

MAJOR PROJECTS

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# Outcomes report The Heffron Centre

28 August 2020

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# 1. Introduction

This report outlines the community and stakeholder engagement process undertaken for two Development Applications related to the development of the Heffron Centre at Heffron Park, 417-439 Bunnerong Road Maroubra. The Heffron Centre is a new indoor multi-purpose facility, gymnastics facility and Community and High-Performance Centre (CHPC) which forms a major part of the ongoing upgrade works in Heffron Park and enables the community to have access to high-quality sporting facilities into the future.

Randwick City Council is the proponent for both Development Applications.

The engagement process was undertaken by Randwick City Council with support from consultants Urbis.

## 1.1. Background

Randwick City Council has been investigating the provision of new and improved community and elite sporting facilities at Heffron Park for some time. 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 to accommodate administration, training and community facilities within a Community and High-Performance Facility (CHPC) to be delivered as one component of the Heffron Centre.

## 1.2. Site description

The subject site is located within the south-western corner of Heffron Park, at 417-439 Bunnerong Road, Maroubra as illustrated in Figures 1 and 2. The site is legally known as Lot 7026 DP 1026884. The site is located on the western edge of Randwick LGA and has a primary frontage to Bunnerong Road to the west. To the west of Bunnerong Road is Bayside local government area (LGA).

The site is Crown Land owned by the NSW Department of Primary Industries, 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 to the west, Fitzgerald Ave to the north, Robey Street to the east and Jersey Road to the south.

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.



Source: NS Group



Source: Co-op Studio, annotation by Ethos Urban



### 1.3. Overview of proposed development

The Heffron Centre is subject to two separate Development Applications as follows:

- **Concept Development Application** which addresses the matters set out in Clause 6.12 of the Randwick Local Environmental Plan 2012, including seeking consent for land uses, indicative building envelopes and site access arrangements; and
- **Detailed Development Application** which seeks consent for the construction and use of the Heffron Centre, including:
  - Demolition of existing buildings and structures within the site.
  - Site preparation works, including termination or relocation of site services and infrastructure, tree removal and the erection of site protection fencing.
  - Construction of the new Heffron Centre, including:
    - A Community and High-Performance Facility (CHPC)
    - An indoor multi-purpose sporting facility
    - A local indoor gymnastics centre
    - Installation of floodlighting to the Showcase Field.
  - Car parking for 140 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.

Full details of the proposed development are included in the Architectural Drawings prepared by Co-op Studio which accompany the Development Applications.

The construction of the Showcase Field is subject of an existing approval under Part 5 of the Environmental Planning and Assessment Act 1979, and accordingly is not within the scope of this Development Application.

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## 2. Engagement process

Consistent with its Community Participation Plan, Randwick City Council undertook early, open and transparent communication and engagement on the Heffron Centre.

The engagement process was undertaken by Randwick City Council with support from consultants Urbis.

### 2.1. Purpose of engagement

The stakeholder and community engagement process for The Heffron Centre aimed to:

- Raise awareness and build an understanding of the Project and its design across key user groups and the general community.
- Contribute to the enduring social benefit and long-term sustainability of the Project.



- Seek insights from key user groups and the general community that maximise the Project's community benefits and minimise any negative impacts on existing use or experiences of Heffron Park.
- Consult key user groups and document feedback to inform ongoing design and planning on aspects of the Centre's design with a focus on negotiable design aspects.
- Achieve a balance between the requirements for an elite training and sporting facility and use for community sports, available funding, planning legislation and project timeframes.
- Be clear and transparent on the Project areas which the community can influence and those which are set
- Make better decisions as a result of community insights and feedback.
- Provide accurate information about the Concept Plan and the proposed amendments to the Concept Plan.

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### 3. Stakeholder analysis

Stakeholders are individuals, groups of individuals or organisations that could influence or affect a project. Urbis collaborated with Council in managing the various stakeholder groups for The Heffron Centre.

Council primarily managed internal stakeholders and Urbis engaged with the surrounding residents, key stakeholders and the broader community.

#### 3.1. Level of engagement

Randwick City Council and Urbis work in line with the International Association of Public Participation's (IAP2) Public Participation spectrum and utilises the participation principles of:

- Inform:** To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.
- Consult:** To obtain public feedback on analysis alternatives and/or decisions.
- Involve:** To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.
- Collaborate:** To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.

The following table outlines the key stakeholders who form part of the consultation process. The stakeholder identification matrix is based on the principles in accordance with the International Association of Public Participation's (IAP2) Public Participation spectrum as outlined above.

