

DEVELOPMENT APPLICATION ASSESSMENT REPORT

ITEM No.	0.0
FILE No.	DA438/2015/1
ADDRESS	30 Alma Street PADDINGTON (White City)
SITE AREA	2.9ha (i.e. 29,000m ²)
ZONING	RE2 Private Recreation
PROPOSAL	Stage 1 concept development pursuant to Section 83B of the EP&A Act for building envelopes and indicative use of White City for a multi-purpose sports centre and registered club facilities including a Heritage Interpretation Strategy
TYPE OF CONSENT	Staged development application & integrated development
COST OF WORKS	\$45,750,000
DATE LODGED	02/09/2015
APPLICANT	Hakoah Club Limited
OWNERS	Hakoah Club Limited & Sydney Maccabi Tennis Club Ltd
AUTHOR	Ms R Coull
TEAM LEADER	Mr G Fotis
SUBMISSIONS	96 submissions (66 objections)
RECOMMENDATION	Conditional approval
DETERMINING BODY	Joint Regional Planning Panel (JRPP)
JRPP MEETING DATE	15 December 2015

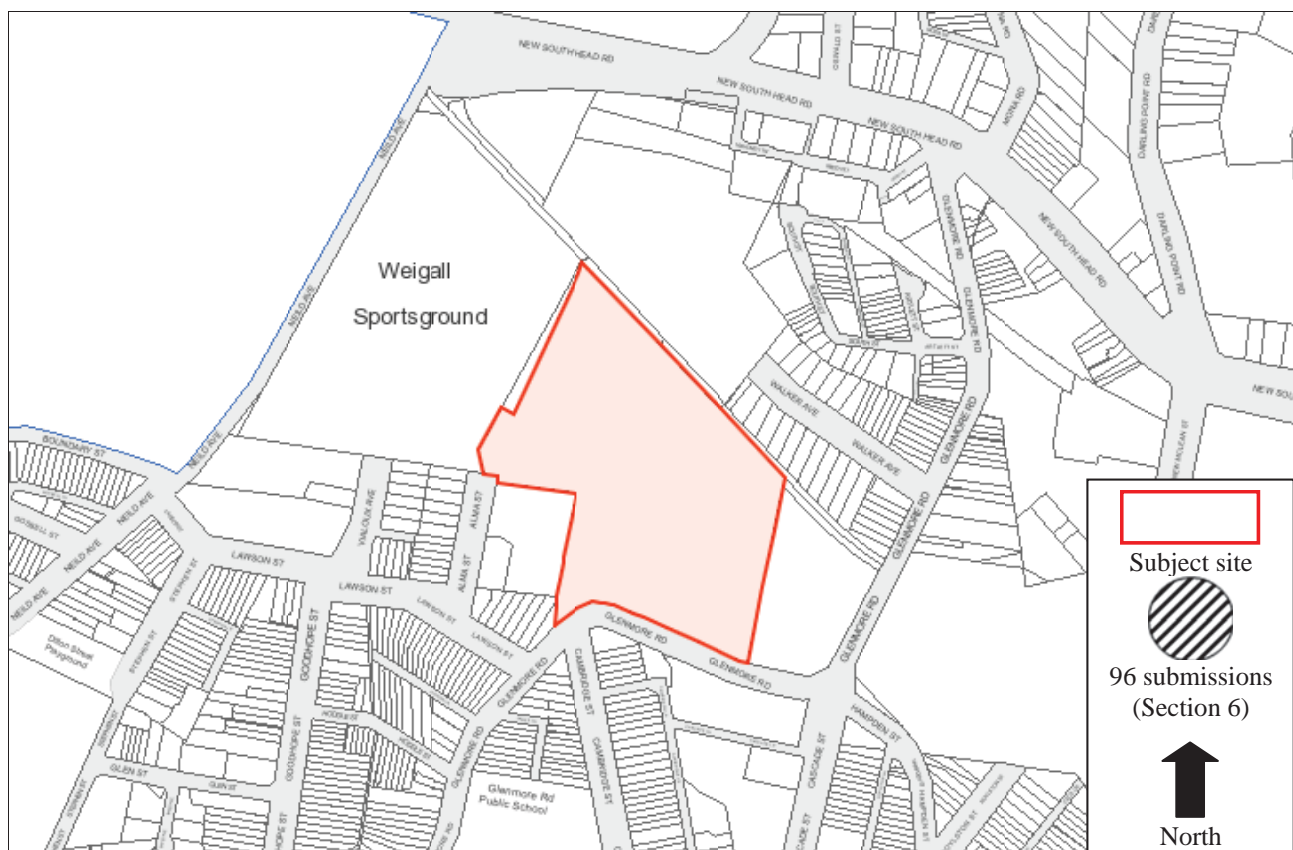


Figure 1: The Subject Site 'White City'

EXECUTIVE SUMMARY

This is an assessment report for an integrated Staged Development Application pursuant to Section 83B of the *Environmental Planning and Assessment Act 1979* for building envelopes and indicative use of White City for a multi-purpose sports centre and registered club facilities which will include the following:

- Site layout comprising three (3) building envelopes as follows:-
 - A “sports” building adjacent to Glenmore Road (15.8m in height).
 - A curved “Clubhouse” building (19.25m in height).
 - A triangular “café” building (8.58m in height).
- Indicative use for a range of indoor and outdoor recreational uses (including outdoor tennis and football, indoor swimming pool, sports hall, gym, health studios), child care centre, ancillary café, registered club and associated facilities and community facilities.
- Heritage Interpretation Strategy.

Indicative details have been provided in relation to internal road layout, basement carpark, at-grade parking, nine (9) tennis courts and one (1) football field.

In accordance with Section 83B of the *Environmental Planning and Assessment Act 1979*, this development assessment is only considering the concept proposal for the development of the site and all other architectural plans and supporting documents and details have been used as a guide in understanding the proposed development as a whole. No physical works are proposed. Future development application(s) will be made containing detailed proposals including, but not limited to, the configuration of the uses on the site, licenced floor areas, patron numbers and hours of operation.

A development application (DA 437/2015/1) for subdivision of the parent lot into two allotments was lodged concurrently with this application and is currently under assessment.

The subject site, White City, is located in the Paddington Heritage Conservation Area. White City possesses cultural and heritage significance. The project has a Capital Investment Value (CIV) of \$45.75 million. In accordance with the *Environmental Planning and Assessment Act 1979*, the Joint Regional Planning Panel (JRPP) is the consent authority for this development application as the CIV is more than \$20 million.

The application was advertised and notified from 23 September to 22 October 2015 (30 days). Ninety-six (96) submissions (including 66 objections) were received in response. Four (4) submissions from public authorities were also received. The public submissions raised concerns in relation to traffic and parking, operational details, planning matters, environmental impacts, heritage issues and social impacts.

The primary issues identified in the planning assessment are outlined in Table 1 below.

Table 1: Summary of key issues

<i>Issue</i>	<i>Comment</i>
Building heights	Two of the three proposed building envelopes exceed the height development standards set out in Clauses 4.3 & 4.3B of Woollahra LEP 2014. The Clause 4.6 variation request submitted by the Applicant justifies the contravention of the

	development standards by demonstrating that compliance with the height development standards is unreasonable or unnecessary and that there are sufficient environmental planning grounds to justify the contravention. The proposed building heights are supported.
Public domain and streetscape presentation to Glenmore Road	The proposal provides an opportunity to improve the Glenmore Road streetscape by removal of the existing metal sheeting and retention of the majority of the southern grandstand trusses which is a key element of the Heritage Interpretation Strategy. Conditions B3 & B4 are recommended to ensure that an appropriate street interface is provided as part of future development application(s).
Land uses	The proposed indicative use of the site for a range of indoor and outdoor recreational uses, childcare centre, ancillary café, registered club and community facilities are permissible in the RE2 Private Recreation zone. The configuration of the uses within the building envelopes, intensity of the uses and operational details (e.g. hours of operation) will be subject to future development application(s). Whilst it is anticipated that the proposed uses will result in some impacts to surrounding properties, these impacts are consistent with what can reasonably be expected by the redevelopment of the White City site.
Built form, site layout and urban design	The proposed site layout and building envelopes respond appropriately to the site conditions, the surrounding development and the desired future character of the Paddington Heritage Conservation Area. The built form is concentrated into three building envelopes. Whilst the proposed clubhouse building does extend into the open valley floor, additional open areas are provided on the site where they achieve more public benefit (e.g. additional tennis courts on the eastern side which achieve better public views). The open valley floor character of the site will not be unreasonably impacted. The siting of the building envelopes will provide appropriate view sharing and provide opportunity for a better interface to Glenmore Road. The proposal does not unreasonably impact on sunlight access or privacy to neighbouring residential properties. The site layout will result in the removal of a number of trees from the site, but it is considered that a landscape design that incorporates suitable replacement planting would form a fundamental component of the detailed design which would form part of future development application(s).
Circulation and pedestrian/ cycle network	The indicative site layout does not specify a pedestrian network showing internal circulation and connectivity into the wider urban context. Condition B4 is recommended to require a road, pedestrian and cycle network plan to be submitted with any future development application(s). The provision of through-site links to New South Head Road (north) and Glenmore Road (west) are desirable but constrained by land ownership and absence of strategic plans that identify these connections.
Traffic and parking	The proposal will result in increased traffic and parking impacts. In particular, the introduction of the new vehicle access at Glenmore Road does not fully address implications on the existing road network. Conditions B11, B12, B13 & 14 are recommended to require infrastructure works to facilitate safe traffic movement, sufficient car parking and transport planning which must be satisfied as part of future development application(s).
Heritage conservation and interpretation strategies	White City is historically significant due to its evolution from market gardens (1860-1910) to White City Amusement Park (1913-1917) and then to White City Tennis Centre (1922 onwards). The proposal includes a Conservation Management Plan (CMP) and Heritage Interpretation Strategy (HIS) for retention of structures, adaptive reuse of structures and interpretation strategies. The proposal appropriately references the historical role of the White City site as a longstanding sporting venue and prior to that as amusement park and market gardens. The proposal will protect the character of the Paddington Heritage Conservation Area. The impact of the proposal on the currently recognised heritage values of the site

	are considered to be negligible subject to conditions requiring further detailed heritage interpretation strategies as part of future development application(s).
Trees and landscape strategy	Although no physical works are proposed, the proposal will require the removal of 69 of the 85 trees on the site. The site layout does not specify a landscape scheme. Condition B6 is recommended to require the submission and approval of a Landscape Plan that addresses the open valley landscape character (and compliance with the Conservation Management Plan) prior to future development application(s).
Public views	An assessment of significant views from the public domain has been undertaken. The proposal involves the removal of the intrusive metal sheeting to Glenmore Road which will open up views from the public domain at Glenmore Road. There will be some view loss at the Alma Street entry resulting from the clubhouse but on balance, this view loss is considered acceptable as the important public views to the north will be retained. Condition B1 is recommended to provide a degree of transparency to the clubhouse building in order to allow for views across the valley floor from the Alma Street entry. Views from other key locations will not be unreasonably impacted. Whilst the clubhouse building will be visible in some of these important views, the building will not dominate, obstruct or detract from these key public views.

The proposal will have a number of positive impacts including:

- New recreational and sporting facilities and new childcare centre.
- Improved streetscape presentation and interface to Glenmore Road.
- Enhanced public views across the site from Glenmore Road.
- Introduction of a second vehicle access point at Glenmore Road which will relieve traffic impacts at Alma Street.
- Heritage Interpretation Strategy.

