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Council

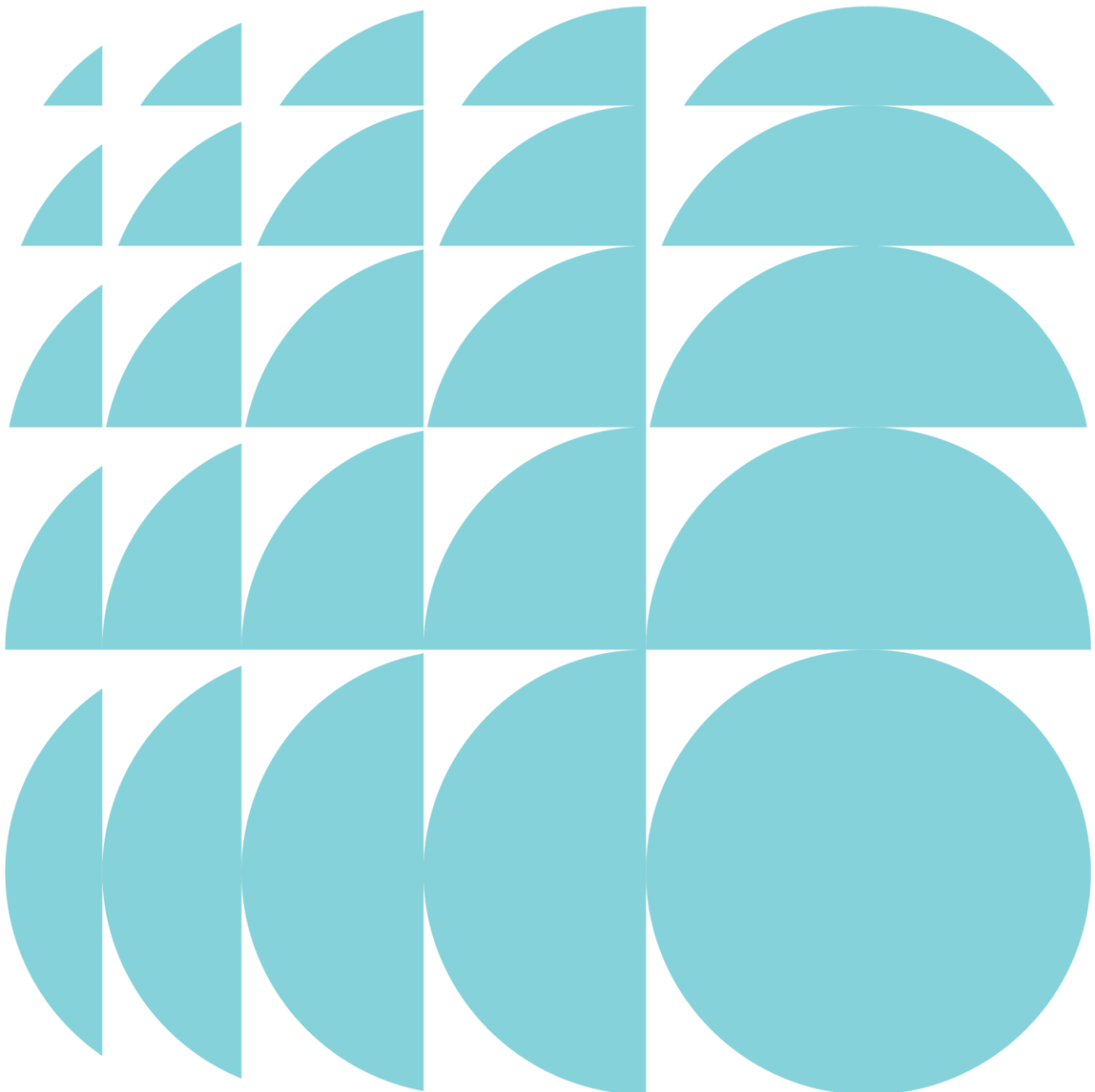
## Statement of Environmental Effects

### Concept Proposal Development Application Heffron Centre

417-439 Bunnerong Road, Maroubra

Submitted to Randwick City Council  
On behalf of Randwick City Council

7 September 2020 | 2200035



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- Cost Report

## 1.0 Introduction

This Statement of Environmental Effects (SEE) is submitted to Randwick City Council in support of a Concept Proposal Development Application (Concept DA) for a new recreational facility known as the “Heffron Centre” located at Heffron Park, 417 - 439 Bunnerong Road, Maroubra.

The Concept DA is submitted pursuant to Sections 4.22 and 4.23 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to satisfy the requirements for a development control plan under clause 6.12 of the Randwick Local Environmental Plan 2012 (RLEP 2012).

This Concept DA seeks consent 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.

This SEE has been prepared based on the Building Envelope Plans and Architectural Design Report provided by Co-op Studio (see **Appendices A and B**) and other supporting technical information appended to the report (see Table of Contents).

This report describes the site, its environs and the proposed development, and provides an assessment of the environmental impacts and identifies the steps to be taken to protect or lessen the potential impacts on the environment. The application is recommended for approval given the following reasons:

- The proposed development is consistent with the aims and objectives of the Randwick LEP 2012 and Randwick DCP 2013 as well as the relevant State Environmental Planning Policies;
- The proposed development seeks to deliver the visions established within the Heffron Park Plan of Management 2009 and Heffron Park Masterplan 2017;
- The proposal will enable a new multi-purpose facility which will benefit both the South Sydney District Rugby League Football Club (the Rabbitohs) and also the recreational needs of the community;
- Supporting technical studies which accompany this DA confirm that the environmental impacts associated with the proposal are generally positive and will not give rise to any adverse impacts; and
- The proposed development is suitable for the site and is in the public interest.

