

HEFFRON CENTRE

OPERATIONAL PLAN OF MANAGEMENT



Succeeding
Together



5 SEPTEMBER 2020

19-125/1/DA – Preliminary OPoM

DISTRIBUTION AND REVISION HISTORY

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Relevant Development Application Floor Plans

1. INTRODUCTION

1.1 PURPOSE OF THIS DOCUMENT

This document contains Randwick City Council's (Council) Operational Plan of Management (OPoM) for the Heffron Centre, a multi-purpose community and elite sporting facility being delivered at Heffron Park, Maroubra. The purpose of this document is to document Council's approach to manage the ongoing operation of this community asset.

This plan covers:

- \ Background & Overview of the Development;
- \ Ownership, Lease Arrangements & Programming; and
- \ Details regarding Management & Operations.

This document is in a preliminary form and will be subject to revision and updating following Development Application Consent, through the appointment of Tenants / Operators and prior to handover of the Centre for operations.

1.2 BACKGROUND

This report supports two Development Applications (DAs) for the development of the Heffron Centre at Heffron Park, 417-439 Bunnerong Road, Maroubra. The Heffron Centre is a new indoor multi-purpose sporting 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.

Council is the proponent for both of the DAs.

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.

1.3 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 LGA.

The site is Crown Land owned by the NSW Department of Primary Industries, with 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.



Figure 1 Aerial photograph of the site

Source: NS Group



Figure 2 Locational context of the site

Source: Co-op Studio, annotation by Ethos Urban

1.4 OVERVIEW OF PROPOSED DEVELOPMENT

The Heffron Centre is subject to two separate DAs 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 Sports Centre.
 - A local indoor Gymnastics Centre.
 - Installation of floodlighting to the Showcase Field.
 - Car parking for circa 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 DAs.

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.

Attachment 1 provides plans for the proposed Development.

2. OWNERSHIP & PROGRAMMING

2.1 BUILDING OWNER

Council will be the Owner once construction of the Heffron Centre is complete and handed over for operations to commence.

2.2 TENANTS & OPERATORS

Council anticipates entering into agreements with Tenants and Operators, likely to be Leases and Licenses, for the following:

- \ Community & High Performance Centre – Agreement for Lease & License signed with South Sydney District Rugby League Football Club.
- \ Showcase Field - Agreement for Lease & License signed with South Sydney District Rugby League Football Club.
- \ Indoor Sports Centre – Lease arrangements likely to be entered into with a Tenant / Operator. *
- \ Gymnastics Centre - Lease arrangements likely to be entered into with a Tenant / Operator. *

** Denotes Lease and operational arrangements which are currently under consideration by Council.*

2.3 TENANT MANAGEMENT & PERFORMANCE

Council will appoint an appropriately qualified person/s from within its organisation to manage and monitor the Lease and License arrangements with Tenants and Operators.

Performance measures will be stipulated within Lease Documentation.

2.4 LEASE DOCUMENTATION

Where referenced, Lease Documentation refers to any of the following as appropriate to Council's arrangements with Tenants and Operators:

- \ Agreement for Lease & License;
- \ Lease;
- \ License; and
- \ Associated Management Plans.

2.5 PROGRAMS OFFERED

The Heffron Centre will see a multitude of community and organised sporting programs offered, which may include:

- \ Community Sporting Programs and Competitions covering the following disciplines:
 - o Basketball;
 - o Badminton;
 - o Volleyball;
 - o Netball;
 - o Indoor Soccer / Futsal;
 - o Gymnastics (Local / District-Level);
- \ School programs, including organised sports and wellbeing.
- \ Souths Cares Community & Partnership Programs.

Other events and programs provided by Tenants and Operators will be agreed with Council.

3. MANAGEMENT & OPERATIONS

3.1 EMPLOYMENT

Details of approximate employment numbers are as follows:

- \ South Sydney Rabbitohs:
 - Staff: approx. 110 persons, including Full Time Equivalent, Part Time Equivalent and Casual. This includes both administration and football department staff.
 - Players / Squad: maximum of approx. 50 in the centre training at any one time. This consists of NRL 1st and 2nd Team players.
- \ Indoor Sports Centre:
 - Staff: 3 to 5 Full Time Equivalent. Casual Staff employed to suit programming requirements.
- \ Gymnastics Centre:
 - Staff: 3 to 5 Full Time Equivalent. Casual Staff employed to suit programming requirements.

