

Record of Preliminary Briefing

Sydney South Planning Panel

PANEL REFERENCE & DA NUMBER	PPSSSH-174 – DA-914/2024
APPLICANT OWNER	Andrew Stanton - Ice Skating Club of NSW CO-OP Ltd. Canterbury Bankstown Council
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Council interest
CIV	\$ 14,244,675 (excluding GST)
BRIEFING DATE	11 November 2024

ATTENDEES

APPLICANT	Andrew Stanton, Alex Allan, Steve Kennedy, Duncan Reed, Leonard Slabbert
PANEL MEMBERS	Annelise Tuor (Chair), Penelope Holloway, Glennis James
DECLARATIONS OF INTEREST	Khal Asfour
COUNCIL OFFICERS	Natasha Parasiris, George Gouvatsos, and Rebecca Englund
PLANNING PANELS TEAM	Joel Burgess
APOLOGIES	None

DA LODGED: 28/08/2024

DAYS SINCE LODGEMENT: 75 days

TENTATIVE PANEL BRIEFING DATE: TBD in consultation with council.

TENTATIVE PANEL DETERMINATION DATE: Before 28/8/2025 (275-days)

KEY MATTERS DISCUSSED:

The Panel notes the applicant's presentation, council's briefing note and matters discussed with the applicant and council during the briefing. In particular, the Panel notes:

Council has issued an RFI – **response due 25th November**

Inclusion of adjoining lots, owner consent and amendments to Aquatic Centre consent

- The DA proposes work, and maintains an existing encroachment, on lots which are not currently included in the DA. It also amends work that has been approved under the DA consent for the Aquatic Centre.
- Panel notes that the DA needs to include all lots where work is proposed and provide owner's consents. A modification application to the Aquatic Centre consent or conditions under any consent for this DA will need to be imposed for any changes to the Aquatic Centre consent proposed under this DA. The applicant and council should discuss the appropriate mechanisms.

Capacity/ intensity of use

- The RFI issued by council requests identification of current usage of the Ice Rink (skaters/spectators, staff, operating hour, car spaces etc) and of usage under the proposed development to understand if there is an intensification of use resulting in increased demand for car parking, noise impacts etc.
- Applicant advises that additional floor space is proposed to better cater for the existing operation rather than increase capacity to accommodate additional patrons.
- Council clarified its concern that the proposed change room enhancements offer opportunity for matches to be concentrated and may lead to additional intensification during peak periods. Council also requests clarification on skaters vs persons in the Plan of Management.
- Applicant understands that there will be no change to event spacing (to be confirmed by Ice Skating Club of NSW).

Parking

- This DA proposes the relocation of 9 parking spaces approved under the Aquatic Centre consent.
- The relocation of these parking spaces could either be done through a modification application. Otherwise, this DA could amend that existing consent if all the affected lots were included in this development application (with owners' consents).
- Applicant planner advises that discussions with the Aquatic team suggests that relocation of car parking is likely to be sought through a modification application.
- Panel requests that council and the applicant discuss the appropriate planning mechanism to ensure a timely resolution of any changes required to the Aquatic centre consent.

Design

- Applicant response to RFI requests:
Aquatic Centre integration – Ice rink integrates with Aquatic centre through use of brick base and metal clad design, colours and shapes
Windows on Western elevation – windows would allow sun into the ice rink and increase heat loads and maintenance.
Façade detailing – a landscaping response is being considered to soften the appearance of the western façade as well as consideration of brick base/metal cladding near the entrance, similar to the Aquatic Centre.

Contamination

- Council highlighted a need for PSI.
- Applicant aware of asbestos contamination and is currently undertaking detailed contamination assessment.

Next steps:

- Applicant to respond to RFI by 25 November. It notes that the landscaping response may take longer due to additional consultation required.
- Applicant to meet with council to discuss the process for amending the Aquatic Centre consent and confirm any additional lots and owners consent required for proposed works.
- Further briefing of the Panel to be confirmed once response to RFI has been considered by Council.

Note:

Council is yet to undertake its full application assessment, and therefore future comment will not be limited to matters discussed at the preliminary briefing.