

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	10 December 2020
PANEL MEMBERS	Abigail Goldberg (Chair), Gabrielle Morrish, Richard Thorp and Jane Fielding
APOLOGIES	Ken McBryde
DECLARATIONS OF INTEREST	David Ryan advised that he managed the Design Competition for the Pool on behalf of Council. Sameer Pandey and Martin Zaiter advised that they were heavily involved with discussions both in council workshops/meetings plus in discussions and meetings with the state government.

Public meeting held by public teleconference on 10 December 2020, opened at 3.30pm and closed at 3.40pm.

MATTER DETERMINED

PPSSCC-100 – City of Parramatta - DA/277/2020, 7A Park Parade Parramatta, Parramatta Aquatic Centre (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.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

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 proposal achieves design excellence and retains design integrity relative to the original competition scheme;
- Design integrity going forward is addressed in the planning conditions of consent;
- The proposal achieves excellence in sustainability outcomes, landscaping, public art and heritage interpretation strategies;
- The proposal is respectful of its context including Parramatta Park, which is a State listed heritage item;
- The proposal is required to integrate Aboriginal heritage considerations;
- The proposal is consistent with the zone objectives and controls within the LEP;
- The proposal is consistent with relevant DCP provisions;
- The proposal will not create any significant amenity impacts with regard to overshadowing, privacy, noise or view loss;
- The proposal will not result in a significant and unreasonable impact on the environment;
- Access and traffic considerations have been addressed in the proposal;

- The proposal will provide for a high-quality community facility in the form of the Aquatic Leisure Centre Parramatta to meet the recreational needs of the community;
- On balance the proposal is considered to be in the public interest.

CONDITIONS





The development application was approved subject to the conditions received on 10 December 2020 (Revision 2).

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during the public exhibition and heard from all those wishing to address the Panel. The Panel notes that issues of concern included:

- Ensuring sufficient traffic management and access to public transport - particularly from Park Parade and Alexandra Avenue
- Outdoor seating capacity insufficient
- Lack of diving facilities
- Insufficient/excessive car parking spaces provided
- Should include CPTED measures and access
- Adoption of Mays Hill Masterplan
- Visual Impact on Parramatta Park - protected view
- Impracticality of circular roofing and ensuring adequate sun protection
- Location of development is inappropriate
- Retention (and protection) of Aboriginal history and Heritage items
- Lack of water polo facilities and request for inclusion of a deep water pool
- Should include re-use and recycling of water
- The lack of pre-DA consultation with Cumberland Council and Parramatta Park Trust
- Concern regarding multiple entry points around the facility
- Discounted memberships for nearby residents given noise implications
- Timeliness of project delivery and to ensure it is not prolonged
- Support for the Café within the centre of complex
- To ensure appropriate management/size and cleanliness of facilities and toilets
- Lack of Tennis court facilities
- Proximity and impact to nearby heritage Item 'The Parks' 15 - 17 Thomas May Parade Cumberland Council area
- Objection to the inclusion of the indoor gym
- Impacts to surrounding area during construction including identification of buildings subject to dilapidation reports.
- Impact of proposal on Governors Carriageway and lack of pedestrian pathways in the precinct
- Concerns regarding lack of bathroom/change room facilities / request for additional facilities
- Financial accessibility to low income/disabled individuals
- Renaming of the centre to include "leisure"
- Implement CCTV measures around the facility
- No war memorial or plaque/reference to old pool for history
- Overdevelopment of the site and impact upon Parramatta Park
- Replacement of trees affected by the development
- Building sustainability and Green Star Rating of the development
- Lack of habitat assessment - particularly diverse bird population
- Landscaping with native plants preferred
- Roof height too low
- Child-friendly design principles
- Restrictions on pedestrian movement during construction
- Hours of operation, lighting spill, public address and crowd noise
- Healthy food at the café and vending machines
- Choice of Mays Hill site for Aquatic Centre
- Impact on residential development in Cumberland LGA.

