

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 11 July 2024, 2.03pm and 2.45pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-313 – Bayside – DA-2024/50 – 2 Myrtle Street, Botany – Integrated Development - Demolition of existing structures, tree removal and construction of recreation facility including indoor and outdoor swimming pools and leisure facilities, gymnasium, changerooms, amenities, adventure waterslides and splashpad. Operating hours are 5:30am to 10:00pm 7 days and 8:00am to 6:00pm on public holidays, with adventure waterslides operating Monday to Friday 3:00pm to 7:00pm and Saturdays, Sundays and school holidays 10:00am to 7:00pm

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Michael Sheils and Paul Pappas
APOLOGIES	Alice Spizzo
DECLARATIONS OF INTEREST	Joe Awada and Michael Nagi

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Pascal van de Walle and Marta Gonzalez-Valdes
INDEPENDENT PLANNING CONSULTANT	Brendon Clendenning and Kalinda Li
DEPARTMENT STAFF	Carolyn Hunt
OTHER	Nil

KEY ISSUES DISCUSSED

- Site history and location outlined, including surrounding development that includes a heritage item and railway line
- Council's urban design team has reviewed the application
- Site history outlined, noting previous approvals and existing development onsite
- Detailed outline of the proposal – demolition of existing aquatic centre structures, tree removal and construction of a recreation facility (aquatic centre) and associated structures
- Part of the site is not included in the proposal (open space area)
- Required information:
 - Landscaping design – additional landscaping and permeability in car parking, further details on fencing, furniture and tree protection

Planning Panels Secretariat

- Tree removal (being 29) and replanting details
- Urban design – location of services along Myrtle Street, consideration of CPTeP principles, improvements to public plaza, foyer areas and kiosk design and configuration
- Stormwater and drainage – minimum floor levels for plant rooms and services, provision of a flood management plan and further modelling/calculation issues (onsite detention)
- Traffic and Parking – parking survey required, consideration of additional parking, and bus/coach parking bays to be outlined on plans
- Sustainability – change in legislation noted and request for energy and water efficiency report and embodied emissions report, electric vehicle parking spaces to be provided
- Plan details – fence design, earthworks and finishes for the site to be provided
- Owner's consent – Crown Lands consent required as change in foot print
- Permissibility of a food and drink premises, noting size restrictions for a kiosk
- Further information – proposed signage, aircraft noise, lighting strategy, contamination and rail impacts, acoustic impacts from rail line, information in response to conflict of interest policy

Panel Comments

- Consideration of the aesthetics of the application by design review panel recommended
- Noise and acoustic impact assessment to include the consideration of noise from aircraft and railway line on the facility, with mitigations to be identified
- Lighting impacts on adjoining development to be identified

TENTATIVE DETERMINATION DATE SCHEDULED FOR: 1 October 2024