

# ETHOS URBAN



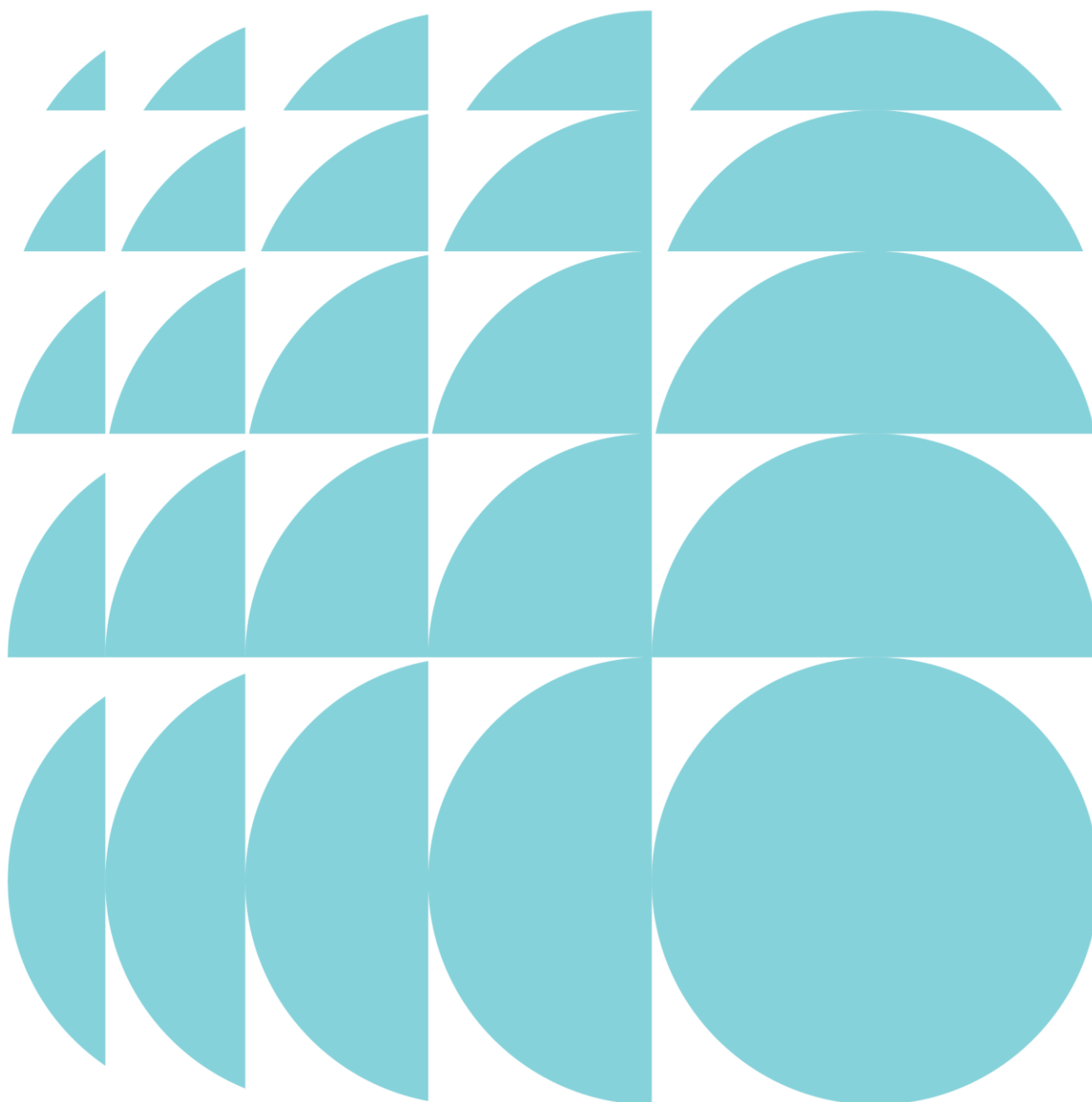
## Statement of Environmental Effects

### Stage 2 Detailed Development Application – Heffron Centre

417 - 439 Bunnerong Road, Maroubra

Submitted to Randwick City Council  
On behalf of Randwick City Council

07 September 2020 | 2200035



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# Contents

1.0	Introduction	6
2.0	Background	8
2.1	Holistic Approach to Integrated Community Sporting Outcomes	8
2.2	Showcase Field	10
2.3	Community Consultation	11
2.4	Design Excellence Panel	12
2.5	Pre-DA Meeting	12
3.0	Site Analysis	13
3.1	Site Location and Context	13
3.2	Site Description	13
3.3	Existing Development	15
3.4	Transport	16
3.5	Landform and Vegetation	16
3.6	Heritage	16
3.7	Utilities and Infrastructure	16
3.8	Surrounding Development	16
4.0	Description of Proposed Development	17
4.1	Design Principles	18
4.2	Numerical Overview	20
4.3	Site Preparation	20
4.4	Land Use	24
4.5	Built Form	25
4.6	Transport and Parking	25
4.7	Landscaping and Public Domain	26
4.8	Signage	27
4.9	Lighting	29
4.10	Operation	29
4.11	Sustainability	30
5.0	Planning Assessment	31
5.1	Environmental Planning Instruments and Strategic Planning Framework	31
5.2	Randwick Development Control Plan 2013	35
5.3	Consistency with Concept Proposal	36
5.4	Heffron Park Plan of Management 2009	37
5.5	Heffron Park Draft Landscape Masterplan (2017)	39
5.6	Design Excellence (LEP)	39
5.7	Built Form	40
5.8	Transport and Accessibility	42
5.9	Acoustic Impacts	42
5.10	Flooding	43
5.11	Site Contamination	43
5.12	Other Impacts of the Development	44
5.13	Suitability of the site for the development	45
5.14	Public Interest	45

# Contents

6.0	Conclusion	46
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## Figures

Figure 1	Artist's impression of proposed Heffron Centre	6
Figure 2	Approved Showcase Field	10
Figure 3	Site Location	13
Figure 4	Aerial photograph of the site	14
Figure 5	Locational context of the site	14
Figure 6	Matrville Sports Centre northern facade	15
Figure 7	Matrville Sports Centre western facade	15
Figure 8	Bunnerong Gymnastics western facade	15
Figure 9	Bunnerong Gymnastics northern facade	15
Figure 10	Existing tennis courts	15
Figure 11	Oblique photomontage	17
Figure 12	Photomontage of eastern elevation fronting the Showcase Field	18
Figure 13	Suburban vs park interface diagram	18
Figure 14	Uniformed platform/collective volumes diagram	19
Figure 15	Landscape integration	20
Figure 16	Demolition Plan	21
Figure 17	Tree Removal and Retention Plan	22
Figure 18	Bulk Excavation Plan	23
Figure 19	Land uses	24
Figure 20	Entry Perspective	25
Figure 21	Proposed Landscape Concept	27
Figure 22	Proposed eastern elevation signage zone	28
Figure 23	Proposed western elevation signage zone	28
Figure 24	Proposed ESD Initiatives	30
Figure 25	Compliance with proposed Concept Proposal Building Envelope (east elevation)	37
Figure 26	Heffron Park Landscape Concept Plan	37
Figure 27	Heffron Park Masterplan (2017)	39
Figure 28	View from an apartment located at Level 14 of 260 Bunnerong Road	41

## Tables

Table 1	Key development information is summarised in	20
Table 2	Assignment of GFA	24
Table 3	Signage zone specifications	28
Table 4	Assessment against state legislation	31
Table 5	Assessment of proposal against Schedule 1 of SEPP 64	32
Table 6	Assessment against Randwick Local Environmental Plan 2012	34
Table 7	Randwick Key DCP provisions	35

# Contents

Table 8	Consistency with Concept Proposal	36
Table 9	Assessment of proposed development against PoM Management Objectives	38
Table 10	Compliance with RLEP 2012 Clause 6.11	39
Table 11	Summary of peak hour traffic generation	42
Table 12	Summary of other technical assessments	44

# Contents

## Appendices

- A** Architectural Drawings  
*Co-op Studio*
- B** Architectural Design Report  
*Co-op Studio*
- C** Consultation Outcomes Report  
*Randwick City Council / Urbis*
- D** Survey Plan  
*Geosurv*
- E** Landscape Design Report  
*Clouston Associates*
- F** Operational Plan of Management  
*NS Group*
- G** Ecological Sustainable Development Strategy  
*Integral Group*
- H** Preliminary Site Investigation Report  
*Douglas Partners*
- I** Remediation Action Plan  
*Douglas Partners*
- J** Arboricultural Impact Assessment  
*TreeIQ*
- K** Transport Impact Assessment  
*GTA Consultants*
- L** Operational Waste Management Plan  
*Elephants Foot*
- M** Preliminary Construction Management Plan  
*NS Group*
- N** Acoustic Report  
*Resonate*
- O** Flood Risk Memorandum  
*Northrop*
- P** Geotechnical Report  
*Douglas Partners*
- Q** Stormwater Management Report  
*Northrop*
- R** BCA Design Assessment Report  
*Design Confidence*

# Contents

<b>S</b>	Fire Engineering Statement
	<i>Umow Lai</i>
<b>T</b>	Access Design Assessment
	<i>Design Confidence</i>
<b>U</b>	Showcase Field Flood Lighting Electrical Services Package
	<i>Northrop</i>
<b>V</b>	External Lighting Assessment Report
	<i>Integral Group</i>
<b>W</b>	Showcase Field Lighting Performance Report
	<i>Northrop</i>
<b>X</b>	Section J Compliance Report
	<i>Integral Group</i>
<b>Y</b>	Civil Engineering Package
	<i>Northrop</i>

## **Under Separate Cover:**

- Physical Model
- 3D Digital Model
- Cost Report

## 1.0 Introduction

This Statement of Environmental Effects (SEE) is submitted to Randwick City Council in support of a Stage 2 Detailed Development Application (Detailed DA) for a new recreational facility known as the “Heffron Centre” located at Heffron Park, 417 - 439 Bunnerong Road, Maroubra.

