



Business Paper

Shire Infrastructure Committee Meeting

Monday, 3 April 2017

**Commencing at the conclusion of the Corporate Governance
Committee and Shire Services Committee Meetings**

**Committee Rooms 203 and 204,
Level 2, Administration Building
4-20 Eton Street, Sutherland**

ORDER OF BUSINESS

1. ACKNOWLEDGEMENT OF COUNTRY

2. APOLOGIES

3. DISCLOSURES OF INTEREST

4. CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING

5. PRESENTATIONS

6. REPORTS FROM OFFICERS

INF013-17 Sutherland Shire Football Club Proposed Facility Development - 244R The
Boulevard, Miranda

INF014-17 Results of Community Consultation for the Renaming of Green Hills
Parklands to Marang Parklands

7. QUESTIONS

8. CONSIDERATION OF BUSINESS IN CLOSED SESSION

9. CONFIDENTIAL REPORTS FROM OFFICERS

INF011A-17 T685/16 The Ridge Sports Complex - Open Space and Golf Course
Maintenance

**INF013-17 SUTHERLAND SHIRE FOOTBALL CLUB PROPOSED FACILITY
DEVELOPMENT - 244R THE BOULEVARDE, MIRANDA**

INF013-17

Attachments: Appendix A and Appendix B**EXECUTIVE SUMMARY**

- The Sutherland Shire Football Club (SSFC), the Sutherland Sharks, are a National Premier League Club in the Football NSW Premier League Competition.
- The SSFC have leased Field 1 at Seymour Shaw Park from Council for several decades and in mid 2000's installed upgraded floodlighting and a synthetic football field.
- The SSFC are seeking Owner's Consent to lodge a Development Application (DA) to proceed with a \$1.4m redevelopment of the gymnasium, change rooms and clubhouse on the leased site at Seymour Shaw Park, Miranda.
- The proposed development application has a number of outstanding issues, including impact on trees on the site. It is therefore recommended that SSFC address these matters prior to Owner's consent being given by the General Manager.

REPORT RECOMMENDATION

That Owner's Consent be granted for the proposed redevelopment of the gymnasium, change rooms and clubhouse leased to the Sutherland Shire Football Club, Field 1 at Seymour Shaw Park, Miranda subject to the General Manager being satisfied that the development is financially viable, with no financial impacts on Council, and that all outstanding matters raised in the Pre Development Application Discussion have been adequately addressed.

PURPOSE

The purpose of this report is to consider a SSFC request for Owner's Consent to lodge a DA for the redevelopment of the gymnasium, change rooms and clubhouse at Field 1 Seymour Shaw Park, Miranda valued at \$1.4m.

BACKGROUND

The President of the SSFC has met with Council officers to discuss the possibilities of redeveloping the leased site at Seymour Shaw Park. The discussion was formalised through a pre-DA meeting and numerous suggestions and revisions were advised prior to lodgement of a DA. SSFC have maintained a dialogue with Council officers and Owner's Consent is now necessary for a DA to proceed.

DISCUSSION

The DA that SSFC is proposing to submit must have Owner's Consent before the application can be determined. The Club is proposing to demolish existing structures and construct a new building comprising a gymnasium, change rooms and club house valued at \$1.4m on the north west corner of the site (Appendix A) which will entail the removal of several trees. Council needs to determine if it is prepared to provide Owner's Consent to allow the proposal to proceed to lodgement of a DA. At this point it would appear that owner's consent for the DA could proceed to assessment once the outstanding issues identified in the pre-DA discussion meeting of 10 February 2016 are satisfactorily addressed.

The planning issues are:

- Stormwater management and flooding, the need for a stormwater plan was raised.
- Impact on public domain trees on Council land as indicated in the attached site plan (Appendix B), is determined. The Club have not submitted an arborist's report on the development's impact on trees other than a general comment in the Statement of Environment Effects that some existing trees will be lost and replaced with hedging to soften the building. The existing line of trees along the Boulevard frontage of the site is a feature.
- Urban design, the need for completed plans to demonstrate high quality design and finishes.

Apart from planning considerations, it is also important from the SSFC and Council's perspective that the development is feasible as a capital project and sustainable as a completed asset. This project should not place any additional financial burden on Council's asset portfolio.

Council staff will examine and review the SSFC business case associated with this project to ensure that no additional financial impact is imposed on Council. This should also assist the Club in sustainably managing the completed asset.

It is proposed that if the above outstanding matters from the Pre-DA discussion and financial considerations are addressed to the General Manager's reasonable satisfaction then owner's consent would be given. However, Council can resolve to provide owner's consent for the DA without further documentation and allow the matter to be assessed as part of the DA.

