

Sydney Central Planning Panel

SCPP No.	PPSSEC-93
DA No:	DA/480/2020, 417-439R Bunnerong Road, MAROUBRA NSW 2035, A Concept Development Application seeking approval for in-principle demolition of existing buildings and structures within the site; 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 facility; 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.
Applicant:	<i>Randwick City Council</i>
Report By:	<i>GAT & Associates, Consultant Planners</i>

1.0 Executive Summary

Council is in receipt of a Concept Development Application seeking approval for the redevelopment of the site known as 417-439R Bunnerong Road, Maroubra. The site is part of Heffron Park, which is the largest recreational park in Randwick and includes playing fields, tennis and netball courts, a cycling criterium track, and an aquatic and leisure centre.

The proposed works forming the Concept DA are as follows:

- 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.

Pursuant to Section 4.7, of the *Environmental Planning and Assessment Act 1979* and schedule 7 of the *State Environmental Planning Policy (State and Regional Development) 2011*, as the applicant for the development is Randwick City Council with a capital investment value in excess of \$5 million, the development is defined as Regionally Significant Development, and the application is referred to Sydney Eastern City Planning Panel for determination.

In 2019, Council entered into an Agreement for Lease and License with the South Sydney District Rugby League Football Club (the Rabbitohs) under a Public Private Partnership (PPP) to accommodate administration, training and community facilities within a Community and High-Performance Centre to be delivered as one component of the Heffron Centre.

Submitted concurrently with this Concept DA is a Stage 2 Detailed Development Application (DA/486/2020) for a new recreational facility known as the "Heffron Centre" located at Heffron Park. Assessment and determination of DA/480/2020 and DA/486/2020 are being done concurrently.

For Council's reference, DA/486/2020 is a Stage 2 Detailed Development Application seeking approval for the following:

- Demolition of existing buildings and structures within the site.
- Site preparation works, including termination or relocation of site services and infrastructure, remediation, tree removal and the erection of site protection fencing.
- Construction of the new Heffron Centre, including:
 - A Community and High-Performance Centre (CHPC).
 - An indoor multi-purpose sporting facility.
 - A local indoor gymnastics centre.
 - Café.
 - Installation of floodlighting to the approved Showcase Field.

- Car parking for 143 spaces, including a combination of staff and visitor spaces, accessed via the existing signalised intersection of Bunnerong Road and Flint Street.
- Building identification signage.
- Public domain works within the site, including new landscaping and tree planting.

The Concept DA was subject to public exhibition in accordance with Council's Community Participation Plan involving an advertisement on Council's website, a site notification attached to the subject site and written notice to surrounding property owners. The Concept DA was placed on public exhibition on conjunction with DA/486/2020 seeking the works to the site.

As a result of the notification process for both applications, a total of 170 unique submissions were received.

Many of the submissions related to the gymnastics facility, in relation to meeting the requirements of the current local gymnastics community and Gymnastics NSW; whether there would be opportunity to expand student numbers within the facility; and questioning whether priority was being made to Souths rather than the community. There were also submissions relating to design and landscaping, and light spillage from the external lights.

The report relating to DA/486/2020 will go into detail on these submissions, as they relate to design issues associated with the facility.

The submissions also raised that the Rabbitohs were not previously involved in the Heffron Park Plan of Management and that the proposal does not align with a larger facility identified in the Plan of Management.

The subject site is zoned RE1 – Public Recreation under *Randwick Local Environmental Plan 2012* (RLEP 2012). The proposal is consistent with the zoning objectives as it provides for the continued use of land for recreational purposes, supports a range of recreational activities and compatible land uses, and is designed to enhance the natural environment and minimise environmental impacts. Due to the RE1 zoning and nature of the development, being an indoor recreation facility, there are no applicable development standards for the subject site.

Due to the size being in excess of 10,000m², it is subject to Clause 6.11 of the RLEP 2012, which requires the development to exhibit design excellence. As such, the application was referred to Randwick Design Excellence Panel (DEP) for review and recommendations. The DEP raised concerns in relation to the original proposal with particular regards to the scale and massing of the built form, the relationship of the built form to the landscape setting of the site, the amenity provided to the users of the building, and the integration of public art. In response to concerns raised by the DEP, some amendments were made to the design and the applicant has developed a Public Art Strategy to integrate the design of the Centre with landscaping and public art. The amended design was referred back to the DEP, who concluded the amendments went some way to address their issues, and while the DEP considers some points remain outstanding, this assessment finds that the proposal satisfies the aims and objectives of the relevant planning instruments and policies which apply to the site, including the Heffron Park Plan of Management and the Heffron Park Masterplan.

The Concept DA is required under Clause 6.12 of the RLEP 2012, which requires development on land with a site area of more than 10,000m² to have a site-specific development control plan. The Concept DA can be used to satisfy the requirement for a site-specific development control plan under Section 4.23 of the EP&A Act 1979.

The proposal satisfies the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979* and is recommended for approval subject to the recommended conditions.

2.0 Site Description and Locality

The site forms part of Heffron Park, which is the largest recreational park in Randwick and includes playing fields (rugby league, soccer, touch football, oz tag and cricket), tennis and netball courts, a cycling criterium track, gymnastics and indoor sports centre, and an aquatic and leisure centre.

Heffron Park is 44 hectares in size and is a significant regional park which provides for a range of sporting facilities as well as passive recreation areas such as walking and children's play areas.

Heffron Park is located within the clan territories of the Gadigal people. The original landscape consisted of sclerophyllous heath/scrub community known as Eastern Suburbs Banksia Scrub, undulating sand dunes and an inter-connected wetland marsh system that ran from the current Centennial Parklands through to Botany Bay.

During World War 2, Heffron Park was used as a navy storage facility and remnants on this can be seen in the old warehouses used for the existing recreation centre.

The Park is Crown Land owned by the Department of Planning Industry & Environment – Crown Lands. Care, control and management of the Park is the responsibility of the Heffron Park (Reserve 81741) Reserve Trust and Randwick City Council manages the affairs of the Trust. Randwick City Council acts as the Reserve Manager.

The specific area within Heffron Park where the Concept DA works apply is located in the south-west corner and is legally referred to as Lot 7027 in Deposited Plan 1026884, also known as 417-439 Bunnerong Road, Maroubra. The specific area (referred to hereon as “the site” within this report) has a total area of approximately 51,000m².

The site has a primary frontage to Bunnerong Road to the west. Pedestrian access to the site is currently provided from Bunnerong Road, Jersey Road and Fitzgerald Avenue and vehicular access is provided off Bunnerong Road.



Figure 1: Aerial view of site with Heffron Park.

Public transport is available adjacent to the site, with bus stops located along Bunnerong Road providing transport to key centres within the Randwick Local Government Area and eastern suburbs, and to other public transport including the light rail and Central railway station.

Existing development on the site includes two asphalt-surfaced car parks located in the north-western and south-western corners, adjacent to Bunnerong Road. The northern car park is located next to the 'Matraville Sports Club' building while the southern car park is located next to the 'Bunnerong

Gymnastics' building. The Matraville Sports Club building is approximately 1,900m² with six indoor squash courts, two indoor soccer areas (capable of configuration as four indoor cricket wickets), reception and amenities. The Bunnerong Gymnastics building is approximately 975m² comprising the main gymnastics area plus front-of-house and amenities. A third structure is located nearby to the dilapidated, concrete tennis courts associated with Matraville Sports Club and which occupy the majority of the site.



Figure 6 Matraville Sports Centre northern façade
Source: Nearmap



Figure 7 Matraville Sports Centre western façade
Source: Nearmap



Figure 8 Bunnerong Gymnastics western façade
Source: Ethos Urban



Figure 9 Bunnerong Gymnastics northern façade
Source: Ethos Urban



Figure 10 Existing tennis courts
Source: Nearmap



Figure 2: Existing site photos (Source: Ethos Urban)

The site slopes generally westerly to north-westerly with levels ranging between RL20.3m and RL26.3m AHD between the centre of the site and the mounds located on the northern and eastern edges. There is an approximate level difference of 1.7m between Bunnerong Road and the existing structures on the site. Within the site is mature vegetation consisting of a mix of locally indigenous, Australian native and exotic species.

The site proposed for the Heffron Centre is surrounded by other recreational uses within the larger Heffron Park. Immediately to the north are 10 tennis courts, a synthetic soccer field, three football fields and netball courts. The eastern side of Heffron Park contains a rugby field, soccer field, cricket pitch and AFL field. The Des Renford Leisure Centre is in the south-east corner of the park. Located at the southern end of the site is the cycling criterium track and touch football fields. The plan below provides a site context.

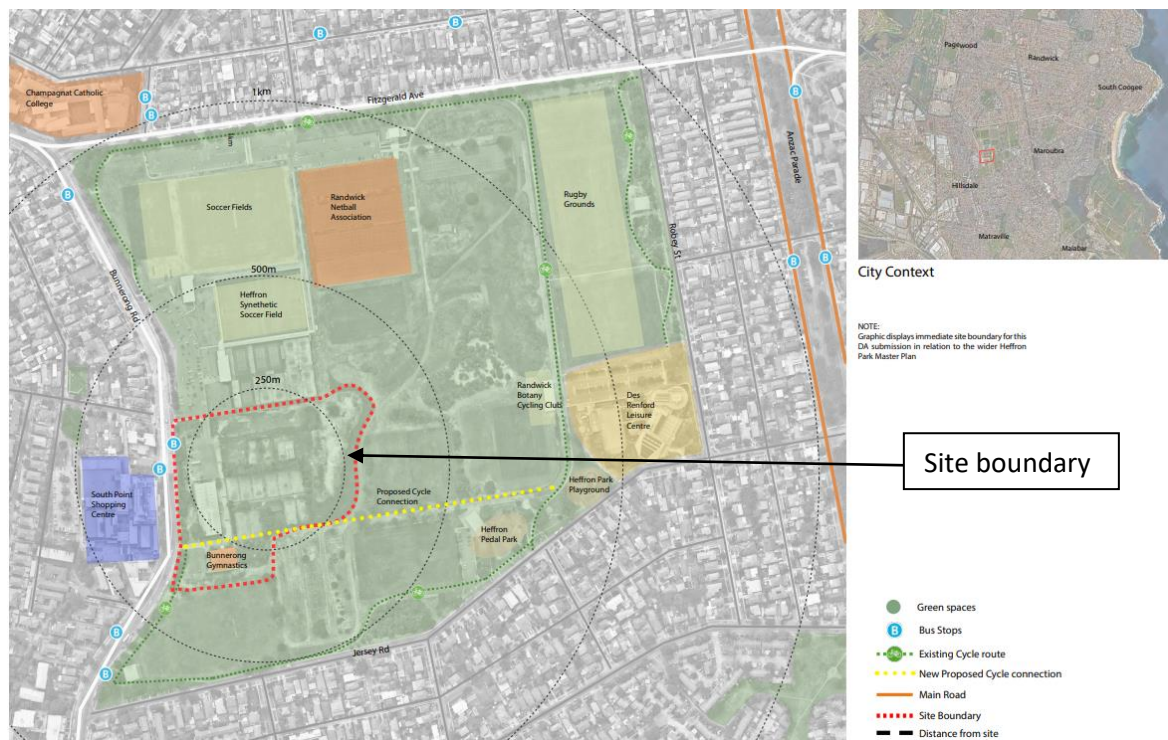


Figure 3: Local and City Context prepared by Clouston Associates, S20-0001 Sk 4

The Heffron Park Plan of Management was adopted in 2009 and has been continuously updated as works have progressed within the park. The most recent revision was in 2017 and has earmarked \$34 million to upgrade and improve the park during the coming years. As stated on page 2 of The Plan: *“The key objective of the Plan of Management is to ensure that Heffron Park retains its importance as a sporting park while providing increased opportunities and improvements in passive recreation (e.g. walking paths, picnic and BBQ areas and children’s playgrounds).”*

