

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 24 October 2022, 9:00am to 9:30am
LOCATION	Teleconference

BRIEFING MATTER(S)
PPSSWC-262 – Fairfield – DA 255.1/2022 – 430 Smithfield Road Prairiewood 2176

Demolition of Existing Structures; Site Preparation Earthworks Including Removal of 44 Trees; Construction of a Two (2) Storey Indoor Sports Centre Comprising Four (4) Multi-Purpose Sports Courts, Spectator Stand, Offices, a Cafe, Function/Training Areas, Amenities, Loading and Waste Facilities and Landscaping Including 49 New Trees; Construction of Car Parking Area to Provide 143 Car Parking Spaces; Construction of a Dual Carriageway Access Road Including Roundabout, Bus Bays and Parking Blisters with 15 Bus Parking Spaces; and Resurfacing of the Existing Carnival Rides Area

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Louise Camenzuli, Nicole Gurran
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Geraldine Pham, Sunnee Cullen, Liam Hawke
INDEPENDENT ASSESSMENT PLANNER	Glenn Apps
DPE	George Dojas, Alexander Richard

KEY ISSUES DISCUSSED

- The Panel noted that as a Council project, assessment might be assisted by some form of independent design review. However, as Council has an independent planner involved, the Panel will defer to that planner as to whether additional design and/or architectural input is justified. The Panel noted that the design should take into account ease and cost of maintenance given the high glass for example.
- The Panel noted that acoustic assessment is being undertaken due to the availability of the facility to host indoor concerts and performances.
- The Panel queried whether the outdoor areas are intended to be available for outside concerts. It may be that such performances could be separately considered.
- The Panel noted the flood affectation, which Council is examining. The building itself is outside the flood affectation.
- The only submission related to parking which will be covered by a peer review on traffic.

TENTATIVE DETERMINATION DATE SCHEDULED FOR MARCH 2023

Electronic determination is likely to be suitable.

Planning Panels Secretariat