This Development Application is not Integrated Development. As the Council is the proponent of the development and the project capital investment value of the development is greater than \$5 million, the DA is regionally significant development under State Environmental Planning Policy (State and Regional Development) 2011, and accordingly the Sydney Eastern City Planning Panel is the consent authority for the DA.

A concurrent DA for the detailed design (Stage 2 DA) of the Heffron Centre has also been submitted. This Stage 2 DA is not able to be determined until after the Concept DA has been determined.

## 2.0 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 June 2013, Council resolved to progress a proposal to relocate South Sydney Rabbitohs Rugby League Community and High Performance Centre from Redfern to the Park at a site on Robey Street. However, site and planning reviews raised issues with respect to parking, traffic, built form and site infrastructure with the Robey Street site, leading to the identification of an alternative site on Bunnerong Road (the Site). In February 2016, Council formally resolved to adopt the Bunnerong Road site as the preferred location for the Heffron Centre.

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 (CHPC) to be delivered as one component of the Heffron Centre.

The existing buildings on the Bunnerong Road site, comprising the Matraville Indoor Sports Centre and Bunnerong Gymnastics centre, are over 40 years old and fall short of modern standards for indoor recreation activities. The selection of the Bunnerong Road site offers an opportunity to provide modern facilities for community sports in conjunction with the CHPC.

### 2.1 Holistic Approach to Integrated Community Sporting Outcomes

The Concept Proposal for the Heffron Centre has been developed based on an integrated model, bringing together grassroots, civic context, elite sporting initiatives and an array of programming opportunities to benefit the local community and Randwick City Council.

As collaborative model under a PPP between Council and the South Sydney Rabbitohs, the Heffron Centre delivers an overlay of state of the art facilities, efficiencies across multiple uses, sustainable design practices and an overarching community-focus, which demonstrates a unique opportunity to deliver significant improvements to Heffron Park and a long-term legacy for its users.

### 2.2 Community Consultation

As outlined in the Consultation Outcomes Report (**Appendix C**) prepared by Randwick City Council with the support of Urbis, a range of community consultation activities have been undertaken during the preparation of the project design and DA package to seek community input into the project and ensure matters raised by the community are addressed as part of the project. The project objectives to guide stakeholder and community engagement include the following:

- To make better decisions as a result of community insights and feedback;
- To inform the community of the project status and the use of the special rate variation funds;
- 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; and
- To implement the Community Consultation Plan and Framework in a landmark project.

Key consultation activities have included:

- Presentations to Council's Precinct Coordination Committee, the Maroubra Precinct Group, the Matraville Precinct Group, Randwick City Council's Mayor and Councillors, and representatives from key sporting organisations including Football NSW, Volleyball NSW, Netball NSW and Baseball NSW.
- Mail-outs to residents and land owners in the vicinity of the site inviting feedback on the project.
- Establishment of a 'Have Your Say' page to provide information regarding the development and provide an opportunity for community feedback at <http://www.yoursay.randwick.nsw.gov.au/theheffroncentre>.

- Distribution of a survey seeking feedback on the design, project features, integration with Heffron Park and transport options.
- Promotion of the project and process on social media, including Randwick City Council's Facebook and Instagram pages and on the South Sydney Rabbitohs' Facebook page.
- Conducting a Facebook Live information session on 29 July 2020, which was attended by 140 people.
- Establishment of a project-specific phone number and email address for the duration of the engagement period to receive feedback from and provide information to the community.
- Promotion of the project in traditional media streams, resulting in project information being featured in the Daily Telegraph online, the South Sydney Rabbitohs website and the Australasian Leisure Management website.

Key themes raised in community consultation included:

- Queries regarding the funding and contractual arrangements for the project, including the respective roles of Council and the South Sydney Rabbitohs and other funding sources;
- Architectural and landscape design, including a range of views about the nature, form and style of the building;
- Community use and access to the facilities and surrounding areas;
- Selection of the sports included in the facility and the functions of the spaces provided;
- Impacts of the project on existing uses in Heffron Park, including during the construction phase and following completion of the project;
- Incorporation of design principles to promote inclusive and accessibility;
- Provision of safe places to play;
- Incorporation of sustainable design measures and principles into the building, landscape and site infrastructure;
- Management of traffic and parking demand created by the project during both the construction and operational phases, along with measures to promote active travel; and
- Management of construction and operational impacts, including centre bookings, noise impacts, light spill and operational hours.

Details of how matters raised during stakeholder and community engagement have been responded to is detailed in **Appendix C**.

## 2.3 Pre-DA Meeting

A Pre-DA Meeting with Council's planning and engineering officers was held on 24 August 2020 to discuss the key planning and development matters relating to the project, and key issues required to be addressed in the DA. Key matters raised during the Pre-DA Meeting included:

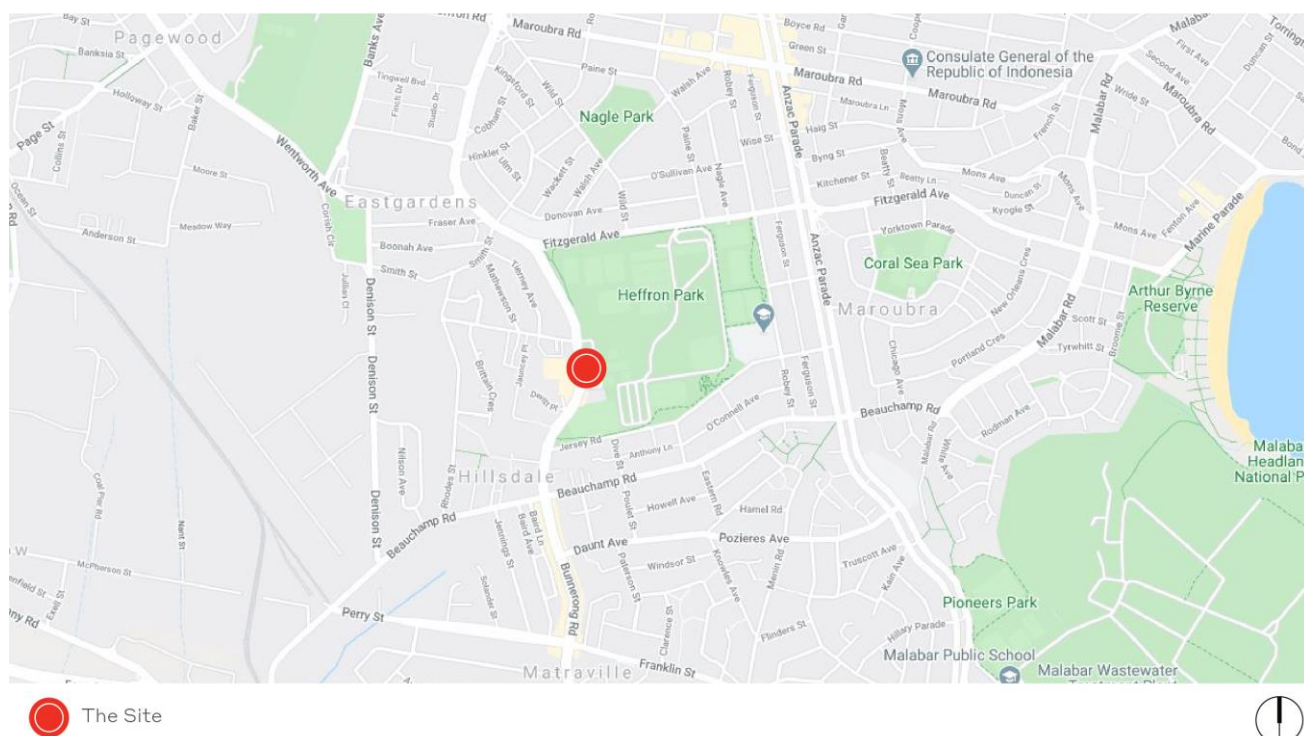
- Explanation of the land uses, characterisation of the uses, operational management of the centre, provisions for access and special events;
- Relationship between the project and the Heffron Park Plan of Management and Master Plan;
- Applicable planning controls under the RLEP 2012, the Randwick Development 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.

The majority of these comments pertain to, and are addressed in, the Stage 2 Detailed DA submitted concurrently with this Concept DA. Further information addressing the matters raised with Council officers is addressed in this SEE and accompanying technical reports.

## 3.0 Site Analysis

### 3.1 Site Location and Context

The site is located at 417 - 439 Bunnerong Road, Maroubra within the Randwick Local Government Area (LGA). It is located on the western edge of the Randwick LGA, in a locality characterised by predominately low rise residential development, commercial development and additional parkland area associated with Heffron Park. To the west of Bunnerong Road is the Bayside LGA. 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. The site's locational context is shown in **Figure 1** below.



**Figure 1 Site Location**

Source: Nearmap / Ethos Urban

### 3.2 Site Description

The site is legally described as part Lot 7026 DP 1026884. The site has a primary frontage to Bunnerong Road to the West. It forms 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 site is Crown Land owned by the NSW Department of Primary Industries, with Randwick City Council acting as the Reserve Manager.

The area of the site is approximately 51,000m<sup>2</sup> and is irregular in shape. A survey plan is located at **Appendix D**. An aerial photograph of the site is provided at **Figure 2** and the site's relationship to the broader Heffron Park and surrounding context is located at **Figure 3**.





**Figure 2 Aerial photograph of the site**

Source: Nearmap / Ethos Urban



**Figure 3 Locational context of the site**

Source: Co-op Studio, annotation by Ethos Urban



### 3.3 Existing Development

Two asphalt-surfaced car parks are located on the site in the north-western and south-western corners, adjacent to Bunnerong Road. The northern car park is located next to an existing building known as ‘Matrville Sports Club’ (see **Figures 4 and 5**) whilst the southern car park is located next to the ‘Bunnerong Gymnastics’ building (see **Figures 6 and 7**). The Matrville Sports Club building comprises an internal area of approximately 1,900 m<sup>2</sup> with six indoor squash courts, two indoor soccer areas (capable of configuration as four indoor cricket wickets), reception and amenities. The Bunnerong Gymnastics building has an internal area of approximately 975 m<sup>2</sup> 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 Matrville Sports Club and which occupy the majority of the site (see **Figure 8**).

Pedestrian access to the site is currently afforded off Bunnerong Road, Jersey Road and Fitzgerald Avenue whilst vehicular access is provided off Bunnerong Road.