This report has assessed the merits of the proposal in accordance with the relevant matters under Section 79C, the objects of the *Environmental Planning and Assessment Act 1979* and ecologically sustainable development and has also taken into consideration the issues raised in all submissions. The impacts have been satisfactorily addressed, the proposal is in the public interest and it is recommended that the JRPP approve the application, subject to conditions.

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1. LEVEL OF DELEGATION

The application is to be determined by the Joint Regional Planning Panel as the proposed development has a Capital Investment Value of more than \$20 million.

2. PROPOSAL

2.1 Overview

The proposed Staged Development Application is for building envelopes and indicative use of White City for a multi-purpose sports centre and registered club facilities, including a heritage interpretation strategy. No physical works are proposed.

The proposed development is detailed in Table 2 below.

Table 2: Key Components of Development

<i>Aspect</i>	<i>Description</i>
Building Form and Height	Site layout comprising three (3) building envelopes as follows:- <ul style="list-style-type: none">• A “sports” building adjacent to Glenmore Road (which also contains basement car parking).• A curved “clubhouse” building.• A triangular “café” building.
Indicative Uses	Indicative uses comprising of indoor and outdoor recreational uses (including outdoor tennis and football, indoor swimming pool, sports hall, gym, health studios); child care centre; ancillary café; registered club and associated facilities; and community facilities.
Heritage Interpretation Strategy	Heritage Interpretation Strategy outlining commitments for the retention and adaptive re-use of original elements on the site as well as interpretation strategies and display of tennis memorabilia.

All other details submitted with the development application are indicative only.

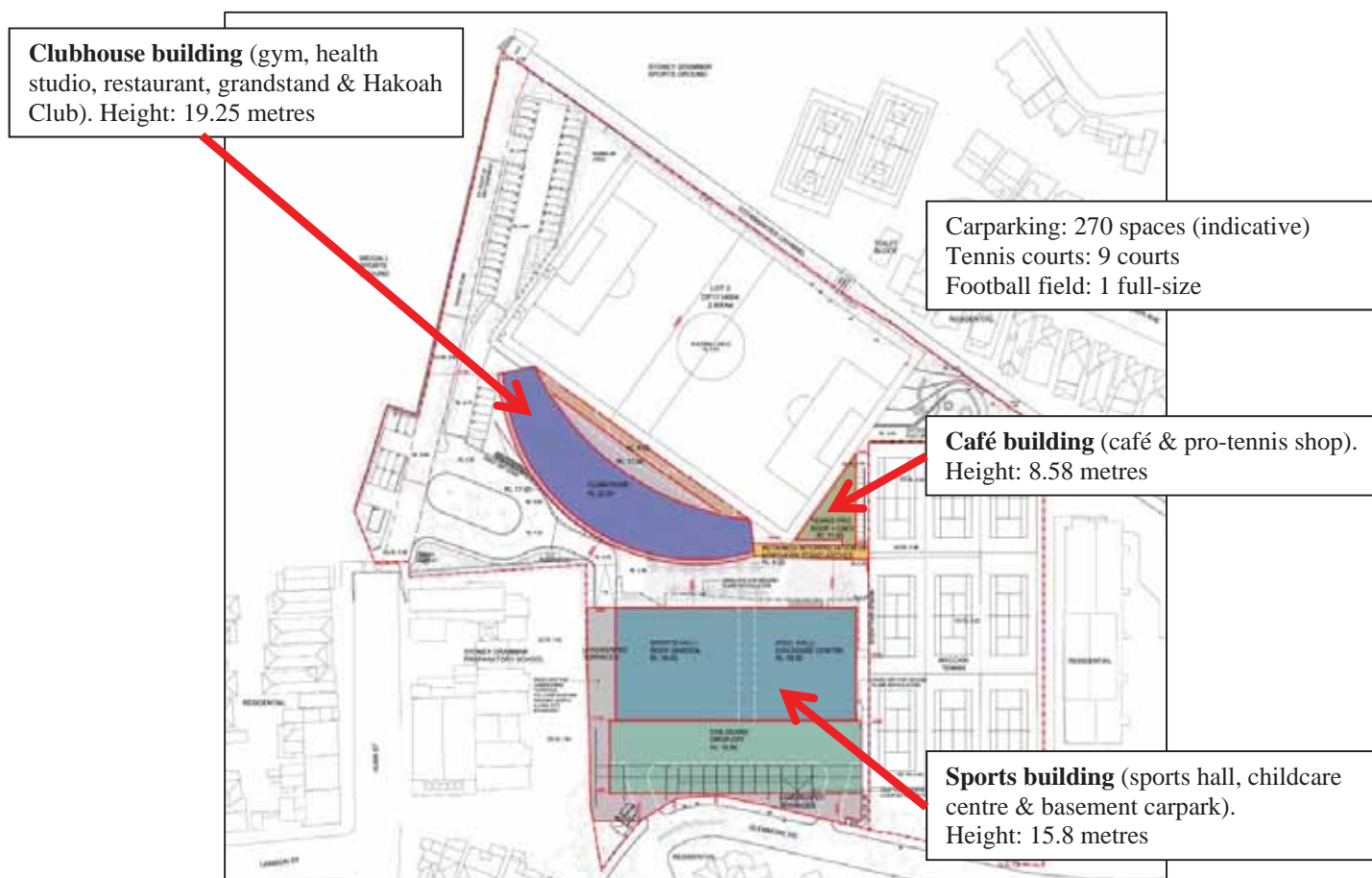


Figure 2: Proposed Site Plan showing building envelopes and indicative uses

A more detailed description of the proposal is provided below.

2.2 Built Form and Massing

The proposal comprises of three building envelopes which are detailed in Table 3 below.

Table 3: Building heights

<i>Element</i>	<i>Building height</i>
The sports building	15.8 metres (RL 22.0 AHD)
The clubhouse building (curved building)	19.25 metres (RL 19.0 AHD)
The café building (triangular building)	8.58 metres (RL 11.5 AHD)

The building envelope for the clubhouse includes a grandstand with a seating capacity for 500 people with 250 undercover (indicative only).

Overall, the proposed building envelopes include a gross floor area of 10,238m² (indicative only).

2.3 Indicative Uses

The proposed indicative uses within the proposed building envelopes comprises of:

- Sports bar.
- Gymnasium.

- Health studios.
- Community facility offices.
- Café.
- Pro-shop.
- Sports hall.
- Pool hall.
- Maccabi NSW officer.
- Child care centre.
- Football field.
- Tennis courts.

The childcare centre includes a capacity for 70 children (indicative only).

The specific and detailed design of these buildings including the exact nature of the use will be fully assessed in detailed future development application(s).

2.4 Vehicle Access and Parking

The proposed indicative vehicle access and parking comprises of:

- Retention of the primary vehicle access from Alma Street.
- Parking (at-grade) along the western boundary.
- Widening of the existing driveway (right-of-way) to the Grammar sports fields to the north.
- New roundabout, loading zone and drop off zone.
- New drop-off zone for childcare centre with access and egress to Glenmore Road.
- Basement carpark comprising of two levels below the 'sports' building.

The proposal includes a total indicative car parking capacity of 270 spaces.

2.5 Heritage Interpretation Strategy

The Heritage Interpretation Strategy proposes to celebrate the heritage significance of the site with retention and adaptive reuse of original elements on the site as well as multiple interpretation strategies and display of tennis memorabilia.

The commitments outlined in the Heritage Interpretation Strategy will be incorporated into future development application(s).

Table 4 below summarises the proposed interpretation strategy.

Table 4: Heritage Interpretation Strategies

<i>Interpretation Strategy</i>	<i>Description</i>
Centre Court Interpretation: Playing Surfaces	<ul style="list-style-type: none"> • An outline of the Centre Courts shall be depicted in the landscape design of the roof garden over the sports hall. • A historical image of the Centre Court shall be featured on the ceiling of the sports hall.
Centre Court Interpretation: Sense of Contained Space	<ul style="list-style-type: none"> • Landscaped terraces shall be provided sloping down to the sports/ pool hall building from Glenmore Road and Sydney Grammar School interpreting the sense of space of the Centre Court stands. • Terraces shall be provided echoing the raked easting of the

	Centre Court stands. Glazed walls to the sports and pool hall shall be provided to allow users to look up to the landscaped terraces and experience a sense of engaging in a sporting activity within an arena setting.
Centre Court Interpretation: Continued Use as a Sporting Venue	<ul style="list-style-type: none"> • The use of the Centre Court area as a sporting venue is maintained. • The use of the overall site as a multi-purpose sporting venue is maintained.
Centre Court Interpretation: Southern Stand Trusses (1923 Section)	<ul style="list-style-type: none"> • The majority of the 1923 Southern Stand trusses shall be retained.
Green and Open Valley Floor	<ul style="list-style-type: none"> • The proposed building envelopes are setback from the stormwater channel (north-eastern boundary) and form an edge to the open valley floor which is a key characteristic of the site. • Key views to the open valley floor from New South Head Road shall be retained.
Northern Stand Stage 1 Arches	<ul style="list-style-type: none"> • The northern stand Stage 1 arches shall remain in situ and shall be integrated with the architecture of the new buildings and landscape of the Community Plaza. • Most of the rooms associated with the arches shall be retained and reused. • Feature artwork interpreting the history and evolution of White City shall be provided on the southern elevation of the arch structures.
Moveable Heritage White City Memorabilia	<ul style="list-style-type: none"> • A ‘museum walk’ shall be provided along the circulation path between the sports hall, pool hall and change rooms and shall include display cases exhibiting memorabilia as well as information panels.
NSW Tennis Association Gate	<ul style="list-style-type: none"> • The NSW Tennis Association gate shall be retained and relocated to the new Community Plaza.
Historical Interpretation: Market Gardens	<ul style="list-style-type: none"> • The design of the new Community Plaza shall acknowledge and interpret the former use of the site for market gardens (mid/ late 19th century to early 20th century).
Historical Interpretation: White City Amusement Park	<ul style="list-style-type: none"> • The design of the children’s play area shall incorporate elements inspired by the features of the White City Amusement Park (which functioned between 1913 and 1917).

3. BACKGROUND

3.1 Site and Locality

Table 5: Overview of site and locality

<i>Physical Features</i>
The subject site at 30 Alma Street Paddington is known as ‘White City’ and is legally described as Lot 2 in DP 1114604. The subject site is located within the northern end of the Paddington Precinct. The subject site is an irregular shaped parcel of land with an area of 2.9 hectares. The site has a frontage of 142m to Glenmore Road, 6.6m to Alma Street and extends through to the Sydney Water stormwater channel which forms the north-eastern boundary of the site. A right-of-way runs along the western boundary of the site

providing access to the Sydney Grammar Sports Grounds.

Topography

The subject site is gently sloped towards the existing stormwater channel along the north-eastern boundary, ranging from RL 2.2 to RL 3.6. There is a 6 to 7 metre embankment at the southern edge of the site rising from the subject site up to Glenmore Road (RL 8.3 to RL 14). There is also a 5 to 6 metre embankment at the south-western edge of the site rising from the subject site up to the Sydney Grammar School site.

Existing buildings and structures

The subject site comprises of the following:

- Landscaping, concentrated around the perimeter of the site, including 85 trees.
- Vehicle access from Alma Street and at-grade car parking for 90 vehicles.
- Open grass sporting facilities (utilised for football and tennis).
- Tennis courts (six hard surface courts which are owned and operated by Maccabi tennis).
- Centre Court and grandstands.
- Clubhouse and other outbuildings (including ticket office).

Some of the existing buildings, structures and grandstands are in a dilapidated state.