CONSULTATION

There has been no community consultation on this proposal to date. It is expected SSFC will manage any information for the broader community outside of the DA notification process. Previous community consultation for the lease of the premises resulted in feedback directed at floodlighting and a lack of venue parking (FIN017-13).

BUDGET AND RESOURCES

The costs associated with the proposed DA are the responsibility of the SSFC.

POLICY

The site is leased to SSFC in accordance with the Community Leasing Policy.

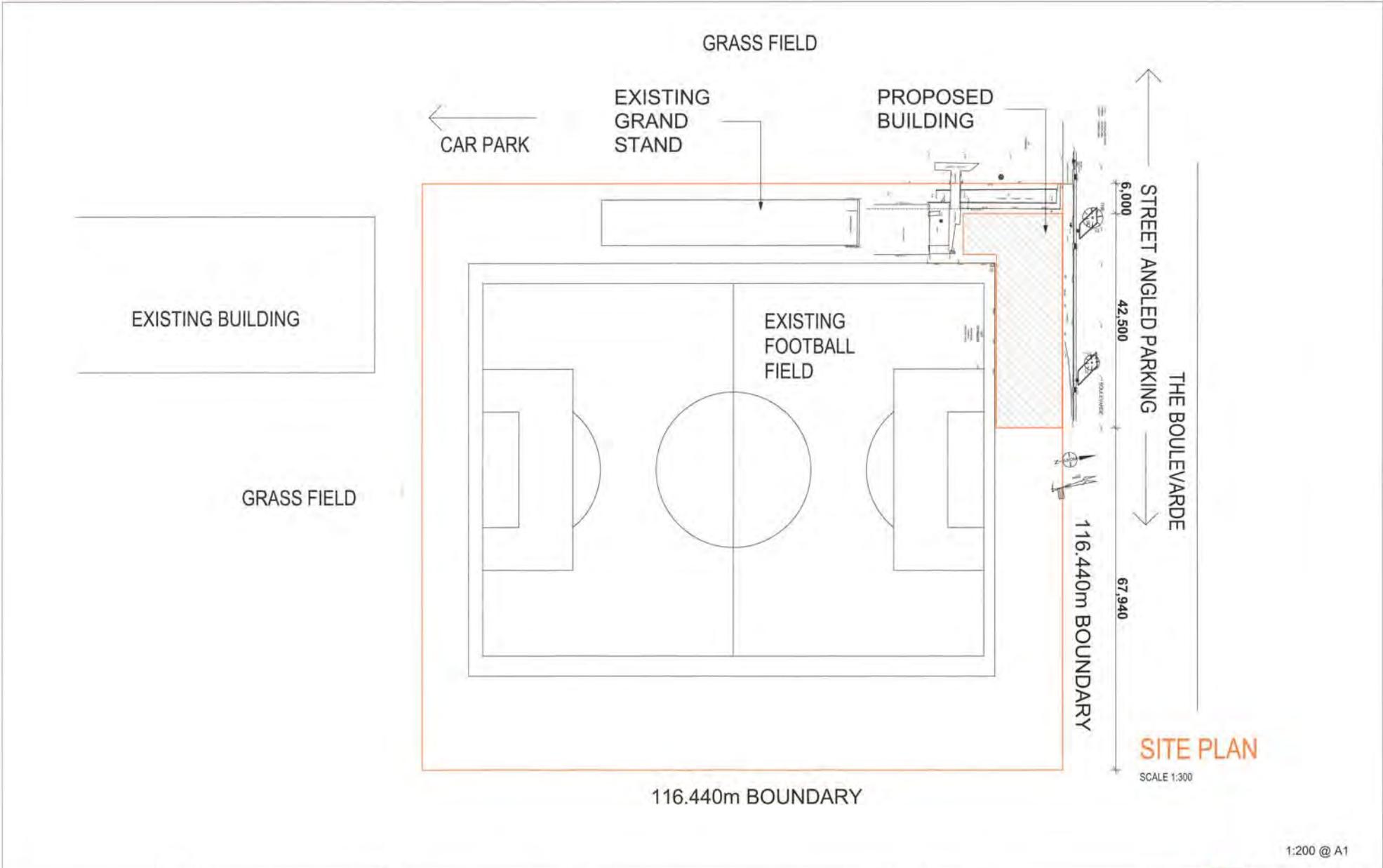
CONCLUSION

This is a large project on a significant sporting facility. It is recommended that Council support the granting of Owner's Consent subject to the Club addressing the issues outlined above.

RESPONSIBLE OFFICER

The officer responsible for the preparation of this Report is the Sport Services Manager, Kellie Hayes, who can be contacted on 9710 0469.

