

## Works Report No. W5/16

**Subject:** Proposed relocation of the South Sydney Rabbitohs Community and High Performance Centre within Heffron Park, Maroubra



**Folder No:** PROJ/10721/2014/4

**Author:** Sarah Harmston, Buildings for our Community Project Officer

### Introduction

Heffron Park in Maroubra is the largest park in Randwick City, and is a sporting destination for many due to the wide and unique suite of facilities it offers. The Park has been progressively upgraded in recent years, guided by the principles and priorities generated by the 2009 Heffron Park Plan of Management (POM).

Further significant capital works are proposed to be accommodated in the west (Bunnerong Road) precinct of Heffron Park, being:

- An indoor sports hall to replace the existing indoor sports facility
- Replacement tennis clubhouse facility
- Replacement gymnastics facility
- New sports field amenities to service the new oval

On the basis of Council's previous resolution (MM48/13), a training facility for Souths Sydney "Rabbitohs" Rugby League Football Club is also planned for Heffron Park. This is currently proposed to be located on Robey Street on the eastern boundary of Heffron Park.

Randwick City Council's Buildings for our Community team have commenced investigations into how these major works may best be accommodated at Heffron Park, and whether any of these facilities or functions may be streamlined into one building to provide efficiencies of operating and construction costs and minimise their impact on the park.

This report describes the upcoming capital works in more detail and seeks approval to incorporate some or all of the requirements of the separate facilities into one major building.

### Issues

#### Replacement facilities for Heffron Park

The existing indoor sports facility (known as Matraville Indoor Sports) and gymnastics facility (Bunnerong Gymnastics) are both housed in warehouse buildings dating from the Park's World War II use as a Navy storage facility. These buildings have reached the end of their usable life and do not conform to current building standards. The Plan of Management identifies two new replacement buildings in the general location of these warehouse structures on the Bunnerong Road frontage of Heffron Park.

The existing tennis facility and courts will be demolished as part of the wider Heffron Park upgrade, and new tennis courts built nearby. New facilities will be required to support the ongoing tennis activities at Heffron Park. These upgrade works are illustrated in the Heffron Park Plan of Management Landscape Concept Plan (Attachment 1).

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Indoor Sports Facility (Matraville Sports Centre)

The outdoor tennis facilities and the indoor sports centre are leased together by the Eastern Suburbs Tennis Association Incorporated. Matraville Sports Centre is run in conjunction with the 12 outdoor synthetic grass tennis courts associated with Eastern Suburbs Tennis.

Both the tennis and indoor sports facilities are used throughout the year for training, recreational games and competitions. User groups include individuals, sporting teams and schools and represent a wide range of ages.

The area of the existing facility is approximately 1,930 m<sup>2</sup> and features squash courts, a netball court, indoor cricket / soccer facilities and associated administration and amenities.

This Indoor sports hall is planned to be replaced by a new purpose-built building as part of Randwick City Council's Buildings for our Community program, with the exact suite of indoor facilities to be provided yet to be determined. The existing squash courts at the facility are not planned to be replaced.

Tennis Clubhouse (Matraville Sports Centre – Eastern Suburbs Tennis Association)

The tennis clubhouse is located to the east of the Matraville Sports Centre building and is approximately 220 m<sup>2</sup>, consisting of a club area and associated administration and amenities area.

A replacement clubhouse will be required once the tennis courts are relocated in the Heffron Park upgrade works. The new facility has not yet been allocated funding.

Gymnastics Facility (Bunnerong Gymnastics)

The existing Gymnastics Centre is located to the southern side of the tennis courts and Indoor Sports building. Bunnerong Gymnastics Association Incorporated leases the building.

According to Bunnerong Gymnastics, the club caters for around 650 children. They run after-school and weekend programs, as well as being hired regularly by several schools. The centre also runs holiday programs and birthday parties for the general public.

The area of the existing facility is approximately 975 m<sup>2</sup>, and caters for small regional competitions only. This is largely due to the limited spectator area available.

The gymnastics facility is planned to be replaced by a new purpose-built building as part of Randwick City Council's Buildings for our Community program.

**New facilities for Heffron Park**

Aside from the replacement facilities described, two additional capital works projects are slated for Heffron Park – a new sports field amenities building, and the South Sydney Rabbitohs Community and High Performance Centre.