Surrounding Environment

The site is approximately 500m to the west of Edgecliff train station and commercial centre, 900m to the south-east of Kings Cross train station and 2km to the south-east of Sydney CBD. Key recreational facilities within the surrounding area include Ruschcutters Bay Park to the north and Trumper Park to the east.

The site is not listed as a local or state heritage item. The site is located within the Paddington Heritage Conservation Area. The site is also identified as a 'Registered' site on the non-statutory Register of the National Estate (Place ID 101983, Place File No. 1/12/041/0129).

The surrounding development comprises of:

- North, north-west and west - the Sydney Grammar School site (comprising of 300 pupils). To the north and west are open playing fields whilst three storey school buildings are adjacent to the west.
 - North-east - the Sydney Water stormwater channel, beyond which are residential dwellings which front Walker Avenue.
 - East - a three and four storey residential flat building known as 400 Glenmore Road (comprising of 48 units).
 - South (across Glenmore Road) - two and three storey residential dwellings as well as a four and five storey mixed use development. Glenmore Road Public School is located to the south of the site, on Cambridge Street.
-

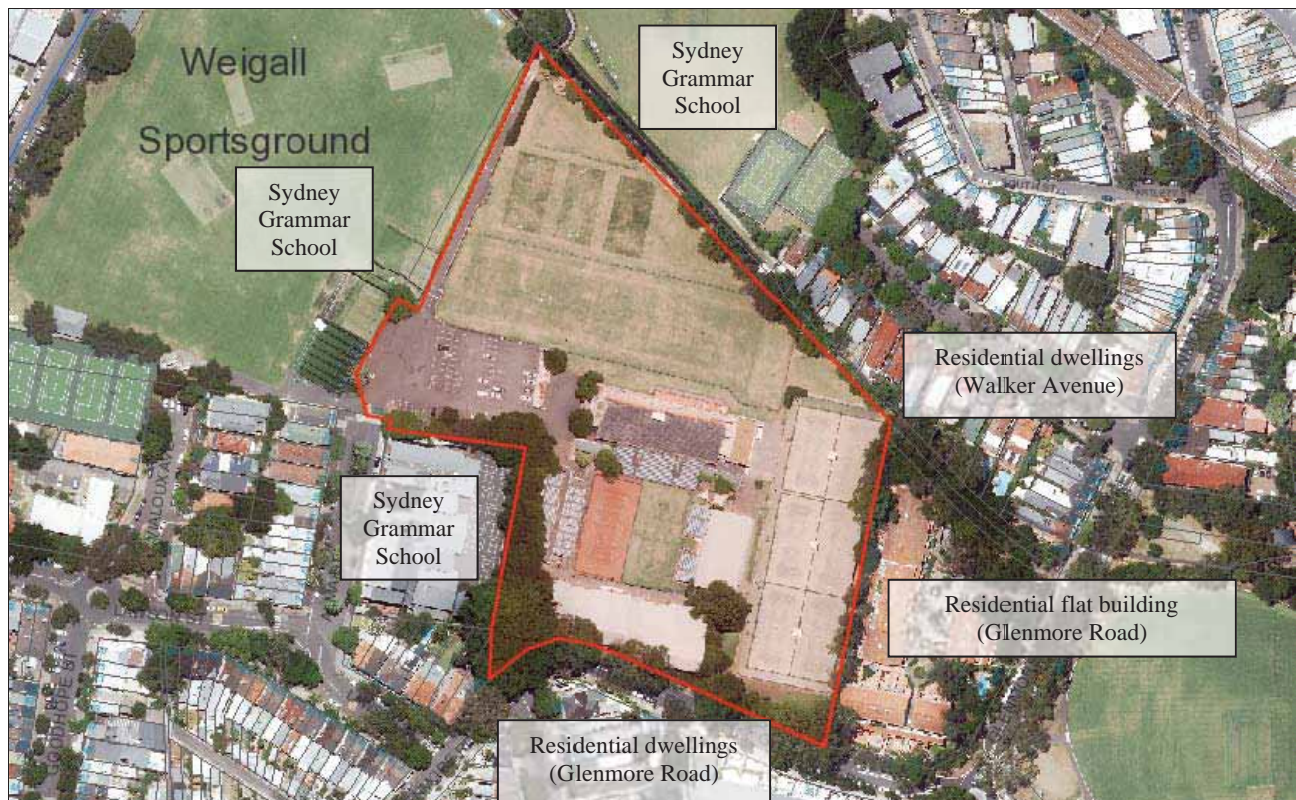


Figure 3: Aerial photograph of subject site

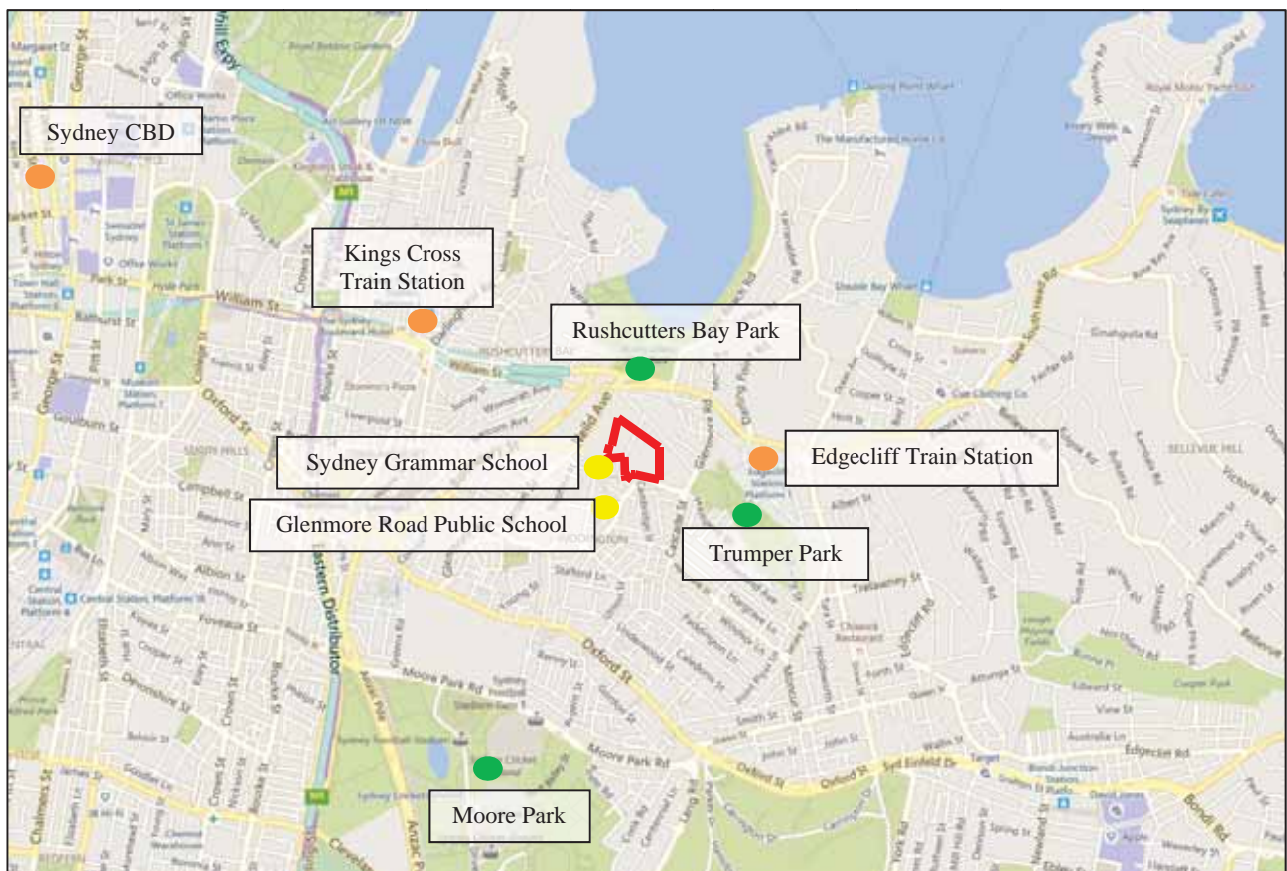


Figure 4: Locality map

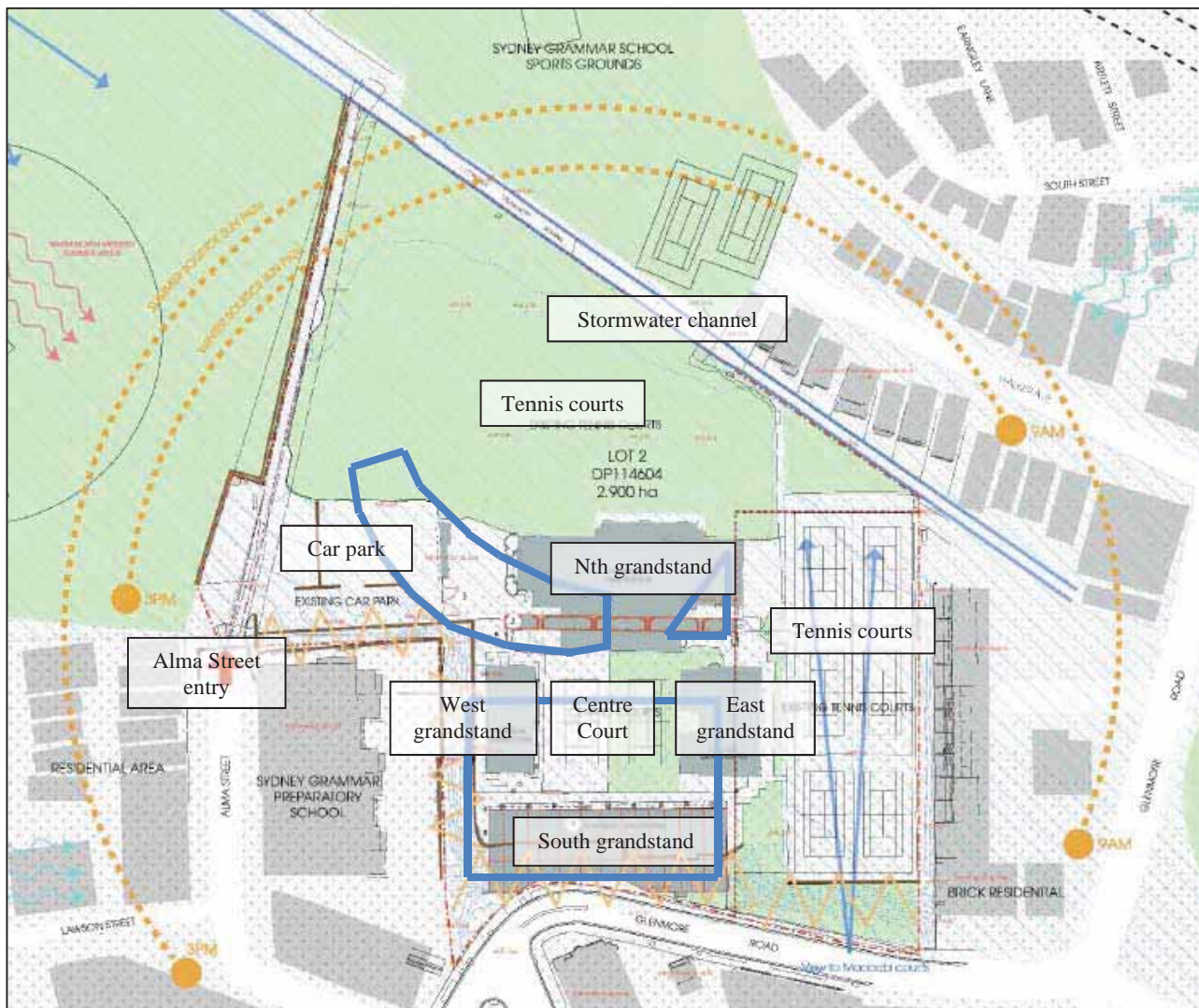


Figure 5: Plan showing existing structures (grey) on the site and the proposed envelopes (blue)

3.2 History

Table 6: Overview of site history and background

<i>Current use</i>
Recreation area; Recreation facility (indoor); and Recreation facility (outdoor).
<i>Relevant Application History</i>
<ul style="list-style-type: none"> DA 2015/437 – Subdivision of the parent lot into two allotments. Currently under assessment. DA 2008/590 – Replace existing boundary tennis court fences and construct new boundary fences. Approved 12/09/2008. DA 2008/212 - Demolition of existing structures, remediation of site and construction of a multi-purpose tennis & recreation facility. Withdrawn 17/04/2008. DA 2007/854 – Scoreboard for playing field. Approved 15/02/2008. DA 2007/590 – Subdivision of site into two allotments. Approved 03/03/2008. DA 2006/302 - New playing field for Sydney Grammar School with associated car parking and landscaping and land remediation. Approved 28/05/2007. DA 2006/20 – Subdivision of White City into two allotments divided by stormwater channel. Approved 23/10/2006. DA 2001/806 – Mixed use redevelopment of tennis club comprising 80 dwellings, 418m² of retail

space, playing fields and ancillary car parking & landscaping. Refused 10/05/2004.

