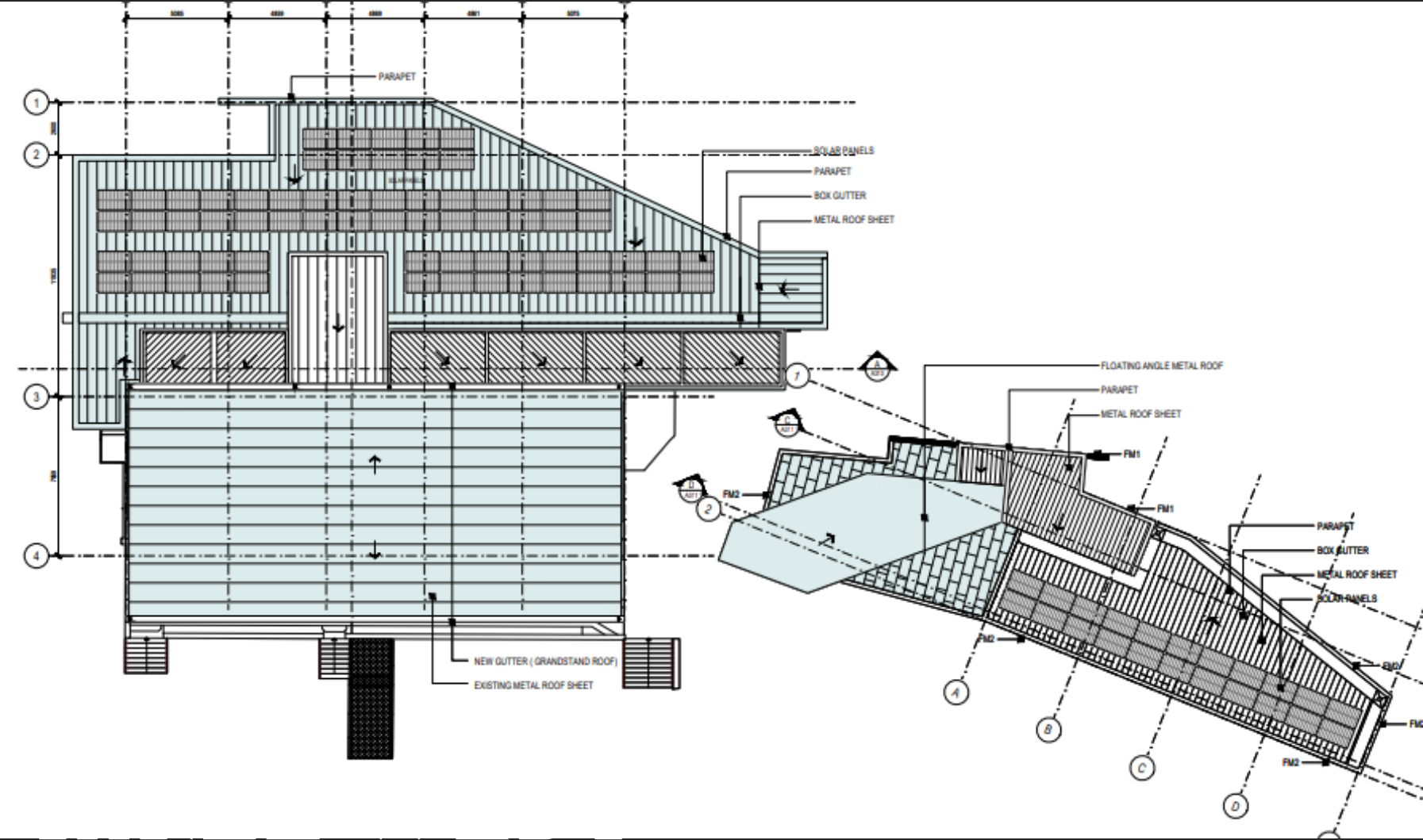
First Floor Plan

The First Floor Plan is in the club room and gymnasium – for use by players, its not a commercial gym

In the new media module this floor is for coaches and media



Roof Plan



The Roof Top is solar panelled so as to comply with the Inner West environmental and sustainability principles