A series of works to the Park have already been completed, including the following:

- Kids playground (completed 2008)
- 1.1km shared cycleway extension (completed 2011)
- Heffron Pedal Park – kids educational bicycle facility (completed 2013)
- New car park on Jersey Road (completed 2013)
- New gym and leisure centre built at Des Renford Leisure Centre (completed 2014)
- New cycling clubhouse and amenities building (completed 2014)
- Amenities buildings
- Constructing new synthetic playing fields (Completed 2015)
- Heffron Cycling Clubhouse and amenities building (completed 2015)
- Construction of additional parking on Bunnerong Rd (completed 2016)
- Handball courts - construction of two new handball courts to cater for both 1-wall and 3-wall games (completed 2019)
- Half basketball court (completed 2019)
- Heffron Park Tennis Centre (completed 2019)

Provided below is the Heffron Park Masterplan dated 2017, prepared by Clouston Associates. This map identifies locations for playing fields, buildings, car parking and landscaped areas.



Figure 4: Heffron Park Masterplan Revised 2017

At the time of the Plan of Management being prepared in 2009, the South Sydney Rabbitohs Community and High Performance Centre (CHPC) was not proposed and therefore was not included. However, the 2017 Masterplan (included above) indicated a senior rugby league playing field as part of Stage 4 future works (numbered 16 on the 2017 plan).

The rugby league playing field has received Part 5 approval through a Review of Environmental Factors (REF) process.

Heffron Park is surrounded by a mix of commercial, residential, recreational and retail uses. Immediately to the west of the site is Southpoint Shopping Centre and low density residential development. Further to the north is Champagnat Catholic College.

The subject site is zoned RE1 – Public Recreation pursuant to RLEP 2012. The surrounding sites are predominantly zoned R2 Low Density Residential to the north, south and east, and there are pockets of land zoned R3 Medium Density Residential to the north-east and south. See Zoning Map in Figure 5 below:

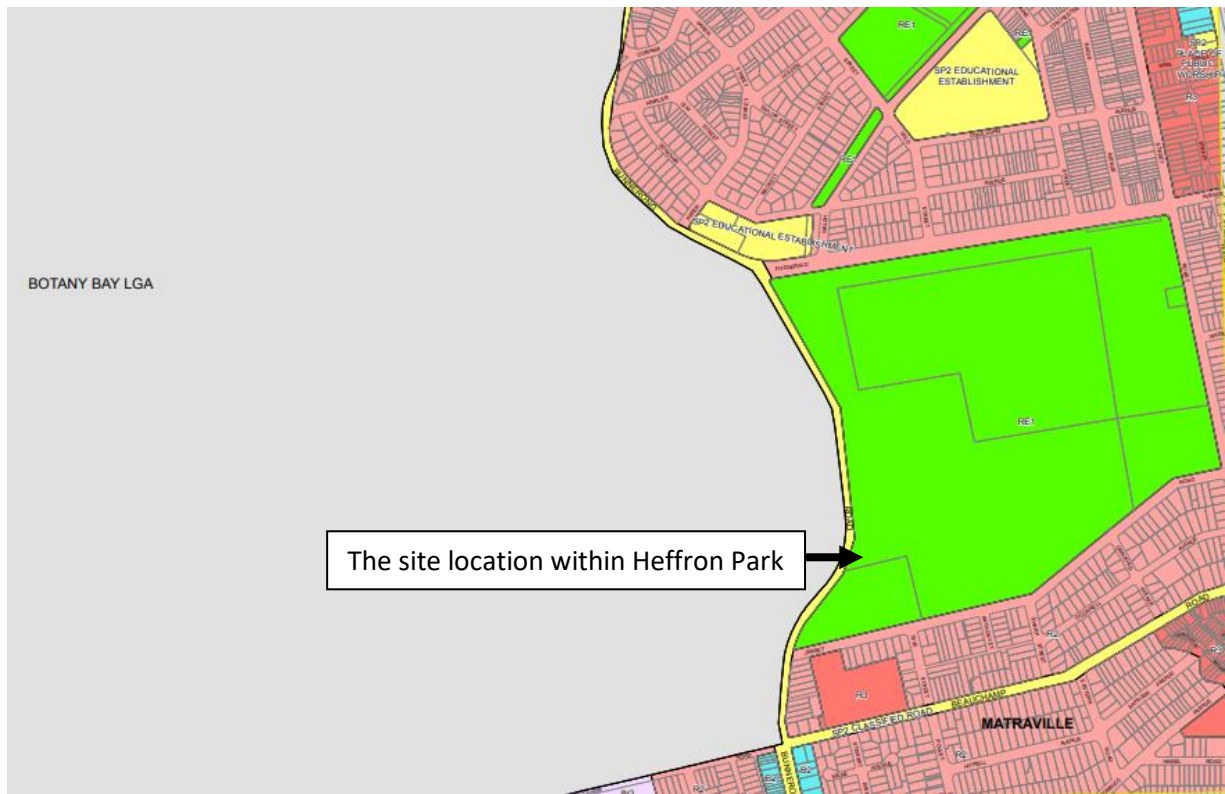


Figure 5: Land Zoning Map under RLEP 2012.

To the west, on the western side of Bunnerong Road, is land within the former Botany Bay LGA (now Bayside LGA) zoned B2 Local Centre, R2 Low Density Residential and R3 Medium Density Residential. A general height limit of 14 metres applies to the B2 zoned land, while the R2 zone is limited to 8.5 metres and the R3 zone has a height limit of 12 metres. The B2 land is directly opposite the site. An excerpt of the zoning of the land directly to the west of the site is provided in Figure 6 below.

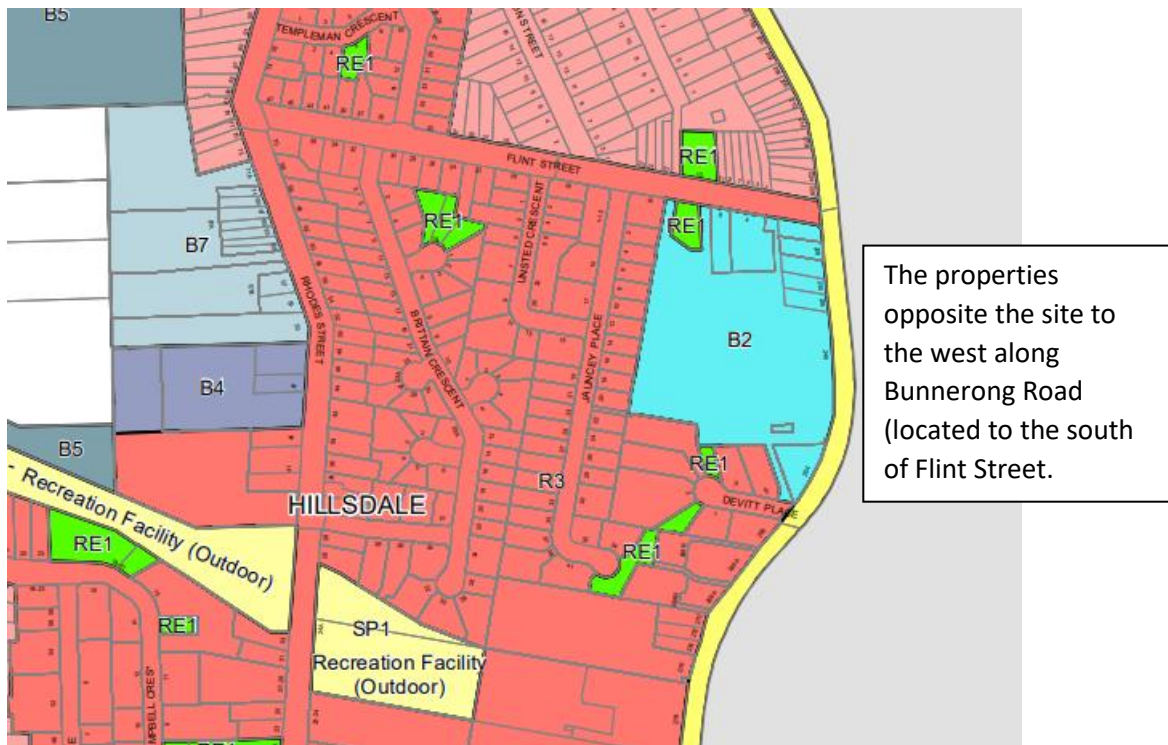


Figure 6: Land Zoning Map under Botany Bay LEP 2013.

3.0 Relevant History

In 2013, the South Sydney Rabbitohs Rugby League Club approached Randwick City Council to consider a request to relocate their training and administration facilities from Redfern Oval to Heffron Park following opportunities for substantial Federal and State Government grant funding towards this project.

The proposed development of the Heffron Centre, encompassing the South Sydney Rabbitohs facilities, has been reported to Council several times since 2013. Provided below is a summary of the Council Meetings which have considered the matter:

- At the Ordinary Council Meeting held on 25 June 2013, Council resolved to progress a proposal to relocate South Sydney Rabbitohs Rugby League Community and High Performance Centre from Redfern to Heffron Park at a site on Robey Street. However, site and planning reviews identified issues in respect to parking, traffic, built form and site infrastructure with this site. Council also resolved that an application be made to the Federal Regional Development Australian Fund (Round Five) grant funding for the project, and that a cap of \$3 million of Council funding be placed on this project (Reference MM48/13).
- At the Works Committee Meeting held on 9 February 2016, Council formally resolved to adopt an alternative site on Bunnerong Road as the preferred location for the Heffron Centre (being the subject site). (Reference W5/16).
- At the Ordinary Council Meeting held on 13 December 2016, Council endorsed a Probit Plan for the commencement of negotiations of commercial terms associated with the Community and High Performance Centre project at Heffron Park. It was also resolved that Council enter into direct negotiations with the Rabbitohs for an Agreement for Lease for the Community and High Performance Centre (Reference GF41/16).
- At the Ordinary Council Meeting held on 28 March 2017, Council resolved to endorse a report containing the proposed commercial terms for the Centre and commence preparation of an Agreement for Lease and Lease for the Community and High Performance Centre (Reference GF8/17).
- At the Ordinary Council Meeting held on 26 February 2019, Council resolved to endorse the Agreement for Lease and License (Reference C08/19).