**Figure 4** Matrville Sports Centre northern façade

Source: Nearmap



**Figure 5** Matrville Sports Centre western façade

Source: Nearmap



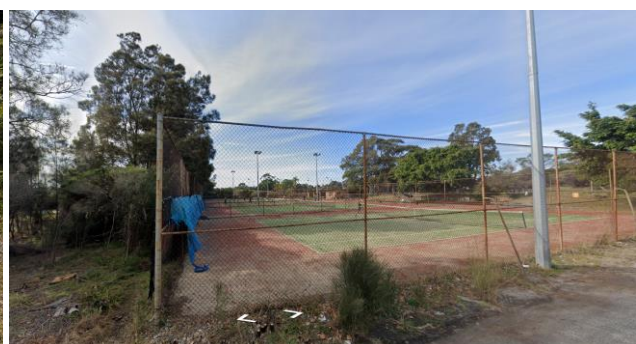
**Figure 6** Bunnerong Gymnastics western façade

Source: Ethos Urban



**Figure 7** Bunnerong Gymnastics northern façade

Source: Ethos Urban



**Figure 8** Existing tennis courts

Source: Nearmap

### 3.4 Transport

The site has direct frontage to Bunnerong Road, which is a State classified road with a 60 km/h speed limit and 2-3 lanes of travel in each direction. Kerb lanes on both sides of the road are generally available for on-street parking (unrestricted and time-limited), with a range of bus, mail, loading and no-stopping zones signposted.

The site can also be accessed via public transport. Bus stops are located immediately adjacent the site on Bunnerong Road, with a range of services throughout the day including the 316, 317 391, 392 and X92 routes which connect the site with key centres within the Randwick LGA and eastern suburbs, as to nearby transport nodes with the Sydney Light Rail and to the Sydney CBD at Central Station.

### 3.5 Landform and Vegetation

Topographic contours indicate the site slopes generally westerly to north-westerly from approximately RL24m to RL20m however, based on the measured surface levels, the site ranges between RL20.3m and RL26.3m AHD and slopes down towards the centre of the site due to the mounds located on the northern and eastern periphery of the site. From Bunnerong Road to the existing structure there is approximate 1.7m level change. A Survey Plan is provided at **Appendix D**.

Mature vegetation surrounds the courts and within the site's frontage to Bunnerong Road. The trees comprise of a mix of locally indigenous, Australian-native and exotic species. Further details in relation to existing vegetation is provided within the Stage 2 Detailed DA.

### 3.6 Heritage

There are no heritage items or Heritage Conservation Areas on or in the vicinity of the site.

### 3.7 Surrounding Development

Surrounding the site is a range of commercial, residential, recreational, retail uses which are predominately low to medium rise. The following development surrounds the site:

- **North:** The site is located at the centre point of the western boundary of Heffron Park. To the immediate north is the north-western corner of the Park, featuring 10 tennis courts, a synthetic soccer field and three football fields. Further north is Champagnat Catholic College which is surrounded by low rise residential development.
- **East:** The eastern portion of Heffron Park features more sporting fields include a rugby field, soccer field, cricket pitch and AFL field. Des Renford Leisure Centre is also located on the eastern periphery of the site. Further east development mainly comprises of low-rise residential dwellings.
- **South:** To the immediate south of the site are touch football fields and the cycling criterium track which form part of Heffron Park. Beyond Jersey Road features low rise residential development and Matraville Town Centre.
- **West:** To the immediate west of the site is Bunnerong Road, a six-lane main thoroughfare which runs from Kingsford through to Matraville. Southpoint Shopping Centre features 12 storeys of residential development above and is located directly opposite the site. Most of the surrounding residential development is primarily low to medium rise.

## 4.0 Description of Proposed Development

Development consent is sought for the following in the Concept DA:

- In-principle demolition of existing site improvements and associated tree removal;
- Land Uses;
- Site layout;
- Access and parking arrangements and
- Building envelope.

Further detail is set out in the following sections and in the Building Envelope Plans prepared by Co-op Studios provided at **Appendix A**.

### 4.1 Land Uses

The Concept Proposal comprises a new indoor recreation facility to be used in conjunction with the Showcase Fields (subject to an existing Part 5 approval) for the purpose of a Community and High-Performance Centre, an indoor gymnastics centre and multi-purpose indoor sports courts, ancillary sports administration facilities and a café. Users of the facility will include the South Sydney District Rugby League Football Club (the Rabbitohs) and other local community sporting organisations through hire arrangements administered by Randwick City Council. Specifically, the uses sought for as part of this Concept DA are defined as a, a 'recreation facility (indoor)' and a 'café'. All uses are permissible under the RE1 Public Recreation zoning.

### 4.2 Design Principles

Co-op Studios have adopted a number of key design principles for the proposed development of the site, including:

- Providing a singular building form that achieves the functional design brief for a holistic and integrated community sporting outcome;
- Providing building forms and volumes that meet the operational and functional requirements of purpose-built community sporting facilities;
- Supporting a development outcome that provides an appropriate transition from a parkland setting to an urban setting;
- Achieving consistency from a visual streetscape perspective with the alignment of the building envelope with the new tennis centre building;
- Providing an appropriate relationship and separation to other surrounding sporting facilities, i.e. tennis centre and criterium track; and
- Achieving an appropriate setting and backdrop to the proposed Showcase Field.

### 4.3 Site Layout and Building Envelope

The site plan (**Figure 9**) identifies the location of the building within the site and the surrounding context. This DA seeks consent for a building envelope within which the detailed building design is to be located. The dimensions of the envelope are provided in **Table 1**. The building envelope is the maximum within which the articulated building will sit. **Figure 10** shows an indicative model of the articulated building envelope.