Table 1 – Stakeholder Matrix

Project Partner Representatives	Government Representatives	Relevant Sporting Bodies
Project Executive Group	NSW Office of Sport	State-wide sporting bodies:
Project Control Group	Federal Minister for Sport, Senator the Hon Richard Colbeck	Gymnastics NSW
Randwick City Council (RCC) – Mayor and Councillors	NSW Minister for Sport, The Hon Dr. Geoffrey Lee MP	Basketball NSW
Randwick City Council – Executive Leadership Team (Project Steering Group)	Federal Member for Heffron, Ron Hoenig MP	Netball NSW
Randwick City Council – nominated Project team staff	State Member for Coogee, Bruce Notley-Smith MP	Football NSW
Rabbitohs Board	State Member for Maroubra, Michael Daley MP	Volleyball NSW
Rabbitohs Executive and Staff	Matt Thistlethwaite, Federal Member for Kingsford Smith	Badminton NSW
	Bayside Council – Mayor and Councillors	Gymnastics Australia
	Bayside City Council – Communications and Community Engagement Team	Bunnerong Gymnastics Association
		Users of Bunnerong Gymnastics Centre
		Matraville Indoor Sports Centre
		Users of Matraville indoor sports centre
		Current Heffron Park sporting groups
		Moore Park and South East Cricket
		Des Renford Leisure Centre staff and users

Council Committees	Indigenous representative	Community interest
<p>Randwick City Council – Maroubra Precinct Group</p> <p>Randwick City Council – Malabar Precinct Group</p> <p>Randwick City Council – Aboriginal Advisory Committee</p> <p>Randwick City Council – Sport Committee</p>	<p>Local Aboriginal Land Council</p> <p>Elders and Traditional Owner Groups</p>	<p>Local community</p> <p>Local schools</p> <p>Maroubra Community Facebook group</p> <p>Residents and businesses within 1km radius of the site, including:</p> <ul style="list-style-type: none"> <li>• Bunnerong Rd</li> <li>• Jersey Rd</li> <li>• Flint St, Maroubra</li> </ul> <p>Residents and businesses within 1km radius of the site located within Bayside City Council LGA.</p> <p>Local real estate agents</p> <p>Saving Sydney's Trees</p>
NRL and Rabbitohs Communities	Media	
<p>NSW NRL community</p> <p>Rabbitohs members, fans and supporters</p> <p>South Sydney Junior Rugby League community</p> <p>Souths Cares sponsors and partners</p>	<p>Southern Courier</p> <p>The Beast Magazine</p> <p>Australian Leisure Management</p> <p>NRL.com</p> <p>Major metro news outlets – print i.e. The Daily Telegraph</p> <p>Major metro news outlets – radio</p> <p>Major metro news outlets – TV</p>	



## 3.2. Engagement activities

### 3.2.1. Stakeholder Briefings

A briefing request was sent to identified stakeholders offering the opportunity to meet with members of the project team and learn more about the proposal. The feedback obtained in these briefings was mostly positive or neutral.

Table 2 – Stakeholder Matrix

Stakeholder	Date	Attendees
Precinct Coordination Committee	Wednesday 17 June 2020	Precinct Coordination Members Representatives from Randwick City Council, City Services and Executive
Randwick City Council Mayor and Councillors	Tuesday 7 July 2020	Randwick City Council Mayor and Councillors Randwick City Council, City Services and Executive
Sporting groups	Friday 10 August 2020	Representatives from Football NSW, Volleyball NSW, Netball NSW, Baseball NSW Co-op Studio NS Projects Urbis Randwick City Council Major Projects Team
Maroubra Precinct Group	Monday 27 July 2020	Committee members Randwick City Council, City Services Urbis
Matraville Precinct Group	Monday 10 August 2020	Committee members Randwick City Council, City Services Urbis

Stakeholder presentation deck can be found in Appendix E.

A detailed summary of feedback has been outlined in Section 5 of this report.

### 3.2.2. Letter from the Mayor

A letter from the Mayor was prepared to outline key features of the Heffron Centre and invite members of the community to contribute their ideas and thoughts. The letter also advertised details of the Facebook Live event. The letter was distributed to near neighbours on

Wednesday 22 April 2020. A copy of the letter can be found in Appendix A, and a copy of the distribution catchment area can be found in Appendix B.

A detailed summary of feedback has been outlined in Section 5 of this report.

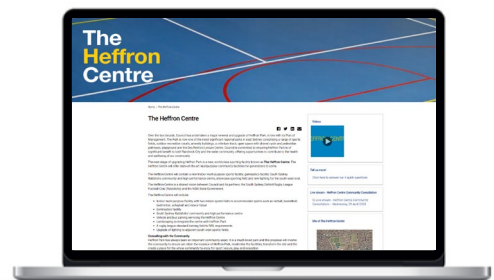
### 3.2.3. Website

As part of the consultation process, and to ensure access to specialised information regarding the proposal, dedicated webpages were developed and published.

Hosted on Randwick City Council's 'Your Say' website ([www.yoursay.randwick.nsw.gov.au/theheffroncentre](http://www.yoursay.randwick.nsw.gov.au/theheffroncentre)) the webpages provided information about the proposed development application, the planning process and contact information.

This engagement activity was designed to be used as an inform tool, with easily accessible information available anywhere, at any time.

The 'Your Say' website was launched in April 2020, updated in July 2020 with outcomes of the survey and in August 2020, with further details about the project.



'Your say' subscribers received an email on 14 April 2020 about the project and promoting participation in the survey. Subscribers received an email on 7 July 2020 with outcomes of the survey and an update on the next steps.