In 2019, Council entered into an Agreement for Lease and License with the South Sydney District Rugby League Football Club (the Rabbitohs) under a Public Private Partnership (PPP) to accommodate administration, training and community facilities within a CHPC to be delivered as one component of the Heffron Centre.

- On 28 July 2020, a Progress Report for the Heffron Centre was reported the Ordinary Council Meeting, where it was resolved to allocated approximately \$1.95 million from the 2021/2022 Capital Works Program and Domestic Waste Reserve to complete the required funding for the Showcase Field (Reference CS35/20).
- On 25 August 2020, the Concept Design for Heffron Park was reported to the Ordinary Council meeting and Council endorsed the design to allow the Project Team to progress with lodgement of a Development Application (Reference CS39/20).

The existing buildings on the Bunnerong Road site, comprising the Matraville Indoor Sports Centre and Bunnerong Gymnastics Centre, are over 40 years old. The concept proposal offers an opportunity to provide for modern facilities for community sports in conjunction with the CHPC. The proposal has been developed based on an integrated model to bring together grassroots, civic context, elite sporting initiatives and a variety of programming opportunities to benefit the local community and Randwick City Council.

Public consultation prior to submission of the Concept DA

An Outcomes Report for the Heffron Centre dated 28 August 2020 was prepared by Randwick Council detailing the community and stakeholder engagement process which has been undertaken for the Concept DA (DA/480/2020) and Stage 2 Detailed DA (DA/486/2020) by Council with the support of consultants Urbis.

The Outcomes Report details the range of community consultation activities undertaken during the preparation of the project design. Key consultation activities have included:

- Presentations to Council's Precinct Coordination Committee on 17 June 2020, Randwick City Council's Mayor and Councillors on 7 July 2020, the Maroubra Precinct Group on 27 July 2020, the Matraville Precinct Group on 10 August 2020, and representatives from key sporting organisations including Football NSW, Volleyball NSW, and Netball NSW on 10 August 2020.
- A letter from the Mayor sent to residents and land owners in the vicinity of the site on 22 April 2020 inviting feedback on the proposal.
- The launch of a 'Your Say' link on Randwick City Council's website in April 2020 providing information about the proposed development, the planning process and contact information.
- A community survey conducted from 14 April to 10 May 2020 and sent to 'Your Say' Randwick subscribers. 138 responses were received.
- In May 2020 social media posts promoting the 'Your Say' website and survey and a Facebook Live event were displayed on the Randwick City Council Facebook and Instagram page, and on the South Sydney Rabbitohs' Facebook page.
- A Facebook Live Information session was held on 29 July 2020 and streamed via Randwick City Council's Facebook Page. Approximately 140 people attended the session.
- A dedicated phone number and email address was established for the duration of the engagement period via Randwick Council. A total of 4 people phoned or emailed between April and August 2020.
- A media release was issued on 27 August 2020 by Randwick Council, issued to local, metro and online media including The Daily Telegraph website, South Sydney Rabbitohs website, and the Australasian Leisure Management website.

The Outcomes Report also provides a summary of the feedback received from the public and responses to this feedback.

Consultation with Council prior to submission of the Concept DA

The architects presented the preliminary design to Randwick Council's Design Excellence Panel (DEP) on 7 August 2020.

A pre-lodgement meeting was held with Council Officers on 24 August 2020 to discuss the key planning and development matters relating to the project. The key issues raised included:

- Explanation of the land uses, characterisation of the uses, operational management of the centre, provisions for access and special events;
- Relationship between the project and the Heffron Park Plan of Management and Master Plan;
- Applicable planning controls under the RLEP 2012, the Randwick Development Control Plan 2012 (DCP 2012) and applicable State planning policies;
- BCA and accessibility compliance;
- Technical studies required to accompany the DA;

- Parking demand rates, including differing peak periods for components of the centre, and vehicle access arrangements; and
- Water management requirements, including opportunities for water sensitive urban design.

This report considers the relationship of the concept development with the Heffron Park Plan of Management and the Masterplan. The Stage 2 Detailed DA (DA/486/2020) addresses the other issues raised.

As previously stated, the Showcase Field, which will be located on the eastern side of the new Heffron Centre, has Part 5 approval through a Review of Environmental Factors (REF) process. The field, designed to NRL standards, will be used for the Rabbitohs training as well as community uses.

Randwick City Council has committed a maximum of \$3 million to contribute to the Community and High Performance Centre. The remaining funds are being contributed by the Rabbitohs, Federal Government and State Government (through the Office for Sport).

The establishment of the Rabbitohs CHPC in conjunction with the community facilities at this site is considered to be consistent with the Plan of Management, in that the guidelines for development relating to the indoor recreation and gymnastics centres as set out on page 60 of the Heffron Park Plan of Management can still be achieved:

- *“site of the indoor recreation centre and gymnastics centre must be within the general location identified in the Plan;*
- *site must have good access including walking, cycling, public transport;*
- *buildings must address both the Park and the street with the design to incorporate interaction between indoor and outdoor areas;*
- *indoor recreation centre must be multi-use and cater for a variety of sports and activities including (but not limited to) indoor netball, indoor soccer, volleyball, handball, badminton, table tennis, aerobics, martial arts, dance, gym, climbing equipment, club rooms, squash courts, rooms for yoga, pilates, dance etc, spectator seating and equipment storage rooms;*
- *environmentally sustainable design;*
- *design to encourage safety and security;*
- *public access must be available to all areas of the indoor recreation centre;*
- *building to be designed to relevant Australian Standards for access for people with a disability; and*
- *parking is to be provided on site and should not be a dominant feature.”*

4.0 The Proposed Development

The subject application is a Concept Development Application seeking approval for the redevelopment of the site known as 417-439R Bunnerong Road, Maroubra. The site is part of Heffron Park, which is the largest recreational park in Randwick and includes playing fields, tennis and netball courts, a cycling criterium track, and an aquatic and leisure centre.

The proposed works forming the Concept DA are as follows:

- 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.

Pursuant to Section 4.7, of the *Environmental Planning and Assessment Act 1979* and schedule 7 of the *State Environmental Planning Policy (State and Regional Development) 2011*, as the applicant for the development is Randwick City Council with a capital investment value in excess of \$5 million, the

development is defined as Regionally Significant Development, and the application is referred to Sydney Eastern City Planning Panel for determination.

In 2019, Council entered into an Agreement for Lease and License with the South Sydney District Rugby League Football Club (the Rabbitohs) under a Public Private Partnership (PPP) to accommodate administration, training and community facilities within a Community and High-Performance Centre to be delivered as one component of the Heffron Centre.

As stated, submitted concurrently with this Concept DA is a Stage 2 Detailed Development Application (DA/486/2020) for a new recreational facility known as the “Heffron Centre” located at Heffron Park. Assessment of both applications have been undertaken and the determination of DA/480/2020 and DA/486/2020 are also being done concurrently.

For reference, DA/486/2020 is an application seeking approval for the following:

- Demolition of existing buildings and structures within the site.
- Site preparation works, including termination or relocation of site services and infrastructure, remediation, tree removal and the erection of site protection fencing.
- Construction of the new Heffron Centre, including:
 - A Community and High-Performance Centre (CHPC).
 - An indoor multi-purpose sporting facility.
 - A local indoor gymnastics centre.
 - Café.
 - Installation of floodlighting to the approved Showcase Field.
- Car parking for 143 spaces, including a combination of staff and visitor spaces, accessed via the existing signalised intersection of Bunnerong Road and Flint Street.
- Building identification signage.
- Public domain works within the site, including new landscaping and tree planting.

5.0 Notification/ Advertising

The subject development was advertised and notified to surrounding landowners for a period of fourteen (14) days from 1 October to 16 October 2020 in accordance with Council’s Community Participation Plan. However, this notification period was extended until 30 October following requests from several residents.

This notification did follow an extensive community consultation process which was undertaken during the preparation of the project design, as detailed in this report under section 3.0 *Relevant History*.

As a result of the exhibition process for the Concept Application DA/480/2020 and the Stage 3 Development DA/486/2020, a total of 170 submissions were received from or on behalf of the following properties (**note:** *there were 103 submissions that did not provide a residential address, 2 submissions listed a PO Box address, and there was also more than 1 submission from the same property address in some instances*):

18 Dwyer Avenue	LITTLE BAY
1/1 Beaumont Ave	MAROUBRA
1/111 Duncan St	MAROUBRA
10 Nurla Ave	LITTLE BAY
11 Castle St	RANDWICK
11/12 Daintrey Cres	RANDWICK
12 Boomerang St	MAROUBRA
12 Mermaid Ave	MAROUBRA
12 Mermaid Ave	MAROUBRA
128 Eastern Ave	KINGSFORD
1297 Anzac Parade	CHIFLEY
14/17-19 Alison Rd	KENSINGTON
15 Napier St	MALABAR

16 Carnegie Cct	CHIFLEY
16 Carnegie Cct	CHIFLEY
19 Miles St	MASCOT
2/374 Bronte Rd	BRONTE
2/374 Bronte Rd	BRONTE
2/436 Malabar Rd	MAROUBRA
204 Rainbow St	RANDWICK
22 Herbert St	MALABAR
222 Beauchamp Rd	MATRAVILLE
23 Kitchener St	MAROUBRA
24/65-69 Avoca St	RANDWICK
25 Goodrich Ave	KINGSFORD
26 Raglan St	MALABAR
28 Duncan St	MAROUBRA
289 Avoca St	RANDWICK
289 Avoca St	RANDWICK
29 Calet St	CHIFLEY
29 Harold St	MATRAVILLE
291 Clovelly Rd	CLOVELLY
3/140 Beach St	COOGEE
30 Kyogle St	MAROUBRA
30 Kyogle St	MAROUBRA
31 Dans Ave	COOGEE
35 Knox St	CLOVELLY
38 Harold St	MATRAVILLE
38 Harold St	MATRAVILLE
39 Metcalfe St	MAROUBRA
4 Walenore Ave	KINGSFORD
441 Bunnerong Rd	MATRAVILLE
441 Bunnerong Rd	MATRAVILLE
441 Bunnerong Rd	MATRAVILLE
441 Bunnerong Rd	MATRAVILLE
441 Bunnerong Rd	MATRAVILLE
441 Bunnerong Rd	MATRAVILLE
50 Bream St	COOGEE
502/448 Bunnerong Rd	MATRAVILLE
52 Daunt Ave	MATRAVILLE
6 White Ave	MAROUBRA
69 Darley Rd	RANDWICK
7 Close St	SOUTH COOGEE
7 Grevillea	SOUTH COOGEE
7 Pacific St	CLOVELLY
7 Roma Ave	KENSINGTON
7 Roma Ave	KENSINGTON
7 Woodland St	COOGEE
83 Loch Maree St	MAROUBRA
98 Victoria St	MALABAR
98 Victoria St	MALABAR
Unit 10/5 Campbell Parade	BONDI
Unit 10/6 Kynaston Ave	RANDWICK
Unit 209/ 1 Pavillion Dr	LITTLE BAY
Unit 5/ 56 Mount St	COOGEE

The submissions raised concerns with regards to the following:

