

Local Planning Panel

10 August 2022

5020 Chapman Road, Annandale

D/2022/253

Applicant: City of Sydney

Owner: City of Sydney

Planning / Heritage Consultants: Andrew Robinson Planning Services /

Tonkin Zulaikha Greer

proposal

- Category 1 remediation works (cap and contain method) within a floodway (being 1,822sqm of Chapman Road)
- First Title Creation subdivision
- within this section of road, 40 car spaces and 5 trees are to be removed to allow for this part of Chapman Road to be remediated

recommendation

approval subject to conditions










background

- Remediation works facilitate the gazettal of the road closure and future use of roadway and adjacent open space as a recreational area/sports field
- Recreational area is being provided in accordance with the Johnstons Creek Parklands Master Plan (2013)
- Recreational area **was approved** on 12 April 2022 under a Part 5 Infrastructure and Environmental Impact Assessment process (IA/2022/4)
- Part 5 assessment identified the Category 1 remediation works within a flood way requires DA consent

background

- A parcel identity for the road to be closed must also be created, known as 'First Title Creation', which is a form of subdivision that also requires DA consent
- Closure of part of Chapman Road was endorsed by Council on 29 March 2021
- Scope of works for the sports field was endorsed by Council on 18 October 2021
- The parking changes to Chapman Road (i.e. removing the 45 car spaces, constructing a new cul-de-sac and changing other on-street parking arrangements) was endorsed by the Local Pedestrian, Cycling and Traffic Calming Committee on 24 February 2022

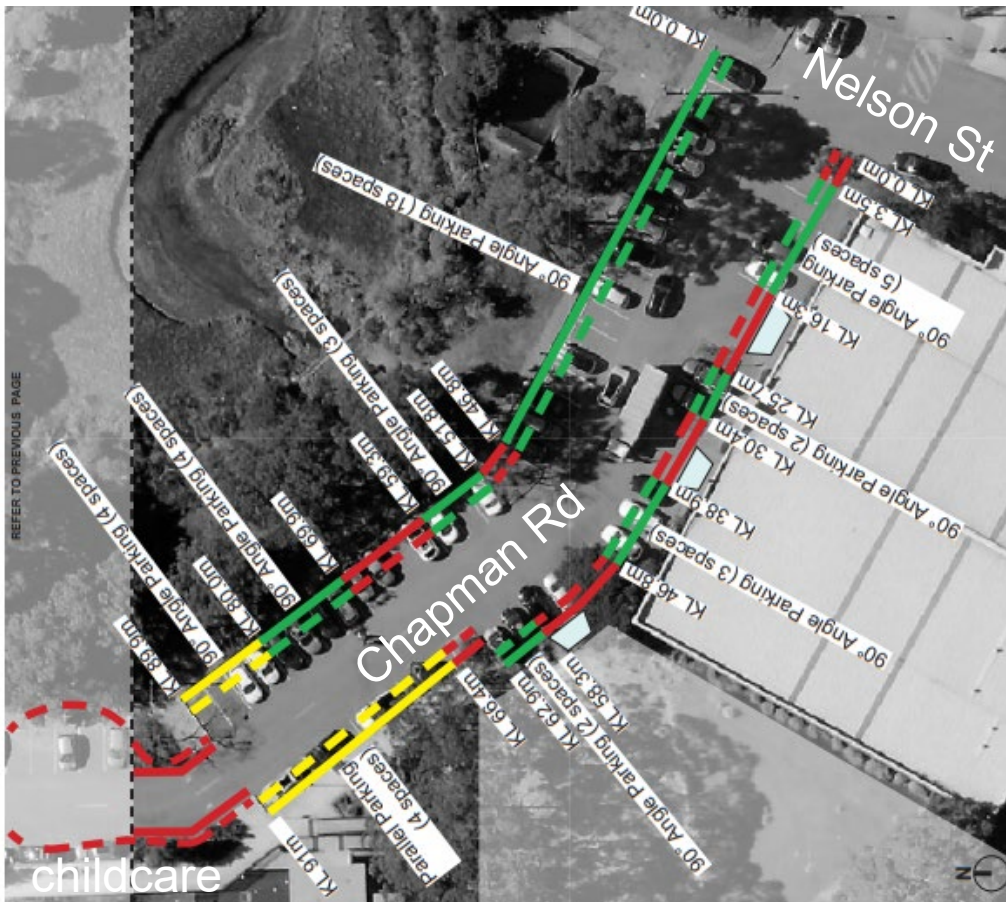


-  New path
-  New field fencing
-  New synthetic turf sportsfield
-  New grass turf
-  Existing tree - To be retained
-  Existing tree - To be removed
-  New trees
-  New seating
-  New sportsfield lights
- 01** Retain and protect existing trees
- 02** New raised multi-purpose synthetic sportsfield (61x38m area)
- 03** New goals
- 04** New on field seating
- 05** New circulation paths
- 06** New park entries
- 07** New park seating
- 08** Regraded turf areas
- 09** New park lighting
- 10** New turn-a-round road condition