- DA 1992/630 – Alterations and additions to tennis club pro shop. Approved 17/08/1992.
- DA 1990/434 – Recladding of southern stand. Approved 30/05/1990.
- DA 1980/21 – Installation of night lighting to centre tennis courts & change of use to gift shop. Approved 28/10/1980.
- DA 1979/ 278 – Installation of night lighting for six tennis courts. Approved 11/02/1980.
- BA 1979/1367 – Provide all weather courts and night lighting to existing courts and new fencing. Approved 21/02/1980.
- BA 1979/934 – Replace fencing. Approved 27/09/1979.
- BA 1979/799 – Additional toilet facilities for northern stand. Approved 09/08/1979.
- BA 1979/668 – Alterations and additions to clubhouse. Approved 25/07/1979.
- BA 1977/423 – Central concrete addition to marsh stand. Approved 23/05/1977.
- BA 1977/345 – Construct 6 concrete tennis courts east of Centre Court. Approved 29/06/1977.
- DA 1977/81 – Construct 10 concrete tennis courts with night lighting. Approved 14/11/1977.
- BA 1975/1010 – New bar and brick doorway to games room. Approved 02/01/1975.
- BA 1970/436 – Air conditioning to clubhouse and offices. Approved 27/04/1970.
- BA 1969/1260 – Structural repairs to northern grandstand. Approved 07/11/1969.
- DA 1969/173 – New two-storey clubhouse. Approved 09/12/1969.
- BA 1969/1033 – Clubhouse including change rooms, storerooms and licenced club. Approved 12/10/1970.

Note: Woollahra Council's records for the subject site date back to 1968. Prior to this date the site was located within the local government area of City of Sydney between 1948 and 1968. Prior to this the area was administered by Paddington Council 1860 to 1948.

Additional Information and Replacement Applications

- On 11 September 2015, Council issued a letter requesting clarification of the nature of consent which is being sought. Response received 11 September 2015.
 - On 25 September 2015, Council issued a letter requesting additional information in relation to significant views and vistas and the demolition of existing fabric. A cover letter, View Analysis/ and an addendum to the Heritage Impact Statement were submitted on 4 November 2015.
 - On 02 October 2015, the Applicant submitted an independent peer review of the Heritage Interpretation Strategy, prepared by Graham Brooks & Associates, and two engineering reports detailing the extent of works required for structural repair and the associated estimated costs for the structural repairs, prepared by Davis Langdon and AECOM.
 - On 16 October 2015, the Applicant submitted an Outcomes Report for the (non-statutory) Community Information Sessions.
 - On 26 October 2015, the Applicant submitted a cover letter and an amended 'Sports + Pool Hall: Indicative Section CC' Dwg. No. MPDA3101 [Rev B], correcting an error on the plan.
 - On 16 November 2015, Council issued an email requesting amendments and/ or further information responding to the review undertaken by Council's appointed independent consultant of the Heritage Impact Statement, Conservation Management Plan and Heritage Interpretation Strategy. Correction of the errors on height plane analysis was also requested.
 - On 19 & 25 November 2015, the Applicant submitted a revised Statement of Environmental Effects and Height Plane Analysis correcting errors on the height analysis plan. The Applicant submitted a revised Heritage Impact Statement and Conservation Management Plan with amended recommendations section. The Applicant also submitted a revised Heritage Interpretation Strategy.
 - On 19, 20, 25 & 26 November 2015, the Applicant submitted responses to the public submissions.
-

Land and Environment Court Appeal(s)

Not applicable.

3.3 Strategic Planning

Heritage Status of the Site

The heritage significance of White City and the potential listing of the site as a heritage item was raised as a concern in a number of the objections to the proposal.

Whilst there is a history of proposals to list White City as a local and state heritage item, the site is not currently listed on any local or state heritage register.

Most recently, on 28 September 2015, Council resolved to defer any further consideration of the heritage listing of any Planning Proposal for White City in order to allow consideration of a Development Application for the site which will include assessment of the significance of any potential heritage elements of the site via a Conservation Management Plan, a Heritage Impact Statement and a Heritage Interpretation Strategy.

However, the site is within the Paddington Heritage Conservation Area under Woollahra LEP 2014. Therefore, consideration must be given to the heritage conservation provisions contained in Part 5.10 Heritage Conservation of the Woollahra LEP 2014.

Site Specific Development Control Plans

The site specific objectives and controls contained in the White City DCP 2007 were raised in a number of the objections to the proposal.

The White City DCP 2007 is no longer in force. The Woollahra DCP 2015 came into force on 23 May 2015. The new DCP applies to the whole LGA and replaced all existing DCPs. The Woollahra DCP 2015 does not contain any site specific controls for the White City site.

On 15 December 2014, Council resolved to prepare a site specific development control plan for the White City site. A draft site specific DCP was prepared but the exhibition of the draft DCP was deferred by Council on 9 February 2015 pending a resolution of the heritage listing planning proposal.

Therefore, the former White City DCP 2007 and the draft site specific DCP are not relevant considerations in the assessment of this development application.

However, the Woollahra DCP 2015: Chapter C1 Paddington Heritage Conservation Area is still a relevant consideration that is addressed in this assessment.

4. STATUTORY CONTEXT

4.1 The Environmental Planning and Assessment Act 1979

Section 5 - Objects of the Act

The objects of the *Environmental Planning and Assessment Act 1979* include:

- (a) *to encourage:*
 - (i) *the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,*
 - (ii) *the promotion and co-ordination of the orderly and economic use and development of land,*
 - (iii) *the protection, provision and co-ordination of communication and utility services,*
 - (iv) *the provision of land for public purposes,*
 - (v) *the provision and co-ordination of community services and facilities, and*
 - (vi) *the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and*
 - (vii) *ecologically sustainable development, and*
 - (viii) *the provision and maintenance of affordable housing, and*
- (b) *to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and*
- (c) *to provide increased opportunity for public involvement and participation in environmental planning and assessment.*

The proposal complies with objects a(ii) and a(vii) as the proposal promotes the orderly and economic use and future development of the site for a recreation facility and associated ancillary uses. Further, the heritage interpretation strategies are consistent with the Ecologically Sustainable Development (ESD) principles.

Section 79C – Matters for Consideration

The relevant matters for consideration under Section 79C of the *Environmental Planning and Assessment Act 1979* include the following:

1. The provisions of any environmental planning instrument
2. The provisions of any proposed instrument that is/has been the subject of public consultation
3. The provisions of any development control plan
4. Any planning agreement that has been entered into
5. Any draft planning agreement that a developer has offered to enter into
6. The regulations
7. Any coastal zone management plan
8. The likely impacts of that development:
 - i) Environmental impacts on the natural and built environments
 - ii) Social and economic impacts
9. The suitability of the site
10. Any submissions
11. The public interest

These matters are addressed in this assessment report.

Section 91 - Integrated Development

The redevelopment of the site will require de-watering associated with the excavation works and is therefore ‘integrated development’ pursuant to Section 91 of the *Environmental Planning and Assessment Act 1979* as dewatering requires the approval of the NSW Office of Water under Section 91 of the *Water Management Act 2000*.

The relevant public authorities have been consulted about the proposed development (Section 5.2).

It is noted that the proposal does not seek consent for physical works. Any future development application(s) that meet the provisions of integrated development will also be considered under the relevant provisions.

Section 83B - Staged Development

Section 83B of the *Environmental Planning and Assessment Act 1979* provides as follows:

- (1) For the purposes of this Act, a staged development application is a development application that sets out concept proposals for the development of a site, and for which detailed proposals for separate parts of the site are to be the subject of subsequent development applications. The application may set out detailed proposals for the first stage of development.*
- (2) A development application is not to be treated as a staged development application unless the applicant requests it to be treated as a staged development application.*
- (3) If consent is granted on the determination of a staged development application, the consent does not authorise the carrying out of development on any part of the site concerned unless:*
 - (a) consent is subsequently granted to carry out development on that part of the site following a further development application in respect of that part of the site, or*
 - (b) the staged development application also provided the requisite details of the development on that part of the site and consent is granted for that first stage of development without the need for further consent.*
- (4) The terms of a consent granted on the determination of a staged development application are to reflect the operation of subsection (3).*

This development application seeks consent for a concept proposal which comprises of:

- The location and height (footprint and envelope) of the proposed buildings.
- The indicative uses.
- The Heritage Interpretation Strategy.

Therefore in accordance with Section 83B of the *Environmental Planning and Assessment Act 1979*, the development assessment is only considering the concept proposal for the development of the site and all other architectural plans and supporting documents and details have been used as a guide in understanding the proposed development as a whole. Future development application(s) will be made containing detailed proposals.

4.2 Environmental Planning Instruments

4.2.1. State Environmental Planning Policy (State and Regional Development) 2011

Schedule 1 of SEPP (State and Regional Development) 2011 stipulates that 'recreation facilities (major)' with a capital investment value (CIV) of more than \$30 million are State Significant Development.

Clause 4(3) in SEPP (State and Regional Development) 2011 states that any word or expression used in the Policy has the same meaning as it would have in the standard local environmental planning instrument.

Woollahra LEP 2014 states that the ‘recreation facility (major)’ means:

“...a building or place used for large-scale sporting or recreation activities that are attended by large numbers of people whether regularly or periodically, and includes theme parks, sports stadiums, showgrounds, racecourses and motor racing tracks”.

The proposed development is not considered to be a recreation facility (major) as it is not anticipated to be attended by large numbers of people as would be the case in purpose built sports stadiums. Therefore the proposed development is not State Significant Development.

4.2.2. State Environmental Planning Policy (Infrastructure) 2007

The aim of SEPP (Infrastructure) 2007 is to facilitate the effective delivery of infrastructure across the NSW by:

- (a) *improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and*
- (b) *providing greater flexibility in the location of infrastructure and service facilities, and*
- (c) *allowing for the efficient development, redevelopment or disposal of surplus government owned land, and*
- (d) *identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and*
- (e) *identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and*
- (f) *providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing.*

Clause 104 states that for traffic generating developments the consent authority must give written notice of the application to the RMS and take into consideration any submission that the RMS provides in response.