The Panel considers that concerns raised by the community have been adequately addressed in the assessment report and that no new issues requiring assessment were raised during the public meeting. The Panel notes that in addressing these issues, appropriate conditions have been imposed in the council assessment report.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 Jane Fielding
 Gabrielle Morrish	 Richard Thorp

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-100 – City of Parramatta - DA/277/2020
2	PROPOSED DEVELOPMENT	Construction of the new Aquatic Leisure Centre Parramatta. The scope of works includes site works (cut and fill); tree removal; and a new leisure centre comprising a 50m outdoor pool and multiple indoor pools; associated facilities including cafe, health club and program rooms; 197 at grade car parking spaces; bus drop off area; landscaping works and signage
3	STREET ADDRESS	The relevant section of Parramatta Park is known as 7 Park Parade, Parramatta being part Lot 1 Deposited Plan 1244328. Within Lot 1 the area of the Park leased from the Trust for the proposed facility comprises an area of approximately 3.7 hectares. The lease area has a primary frontage to Park Parade, with secondary frontages to Pitt Street, and the Great Western Highway.
4	APPLICANT/OWNER	Applicant – City of Parramatta Council Owner - State of NSW (Crown Land) – the subject land is reserved for the purposes of public recreation. The Parramatta Park Trust is the Reserve Manager and is constituted under the <i>Parramatta Park Trust Act 2001</i> .
5	TYPE OF REGIONAL DEVELOPMENT	Pursuant to Part 4 and Schedule 7 of the <i>State Environmental Planning Policy (State and Regional Development) 2011</i> , the development is Council related development with a capital investment value of more than \$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. 64 - Advertising and signage; State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Sydney Harbour Catchment) 2005 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (State and Regional Development) 2011 Parramatta Local Environmental Plan 2011

		<ul style="list-style-type: none"> • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Parramatta Development Control Plan 2011 • Planning agreements: Nil • Provisions of the Environmental Planning and Assessment Regulation 2000 • 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: 10 November 2020 • Council addendum report: 10 December 2020 • Revised conditions – 10 December 2020 (Revision 2) • Written submissions during the public exhibition: 34 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ In support – Nil ○ In objection – Nil ○ Council assessment officer - Brad Roeleven and Myfanwy McNally ○ On behalf of the Applicant – Georgia Sedgmen
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 7 October 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), Gabrielle Morrish, Ken McBryde, Richard Thorp and Jane Fielding ○ <u>Council assessment staff</u>: Brad Roeleven • Site inspection: Site inspections have been curtailed due to COVID-19. Where relevant, Panel members undertook site inspection individually. • Final briefing to discuss council's recommendation, 10 December 2020, 3.00pm (teleconference) Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), Gabrielle Morrish, Richard Thorp and Jane Fielding ○ <u>Council assessment staff</u>: Brad Roeleven and Myfanwy McNally, Helena Miller, Josh Mills, Che Wall, Julie Mahler, Guy Pinkerton, Kim Crestani and Peter Poulet. ○ <u>Matter discussed</u>: <ul style="list-style-type: none"> • Final conditions and clarification of timing requirements. • Late submissions regarding bus parking and layovers for Bus NSW. • How the Events Management plan could address bus parking

		<p>on the site given the lateness of the request.</p> <ul style="list-style-type: none"> • Final conditions have been agreed by the applicant. • Issue previously raised by the Panel including ESD, response to Aboriginal archeology and interpretation, design excellence integrity, access and traffic issues including connectivity, landscaping and surfacing materials. • Aboriginal interpretation will be addressed by an interpretation plan that will be required. • ESD has been considered by Council in detail and is now considered to be significantly improved. There are particular conditions now included to ensure strong sustainability outcomes. • Traffic and access have been addressed as set out in the report and additional tree planting has been provided but care would be required to ensure that any bus parking would not impact the landscape qualities of the car park. • Design excellence for the final proposal has been confirmed by the Design Integrity Panel. • Robust conditions have been included to ensure great care is taken with materials and design of the site frontage and form to minimize visual impact as the design is developed. • Clarification of the term 'green asphalt' which is an asphalt that is made entirely from recycled materials.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Submitted with the council assessment report