New sports field amenities

The Plan of Management locates a new central playing field immediately to the east of the replacement indoor sports and gymnastics facilities. This field will require amenities to support its activities, including change rooms, public toilets and sports team storage similar to that provided elsewhere in the park.

These are most likely to be incorporated into the indoor sports and gymnastics building due to its close proximity to the new field.

These sports field amenities have not been allocated separate funding.

### South Sydney Rabbitohs Community and High Performance Centre (CHPC)

Randwick City Council was approached by the South Sydney Rabbitohs Rugby League Club in 2013 to consider a request to relocate their training and administration facilities from Redfern Oval to Heffron Park in Maroubra. This was following opportunities for substantial grant funding from Federal and State Governments towards this project.

The Rabbitohs CHPC was not proposed at the time of the Plan of Management (2009), so is not located in its masterplan. For the purposes of achieving this funding the Club developed plans for a building located on Robey Street in the north east precinct of the park. The building, approximately 5000m<sup>2</sup> in size, is proposed to be built into the embankment and opening onto the Marcellin fields. It would replace the existing sports field building in this location.

The facility is to house training and administration facilities for the purposes of South Sydney Rugby League Club and their South Cares program. South Cares delivers programs to encourage and assist youth in the areas of education, training and employment. Randwick City Council is a partner of the South Cares, and the programs operate in schools throughout the Randwick local government area.

The proposed facility includes change rooms, weights and physiotherapy facilities, meeting rooms and administrative offices for South Cares, as well as some public amenities for park patrons. Information provided by the Club estimates the anticipated building cost to be in the vicinity of \$16 million.

Details of the proposed Robey Street High Performance Community Centre plans may be found in Attachment 2.

Council resolved in June 2013 that:

- a) *Council progress the proposal to relocate the South Sydney "Rabbitohs" Rugby League Club training and administration facilities to Heffron Park;*
- b) *an application be made to the Federal Regional Development Australian Fund (Round Five) grant funding for the project; and*
- c) *a cap of \$3 million of Council funding be placed on this project.*

(Mayoral Minute 48/13 - Facilities for the South Sydney Rugby League Club and Heffron Park Maroubra).

A copy of this report is appended (Attachment 3).

### **Robey Street site**

It is acknowledged that there are considerable constraints in locating such a major 5000m<sup>2</sup> facility on the proposed Robey Street site. The site itself is not large, being bounded by the Fitzgerald Avenue carparking to the north, and existing playing fields to the west and south.

### Parking, traffic and transport

A facility of this size will also certainly generate additional parking requirements for staff, players and visitors. The design proposed by the South Sydney Rugby League club did not yet include on-site parking. Provision of parking on the site requires the following considerations:

- On-grade car parking is difficult to accommodate due to the existing playing fields and the narrow site configuration;
- Bus and coach parking for schools and players on the site is similarly constrained;

- Access to a new carpark and the associated traffic flow could affect traffic on Robey St and Fitzgerald Avenue; and
- Basement car parking will require expensive bulk excavation and disposal, adding considerably to project costs.

The nearest public transport for the new CHPC on Robey Street is located on Anzac Parade.

#### Bulk and scale

Although the facility is proposed to be built into the embankment, due to the length of the building and the varying height of Robey Street, there may be some impact on views to the park from the residences opposite.

To accommodate the full 5000m<sup>2</sup> of floor area on the site will require most of the existing embankment to be removed, and may require complex structural anchoring under Robey Street. The excavation and groundworks component of the build represents significant construction costs.

With no opportunity to move the facility further within the park, there is little opportunity to minimise this excavation, or to provide a landscape buffer between the facility and the residences opposite.

Although locating the CHPC training and administration facility in this area of the park has the advantage of providing a stand-alone facility for the Rabbitohs, there may be considerable impact in inserting a building of this scale on Robey Street.

#### Construction economies

These factors together – site size and topography, parking stress, bulk and scale – suggest that a more suitable location may be found within Heffron Park for the CHPC, with less impact on its environs than may be possible on Robey Street. An alternative is to co-locate the facility with the new capital works proposed in the west of the park fronting Bunnerong Road, that is with the proposed indoor sports hall, gymnastics centre, tennis clubhouse and sportsfield amenities building.