The DA seeks approval for:

- Demolition of existing buildings and structures within the site.
- Site preparation works, including termination or relocation of site services and infrastructure, remediation, tree removal and the erection of site protection fencing.
- Construction of the new Heffron Centre, including:
  - A Community and High-Performance Centre (CHPC).
  - An indoor multi-purpose sporting facility.
  - A local indoor gymnastics centre.
  - Café.
  - Installation of floodlighting to the Showcase Field.
- 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.
- Building identification signage.
- Public domain works within the site, including new landscaping and tree planting.



**Figure 1** Artist’s impression of proposed Heffron Centre

Source: Co-Op

This SEE has been prepared based on the Architectural Drawings and Design Report prepared 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 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.

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.

As this Detailed DA is pursuant to Division 4.4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), it has been prepared to be consistent with the Heffron Centre Stage 1 Concept Proposal DA lodged concurrently.

## 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.

The proposal was presented to the Ordinary Council Meeting held on 25 August 2020, where Council resolved unanimously to endorse the design to enable progression of the project to DA lodgement.

### 2.1 Holistic Approach to Integrated Community Sporting Outcomes

#### Context

The proposed development 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 under the “one roof” to benefit the local community and Randwick City Council. The synergies and holistic approach ensure the whole is greater than the sum of the parts.

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.

As an outcome of, and drawing from key principles set out within the Heffron Park Plan of Management, the Heffron Centre will see the redevelopment of the redundant Tennis courts (recently replaced with the Heffron Park Tennis Centre to the North), the existing Gymnastics and Indoor Sports Centres (now at end of life), and the under-utilized public areas surrounding these spaces, into an active hub focused around a multi-purpose sporting and community precinct.

#### Objectives

With collaboration front of mind for Council, the proposed development seeks to:

- Achieve an integrated facility, drawing on grassroots, community and elite sporting activities.
- Maximise funding and resources, for both delivery and operations, through the integration, shared and multi-use nature of the facility, avoiding duplication of areas and infrastructure.
- Utilise initiatives which draw on key relationships and adjacencies to benefit community use.
- Revitalise an under-utilised area within Heffron Park and significantly improve the available green space for community benefit.
- Develop design initiatives which promote sustainable practices and outcomes.
- Incorporate strong links to existing community assets within the park and surrounding neighbourhoods, including the local pedestrian and cycle networks.
- Draw on the operational, maintenance and management efficiencies associated with an integrated facility of this nature.

## **The Brief**

In developing the design for the proposed Development, significant consideration has been given to the benefits of the integrated approach to the Heffron Centre. The brief for the development comprises:

### Community & High Performance Centre (CHPC)

The realisation of the CHPC will see the South Sydney Rabbitohs elite training, ancillary administration and community operations move from its current base at Redfern Oval to Heffron Park. Key functional requirements of the CHPC include:

- High performance training areas.
- Recovery zones, including aquatic recovery, physiotherapy and medical.
- Player amenities.
- Ancillary administration and meeting rooms.
- Merchandise store.
- Other supporting spaces.

### Shared Community Areas

Further to the CHPC, and supporting the delivery of the Gymnastics Centres and Indoor Sports Courts, community focused zones will be delivered as part of the scheme, complemented by Souths Cares offering:

- Café.
- Souths Cares' Classroom.
- Lecture Theatre.
- Community accessible meeting room.
- Multipurpose changeroom.
- Souths Cares ancillary administration areas.

### Gymnastics Centre

Delivery of a new, state-of-the-art Gymnastics Centre, aimed at stimulating the needs of local participants and pathways programs. This includes:

- A program / competition / training zone and associated viewing area.
- Changerooms for gymnastics participants.
- Ancillary admin and support spaces.

### Indoor Sport Courts:

A multi-purpose, programmable indoor space, designed to incorporate:

- Two indoor sports courts, designed to guidelines and requirements for netball, basketball, volleyball, indoor soccer / futsal and badminton.
- Multi-purpose community changerooms.
- Other supporting spaces.

### Public Domain

- Improved public domain.
- NRL-standard Showcase Field (subject to separate planning approval).
- Increased community accessible green space and soft landscape.

## 2.2 Showcase Field

Part 5 approval through a Review of Environmental Factors (REF) process has been obtained for the establishment of a new rugby field (known as the “Showcase Field”), to be located adjoining the proposed Heffron Centre. The field, designed to NRL standards, will be used for the Rabbitohs for training as well as community uses.

The REF included a range of works in order to deliver the Showcase Field, including demolition, tree removal, infrastructure provisioning and ancillary landscaping etc. Some aspects of these approved works are being amended through the proposal, including for example a reduction in the number of approved trees required to be removed.

With approval already in place, the Showcase Field is therefore not included within the subject DA. Notwithstanding, the installation of lighting around the field is included within the subject DA.



Figure 2 Approved Showcase Field

## 2.3 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**.

## 2.4 Design Excellence Panel

Co-op Studio presented the preliminary design to Randwick Council's Design Excellence Panel (DEP) on 7 August 2020. This session provided an opportunity for consultation and independent review during the design phase to ensure that the project is able to satisfy the requirements of Clause 6.11 of RLEP 2012, which aims to ensure the highest standard of architectural and urban design is achieved.

The DEP provided written comments following the discussion, with a full response provided within the Architectural Design Report at **Appendix B**.

## 2.5 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.

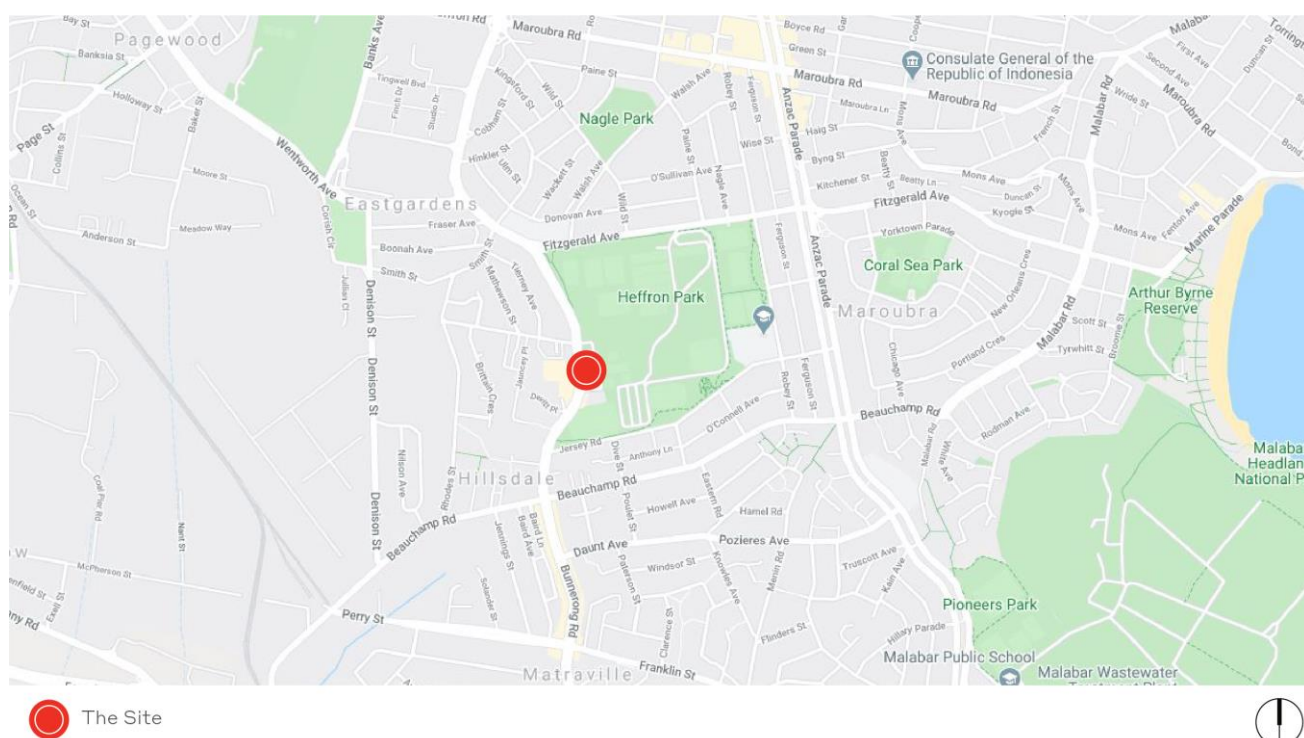
Further information addressing the matters raised with Council officers is addressed in this SEE and accompanying technical reports.



## 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 3** below.



**Figure 3 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. An aerial photograph of the site is provided at **Figure 4** and the site's relationship to the broader Heffron Park and surrounding facilities is located at **Figure 5**.





**Figure 4 Aerial photograph of the site**

Source: Nearmap / Ethos Urban



**Figure 5 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 6 and 7**) whilst the southern car park is located next to the ‘Bunnerong Gymnastics’ building (see **Figures 8 and 9**). 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 10**).

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 6** Matrville Sports Centre northern façade

Source: Nearmap



**Figure 7** Matrville Sports Centre western façade

Source: Nearmap



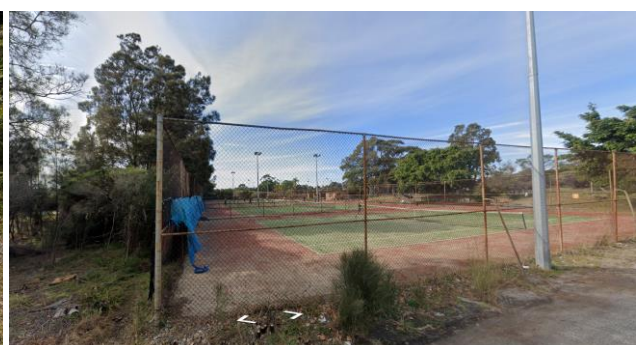
**Figure 8** Bunnerong Gymnastics western façade

Source: Ethos Urban



**Figure 9** Bunnerong Gymnastics northern façade

Source: Ethos Urban



**Figure 10** 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**.

As detailed on the survey and aerial photos above, 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.

### 3.6 Heritage

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

### 3.7 Utilities and Infrastructure

The existing use of the site for recreational facilities indicates that there is an opportunity to connect with the existing infrastructure and services to the site, subject to any augmentation as may be required by the relevant service provider.