Item Ref.	Description	Response
1.	Concern at the lack of consultation with the local gymnastics community of Randwick, which will result in a facility that does not meet the current requirements of Gymnastics NSW or the future needs of the community.	<p>Extensive consultation was undertaken with the public prior to the Concept DA being lodged, as detailed in the Outcomes Report prepared by Council and under Part 3.0 of this report. The applicant has also undertaken consultation with Gymnastics NSW and will continue to do so as the Centre is developed.</p> <p>The local gymnastics community has been notified of the proposal. The applicant has stated that it would be inappropriate for the Council to enter into discussions with the existing Tenant regarding the specific details of the new Gymnastics Centre at this time, as this function is subject to an ongoing procurement process for its Lease and Operation, as well as the controls of the Local Government Act and probity requirements.</p> <p>The purpose of the Concept DA is to enable Council to deliver a purpose-built Gymnastics Centre to replace the existing facility which is nearing its end of life. The footprint of the proposed Gymnastics Centre is larger than the existing facility and the unencumbered space provides flexibility for the end user in terms of layout and storage of equipment.</p> <p>While the growing demand of Gymnastics as a discipline are noted, Council has sought to deliver an appropriately sized facility, which is larger than the existing, within its budget and site constraints.</p> <p>Council has advised that it commissioned a report on the review of sport participation and trends to identify suitable uses for the proposed facility to accommodate the changing needs of the community. Council has advised there is significant demand for the sporting disciplines and programs (e.g. basketball, netball, indoor soccer/ futsal, badminton and volleyball) provided within the indoor sports courts as part of this proposal</p> <p>The Indoor Sports Courts are located adjacent to the Gymnastics Centre, with large doors between the two sporting halls, enabling the space to be flexible and adaptable. It enables the use of the Indoor Sports Courts for gymnastics disciplines during larger events when the courts are not in use for other sports. Use of these areas will be subject to the management and operations of the Indoor Sports Courts and Gymnastics Centre, of which a Lessee is still to be appointed.</p> <p>Council has sought to achieve a balanced outcome to delivering purpose built and multi-use</p>

Item Ref.	Description	Response
		facilities within Heffron Park, within budget and the available site area.
2.	The facility is not large enough to accommodate the current students, or the expected future increase in students. The proposed space is not that much larger than the current centre. There are already waiting lists for students and there is no opportunity for expansion.	Refer response provided to item 1 above.
3.	Council should consult directly with Bunnerong Gymnastics and Gymnastics NSW to identify the minimum requirements for area and equipment.	Refer response provided to item 1 above. Equipment for the gymnastics centre will be designed, supplied and installed by the Lessee and Operator of the Gymnastics Centre.
4.	Council should be commended for the commitment to community sport.	Noted.
5.	The community has been waiting a very long time for this facility, however it seems like priority has been given to Souths rather than the community.	It is acknowledged that new facilities have been considered for some time on the site. Council is delivering a purpose-built Indoor Sports and Gymnastics Centre to replace the existing facilities which have reached the end of their use. The new Gymnastics Centre is larger than the existing facility and provided with dedicated viewing, reception, administration and changeroom areas. Council has sought to deliver the Heffron Centre as a truly integrated multi-purpose facility. This includes dedicated areas for both South Sydney Rabbitohs, the Lessee and Operator of the Gymnastics Centre and Indoor Sports Centre, as well as other key facilities for community use and programs including but not limited to a lecture theatre and classroom. Refer to response 12 for further information on the public-private partnership with the South Sydney Rabbitohs.
6.	This is an opportunity for a facility to be a vital part of the wider gymnastics community, in terms of potential to be used for State and National training camps, competitions, and events. The only other purpose-built facilities are SGAC in Rooty Hill and the gymnasium at Homebush.	Refer responses to comments above. Council is delivering a purpose-built gymnastics facility as part of the project, acknowledging the importance of gymnastics to the community. Council is doing so within the allocated budget and the constraints of the site. The Heffron Park Plan of Management supports the ongoing growth and demand of many sporting codes within the overall park site. Out of the 6

Item Ref.	Description	Response
		sporting codes which will use the new Heffron Centre, Gymnastics is the only code for which a standalone purpose-built facility is being provided.
7.	The inadequate space proposed is dangerous, as there could be collisions between gymnasts as there is not enough runup area or height clearance which affects the ability of training for championships.	<p>The area and dimensions of the Gymnastics Centre proposed as part of the Heffron Centre are greater than the existing facility to the south of the site, which will be replaced as part of the project.</p> <p>The internal layout and design of the Gymnastics Centre is subject to design and fitout by a future Lessee and Operator, who will also supply and install the equipment.</p>
8.	This proposal does not align with a larger facility which was included in the Plan of Management for the site.	<p>While the Plan of Management does identify an indoor recreation centre and gymnastics centre, it does not specifically specify the size of the facility. The location and indicative size of the centres has changed and evolved from the original Plan of Management in 2009 and the 2017 Masterplan. The Plan does provide general guidelines and indicates that the centre is to be multi-purpose and cater for a variety of sports.</p> <p>The Plan estimates the cost to be \$3 million and does note that completion of an indoor recreation centre and gymnastics centre is subject to, and dependent on, available funding.</p>
9.	Gymnastics is not valued as much as soccer or football that have various grounds in Randwick.	<p>The Heffron Park Plan of Management supports the ongoing growth and demand of many sporting codes within this park site. Out of the 6 sporting codes utilising the new Heffron Centre, Gymnastics is the only code for which a standalone purpose-built facility is being provided.</p> <p>Heffron Park provides a range of sporting activities, including the Des Renford Leisure Centre, bicycle and pedestrian tracks, netball courts and tennis courts, in addition to the playing fields for rugby league, AFL and soccer.</p>
10.	There is a growing demand for gymnastics as it is a cross-training sport for other sports.	Noted. The proposal for a new gymnastics centre will provide improved facilities for the community.
11.	The DA process needs to be extended until the tenders go out to get a fit-for-purpose facility.	The procurement process for a Lessee and Operator for the Gymnastics Centre and Indoor Sports Centre is currently ongoing. The applicant advises that the Lessee and Operator will be responsible for the design and fitout of the Gymnastics Centre, as well as the supply and installation of equipment to its specification and needs.
12.	Why are Souths included in this proposal, as they were never involved in the POM for Heffron	Randwick City Council and the South Sydney Rabbitohs have entered into a Public-Private Partnership under an Agreement for Lease and

Item Ref.	Description	Response
	Park?	<p>License in accordance with Council's resolution from its February 2019 Ordinary Council Meeting, along with resolutions of prior Council Meetings.</p> <p>The Community & High Performance Centre aligns with the principles and objectives of the Plan of Management.</p>
13.	The facility should include more shaded seating areas and better integrate with its surrounding environment on all sides.	<p>The proposal includes areas for shaded seating zones and other seating including:</p> <ul style="list-style-type: none"> • Turfed mounds with native tree planting for shading to the west of the Showcase Field. • Turf areas with native tree planting for shading to the south and east of the Showcase Field. • Seating walls with native tree planting for shading to the south-east of the Indoor Sports Courts. • Seating walls with native tree planting for shading to the west of the colonnade and plaza, for pick up and drop off. • Shaded seating areas within the western entry and adjacent colonnade. • Internal seating areas within the café, internal street and foyer.
14.	There are no suitable indoor sporting facilities to host indoor sports or training in wet weather. Will this meet the demand?	<p>The Indoor Sports Courts proposed within the Heffron Centre will cater for the following indoor sports:</p> <ul style="list-style-type: none"> • Basketball; • Netball; • Volleyball; • Badminton; and • Indoor Futsal / Soccer. <p>The Indoor Sports Courts will be enclosed for use all year round and are designed to standard to suit both competitive, community and social sports.</p> <p>Ancillary facilities, including public toilets and changerooms, will be provided for public use and use by organised sports.</p>
15.	There will be a nuisance from light spillage until 11pm. The lights should be limited until 9pm.	<p>The lighting to the project, including to the Showcase Field, will be designed in accordance with <i>Australian Standards AS4282-2019 - Control of Obtrusive Effects of Outdoor Lighting</i> and <i>AS2560.2.3 – Sports Lighting Specific Applications (Lighting for football all codes)</i>.</p> <p>Suitable glare control measures will be incorporated into the design in accordance with the relevant Australian Standards and as per the supporting documentation submitted with the DA,</p>

Item Ref.	Description	Response
		<p>including the Lighting Performance Report prepared by Northrop Consulting Engineers.</p> <p>An External Lighting Assessment Report has also been prepared by Integral Group.</p> <p>Appropriate conditions of consent will be included as part of the Stage 2 Application (DA/486/2020), as recommended by Council's Environmental Health Officers.</p> <p>Acceptable luminance levels during pre-curfew times (before 11pm) and post-curfew times (after 11pm) will be adhered to in the design of lighting.</p> <p>Operationally, use of the field is required until 11pm to suit its appropriate use, for both the Community and South Sydney Rabbitohs, noting that this will not be an every day occurrence.</p>
16.	The southern portion of the site is ignored and should have large tree planting.	The southern portion of the site will be revitalised as a turfed green open space, with several new planted trees and retained existing trees. This will replace the demolished existing Gymnastics Centre and associated parking.
17.	Additional parking should be provided, and the car park should be provided with more garbage bins to help minimise littering.	Vehicular access and parking has been assessed by Council's Development Engineer – refer to Section 6.0 of this report. The comment regarding bins is noted and this will be a management and maintenance issue for Council to consider once the car park is constructed.

The matters raised in the submissions have been considered in the assessment of the Concept Application and more specifically, in the assessment of the Stage 2 DA (DA/486/2020).

5.1 Re-notification

The amendments made to the proposal submitted in response to concerns raised by Randwick DEP were not considered to result in additional impacts upon neighbouring or adjacent properties, nor on the community use of the Centre. As such, the amended plans were not re-notified. Refer to Section 6.0 of this Report for more detail.

6.0 Technical Advice: Internal and External

The subject application was lodged with Council on 17 September 2020. In conjunction with the Stage 2 application (DA/486/2020), the Concept DA was externally referred to Transport for NSW and NSW Police – Crime Prevention, and was internally referred to Council's Development Engineer, Landscape Officer, and Randwick Design Excellence Panel.

The applications were also notified to the Department of Planning, Industry & Environment – Crown Lands (Crown Lands) as owner of the land. Crown Lands has provided comments to the proposals.

External Referrals / Notification

Department of Planning, Industry & Environment – Crown Lands (Crown Lands)

Crown Lands was notified of the Concept application (DA/480/2020) and the following response was provided in a letter dated 22 January 2021:

"I refer to Randwick City Council (Council) correspondence of 4th August 2016 and 25th October 2016 and apologise for the oversight. The Department also acknowledges receipt of and notification of the above development application to the Department of Planning, Industry & Environment- Crown Lands (Crown Lands) pursuant to clause 49(2) of the Environmental Planning and Assessment Regulation 2000 provided on 28 October 2020.

The Department of Planning Industry & Environment - Crown Lands (Crown Lands), as the owner of the land, has reviewed the development application in accordance with the principles of Crown land management and provisions of the Crown Land Management Act 2016 (CLM Act), and provides the response set out against relevant matters below.