File Number: 2015/78813



116.440m BOUNDARY

SITE PLAN

SCALE 1:300

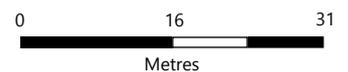
1:200 @ A1

client SUTHERLAND SHARKS FOOTBALL CLUB		project PROPOSED COMMERCIAL BUILDING LOT 533, DP 866360 244R THE BOULEVARDE MIRANDA NSW 2228		drawing title SITE PLAN		TRUE NORTH N		MCAD DESIGN 4/111 1ST ST SYDNEY NSW 1570	
date 16-12-2016		checked by AS SHOWN		sheet no. 1677-00		rev. 1		scale AS SHOWN	



Sutherland Shire Council Mapping

This map has been produced with the most current data available to Council as supplied by various sources. INFORMATION IN THIS MAP IS SUBJECT TO COPYRIGHT. Council is not responsible for any inaccuracies in the data provided. Contact Council's Land Information Unit (ph. 9710 0116) for more information.



at A4 Scale 1: 781

Printed: 13/03/2017

**INF014-17 RESULTS OF COMMUNITY CONSULTATION FOR THE RENAMING OF
GREEN HILLS PARKLANDS TO MARANG PARKLANDS**

Attachments: Nil

EXECUTIVE SUMMARY

- Council resolved at its meeting of 19 December 2016 (INF009-17) to endorse the renaming of Green Hills Parklands to Marang Parklands and undertake community consultation prior to making a submission to the Geographical Names Board.
- Community consultation has been undertaken which resulted in the receipt of three submissions not in support of the proposal.
- The Aboriginal Advisory Committee was also consulted and is in support of the proposal.
- It is considered that the submissions are generally not representative of the wider community and that Council should proceed with the proposal to change the name of Green Hills Parklands to Marang Parklands.

REPORT RECOMMENDATION

THAT:

1. Marang Parklands be endorsed as the new name for Green Hills Parklands.
2. A submission be made to the NSW Geographic Names Board for the naming of Marang Parklands.
3. If approved, appropriate signage be installed at the site and any future reference to the area be Marang Parklands.

PURPOSE

The purpose of this report is to advise Council of the results of the recent community consultation for the renaming of Green Hills Parklands to Marang Parklands.

BACKGROUND

Council at its meeting of 19 December 2016 resolved to endorse in principle the renaming of Green Hills Parklands to Marang Parklands. This was subject to the undertaking and reporting on community consultation prior to the submission of this proposal to the Geographical Names Board.

DISCUSSION

The renaming of Green Hills Parklands to the Dharawal language Marang Parklands is an opportunity for Council and the community to recognise and acknowledge the Dharawal language as the first language in the Sutherland Shire. The naming is in accordance with Council's policies and determinations and should be supported.

It should be noted that Green Hills Ridge is a separately registered geographic feature (described as a ridge of sandhills backing Cronulla Beach about 4 km SW of Kurnell) on the Geographical Names Board register and will not change.

CONSULTATION

Community consultation took place between 15 and 29 February 2017. An advertisement was placed in the Leader and an article featured in Join The Conversation on Council's website. Three submissions were received through Join The Conversation survey, the issues raised by the respondents can be summarised as:

- Leave it as Greenhills, the community is familiar with the name.
- Dharawal is an extinct language.
- Sounds like Meringue.

These submissions are not considered to be consistent with the wider community which has been supportive of previous Council initiatives to acknowledge the Dharawal people in the Sutherland Shire, for example the installation of the Sutherland Shire entry and suburb signs.

In addition to consultation with the wider community the proposal was tabled at the Aboriginal Advisory Committee meeting on 23 February who are in support of the name change.

BUDGET AND RESOURCES

There are no additional funding requirements as a result of the proposal.

POLICY

The proposal is consistent with the Naming of Public Open Space Determination and Aboriginal Signage Policy. The Naming of Public Open Space Determination outlines the procedure and principles for naming public open space in the Sutherland Shire and states "Priority is given to the use of indigenous place names for public open space where cultural heritage is identified".

The objectives of the Aboriginal Signage Policy are to:

- recognise and affirm Aboriginal people as the first inhabitants of the Sutherland Shire;
- promote awareness of Aboriginal heritage in the Sutherland Shire;
- promote the Dharawal language; and
- identify opportunities to promote education and increase protection of Aboriginal sites.

Additionally, the proposal is consistent with the primary strategy in the Strategic Plan "Respect and value all heritage and culture".

CONCLUSION

The three submissions are not considered to be an indication of wider community sentiment. The proposal is consistent with other Council initiatives and policies and is supported by the Aboriginal Advisory Committee. It is therefore appropriate that a submission for the name change be forwarded to the NSW Geographic Names Board.

RESPONSIBLE OFFICER

The officer responsible for the preparation of this Report is the Natural Areas Manager, Brendon Graham, who can be contacted on 9710 0405.

File Number: 2015/65496