A copy of the emails can be found in Appendix D.

As of 20 August 2020, the website has received 2,346 visits.

### 3.2.4. Survey

Early stage consultation sought feedback from the community on their ideas and thoughts for the future of the Heffron Centre. The survey questions address the following areas:

- Overall design of the centre
- Features and inclusions
- Integrating with the park
- Transport options and active transport use.

The survey was conducted from 14 April 2020 – 10 May 2020, and 138 responses were received.

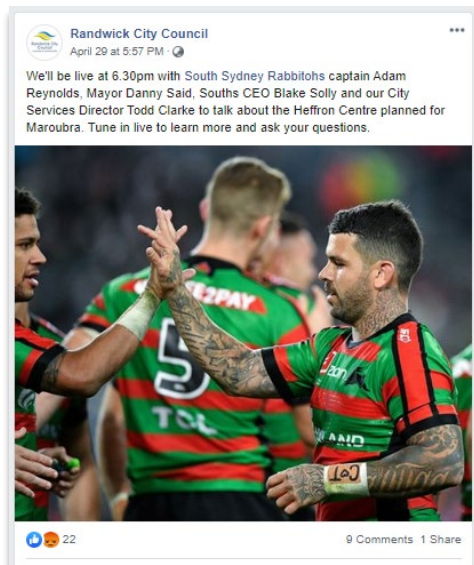
A copy of the survey questions can be found in Appendix C.

A detailed summary of feedback has been outlined in Section 5 of this report.

### 3.2.5. Social media

In May 2020, a series of social media posts were displayed on the Randwick City Council Facebook and Instagram page, and on the South Sydney Rabbitohs' Facebook page.

The posts were promoting the Facebook Live event, 'Your say' website and survey.



Facebook advertising posted on Randwick City Council facebook page.

### 3.2.6. Facebook Live Information Session

A Facebook Live information session was held on Wednesday 29 July 2020 and streamed via Randwick City Council's Facebook page.

Approximately 140 people attended the session.

At the information session, feedback was received via comments provided in the Facebook chat.

A detailed summary of feedback has been outlined in Section 5 of this report.



Facebook live event with Mayor Cr Danny Said and Director City Services Todd Clarke.

### 3.2.7. Enquiry email and phone line

Members of the public were invited to contact Randwick City Council through a dedicated phone number and email address for the duration of the engagement period. A total of 4 people phoned or emailed to provide feedback or seek further information during the period of April – August 2020.

A detailed summary of feedback has been outlined in Section 5 of this report.

### **3.2.8. Media**

A media release was issued on Thursday 27 August 2020 by Randwick City Council. The media release was issued to local, metro and online media.

A copy the media release is provided in Appendix F.

The project was featured on:

- The Daily Telegraph website
- South Sydney Rabbitohs website
- Australasian Leisure Management website

## **3.3. Overview of future engagement activities**

At the time of writing this report, community and stakeholder engagement activities are ongoing.

### **3.3.1. Public Exhibition**

The following activities are scheduled to be held during public exhibition of the Development Applications:

- Update to 'Your Say' website
- Media release
- Social media clips
- Community newsletter
- Outdoor signage
- Stakeholder email update
- Online community drop in sessions.

### **3.3.2. Engagement during construction**

Council will inform all stakeholders of the outcome of the DA assessment and the final design. We will keep the community and interested stakeholders informed as the project moves into construction.

The types of activities may include:

- Regular updates to near neighbours and the community through letterbox drop, newsletter, social media updates, inclusion in Council's Scene Magazine
- Time lapse videos or 'live streaming'
- Community preview site walks
- Site hoarding and signage with local indigenous artwork, infographics and key messages

The approach and implementation plan will be developed following submission of the Development Application.

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## 4. Engagement feedback

### 4.1. Key themes

The key themes which emerged during community consultation include:

**1. Incorporate sustainability and reflects the local context.**

- Retain trees and provide shaded areas.
- Environmentally conscious design, natural light, materials and native landscaping.
- Reflects the local culture and heritage.
- Connect existing cycleways and walkways, provide end of trip amenities such as lockers, bike racks etc.

**2. Develop a considered design and ensure financial viability.**

- Integrate with surrounds.
- Functional and contemporary, but not a “statement” project.
- Value for money.
- Durable and sustainable.
- Access for public and private bus services.

**3. Create a community focused, inclusive and accessible place.**

- Spaces for families to spectate, gather and socialise.
- Safety (child-safe particularly for gymnastics).
- Diverse range of leisure and recreation opportunities beyond just organised sport.
- Café facilities servicing the Park and the Centre.
- Accessible prices and online bookings desired.

### 4.2. Summary of feedback by channel

A summary of the pieces of direct feedback received per mechanism is outlined in Table 5. This is in addition to the feedback provided through stakeholder meetings.

Table 3 – Outline of direct feedback received

Feedback mechanism	Number received
Surveys completed	138
Enquiry phone number and email	4
Facebook Live (comments)	28
Total	171



## 5. Detailed feedback and responses

Key themes which emerged during the engagement process undertaken by Urbis Engagement with Randwick City Council are outlined in Table 6 below.