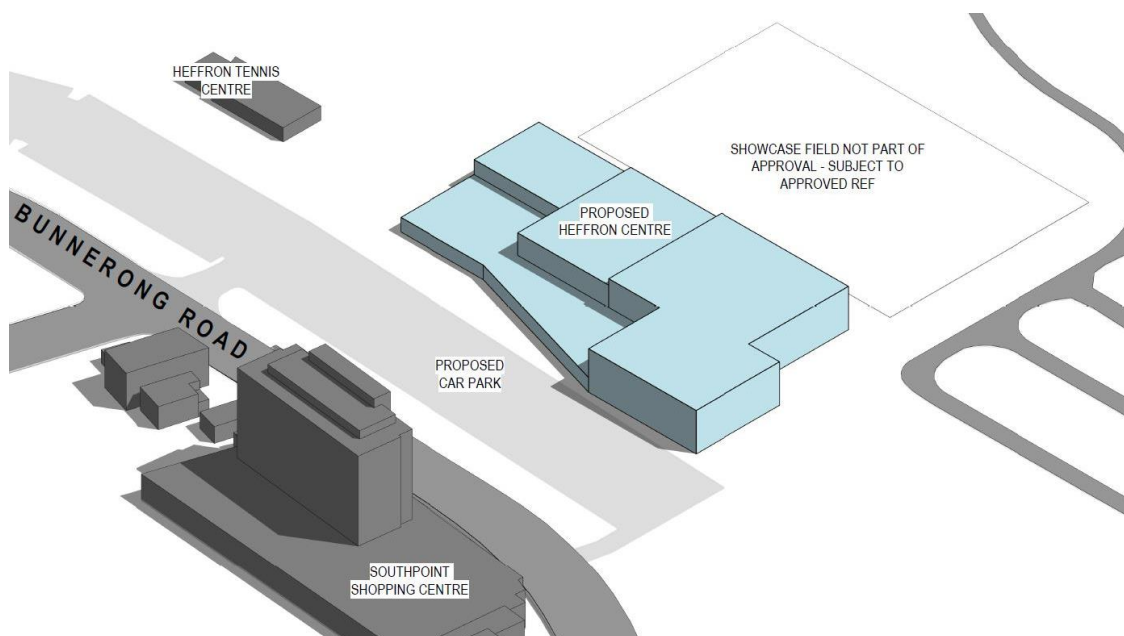
**Table 1 Building envelope measurements**

	Max. Depth (m)	Max. Width (m)	Max Height (RL)/(m)
Proposed Heffron Centre	137.46	74.44	37.35 / 15.2



**Figure 9 Site plan**

Source: Co-op Studio



**Figure 10 Articulated envelope**

Source: Co-op Studio



#### **4.4 Site Access and Parking**

The main pedestrian access point to the site is to be via Bunnerong Road, with the project to provide for internal pedestrian and cyclist connections to other areas of Heffron Park within the project boundary. Bike parking is to be provided within the site for staff and visitors.

Vehicular Access to the carpark and drop-off/pick-up area is proposed via the existing signalised intersection of Bunnerong Road and Flint Street, as well as the existing left-in/left-out driveway towards the southern end of the site. Parking spaces will be determined by a Transport Assessment Study prepared by GTA consultants and will be included within the Stage 2 Detailed DA. The carpark is proposed to sit within the front setback of the proposed building (see **Figure 10**).

#### **4.5 Site Preparation**

In order to make the site suitable for development; the existing structures, landscaping etc will be demolished/removed, along with termination/relocation/augmentation of site services and infrastructure. The specific scope of these works is included with the Stage 2 Detailed DA submitted concurrently.

#### **4.6 Staging**

The Concept Proposal is intended to be delivered through a single stage of development. The Stage 2 Detailed DA submitted concurrently proposes the comprehensive redevelopment of the site.

## 5.0 Planning Assessment

This section considers the planning issues relevant to the proposed development and provides an assessment of the relevant matters prescribed in section 4.15(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

### 5.1 Environmental Planning Instruments, Strategic Plans and Policies

The DA's consistency and compliance with the relevant environmental planning instruments is considered in the sections below. Variations to the key standards and guidelines highlighted in the table are discussed in the following sections of this environmental assessment.

#### 5.1.1 State Legislation

The relevant state environmental planning policies are assessed in **Table 2** below.

**Table 2 Assessment against state legislation**

Plan	Assessment
<b>SEPP 55 – Remediation of Land</b>	A Preliminary Site Investigation Report (PSI Report) has been prepared addressing the requirements of SEPP 55 and is provided at <b>Appendix F</b> . See <b>Section 5.2.3</b> for further information.
<b>SEPP (State and Regional Development) 2011</b>	As the proposal has a capital investment value over \$5 million and is council related development, the application will be determined by the Sydney Eastern City Planning Panel.

#### 5.1.2 Local Environmental Plan

**Table 3** sets out how the proposed development is consistent with all relevant provisions of the Randwick Local Environmental Plan 2012 (the LEP).