The above numbers are subject to change pending organisational structure and resourcing requirements.

3.2 HOURS OF OPERATION

The anticipated main operating hours for the respective areas are as follows, however subject to change:

- \ Community & High Performance Centre:
 - Monday to Friday - 8am to 5pm.
 - Saturdays - 8am to 5pm.
 - Sundays – Closed.
- \ Café & Merchandise Shop: Monday to Sunday, hours TBC.
- \ Indoor Sports Centre:
 - Monday to Friday – 8am to 10pm.

- Saturday & Sunday – 8am to 6pm.
- \ Gymnastics Centre:
 - Monday to Friday – 8am to 10pm.
 - Saturday & Sunday – 8am to 5pm.

The abovementioned hours do not limit the use of facilities and access by staff from an administrative, services or security perspective.

Operators / Tenants may seek to vary the above hours, subject to agreement with Council.

Showcase Field times of use are excluded from the above. Hours of use are subject to the Agreement for Lease and License between Council and South Sydney Rabbitohs.

3.3 SHOWCASE FIELD ACCESS

The Showcase Field will be managed and maintained under a License arrangement by the South Sydney Rabbitohs.

The Field will be available for community use and access outside of pre-arranged hours of training by the South Sydney Rabbitohs.

The Field will be bound by 1.2m high fencing, with gates as access control. Outside of training / use of the field, gates will be unlocked and opened for public access.

3.4 SECURITY & CONTROLLED ACCESS

Security systems will be provided, including CCTV monitoring systems and alarm systems. Access will be controlled throughout the Centre as agreed between Council and its Tenants, likely in the form of swipe card access provision or similar.

Out of operating hours, the centre will be closed to the general public and not accessible.

Lockers may be provided in the centre for the secure storage of personal items.

3.5 INSURANCE PROVISIONS

Necessary insurances provisions will be held by Council and its Tenants / Operators, as required by law and per Lease arrangements.

3.6 CLEANING

A Contractor / s will be engaged to conduct professional cleaning services of the centre. Cleaning will be undertaken on a regular basis to a satisfactory standard, in particular across common areas, amenities and change facilities.

3.7 WASTE MANAGEMENT

The operations of the facility will be subject to an Operational Waste Management Plan. This will include details regarding the volume of waste generated, recycling and disposal practices, locations of waste receptacles, waste storage areas, frequency and responsibilities for waste collection and disposal.

All waste storage will be internal to secure enclosure/s within the building.

Grease arrestors will be installed for the storage and controlled collection of greasy waste.

3.8 MAINTENANCE & REPAIRS

Premises will be kept in good repair and properly maintained at all times.

Council and its Tenants / Operators will be responsible for maintenance and repair obligations stipulated within Lease and License documentation.

South Sydney Rabbitohs will maintain the Showcase Field to at least a Class “A” standard.

Maintenance plans will be developed by the Tenants / Licensees for the respective premises.

Council will maintain landscaped areas surrounding the centre to a suitable standard.

3.9 CAR PARK ACCESS & CONTROL

At grade car parking will be provided in accordance with requirements set out within the Randwick City Council Development Control Plan and approved through the DA.

Car parking will be accessible from Bunnerong Road and will be located directly adjacent to the Heffron Centre.

Council may elect to control parking under a timed arrangement to limit the used of car parks for purposes other than intended.

Provision for parking may be allocated to Tenants as required under Lease arrangements.

3.10 LOADING & SERVICE VEHICLES ACCESS

A designated loading dock will be provided within the Community & High Performance Centre for access and deliveries for the South Sydney Rabbitohs.

Vehicular access will be provided around the building for maintenance purposes, as well as the special delivery of materials and equipment as required.

Appropriate provisions will be made within the car parking areas to facilitate service vehicle access. Vehicular / service vehicle access conflicting with pedestrian movements will be managed via retractable bollards when not in use.

Deliveries and service vehicle access will be managed to minimise impact on operations and the general public.

3.11 HANDLING & STORAGE

Secure storage will be provided within the Centre.