Table 4 - Summary of key issues

Themes	Feedback	Response
Funding and contractual arrangements	<ul style="list-style-type: none"> <li>• Enquiries received regarding Council's resolution public private partnership, ownership and insurance.</li> <li>• Enquiries received about how the revenue would be distributed (leasing costs and facility revenue).</li> <li>• Feedback was received requesting Council make considered decisions and achieve 'value for money'.</li> </ul>	<ul style="list-style-type: none"> <li>• A Public Private Partnership (PPP) is a formal collaboration between Council and a private person or organisation to deliver infrastructure, facilities or services. Council is required adhere to the Local Government Act 1993, PPP guidelines and submitted an assessment of the project to the Office of Local Government before the agreement was finalised.</li> <li>• The PPP has made available substantial funding sources through the Federal and State Government to realise the project, it is enabling Council to deliver a high-quality facility, provided cost-efficiencies and increased the return on investment.</li> <li>• The South Sydney Rabbitohs have entered a 21-year lease agreement with Randwick City Council.</li> <li>• Randwick City Council will maintain ownership of the land and the building asset.</li> <li>• The South Sydney Rabbitohs will be required to pay market rate, any revenues generated will be utilised for the maintenance and upkeep of the facility.</li> </ul>

Themes	Feedback	Response
Building architecture	<ul style="list-style-type: none"> <li>• Comments describing the desired design included “modern” and “contemporary”.</li> <li>• Integrates indigenous cultural heritage into the design.</li> <li>• Not a “statement” project, and a project that won’t impose on its surrounds.</li> <li>• Concern the height will impact on near neighbours.</li> </ul>	<ul style="list-style-type: none"> <li>• The Heffron Centre is being developed in alignment with the Heffron Park Plan of Management and its design principles and aims to reflect the history of the park, people and culture in its design.</li> <li>• Neutral colours, inspired by the sand dunes and coastal landscape, creates a modern and contemporary design.</li> <li>• The shape of the building is a low-rise, flat form design to create a seamless extension to the park.</li> <li>• The building has been designed in small shapes to reduce the size of the building and create a sculptural look.</li> <li>• The building will be a maximum height of 14m, to accommodate the sports hall and services, however some sections will be lower due to the heights required for the entry, gymnastics and office areas.</li> <li>• Due to neighbours being at least 70m away, the height will not create any solar impacts on neighbouring properties.</li> </ul>
Community use and access	<ul style="list-style-type: none"> <li>• Community focused</li> <li>• Family friendly place</li> <li>• Flexible and multipurpose facilities that cater to a range of uses</li> <li>• Comments focused on a safe place, with areas for children to play and parents to congregate.</li> <li>• Places in and around the Centre for families to spend time together, watch sport and shaded areas were important.</li> </ul>	<ul style="list-style-type: none"> <li>• The multipurpose indoor sports facility has been designed to maximise its use across a diverse range of sports and recreation uses including netball, basketball, badminton, volleyball and indoor futsal.</li> <li>• This includes a retractable door between the indoor gymnastics’ facility and the indoor multipurpose sports facility to provide flexibility for a range of</li> </ul>

Themes	Feedback	Response
		<p>sporting and non-sporting events and activities.</p> <ul style="list-style-type: none"> <li>• The outdoor plaza will include covered outdoor seating areas.</li> <li>• New trees and landscaping will be planted in the spectator and surrounding areas to create shaded places for families to spend time together.</li> </ul>
Sports selection, function and use	<ul style="list-style-type: none"> <li>• Enquiries received about inclusion of specific sports including hockey, squash, indoor cricket, table tennis.</li> <li>• Enquiry received about the sports hall floor surface.</li> <li>• Enquiries received from stakeholders on their height of the Centre.</li> </ul>	<ul style="list-style-type: none"> <li>• Following extensive analysis of sporting uses and trends undertaken by Council, the indoor sports facility will accommodate netball, basketball, badminton, volleyball and futsal.</li> <li>• The indoor sports centre will include two sports halls that can be adapted for the identified sports and can be utilised concurrently.</li> <li>• The sports hall will not be synthetic. The surface material of the sport hall is yet to be determined but likely to be a sprung floor, suitable for the identified sports.</li> </ul>
Impact on existing uses in Heffron Park	<ul style="list-style-type: none"> <li>• Positive response received that the soccer fields would not be impacted</li> <li>• If there was any impact to the existing Des Renford Leisure Centre, existing tennis courts and soccer fields</li> </ul>	<ul style="list-style-type: none"> <li>• The Heffron Centre will replace the current indoor sports centre and gymnastics centre.</li> <li>• These centres construction dated from the Park's World War II use as a Navy storage facility and have reached the end of their lifespan.</li> <li>• Heffron Park will remain operational and accessible during construction. The construction zone for the new Heffron Centre will be closed to the public and the safety of user managed.</li> </ul>