**Table 3 Assessment against Randwick Local Environmental Plan 2012**

Clause	Provision / Standard	Proposal
Clause 1.2 Aims of Plan	The proposal is fully aligned with the aims of the LEP, including through: <ul style="list-style-type: none"> <li>Enabling renewal of existing tired and outdated community/recreational facilities;</li> <li>Supporting a vibrant, active and healthy city with new indoor sporting facilities;</li> <li>Providing a building envelope that respects the site's open space setting while enabling a high standard of design to be achieved; and</li> <li>Providing new and expanded opportunities for social and community activities.</li> </ul>	
Clause 2.3 Zone Objectives and Land Use Table	RE1 Public Recreation	The site is zoned RE1 Public Recreation, with 'recreation facility (indoor)' and 'café; identified as land uses that permitted with consent. The proposal is consistent with the zone objectives in that it: <ul style="list-style-type: none"> <li>Provides for the continued use of land for recreational purposes;</li> <li>Protects and enhances the natural environment for recreational uses;</li> <li>Supports a range of recreational activities and compatible land uses; and</li> <li>Is sited and designed to minimise environmental impacts.</li> </ul>
Clause 4.3 – Height of Buildings	Not applicable.	
Clause 4.4 – Floor Space Ratio	Not applicable.	
Clause 5.10 Heritage conservation	No statutory heritage listings apply. The closest heritage items are located approximately 300m south of the site.	
Clause 6.1 – Acid sulphate soils	A Preliminary Site Investigation Assessment has been undertaken and is provided at <b>Appendix F</b> . The PSI Report concludes the site has a very low probability of being underlain by acid sulphate soils.	
Clause 6.11 Design excellence	Not applicable. The Stage 2 DA submitted concurrently demonstrates the proposed detailed design exhibits design excellence.	

Clause	Provision / Standard	Proposal
Clause 6.12 Development requiring the preparation of a development control plan	Development on land with a site area of more than 10,000m <sup>2</sup> requires the preparation of a site-specific development control plan. Pursuant to Section 4.23 of the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act), the approval of a Concept DA may satisfy a requirement for a site-specific development control plan. The subject Concept DA has accordingly been made in order to fulfill this requirement.	
	The Design Report included at <b>Appendix B</b> includes Guidelines based on the DCP heads of consideration detailed within Clause 6.12 and which the Stage 2 detailed DA responds to.	

### 5.1.3 Randwick Development Control Plan 2013

The proposed development is consistent with the objectives of the Randwick Development Control Plan 2013 (RDCP 2013). As required under Section 4.15(3A) of the EP&A Act, a consent authority is required to apply DCP provisions flexibly and allow reasonable alternative solutions that achieve the objects of those standards. There are few provisions of the DCP that are directly relevant to this type of development, or which are relevant at the Concept DA stage. Further assessment regarding those applicable DCP provisions is outlined in **Table 4**.

**Table 4** Randwick DCP key provisions

Provision	Assessment
B1 5 Guidelines for Site Specific Development Control Plans	Refer to <b>Appendix B</b>
B3 2 Building Materials and Finishes	Not relevant to Concept Proposal. Assessment as part of Stage 2 Detailed DA.
B3 3 Energy and Water Efficiency	Not relevant to Concept Proposal. Assessment as part of Stage 2 Detailed DA.
B4 3.1 Existing vegetation and natural features	Not relevant to Concept Proposal. Assessment as part of Stage 2 Detailed DA.
B4 3.2 Selection and location of plant species	Not relevant to Concept Proposal. Assessment as part of Stage 2 Detailed DA.
B4 3.4 Outdoor car parks & circulation areas	Not relevant to Concept Proposal. Assessment as part of Stage 2 Detailed DA.
B7 3.2 Vehicle Parking Rates	Refer to <b>Appendix E</b>
B7 3.9 Service and Delivery Vehicles	
B7 4.2 Bike parking rates and controls	
B8 6 Waste Management	Not relevant to Concept Proposal. Assessment as part of Stage 2 Detailed DA.
F1 Development in Recreation Zones	<ul style="list-style-type: none"> <li>The Heffron Centre is needed to meet the future sporting needs of the community, both with regard to local and high-performance sports.</li> <li>The DA retains the existing recreational usage of the site, but provides for improved amenity and useability through the provision of a modern, purpose-built facility.</li> <li>The development facilitates the ongoing use of the land for recreational purposes, and does not impact upon the long-term recreational use of the site.</li> <li>The proposal is complementary to the recreational values of the land, will achieve a high standard of environmental performance, and is compatible with the scenic character of the site and the character of surrounding development.</li> <li>The proposal is consistent with the Heffron Park Plan of Management as set out in <b>Section 5.1.4</b>.</li> </ul>



### 5.1.4 Heffron Park Plan of Management 2009

The Heffron Park Plan of Management (PoM) prepared by Randwick City Council was adopted pursuant to Section 114 of the *Crown Lands Act 1989* by the NSW Crown Lands Division on 13 August 2009. The aims of the PoM are to provide a clear, concise and practical framework for the management of Heffron Park to ensure that *“development within the park is relevant to the community’s sporting and recreational needs (current and future) and is compatible with the public purpose, identified values and features of Heffron Park”*. An extract of the Landscape Concept Plan from 2009 is shown in **Figure 11**.



**Figure 11 Heffron Park PoM Landscape Concept Plan**

Source: Clouston Associates

The Landscape Concept Plan shows an ‘indoor recreation centre’ and ‘new gymnastics centre’ in the general location that the Heffron Centre is proposed. Page 29 of the PoM outlines the indoor recreation centre should be “*designed to be multi-use and accommodate a variety of uses including indoor basketball, netball and soccer, meeting and club rooms and storage*”. It also outlines a separate gymnastics building is envisaged adjacent to the indoor recreation centre. The PoM envisaged the indoor recreation centre be implemented between 2017 and 2021 and the gymnastics centre between 2020 and 2024.

The assessment of the proposed development against the Management Objectives outlined in Section 4.3 of the PoM is contained in **Table 5** below and demonstrates that the proposed development is consistent with the PoM.