The proposed development involves a registered club and recreation facility that has parking for more than 200 vehicles. Therefore, under Schedule 3, the proposal is considered to be a traffic generating development.

The relevant public authorities have been consulted about the proposed development (refer to Section 5.2).

4.2.3. State Environmental Planning Policy 55: Remediation of Land

The aims of State Environmental Planning Policy No. 55 – Remediation of Land are to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment:

Clause 7(1) (b) and (c) requires that where the land is contaminated, Council must be satisfied that the land is suitable in its contaminated state or will be suitable after remediation for the purpose for which the development is proposed. If the land requires remediation Council must be satisfied that the land will be remediated before the land is used for that purpose.

The proposal was supported by a Phase 2 Detailed Site Investigation Report, prepared by Douglas Partners, dated 1 September 2015. The report finds that the proposed uses are generally consistent

with the existing and historical uses on the site. The contaminated fill that is left in situ would minimise ecological and environmental disturbance. The fill that is required to be removed due to excavation and landscaping works must be undertaken in an appropriate manner.

Council's Environmental Health Officer has reviewed the proposal and considers the proposal acceptable.

In accordance with the recommendations of the Phase 2 Detailed Site Investigation report, **Condition B18** is recommended requiring that the following matters be addressed in future development application(s):

- Soil should be left in-situ where possible to minimise ecological and environmental disturbance.
- Soil that is to be removed from the site shall be removed under an appropriate waste classification and disposed of at a facility licenced to accept the material.
- New planting on the site shall be in raised containers or the soil removed and replaced.
- A new Risk Assessment for the proposed uses shall be prepared in accordance with current guidelines.
- An Environmental Management Plan shall be prepared to inform and advise intrusive workers (e.g. underground service technicians etc) of the contamination detected at the site so that appropriate protection and procedures can be implemented.

The proposal is therefore considered acceptable with regard to SEPP 55.

4.2.4. Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The land is within the Sydney Harbour Catchment but is outside the Foreshores and Waterways Area and therefore there are no specific matters for consideration.

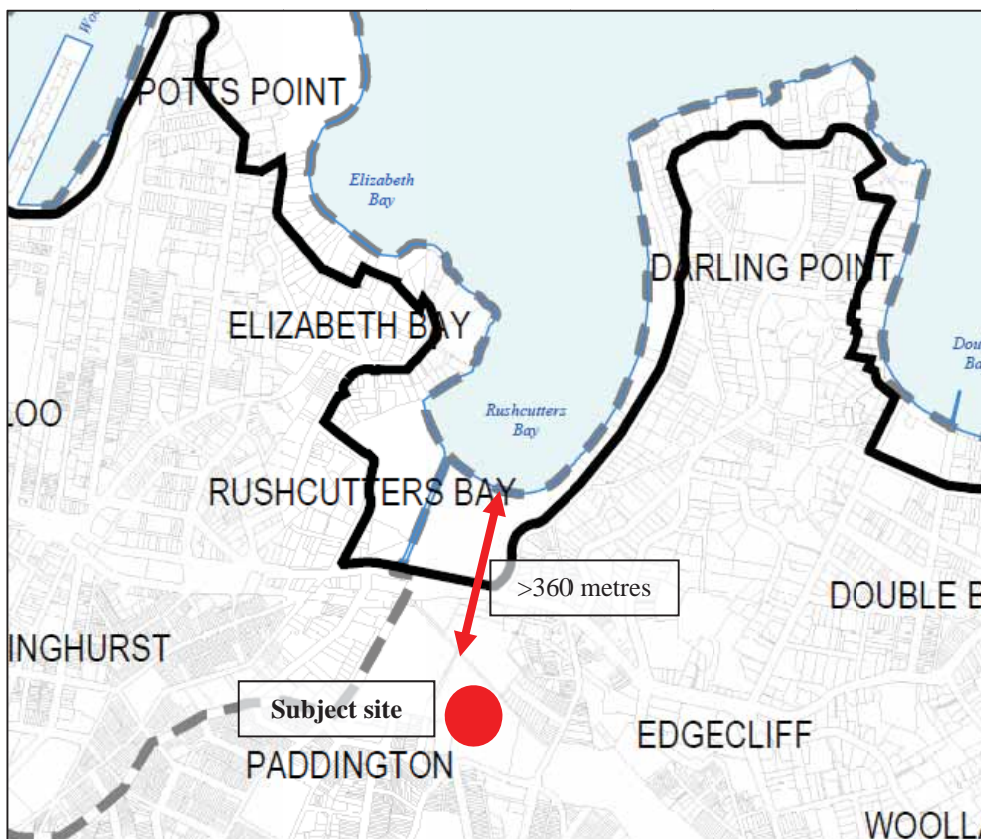


Figure 6: SREP Foreshore and Waterways Area Boundary

The proposal is consistent with the relevant planning principles for development within the Sydney Harbour Catchment, under Clause 13 of the SREP as the proposed development will not have any significant adverse impact or contribute to unacceptable cumulative impacts on the Sydney Harbour Catchment. The proposed development will not adversely affect access to Sydney Harbour and its foreshores.

The Heritage Interpretation Strategy recognises and aids to conserve the heritage value, fabric, setting and views associated with the White City site.

Environmental measures demonstrating management of environmental impacts associated with the development (erosion, sediment control, acid sulphate soils and stormwater) are required to be satisfied under future development application(s).

Clause 25 in relation to the scenic quality of the foreshores and waterways is not relevant as the site is not located within the SREP Foreshore and Waterways Area boundary (Figure 6).

The matters of consideration in Clause 26 relate to the maintenance, protection and enhancement of views, and are as follows:

- a) *Development should maintain, protect and enhance views (including night views) to and from Sydney Harbour*
- b) *Development should minimise any adverse impacts on views and vistas to and from public places, landmarks and heritage items*
- c) *The cumulative impact of development on views should be minimised*

The subject site is over 360 metres from the Harbour and foreshore area and will not be discernible from Rushcutters Bay Park. The proposal will maintain views to and from Sydney Harbour. The proposal will not adversely impact on views and vistas to and from public places, landmarks and heritage items. The proposal will not contribute to unacceptable cumulative impacts on views. Therefore, the proposal is considered satisfactory with regard to Clause 26.

The proposal is therefore considered acceptable with regard to SREP (Sydney Harbour Catchment) 2005.

4.3 Woollahra Local Environmental Plan 2014

4.3.1. Part 1.2: Aims of Plan

The proposal is consistent with the aims in Part 1.2(2) of the Woollahra LEP 2014 in the following ways:

(a) *to ensure that growth occurs in a planned and co-ordinated way*

- The proposal will ensure that growth occurs in a planned and co-ordinated way. The site layout and building envelopes are a contextual fit, the indicative uses are permissible and the Heritage Interpretation Strategy ensures that the heritage significance of the White City site is incorporated into the proposal.

(f) to conserve built and natural environmental heritage

- The proposal will conserve the built and natural environmental heritage of White City as outlined in the Conservation Management Plan and Heritage Interpretation Strategy. The proposal maintains the historical link with tennis sport and sporting activities in general by providing new recreational activities and improving the amenities for the economic use of the property.

(j) to promote a high standard of design in the private and public domain

- The proposal will promote a high standard of design in the private and public domain as it will enhance the Glenmore Road streetscape and preserve and enhance important public views. **Conditions B2, B3, B4 and B6** will ensure that design excellence, pedestrian networks, landscaping and streetscape are appropriately addressed in future development application(s).

(k) to minimise and manage traffic and parking impacts

- The proposal will appropriately manage traffic impacts subject to **Conditions B13 and B14** which require a transport management plan and infrastructure works.
- The proposal will minimise parking impacts subject to **Condition B11** which requires future development application(s) to include adequate on-site car parking.

(l) to ensure development achieves the desired future character of the area

- The proposal will achieve the desired future character of the Paddington Heritage Conservation Area as it recognises and interprets the heritage significance of the White City site, will improve the streetscape presentation of Glenmore Road and will preserve and enhance important public views (refer to Section 6.2).

4.3.2. Land Use Table

The proposal is defined as the following uses:

- Child care centre.
- Recreation facility (indoor).
- Recreation facility (outdoor).
- Registered club.
- Community facilities.
- Café.

Schedule 1(4) additional Permitted Uses for 30 Alma Street also allows for the following:

“Development for the purpose of a restaurant or cafe is permitted with development consent, but only if the consent authority is satisfied that the activities proposed are ancillary to and associated with recreation facilities (indoor) or recreation facilities (outdoor)”.

The building envelope for the proposed café is of a scale that is considered ancillary to the recreation facilities on the site.

The proposed uses are permitted with consent and are consistent with the objectives of the RE2 Private Recreation zone and Part 1(4) of Woollahra LEP 2014.

4.3.3. Part 4.3: Height of Buildings

Part 4.3 limits development to a maximum height of 9.5m over the entire site.

Part 4.3B applies to ‘Area I – White City’ (Figure 7) and provides additional provisions for the subject site allowing for a greater height of 11.5m for development on part of the land to the west of the centre courts (Figure 8).



Figure 7: Woollahra LEP 2014 Height Map – ‘Area I’

Table 7: Height compliance table

<i>Element</i>	<i>Proposed height</i>	<i>Development standard</i>	<i>Variation to 9.5m standard</i>	<i>Variation to 11.5m standard</i>	<i>Complies</i>
Clubhouse	19.25m	9.5m & 11.5m	9.75m	7.75m	NO¹
Sports building	15.8m	9.5m & 11.5m	6.3m	4.3m	NO¹
Cafe	8.58m	9.5m	N/A	N/A	YES

¹ Clause 4.6 variation request submitted

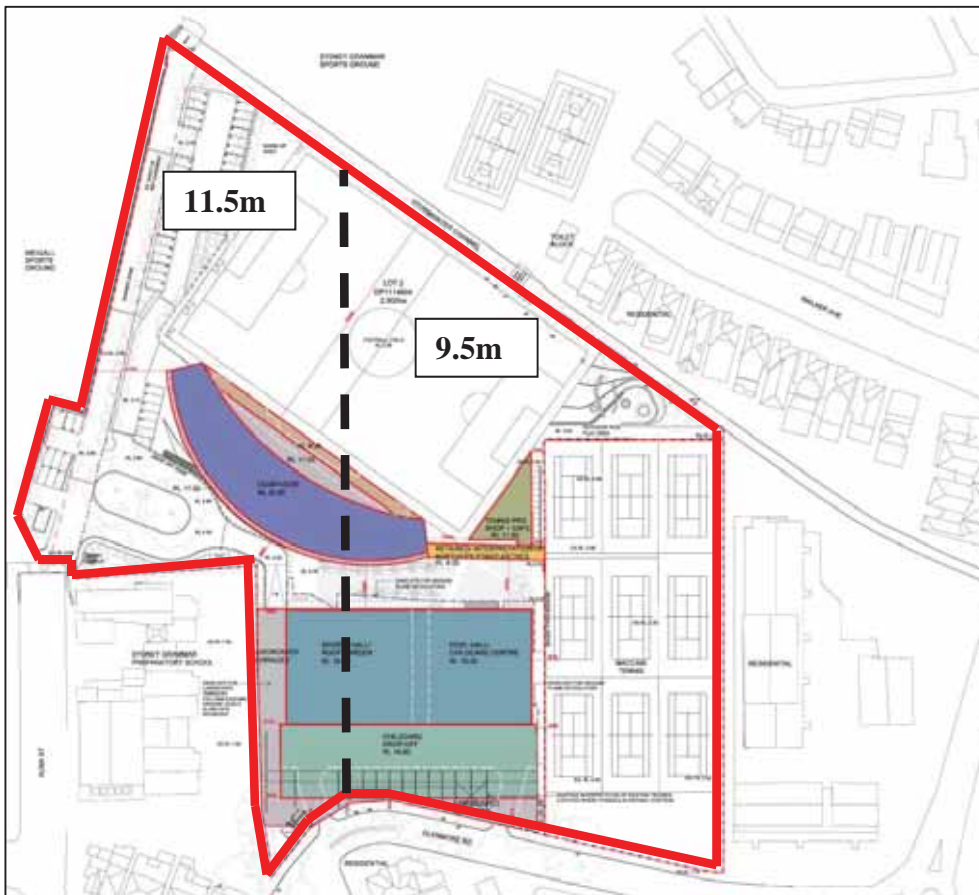


Figure 8: Proposed building envelopes in relation to height development standards

The proposal does not comply with the building height development standards of Clause 4.3 and Clause 4.3B of the Woollahra LEP 2014 as detailed and assessed in Section 4.3.4 below.