Themes	Feedback	Response
		<ul style="list-style-type: none"> <li>There will be no impacts on the other existing uses of Heffron Park.</li> </ul>
Inclusive and accessible	<ul style="list-style-type: none"> <li>Caters for a diverse range of people</li> <li>Accessible for people with disabilities and seniors.</li> </ul>	<ul style="list-style-type: none"> <li>The Heffron Centre will have level access from Heffron Park and carpark to the facility.</li> <li>The Centre will be compliant with access requirements, including the Disability and Discrimination Act.</li> <li>The Heffron Centre has been developed to cater to a range of sports and recreation uses, creating opportunities for current and future sporting needs.</li> </ul>
Safety	<ul style="list-style-type: none"> <li>Safe place for children to play and parents to congregate</li> </ul>	<ul style="list-style-type: none"> <li>The Heffron Centre will feature landscaped areas for children to play and spectator areas.</li> <li>The Heffron Centre will include lighting for safe use at night.</li> <li>The bathrooms and changerooms for the gymnastics facility have been designed to ensure dedicated use.</li> </ul>
Landscaping	<ul style="list-style-type: none"> <li>Comment received that the Centre should be in harmony with the natural parkland and surroundings.</li> <li>Consider indigenous and native plants to encourage native fauna.</li> <li>Shaded areas to sit and relax with family and friends.</li> </ul>	<ul style="list-style-type: none"> <li>Dune-like native landscaping and vegetation to blur the building into the park. Native plantings will feature in a repeated pattern around the perimeter of the Heffron Centre.</li> <li>A landscaped mound will surround the building with planting to provide thermal mass and help regulate the temperature in the Heffron Centre reducing electricity consumption.</li> </ul>

Themes	Feedback	Response
		<ul style="list-style-type: none"> <li>Approximately 130 trees will be planted to provide shaded areas around the site.</li> <li>Shaded seating areas will be provided on the site facing the Criterion Track and Showcase field.</li> </ul>
Sustainability	<ul style="list-style-type: none"> <li>Design that promotes durability and sustainability</li> <li>Environmentally conscious design – making use of natural light and materials</li> <li>Use of environmental technology including passive energy systems, rainwater collection and green travel amenities.</li> <li>Encourage green travel (increased use of public transport, bicycle racks, lockers etc)</li> <li>Community feedback included environmentally conscious design, building which makes use of natural light and materials. Feedback recommended use of environmental technology including passive energy systems, rainwater collection, and green travel amenities.</li> </ul>	<ul style="list-style-type: none"> <li>The Heffron Centre incorporates best practice environmentally sustainable design principles and systems to reduce the impact on our city, including: <ul style="list-style-type: none"> <li>Architecturally designed to capture and filter daylight and utilise natural ventilation</li> <li>Rooftop solar photovoltaic (PV) panels</li> <li>Electric vehicle charging infrastructure and bicycle parking</li> <li>Low-maintenance native plants and materials to regulate temperatures and reduce electricity</li> <li>Use of rainwater and stormwater collection to reduce water usage.</li> </ul> </li> </ul>
Traffic and parking	<ul style="list-style-type: none"> <li>Enquiries received on the projected traffic and parking impacts.</li> </ul>	<ul style="list-style-type: none"> <li>The Heffron Centre will generate: <ul style="list-style-type: none"> <li>50 trips, during weekday morning</li> <li>130 trips, during weekday evening</li> <li>230 trips on Saturday.</li> </ul> </li> <li>Modelling has been completed at the Bunnerong Road/ Flint Street intersection which indicates additional traffic</li> </ul>



Themes	Feedback	Response
		<p>generated by the proposal can be adequately accommodated.</p> <ul style="list-style-type: none"> <li>Approximately 143 parking spaces including accessible parking, will be provided for the Heffron Centre. This will cater to use for the Heffron Park more broadly.</li> <li>Traffic modelling indicates there is adequate capacity on the surrounding road network to accommodate the increase in traffic generated by the proposed development, with minor increases to delay and queuing.</li> </ul> <p>For further detail see <i>Transport Impact Assessment report</i>.</p>
Active transport	<ul style="list-style-type: none"> <li>Enquiries received about how cycling would be incorporated in the facility, and how existing cycleways would be considered and connected.</li> </ul>	<ul style="list-style-type: none"> <li>Secure bicycle parking will be provided in the community and high performance centre for staff, while visitor bicycle parking will also be provided in the public domain.</li> <li>End of trip facilities will be addressed during the detailed design stage.</li> <li>The Heffron Centre will connect with existing cycle and pedestrian networks.</li> </ul> <p>For further detail see <i>Transport Impact Assessment report</i>.</p>
Operations	<ul style="list-style-type: none"> <li>Affordable pricing, online booking and hire options.</li> </ul>	<ul style="list-style-type: none"> <li>Randwick City Council is currently tendering for a new operator and the pricing, booking and hire options will be discussed in detail upon the appointment of an operator.</li> </ul>
Near neighbour impact	<ul style="list-style-type: none"> <li>Impacts of flood lighting on near neighbours</li> <li>Noise impacts on near neighbours</li> </ul>	<ul style="list-style-type: none"> <li>Flood lights will be positioned and operated to ensure there will be no adverse impacts on near neighbours. See Lighting</li> </ul>

