

# COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	<b>PPSSEC-94</b>
<b>DA Number</b>	<b>DA/486/2020</b>
<b>LGA</b>	<b>Randwick City Council</b>
<b>Proposed Development</b>	<p>Stage 2 Detailed Development Application seeking approval for the following:</p> <ul style="list-style-type: none"> <li>• Demolition of existing buildings and structures within the site.</li> <li>• Site preparation works, including termination or relocation of site services and infrastructure, remediation, tree removal and the erection of site protection fencing.</li> <li>• Construction of the new Heffron Centre, including: <ul style="list-style-type: none"> <li>– A Community and High-Performance Centre (CHPC).</li> <li>– An indoor multi-purpose sporting facility.</li> <li>– A local indoor gymnastics centre.</li> <li>– Café.</li> <li>– Installation of floodlighting to the approved Showcase Field.</li> </ul> </li> <li>• Car parking for 143 spaces, including a combination of staff and visitor spaces, accessed via the existing signalised intersection of Bunnerong Road and Flint Street.</li> <li>• Building identification signage.</li> <li>• Public domain works within the site, including new landscaping and tree planting.</li> </ul>
<b>Street Address</b>	<b>417-439R Bunnerong Road, Maroubra</b>
<b>Applicant/Owner</b>	<p><b>Owner: Department of Planning Industry &amp; Environment – Crown Lands</b></p> <p><b>Applicant: Randwick City Council</b></p>
<b>Date of DA lodgement</b>	<b>21 September 2020</b>
<b>Total number of Submissions</b>	• 170
<b>Number of Unique Objections</b>	• 170
<b>Recommendation</b>	<b>Approval</b>
<b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)</b>	<b>Council related development over \$5million – a community facility with capital investment value of \$45,650,000.</b>
<b>List of all relevant s4.15(1)(a) matters</b>	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• State Environmental Planning Policy 64 – Advertising and Signage</li> <li>• Randwick Local Environmental Plan 2012</li> <li>• Randwick Development Control Plan 2013</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<ul style="list-style-type: none"> <li>• Development Application Assessment Report</li> <li>• Architectural documentation - Plans, Elevations, Sections and 3D images/photomontages</li> <li>• Landscape Plans</li> <li>• Survey Plan</li> <li>• Statement of Environmental Effects</li> </ul>
<b>Summary of key submissions</b>	<ul style="list-style-type: none"> <li>• The inadequate facilities proposed for the gymnastics centre which has not considered the requirements of Gymnastics NSW or the needs of the local community.</li> <li>• The priority given to South Sydney Rabbitohs facility rather than the local community.</li> <li>• The proposal not aligning with the Heffron Park Plan of Management.</li> <li>• The design in terms of its integration with the surrounding environment and provision of shading and seating areas.</li> <li>• Light spillage.</li> <li>• Landscaping.</li> </ul>
<b>Report prepared by</b>	<b>GAT &amp; Associates, Consultant Planners</b>
<b>Report date</b>	<b>16 February 2021</b>

## Summary of s4.15 matters

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

**Yes**

**Legislative clauses requiring consent authority satisfaction**

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

**Yes**

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

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**Clause 4.6 Exceptions to development standards**

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

**Not applicable**

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**Special Infrastructure Contributions**

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

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

**Not applicable**

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**Conditions**

Have draft conditions been provided to the applicant for comment?

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

**No**