Cleaner’s cupboards / stores will be provided for the safe and secure storage of cleaning equipment and materials.

3.12 HAZARDOUS MATERIALS MANAGEMENT

Any hazardous materials required to be used in the operations of the centre will be subject to control under management plans.

3.13 EMERGENCY RESPONSE

An Emergency Response Management Plan will be developed for the Centre.

The Centre and its surrounds will be designed to facilitate access for emergency services / vehicles as required. This will provide safe access for emergency response to users of the Heffron Centre and Showcase Field.

3.14 FLOOD LIGHTING & EXTERNAL LIGHTING

Flood lighting is being provided to the Showcase Field to facilitate training this will be designed in accordance with AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.

Pending the time of year, it is anticipated that lighting to the Fields will be in operation between the hours of 5.00pm and 11.00pm.

External lighting will be provided and operated accordingly to provide safe and secure means for pedestrians to move in and around the centre and associated car parking.

3.15 NOISE & ACOUSTIC CONTROLS

It is not anticipated that noise emissions from the proposed uses involved with the Heffron Centre and Showcase Field will adversely impact surrounding residents from an acoustic perspective.

Controls will be implemented through the design and construction of the Centre as required by the National Code of Construction (NCC) and Building Code of Australia (BCA). An Acoustic Report has been prepared to support and inform development of

the design, as well as providing guidance with respect to noise levels and impacts of the facility, when considering existing background environmental levels.

3.16 SUSTAINABILITY

Environmental sustainability initiatives will be integrated into the design to reduce carbon footprint and improve the operational efficiencies of the Centre. The key initiatives are as follows:

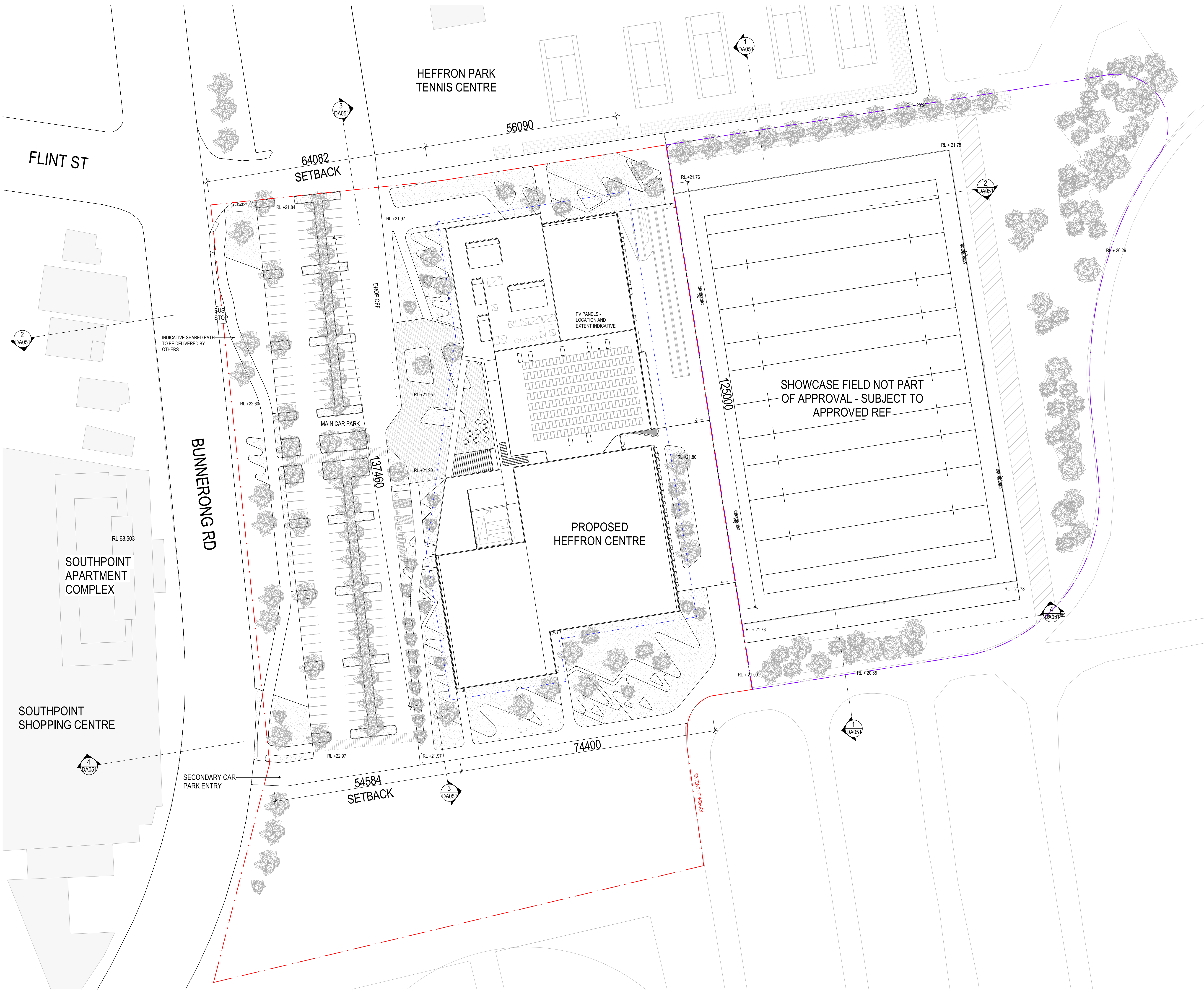
- \\ Sustainable building design to promote natural light and solar access, as well as natural ventilation.
- \\ Reduction in energy consumption, through the installation of roof-mounted Solar Photovoltaic Cells.
- \\ Supporting the use of electric vehicles via installation of electric vehicle charging stations.
- \\ Promote active and sustainable travel through the provision of bicycle parking, over and above standard provisions. End of trip and change facilities are also provided.
- \\ Optimising energy usage through Smart-Energy Monitoring and Building Monitoring Systems.
- \\ Reducing usage of potable water through:
 - The recycling of rainwater captured and stored from the Centres' roof drainage.
 - The use of bore water for irrigation purposes.
- \\ Replenishing the aquifer, used to draw bore water, through harvesting of stormwater allowing passive infiltration.

