

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSEC-93
DA Number	DA/480/2020
LGA	Randwick City Council
Proposed Development	<p>Concept Development Application seeking approval for the following:</p> <ul style="list-style-type: none"> • In Principle demolition of existing site improvements and associated tree removal; • Land uses, including for a 'recreation facility (indoor)' and a 'café', including ancillary administration uses provided for the purpose of operating the recreation facilities; • Site layout and configuration, including the general location and size of car parking areas, buildings, and vehicular access to Bunnerong Road via the existing signalised intersection at Flint Street; and • A building envelope as detailed in the Building Envelope Plans prepared by Co-op Studio and other supporting technical information submitted with the application.
Street Address	417-439R Bunnerong Road, Maroubra
Applicant/Owner	<p>Owner: Department of Planning Industry & Environment – Crown Lands</p> <p>Applicant: Randwick City Council</p>
Date of DA lodgement	17 September 2020
Total number of Submissions	• 170
Number of Unique Objections	• 170
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	Council development for concept plan that directly relates to a works DA with CIV over \$5million – a community facility with capital investment value of \$45,650,000.
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy 64 – Advertising and Signage • Randwick Local Environmental Plan 2012 • Randwick Development Control Plan 2013
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Development Application Assessment Report • Architectural documentation - Plans, Elevations, Sections and 3D images/photomontages • Landscape Plans • Design Excellent Panel Design Response • Statement of Environmental Effects
Summary of key submissions	<ul style="list-style-type: none"> • The inadequate facilities proposed for the gymnastics centre which has not considered the requirements of Gymnastics NSW or the needs of the local community. • The priority given to South Sydney Rabbitohs facility rather than the local community. • The proposal not aligning with the Heffron Park Plan of Management. • The design in terms of its integration with the surrounding environment and provision of shading and seating areas. • Light spillage. • Landscaping.
Report prepared by	GAT & Associates, Consultant Planners
Report date	16 February 2021

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Not applicable

Conditions

Have draft conditions been provided to the applicant for comment?

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

No