This clustering of functions within a multifunction facility is an opportunity for like facilities to be identified and shared across the new facilities where feasible, representing considerable overall economy of footprint, environmental impact, and construction costs.

#### **Bunnerong Road site**

The Bunnerong Road site is bounded by the new tennis courts and carpark to the north, the criterium track to the west, existing playing fields to the south and Bunnerong Road to the west.

This site described includes the new playing field – as this has not yet been constructed, some flexibility of placement may be possible to ensure the best outcome for both field and built elements.

The site offers an opportunity for a close connection between the new building and the new playing field to be established adjacent.

An aerial of the given site is shown in Attachment 4.

#### Parking, traffic and transport

The size, topography and location of the site allow generous opportunities for parking and public transport to support the proposed facilities:

- The new facility will have minimal impact on traffic conditions on Bunnerong Road, which is well serviced with traffic lights and road infrastructure;

- Car parking may be easily accommodated on grade, without the need for major excavation;
- Bus circulation onto and within the site may be accommodated, allowing large group visitation to be easily accommodated;
- Service vehicles may be easily accommodated; and
- There is existing good public transport access on Bunnerong Road.

Clustering all these facilities together would allow parking to be rationalised in the park, with shared parking areas provided to support the activities in this precinct.

#### Bulk and scale

Bunnerong Road is approximately 1.4m – 2m higher than the existing floor levels of the Matraville Sports and Bunnerong Gymnastics Centres. This natural fall in site topography from west to east allows the potential for a larger scale building to be accommodated while minimising its perceived bulk from Bunnerong Road, and its impact on neighbouring development.

The generous site area also allows any future building to be set further back within its park context, with a landscaped buffer zone established between the built form and the streetscape. Parking and a generous pedestrian forecourt to its street frontage can be incorporated.

Directly across the road from the site is the Southpoint Shopping Centre and residential apartments – a mixed use and residential development. Southpoint's podium (approximately 8m in height) allows the opportunity for any new building, set back within the park, to minimise impact on views from the residential flats above.

These factors are in contrast to the tighter constraints of the Robey Street site.

#### Construction economies

Rationalising the new proposed capital works projects into fewer buildings could be an advantageous approach. Facilities common to each project, shared where feasible, could represent significant reductions in built area and construction costs.

These items could include public toilets, change rooms, administration and office areas, meeting rooms, café/kiosks, spectator facilities, passenger lifts, and parking and service areas.

This approach may also allow a larger staged development to be planned and constructed progressively as funds become available. It also represents efficiencies in project delivery.

#### **Council decision making during merger proposal period**

The report recommendation is made following due consideration of the 'Council Decision Making During Merger Proposal Periods' guidelines issued by the Office of Local Government under section 23A of the NSW Local Government Act. This report recommends that the proposed South Sydney Rabbitohs Community and High Performance Centre, which was endorsed by Council in 2013 (well before the commencement of the merger proposal period), be relocated within Heffron Park.

#### **Relationship to City Plan**

The relationship with the City Plan is as follows:

Outcome 2: A Vibrant and Diverse Community.

Direction 2d: New and upgraded community facilities that are multi purpose and in accessible locations

Outcome 4: Excellence in Urban Design and Development

Direction 4b: New and existing development is managed by a robust framework.

## Financial impact statement

### Funding

The confirmed funding towards the proposed capital works is as follows:

COUNCIL FACILITIES			
	Year	Available \$	Source
Indoor Sports Hall	2015-16	459,660	Buildings for our Community Levy
		1,000,000	Section 94 Contribution
Gymnastics Centre	2016-17	500,000	Buildings for our Community Levy
		1,000,000	Section 94 Contribution
Tennis Facility	-	-	No funding yet allocated
Sports field amenities	-	-	No funding yet allocated
<b>TOTAL</b>		<b>\$2,959,660</b>	
SOUTH SYDNEY RUGBY LEAGUE FACILITIES			
Rabbitohs Community + High Performance Centre	3,000,000	RCC General Revenue (MM48/13)	
	3,450,000	South Sydney District Rugby League Football Club Pty Ltd	
	10,000,000 To be confirmed	Federal Regional Development Australia Fund	
<b>TOTAL</b>		<b>\$16,450,000</b>	

### Conclusion

The ongoing improvement and upgrade works at Heffron Park have positioned the park as a major sporting destination for not just the local government area, but for the wider Eastern Suburbs region. The planned capital works at the park will further strengthen this status.