3.17 COMPLAINTS MANAGEMENT

Complaints will be taken by either email or phone contact and managed by the responsible party.

A protocol for complaints being raised through the Tenants / Operators will be developed in conjunction with Council.

ATTACHMENT 1. – RELEVANT DEVELOPMENT APPLICATION PLANS



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PARKING SCHEDULE	
MOTORBIKE SPACE	7
ACCESSIBLE SPACE	3
STANDARD SPACE	140
	143

--- DCP ENVELOPE
--- SCOPE OF WORKS BOUNDARY
--- SHOWCASE FIELD BOUNDARY - NOT PART OF APPROVAL
REFER TO LANDSCAPE PLAN AND ARBORIST REPORT FOR RETENTION AND PROPOSED PLANTING

D	ISSUED FOR DA	31.08.20	SD
C	FOR POC REVIEW	27.08.20	SD
B	DRAFT DA - inclusive of DEP comments	24.08.20	SD
A	DRAFT DA	10.08.20	SD
REV	DESCRIPTION	DATE	APP
CLIENT			

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PROJECT

HEFFRON CENTRE

PROJECT NUMBER

100234

DRAWING

SITE PLAN

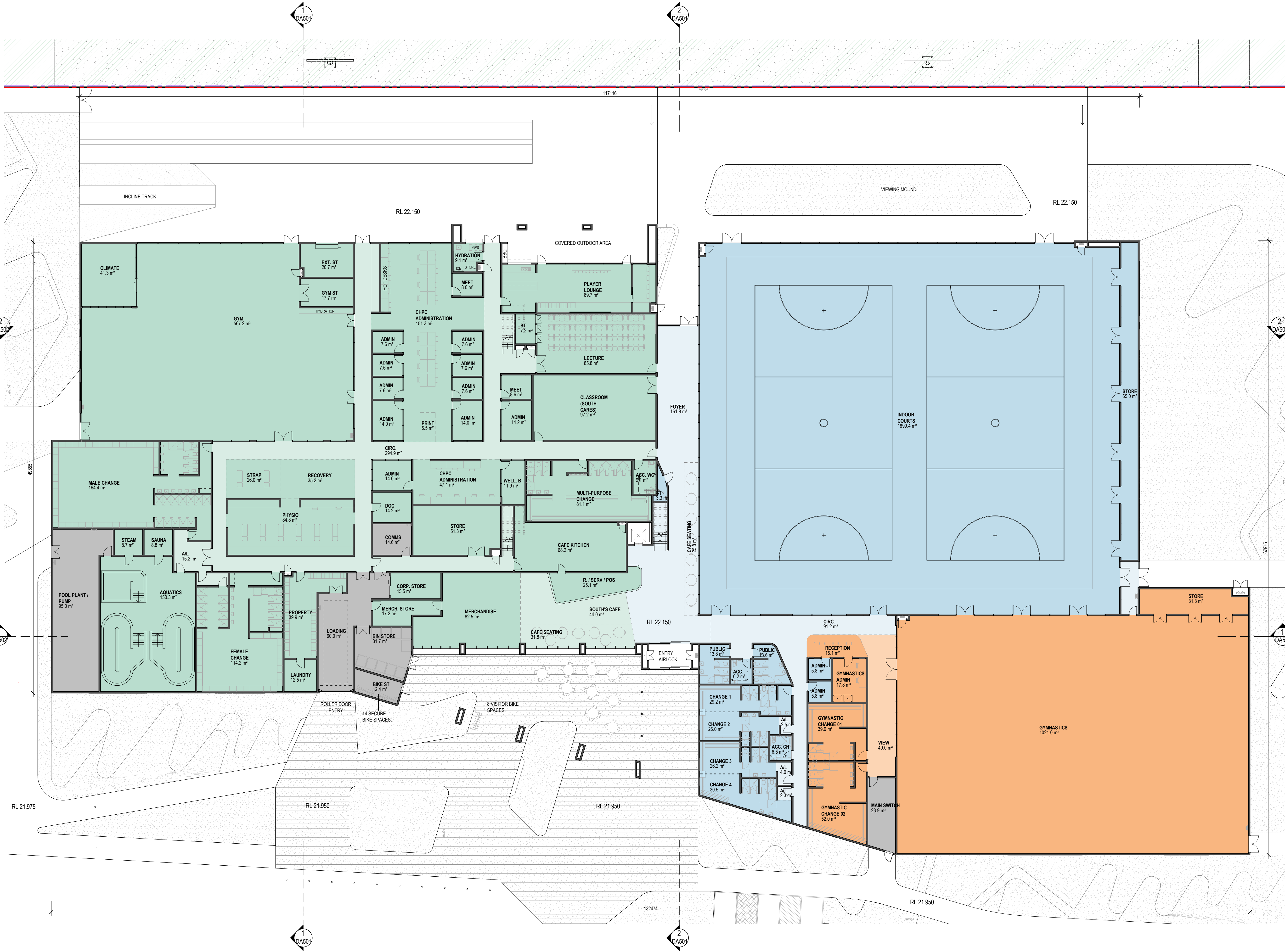
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FOR APPROVAL
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DRAWING NO. REVISION

DA112D

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LEGEND

- COMMUNITY & HIGH PERFORMANCE CENTRE
- INDOOR COURTS
- GYMNASIUMS
- SERVICES

SCOPE OF WORKS BOUNDARY

SHOWCASE FIELD BOUNDARY - NOT PART OF APPROVAL

D	ISSUED FOR DA	31.08.20	SD
C	FOR POC REVIEW	27.08.20	SD
B	DRAFT DA - inclusive of DEP comments	24.08.20	SD
A	DRAFT DA	10.08.20	SD
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PROJECT