4.3.4. Part 4.6: Exceptions to Development Standards

Departure

The proposal involves non-compliances with the following development standards of the Woollahra LEP 2014:

- Clause 4.3 Height of building; and
- Clause 4.3B Exceptions to building heights (Area I – White City Tennis Club).

Table 8: Extent of variations to height development standards

<i>LEP Clause</i>	<i>Development Standard</i>	<i>Element</i>	<i>Departure from Development Standard</i>
Clause 4.3	Height of building	Clubhouse	9.75m (103%) over the maximum building height development standard of 9.5m.
		Sports building	6.3m (66%) over the maximum building height development standard of 9.5m.
Clause 4.3(b)	Exceptions to building heights (Area I—White City Tennis Club)	Clubhouse	7.75m (67%) over the maximum building height development standard of 11.5m.
		Sports building	4.3m (37%) over the maximum building height development standard of 11.5m.

Purpose

Clause 4.6 allows a contravention of a development standard with the objectives being to allow an appropriate degree of flexibility in applying certain development standards to particular development and to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

Written Request

Clause 4.6(3) stipulates that a written request is required from the applicant that justifies the contravention of the development standard by demonstrating that compliance with it is unreasonable or unnecessary and there are sufficient environmental planning grounds to justify the contravention.

The applicant has provided written requests in relation to the departures (Annexure 13). A summary of the reasons put forward for variations of the development standards are provided below:

- **Balance between building footprints and open space.** There are many areas of the site (e.g. Glenmore Road frontage) where there are no building envelopes proposed even though the height control would allow for structures in these locations. The building footprints have been minimised and concentrated to achieve larger open space areas on the site and to maintain flood storage capacity.
- **Variation in topography.** The building envelopes are located on the low parts (valley floor) of the site rather than the high parts (i.e. top of embankments) where a compliant height (measured from the existing ground level) would have greater impacts. The variation in topography to adjoining sites has also been considered. A complying building on the adjacent Grammar School site would be 4 to 5 metres higher than a development on the subject site due to the variations in site topography.
- **Streetscape presentation.** The proposed building envelopes achieve a better streetscape presentation to Glenmore Road. The existing metal sheeting (visible from Glenmore Road) will be removed, views across the site will be improved and the building envelope (sports building) will present as one storey above the street level.
- **Views.** The proposed building envelopes achieve better view sharing compared to the existing situation.
- **Amenity impacts.** The proposed building envelopes will not result in adverse overshadowing or privacy impacts to adjacent sites. The minimal amount of overshadowing of the north-eastern corner of the playground of Sydney Grammar is reasonable.
- **Relationship to surrounding development.** The relationship of the existing and proposed heights (in terms of RLs) of the surrounding buildings (refer to Figures 9 & 10). The proposed development is compatible with the context.



Figure 9: Existing heights on the subject site in relation to adjacent developments (provided by Applicant)

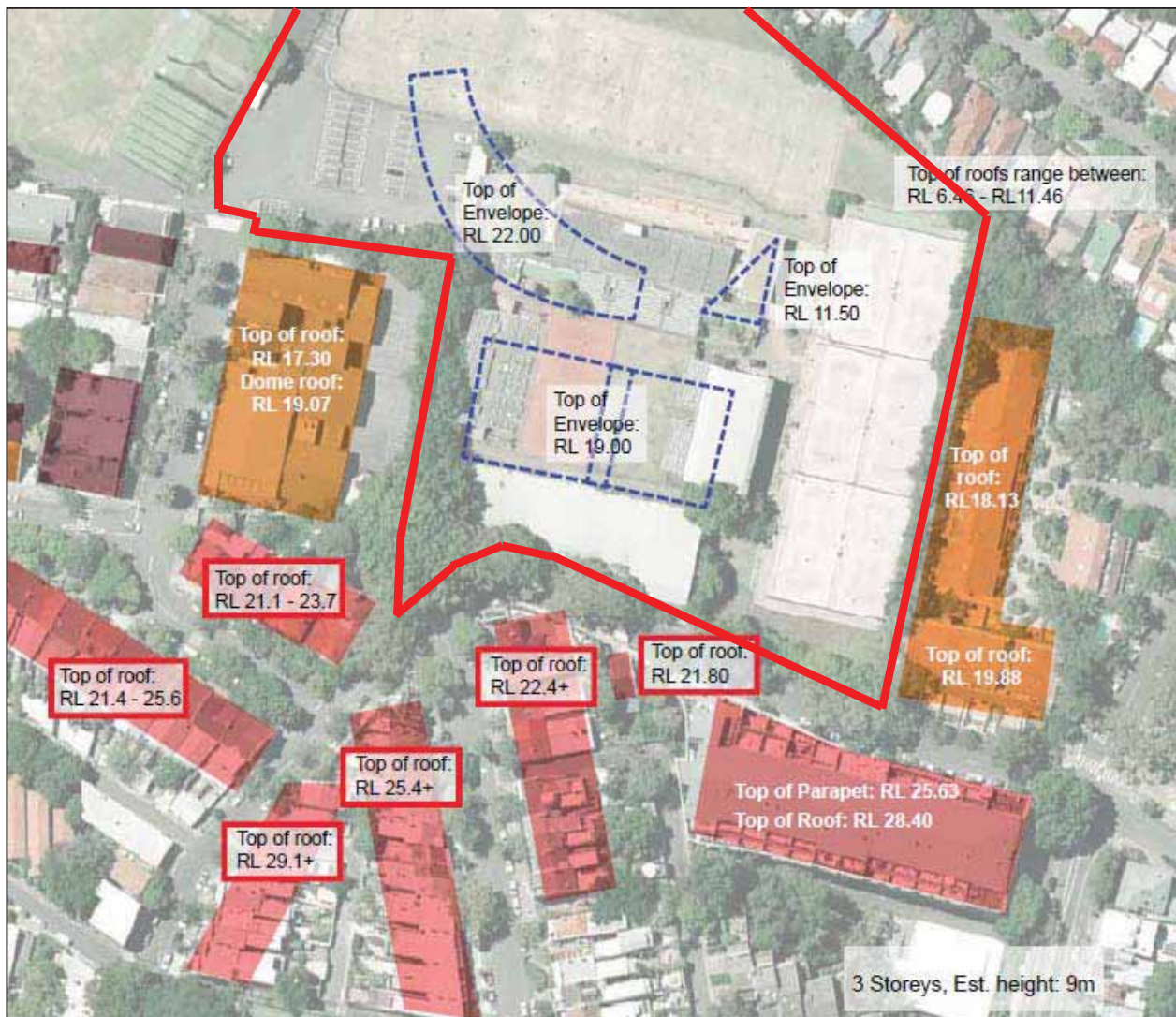


Figure 10: Proposed heights on the subject site in relation to adjacent development (provided by Applicant)

Assessment

Clause 4.6(4) requires Council to be satisfied that the written request has adequately addressed the relevant matters, the proposed development will be in the public interest because it is consistent with the relevant objectives of the particular standards and zone and the concurrence of the Director General has been obtained.

The applicant's written request has addressed the relevant matters.

An assessment considering the Applicants written request is provided below.

Clause 4.3 Height of building (9.5m height standard applicable to the whole site)

Assessment against the objectives of Clause 4.3 building height (9.5m) development standard:

- (a) *To establish building heights that are consistent with the desired future character of the neighbourhood*

Applicant's submission: *“Due to the topography of the site and surrounds and the fact that the subject site is significantly lower than the adjacent Sydney Grammar site, the height control does not result in a consistency of scale within the neighbourhood. The proposed heights of the building envelopes are commensurate with the heights of the adjacent Sydney Grammar building to the west and the residential flat building to the east and therefore satisfy the objective of the height control to achieve building heights which are consistent with the character of the neighbourhood”.*

Planning assessment: The proposed building envelopes are considered to be compatible with existing surrounding development and consistent with the desired future character for the Paddington Heritage Conservation which is set out in the Woollahra DCP 2015 (refer to Section 6.2). The proposed building envelopes will preserve and enhance key views from the public domain (refer to Section 6.9). The proposed building envelopes are a contextual fit for the site. The proposal respects the significant physical elements of White City that contribute to the character area. The proposal achieves consistency with objective (a).

(b) To establish a transition in scale between zones to protect local amenity

Applicant's submission: *“The subject site has the same height control as the adjacent residential zones to the north and the west as well as the SP2 Special Use zone to the west for Sydney Grammar. The eastern adjoining site has a higher height of 13.5 metres to reflect the higher density residential zone. The proposed development provides a transition in scale in that whilst the height control applies across the entire site, the building envelopes are setback a significant distance from the northern boundary in particular and the lower scale of the residential dwellings in Walker Avenue. Accordingly, the distribution of building envelopes on the site ensures that an appropriate transition is achieved to the lower scale Walker Avenue dwellings notwithstanding the proposed height variation”.*

Planning assessment: The proposed building heights are considered to be compatible with and provide a transition to the existing surrounding development in adjacent zones. The proposed building heights (Clubhouse RL 22.0, sports building RL 19.0 and café RL 11.5 AHD) relate to the surrounding building heights (Table 9). The building footprints are sited away from the residential developments on adjacent lands with large open areas (tennis courts, football field and playground) which provide separation and also offset the height of the buildings. The proposed building heights will have no adverse impacts on residential amenity (refer to Section 6.11). The proposal will maintain an appropriate transition in scale between zones and will achieve consistency with objective (b).

Table 9: Height of surrounding development

<i>Surrounding development</i>	<i>Height</i>
West: Sydney Grammar School	RL 17.3 – 19.13 AHD
East: 400 Glenmore Road	RL 18.13 – 19.88 AHD
South: Residential and mixed use developments along Glenmore Road	RL 21.1 – 25.63 AHD

Note: the existing building heights on the subject site range between RL 15.4 to 20.1 AHD

(c) To minimise the loss of solar access to existing buildings and open space

Applicant's submission: *"The proposed building envelopes are located on the southern side of the site such that the proposed variation to the height control does not result in any significant overshadowing impacts. The proposal results in some minor shadow to a corner of the playground of Sydney Grammar early in the morning on 21 June, however, this shadow is removed by mid-morning. There is no shadow impact from the proposal to any residential properties".*

Planning assessment: The proposal will not result in any loss of solar access to any residential properties or the public domain. The proposal will result in minor overshadowing impacts to the playground area on the Sydney Grammar School site. The extent of overshadowing is, on balance, considered acceptable (refer to Section 6.10). The proposal will achieve consistency with objective (c).

