

DETERMINATION AND STATEMENT OF REASONS

SYDNEY SOUTH PLANNING PANEL

DATE OF DETERMINATION	17 December 2024
DATE OF PANEL DECISION	17 December 2024
DATE OF PANEL BRIEFING	16 December 2024
PANEL MEMBERS	Annelise Tuor (Chair), Penelope Holloway, Glennis James
APOLOGIES	None
DECLARATIONS OF INTEREST	Council interest Khal Asfour (previously deliberated on this site for Council)

Papers circulated electronically on 4 December 2024.

MATTER DETERMINED

PPSSSH-173 – CANTERBURY-BANKSTOWN - DA-783/2024 – 35 Waterloo Road, GREENACRE NSW 2190 - Demolition of the existing Greenacre Community Centre building, carpark and facilities and the construction of a new Community Hub consisting of a multipurpose hall, meeting rooms, children-focused library, kitchen, staff offices and amenities (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 and the matters observed at the site inspection listed at item 8 in Schedule 1.

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 Panel determined to approve the application for the reasons outlined in the Council Assessment Report.

- The council officer's assessment report has considered the relevant matters under section 4.15 of the Environmental Planning and Assessment Act 1979.
- The proposed development is a permissible development with consent within the RE1 Public Recreation zone and is consistent with the relevant zone objectives. It complies with the applicable State Environmental Planning Policies and satisfies the relevant provisions of the Canterbury-Bankstown Local Environmental Plan 2023 and the Canterbury-Bankstown Development Control Plan 2023.
- The proposed development appropriately responds to the site, is compatible with the development within the surrounding area and does not result in unreasonable impacts on residential amenity.

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report with the following amendments:

- Amend condition 16 to clarify the stormwater drainage arrangements from the school.

- Add new condition to require amendments to the POM in relation to parking and acoustic measures.
- Amend condition 67 to require the premises to operate in accordance with the POM and approval requirements for any future amendments.

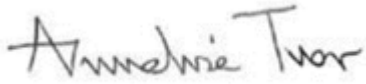
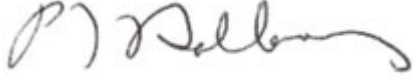
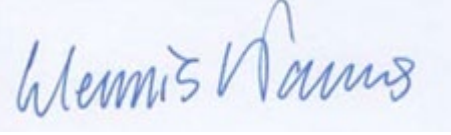
The amended conditions are attached in Schedule 2.

CONSIDERATION OF COMMUNITY VIEWS

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

- Traffic congestion and parking
- Traffic impacts during school drop off and pick up
- Parking capacity, increased traffic and impacts on driveway access in local streets
- The Hours of operation of nearby shops and associated littering

The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report.

PANEL MEMBERS	
 Annelise Tuor (Chair)	 Penelope Holloway
 Glennis James	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSSH-173 – CANTERBURY-BANKSTOWN - DA-783/2024
2	PROPOSED DEVELOPMENT	Demolition of the existing Greenacre Community Centre building, carpark and facilities and the construction of a new Community Hub consisting of a multipurpose hall, meeting rooms, children-focused library, kitchen, staff offices and amenities
3	STREET ADDRESS	35 Waterloo Road, GREENACRE NSW 2190
4	APPLICANT/OWNER	Patrick Love – lahznimmo Architects / City of Canterbury Bankstown
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$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 (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Transport and Infrastructure) 2021 Canterbury Bankstown Local Environmental Plan 2023 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Canterbury-Bankstown Development Control Plan 2023 Canterbury-Bankstown Local Infrastructure Contributions Plan 2022 Planning agreements: Nil Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> 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: 16 December 2024 Written submissions during public exhibition: 2 Total number of unique submissions received by way of objection: 2
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 9 September 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway, Glennis James <u>Council assessment staff</u>: Stephen Arnold, Fiona Kordahi <u>Applicant representatives</u>: Matt Tran (Council), John Wilson (Council), Patrick Love (Architect), Annabel Lahz – Applicant (Architect) <u>DPHI</u>: Joel Burgess Site inspection: 21 October 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway, Glennis James <u>Council assessment staff</u>: Stephen Arnold

		<ul style="list-style-type: none">• Final briefing to discuss council’s recommendation: 16 December 2024<ul style="list-style-type: none">○ <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway, Glennis James○ <u>Council assessment staff</u>: Stephen Arnold, Monir Korkis○ <u>Council Consultant Assessment Planner</u>: Jeremy Swan (The Planning Hub), Rennie Rounds (The Planning Hub)○ <u>Applicant representatives</u>: Matt Tran (CBCity), Patrick Love (Lahznimmo Architects),○ <u>DPHI</u>: George Dojas, Nikita Lange
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report, as amended by the Panel (see Schedule 2)

SCHEDULE 2

Insert new Condition 4A in General Conditions:

4A.	Plan of Management
	Before issue of a construction certificate, the Operational Plan of Management is to be amended and approved by Council's Manager Development as follows: <ul style="list-style-type: none">to incorporate the recommendations detailed at Section 6.1 (Summary of Assessment and Recommendations) of the endorsed Acoustic Report dated 15/07/2024 (SY230660-00-AU-RP01, Rev 4).To address the designated use of 12 car parking spaces by the Early Learning Centre between 7:00am-6:00pm Monday-Friday.
	Condition reason: To ensure the plan of management reflects endorsed documentation.

Amend condition 16:

16.

Stormwater Drainage

Stormwater drainage from the development shall be designed so as to comply with Council's DCP 2023, Development Engineering Standards. Stormwater runoff from all areas proposed for development shall be collected and connected to the existing stormwater system within the site, subject to the existing system being evaluated by a qualified professional Civil Engineer and found to be structurally adequate and to have the required hydraulic capacity.

A final detailed stormwater drainage design shall be prepared by an appropriately qualified person as defined in the Building and Development Certifiers Regulation 2020 in accordance with the above requirements and shall generally be in accordance with the approved concept stormwater plan as shown in the table below.

The final plan shall be certified by an appropriately qualified person as defined in the Building and Development Certifiers Regulation 2020 that it complies with Council's DCP 2023 and Development Engineering Standards, the BASIX Certificate (where applicable) and the relevant Australian Standards.

Any existing drainage from the adjoining school currently entering the site shall cease. The endorsed Drainage Plans are to be amended to reflect this. Should a formal arrangement be reached between the two landowners for drainage from the school onto the site, a drainage easement shall be formally created and registered prior to the issue of an occupation certificate.

Plan Name	Number	Date	Prepared By
Stormwater Design Report & Civil Plans		July 2024	Civille
Drainage Plans	C010 – C012	15/07/2024	Civille

			Rev B			
	Condition reason: To ensure compliance with the relevant Australian Standard and National Construction Code.					

Amend condition 67:

67.	Plan of Management
	<p>The Operational Plan of Management submitted in support of this application prepared by Canterbury-Bankstown Council, dated, 12 June 2024, as amended by Condition 4A, forms part of the development consent and must be complied with at all times. In the event of any inconsistency, the conditions of this consent will prevail over the plan of management.</p> <p>Any amendments to the Operational Plan of Management are to be submitted to and approved by Council's Manager Development.</p>
	Condition reason: To ensure the development is built and remains consistent with approved plans and documentation.