HEFFRON CENTRE

PROJECT NUMBER

100234

DRAWING

GENERAL ARRANGEMENT PLAN - GROUND FLOOR

SCALE As indicated @ A1

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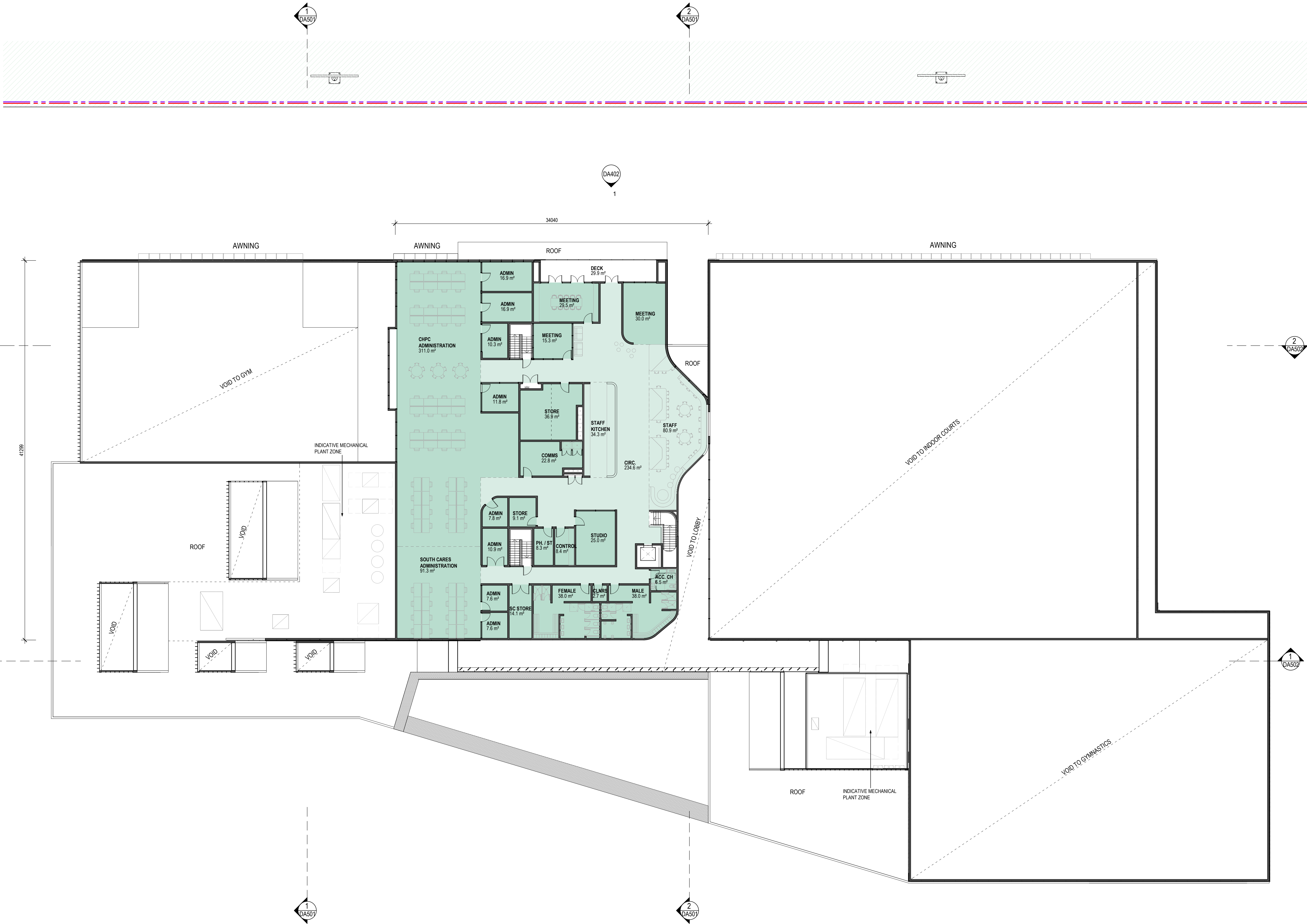
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LEGEND

- COMMUNITY & HIGH PERFORMANCE CENTRE
- INDOOR COURTS
- GYMNASTICS
- SERVICES

- SCOPE OF WORKS BOUNDARY
- SHOWCASE FIELD BOUNDARY - NOT PART PART OF APPROVAL

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C	FOR PCG REVIEW	27.08.20	SD
B	DRAFT DA - inclusive of DEP comments	24.08.20	SD
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PROJECT

HEFFRON CENTRE

PROJECT NUMBER

100234

DRAWING

GENERAL
ARRANGEMENT PLAN
- LEVEL 01

SCALE

As indicated @ A1

FOR APPROVAL
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REVISION

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