(d) To minimise the impacts of new development on adjoining or nearby properties from disruption of views, loss of privacy, overshadowing or visual intrusion

Applicant's submission: *"The proposed development will actually increase views across the site from Glenmore Road in comparison to the existing situation. Due to the distance of the proposed building envelopes from adjacent residential properties, the proposal does not result in any adverse visual privacy impacts. The proposal does not result in any unreasonable shadow impacts as discussed above".*

Planning assessment: The proposal will not result in any overshadowing to adjoining or nearby residential properties. Amenity impacts in terms of privacy and visual intrusion have been satisfactorily addressed by providing suitable separation distances and setbacks. These impacts will be adequately managed in future development application(s). The proposed building envelopes have an acceptable outcome in terms of view sharing (refer to Section 6.9). The proposal will achieve consistency with objective (d).

(e) To protect the amenity of the public domain by providing public views of the harbour and surrounding areas

Applicant's submission: *"The amenity of the public domain is significantly enhanced as a result of the proposal which will remove the existing metal sheeting which presents to Glenmore Road and replace it with an active streetscape and presence to the street. The proposal will significantly improve views across the site from Glenmore Road".*

Planning assessment: Key views relate to the open valley floor. The most significant views are from Glenmore Road and the Alma Street entry. These key views will be retained and enhanced. Less significant views also exist from New South Head Road and Neild Avenue. These views will not be adversely impacted. The proposed building envelopes have an acceptable outcome in terms of public views (refer to Section 6.9). The detailed design of the proposal, including streetscape presentation and the amenity of the public domain will be addressed under future development application(s). The proposal will achieve consistency with objective (e).

Clause 4.3B Exceptions to building heights (Area I – White City Tennis Club) (11.5m height standard allowing for a height of 11.5m for development on part of the land to the west of the centre courts)

Clause 4.3B provides the following:

4.3B Exceptions to building heights (Area I—White City Tennis Club)

- (1) *The objectives of this clause are as follows:*
- (a) *to retain views from Glenmore Road over certain land surrounding White City Tennis Club,*
 - (b) *to permit a greater maximum building height on part of that land, subject to certain criteria,*
 - (c) *to protect the visual privacy and amenity of nearby residences,*
 - (d) *to conserve and recognise the heritage significance of the existing centre courts.*
- (2) *Despite clause 4.3, the maximum height of a building on the land identified as “Area I” on the Height of Buildings Map is 11.5 metres if:*
- (a) *the building is located on the western side of the centre courts, and*
 - (b) *the consent authority is satisfied that the development does not affect view lines from Glenmore Road, and*
 - (c) *the building maintains the heritage significance of White City Tennis Club.*

Assessment against the provisions of Clause 4.3B(2) building height (11.5m) development standard:

(a) the building is located on the western side of the centre courts

Planning assessment: The subject site is located in ‘Area I – White City Tennis Club’. The proposed building envelopes extend over the western side of the centre courts. This assessment under Clause 4.3B has been undertaken for the parts of the buildings located on the western side of the centre courts (refer to assessment below). Therefore, the proposal satisfies criteria (a).

An assessment of the remaining structures under Clause 4.3 has also been undertaken.

(b) the consent authority is satisfied that the development does not affect view lines from Glenmore Road

Planning assessment: The proposal meets the criteria (b) as the development does not adversely affect view lines from Glenmore Road (refer to Section 6.9).

(c) the building maintains the heritage significance of White City Tennis Club

Planning assessment: The proposal meets criteria (c) as the proposal will interpret the heritage significance of the site. This is reflected in the Heritage Interpretation Strategy (refer to Section 6.7).

The proposal is considered to satisfy Clause 4.3B(2). Therefore, an assessment against the objectives of Clause 4.3(1) has been undertaken below.

Assessment against the objectives of Clause 4.3B(1) building height (11.5m) development standard:

(a) to retain views from Glenmore Road over certain land surrounding White City Tennis Club

Applicant's submission: *"The proposal will remove the existing metal sheeting which presents to Glenmore Road and replace it with an active streetscape and presence to the street. The proposal will significantly improve views across the site from Glenmore Road".*

Planning assessment: Significant public views from Glenmore Road will be preserved and enhanced (refer to Section 6.9). Increasing the number of tennis courts on the eastern side of the site (from 6 to 9 courts) will maintain an important view corridor from Glenmore Road to the north and north-west across the open valley floor. The sports hall building envelope will also improve views by setting the built form back from Glenmore Road and lowering the height (RL 19.0 AHD is proposed to replace the existing RL 20.1 AHD). The proposal will achieve consistency with objective (a).

(b) to permit a greater maximum building height on part of that land, subject to certain criteria

Applicant's submission: *"The proposal meets the criteria under Clause 4.3B(2) in that the development does not adversely affect view lines from Glenmore Road and the proposed development will preserve and respect the heritage significance of White City Tennis Club. Accordingly, the 11.5 metre height control applies to the area of the site which is located to the west of the existing Centre Court".*

Planning assessment: The proposal will achieve consistency with objective (b). Refer to assessment under the provisions of Clause 4.3B(2) above.

(c) to protect the visual privacy and amenity of nearby residences

Applicant's submission: *"Due to the distance of the proposed building envelopes from adjacent residential properties, the proposal does not result in any adverse privacy impacts".*

Planning assessment: The proposal will maintain an acceptable level of visual privacy to nearby residences (refer to Section 6.11). The proposal does not result in any shadow impacts to nearby residential properties (refer to Section 6.10). The proposal has an acceptable outcome in terms of view sharing with nearby residences (refer to Section 6.9). The proposal will achieve consistency with objective (c).

(d) to conserve and recognise the heritage significance of the existing Centre Courts

Applicant's submission: *"The development maintains and celebrates the heritage significance of White City Tennis Club as illustrated in the Heritage Interpretation Strategy which accompanies this application".*

Planning assessment: The proposal involves the demolition of the existing Centre Courts. However, the proposed Heritage Interpretation Strategy recognises the heritage significance of the existing Centre Courts and provides interpretation strategies that retain key elements (including some of the original grandstand trusses) and other strategies that interpret the former use and form of the Centre Courts. The proposal will achieve consistency with objective (d).

The objectives of the RE2 Private Recreation zone

- ***To enable land to be used for private open space or recreational purposes.***

Planning assessment: The proposed use of the site for a child care centre; recreation facility (indoor); recreation facility (outdoor); registered club; community facilities and ancillary café are permitted with consent in the RE2 Private Recreation zone. The proposal achieves consistency with this objective.

- ***To provide a range of recreational settings and activities and compatible land uses.***

Planning assessment: The proposal includes a range of recreational activities and compatible land uses that will contribute to a vibrant multi-purpose facility. The proposal achieves consistency with this objective.

- ***To protect and enhance the natural environment for recreational purposes.***

Planning assessment: The proposed building envelopes are sufficiently setback from the stormwater channel to maintain the open valley floor character of the existing site. Whilst the proposal will require removal of the majority of trees on the site, it is considered that a suitable landscape strategy that recognises the special landscape character of the valley floor area can be incorporated as part of future development application(s). The proposal achieves consistency with this objective.

Compliance with the development standard is unreasonable or unnecessary

The assessment of whether compliance with the standards is unreasonable or unnecessary in the circumstances of the case has adopted what is considered the most appropriate of the five alternate ways that can be founded according to *Wehbe v Pittwater Council* [2007] NSW LEC 827 ie, that the objectives of the standard are achieved notwithstanding the non-compliance with the standard.

Based on the analysis set out above, the objectives of the standards and the objectives of the zone are met by the proposal even though it contravenes the height development standards and therefore strict compliance with the standard is considered unreasonable and unnecessary in the circumstances of the case.

Environmental planning grounds which justify the contravention of the standard

In having regard to this consideration, it is not sufficient to support a variation to a development standard by merely pointing to an absence of environment harm (*Hooker Corporation Pty Ltd v Hornsby Shire Council*[1986] 130 LGERA 438; *Memel Holdings Pty Ltd v Pittwater Council* [2000] NSWLEC 106; *Winten Property Group Ltd v North Sydney Council* [2001] NSW LEC 46). Therefore it is necessary to demonstrate that the public interest is satisfied in the circumstances of the case.

In this regard, the applicant's written submission has demonstrated consistency with the objectives of the development standards. The design of the proposal is a contextual fit and responds to the heights of the surrounding development. The proposal incorporates large open space areas that will achieve a good outcome in terms of public views across the site. The proposal responds to the site topography and respects the significant physical elements of White City that contribute to the character area. It is considered that there will be no significant adverse environmental impacts

upon adjoining properties or the public domain and that the proposal is considered to be in the public interest (refer to Section 6.16).

Concurrence of the Director General

According to Clause 64 of the *Environmental Planning and Assessment Regulation 2000*, where the Council's standard LEPs includes Clause 4.6-Exceptions to Development Standards, the Director General's [Secretary's] concurrence can be assumed subject to the Council being notified by the Director General [Secretary] of such. On 9 May 2008 the Department of Planning issued a Planning Circular (no PS08 – 003) notifying councils that they may assume the Director General's [Secretary's] concurrence under environmental planning instruments that adopt clause 4.6(4)(b).

Conclusion

The applicant's written request has adequately addressed the relevant matters.

The Clause 4.6 variation requests are considered to be well founded as the proposal demonstrates the following:

- The objectives of the Clause 4.3 Height of buildings development standard have been satisfied, notwithstanding the variation;
- The objectives of the Clause 4.3B Exceptions to building heights (Area I – White City Tennis Club) have been satisfied, notwithstanding the variation;
- The objectives of the RE2 Private Recreation zone have been satisfied;
- Strict compliance with the height of building development standards would be unreasonable and unnecessary in the circumstances of this development;
- There are sufficient environmental planning grounds to justify the proposed variation;
- It is considered reasonable and appropriate to vary the height of buildings development standard to the extent proposed;
- The proposed development is in the public interest and there is no public benefit in maintaining the standard in this instance;
- The proposed variation will not hinder the attainment of the objects specified in Section 5(a)(i) and (ii) of the *Environmental Planning & Assessment Act 1979*; and
- The contravention does not raise any matter of State or Regional Significance.

The proposal is in the public interest and consistent with the objectives of the building height development standard (Clause 4.3) and the site specific building height objectives (Clause 4.3B) of the Woollahra LEP 2014. The departures from these controls are supported.

4.3.5. Part 5.9: Preservation of Trees or Vegetation

The objective of Part 5.9 is to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation.

The proposal involves the removal of 69 of the 85 trees on the subject site to accommodate the new buildings and associated infrastructure.

An Arboricultural Impact Assessment, prepared by Tree IQ, dated 1 September 2015 was submitted with the application.

Whilst the proposal requires the removal of a significant proportion of vegetation on the site, it is considered that a suitable landscape scheme could be provided detailing transplanting and/ or replacement planting that would preserve the amenity and open valley landscape character of the White City site.

The proposal seeks consent for building envelopes and indicative uses and does not involve any physical works. **Condition B6** is recommended to require that a suitable Landscape Plan be included as part of any future development application(s). This landscape plan will be required to comply with the approved Conservation Management Plan that includes conservation strategies for the landscaping of the site.

The proposal is acceptable in terms of Part 5.9.