Themes	Feedback	Response
Lighting	<ul style="list-style-type: none"> <li>Enquiries received regarding the operational hours</li> </ul>	<p>Performance Report for further information.</p> <ul style="list-style-type: none"> <li>The operational hours have not yet been determined. This will be discussed with an operator. Near neighbours and noise impacts will be considered.</li> </ul>

## Disclaimer

This report is dated 20 August 2020 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (Urbis) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Randwick City Council (Instructing Party) for the purpose of Heffron Centre stakeholder and community consultation (Purpose) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

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## A. Letter from Mayor

Dear Resident,

Randwick City Council is committed to supporting our community so that we emerge stronger together on the other side of COVID-19.

Over the last decade, Council has invested in the renewal of Heffron Park with the result that it is now one of the most significant regional parks in Sydney's east. We are now planning for a new, high-quality sporting facility known as The Heffron Centre.

The Heffron Centre is a shared vision between Council and its partners, the South Sydney District Rugby League Football Club (Rabbitohs) and the NSW State Government's Office of Sport.

The Heffron Centre will be state-of-the-art, with a new indoor multi-purpose sports facility, gymnastics facility, South Sydney Rabbitohs community and high-performance centre, showcase sporting field and new lighting for the south-west oval.

The Heffron Centre will contribute to the health and wellbeing of our community and be an important meeting place for generations to come.

Throughout the next six months, Council will be engaging members of the community on the proposal.

Heffron Park is a much-loved park and this proposal will involve the community to ensure we retain the essence of Heffron Park, modernise the facilities and transform the site.

Our community spirit has always been strong, so we hope you'll join with us and help shape the future of The Heffron Centre.

- Visit **[www.yoursay.randwick.nsw.gov.au](http://www.yoursay.randwick.nsw.gov.au)** and share your ideas.
- Join me and CEO of the Rabbitohs, Blake Solly for a Facebook Live event on **Wednesday 29 April, 6.30pm - 7.15pm** to hear about the vision for the Heffron Centre.



**Councillor Danny Said**  
Mayor of Randwick



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## **B. Letter from the Mayor catchment area**



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## C. 'Your Say' survey questions

## Survey questions

1. It's important to Council that The Heffron Centre has a high-quality and functional design. Thinking forward to 2023, when the centre is built, what words would you like to use to describe its design to friends or family?
2. As part of the Heffron Centre, both a dedicated gymnastics facility and a new indoor multi-purpose sports facility will be built, in addition to the Rabbitohs' community and high-performance centre. Following extensive analysis on sporting uses and trends undertaken by Council, the indoor sports facility will accommodate netball, basketball, badminton, volleyball and futsal.

What type of features or inclusions would make this a place you, your friends and family would want to visit and use?

3. Heffron Park is a highly loved community and regional park. What can Council do to ensure that the design of The Heffron Centre and its surrounding landscape best integrates with the park?
4. How would you like to travel to and from The Heffron Centre? Are there existing walking or cycling paths that should be linked to the Heffron Centre?

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## D. 'Your Say' emails





Dear Your Say Randwick subscriber,

### **The Heffron Centre**

Over the last decade, Randwick Council has invested in the renewal of Heffron Park, with the result that it is now one of the most significant regional parks in Sydney's east. We are now planning for a new, high-quality sporting facility known as The Heffron Centre; a shared vision between Council and its partners, the Rabbitohs and the NSW State Government's Office of Sport.

The Heffron Centre will be state-of-the-art, with a new indoor multi-purpose sports facility, gymnastics facility, South Sydney Rabbitohs community and high-performance centre, showcase sporting field and new lighting for the south-west oval.

Over the next six months, Council will be engaging with our community on the proposal to ensure we retain the essence of Heffron Park, modernise the facilities and transform the site.

The first stage consultation is now underway, and you are invited to share your thoughts on the Centre's design, uses, integration with the park and transport.

### **[Take our survey!](#)**

Survey closes: 10 May 2020.

You are also invited to join us for a Facebook Live event on Wednesday 29 April, 6.30pm - 7.15pm to hear from Mayor Cllr Danny Said and CEO Blake Solly on the vision for the Heffron Centre.

Follow us on Facebook: [www.facebook.com/randwickcitycouncil](https://www.facebook.com/randwickcitycouncil) or Twitter: [www.twitter.com/randwickcouncil](https://www.twitter.com/randwickcouncil) #HeffronCentre #strongertogether