### 3.8 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

This application seeks approval for the following development:

- Demolition of existing buildings and structures within the site.
- Site preparation works, including termination or relocation of site services and infrastructure, remediation, tree removal and the erection of site protection fencing.
- Construction of the new Heffron Centre, including:
  - A Community and High-Performance Centre (CHPC).
  - An indoor multi-purpose sporting facility.
  - A local indoor gymnastics centre.
  - Café.
  - Installation of floodlighting to the Showcase Field.
- 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.
- Building identification signage.
- Public domain works within the site, including new landscaping and tree planting.

Architectural drawings illustrating the proposed development are included at **Appendix A**. Photomontages of the proposed development is shown at **Figure 11** and **Figure 12**.



**Figure 11 Oblique photomontage**

Source: Co-op Studio





**Figure 12 Photomontage of eastern elevation fronting the Showcase Field**

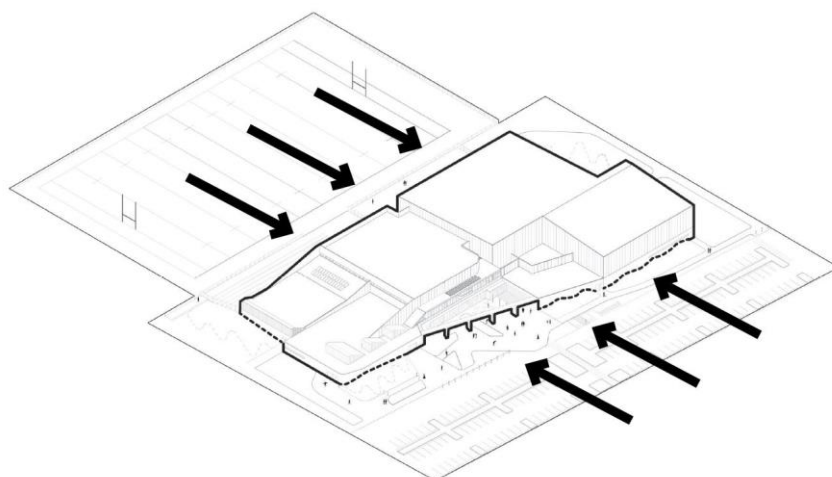
Source: Co-op Studio

## 4.1 Design Principles

Co-op Studios have established three core design principles to govern the planning of the project and to inform this Stage 2 DA. These design principles have been developed to respond to the Guidelines developed as part of the Concept Proposal DA (addressing the requirements of Clause 6.12 of Randwick LEP 2012) are as follows:

### 1. Suburban vs park interface

- The building seen from Heffron Park to the east is a singular unified form that acts as a physical edge to the rest of Heffron Park to the east.
- The intent is that the building seen from Bunnerong Rd is civic in its approach and articulation. As one approaches the facility, the group of forms are broken down to provide better human scale and reveal places that provide shelter.
- Achieving an appropriate setting and backdrop to the proposed Showcase Field.

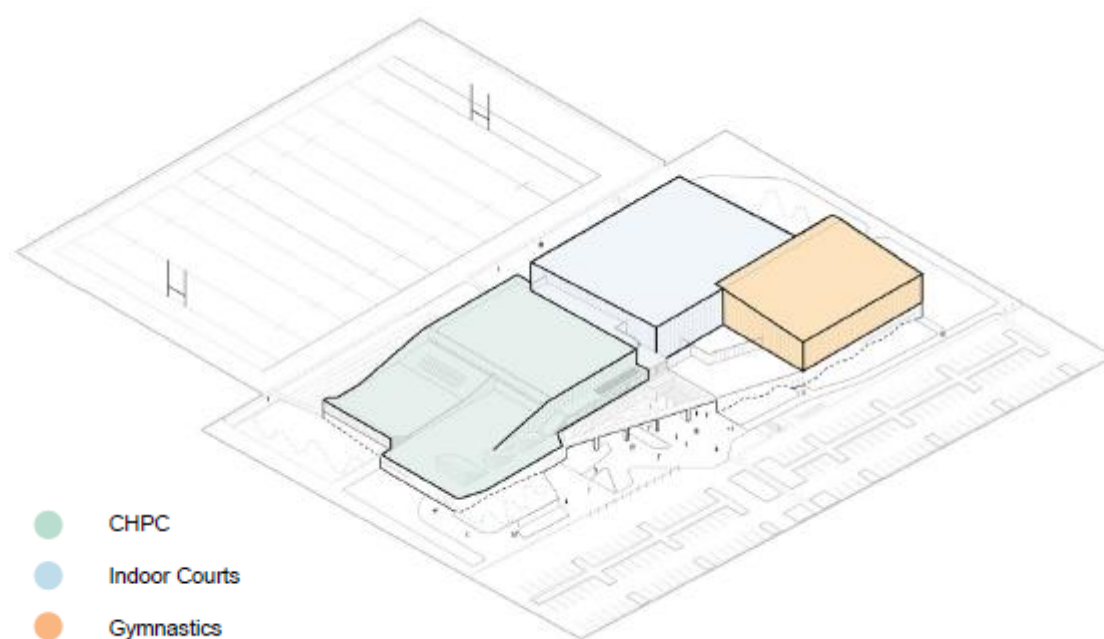


**Figure 13 Suburban vs park interface diagram**

Source: Co-op Studio

## 2. Uniformed platform/collective volumes

- 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;
- Balance between viability and privacy, providing the opportunity to curate a sculptural external expression through this.
- Embracing the array of internal volumes, the exterior of the building is given an expressive form, suggestive of the multitude of functions but in a simplified aesthetic.
- The simple, sculptural volumes, rendered in paler tones, enter into a dialogue with the context and whilst differing in scale have a unified palette.
- The bottom storey of the facility is where the majority of users will interact with the facility. This continuous zone unifies the building on all sides through form, materiality, texture and fenestration.
- A monumental colonnade across the entry plaza, maintains and unifies the solid form of the base, creating a series of spatial transitions leading to the entry and creating a civic language.
- The location and format of the sheltered plaza has been established to create shelter from the southerly winds across the site and maximise northern exposure.

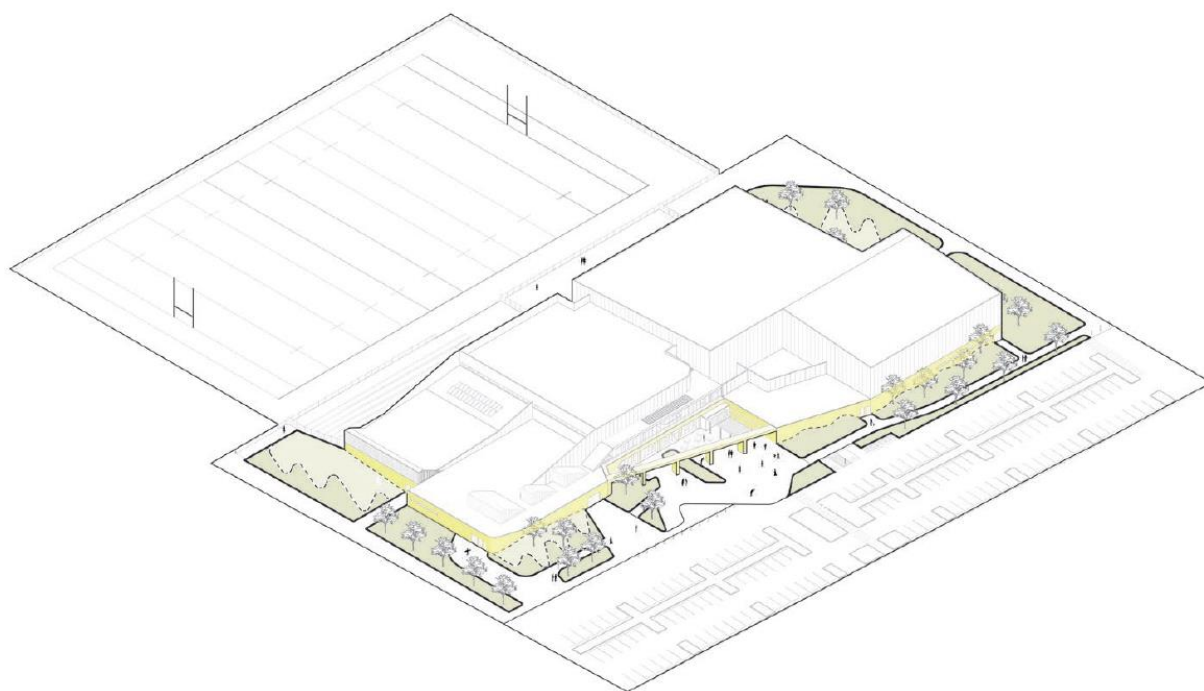


**Figure 14 Uniformed platform/collective volumes diagram**

Source: Co-op Studio

## 3. Landscape Integration

- Using the landscape design to improve the human scale interaction with the building.
- A series of dune like earth berms around the base of the building to further blur the base of the building.
- Pushing pedestrian access paths further away in places, allow for more soft landscaping to act as a buffer for higher volumes.
- The base element of the building uses sandy tones of masonry selected to match closely with sandy colours in the soft landscaping selections, so that the building's base 'melts' into the landscape as a further method to reduce the visual bulk of the facility.



**Figure 15 Landscape integration**

Source: Co-op Studio

## 4.2 Numerical Overview

The key numeric development information is summarised in **Table 1**.