The new facilities planned for the park – Indoor Sports Hall, Gymnastics Centre, Tennis Clubhouse, Sports fields amenities – represent a major endeavour for Randwick City Council and efficiencies should be sought across these projects to ensure responsible delivery and use of park resources.

The South Sydney Rabbitohs Community and High Performance Centre, also to be accommodated within Heffron Park, is a further upcoming major project to be considered.

Considerable advantages are demonstrated by co-locating these facilities in the Bunnerong Road precinct, namely economies of scale, site topography, parking and transport, impact on the locality, opportunities for shared facilities and associated reduced planning and construction costs.

Approval is now sought to proceed with planning the multi-functional building on this basis.

### Recommendation

That, following due consideration of the 'Council Decision Making During Merger Proposal Periods' guidelines issued by the Office of Local Government under section 23A of the NSW Local Government Act, the proposed South Sydney Rabbitohs Community and High Performance Centre be relocated to the western precinct of Heffron Park, on Bunnerong Road.

**Attachment/s:**

- 1.** Plan of Management Landscape Concept Plan
- 2.** South Sydney Rabbitohs High Performance and Community Centre - Robey Street proposal
- 3.** Mayoral Minute MM48/13 - Facilities for the South Sydney Rugby League Club and Heffron Park Maroubra - Ordinary Council, 25 June 2013
- 4.** Aerial view of Bunnerong Road site at Heffron Park

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## Heffron Park Landscape Concept

Crossing point connecting with Randwick Bicycle Route Network  
Verge parking removed to provide external shared pathway / cycle link  
Carpark relocated and landscaped

Feature entrances created to improve street address and arrival  
Passive recreation area and supporting facilities (eg playground, picnic facilities) proposed  
Alternative dog off leash zone  
New soccer and cricket pitches installed  
New multi-use community facilities (amenities block, change rooms, club house, kiosk)  
New internal carpark  
New handball facility

New expanded tennis centre with grandstands  
Earth mound marker provides central landmark feature and viewing platform  
Indoor Recreation Centre includes existing users plus additional indoor sports  
Central Cricket/AFL playing field with Recreation Centre and spectator focus surrounding

New gymnastics centre  
Oz-tag / Touch football/Junior Auskick AFL and cricket fields retained and upgraded  
New synthetic hockey field proposed  
Cricket pitch realigned to allow for full size rugby league field and existing fields upgraded (field orientation/layout to be finalised)  
Retain existing rugby league building  
New small internal carpark proposed  
Feature entrances created to improve street address and arrival



Existing carpark formalised (sealed, line marking and drainage)  
Technical turns of Cycling Criticism Track retained and track lengthened

Rugby League fields to remain  
Netball precinct retained  
New soccer pitches installed

Separate cycle / pedestrian paths (feature avenue plantings) proposed  
Passive recreation area including amphitheatre developed  
Existing soccer fields retained and upgraded  
Feature bridge over modified remnant sand dune providing interpretive opportunities proposed  
Existing carpark retained

Existing aquatic centre will be retained and upgraded to provide new gym, aerobics area, creche and new administration and entrance area  
Multi-use field size expanded to accommodate senior cricket and two multi-use fields  
Oz-tag / Touch football retained and cricket pitch installed  
Passive recreation area enhanced, including upgraded playground facility, children's cycle track and small internal carpark

Crossing point connecting with Randwick Bicycle Route Network  
Full perimeter shared pedestrian / bicycle pathway

Note: New landscape works and improvements throughout parklands



heffron park • randwick • landscape concept

LANDSCAPE CONCEPT PLAN (APRIL 2009)

NS 845

16/04/09 Issue 1





1 SITE PLAN

AERIAL VIEW



SITE PLAN



SOUTH SYDNEY RABBITOHS HIGH PERFORMANCE COMMUNITY CENTRE HEFFRON PARK



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**RABBITOHS**  
**SOUTHS**  
**CARES**

