

Record of Kick-Off Briefing Sydney South Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-101 – Canterbury-Bankstown – DA-1012/2021 – 17 Phillips Avenue, Canterbury
APPLICANT / OWNER	Leonard Slabbert -Tract / Canterbury-Bankstown Council
APPLICATION TYPE	\$5M - Council interest
REGIONALLY SIGNIFICANT CRITERIA	Clause 3(b), Schedule 7 of the SRD SEPP
KEY SEPP/LEP	SEPP 19, 55, 64, Infrastructure SEPP, Coastal Management SEPP, Vegetation SEPP, Canterbury LEP 2012, Consolidated Canterbury Bankstown LEP
CIV	\$44,658,900.00 (excluding GST)
MEETING DATE	7 February 2022

ATTENDEES

APPLICANT	Leonard Slabbert; Duncan Reed, Scott Allen, Ruth O'Brien, Scott Allen, Shaun Naidoo, Steve Kennedy, Tammy Beck, Troy Loveday,
PANEL CHAIR	Helen Lochhead
PANEL MEMBERS	Heather Warton, Stuart McDonald
COUNCIL OFFICER	Kaitlin McCaffery, Alice Pettini, George Gouvatsos, Bob Steedman,
SENIOR PLANNING OFFICER	Carolyn Hunt
RSDA TEAM	Sharon Edwards, Jeremy Martin

ISSUES LIST

- Introduction
- Summary:
 - Background and Overview of Project provided by applicant – being a new Leisure and Aquatic Centre to meet community needs to replace existing 50 year old facility in need of renewal. New curvilinear architectural expression with light panelized cladding above brickwork.
 - Respect for existing landscape. Pockets of open space should carefully integrate existing figs and landscape setting and provide replacement trees as well as additional planting.
 - Cycle path relocated to front for better integration and surveillance

- Carparking increased to deal with additional demand needs to be balanced with loss of open space. Spaces to be shared with ice skating rink.
- Overflow parking to meeting peak periods. 130-140 spaces to mitigate impacts and on street parking including overflow parking considered feasible.
- Flooding and groundwater impacts: Ground level elevated to address flooding but also provides outlook across park.
- Sustainability should be a priority as this is an energy intensive facility. Design exceeds Section J requirements. 150 kw of solar energy and efficient mechanical systems to reduce consumption. Rainwater capture incorporated. Reduced water consumption prioritized. Designed to have daylighting to all spaces
- Waste management all dealt within a holding bay at back of house.
- Safety and security: Night lighting strategy. Interface with park and adjoining public areas, CCTV.
- Social impacts during construction
- Other considerations beyond current scope: potential to redirect pedestrian and cycle bridges, Park improvements including pedestrian path along the river, naturalization of the river's edge
- Public exhibition is yet to occur.
- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
- The application is yet to be considered by the Sydney South Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Interface with ice rink: impacts on ice rink including wayfinding and amenity of existing facility
- Traffic impacts: adequacy of laneway for service vehicles
- Adequacy of proposed parking areas
- Flooding and groundwater
- Contamination and acid sulphate soils: details required
- Noise and amenity impact on the surrounding neighbourhood need to be addressed.
- Waste minimization strategy to be detailed.
- Safety and security
- Social impacts during construction
- Sustainability Energy consumption and reduction. Investigate reuse and recycling of existing materials onsite
- Landscape. Careful integration of existing Figs and landscape setting is required. Provide replacement shade trees plus additional planting to enhance landscape and amenity.
- External referrals – consultation with Sydney Water required as concurrence may be required if dewatering is proposed

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION – NA

- 19/01/-15/02/22 – no submissions to date

REFERRALS REQUIRED

Internal

- Council's Building Surveyor
- Council's Fire Safety Officer

- Council's Development Engineer
- Council's Environmental Health Officer has requested additional information (revised contamination report) in order to provide comments.
- Council's Waste Services Unit - has reviewed the proposal and advised that the Waste Management Plan must be amended to address concerns identified in the referral.
- Council's Contributions Planner - has reviewed the proposal in the context of Council's Infrastructure Funding planning and delivery and provided a response identifying relevant issues for the assessment of the project.
- Council's City Shaping Team - integration into the wider precinct generally and the renewal of Campsie town centre
- Infrastructure Services Unit – has reviewed the proposed and provided comments in respect of the existing and proposed cycleway connections.

External

- Sydney Trains,
- Sydney Water
- Ausgrid

RFI SUBMISSION DATE – Council is to notify the Planning Panels Secretariat within 7 days of the RFI being issued to the Applicant.

TENTATIVE PANEL BRIEFING DATE – 05 April 2022

TENTATIVE PANEL DETERMINATION DATE – 07 June 2022