**Table 1 Key development information is summarised in**

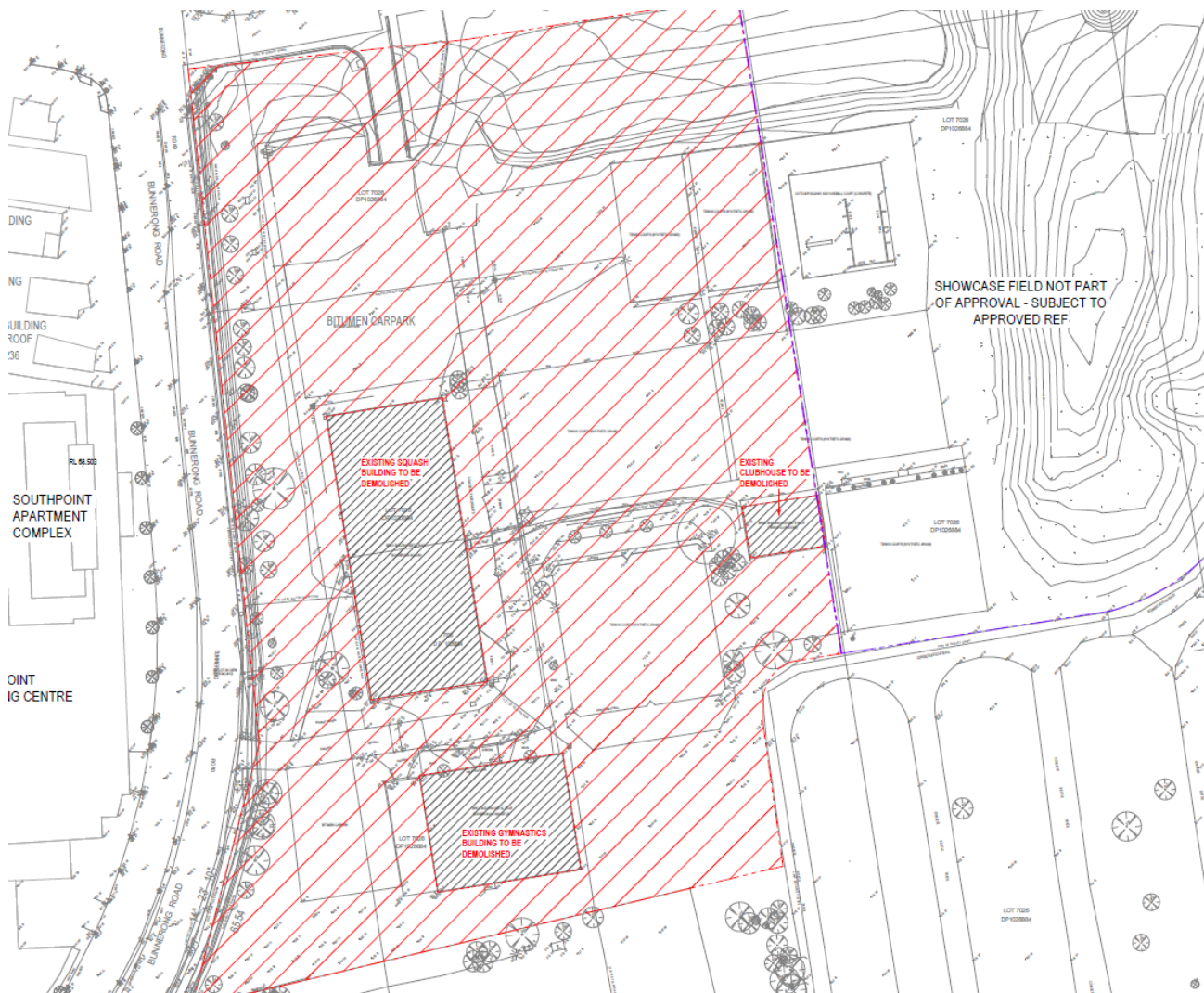
Component	Proposal
GFA	7,756m <sup>2</sup>
Maximum Height	36.35 RL / 14.2m
Western boundary setback	54.6m to 64.1m
Car space	143
Bicycle parking	8 visitor / 6 staff
Motorbike space	7

## 4.3 Site Preparation

A Preliminary Construction Management Plan has been prepared (**Appendix M**) and a more detailed construction management plan will be required prior to the issuing of a Construction Certificate or equivalent once the principle contractor has been appointed. The Preliminary Construction Management Plan provides details of the appropriate practices and procedures to be adhered to during construction including traffic management, site safety, waste management, hours of work, management of construction noises, dust and vibration.

### 4.3.1 Demolition

This application seeks approval for the demolition of all buildings currently existing on the site. The buildings include Matraville Sports Club, Bunnerong Gymnastics Centre and a club house. A demolition plan is provided at **Appendix A** and is shown below in **Figure 16**.



**Figure 16 Demolition Plan**

Source: Co-op Studio

### 4.3.2 Tree Removal

The approved Showcase Field REF included early works associated with both the Showcase Field and the Heffron Centre, this included tree removal. The subject DA therefore only seeks approval for the removal of 11 additional trees. Further detail in relation to those trees proposed to be removed as part of this DA and those proposed to be retained is included within the Landscape Design Report (**Appendix E**) and the Arboricultural Impact Assessment (**Appendix J**).





**Figure 17 Tree Removal and Retention Plan**

### 4.3.3 Earthworks

In order to achieve the necessary floor planning levels for the development the filling/raising of the existing ground level is required. Sourcing of the fill will include reuse of cut/excavated material from the site's perimeter and from the raised mounds located on the showcase field. This approach aligns with the proposed remediation strategy adopted for the project, involving the capping and containment of contaminated material. **Figure 18** provides an overview of the bulk earthworks plan, covering both the subject site and adjoining Showcase Field, with the Civil Engineering Drawings included at **Appendix Y** providing further details.



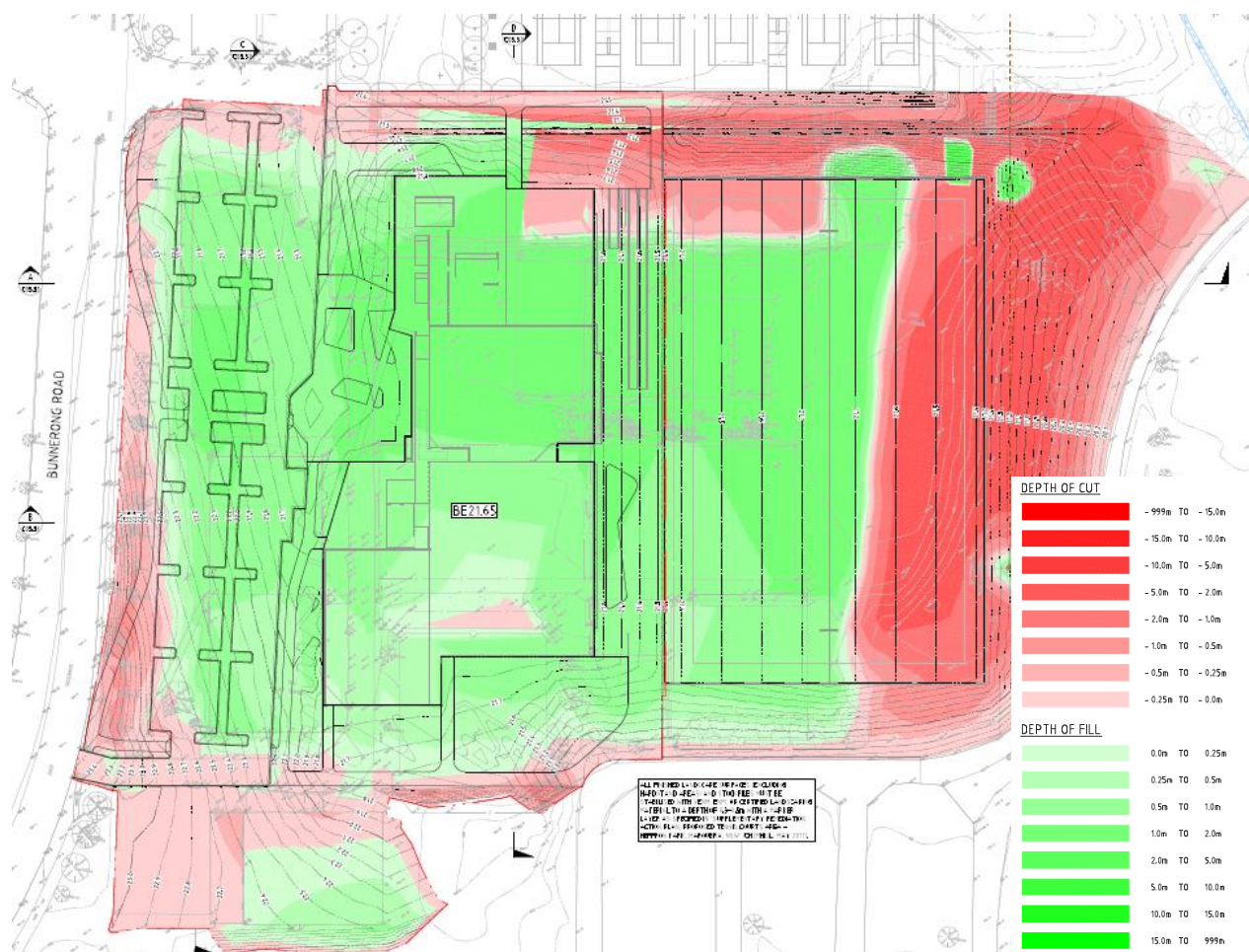


Figure 18 Bulk Excavation Plan

#### 4.3.4 Remediation

Heffron Park has been the subject of several site investigations. Its site history involves use as a Navy storage facility which was demolished between the 1950s and 1980s. The sources of historical contamination identified are from the historical demolition of buildings on site impacting fill on site along with previous site use as a Navy storage facility. Douglas Partners have prepared a Preliminary Site Investigation (included at **Appendix H**) which through an analysis of 15 test pits confirms the presence of contamination and accordingly the need to undertake remediation in order to make the site suitable for the development. A RAP has been prepared by Douglas Partners (included at **Appendix I**) which details the preferred remediation strategy to be implemented to ensure that the site is suitable for the proposed use. Refer to **Section 5.11** for further details.