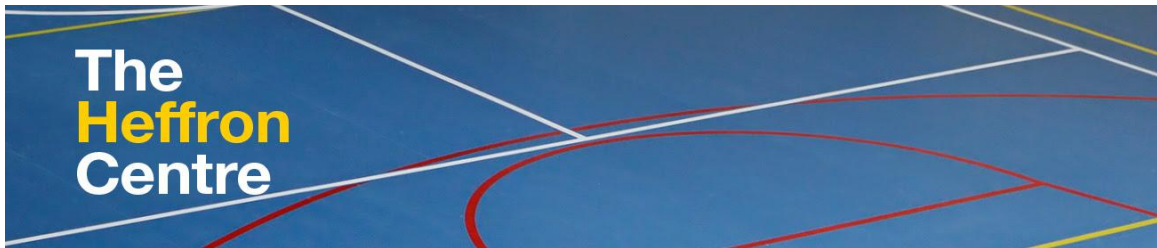
Kind regards

**Randwick City Council**

1300 722 542

[council@randwick.nsw.gov.au](mailto:council@randwick.nsw.gov.au)

[www.yoursay.randwick.nsw.gov.au](https://www.yoursay.randwick.nsw.gov.au)



Dear Your Say subscriber,

### **The Heffron Centre - Stage 1 Consultation**

Earlier this year, we asked for your thoughts on the new multi-purpose sports, gymnastics and Community and High Performance Centre planned for Heffron Park, *The Heffron Centre*, to find out what you would like to see included in the centre and how we can best integrate the centre into the park.

We received more than 130 survey responses as well as feedback through social media and our Facebook live event.

### **What we heard:**

- The Heffron Centre should be community focused, inclusive and accessible
- The Heffron Centre should have a modern and contemporary design that is functional and robust
- Sustainability, trees and shaded areas is important to you.

[Read more about the consultation outcomes on Your Say Randwick.](#)

### **Next steps:**

Council has reviewed the community's feedback and using this to inform the design of the Heffron Centre.

We are being inspired by your feedback, local history and culture to ensure we design a place which is fit for the future of the Randwick region. Council's sustainability, design and transport teams have been helping shape the design and are providing advice on how the Heffron Centre can create sustainable outcomes for the region.

The concept designs will be shared with the community in late July 2020.

Kind regards,

**Randwick City Council**

1300 722 542

[council@randwick.nsw.gov.au](mailto:council@randwick.nsw.gov.au)

[www.yoursay.randwick.nsw.gov.au](http://www.yoursay.randwick.nsw.gov.au)

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## E. Stakeholder presentation



# THE HEFFRON CENTRE

## Stakeholder presentation

Prepared for Randwick City Council  
August 2020

1

## BACKGROUND

The Heffron Centre is a state-of-the-art multipurpose community facility which includes:

- An Indoor multi-purpose facility with two indoor sports halls to accommodate sports such as netball, basketball, badminton, volleyball and futsal.
- A Gymnastics facility.
- South Sydney Rabbitohs' Community and High-Performance Centre.
- Parking for approximately 200 vehicles and bus parking.
- Landscaping works generally to the site (including demolition of existing buildings).
- A rugby league training field to NRL requirements.
- Upgrades to lighting to the adjacent south west sports fields.

2

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

“...to be of significant benefit to both Randwick City and the wider community, providing a venue for a range of popular and valued recreational opportunities.

It will further cement the significance of Heffron Centre as one of eastern Sydney's key sporting facilities and offer substantial opportunities to contribute to the health and wellbeing of our community”.

*Randwick City Council, Capital Expenditure Review, February 2018*

“...develop a facility for the Rabbitohs that enables the club to compete consistently for NRL Premierships, increase club membership and grow community participation in Rugby League.”

*Heffron Centre State Funding Submission 2016/17*

3

## PROJECT OVERVIEW

The Heffron Centre is a state-of-the-art multipurpose community facility which includes:

- An Indoor multi-purpose facility with two indoor sports halls to accommodate sports such as netball, basketball, badminton, volleyball and futsal.
- A Gymnastics facility.
- South Sydney Rabbitohs' Community and High-Performance Centre.
- Parking for approximately 200 vehicles and bus parking.
- Landscaping works generally to the site (including demolition of existing buildings).
- A rugby league training field to NRL requirements.
- Upgrades to lighting to the adjacent south west sports fields.

4



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## FUNDING AND OWNERSHIP

Both Council and the Rabbitohs have achieved funding contributions through the State and Federal Governments to support realisation of the Project.

- Council has received \$3.135 Million from the NSW State Government, through the Office of Sport's Greater Sydney Sports Facility Fund.
- The Rabbitohs have received a \$10 Million funding contribution from the Federal Government and an \$8.696 Million funding contribution from the NSW State Government, through the Office of Sport's NSW Rugby League Centres of Excellence Program.
- Council will retain ownership of the building and land, and it will be leased to the South Sydney Rabbitoh's.

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## CONSULTATION OVERVIEW

Project objectives to guide stakeholder and community engagement:

- To make better decisions as a result of community insights and feedback
- To obtain feedback from the community and user groups using their local knowledge and experiences of the facilities and Heffron Park to inform the design, proposal and delivery
- To be clear and transparent on the Project areas which the community can influence and those which are set and shared ownership
- To implement the Community Consultation Plan and Framework and in line with Councils Engagement policy.