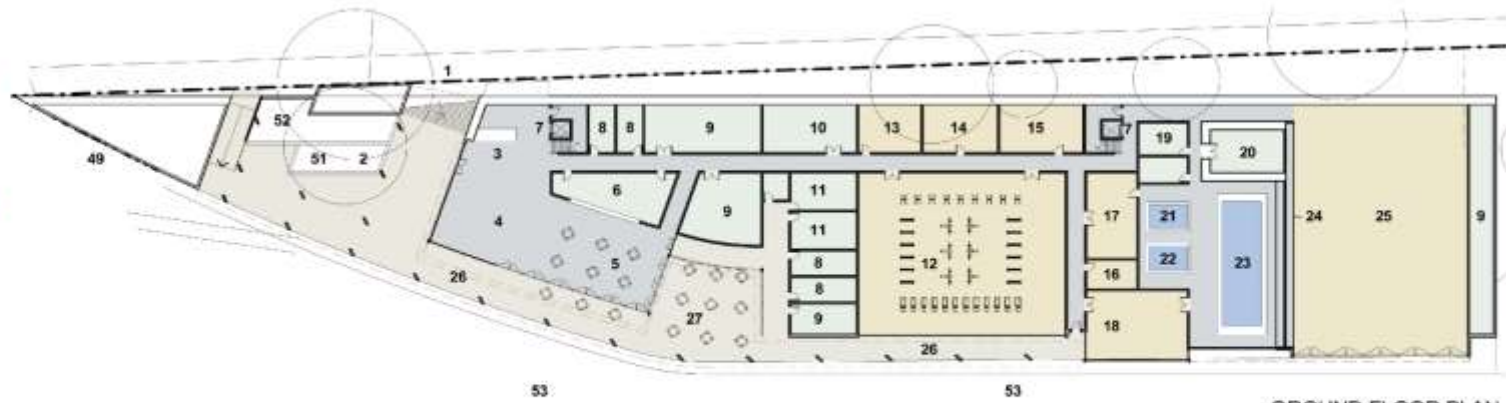


**Randwick City Council**  
a sense of community

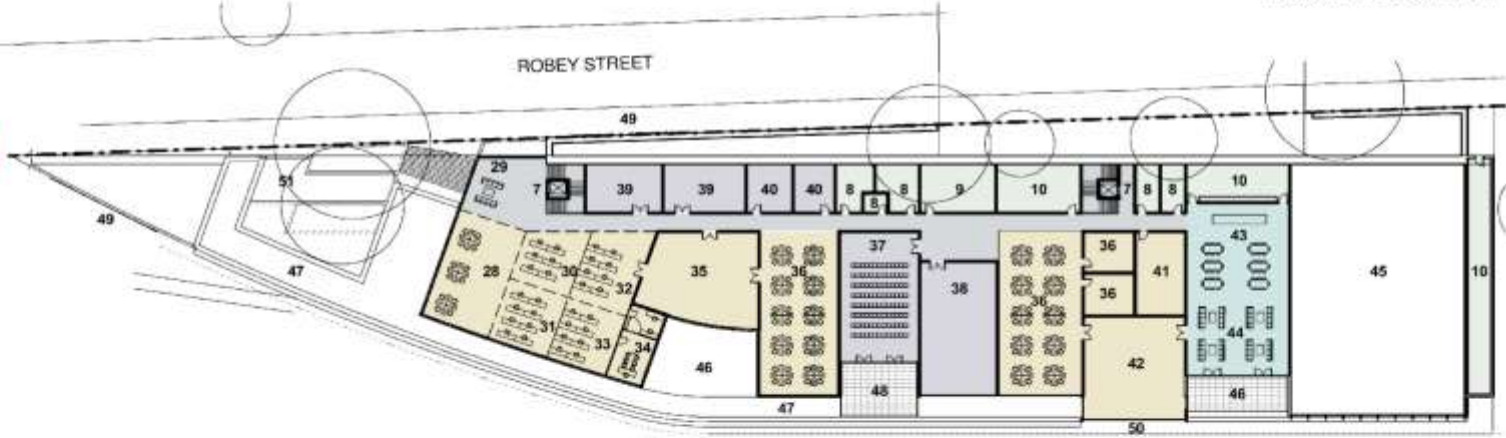


**KANNFINCH**  
ARCHITECTS  
INTERIOR DESIGN  
LANDSCAPE ARCHITECTS  
PLANNING

**2 FLOOR PLANS**



GROUND FLOOR PLAN



UPPER FLOOR PLAN

**KEY**

- |                      |                         |                    |                  |                            |                   |
|----------------------|-------------------------|--------------------|------------------|----------------------------|-------------------|
| 1. PEDESTRIAN ACCESS | 11. CHANGE ROOM         | 21. ICE BATH       | 31. MEDIA        | 41. VIDEO ROOM             | 51. FEATURE TREE  |
| 2. ENTRY PLAZA       | 12. GYMNASIUM           | 22. SPA            | 32. CORPORATE    | 42. STRATEGY ROOM          | 52. RAMP          |
| 3. RECEPTION         | 13. PROPERTY            | 23. POOL           | 33. FINANCE      | 43. PLAYERS KITCHEN        | 53. PLAYING FIELD |
| 4. RETAIL            | 14. COACH               | 24. SEATING        | 34. CEO          | 44. PLAYERS LOUNGE         |                   |
| 5. CAFE              | 15. SLEEP               | 25. INDOOR CENTRE  | 35. BOARD ROOM   | 45. VOID TO INDOOR CENTRE  |                   |
| 6. KITCHEN / B.O.H.  | 16. DOCTOR              | 26. COLONADE       | 36. OFFICES      | 46. VOID TO OUTDOOR EATING |                   |
| 7. LIFT / STAIR      | 17. SPORT SCIENCE       | 27. OUTDOOR EATING | 37. THEATRE      | 47. COLONADE ROOF          |                   |
| 8. WC'S              | 18. PHYSIO              | 28. SOUTH CARE     | 38. LEARNING     | 48. DECK                   |                   |
| 9. STORE             | 19. PLAYERS AMENITIES   | 29. WAITING        | 39. CLASS ROOM   | 49. SIGNAGE                |                   |
| 10. PLANT            | 20. PLAYERS CHANGE ROOM | 30. MEMBERS        | 40. MEETING ROOM | 50. LOGO                   |                   |



**SOUTH SYDNEY RABBITOHS HIGH PERFORMANCE COMMUNITY CENTRE HEFFRON PARK**

0 5 10 15 20 25 SCALE 1 : 500





3 ELEVATION



PLAYING FIELD VIEW