#### 4.4 Land Use

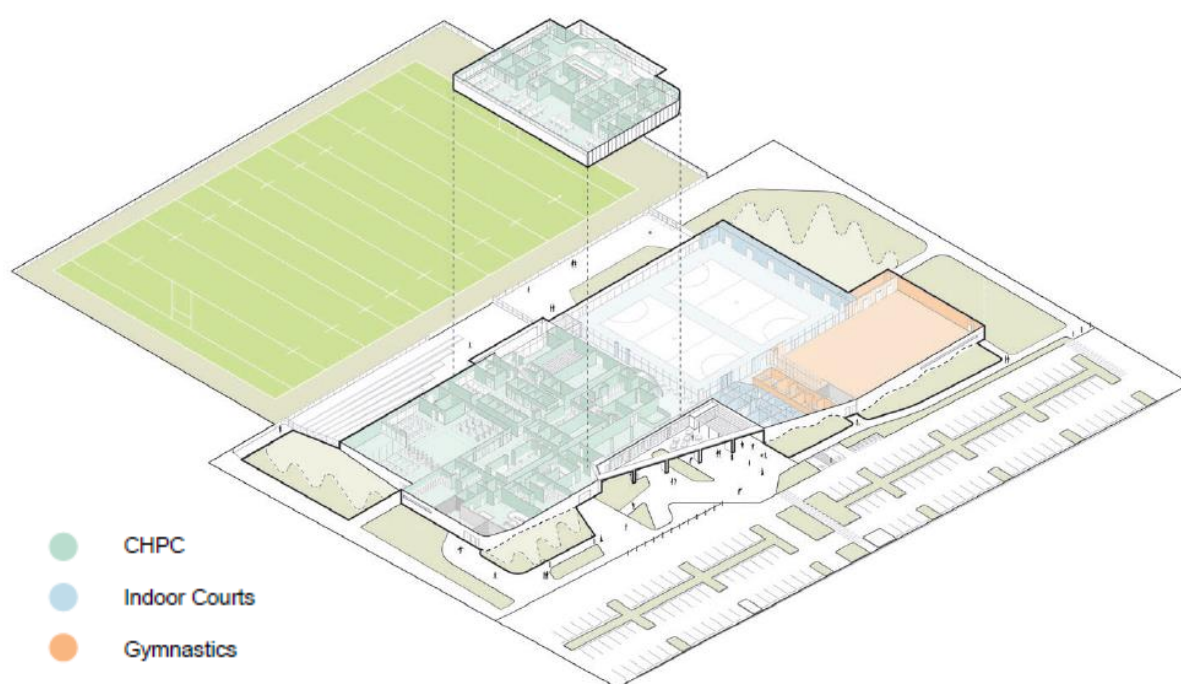
The proposal comprises a new indoor recreation facility to be used in conjunction with the Showcase Fields (subject to existing Part 5 approval) for the purpose of a Community and High-Performance Centre, an indoor gymnastics centre and multi-purpose indoor sports courts, ancillary sports administration 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 are defined as a 'recreation facility (indoor)' and a 'café', both of which are permitted within the RE1 Public Recreation zone.

The allocation of CHPC, indoor courts, and gymnastics GFA is outlined in **Table 2**.

**Table 2 Assignment of GFA**

Use	GFA
<b>Ground Floor</b>	
Community and High-Performing Centre	2857m <sup>2</sup>
Indoor Courts	2492m <sup>2</sup>
Gymnastics	1237m <sup>2</sup>
<b>Level 1</b>	
Community and High-Performing Centre	1170m <sup>2</sup>



**Figure 19 Land uses**

Source: Co-op Studio

The proposed café will be designed, constructed and operated in accordance with the *Food Act 2003*, *Food Regulation 2015*, *Australia & New Zealand Food Standards Code* and *Australian Standard AS 4674-2004, Design, construction and fit-out of food premises*.

## 4.5 Built Form

The proposed building would have a maximum height above ground level of approximately 14 metres. The design of the building has considered the inherent building volumes associated with the intended uses of the facility. The Architectural Drawings provided at **Appendix A** demonstrate the harmonisation of all uses within the one building which is intended to create an integrated centre for community and high performance sport. The visual bulk of the building has been offset by the integration of the landscape and architectural design. The design utilises landscaping (detailed in **Appendix E**) to improve the human scale interaction with the building through the incorporation of a series of dune like earth berms around the base of the building to further blur the base of the building absorbing it into the parkland context.

### 4.5.1 External Materials and Finishes

A simple, sleek and sympathetic palette of materials and finishes has been selected. The materials and finishes featured on the building have been selected to appropriately complement the surrounding parkland and more broadly beachside context. The materials primarily comprise of bricks and metal panelling (refer to **Figure 20**). Further details have been provided in the Design Report at **Appendix B**.



**Figure 20** Entry Perspective

## 4.6 Transport and Parking

The main pedestrian access point to the site is proposed via Bunnerong Road. The design also provides for internal pedestrian and cyclist connections to other areas of Heffron Park within the project boundary. 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.

A new at-grade car park is proposed immediately west of the proposed development. The car park has capacity for approximately 143 cars and is connected to the existing car park adjacent to the synthetic field and tennis courts to the north. Secure bicycle parking will be provided in the CHPC for staff, while visitor bicycle parking will also be provided in the public domain.

## 4.7 Landscaping and Public Domain

The proposed landscaping scheme is outlined within the Landscape Design Report prepared by Clouston Associates and provided at **Appendix E**. The landscape design has taken inspiration from the site's underlying physical geography by providing a setting that is centred on a dune-type character with the dominant features formed by mounds of planting set on a consistent diagonal axis framing the building. The low planted mounds provide areas of shelter and strong visual elements in the landscape.

Clouston have identified the following principles for landscaping within the site:

- Complementing the wider Heffron Park setting and its natural integration;
- Creating a clear and well-defined entry point to the park;
- Using landscape elements to visually reduce the size and scale of the new multi-purpose facility;
- Taking the historical elements that helped shape the park into consideration;
- Creating clear pedestrian paths and universal access between facilities and open space;
- Incorporating cycle routes into the park;
- Recreating a dune-style landscape character particularly in planting;
- Providing a clear visual connection to the main entrance of facility and from inside onto the Showcase Field;
- Following safety guidelines in design elements; and
- Incorporating Water Sensitive Urban Design (WSUD) and re-using captured water for irrigation purposes.

The key features of the landscape design (as illustrated within **Figure 21**) include:

- a shaded parking area on the western boundary of the site;
- a paved forecourt area (with outdoor café seating) bounded by raised planting beds and seating walls;
- dune-style planting mounds either side of the forecourt area and leading up to the building facades;
- a large planted area with trees on the southern boundary, with some seating facing the criterium track;
- a cycle and pedestrian path link to the rest of Heffron Park on the centre's southern boundary; and
- some shade planting in the southern portion of the site between the centre and the showcase field.

Planting throughout the landscape will be focused on coastal plants and native grasses that already exist elsewhere in Heffron Park and which will convey the dune character of the landscape.





**Figure 21 Proposed Landscape Concept**

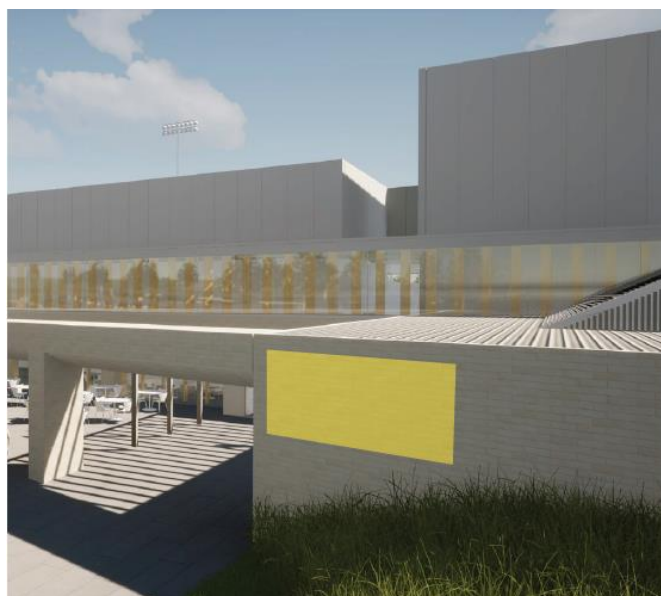
## 4.8 Signage

This DA also seeks approval of two illuminated signage zones located on the East and West elevations of the proposed building. The future signage is intended to serve the purpose of either building or business identification and will assist with future wayfinding. Further detail regarding signage content and illumination fixtures will be submitted to Council prior to the issuing of a Construction Certificate (CC). Images of the zones are provided at **Figure 22** and **Figure 23**, and the approximate zone measurements are located in **Table 3** (also included at **Appendix A**).



**Figure 22** Proposed eastern elevation signage zone

Source: Co-op Studio



**Figure 23** Proposed western elevation signage zone

Source: Co-op Studio

**Table 3** Signage zone specifications

Location	Width x Height
East elevation	12m x 5.5m
West elevation	4.8m x 2.1m

## 4.9 Lighting

Flood lighting is proposed to the Showcase Field to facilitate training and will be designed in accordance with AS4282 – Control of the Obtrusive Effects of Outdoor Lighting. More specifically four (4) x 28m high flood lights are proposed.

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 is also proposed within the surrounding public domain and will be operated to provide safe and secure means for pedestrians to move in and around the centre and associated car parking. Design details for the proposed Showcase Field lighting is included within **Appendix U**.

## 4.10 Operation

An Operational Plan of Management (OPoM) has been prepared by NS Group and is provided at **Appendix F**. The purpose of the OPoM is to document Council's approach to managing the ongoing operation of the proposed development. The Plan covers ownership, lease arrangements and programming as well as details regarding the management and operations of Heffron Centre.

Heffron Centre is expected to accommodate a variety of employees who are related to the South Sydney Rabbitohs, the indoor sports centre and the Gymnastics Centre. In total, there is expected to be approximately 120 employees. It is to be noted the total number of employees detailed in the OPoM are subject to change pending organisational structure and resourcing requirements.

