

DETERMINATION AND STATEMENT OF REASONS

SYDNEY EASTERN CITY PLANNING PANEL

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

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

MATTER DETERMINED

PPSSEC-94 – Randwick - DA/486/2020 at 417-439 Bunnerong Rd, Maroubra (as described in Schedule 1)

PANEL CONSIDERATION AND DECISION

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

Development application

The Panel grants approval to the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*, subject to a Deferred Commencement.

The decision was unanimous.

REASONS FOR THE DECISION

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

- The Panel has considered all submissions, both written and oral, and considers the development is worthy of approval. - The Panel is satisfied the design provides for improved facilities, having regard to the need to accommodate a number of sports and activities on this part of Heffron Park.
- While the relevant Plan of Management for the land requires review this would not warrant refusal of the application.

CONDITIONS

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

- A Crime Prevention through Environmental Design (CPTED) study is to be conducted to consider any required amendments to the detailed design to ensure adequate standards of community safety.




CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel has considered the written submissions made and heard from all those wishing to address the Panel at the public meeting.

The Panel notes issues of concern included:

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

The Panel considers that the views of the community have been considered in determining the application and the Panel considers the plans provide for a balanced development having regard to all community concerns. The Panel notes that appropriate conditions have been imposed to mitigate environmental impacts.

PANEL MEMBERS	
 Carl Scully (Chair)	 Jan Murrell
 Roberta Ryan	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-94 – Randwick - DA/486/2020
2	PROPOSED DEVELOPMENT	<p>Stage 2 Detailed Development Application seeking approval for the following:</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> – A Community and High-Performance Centre (CHPC). – An indoor multi-purpose sporting facility. – A local indoor gymnastics centre. – Café. – Installation of floodlighting to the approved 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.
3	STREET ADDRESS	417-439 Bunnerong Rd, Maroubra
4	APPLICANT/OWNER	Randwick City Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy No. 64 – Advertising and Signage ○ Randwick Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Randwick Development Control Plan 2013 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 17 February 2021 • Written submissions during public exhibition: 170 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ Cr Philipa Veitch, Aaron Bloomfield, Helen Deegan, Matthew Spooner, Lisa Merryweather, Frank Ko, Todd Clarke, Blake Solly, Michael Oliver • Total number of unique submissions received by way of objection: 170

8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 22 October 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Jan Murrell, Roberta Ryan ○ <u>Independent assessment consultant</u>: Margaret Roberts, Gerard Turrisi ○ <u>Council representatives</u>: Frank Ko, William Jones • Site inspection: Panel members visited the site independently, prior to 4 March 2021 • Final briefing to discuss council's recommendation: 4 March 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Jan Murrell, Roberta Ryan ○ <u>Independent assessment consultants</u>: Margaret Roberts, Gerard Turrisi ○ <u>Council representatives</u>: Frank Ko, William Jones
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council's independent consultant's assessment report