
Urban Planning Committee

Items with Recommendations from the Committee Meeting of Monday 25 August 2014 Submitted to the Council for Determination

Item No: R1 Recommendation to Council
Subject: **White City - Proposed Heritage Item**
Author: Amelia Parkins- Strategic Heritage Officer
File No: 7.30
Reason for Report: To respond to the Council's decision on 24 March 2014.
To obtain a decision of the Council to proceed with a planning proposal.

Note: Councillor Boskovitz declared a Non-Significant, Non-Pecuniary Interest in this Item as he knows a number of objectors, was formerly a member of the Hakoah Club for many years, Mr Farkas the President of the Hakoah Club is known to him and he is a friend of the son of the President of the Sydney Maccabi Tennis Club Ltd. Councillor Boskovitz does not believe it would affect his vote.

Note: Late correspondence was tabled by George Farkas (3 pieces).

Motion moved by Councillor Bennett
Seconded by Councillor Boskovitz

THAT the recommendation from the Urban Planning Committee be adopted subject to the following amendments:

1. That Item E (vii) of the Committee recommendation be replaced with the following:

“Recommendation” section

The following statement be added – *“The White City site should be included as a heritage item in the Woollahra Local Environment Plan, specifying that the only three items to be retained and/or adapted are specifically the 1923 Southern grandstand trusses, the Stage 1 Northern grandstand arches and the NSWLTA gates.*

The significance of the site, along with the history of the site, should be the subject of an interpretation strategy.”

2. That a new Item E (viii) be added:

E.vii

- a) The words “*former tennis centre and grounds*” be deleted where appearing on page 2 (2.1), page 9 (Part 3), page 11 and page 12.
- b) The description of the Item on page 10 should read ‘*White City Site*’; and
- c) The words “one rebound Ace court and one grass court both running north-south” on page 3 should be replaced with “One Classic Clay artificial court laid over the rebound Ace surface which had replaced the grass courts and one grass court both running north south”.

**Amendment moved by Councillor Robertson
Seconded by Councillor Marano**

1. THAT Items A, B, C and D of the recommendation from the Urban Planning Committee be adopted.
2. THAT, in relation to Item E, the Heritage Inventory Sheet be adopted as per the staff recommendation presented to the Urban Planning Committee on 25 August 2014.

**The Amendment was put and lost.
The Motion was put and carried.**

(Bennett/Boskovitz)

15/15 Resolved:

- A. That the planning proposal to amend Woollahra LEP 1995 by listing as a heritage item *White City Site* be adopted subject to Part E.
- B. That the owners be encouraged to revise the White City CMP 2008, which would inform a revision of the White City DCP 2007.
- C. That a review of the White City DCP 2007 be carried out and reported to the Urban Planning Committee within the next 10 weeks.
- D. That subject to the White City site being listed as a local heritage item, a report be prepared for the Council's consideration on the possible listing of the site on the State Heritage Register.
- E. That the Heritage Inventory Sheet considered as Late Correspondence at the Urban Planning Committee held on 25 August 2014 include the following additional amendments arising from discussion by the Committee:
 - i. "Name of item" section
The name of the item be amended to read "*White City Site*"
 - ii. "Statement of significance" section:
The statement "The centre court area contains the championship grass court used at the pinnacle of Davis Cup popularity" be amended to read "*The centre court area used to contain the championship grass court used at the pinnacle of Davis Cup popularity*"

The following statement be added after the previous amended statement - "*The centre courts have changed position and the original surfaces have been replaced*"

The following additional statement be added as the last statement of the section – "*White City is now important for its opportunity to retain and/or adapt the extant 1923 Southern Grandstand trusses, the Stage 1 Northern Grandstand arches and the NSWLTA Gates, along with the history of the site, all of which provide for the ability to retain a meaningful representation of the site's history*"

iii. “Physical Description” section

Include the statement *“One Classic Clay artificial court laid over the Rebound Ace surface which had replaced the grass courts and one grass court both running north-south”*

iv. “Physical condition” section

The following statement to be deleted – “No detailed report into the physical condition of the entire White City site has been carried out. Two structural reports into the grandstands was undertaken in 1998 and 2004. In May 2013 a structural assessment, based on a visual inspection only, of the northern and southern grandstands was carried out by AECOM. The report concluded that:”

Include the following statement: *“The “Structural Assessment of the Grandstands” report undertaken by AECOM in May 2013 concludes that:*

“The northern and southern grandstands have fallen into a state of disrepair and unless major repair/maintenance works are carried out, these structures are structurally inadequate for use by the general public.” AECOM “White City: Structural Assessment of Grandstands”

Significant defects include the following:

Northern Grandstand

- *Significant concrete deterioration and durability issues*
- *Corrosion in structural steel frame*
- *Significant corrosion in steel balustrade*
- *Brickwork crack in masonry archway*
- *Damaged timber cladding at rear of grandstand*

Southern Grandstand

- *Significant damage in timber framed deck*
- *Significant splitting in timber bow trusses and columns*
- *Significant areas of corrosion in roof steelwork*
- *Significant damage in metal roof*

v. “Historical notes” section

The following statements be deleted “The current ‘centre courts’ bear little resemblance to the ‘historic’ centre courts. The three grass courts are now one grass court and one red synthetic material court”

The following statement be added *“The positioning of the centre courts between the northern and southern stands has changed over time. Furthermore, the number of grass courts has also changed. Currently there is only one grass court and one red synthetic material court”*

vi. “Integrity” section

The following statement be deleted – “Most of the tennis courts area in good condition”

vii. “Recommendation” section

The following statement be added – *“The White City site should be included as a heritage item in the Woollahra Local Environment Plan, specifying that the only three*

items to be retained and/or adapted are specifically the 1923 Southern grandstand trusses, the Stage 1 Northern grandstand arches and the NSWLTA gates. The significance of the site, along with the history of the site, should be the subject of an interpretation strategy.”

- viii. (a) The words “*former tennis centre and grounds*” be deleted where appearing on page 2 (2.1), page 9 (Part 3), page 11 and page 12.
- (b) The description of the Item on page 10 should read ‘*White City Site*’; and
- (c) The words “one rebound Ace court and one grass court both running north-south” on page 3 should be replaced with “One Classic Clay artificial court laid over the rebound Ace surface which had replaced the grass courts and one grass court both running north south”.

Note: In accordance with section 375A of the Local Government Act a Division of votes is recorded on this planning matter.

For the Motion

Councillor Bennett
Councillor Boskovitz
Councillor Cavanagh
Councillor Elsing
Councillor Levenston
Councillor Wynne
Councillor Zeltzer

Against the Motion

Councillor Marano
Councillor Robertson

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