Authority to carry out development under the CLM Act

Council are required to obtain necessary authority to carry out the proposed development under the CLM Act. The subject land is reserved for public recreation (R81741) under the CLM Act with Council appointed as the Crown land manager. Council Crown land managers are required to manage Crown land as if it were 'public land' in accordance with the provisions of the Local Government Act 1993 (LG Act), as community land unless Ministerial consent is obtained under the CLM Act to classify and manage land as operational land. The LG Act provides that pending the adoption of a plan of management under that Act for community land, the nature and use of the land must not be changed.

Legislative relief is provided to Council Crown land managers to carry out or land use and occupation authorised in accordance with plans of management adopted under the repealed Crown Lands Act 1989 (and continued in force under the CLM Act) and in accordance with leases and licences that may be granted by Council Crown land managers or the Minister administering the CLM Act.

Crown Lands have previously advised Council that it does not consider the plan of management adopted for the site under the Crown Lands Act 1989 (and continued in force under the CLM Act) provides necessary authority for aspects of the proposed development and use of the site for the purposes of the CLM Act. Accordingly, separate authority is required to enable the development of R81741.

Crown Lands notes Council's advice in its correspondence of 28 October 2020 that it will be seeking to adopt a compliant plan of management for the site under Division 3.4 of the CLM Act that would authorise the proposed development. Crown Lands recommends Council consider deferred commencement conditions for any development approval that require necessary authority under the CLM Act be obtained prior to carrying out the development.

Aboriginal interests

Departmental records indicate that the land is currently subject to Aboriginal land claim 28722 (La Perouse Local Aboriginal Land Council) and 42494 (New South Wales Aboriginal Land Council). It is recommended that Council obtain written consent from the claimants that the proposal can proceed or withdrawal of the development area from the subject claim prior to carrying out any development that would impact on the physical condition of the land.

Crown Lands notes that there is no determination as to whether native title exists over the site. Pursuant to Part 8 of the CLM Act Council, as Crown land manager, is required to obtain native title advice that any associated act necessary to authorise the development or subsequent future use (i.e. grant of tenure, adoption of a plan of management) comply with applicable provisions of native title legislation.

Please note that this response does not provide authorisation under the CLM Act for this proposal or imply any concurrence, consent or approval for future authorisations as may be required."

The requirement for owners consent from Crown Lands is being obtained pursuant to Clause 49(2) of the EP & A Regulations 2000, which states:

*"(2) The consent of the owner of the land is not required for a development application made by a public authority, or for a development application for public notification development, if the applicant instead gives notice of the application—
(a) to the owner of the land before the application is made, or
(b) by publishing a notice no later than 14 days after the application is made—
(i) in a newspaper circulating in the area in which the development is to be carried out, and
(ii) in the case of an application made by a public authority, on the public authority's website, or, in the case of public notification development, on the NSW planning portal."*

The Plan of Management applying to Heffron Park from 2009 is required to be updated under the Crown Land Management Act 2016 to authorise the proposed development. Council is currently undertaking this process of updating the Plan of Management with a target date of May 2021 for public exhibition and a resolution date of the 30 June 2021 (subject to no additional public exhibitions).

As owners consent needs to be obtained prior to an operational consent being issued, the recommendation that a deferred commencement condition be imposed requiring the necessary authority under the CLM Act to be obtained prior to carrying out the development is noted and will be included in the recommended conditions of consent imposed under the Stage 2 Detailed Development Application (DA/486/2020).

In relation to the Aboriginal interests, Crown Lands recommends that Randwick Council engage with the relevant Aboriginal Land Councils to either obtain written consent that the proposal can proceed or to have their claim withdrawn from the development area. This is not a required condition of consent and will be included in the advisory section under the recommended conditions of consent imposed under the Stage 2 Detailed Development Application (DA/486/2020). We note that as part of the Plan of Management update, the Council has identified that written advice from the native title manager will be sought prior to the Plan of Management being finalised.

NSW Police

NSW Police advised on 15 November 2020 that they had no further comment on the development applications.

Transport for NSW

The application was referred to Transport for NSW (TfNSW) who, on 19th October 2020, requested additional information in relation to the swept paths at the site entrance. A response was prepared by GTA Consultants on behalf of the applicant and this was forwarded to TfNSW. On 4th of February 2021, TfNSW provided comments advising no objection is raised to the proposal subject to conditions. This is detailed within the assessment report for the Stage 2 Detailed DA (DA/486/2020).

Internal Referrals

The comments provided by Council Officers related to the development works and provided recommended conditions of consent which will be detailed within the assessment report for the Stage 2 Detailed DA (DA/486/2020).

Design Excellence Panel

Randwick's Design Excellence Panel considered the application at its meeting on 13 October 2020. The Panel raised a number of concerns with the proposal including:

Principle 1: Context and Neighbourhood Context

- *A critical issue of the Heffron Centre's relationship to the Heffron Park Masterplan is the ways the centre can be accessed by foot or bike from other destinations, and how the built form is viewed from various vantage points during the day and night.*
- *There does not appear to be any consideration for public art input.*

Principle 2: Scale and Built Form

- *The Panel would like to see the building to read as a collection of forms as 'a recreation village', with an internal public route that extends east/west from the car park to the show ground and beyond.*
- *Landscape should be introduced into the internal streets to carry the coastal dune concept through the building footprint.*

Principle 5: Landscape

- *Further investigation of having civic art input that should include landscape treatments and signage, with possible contributions from local community organisations and the indigenous community as part of an Arts Plan.*

Principle 6: Amenity

- *The entrance portal and colonnade provide a strong sense of arrival and series of spaces that's suddenly truncated by the glazed double doors that secure access to the building. The very public address is suddenly privatised. Pedestrian movement is then directed through a tighter threshold, framed by the café and access stair, before opening up again to the east. This space should be generous, active, secure and public.*
- *The café is located too far from residential areas and the street edge to provide activation along Bunnerong Road.*
- *A number of long internal corridors cross the building and almost reach the perimeter. These should be extended where possible to the perimeter to allow light at the end of these critical circulation spaces.*

Principle 9: Aesthetics

- *Further modulation of the blocks needs to be considered to allow the complex to be seen as a collection of volumes and voids. Exploration of ways to reinforce this concept through colour or texture differential between the grounded masonry element and the lighter long span structures it encloses should also be undertaken.*
- *The Panel noted the Rabbitohs logo was intended as a roof mural, but this large 5th elevation will be seen from nearby apartments and its aesthetic potential should be further considered.*

These comments were provided to the applicant and a meeting was held with the applicant and their team on 29 October 2020 to discuss the proposal and the comments from the DEP.

Design changes were made to the proposal as part of an amended submission made to Council on 21 December 2020. The amendments related to the design of the building as detailed in the Stage 2 DA (DA/486/2020) and the overall site layout, configuration and building envelope as presented in the Concept DA were not altered. While the finer details of the design will be detailed within the assessment report prepared for DA/486/2020, a summary of the amendments are provided below:

Amendments to the Ground Floor

The primary entry and front façade to the South's café and merchandise area have been reconfigured, with the entry sliding doors centred within the primary entry area.

The separation between the indoor courts to the south, and the CHPC (high performance centre) to the north has been increased and leads directly to the eastern entry/exit accessing the outdoor showcase field. This eastern access point has been redesigned to have increased glazing to direct the line of sight from the western entry to the eastern end of the foyer.

The southern egress has been widened with full height glazing to provide a visual break within the length of the elevation.

Amendments to the First Floor

The floor plate of the first floor level has been reconfigured to provide a greater separation to the indoor court void on the southern side of the building. There is now a full height void over the ground floor foyer/lobby. Skylights are provided along this foyer in addition to glazing provided to part of the northern internal wall of the indoor courts.

Amendments to the Eastern (front) Elevation:

A change of material is proposed to the eastern entry with climbing plants flanking the entry, which is in addition to the landscaping proposed at ground level. The design includes the continuation of external pavers into the foyer and a timber soffit. The northern wall of the gymnastics court will now include glazing on the external façade.

Amendments to the Southern Elevation:

The southern egress has been widened and will be provided with full height glass, with the intention of providing transparency into the building without glare impacting on the users of the building.

The changes did not substantially alter the built form or scale of development and did not warrant a further referral to NSW Police or Transport for NSW, nor the internal officers at Council. The amendments did not require the proposal to be renotified.

The amended plans were reported back to the Design Excellence Panel for comment and recommendation on 7 December 2020. The comments from the DEP are provided below:

“This proposal is a DA submission for delivery of a multi-use community and sporting centre that includes a purpose built Gymnastics Centre, an Indoor Sports Centre, and a Community & High Performance Centre for the South Sydney Rabbitohs. The associated demolition, landscaping, car parking and site works, not captured within the below-mentioned REF, are also the subject of this proposal.

The panel is familiar with the site, its immediate and broader context along Bunnerong Road, and the challenges associated with development of major sporting venues in open field sites. This is the third review of this project by the Panel.

Principle 1: Context and Neighbourhood Context

The subject site is located within the south-western corner of Heffron Park, at 417-439 Bunnerong Road, Maroubra and is legally known as Lot 7026 DP 1026884. The site is located on the western edge of Randwick LGA adjacent to Bayside LGA, and has a primary frontage to Bunnerong Road. It acts as a mediating element between the residential developments to the west and the open landscape of the park on the east. The site is Crown Land owned by the NSW Department of Lands, with Randwick City Council acting as the Reserve Manager.

Heffron Park is the largest recreational park in Randwick and includes playing fields, tennis and netball courts, a cycling criterium track and an aquatic and leisure centre. The park is bounded by Bunnerong Road, Fitzgerald Ave, Robey Street and Jersey Road. It provides a central focus point of recreation activity for this area on the peninsula.

The surrounding context of the site is predominately low and medium density residential, with Southpoint Shopping Centre and a number of smaller business premises and shop-top housing located immediately to the west of the site across Bunnerong Road, with Matraville Public School located 300m to the south-west and Champagnat Catholic College located 400m to the north.

This project will be the single biggest investment in the park to date, and possibly the largest in the implementation of the masterplan, so the regenerative benefits associated with the centre must be leveraged.

The proponent has noted that an art strategy is under development. The timing of which is to be confirmed."

Assessing Officer Comment:

The comments are noted.

Following the DEP meeting, the applicant has provided a Public Art Strategy for the Heffron Centre dated 28 January 2021. The purpose of the Strategy is to develop and describe Council's approach to procuring and delivering public art as part of the Heffron Centre project. The key themes and design initiatives that have been identified for exploration and potential integration through Public Art within the Strategy are:

- *Celebrate Aboriginal culture, given the local context and significance of the Maroubra area, as Bidjigal Country, and the importance of cultural connections to Randwick City Council and the South Sydney Rabbitohs.*
- *Reflect the local context of Maroubra with respect to its coastal nature.*
- *Explore the importance of activity, recreation and wellness to the local Community.*
- *Promote durability and sustainability through design.*

These themes will be subject to further consideration once the Public Art Curator is appointed to assist in the planning, procurement, design and delivery of public artwork as part of the project.