The Crescent Synthetic Sports Field - endorsed by Council on 18 October 2021






Partial closure of Chapman Road - endorsed by Council on 29 March 2021



Existing

-  Driveway
-  2P 8am - 6pm Mon - Fri
-  No Stopping
-  1/4P Mon - Fri
7am-9am & 3pm-6pm

Proposed

-  New Road Condition / No Parking
-  2P 8am-10pm
-  No Stopping
-  1/4P 8am-10pm

endorsed parking changes to Chapman Road – 24 February 2022

notification information

- exhibition period 31 March to 29 April 2022
- 41 owners and occupiers notified
- 13 submissions received



submissions

- loss of parking spaces having an adverse impact on locals, users of the recreational area and the nearby childcare centre
- safety within Chapman Road and The Crescent
- vacant lot on Chapman Road could be used for car parking
- design and use of recreational area
- contamination/construction impacts to nearby childcare centre

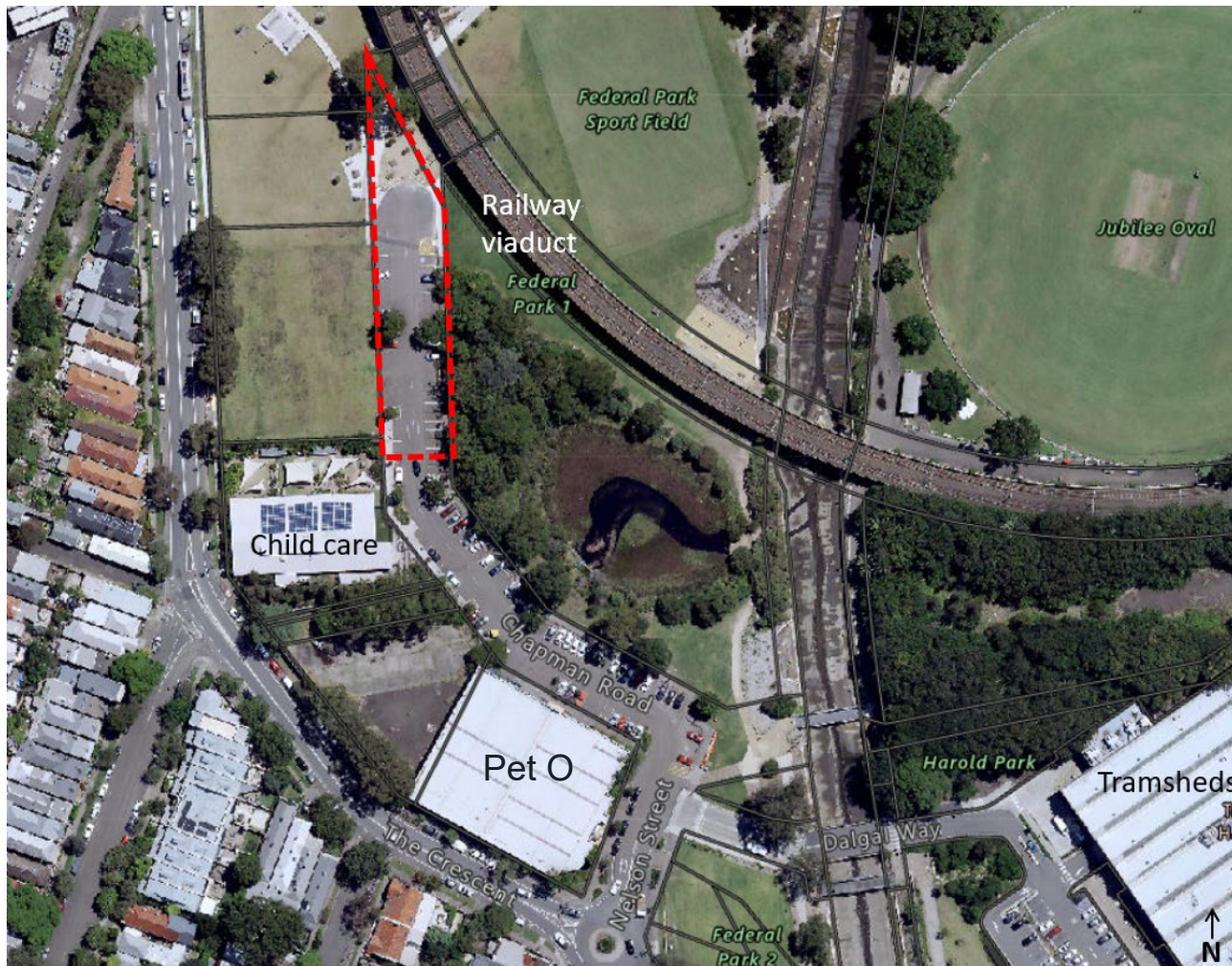
note: majority of concerns fall outside of the scope of the DA proposal, which relates to remediation and subdivision only