Prepared for Randwick City Council

20/08/2020

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## CONSULTATION TO-DATE

1. Your Say website landing page
2. Your Say survey
3. Email to all Your Say subscribers
4. Email to Precinct groups
5. Letter from Mayor letterbox drop to local neighbours
6. E-News promotion
7. Social media promotion on Randwick City Council and Rabbitoh's channels
8. Facebook live featuring Mayor, Todd Clarke, Blake Solly and Adam Reynolds
9. Heffron Centre animation and social media promotion

### SNAPSHOT

	'Your Say' visits	2,190
	Surveys completed	138
	'Your Say' Interactions	485
	Facebook live views	3,900



Prepared for Randwick City Council

20/08/2020

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## COMMON THEMES



### Sustainable and reflects local context

- Retain trees and provide shaded areas.
- Environmentally conscious design, natural light, materials and native landscaping.
- Reflects the local culture and heritage.
- Connect existing cycleways and walkways, provide end of trip amenities such as lockers, bike racks etc.



### Considered design, financially viable

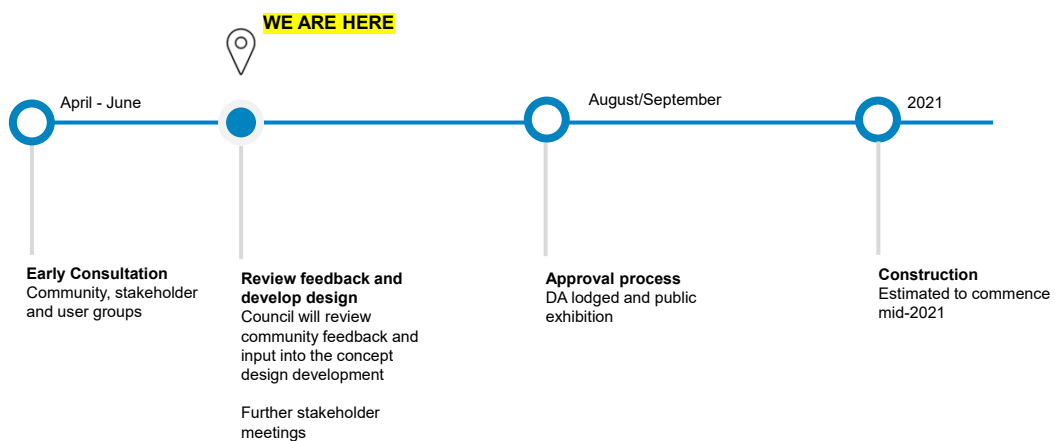
- Integrate with surrounds.
- Functional and contemporary, but not a "statement" project.
- Value for money – particularly in light of COVID-19.
- Durable and sustainable.
- Access for public and private bus services



### Community focused, inclusive and accessible

- Spaces for families to spectate, gather and socialise.
- Safety (child-safe particularly for gymnastics).
- Diverse range of leisure and recreation opportunities beyond just organised sport.
- Café facilities servicing the Park and the Centre.
- Accessible prices and online bookings desired.

## PROJECT TIMELINE



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## F. Media release

## MEDIA RELEASE

Wednesday 26 August 2020

# Grassroots to elite athletes – design released for the Heffron Centre

Concept designs for a new state-of-the-art community sporting facility and home of the South Sydney Rabbitohs have been unveiled today (Wednesday 26 August 2020) by Randwick City Council.

The design concepts were endorsed by Council at their meeting last night and will now proceed to development application stage and public exhibition.

As part of the project, Randwick City Council and South Sydney Rabbitohs have attracted more than \$21m in State and Federal funding to invest in local participation in sport.

The Heffron Centre located in Maroubra's Heffron Park will deliver more than 200 jobs during construction, and more than 60 ongoing jobs through the operation of the facility.

The Heffron Centre will feature a new indoor multi-purpose facility with sports halls to accommodate community sports, including netball, basketball, badminton, volleyball and futsal, alongside a dedicated gymnastics facility. A café and plaza area are also included.

"The concept designs have been informed by community feedback and are the result of more than four years of hard work, research, consultation and planning," explains Randwick Mayor Danny Said.

"This is an exciting project that will see grassroots and elite sports co-exist at Heffron Park. It will also see the Rabbitohs move to their supporter heartland in Maroubra," according to Mayor Said.

Also home to the South Sydney Rabbitohs, the Community and High-Performance Centre will house the team's headquarters, training facilities, a new showcase NRL training field, merchandise store, and a new base for Souths Cares to double their health, education and employment programs for communities across South Sydney and broader NSW.

Designed by leading architects Co-op Studio, the design was inspired by the landscape, culture and people of Randwick through community consultation which shaped the contemporary and relaxed design. The centre features rooftop solar panels, rain and





## MEDIA RELEASE

stormwater collection, bicycle parking and native landscaping to blend in with the surrounding park and reduce the impact on our environment.

Subject to development approval, construction is anticipated to commence in mid-2021 and estimated to be open in late 2022.

There will be opportunities for the community to learn more about the project throughout the DA public exhibition process in late 2020.

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

**Media enquiries:**

Joshua Hay – 0402 351 459 or [joshua.hay@randwick.nsw.gov.au](mailto:joshua.hay@randwick.nsw.gov.au)