PLAYING FIELD ELEVATION



SOUTH SYDNEY RABBITOHS HIGH PERFORMANCE COMMUNITY CENTRE HEFFRON PARK



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4 3D VIEWS



SOUTH SYDNEY RABBITOHS HIGH PERFORMANCE COMMUNITY CENTRE HEFFRON PARK

Ordinary Council Meeting

25 June 2013

## Mayoral Minute No. MM48/13



**Subject:** Facilities for the South Sydney Rugby League Club and Heffron Park Maroubra

**Folder No:** F2010/00044

**Author:** Councillor Bowen, Mayor

### Introduction

Council has been approached by the South Sydney "Rabbitohs" Rugby League Club to consider their request to relocate their training and administration facilities from Redfern Oval to Heffron Park Maroubra. An opportunity has become available for substantial grant funding from the Federal Regional Development Australian Fund (Round Five) over the next month.

### Issues

#### The proposal

The facility would include change rooms, weights/physiotherapy facilities, meeting rooms and the administrative offices for the Souths Cares program, as well as public amenity such as toilets, Community facility, change rooms for general sporting use and park patrons. The facility would require an approximate building floor size of 5000m<sup>2</sup>. A full sized rugby league field with lighting would also be required as part of the proposal.

Souths Cares is an integral part of the South Sydney Rugby League Club, with a focus based around the delivery of programs that encourage and assist youth to achieve their goals with a spotlight on education, training and employment. The program includes:

- Teachers' Aide Program
- Healthy and Active Lifestyle Program
- Indigenous Leadership Program

Randwick City Council is a partner of the successful Souths Cares program which operates throughout schools in the Randwick LCA.

#### The site

Heffron Park is a regional facility located in Maroubra. Council has committed funds of approximately \$34 million over ten (10) years to progressively upgrade the entire site. Recent works include the Des Renford Leisure Centre, new car parking, share pathways and a children cycling training facility.