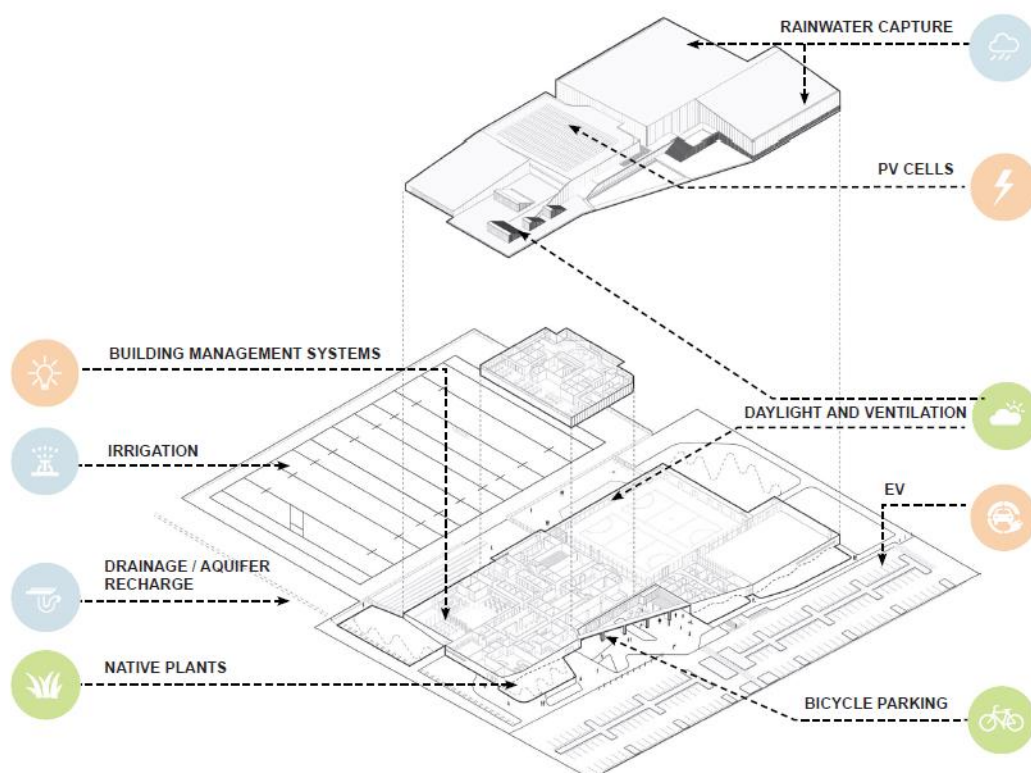
The anticipated main operating hours for the respective areas proposed for the development are outlined below, however are subject to change:

- 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.

## 4.11 Sustainability

The proposed development seeks to incorporate a variety of Ecological Sustainable Development (ESD) measures into the building design and operations to achieve a high standard of environmental performance and efficiency. An ESD Strategy has been prepared by Integral Group and can be found at **Appendix G**. The report outlines several ESD concepts that have been considered in the design of the Heffron Centre including renewable energy, water recycling and efficient use of materials. The proposal will address the relevant ESD objectives covered in the Randwick Development Control Plan 2013 through design features and ESD benchmarking initiatives. The key initiatives are illustrated in **Figure 24** and include:

- 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.



**Figure 24 Proposed ESD Initiatives**



## 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 and Strategic Planning Framework

The DA's consistency and compliance with the relevant environmental planning instruments and strategic planning framework is considered in the sections below.

#### 5.1.1 State Legislation

The relevant state environmental planning policies are assessed in **Table 4** and **Table 5** below.

**Table 4 Assessment against state legislation**

Plan	Assessment
<b>SEPP 55 – Remediation of Land</b>	A Preliminary Site Investigation Report (PSI Report) has been prepared by Douglas Partners addressing the requirements of SEPP 55 and is provided at <b>Appendix H</b> . The PSI Report outlines that the site can be able to be made suitable for the proposed development subject to a number of recommendations, including preparation of a Remediation Action Plan (RAP) and implementation of an ongoing Site Environmental Management Plan (SEMP). A RAP has accordingly been prepared by Douglas Partners and is <b>provided at Appendix I, and</b> it is expected that compliance with the RAP would be required as a condition of consent.
<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.

#### State Environmental Planning Policy 64 – Advertising and Signage

SEPP 64 applies to all signage that under an environmental planning instrument can be displayed with or without development consent and is visible from any public space or public reserve. The signage zones proposed in this application fall under either business identifications signs or building identification signs pertaining to Part 3 of the SEPP.

The proposed signage zones will be consistent with the objectives of the SEPP and will satisfy the criteria specific in Schedule 1. Clause 3 of SEPP 64 states the aims and objectives, which are:

- (a) *to ensure that signage (including advertising):*
  - (i) *is compatible with the desired amenity and visual character of an area, and*
  - (ii) *provides effective communication in suitable locations, and*
  - (iii) *is of high quality design and finish, and*
- (b) *to regulate signage (but not content) under Part 4 of the Act, and*
- (c) *to provide time-limited consents for the display of certain advertisements.*
- (d) *to regulate the display of advertisements in transport corridors, and*
- (e) *to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.*

The proposed signage zones are consistent with the above objectives in that they will facilitate signage that is compatible of the building aesthetics and the site's surrounding context, and will assist in communicating the uses, location and nature of the Heffron Centre to assist in wayfinding and community understanding of the facilities.

Schedule 1 of SEPP 64 contains a range of assessment criteria which are matters for consideration by the consent authority in assessing applications incorporating signage. The way in which the proposed development meets the assessment criteria is set out in **Table 5**.

**Table 5 Assessment of proposal against Schedule 1 of SEPP 64**

Assessment Criteria	Comments	Compliance
<b>Character of the area</b>		
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	Yes. The future detailed signage will complement the existing and future character of Heffron Park and the adjacent commercial and retail precinct.	✓
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	Yes. The future detailed signage will be appropriately implemented to be consistent with the surrounding signage.	✓
<b>Special areas</b>		
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	No. The future detailed signage will not detract from the amenity or visual quality of Heffron Park or any other environmentally sensitive areas.	✓
<b>Views and vistas</b>		
Does the proposal obscure or compromise important views?	No. The future signage will not obscure or compromise any additional views to or from the area.	✓
Does the proposal dominate the skyline and reduce the quality of vistas?	No. The proposed zones are located close to ground level, affixed to and contained within the building façade, and will not dominate the skyline or reduce the quality of vistas.	✓
Does the proposal respect the viewing rights of other advertisers?	Yes. The proposed zones will have no impact on the viewing rights of other signage.	✓
<b>Streetscape, setting or landscape</b>		
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	Yes. The proposed signage zones have been designed to be compatible with the scale, proportion and form the proposed development, making it appropriate for the setting.	✓
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	Yes. The proposed zones will enable signage that enhances the visual interest of the proposed development and will enhance the visibility of the site as a recreational landmark for the Randwick LGA.	✓
Does the proposal reduce clutter by rationalising and simplifying existing signage?	Yes. The future signage will simplify the existing signage that is located on the existing structures on the site.	✓
Does the proposal screen unsightliness?	No. Neither signage zone is proposed to be located on a part of the building with the intent to screen unsightliness.	✓
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	No. The proposed signage zones are located entirely within the compliant building envelope and are attached to the building façade.	✓
Does the proposal require ongoing vegetation management?	No. No vegetation will be associated with the signage.	✓
<b>Site and Building</b>		
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	Yes. The proposed signage zones have been designed to be compatible with the scale, proportion and form of the proposed building, making it appropriate for the setting.	✓
Does the proposal respect important features of the site or building, or both?	Yes. The signage zones have been appropriately designed to respect the scale of the building and the surrounding park context.	✓
Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The future detailed signage applications will demonstrate an innovative and imaginative approach.	✓
<b>Devices and logos associated with advertisements and advertising structures</b>		
Have any safety devices, platforms, lighting devices or logos been designed as an	Illumination of signage is proposed to assist in wayfinding and identification of the facility. This is considered to be appropriate	✓

Assessment Criteria	Comments	Compliance
integral part of the signage or structure on which it is to be displayed?	and consistent with the objectives of the relevant DCP provisions (see <b>Table 7</b> ).	
<b>Illumination</b>		
Would illumination result in unacceptable glare?	No. All future signage is to comply with the relevant Australian Standard for illumination, being <i>AS4282 Control of Obtrusive Effects for Outdoor Lighting</i> , ensuring that no unacceptable glare would result from any signage illumination.	✓
Would illumination affect safety for pedestrians, vehicles or aircraft?	No. All future signage is to comply with the relevant Australian Standard for illumination, being <i>AS4282 Control of Obtrusive Effects for Outdoor Lighting</i> , ensuring that there would be no impact on the safety of pedestrians, vehicles or aircraft.	✓
Would illumination detract from the amenity of any residence or other form of accommodation?	No. The proposed signage zones are not expected to detract from the amenity of the residences located on Bunnerong Road. Notwithstanding, all future signage is to comply with the relevant Australian Standard for illumination, being <i>AS4282 Control of Obtrusive Effects for Outdoor Lighting</i> , ensuring that any illumination would not detract from the amenity of any residence.	✓
Can the intensity of the illumination be adjusted, if necessary?	When installed, future signage can be designed to adjust the intensity of the illumination if necessary.	✓
Is the illumination subject to a curfew?	An illumination curfew will be assigned for both signs prior to the issuing of a construction certificate.	✓
<b>Safety</b>		
Would the proposal reduce the safety for any public road?	No. Signage at ground level will not be flashing, moving or in any other way distracting for any drivers on Bunnerong Road.	✓
Would the proposal reduce the safety for pedestrians or bicyclists?	No. Signage at ground level will not be flashing, moving or in any other way distracting for any pedestrians or cyclists.	✓
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	No. None of the proposed signage zones obscure sightlines from public areas.	✓

As demonstrated in the above table, the proposed signage zones satisfy the relevant assessment criteria under Schedule 1 of SEPP 64.

### 5.1.2 Strategic Planning Framework

#### 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 (refer below for further details).

## 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.

### 5.1.3 Local Environmental Plan

**Table 6** sets out how the proposed development is consistent with all relevant provisions of the *Randwick Local Environmental Plan 2012* (the LEP).

**Table 6 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 are permitted with consent (refer further detail below). 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 Report (PSI Report) has been undertaken and is provided at <b>Appendix H</b> . The PSI Report concludes the site has a very low probability of being underlain by acid sulphate soils.
Clause 6.11 - Design excellence		The design team leading the project have extensive experience in delivering the highest standard of architecture, urban design and landscape design.  The proposed detailed design demonstrates the variety of matters outlined in Clause 6.11 to achieve design excellence. Further information is provided at <b>Section 5.6</b> .
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.  A Concept DA has been accordingly been lodged concurrently with this Stage 2 detailed DA in order to fulfill this requirement.

The Community and High Performance Centre Facility (CHPC) includes a range of facilities that are associated with and ancillary to the recreation facility (indoor) and associated Showcase Field (subject to separate approval) land uses. Facilities within the CHPC include:

- Community classroom, South Cares admin, community meetings rooms;
- Gymnasium, player and staff change facilities, physiotherapy and hydrotherapy areas, equipment storage, player areas, lecture theatre and player classrooms, all of which are for the purpose of the recreation facility.
- Administrative areas such as team and club offices, the club merchandise shop and general administration areas which are provided to support the dominant purpose of the administration of the South Sydney District Rugby League Football Club's use of the recreation facilities, including offices for club coaches, trainers and player/club administrative officials and for the sale of merchandise directly associated with the use of the CHPC by the Rabbitohs.