**Table 5 Assessment of proposed development against PoM Management Objectives**

Management Objective	Comment	Complies <sup>1</sup>
<b>Element 1: Recreation/ Open Space/ Access and A</b>		
a) To provide a range of quality structured and unstructured recreational opportunities based on identified community needs and accessible to all age groups, genders and ability levels.	The proposed Heffron Centre will provide a high-quality facility catering to the recreational needs of a range of community and high-performance sporting groups.	✓
b) To restrict vehicular access to the open space areas of the park and provide adequate parking areas on the periphery of the park.	The site layout positions parking and access to the street frontage periphery and away from the main open space areas.	✓
c) To provide safe pedestrian linkages within the park.	The project will facilitate safe pedestrian access and connections within the project area.	✓
d) To encourage modern and functional architectural designs for future park facilities, landscaping and buildings which enhance the park's environment and surrounds.	The detailed design will seek to promote a high quality, modern architecture and landscape design.	✓
e) To encourage a safe and secure environment.	The site layout is conducive to a safe and secure environment.	✓
<b>Element 2: Sport and Events</b>		
a) To ensure that Heffron Park caters for a range of sports and activities and that wherever possible fields and facilities are designed to be multi use.	The project will cater to a range of sports including rugby league, netball and gymnastics, and includes a range of multi-use spaces to facilitate access by a wider range of users.	✓
b) To ensure that developments within the park are relevant to the community's sports and recreational needs and are compatible with the purpose, culture, value and experience of the park.	The proposed Heffron Centre will provide a high-quality facility catering to the recreational needs of a range of community and high-performance sporting groups.	✓
c) To minimise any detrimental impacts to surrounding residential areas from sporting activities.	As outlined in this SEE and the Stage 2 DA, the proposed development is not expected to result in any adverse environmental impacts on surrounding residential areas.	✓
<b>Element 3: Environment, Heritage and Culture</b>		
a) To acknowledge the history and previous use of the park in future facilities and landscape design.	The detailed landscape design will take design cues from the history and use of the site and local context.	✓
b) To ensure environmentally sustainable development in the parks design and maintenance.	The detailed design will incorporate appropriate ESD measures.	✓
c) Promote environmental awareness and education.	The detailed design will promote environmental awareness through a sustainable approach to facility design and operation.	✓
d) To protect, restore and maintain the parks natural resources and areas of remnant indigenous vegetation and promote the use of native indigenous plants in landscaping.	Detailed landscaping design will promote the use of native plants in landscaping.	✓



Management Objective	Comment	Complies <sup>1</sup>
<b>Element 4: Management and Community Involvement</b>		
a) To ensure public awareness, participation and consultation in the use, management, planning and development of the park and its resources.	As detailed in <b>Section 2.2</b> , the Heffron Centre has been the subject of extensive community consultation prior to DA lodgement. There will be further opportunities for the community to participate throughout the DA process.	✓
b) To implement efficient and effective park management and maintenance programs.	The proposed facility is consistent with the efficient and effective management of the park by providing a high quality facility that will improve the range of recreational facilities provided to meet the needs of the community.	✓
c) To ensure best practice and accountability in the financial management of the parks assets.	Not relevant to the DA/planning phase.	✓

<sup>1</sup> Subject to detailed design and assessment as part of concurrent Stage 2 DA.

### 5.1.5 Heffron Park Landscape Masterplan (2017)

Randwick City Council engaged Allen Jack and Cottier Architects in 2017 to prepare a Landscape Masterplan Heffron Park. The Masterplan established the indicative uses of the broader Heffron Park and also identified the location of the proposed development (refer to No.16 within **Figure 12** below). The proposed envelope is consistent with the overall layout and siting of development planned for the site within the Masterplan.



Figure 12 Heffron Park Masterplan (2017)

### 5.1.6 Eastern City District Plan

The Eastern City District Plan underpins the Greater Sydney Region Plan and sets the 20-year vision for the District through 'Planning Priorities' that are linked to the Region Plan. The District Plan outlines the importance of recreation facilities that enhance and promote social connections and networks within communities. It also notes the connectivity and access to diverse open spaces and opportunities for recreational physical activity is vital in creating a healthy built environment.

Heffron Park is an important district park that plays a key role in facilitating recreational activities for the surrounding community. The proposed development is expected to improve the Randwick LGA's recreation facility offerings and will contribute to the overall vision established in the 2009 Plan of Management and more recent 2017 Masterplan.

### 5.1.7 Randwick Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) represents Council's 20-year vision and strategy for the LGA's future direction on infrastructure, liveability, productivity and sustainability. The LSPS implements the planning priorities and actions identified in the Greater Sydney Region Plan and Eastern City District Plan at a local level. It is also informed by Council's Community Strategic Plan.

The LSPS notes Council's commitment to providing high quality open spaces and recreational facilities. They acknowledge that the high utilisation of Council's open spaces and recreational assets places pressure on Council to appropriately maintain and provide spaces that meet the changing needs of the community. Council recognise that improving the liveability of urban environments necessitates planning for a mix of land uses and the importance of social infrastructure in fostering greater connectedness and well-being.

The proposed development responds to the LSPS by providing the community with a multi-purpose recreational facility that features high-quality sporting facilities.

## 5.2 Summary of Key Planning Matters

An assessment of potential environmental impacts of the development have been undertaken by the relevant specialists consultants and are appended to this SEE as set out in **Table 6** below. The key issues which require further discussion are provided below.