As part of the approved masterplan and financial strategy for Heffron Park, Council will be constructing new or refurbished facilities for the cycling clubs, soccer and cricket, as well as undertaking a major upgrade of the facilities in the south-western corner of the site, within the next financial year.

The proposal from the South Sydney Rugby League Club would entail the demolition of the existing building located on Robey Street. This facility is currently leased to Marcellin College.

A new 5000m<sup>2</sup> building will be built into the embankment along Robey Street replacing the existing building. The new building will open onto the Marcellin fields.

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The adjoining field will be utilized for training purposes only and be open to junior clubs and squads at other times. The administration areas will be used to run the Souths Cares program and the meeting rooms will be open to other sporting groups when not in use by Souths. The building will incorporate a permanent community facility available at all times.

#### Marcellin College Fields

Marcellin College has been a valued community partner of Council at Heffron Park for over 50 years. During that time, Marcellin College has cleared, built and maintained the fields of the corner of Fitzgerald Avenue and Robey Street, Heffron Park (known as Marcellin Fields). Marcellin College have a long term lease over two (2) playing fields and the existing building. This twenty (20) year lease will expire on 30 December 2022.

Marcellin College is highly regarded with high enrolments and the operation of the college relies upon the open space at Heffron Park being available for the college use as the school grounds at Randwick do not cater for outdoor sporting activity.

I had the pleasure of meeting with the Principal of Marcellin College, Brother David, on Monday 24 June 2013 to discuss the proposal from South Sydney Rugby League Club. It was acknowledged that for any future arrangements, Marcellin College would be no worse off and indeed must be given long term security and surety for school use of Marcellin fields. Marcellin College agree in principle to proceed with project subject to current access and rights being maintained. Council fully supports this position of Marcellin College.

#### Lease Arrangements

Heffron park is Crown Land and any long term lease will require Minister Approval from the NSW Government. At this preliminary stage it is envisaged that a lease over twenty-five (25) years would be sought.

Provided the lease was granted to Council, then Council would hold the lease for the partners and then enter into a binding lease or deed with the current and proposed users; Marcellin College, Souths Sydney Rugby League club and Souths Juniors.

#### Funding

The proposed 5000m<sup>2</sup> building is likely to cost in the vicinity of \$16 million. With the support of South Sydney Rugby League Club, Council will apply for the Federal Regional Development Australian Fund (Round Five) grant funding. The building fit-out and specialized equipment will be funded by South Sydney Rugby League Club with Council funding a portion of the facility that will be available for general public use. The total cost to the Council will be in the vicinity of \$3 million. It is proposed to fund Council's contribution from the *Buildings for our Community* program.

The current building adjacent to the Marcellin Fields at Heffron Park will require significant upgrade in the future. Based on recent upgrade costs for Kensington Bowling Club, it is envisaged that this preliminary stage that the future upgrade works by Council will be in the order of \$2.5 million to \$3.5 million.

The ownership of the building will rest with Council. Hence, for an outlay of \$3 million, Council will obtain a community asset valued at \$16 million.

It should be noted that if Council is unsuccessful in obtaining substantial grant funding from the Federal Regional Development Australian Fund (Round Five), then the project will not proceed and there will be no costs to Council at this stage.

#### **Conclusion**

Ordinary Council Meeting

25 June 2013

The training and administration facility proposed for a regional site such as Heffron Park would provide a visionary and exciting opportunity for both the local and broad reaching community into future years.

The rights of Marcellin College and Souths Juniors will be maintained or better outcomes and opportunities provided. Council will ensure that if the project proceeds, that the rights of our current users and community partners are protected.

In the event that the application is successful Council will undertake a community consultation process in relation to the proposal.

#### **Recommendation**

That:

- a) Council support, in principle agreement, to the relocation of the South Sydney "Rabbitohs" Rugby League Club training and administration facilities to Heffron Park.
- b) an application be made to the Federal Regional Development Australian Fund (Round Five) grant funding for the project.

#### **Attachment/s:**

- 1. Heffron Park Masterplan
- 2. Locality Plan of Proposed Building

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## HEFFRON PARK PLAN OF MANAGEMENT





Locality Plan of Proposed Building

Attachment 2



Site plan showing approximate location of proposed building.

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