

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 30 November 2022, 11:40AM- 11.48PM
LOCATION	Public Teleconference

BRIEFING MATTER(S)

PPSSNH-336 - LDA2022/0267 – Ryde - 22 WINBOURNE STREET WEST RYDE. Multi-Sports Facility, Construction and operation of a new two-storey indoor sports facility with 4 indoor sports courts and associated amenities, gym, office, kiosk, storage spaces and first aid room. The proposal also includes 32 outdoor netball courts, car parking accessible from Winbourne St, bike parking facilities, footpaths, tree removal, landscaping, signage, stormwater drainage, public domain works and environmental protection measures.

PANEL MEMBERS

IN ATTENDANCE	Peter Debnam (Chair), Brian Kirk and Sarkis Yedelian
APOLOGIES	Julie Savet Ward and Jordan Lane
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Sandra Bailey and Holly Charalambous
OTHER	Jordan Clarkson and Carolyn Hunt

KEY ISSUES DISCUSSED

- Proposal noted as the construction and operation of an indoor sports facility and associated works
- Submissions received – 40+ in objection
- Key issues identified as:
 - Drainage – amendment to the Flood Impact Study required to ensure safe vehicle and pedestrian access, with additional information required in relation to the overall drainage infrastructure and bioretention basin
 - Traffic and access – mitigation measures required for:
 - safety and efficiency for vehicle movement out of Winbourne Street and onto Marden Road
 - minimisation of loss of parking from the relocation of the pedestrian crossing on Brush Road
 - continuation of shared user path along the eastern side of Winbourne Street
 - Landscaping –
 - amount and quality to be assessed, taking into consideration the views from adjoining sites and operation of the facility

- additional information required in relation to the extent of hard paving, clarification of level information and omitted information from the Arboricultural Impact Assessment
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- Ecology and Vegetation Management Plan – recommendations to support the longevity of the Blue Gum High Forest identified
- Lighting – potential mitigation measures to be outlined
- Insufficient information
- Internal referrals
 - Development Engineering – inadequate parking analysis provided and stormwater modelling to be reviewed, noting flooding and need to include additional hard stand areas in calculation of post development flows
 - Parks – clarification required in relation to court design (National or State level), community access, multi-use line marking required for at least 2 courts, improved access to toilet facilities, improved location and type of tree planting, improved DDA access
 - Urban Design – plan amendments required to improve site access and circulation, site configuration, public domain, façade design, landscaping design and sustainability
 - Environmental health – Plan of Management required, noting limitations on use of outdoor courts for local amenity
- External experts engaged to provide independent advice on traffic, acoustic and lighting impacts
- Crown DA – ownership to remain with Dept Ed with PCYC will operate facility
- Intensification of use to be considered in the assessment report
- Additional briefing required to address issues raised in submissions

TENTATIVE DETERMINATION DATE SCHEDULED FOR: TBC