The Strategy identifies the following potential artwork opportunities which will be explored through the design process:

- 1. Mural and / or façade treatment to the southern and eastern elevations of the indoor courts, potentially including the eastern elevation of the gymnastics centre.*
- 2. Façade treatment and / or illuminated treatment to the southern and western elevations of the gymnastics centre.*
- 3. Sculptural artwork opportunities within the central courtyard / entry area.*
- 4. Internal treatment to the entry airlock.*
- 5. Sculptural artwork opportunities within landscaped mounds and garden beds to the west of the building.*
- 6. Integration of artwork through paving within the public domain (e.g. western courtyard and car park zone) and internal foyer.*
- 7. Artwork integration within the signage, graphics and wayfinding design.*

Indicative time frames would see the appointment of a public art curator and public artist in February to March 2021, and artwork design and stakeholder consultation in April to July 2020. It is noted that construction of the Heffron Centre is anticipated to be completed by September 2022, which would include the installation of the artwork.

"Principle 2: Scale and Built Form

The Panel notes the updated presentation materials and the functional operations described in the updated submission materials. The basic layout of the centre has not changed during the

period of Panel review; however some amendments have been made to the western entrance, east/west circulation spine and other locations where additional openings have been provided.

The Panel reiterates its concerns that this is a singular opportunity to create a building in the round that capitalizes on its unique location within this large open space. Previous commentary has noted the potential to integrate the building more fully into the landscape, create a family of forms and open up the massing where possible so that the building reads as a series of elements instead of a single large massing.

The changes made to date, while recognised as moving the design in the right direction, do not go far enough to address the Panel's concerns about a missed opportunity for this project and site. The unexplored potential of art is another avenue to lift the project and needs to be seriously considered. Given the visibility of this project across the open spaces of Heffron Park and along the Bunnerong Road corridor, this offers potential to define an improved architectural outcome.

There would be potential themes related to 'Designing with Country', celebration of sport and environmental identity that could provide a rich visual outcome for the project. An approach where art was primarily used to define the building, however, would need to provide a holistic integration of art into the architecture and not as an 'add on' limited to partial surface treatments.

The Panel believes it is important to go back to the original principles noted in the August 2020 Panel meeting that the massing should be modulated and the opportunity to create an exemplary public building should be embraced. The use of art is only one tool to get closer to achieving this outcome."

Assessing Officer Comment:

The intent of the Heffron Centre is that it operates as an integrated facility which provides for a good crossover and blending of uses. The multi-purpose space is intended to be used by both the Rabbitohs and gymnastics, and the Rabbitohs theatres and classrooms can be used for community outreach, centred around a shared internal space that allows for movement and congregation. The intent is to provide a single centre of sport.

The massing of the building has been reconsidered by the applicant's design team, as detailed in Section 6.0 of this Report. The eastern entry has been reconfigured to increase the separation of the indoor courts to the south and the CHPC to the north. The southern egress has been widened and provides further contrast, breaking up the mass of the gymnastics and indoor courts in half. Full height glass allows for glimpses into the building during the day and night. An additional glazing element has been added to the northern wall of the gymnastics court providing a change in materials. The internal 'street' linking the front and rear of the building has been reduced in scale and skylights allow for clear vistas through the building.

The proposed building footprint is constrained by the existing and proposed recreational facilities which adjoin the site area, including the Showcase Field and carparking areas.

"Principle 3: Density

N/A

Principle 4: Sustainability

Further information on sustainability was not provided for this review session. Previous commentary would remain.

Principle 5: Landscape

Green walls have been added at the eastern entrance of the east/west spine. While these provide additional greenery they appear to be a token gesture at this location. An overall approach to the landscape of the entrances and spine should be considered.

The Panel would also like to see the previous commentary around the native landscape that once occupied the site and surrounding area being a central feature of the design and its integration into the manicured Heffron Park setting.”

Assessing Officer Comment:

A detailed landscape package has been prepared by Clouston Associates which provides a landscape concept design, identifies tree removal and includes a planting palette consisting of Australian Native grasses, trees, shrubs and ground covers. The landscaping will be used in conjunction with mounding to reflect the dunes associated with the area. The landscaping will also incorporate seating walls in the forecourt. The landscape dunes will be used as directional mounding to guide users to the main entrance.

The Public Art Strategy will also tie in with the landscaping and it is considered that an appropriate landscape response has been prepared by the applicant.

“Principle 6: Amenity

The western entry area has been revised to provide a stronger visual link from the entry court to the east/west spine. This is supported.

East/west circulation spine – This spine is now being treated more like an interior street and this approach is supported. Wall and floor finishes should reinforce this concept. The Panel notes the additional views into adjacent spaces, the increased glazing to the eastern entrance and the skylight.

Commentary on the location of the café as determined by a marketing basis is noted and the Panel has no further comments on that issue.

A number of additional openings have also been provided in perimeter rooms however the long internal corridors, without external views, remain. As noted previously, the Panel is concerned about internal legibility and wayfinding of these elements, and the missed opportunity to leverage the connection with landscape and for these axial connections to reinforce the village massing concept.”

Assessing Officer Comment:

The internal layout of the centre has been carefully considered in regard to the location of the different uses and the integration between these spaces. The central walkway between the front and rear of the building is an open space allowing through site lines and the opportunity for users to sit around the café area and also stop and observe into the indoor courts. A wider circulation space leads to the gymnastics centre and reception, where a viewing area is located.

Given the different uses within the building and the internal spaces required for these uses, the internal legibility is suitable for the development.

“Principle 7: Safety

No safety issues were identified.

Principle 8: Housing Diversity and Social Interaction

N/A

Principle 9: Aesthetics

The Panel notes the minor changes in surface treatments to further differentiate the individual volumes. The lower level wrap around masonry base is still supported as a device that anchors and contains the larger collection of built forms. As previously noted, further development of the architecture of the blocks needs to be considered for the project to be seen as a collection of volumes and voids.

Some views from the alignments of Bunnerong Road have been provided. These appear to reinforce the need for further development of the project architecture to realise an exemplary outcome on this site.

The Panel also noted previously that the aesthetic potential of the roof, as a large 5th elevation will be seen from nearby apartments, should be further considered."

Assessing Officer Comment:

The applicant has considered these comments and has developed a design that breaks down the volume using colour and texture to contrast the masonry base.

As stated, the Public Art Strategy has been developed to add another layer to the external design of the Centre, along with landscaping.

"SUMMARY AND RECOMMENDATIONS

As previously noted, the proposal provides a rare opportunity to create a landmark in a visible place that serves the community, demonstrates Council's ongoing commitment to sustainability and community, and houses an iconic sports team with all of the unique identity attributes that offers. The proposal provides an opportunity to realise exemplary sustainability outcomes, create a building that merges with its sweeping landscape while providing both public and private amenity.

The Panel believes the scheme needs to go further in attaining these aspirations. Art and materiality should be only one part of this further development."

Assessing Officer Comment:

Consideration of the DEP comments against the Concept DA submission has been made. It is acknowledged that the Centre has been designed to provide an integrated indoor sporting facility for various users that meet their individual needs, as well as being within the allocated budget for the project.

The project aligns with the Plan of Management and the Masterplan applying to Heffron Park. The upgrading of the indoor recreation facility has been under consideration for several years, and extensive engagement has been undertaken with the Council and the community, as well as the relevant sporting groups.

It is considered that the proposal provides for a high quality development which will be enhanced by the landscaping and public art works that will be provided on the site. It is acknowledged that the development proposal is constrained in terms of building area, given the existing and future recreational uses which adjoin the site.

The Concept Design as submitted under DA/480/2020 is therefore supported.

Development Engineer

A Concept Development Application has been received for a new indoor recreational facility including associated building envelope, site layout & configuration, in-principle demolition of existing buildings and associated tree removal on the western portion of the Heffron Park at the above site.

*This report is based on the following plans and documentation:
Architectural Plans by CO-OP Studio, dwg's DA000-095, rev D, dated 31/08/20;*

*Statement of Environmental Effects by Ethos Urban, dated 07/09/20;
Detail & Level Survey by GeoSurv, job ref: 200224, sheets 1-10, issue A, dated 03/03/20.*

General Comments

No objections are raised to the development subject to the comments and conditions provided in this report.

Drainage Comments

A detailed stormwater submission must be lodged with the Stage 2 Development Application. The drainage submission must identify the proposed discharge points for stormwater generated by the development and demonstrate that suitable onsite detention and / or infiltration systems can be accommodated as part of the development proposal.

Any Stage 2 Development Application must include flood modelling to identify the critical 1%AEP flood levels. Flood levels and openings within the Stage 2 Development must be a suitable freeboard above the identified 1%AEP levels.

RMS Comments

Bunnerong Road is classified as a state road at this location and consequently a referral to the TfNSW - Road & Maritime Services (RMS) is required with any Stage 2 development application. Any conditions recommended by TfNSW – RMS must be included in the development consent for a Stage 2 Development Application.

Parking Comments

A detailed Traffic and Parking Impact Assessment (TPIA) must be submitted with the Stage 2 Development Application. The TPIA must fully assess the adequacy of the proposed parking provision and demonstrate that the proposed development will not have an unacceptable adverse impact on traffic generation / traffic conditions external to the site.

Carpark Layout

The vehicular access driveways, internal circulation ramps and the carpark areas, (including, but not limited to, the ramp grades, carpark layout and height clearances) are to be in accordance with the requirements of Australian Standard 2890.1:2004.

Undergrounding of site feed power lines

At the ordinary Council meeting on the 27th May 2014 it was resolved that;

Should a mains power distribution pole be located on the same side of the street and within 15m of the development site, the applicant must meet the full cost for Ausgrid to relocate the existing overhead power feed from the distribution pole in the street to the development site via an underground UGOH connection.

The subject is located within 15m of a power pole on the same side of the street hence the above clause is applicable. A suitable condition has been included in this report.

Waste Management Comments

The applicant is required to submit to Council and have approved by Council's Director Planning, a Waste Management Plan (WMP) detailing waste and recycling storage and disposal for the development site.

A waste management plan should be submitted with the Stage 2 Development Application for consideration by Council. The plan shall detail the type and quantity of waste to be generated by the development; demolition waste; construction waste; materials to be re-used or recycled; facilities/procedures for the storage, collection recycling & disposal of waste and show how the on-going management of waste for the units will operate.

Landscape Comments

Tree Management Comments

This Concept Proposal seeks in-principle support for the establishment and configuration of building footprints, access, carparking, landscaping, tree removals associated with a new community

recreation facility to be known as the 'Heffron Centre', fronting Bunnerong Road, which will replace the existing Matraville Indoor Sports Centre and Gymnasium, both of which are over 40 years old and no longer meet current standards.

Both a higher level of detail and conditions will be provided for the subsequent Stage 2 DA, which has been submitted concurrently, and deals with the comprehensive re-development of this site.

The plan and SEE also both state that the area to the east, referred to as 'Showcase Field', will also undergo improvements, but as these were the subject of a separate approval gained under an REF, it does not form part of this scheme.

7.0 Relevant Environmental Planning Instruments

The following statutory Environmental Planning Instruments apply in the assessment of the proposed development:

- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
- Randwick Local Environmental Plan 2012.

