

DETERMINATION AND STATEMENT OF REASONS
SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DETERMINATION	4 March 2021
PANEL MEMBERS	Carl Scully (Chair), Jan Murrell, Roberta Ryan
APOLOGIES	None
DECLARATIONS OF INTEREST	Christie Hamilton, Murray Matson and Danny Said all declared a conflict in this matter as they are Councillors at Randwick City Council who is the applicant for this matter.

Public meeting held by videoconference on 4 March 2021, opened at 11.08am and closed at 12.45pm.

MATTER DETERMINED

PPSSEC-93 – Randwick - DA/480/2020 at 417-439 Bunnerong Rd, Maroubra – Concept Development Application (as described in Schedule 1)

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The panel determined to approve the concept plan pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council's independent consultant's assessment report.

- The Panel considers the concept plan for 51,000 sqm of Heffron Park (that has a total area of 44 hectares) provides a vision for greatly improved sporting facilities for the community and warrants approval.
- The Public Private Partnership (PPP) between Council and South Sydney Rugby League Club provides an appropriate mechanism to advance these sporting facilities in a timely manner. The Panel notes the facilities on this site for the South Sydney Leagues Club are for training purposes and at other times available for the community.
- The Panel is also satisfied the development will not have unreasonable impacts on the environment, both natural and built.

CONDITIONS

The development application is approved subject to the conditions in the Council's independent consultant's assessment report.

CONSIDERATION OF COMMUNITY VIEWS




In coming to its decision, the Panel has considered: the written submissions made during the public exhibition; and both the written and oral presentations from all those wishing to address the panel.

The Panel notes that issues of concern included:

- Inadequate facilities proposed for the gymnastics centre that has not considered the requirements of Gymnastics NSW; Priority given to South Sydney Rabbitohs facility rather than the local community;
- Proposal not aligning with the Heffron Park Plan of Management
- Design in terms of its integration with the surrounding environment and provision of shading and seating areas;
- Car parking;
- Light spillage; and
- Landscaping

The Panel considers that concerns raised by the community have been addressed in the assessment report and this includes issues raised during the public meeting.

In determining the application the Panel has considered competing demands and on balance is satisfied the Concept Plan is inclusive of meeting the broader community requirements. With respect to the gymnasium facilities it is noted the Concept Plan provides for a significantly larger space of 1,200 sqm than the current 900 sq m. It appears the allocated space is commensurate or larger than other similar facilities.

PANEL MEMBERS	
 Carl Scully (Chair)	 Jan Murrell
 Roberta Ryan	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-93 – Randwick - DA/480/2020
2	PROPOSED DEVELOPMENT	<p>Concept Development Application seeking approval for the following:</p> <ul style="list-style-type: none"> • In Principle demolition of existing site improvements and associated tree removal; • Land uses, including for a ‘recreation facility (indoor)’ and a ‘café’, including ancillary administration uses provided for the purpose of operating the recreation facilities; • Site layout and configuration, including the general location and size of car parking areas, buildings, and vehicular access to Bunnerong Road via the existing signalised intersection at Flint Street; and • A building envelope as detailed in the Building Envelope Plans prepared by Co-op Studio and other supporting technical information submitted with the application.
3	STREET ADDRESS	417-439 Bunnerong Rd, Maroubra
4	APPLICANT/OWNER	<p>Owner: Department of Planning Industry & Environment – Crown Lands</p> <p>Applicant: Randwick City Council</p>
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy No. 64 – Advertising and Signage ○ Randwick Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Randwick Development Control Plan 2013 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 17 February 2021 • Council memo response to late submissions: 2 March 2021 • Written submissions during public exhibition: 170 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Cr Philipa Veitch, Aaron Bloomfield, Helen Deegan, Matthew Spooner, Lisa Merryweather, Todd Clarke, Blake Solly, Frank Ko, Michael Oliver • Total number of unique submissions received by way of objection: 170
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 22 October 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Jan Murrell, Roberta Ryan ○ <u>Independent assessment consultant</u>: Margaret Roberts, Gerard Turrisi

		<ul style="list-style-type: none"> ○ <u>Council representatives:</u> Frank Ko, William Jones • Site inspection: Panel members visited the site independently, prior to 4 March 2021 • Final briefing to discuss council's recommendation: 4 March 2021 <ul style="list-style-type: none"> ○ <u>Panel members:</u> Carl Scully (Chair), Jan Murrell, Roberta Ryan ○ <u>Independent assessment consultants:</u> Margaret Roberts, Gerard Turrisi ○ <u>Council representatives:</u> Frank Ko, William Jones
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council's independent consultant's assessment report