Key / Legend







KEY	
001	OVAL
002	ENTRY
003	PARKING
004	COACHES BENCH
005	ACCESS GATE - PROPOSED 240V POINT
006	EX. OVAL LIGHT TOWER - PROPOSED 240V POINT
007	EXTERNAL 08V CABLE ROUTE ENTRY
008	UNDERGROUND 08V CABLE ROUTE ENTRY
009	-
001	ENTRY
002	CHANGE ROOM 01 (27)
003	CHANGE ROOM 02 (28)
004	AMENITIES
005	CHANGE ROOM 01 VESTIBULE
006	CHANGE ROOM 02 VESTIBULE
007	FIRST AID
008	SMALL EVENT UMPIRES
009	BIG EVENT UMPIRES
001	LIFT AND STORE VESTIBLE
002	STORE
003	-
004	ENTRY
005	CHANGE ROOM 03 (30)
006	MEDICAL ROOM 01
007	CHANGE ROOM 04 (30)
008	MEDICAL ROOM 02
009	AMENITIES
010	ICE BATH
011	CLUB ROOM
012	-
013	-
014	GYMNASIUM
015	GYMNASIUM STORE
016	ACCESSIBLE TOILET

001	CANTEEN
002	KITCHEN AND STORE AREA
003	AMENITIES - FEMALE
004	AMENITIES - MALE
005	ACCESSIBLE TOILET
006	TIME KEEPERS
007	RADIO BOX (OR MATCH OPERATIONS)
008	PRINT AND ONLINE MEDIA ROOM
009	COACHES BOX 01 - HOME
010	COACHES BOX 02 - AWAY
011	BROADCAST CAMERA POSITION
012	BROADCAST
013	CHAMPIONS DATA / STATISTICIANS
014	UMPIRE OBSERVERS
015	PA/SCOREBOARD
016	PLAZA

001	LIFT 01
002	LIFT 02
003	STAIR 01
004	STAIR 02
005	STAIR 03
006	STAIR 04
007	STAIR 05
008	RAMP

LEGEND

	REFURBISHED
	NEW BUILD
	NEW EXTERNAL PAVING
	NEW EXTERNAL PERMEABLE HARDSTAND

The process – Where are we now ?

- The external planning consultant is assessing the application against the relevant planning legislation and policies
- Council has sought additional information from the applicant in response to the submissions from the community and in relation to the assessment of the proposal seeking clarity on a number of matters
- The applicant has responded and that new information is under consideration

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Sydney Eastern City Planning Panel (SECPP)

- The application is being determined by the SECPPP
- The role of the SECPP is to determine regionally significant applications
- This application needs to be determined by the SECPP as the proposal is for a community facility which has a capital investment value of \$5 million
- The SECPP is made up of up to 5 members – 3 are appointed by the Minister for Planning, and 2 are community representatives that are appointed by Inner West Council
- The current chair is Carl Scully

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Sydney Eastern City Planning Panel (SECPP) cont.

The SECPP process includes:

- Briefing given by external consultant planner to the SECPP
- Direction given by the SECPP to external consultant planner
- Potential second briefing to the SECPP*
- Assessment report prepared by external consultant planner
- Public determination meeting with the SECPP

*this is dependent upon the assessment of the application



Sydney Eastern City Planning Panel (SECPP) cont.

In making a determination, the SECPP will have regard to:

- The assessment report prepared by external planning consultant
- Public submissions received during the exhibition
- Relevant planning legislation and policies
- The views heard from the community at the public meeting

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The public SECPP determination meeting

- The application may be determined by the SECPP at the public meeting
- Those who lodged a submission are advised by the SECPP of the determination meeting
- If you wish to address the SECPP directly at the determination meeting, you must register beforehand by contacting the Panel Secretariat
- The SECPP determination meeting has not yet been scheduled

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Where to from here ?

The external planning consultant will:

- Assess the application
- Provide a briefing to the SECPP (scheduled for 4 August 2022)
- Prepare an assessment report with a recommendation to the SECPP
- The SECPP will make a decision at the public determination meeting (date TBC)



Contacts for further information

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Development Application

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