submissions



-  subject site
-  submitters

site





North section of Chapman Road to be closed



Chapman Road looking south - Crescent Parklands to the right



looking south



looking west

The Crescent Parklands - grass area to be new sports field

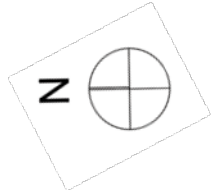
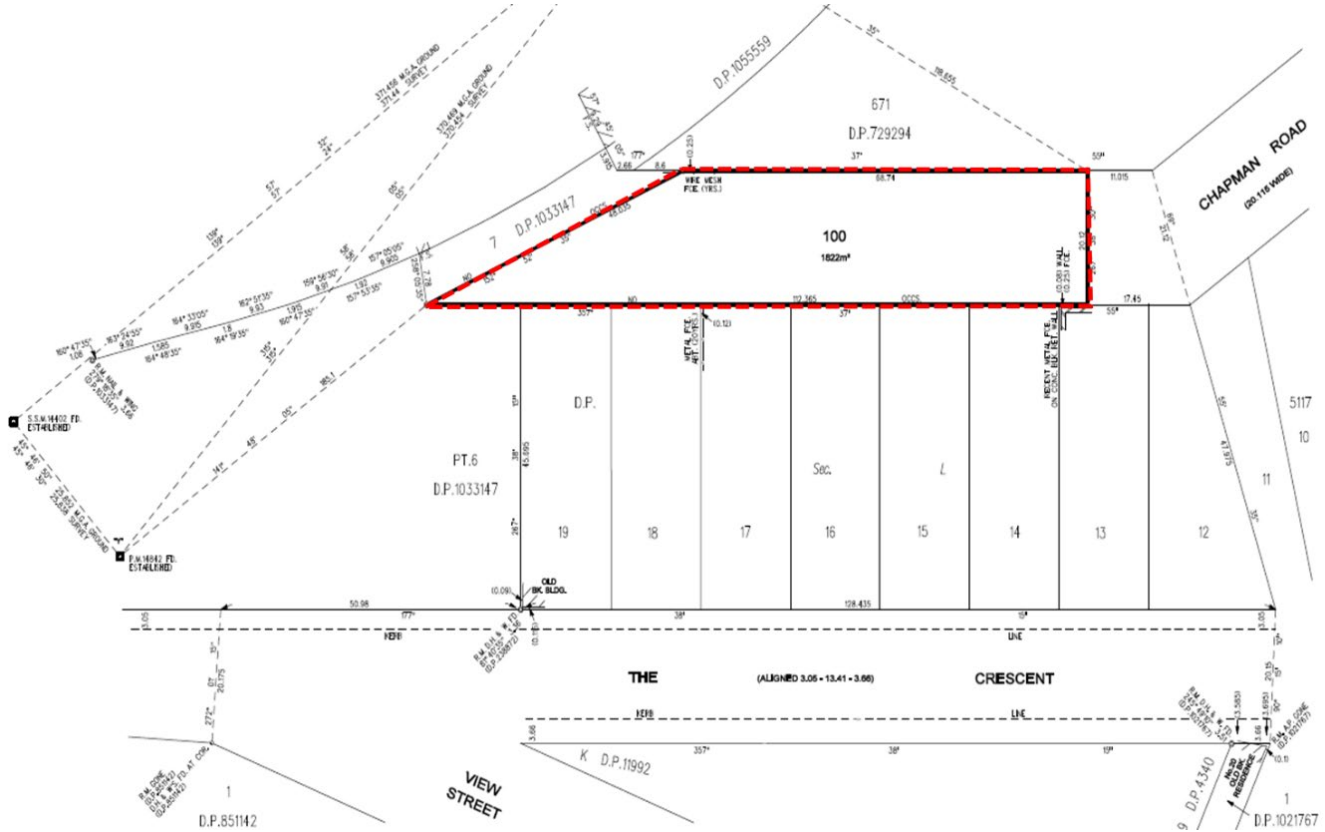