7.1 State Environmental Planning Policy (State and Regional Development) 2011

The application has an estimated cost of \$45,650,000 and the applicant is Randwick Council. As the application is for Council related development over \$5 million, the proposal is classified as regionally significant development pursuant to Schedule 7 of SEPP (State and Regional Development 2011). The Sydney Eastern City Planning Panel (SECPP) is the consent authority for the Development Application pursuant to Section 4.7 of the Environmental Planning and Assessment Act 1979.

7.2 State Environmental Planning Policy (Infrastructure) 2007

The application was referred to Transport for NSW for comment in accordance with Clauses 101 and 104 of the State Environmental Planning Policy (Infrastructure) 2007 and concurrence under Section 138 of the Roads Act 1993.

Transport for NSW has advised they raise no objection to the proposal, subject to conditions which will be detailed within the assessment report for the Stage 2 Detailed DA.

7.3 State Environmental Planning Policy No. 55 – Remediation of Land

SEPP No. 55 aims to promote the remediation of contaminated land for the purposes of reducing the risk of harm to human health or any other aspect of the environment. The site

Council's Environmental Health Officers have reviewed the development application made the following comments:

"A Preliminary Site (Contamination) Investigation Report (PSI Report) has been prepared by Douglas Partners and is provided at Appendix F. A review of the available documentation and information regarding the site history as well as an intrusive investigation was undertaken to inform the recommendations and conclusions of the PSI Report. It was concluded that the site can be made suitable for the proposed development subject to the following:

- *Delineation of the depth of fill and contamination identified in fill, and confirmation of the waste classifications of fill;*
- *Further investigations of data gaps including within the footprint of existing building, carparks and sporting courts post demolition, and mounds; and*
- *A groundwater investigation, possibly with leachability testing, to assess whether identified contamination in fill has impacted underlying groundwater and if present, whether there is a risk of off-site migration.*

It has been recommended that the above be undertaken in accordance with the relevant Remediation Action Plan (RAP) and Site Environmental Management Plan (SEMP). A RAP has accordingly been prepared by Douglas Partners and is provided at Appendix G.

Asbestos conditions are included in this report for the demolition of the current building on site."

It is Council practice that once a Preliminary Site Investigation is provided that indicates a site can be made suitable with further investigation (that is, a detailed investigation), then Council proceeds with determining the DA with appropriate conditions. Therefore the current remedial strategy is acceptable. Council's Environmental Health Officers have recommended conditions of consent which will be applied to the Stage 2 Application under DA/486/2020.

7.4 Randwick Local Environmental Plan 2012:

Part 2 – Land Use Zoning

The subject site is zoned RE1 – Public Recreation under Randwick Local Environmental Plan 2012. The proposal is considered to be consistent with the zoning objectives in that it:

- Provides for the continued use of land for recreational purposes;
- Protects and enhances the natural environment for recreational uses;
- Supports a range of recreational activities and compatible land uses; and
- Is sited and designed to minimise environmental impacts.

The proposed uses of the Centre include a "recreation facility (indoor)" and "café" which are defined as follows:

"recreation facility (indoor)" means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club."

"restaurant or cafe" means a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided."

These land uses are permissible uses in the zone with consent. The change facilities, equipment storage, merchandise shop and general administration areas are ancillary to the main indoor recreation facility.

Shared community facilities will also be provided which will form part of the indoor recreation facility. The Centre will also be used by South Cares, an independent not-for-profit benevolent institution which was established to support the local community and address social need across the South Sydney region. South Cares support disadvantaged and marginalised youth and their families through the delivery of programs addressing education, training, health and employment needs.

While the community classrooms and Souths Cares administration areas are designed to be ancillary to the main indoor recreation facility, it is noted that the RE1 zone does allow for community facilities with consent, defined as:

"community facility" means a building or place—
(a) owned or controlled by a public authority or non-profit community organisation, and
(b) used for the physical, social, cultural or intellectual development or welfare of the community,
but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation."

Clause 6.11 – Design Excellence

Clause 6.11 of RLEP 2012 aims to ensure that a high standard of architectural and urban design is achieved for certain types of development which involves the following:

“development involving the construction of a new building or external alterations to an existing building—

- (a) on a site that has an area of 10,000 square metres or greater, or*
- (b) on land for which a development control plan is required to be prepared under clause 6.12, or*
- (c) that is, or will be, at least 15 metres in height”*

The subject site has an area of approximately 51,000m² and is subject to clause 6.12 of RLEP 2012 which requires the preparation of a site specific development control plan. As such, the provisions of clause 6.11 are applicable to the proposed development. In considering whether the proposed development exhibits design excellence, the application was referred to the Randwick Design Excellence Panel.

A detailed response to the proposed development is provided in section 6.0 of the report.

It is considered that the proposal satisfies the provisions of Clause 6.11 in that it:

- exhibits a high standard of architectural design, materials and detailing appropriate to the building type and location,
- the form and external appearance of the development will improve the quality and amenity of the public domain in and around the site,
- responds to the environmental and built characteristics of the site through the design and finishes which integrate with the landscape and broader Heffron Park site,
- the building includes a variety of ecologically sustainable development measures in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency, and
- does not detrimentally impact on view corridors and landmarks.

The assessment report for DA/486/2020 will provide more detail in regard to satisfying this provision.

Clause 6.12 – Development requiring the Preparation of a Development Control Plan

Clause 6.12 applies to land that has a site area of at least 10,000m² or is identified as “DCP required” on the Key Sites Map. Clause 6.12 therefore applies as the site area is approximately 51,000m². Development consent must not be granted for development on land to which this clause applies unless a development control plan has been prepared for the land.

The provisions of clause 6.12 aim to ensure that appropriate guidelines and controls are prepared for large sites, and essentially a masterplan in relation to the future development of the site is provided. The provisions of clause 6.12 generally require the preparation of a site specific development control plan, however an alternative option to satisfy the provisions of clause 6.12 is to provide a Concept and Staged development pursuant to section 4.22 of the EP&A Act. This Concept DA can be used to satisfy the requirement for a site-specific development control plan under Section 4.23 of the EP&A Act 1979, which states:

“4.23 Concept development applications as alternative to DCP required by environmental planning instruments
(cf previous s 83C)

(1) An environmental planning instrument cannot require the making of a concept development application before development is carried out.

(2) However, if an environmental planning instrument requires the preparation of a development control plan before any particular or kind of development is carried out on any land, that obligation may be satisfied by the making and approval of a concept development application in respect of that land.

Note—

Section 3.44(5) also authorises the making of a development application where the relevant planning authority refuses to make, or delays making, a development control plan.

(3) Any such concept development application is to contain the information required to be included in the development control plan by the environmental planning instrument or the regulations.”

The subject application is a concept development application which seeks approval for:

- 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.

The Concept DA meets the requirements under subclause (4) of clause 6.12 which provides the matters which must be provided within a development control plan (or Concept DA in this instance).

The Stage 2 Development Application (DA/486/2020) which has been submitted concurrently with the Concept DA seeks approved for the building works which are in line with the plans submitted under the Concept DA. The proposed Concept DA shall facilitate future development of the site.

8.0 Policy Controls and Key Issues

The following policy controls and key considerations apply in the assessment of the proposed development:

8.1 Randwick Comprehensive Development Control Plan 2013

There are few provisions contained with the Randwick Comprehensive DCP which apply to the Concept DA. Part F1 of the DCP relates to Development in Recreation Zones. The controls under Part F1 are as follows:

- “Development proposed in a RE1 or RE2 zone must demonstrate the following as a minimum:*
- i) the need for the proposed development on that land;*
 - ii) the need to retain the land for its existing or likely future recreation use;*
 - iii) the impact of the proposed development on the existing or likely future use of the land;*
 - iv) whether the proposed development is complementary to the scenic, recreational and/or ecological values of the land; and*
 - v) in the case of RE1 Public Recreation zoned land, whether the proposed development would:*
 - a) unreasonably impede or diminish the intended public use or public access to the land;*
 - b) be consistent with any relevant plan of management adopted by Council.*

The need for the proposed development has been established under the Heffron Park Plan of Management. The proposed development is sited within Heffron Park that lines up with the Plan of Management and the Masterplan applying to Heffron Park. The Concept DA provides for an appropriate building location and envelope, considering the various sporting uses contained within Heffron Park. The proposal will not impede or diminish the intended use or public access to the land, and as stated will be consistent with the Heffron Park Plan of Management adopted by the Council.

The assessment of DA/486/2020 will consider any other relevant controls of the Comprehensive DCP.

8.2 Key Issues

The key issues relate to the comments provided by the Randwick DEP and these have been addressed in Section 6.0 of this report.

9. Environmental Assessment

Section 4.15 'Matters for Consideration'	Comments
Section 4.15(1)(a)(i) – Provisions of any environmental planning instrument	Refer to the “Environmental Planning Instruments” section of this report for details.
Section 4.15(1)(a)(ii) – Provisions of any draft environmental planning instrument	N/A
Section 4.15(1)(a)(iii) – Provisions of any development control plan	Refer to “Policy Control” section of this report above for details.
Section 4.15(1)(a)(iia) – Provisions of any Planning Agreement or draft Planning Agreement	N/A
Section 4.15(1)(a)(iv) – Provisions of the regulations	The relevant clauses of the Environmental Planning and Assessment Regulation 2000 will be addressed by recommended conditions.
Section 4.15(1)(b) – The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality	This will be detailed further in the Stage 2 DA (DA/486/2020).
Section 4.15(1)(c) – The suitability of the site for the development	The subject development is for a new indoor recreational facility and café, with ancillary uses. The site is zoned for the purpose of public recreation and as such the site is considered to be suitable for the proposal.
Section 4.15(1)(d) – Any submissions made in accordance with the EP&A Act or EP&A Regulation	The issues raised in submissions have been considered and addressed in the report.
Section 4.15(1)(e) – The public interest	The concept proposal will not result in any unreasonable or unacceptable environmental, social, or economic impact. Therefore, it is considered that the proposal is in the public interest.

10. Conclusion:

The Heffron Centre will deliver the upgraded community indoor recreation facilities which have been earmarked for the site for many years. It will also provide a new home for the South Sydney Rabbitohs Rugby League team and accommodate the team's headquarters and training facilities through the Community and High Performance Centre in association with the approved Showcase NRL Field. In addition, it will provide a new base for Souths Cares to double their health, education and employment programs for communities across South Sydney and broader NSW.

The Heffron Centre will deliver more than 200 jobs during construction, and more than 60 ongoing jobs through the operation of the facility.

The project is a shared vision between Randwick City Council, its key project partner the South Sydney District Rugby League Football Club (Rabbitohs) and the NSW State Government (through the Office of Sport).

The project has been through extensive community consultation which has assisted the applicant and their design team in forming the proposal that is now before Council. This Concept DA seeks consent for the following works:

- 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.

The Concept proposal is generally consistent with the Heffron Park Plan of Management and the Landscape Masterplan. The proposal achieves the key objective of the Plan of Management, which is to ensure that Heffron Park retains its importance as a sporting park while providing increased opportunities and improvements in passive recreation.