These uses are subservient to and consistent with the dominant recreational use, noting that these administrative areas operate together with and not separately from the recreational use. The uses are consistent with the dominant recreational facility use, in that they consist of only a very small proportion of the overall recreational facility, and are not a separate or independent use from the Rabbitoh's use of the CHPC for recreational purposes.

## 5.2 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. As detailed in **Table 7** the proposal is generally consistent with the relevant provisions of the RDCP 2013, noting DCP's carry no statutory weight in the determination of DAs.

**Table 7 Randwick Key DCP provisions**

Provision	Assessment
B1 4.1 Design Excellence	Refer to Architectural Design Report ( <b>Appendix B</b> ).
B3 2 Building Materials and Finishes	Refer to Architectural Drawings ( <b>Appendix A</b> ) and Architectural Design Report ( <b>Appendix B</b> ).
B3 3 Energy and Water Efficiency	Refer to Architectural Design Report ( <b>Appendix B</b> ) and ESD Strategy ( <b>Appendix G</b> )
B4 3.1 Existing vegetation and natural features	Refer to Arboricultural Impact Assessment ( <b>Appendix J</b> ) and Landscape Design Report ( <b>Appendix E</b> ).
B4 3.2 Selection and location of plant species	Refer to Landscape Design Report ( <b>Appendix E</b> ).
B4 3.4 Outdoor car parks & circulation areas	Refer to <b>Section 5.8</b> and Transport Impact Assessment ( <b>Appendix K</b> ).
B7 3.2 Vehicle Parking Rates	
B7 3.9 Service and Delivery Vehicles	
B7 4.2 Bike parking rates and controls	
B8 6 Waste Management	Refer to the Operational Waste Management Plan ( <b>Appendix L</b> ) and Preliminary Construction Management Plan ( <b>Appendix L</b> ).
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> </ul>

Provision	Assessment
	<ul style="list-style-type: none"> <li>The proposal is consistent with the Heffron Park Plan of Management as set out in <b>Section 5.4</b>.</li> </ul>
F2 Outdoor Advertising and Signage 3.5 Environmental, Recreation and Rural Zones	<ul style="list-style-type: none"> <li>The location, number and size of the proposed business and building identification signs is consistent and 'low key' in appearance within the context of the proposed building, location and nature of the Heffron Centre facility.</li> <li>All proposed signage content would relate to the tenants and facilities provided within the Heffron Centre.</li> <li>Illumination of signage is proposed to assist in wayfinding and identification of the facility. This is considered to be appropriate and consistent with the objectives of the relevant DCP provisions, in that the illumination of this signage: <ul style="list-style-type: none"> <li>Continues to ensure that the environmental and scenic qualities of the recreational character of the site, by being applied to the building façade and relating to the recreational purpose of the building, and by being compatible with the location of the site at an urban interface to Bunnerong Road.</li> <li>Promotes improved recognition, awareness and wayfinding to the Heffron Centre by providing a clear identification of the facility particularly from key public viewpoints along Bunnerong Road. Illumination of the signage is particularly important given the intended usage of the facility during evening periods throughout the week when non-illuminated signs would be ineffective.</li> <li>The proposed illumination is not inappropriate and would not result in any adverse effects on the amenity of the area.</li> </ul> </li> </ul>

### 5.2.1 Development Contributions

According to Clause 13.2 of the Randwick Development Control Plan 2013 applications that are submitted by or on behalf of Randwick City Council are exempt from Section 94A development contributions. As this application has been prepared on behalf of Council, the requirement of development contributions does not apply.

### 5.3 Consistency with Concept Proposal

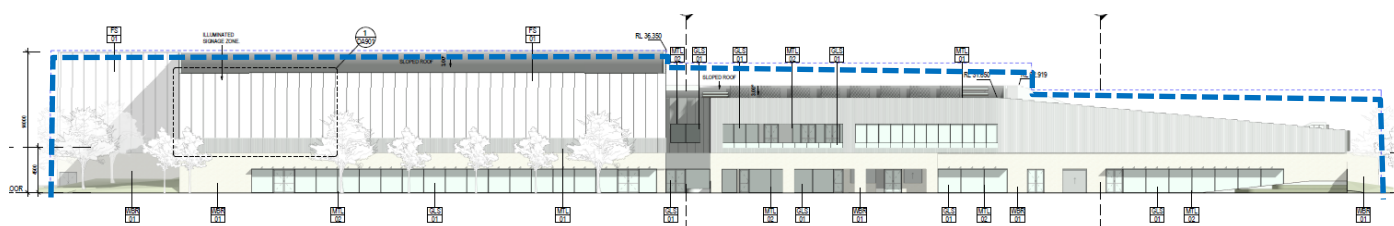
A Concept Proposal DA has been lodged concurrently with this Detailed DA. Under Section 4.24 of the EP&A Act, the subject Detailed DA cannot be inconsistent with the Concept Proposal.

An assessment against the key features of the proposed Concept Proposal has been provided in **Table 8** below.

**Table 8 Consistency with Concept Proposal**

Component	Discussion	Consistency
Preparatory works	A range of works are proposed in order to facilitate the proposed detailed DA and which align with those indicated within the Concept Proposal.	Yes
Land Uses	<p>The proposed development is consistent with the land uses proposed within the Concept Proposal, being a Recreation Facility (indoor) and café.</p> <p>The proposed development also includes ancillary and supporting administration facilities, consistent with that identified within the concept Proposal.</p>	Yes
Site Layout	The proposed site layout and adopted setbacks are contained within the building envelope, as demonstrated in the architectural plans at <b>Appendix A</b> .	Yes
Access and parking	Access and parking arrangements align with that as indicated within the Concept Proposal.	Yes
Built Form	The proposed development has been designed to fit within the building envelope that is established under the Concept Proposal, as demonstrated in the architectural plans at <b>Appendix A</b> and illustrated in <b>Figure 25</b> below.	Yes





**Figure 25 Compliance with proposed Concept Proposal Building Envelope (east elevation)**

In summary, the proposed detailed DA has accordingly been designed to be consistent with the Concept DA.

#### 5.4 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 26**.



**Figure 26 Heffron Park 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 contained in **Table 9** below demonstrates that the proposed development is consistent with the PoM.

**Table 9 Assessment of proposed development against PoM Management Objectives**

Management Objective	Comment	Complies
<b>Element 1: Recreation/ Open Space/ Access and Aesthetics</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 features high quality, modern architecture and landscape design which contributes to the park's natural surrounds.	✓
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 proposal caters 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 proposal 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, 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 landscape design has taken cues from the history and natural form of the site. This is further explored in the Landscape Design Report located at <b>Appendix E</b> .	✓
b) To ensure environmentally sustainable development in the parks design and maintenance.	The detailed design incorporates a variety of ESD measures which are outlined detailed at <b>Appendix G</b> .	✓
c) Promote environmental awareness and education.	The detailed design promotes environmental awareness through a sustainable approach to facility design and operation. Further detailed are provided at <b>Appendix G</b> .	✓
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.	The planting throughout the landscape features coastal plants and native grasses which already exist elsewhere in Heffron Park.	✓
<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 2.3</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.	✓



## 5.5 Heffron Park Draft Landscape Masterplan (2017)

Randwick City Council engaged Allen Jack and Cottier Architects in 2017 to prepare a Landscape Masterplan for 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 27** below). The proposed development is consistent with the overall layout and siting of development planned for the site within the Masterplan.



## HEFFRON PARK MASTERPLAN

Figure 27 Heffron Park Masterplan (2017)

## 5.6 Design Excellence (LEP)

Pursuant of Clause 6.11 of the RLEP 2012, the development is to address a variety of matters to ensure the proposal demonstrates design excellence. **Table 10** outlines the matters to be considered and provides a response to each.

Table 10 Compliance with RLEP 2012 Clause 6.11

RLEP 2013	Response
(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved.	The development exhibits a high standard of architectural design. Appropriate materiality and detailing has been chosen to suit the surrounding park landscape. Further information on detailing and materiality is located in the Design Report located at <b>Appendix B</b> .
(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain.	The proposal seeks to catalyse the regeneration of Heffron Park by providing a suitable entry point from Bunnerong Road. The detailed design aims to delineate clear axial sight-lines and walkways deeper into the Park.
(c) how the proposed development responds to the environmental and built characteristics of the site and whether it achieves an acceptable relationship with other buildings on the same site and on neighbouring sites.	The proposal comprises of simple, sculptural volumes which are appropriately integrated within the surrounding natural and built characteristics. The neutral colour palette will subtly integrate the building with its landscaped surroundings.

RLEP 2013	Response
(d) whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency.	A variety of ESD measures are incorporated into the building design and future operations of Heffron Centre in relation to sunlight, natural ventilation, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency. The ESD Strategy is provided at <b>Appendix G</b> .
(e) whether the proposed development detrimentally impacts on view corridors and landmarks.	The proposal does not detrimentally impact any view corridors or landmarks. The proposal involves the redevelopment of existing facilities that no longer meet community expectations and will deliver new and improved modern facilities along with a Community and High Performance Centre.

A pre-application design presentation was delivered to the Design Excellence Panel (DEP) on 7 August 2020. A detailed response to the comments raised in the DEP is provided in the Design Report prepared by Co-op Studio (**Attachment B**).

## 5.7 Built Form

Whilst no formal height of building control is assigned to the site, the detailed design remains consistent with the building height outlined within the Concept DA. Generous setbacks have been provided across the site and in particular adjacent to Bunnerong Road.

Overshadowing caused by the proposed building 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**.

The proposed Showcase Field floodlights, by virtue of their height (28m), will be visible both within and beyond Heffron Park. They are features that are already common at Heffron Park and considered to be consistent with the underlying purpose and character of the land to provide recreation. The lights further enhance the usability of the site for recreation purposes through the evening, not only for the Rabbitohs but also for community sporting purposes.

### 5.7.1 View Sharing

The nearest residential receiver to the development is the residential flat building at 260 Bunnerong Road, located above the South Point Shopping Centre. It is noted that the first level of residential development occurs at level 3, expected to be at a similar height to the proposed development.