Railway Viaduct and skatepark at 11-13 The Crescent to north



The Crescent looking south – proposed sports field to left

proposed plan of subdivision



issues - contamination

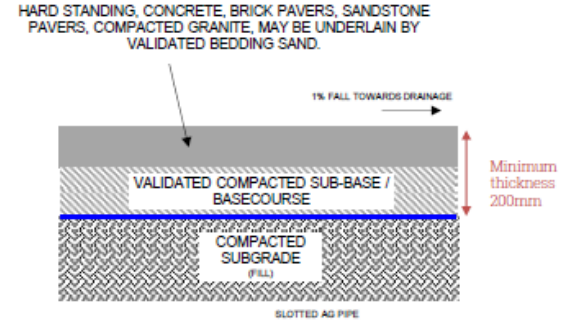
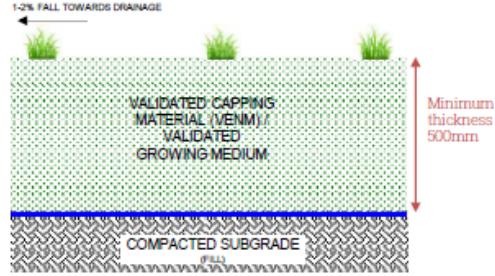
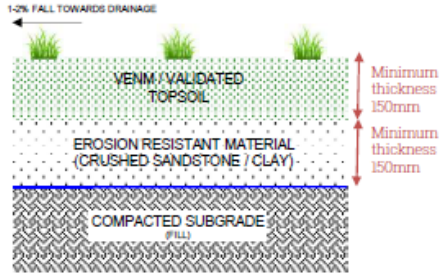
- There is uncontrolled fill across The Crescent lands, resulting in hydrocarbon, metals and asbestos contamination
- Most of the area has previously been remediated using a cap and contain strategy
- These areas are subject to Long-term Environmental Management Plans (LTEMP)
- The investigation of Chapman Road found similar levels of contamination
- The vertical extent of remediation is to a depth of 2.7 metres


contamination


- Remediation Action Plan proposes a cap and contain strategy, with a capping layer at varying depths (the same method that is already in place across most of The Crescent lands) to limit exposure of contaminants. Minimum of 1m in areas of tree plantings
- Area is to be excavated, with a licensed asbestos assessor to remove potential asbestos cement material identified on the soil surface before off-site disposal
- A geotextile membrane to be placed directly onto potentially impacted fill – the “marker layer”
- Capping material is to be validated prior to being installed


contamination

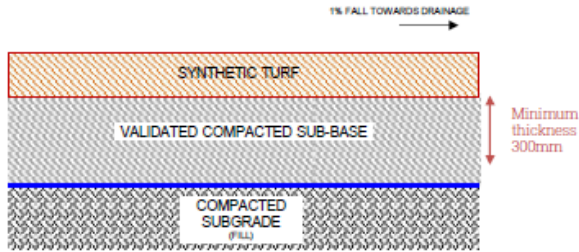
- Will require the implementation of a LTEMP, requiring ongoing monitoring, similar to the other parklands in close proximity which are owned by the City of Sydney
- Following remediation and the creation of the LTEMP, a positive covenant is to be registered on the title of the land for Chapman Road, binding current and future owners to be responsible for ongoing maintenance and any future rehabilitation works




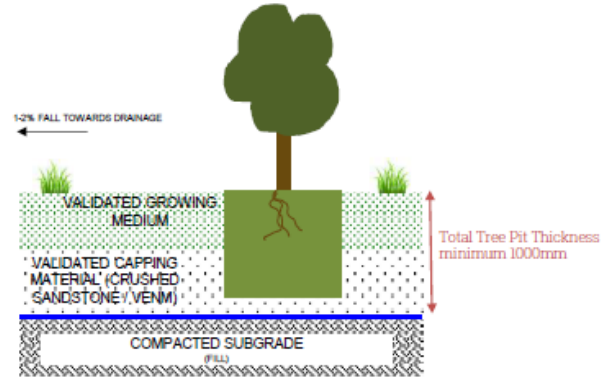
 1. TURFED AREAS (GRASSES)


 2. GARDEN BEDS

 3. IMPERMEABLE PAVEMENTS



 4. SYNTHETIC TURF



 5. NEW TREE PLANTING AREAS

cap and contain method for the site

contamination – impact to childcare

childcare centre made a submission. Issues relating to contamination:

- concerned about the effects to staff and children from exposure during remediation works
- would rather maintain the current portion of Chapman Road *in situ* to minimise risk to human health, with cut and fill works carried out at the northern end of the roadway, away from the centre
- proposal does not provide the necessary precautions to protect children from exposure, i.e. a safe work method

conditions

Conditions are recommended to address these concerns:

- environmental management plan (condition 12) – this will address contamination containment, noise, dust emissions, SafeWork NSW requirements etc.
- erosion and sediment control (condition 18)
- asbestos removal works (condition 21)
- classification of waste (condition 23)
- stockpiles (condition 28)
- covering of loads (condition 29)
- hazardous and industrial waste (condition 31)

recommendation

- approval subject to conditions