It is recommended that the Concept DA be supported subject to a deferred commencement consent requiring the necessary authority under the Crown Land Management Act 2016 be obtained prior to the consent becoming operational.

Recommendation

- A. That the Sydney Eastern City Planning Panel, as the consent authority, grants deferred commencement consent under Section 4.16(3) of the Environmental Planning and Assessment Act 1979, as amended, to Development Application No. DA/480/2020 for concept plan approval for the 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 at Lot 7027 in Deposited Plan 1026884 (No. 417-439 Bunnerong Road, Maroubra), subject to the following conditions:

Deferred Commencement Condition

- A1 This consent will not operate and may not be acted upon until the Council is satisfied as to the following matter:
- Council is to prepare and adopt a compliant Plan of Management for the site under Division 3.4 of the Crown Land Management Act 2016 that authorises the proposed development.

If the applicant fails to satisfy Council as to be above matters within 2 years from the date of determination this consent will lapse.

Evidence of the above matter must be submitted to Council within 2 years otherwise the Consent will not operate.

Operational Conditions

GENERAL CONDITIONS

The development must be carried out in accordance with the following conditions of consent.

These conditions have been applied to satisfy the relevant requirements of the *Environmental Planning & Assessment Act 1979*, *Environmental Planning & Assessment Regulation 2000* and to provide reasonable levels of environmental amenity.

Approved Plans & Supporting Documentation

1. The development must be implemented substantially in accordance with the plans and supporting documentation listed below and endorsed with Council's approved stamp, except where amended by Council in red and/or by other conditions of this consent:
 - Architectural Design Report, The Heffron Centre, prepared by Co-Op Studio Pty Ltd Revision 3 dated 14 September 2020, and received by Council on 17 September

2020, and as amended by the Design Excellence Panel Design Response, The Heffron Centre, prepared by Co-Op Studio Pty Ltd Revision 1 dated 2 December 2020.

- Landscape DA Package S20-0001, Issue C SK 3 to SK23 inclusive prepared by Clouston Associates dated 1 September 2020.

REQUIREMENTS BEFORE A CONSTRUCTION CERTIFICATE CAN BE ISSUED FOR ANY STAGE 2 DEVELOPMENT APPLICATION

The following conditions of consent must be complied with before a '*Construction Certificate*' is issued by either an Accredited Certifier or Randwick City Council for any Stage 2 Development Application. All necessary information to demonstrate compliance with the following conditions of consent must be included in the documentation for the construction certificate.

These conditions have been applied to satisfy the relevant requirements of the *Environmental Planning & Assessment Act 1979*, *Environmental Planning & Assessment Regulation 2000*, Council's development consent conditions and to achieve reasonable levels of environmental amenity.

The following conditions are applied to provide adequate security against damage to Council's infrastructure:

Electricity Substation

2. The applicant must liaise with Ausgrid prior to obtaining a construction certificate (for any above ground works), to determine whether or not an electricity substation is required for the development. Any electricity substation required for the site as a consequence of this development shall be located within the site and shall be screened from view. The proposed location and elevation shall be shown on relevant construction certificate and landscape plans.
3. Bunnerong Road is classified as a state road at this location and consequently a referral to the TfNSW - Road & Maritime Services (RMS) is required with any Stage 2 Development Application. Any conditions recommended by TfNSW – RMS must be included in the development consent for any Stage 2 Development Application.

REQUIREMENTS TO BE INCLUDED IN ANY STAGE 2 DETAILED DEVELOPMENT APPLICATION AND/OR FUTURE CONSTRUCTION CERTIFICATE FOR THE DEVELOPMENT.

The requirements contained in the following conditions of consent must be complied with in any Stage 2 Development Application and / or Construction Certificate for the development.

These conditions have been applied to satisfy the relevant requirements of the *Environmental Planning & Assessment Act 1979*, *Environmental Planning & Assessment Regulation 2000*, Council's development consent conditions and to achieve reasonable levels of environmental amenity.

Traffic Conditions

4. Adequate provisions are to be made to provide pedestrian visibility and safety. All new walls (and/or landscaping) adjacent to vehicular crossings should not exceed a height of 600mm above the internal driveway level for a distance of 1.5m within the site or new walls (including landscaping) should splayed 1.5 metres by 1.5 metres. Details must be provided with any Stage 2 Development Application for this development.
5. The vehicular access driveways, internal circulation ramps and the carpark areas, (including, but not limited to, the ramp grades, carpark layout and height clearances) are to be in accordance with the requirements of AS2890.1:2004. Details must be provided with any Stage 2 Development Application for this development.
6. A detailed Traffic and Parking Impact Assessment (TPIA) must be lodged with the Stage 2 Development Application. The TPIA must fully assess the adequacy of the proposed parking provision and model the impact of traffic generation associated with the development on the signalised intersection fronting the site and streets fronting and surrounding the site.

Design Alignment levels

7. The design alignment level (the finished level of concrete, paving or the like) at the property boundary for driveways, access ramps and pathways or the like, shall be:
- **Away from the internal road off Bunnerong Road - match the back of the existing footpath along the full site frontage.**
 - **Where works abut the internal road off Bunnerong Road - match the existing internal road off Bunnerong Road.**

The design alignment levels at the property boundary as issued by Council and their relationship to the roadway/kerb/footpath must be indicated on the building plans for the Stage 2 Development Application and any future construction certificate. The design alignment level at the street boundary, as issued by the Council, must be strictly adhered to.

Stormwater Drainage & Flood Management

8. Flood modelling to establish the critical 1%AEP must be submitted with any Stage 2 Development Application. All floor levels and openings into the proposed buildings must be a suitable freeboard (500mm) above the critical 1%AEP levels or suitably protected up to these levels.
9. The ground floor levels of the proposed developments shall be designed to *structurally* withstand hydrostatic pressure/stormwater inundation from floodwater during the probable maximum flood (PMF) event as defined in the Floodplain Management Manual (New South Wales Government, January 2001). Structural Engineering certification confirming that this condition has been complied with shall be submitted to the certifying authority with the construction certificate.

This requirement does not necessitate the development being flood proof/water tight up to the PMF event, rather the requirement is to ensure that the development will not be *structurally* damaged in manner that could endanger lives during the PMF event.

10. A detailed stormwater drainage submission must be lodged with the Stage 2 Development Application. The drainage submission must identify the proposed discharge points for stormwater generated by the development and demonstrate that suitable onsite detention and / or infiltration systems can be accommodated as part of the development proposal.

Waste Management

11. A Draft Waste Management Plan detailing the waste and recycling storage and removal strategy for all of the development must be submitted with the Stage 2 Development Application for consideration by Council's Director of City Planning.

The Draft Waste Management plan is required to be prepared in accordance with Council's Waste Management Guidelines for Proposed Development and must include the following details (as applicable):

- The use of the premises and the number and size of occupancies.
- The type and quantity of waste to be generated by the development.
- Demolition and construction waste, including materials to be re-used or recycled.
- Details of the proposed recycling and waste disposal contractors.
- Waste storage facilities and equipment.
- Access and traffic arrangements.

- The procedures and arrangements for on-going waste management including collection, storage and removal of waste and recycling of materials.

Further details of Council's requirements and guidelines, including pro-forma Waste Management plan forms can be obtained from Council's Customer Service Centre.

Public Utilities

12. A *Public Utility Impact Assessment* must be carried out to identify all public utility services located on the site, roadway, nature strip, footpath, public reserve or any public areas associated with and/or adjacent to the building works.

The owner/builder must make the necessary arrangements and meet the full cost for telecommunication companies, gas providers, Ausgrid, Sydney Water and other authorities to adjust, repair or relocate their services as required.

Undergrounding of Site Power

13. Power supply to the proposed development shall be provided via an underground (UGOH) connection from the nearest mains distribution pole in Bunnerong Road street. No Permanent Private Poles are to be installed with all relevant documentation submitted for the construction certificate to reflect these requirements. The applicant/owner is to liaise with an Ausgrid Accredited Service Provider to carry out the works to the requirements and satisfaction of Ausgrid and at no cost to Council.

Arborist Report

14. A detailed Arboricultural Impact Assessment (AIA) and Tree Protection Specification (TPS), prepared by an AQF Level V Consulting Arborist (who is eligible for membership with a nationally recognised organisation/association), **must** be submitted with the Stage 2 Detailed DA, and is to address the following outcomes:
 - Tree locations (trunk diameter & canopy spread), taken directly from site survey, and clear representation of whether they are located on private or public property;
 - Tree Location Plan showing the footprint of the new works, changes to existing ground levels, and any other works that pose a threat to existing trees that are proposed for retention;
 - Tree identification numbers;
 - Relevant details such as dimensions, health and condition, significance/retention values and similar;
 - Calculate SRZ & TPZ radius, and % encroachments;
 - Recommendations for retention or removal, providing suitable justification in each case;
 - Mitigation measures to assist with preservation.

15. Where the removal of existing established native vegetation is sought so as to accommodate the works, the applicant must provide suitable compensatory/offset planting in order to maintain reasonable levels of environmental amenity and biodiversity at the site.

Landscape Plans

16. Detailed Landscape Plans, prepared by a qualified professional in the Landscape/Horticultural industry (must be eligible for membership with a nationally recognised organisation/association), must be submitted with the Stage 2 Detailed DA, and are to address the following outcomes:
 - A written Design Intent Statement explaining the philosophies and principles behind the proposal;
 - Site analysis examining existing features, constraints and opportunities;
 - Existing trees proposed for retention or removal, along with new tree planting and areas of landscaping;

- Selection of only those native species that are tolerant of sandy soils and persistent coastal winds, and are also not reliant on high quantities of rainfall and fertiliser for survival;
- A Planting Plan and Plant Schedule including botanic names, pot size at the time of planting, quantity/density, size at maturity along with any other relevant elements;
- Description of how the new landscaping will recognise, complement and enhance any characteristics that are particular to the site and local environment;
- Incorporation of WSUD;
- Sections/elevations and finished ground levels;
- Location of existing or new services and infrastructure;
- Shared pathways, internal access paths, paving, seating and similar components;
- Explanation of how both visual and physical links will be created to the other parts and key features of the site;
- How the proposal aligns with objectives of the Plan of Management and similar Council policies and directives.

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with the *Environmental Planning & Assessment Act 1979*, *Environmental Planning & Assessment Regulation 2000*, or other relevant legislation and Council's policies. This information does not form part of the conditions of development consent pursuant to Section 80A of the Act.

- Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.
- The applicant is to advise Council in writing and/or photographs of any signs of existing damage to the Council roadway, footway, or verge prior to the commencement of any building/demolition works.
- Further information and details on Council's requirements for trees on development sites can be obtained from the recently adopted Tree Technical Manual, which can be downloaded from Council's website at the following link, <http://www.randwick.nsw.gov.au> - Looking after our environment – Trees – Tree Management Technical Manual; which aims to achieve consistency of approach and compliance with appropriate standards and best practice guidelines.
- Randwick Council is to engage with the La Perouse Local Aboriginal Land Council and the New South Wales Aboriginal Land Council to obtain written consent that either the proposal can proceed or withdrawal of the development area from the subject claim prior to carrying out any development that would impact on the physical condition of the land.