Existing eastern facing apartments benefit from existing views and vistas over Heffron Park, although it is noted that due to topography and landform these apartments do not benefit from those more valued easterly beach or ocean views (refer to **Figure 28**).

Through adopting significant setbacks, a low scale modulated building profile, and incorporating substantial landscaping in order to reduce the profile of the development and achieve a blending into the parkland setting, the proposal is considered to result in minimal view impacts to surrounding residential development.



**Figure 28** View from an apartment located at Level 14 of 260 Bunnerong Road

Source: [realestate.com.au](https://www.realestate.com.au)



## 5.8 Transport and Accessibility

A Transport Impact Assessment has been prepared by GTA Consultants and is provided at **Appendix K**. The Report sets out an assessment of the anticipated transport implications of the proposed development and provides an assessment of the proposal's compliance against the statutory parking requirements nominated in the RDCP 2013. The report also considers the suitability of the proposed access arrangements for the site.

### 5.8.1 Parking

As the development comprises a range of different operational components and uses, GTA has undertaken an empirical assessment to measure the traffic expected to be generated from the proposal, having regard to the expected staff and patron attendance at the site and the results of parking demand surveys for comparable recreational precincts throughout Sydney. Parking demand for the proposed uses is expected to vary throughout the week, with demand for around 118 spaces expected on a weekday afternoon and 143 spaces on a weekend. The provided 143 parking spaces are considered to be appropriate and will cater to the parking demands of future visitors and employees. The drop-off/pick-up area exceeds the recommended minimum width of three metres and is intended for use by both cars and buses/coaches.

### 5.8.2 Traffic Generation

Based on the anticipated parking demands of Heffron Centre, **Table 11** sets out the likely traffic generation during the critical weekday and Saturday peak periods as calculated by GTA. Overall, Saturdays are expected to be the busiest day of the week with some lower demand during demand during weekday afternoons/evenings.

Based on this assessment, the additional traffic generated by the proposed development is expected to have only a minor impact on surrounding road network, with the Bunnerong Road/Flint Street/Heffron Park intersection expected to continue operating well at satisfactory levels of service.

**Table 11 Summary of peak hour traffic generation**

Use	Weekday AM (trips per hour)			Weekday PM (trips per hour)			Saturday (trips per hour)		
	In	Out	Total	In	Out	Total	In	Out	Total
Indoor Multi-Purpose Facility	0	0	0	20	20	40	60	60	120
Gymnastics Facility	0	0	0	20	20	40	55	55	110
Community and High Performance Centre	40	10	50	10	40	50	0	0	0
Total	40	10	50	50	80	130	115	115	230

### 5.8.3 Bicycle parking

In accordance with the RDCP 2013 requirements, a total of 14 bicycle spaces including six (6) spaces for staff are proposed.

### 5.8.4 Loading

The proposed development includes one dedicated loading area and will service the demands of Heffron Centre. The loading area is suitable for access by 8.8 metre long medium rigid trucks noting that most deliveries are anticipated to be by small delivery vehicles such as vans/utes and 6.4 metre small rigid trucks which would also largely use the drop-off/pick-up area outside peak operational periods.

## 5.9 Acoustic Impacts

An Acoustic Report has been prepared by Resonate Consultants and is provided at **Appendix N**. The Report assesses the potential noise impacts from the facility to the surrounding community including commercial and residential noise sensitive receivers. Separate assessments were provided for the mechanical plant noise emissions, the car park noise emissions and the indoor courts noise emissions. A summary of each assessment is provided below.

### Mechanical plant noise emissions

Maximum sound power levels were determined for each of the two plant locations on the roof. In the case that these sound levels aren't able to be met with unit selection, other alternative noise mitigation measures are suggested.

### Car park noise emissions

The expected car park noise generation from car door closures, car ignition and car pass-by meets the daytime and evening assessment criteria of the EPA's *Noise Policy for Industry*. Compliance with the criteria is not achieved for the night-time period. As a result, in order to operate in a compliant manner, it is recommended that large games or events should finish prior to 9.30pm so that patrons may leave the car park before 10pm.

### Indoor courts noise emissions

Provided the halls operate simultaneously and have closed windows and doors, the criteria is met at the nearest residential receivers for the day, evening and night time periods. If there are louvres or open windows for ventilation, assuming 10m<sup>2</sup> of open area for each space, the criteria will be met during the daytime and evening periods but not for the night-time period. If further mitigation measures are required as the design progresses, there is the possibility of installing acoustic louvers or managing noise with an operational management plan.

## 5.10 Flooding

A Flood Risk Memorandum has been prepared by Northrop and is provided at **Appendix O**. It has been informed by a flood impact assessment that was undertaken for the showcase field adjacent to the Heffron Site. Northrop have confirmed the design has been developed in accordance with the flooding related development controls outlined in Randwick City Council's Flooding Advice and Flood Related Development Controls Policy (2012). The following conclusions were outlined:

- The development limits adverse impacts on flooding to within the Heffron Park site for the 10% AEP and 1% AEP events;
- The risk to life in the 1% AEP event remains low. The modelled water velocity is low, generally less than 0.5 m/s, and the worst hazard category in the vicinity remains H3 (unsuitable for elderly/children, suitable for abled bodied adults);
- No proposed structures are founded below the 1% AEP flood +0.5 m freeboard;
- The proposed floor level of the Heffron Centre (RL 22.15 m) provides 0.73 m freeboard to the adjacent 1% AEP flood level (RL 21.42 m); and
- Open car parking spaces are all above the 1% AEP flood level.

Based on the above, it has been confirmed there is negligible flood impact on the site.

## 5.11 Site Contamination

A Preliminary Site (Contamination) Investigation Report (PSI Report) has been prepared by Douglas Partners and is provided at **Appendix H**. 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, included at **Appendix I**, and confirms that remediation and validation of the identified contamination in accordance with the RAP will make the site suitable for the proposed land use.

It is expected that compliance with the RAP and ongoing implementation of the SEMP would be required as conditions of consent.

## 5.12 Other Impacts of the Development

An assessment of the other impacts of the development have been undertaken by the relevant specialist consultants and are appended to this SEE as set out in **Table 12** below.

**Table 12 Summary of other technical assessments**

Consideration	Consultant	Summary	Reference
Sustainability	Integral Group	An ESD Strategy has been prepared to provide an assessment of the design documentation submitted with the application against ESD objectives and requirements. The strategy aims to align Heffron Centre with a wide range of ESD objectives, providing a holistic approach to sustainability.	<b>Appendix G</b>
	Integral Group	A Section J compliance report has been prepared to demonstrate the Heffron Centre's energy efficiency design aspects complies with Section J of the National Construction Code.	<b>Appendix X</b>
Tree Removal	treeiq	An Arboricultural Impact Assessment has been prepared to provide Visual Tree Assessment (VTA), to determine the impact of the proposed works on trees, and where appropriate, recommend the use of sensitive construction methods and tree protection measures to minimise adverse impacts. The AIA confirms that of the 11 trees to be removed directly as a result of the subject DA, they are classified with a retention value of "Consider for Removal" or "Priority for Removal". While some 43 trees are to be retained, with recommendations for implementing tree sensitive methods for works within for certain Tree Protection Zones.	<b>Appendix J</b>
Waste Management	Elephants Foot	An Operational Waste Management Plan (OWMP) has been prepared to support the design and sustainable performance of the building. The OWMP identifies the different waste streams likely to be generated during the operational phase of the development, as well as how the waste will be handled and disposed, details of bin sizes/quantities and waste rooms, descriptions of the proposed waste management equipment used, and information on waste collection points and frequencies.	<b>Appendix L</b>
Construction Impacts	NS Group	The Preliminary Construction Management Plan (CMP) provides a summary of the works and the proposed methodology on how the works will be constructed whilst minimising the impacts of the construction activities. The Preliminary CMP will inform the detailed Construction Management Plans that will be prepared by the building contractor prior to works commencing.	<b>Appendix M</b>
Geotechnical	Douglas Partners	A Geotechnical Site Suitability certificate has been prepared by Douglas and Partners which confirms that the geotechnical investigations undertaken show the site is suitable for the proposed development from a geotechnical perspective.	<b>Appendix P</b>
Stormwater	Northrop	The Stormwater Management Report concludes the modelling undertaken indicates the proposed infiltration tank will achieve a permissible site discharge below the required rate advised by Sydney Water whilst satisfying the site storage requirement.	<b>Appendix Q</b>
BCA	Design Confidence	The BCA Compliance Report outlines the development is capable of complying with the performance provisions of the BCA. Compliance can be achieved via a performance-based approach as well as complying with the relevant deemed-to-satisfy requirements as outlined within the BCA.	<b>Appendix R</b>

Consideration	Consultant	Summary	Reference
Fire Safety	Umow Lai	A Fire Engineering Statement provides a list of proposed fire engineered Performance Solutions for the project to address non-compliances identified in the BCA Report issued by the Design Confidence and based on discussions with the design team. Matters included within the Statement will be formally addressed by way of Fire Engineering Performance Solutions to support the application for a Construction Certificate for the project. A Fire Engineering Brief Questionnaire and Fire Engineering Report will be developed as part of this process. The Fire Engineering Report shall be signed by an NSW accredited certifier of Fire Safety (C10)	<b>Appendix S</b>
Accessibility	Design Confidence	The Access Design Assessment confirms the subject development is capable of achieving compliance with the accessibility provisions of the BCA, either by complying with the prescriptive requirements or via a performance-based approach.	<b>Appendix T</b>
External Lighting - Public Domain	Integral Group	The External Lighting Assessment Report addresses the key external lighting design considerations and parameters associated with the proposal.	<b>Appendix V</b>
External Lighting – Showcase Field	Northrop	The Showcase Field Lighting Performance Report details the technical parameters that the proposed flood lights will need to comply with. Gerard Lighting have also within <b>Appendix U</b> undertaken a Lux level assessment and confirm compliance with AS4282 – Control of Obtrusive Effect of Outdoor Lighting.  Verification of compliance will be undertaken following installation.	<b>Appendix W</b> <b>Appendix U</b>

### 5.13 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 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.

### 5.14 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 detailed design positively contributes 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.

## 6.0 Conclusion

This Stage 2 Detailed DA seeks approval for 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.

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 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 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.