**Table 6 Summary of matters for consideration**

Consideration	Consultant	Summary	Reference
Built Form	Co-op Studio	The proposed building envelope has been designed with regard to the locational context and key development standards contained in the RLEP 2012 and RDCP 2013. Further discussion is provided in <b>Section 5.2.1</b> .	<b>Appendix A &amp; B</b>
Transport and Parking	GTA Consultants	The proposed development will provide sufficient car parking and bicycle parking to meet the weekday and weekend parking demands. Further detail will be provided as part of the Stage 2 Detailed DA.	<b>Appendix E</b>
Contamination	Douglas Partners	Based on a review of site history, a site walkover and limited intrusive investigations of soil it is considered that the site can be made suitable for the proposed development subject to a variety of recommendations outlined in the Preliminary Site (Contamination) Investigation Report that has been prepared by Douglas Partners. Further discussion is provided at <b>Section 5.2.3</b> .	<b>Appendix F Appendix G</b>
Suitability of the Site	Ethos Urban	The proposed development has been assessed as being consistent with the objectives of the RE1 Public Recreation zone and the evolving development of Heffron Park. Further discussion is provided in <b>Section 5.3</b> .	-
Public Interest	Ethos Urban	The proposed development is considered to be in the public interest given that it responds to the desire for high-quality recreational facilities that can be utilised by the community. Further discussion is provided in <b>Section 5.4</b> .	-

### 5.2.1 Built Form

The proposed building envelope would have a maximum height above ground level of approximately 15 metres. The building envelope essentially comprises three destinations or functions located within a singular built form. The design is driven by the functional requirements of the facility, which are to be managed architecturally through the spatial arrangement of the facility, sloped and varied roof planes and a range of materials and finishes that are suitable for the building's purpose and locational context as detailed in the Stage 2 Detailed DA.

The visual bulk of the envelope would be offset by the integration of the landscape and architectural design. The design will utilise landscaping to improve the human scale interaction of the building and to assist with absorbing the base of the built form into the parkland context.

#### Overshadowing

Overshadowing caused by the proposed building envelope is entirely contained within the site and the adjoining road reserve and will not impact on any private property in the vicinity of the site. A shadow analysis is included within the Architectural Drawings prepared by Co-op Studio and provided at **Appendix A**.

### 5.2.2 Traffic and Parking

A Transport Impact Assessment has been prepared by GTA Consultants and is provided at **Appendix E**. The report addresses this application and the detailed Stage 2 DA. The report notes that the Bunnerong Road and Flint Street intersection has sufficient capacity to accommodate the expected demand of the Heffron Centre without resulting in any deterioration in the performance of this intersection, and that this intersection will continue to operate with spare capacity following the commencement of operations. Detailed matters including the quantum and layout of vehicular and bike parking, and detailed pedestrian access arrangements, is to be addressed in the detailed design and Stage 2 DA.

### 5.2.3 Site Contamination

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**, and it is expected that compliance with the RAP would be required as a condition of consent for the Stage 2 Detailed DA.

### **5.3 Suitability of the Site for the Development**

The site is suitable for the proposed development for the following reasons:

- The proposed uses are permitted with consent within the RE1 Public Recreation zone that is applicable to the site, and the proposal is consistent with the objectives of the zone;
- The site is a currently underutilised area of the wider Heffron Park which has the potential to make an improved contribution to the sporting and recreational needs of the community through redevelopment;
- The large site area provides space for a building envelope that is sufficiently sized to meet the functional requirements for the facility whilst sitting comfortably within established and desired future character the surrounding landscape;
- The proposal is located on Council's largest recreational park which provides a range of recreational space for physical activity and organised sports; and
- The proposal is consistent with the objectives for the use of Heffron Park under the endorsed 2009 Plan of Management.

### **5.4 Public Interest**

The proposed development is in the public interest for the following reasons:

- The Heffron Centre represents a significant, high-quality investment in community sporting infrastructure that will benefit a wide range of the community through the provision of community and high-performance recreational facilities;
- The project will make a positive contribution to the quality and recreational value of Heffron Park;
- The proposed building envelope will provide capacity for a highly-articulated architectural design that will make a positive contribution to the character of Heffron Park and the surrounding locality; and
- The proposal will not result in any environmental impacts which cannot be resolved through the imposition of standard conditions of development consent and further environmental assessment as part of the Detailed (Stage 2) Development Application.

## 6.0 Conclusion

This Stage 1 Concept DA seeks approval for the planning framework to help guide the development of a new recreational facility at Heffron Centre located at 417 - 439 Bunnerong Road, Maroubra comprising spaces for the Rabbitohs, community indoor sports courts and a gymnastics centre to replace Bunnerong Gymnastics. The Heffron Centre represents a significant investment in community and high-performance recreational facilities that will improve the offering of facilities provided at Heffron Park and benefit the Randwick community. The Concept DA seeks to establish broad parameters that will inform the Stage 2 Detailed Development Application for the construction and operation of the facility.

This SEE has provided a detailed assessment of the proposal against the relevant matters under section 4.15(1) of the EP&A Act. The application is recommended for approval given the following reasons:

- The proposed development is consistent with the aims and objectives of the Randwick LEP 2012 and Randwick DCP 2013 as well as the relevant State Environmental Planning Policies;
- The proposed development seeks to deliver the vision established within the Heffron Park Plan of Management 2009 and Heffron Park Masterplan 2017;
- The proposal will enable a new multi-purpose facility which will benefit both the Rabbitohs NRL Club and also the recreational needs of the community;
- Supporting technical studies which accompany this DA confirm that the environmental impacts associated with the proposal are generally positive and will not give rise to any adverse impacts; and
- The proposed development is suitable for the site and is in the public interest.