4.3.6. Part 5.10: Heritage Conservation

The subject site is not listed as a heritage item but is located in the Paddington Heritage Conservation Area. White City is considered to possess cultural and heritage significance.

The site is located within close proximity to locally listed 7 Canary Island Date Palms located along Alma Street.

The objectives of Part 5.10 are:

- (a) *to conserve the environmental heritage of Woollahra*
- (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views*
- (c) *to conserve archaeological sites*
- (d) *to conserve Aboriginal objects and Aboriginal places of heritage significance*

A Conservation Management Plan, Heritage Impact Statement and Heritage Interpretation Strategy prepared by Urbis and GSA Group were submitted with the development application. A Peer Review of these documents prepared by Graham Brooks and Associates was also submitted with the development application.

The CMP identifies that the heritage significance of White City should be guided by the conservation strategies that include the following:

- Provide a sense of arena through adaptation.
- Interpret the Centre Courts as the former focus of the White City Tennis complex both in form and content.
- Preserve the playing of tennis on the site.
- Conserve identified significant fabric in-situ or in an appropriate location.
- The open spaces as part of the unified character of the area should be conserved. Grass courts should be retained as part of that open space.
- Significant views within and to the site should be retained.
- Landscaping to respect the significance of the open flatland nature of the area.

The proposal includes a Heritage Interpretation Strategy which incorporates the above matters in the following ways:

- The continuous use of the site as a sporting venue;

- The incorporation of interpretative features into the design;
- Integration of part of existing building structures into the new proposed buildings and landscapes (steel trusses and Northern Stand arches);
- Integration of artworks and historic photography interpreting the history and evolution of the White City;
- Integration of site features dating from the White City Amusement Park period into the playground area;
- The creation of a Museum Walk integrating movable heritage items and memorabilia;
- The installation and planning of interpretative markers to be located near the Museum Walk and at the Glenmore Road entrance.
- Integration of new landscape items such as an avenue of palm trees that references the adjacent heritage listed Canary island Date Palms planted along Alma Street;
- Transmission of a sense of arena through adaptation of existing structures; and
- Building positioning as to maintain significant views and distance from the Creek to retain the open valley floor character of the existing site

Council commissioned an independent heritage consultant (City Plan Heritage) to review the CMP and Heritage Interpretation Strategy. The review concludes that the proposal is acceptable and that the following matters are required to be addressed in future development application(s):

- **Condition B1** – requiring a degree of transparency to the clubhouse building to achieve views across the valley floor from the Alma Street entry.
- **Condition B5** – White City to be managed and operated as one facility.
- **Condition B8** – requiring compliance with the Conservation Management Plan and Heritage Interpretation Strategy.
- **Condition B9** – requiring a more detailed interpretation strategy addressing specific matters.
- **Condition B10** – photographic archival recording of the whole site.

The independent heritage report concludes that the proposal will have no adverse impact on the heritage significance of the Paddington Heritage Conservation Area and the heritage significance of the 7 Canary Date Palms in Alma Street.

The proposal will maintain the most significant aspect of the site which is its provision and association with sporting facilities, in particular tennis. The impact of the proposal on the currently recognised contributory values of the site within the conservation area is negligible.

The proposal is acceptable in terms of Part 5.10.

4.3.7. Part 6.1: Acid Sulfate Soils

Part 6.1 requires Council to consider any potential acid sulphate soil affectation where excavation is proposed within the site. The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

The southern part of the subject site is within a Class 5 Acid Sulphate Soils Area whilst the northern part of the site is within a Class 3 Acid Sulphate Soils Area as identified in the Planning NSW Acid Sulphate Soils Risk Map.

A Geotechnical Report including ASS assessment, prepared by Douglas Partners, dated January 2015, was submitted with the development application. The report identifies that some disturbance to ASS is expected due to excavation and piling works.

The proposal seeks consent for building envelopes and indicative uses and does not involve any physical works. **Condition B22** requires an Acid Sulphate Soil Assessment and Management Plan to be submitted as part of future development application(s).

The proposal is acceptable in terms of Part 6.1.

4.3.8. Part 6.2: Earthworks

Part 6.2 requires Council to consider the likely impact of any proposed excavation upon the subject site and surrounding properties. The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

The proposal seeks consent for building envelopes and indicative uses and does not involve any physical works. Notwithstanding this, a Geotechnical Investigation, prepared by Douglas Partners, dated January 2015, was submitted with the proposal and addresses the proposed earthworks, dewatering, retaining walls and foundations. The proposed earthworks are up to a depth of 10 to 12 metres on the southern side of the site and 1.5 to 2 metres on the western side of the site.

The excavation setbacks to the site boundaries and the proposed landscaping above are matters that require a more detailed assessment as part of future development application(s).

The extent of proposed excavation required to accommodate the proposed building envelopes is unlikely to have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding lands.

Condition B22 requires excavation impacts and mitigation measures to be addressed in more detail in future development application(s).

The proposal is considered acceptable in terms of Part 6.2.

4.3.9. Part 6.3: Flood Planning

Clause 6.2 requires Council to consider flood impacts. The objectives of this clause are to minimise the flood risk to life and property associated with the use of land; to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change; and to avoid significant adverse impacts on flood behaviour and the environment.

The site is located within a flood planning area. A Flood Assessment prepared by BG&E, dated 2 September 2015, was submitted with the development application. The report includes recommendations, including minimum floor levels, to minimise flood risk.

The proposal seeks consent for building envelopes and indicative uses and does not involve any physical works. The placement of building envelopes is considered satisfactory. **Conditions B15 & B16** requires the more detailed elements of the stormwater design and flood mitigation to be addressed as part of any future development application(s).

The proposal is considered acceptable in terms of Part 6.3.

4.4 Ecologically Sustainable Development

The Act adopts the definition of Ecologically Sustainable Development (ESD) found in the Protection of the *Environment Administration Act 1991*. Section 6(2) of that Act states that ESD requires the effective integration of economic and environmental considerations in decision-making processes and that ESD can be achieved through the implementation of:

- (a) *the precautionary principle.*
- (b) *inter-generational equity.*
- (c) *conservation of biological diversity and ecological integrity.*
- (d) *improved valuation, pricing and incentive mechanisms.*

Council has assessed the proposed development in relation to the ESD principles and has made the following conclusions:

- **Precautionary principle** – the site has been appropriately planned for development and will not result in any serious or irreversible environmental damage.
- **Inter-generational equity** – the proposal will not have adverse impacts on the environment and will assist in maintaining the environment and heritage values of the site for future generations.
- **Biodiversity principle** – the site is located in a highly urbanised area and the project would not disturb any significant flora or fauna.
- **Valuation principle** – the proposal includes a number of mitigations to reduce environmental impacts. More detailed mitigation measures would be addressed under future development application(s) (e.g. waste management).

Future applications will be required to demonstrate that ESD principles have been incorporated into the detailed design,

5. CONSULTATION AND SUBMISSIONS

5.1 Advertising and Notification

The application was advertised and notified from 23 September to 22 October 2015 (30 days) in accordance with Chapters A2.2.1, A2.3.1 and A2.8 of the Woollahra DCP 2015.

The applicant has completed the statutory declaration dated 22 October 2015 declaring that the site notice for DA438/2015/1 was erected and maintained during the notification period in accordance with Chapter A2.3.5 of the Woollahra DCP 2015.

5.2 Public Authority Submissions

A total of four (4) submissions were received from public authorities. The issues raised by public authorities are summarised in Table 9 below and/ or by way of a recommended condition in the instrument of consent in Section 9.

Table 10: Summary of public authority submissions

NSW Roads and Maritime Services – Transport
Annexure 9

RMS raises no objection to the application.

NSW Department of Primary Industries – Water
Annexure 10

The proposed development is deemed to be an aquifer inference activity requiring authorisation under water management legislation. General terms of approval are recommended.

These conditions would be addressed in future applications.

Sydney Trains
Annexure 11

A condition is recommended requiring the applicant to undertake a services search to identify any rail services (pipes or cables) which may be impacted.

This condition would be addressed in future applications.

A condition is recommended requiring an Electrolysis Risk Report addressing stray currents and that the building design includes measures to control that risk.

This matter would be addressed in future applications.

Sydney Water
Annexure 12

A Section 73 Certificate under the Sydney Water Act must be obtained prior to the issue of an Occupation Certificate.

This condition would be addressed in future applications (refer to **Condition B17**).

A condition is recommended requiring Building Plan Approval for any Sydney Water assets (sewer, water mains, easements) which may be impacted.

This condition would be addressed in future applications (refer to **Condition B17**).

5.3 Submissions

Submissions objecting to the proposal were received from:

1. Charles Adams, 36 Cambridge Street PADDINGTON
2. Caroline Africh, 16 Cambridge Street PADDINGTON
3. Tim Blake, 40 Lawson Street PADDINGTON
4. Justin Bowra & Stella McGinn, 28 Cambridge Street PADDINGTON
5. Richard Broinowski, Owner's Corporation, 400 Glenmore Road PADDINGTON
6. Peter (Joe) Brown, The Journey Masters, 74 Paddington Street PADDINGTON
7. Brad Campbell, Sydney Grammar School, College Street DARLINGHURST
8. Ruth Carr, 63 Cambridge Street PADDINGTON
9. Robert Chambers , BBC Consulting Planners, obo Sydney Grammar School PADDINGTON
10. Tony Connelly, 22 Lawson Street PADDINGTON
11. Stuart Crawford, Glenmore Road Public School, Cambridge Street PADDINGTON
12. Kevin & Katie Curran, 44 Cambridge Street PADDINGTON
13. Lloyd Davies, 20 Gurner Street PADDINGTON
14. John Davies, 8 Alma Street PADDINGTON
15. Genevieve & Ilan Dekell, 73 Goodhope Street PADDINGTON
16. Geoff & Sandra Denman, 10 Lawson Street PADDINGTON
17. Flora J Dixon, 41/400 Glenmore Road PADDINGTON
18. G C Docking, 69 Cambridge Street PADDINGTON
19. James & Victoria Dolton, 52 Cambridge Street PADDINGTON
20. Anna Durbin, 30 Cambridge Street PADDINGTON
21. Mark Evans & Kate Moses, 104 Lawson Street PADDINGTON

22. Kate Ferguson, 12 Alma Street PADDINGTON
23. Emma Finn, 48 Cambridge Street PADDINGTON
24. Alex Greenwich, Independent Member for Sydney, 58 Oxford Street PADDINGTON
25. Richard Hale & Tania Noonan, 44 Lawson Street PADDINGTON
26. Jo Hargroves-Talbot, 86 Lawson Street PADDINGTON
27. Peter Hiom & Elizabeth Daley, 317/357 Glenmore Road PADDINGTON
28. Judith Horton, 420 Glenmore Road EDGECLIFF
29. Anthony Howley, 79 Cambridge Street PADDINGTON
30. Keri Huxley, 34 Paddington Street PADDINGTON
31. Frank Ingui, 12 Lawson Street PADDINGTON
32. Lisa Kinahan, 302 Glenmore Road PADDINGTON
33. Catrina Lake, 81 Cambridge Street PADDINGTON
34. Anna Lennon-Smith, 6 Lawson Street PADDINGTON
35. Robert & Victoria Licon, 24 Lawson Street PADDINGTON
36. Bette Liu & Luke Bromilow, 45 Cambridge Street PADDINGTON
37. Nigel Lowry & Nicole Clisdell, 26 Cambridge Street PADDINGTON
38. Charles Lynam, 77 Goodhope Street PADDINGTON
39. Wendy Mackay, 23 Cambridge Street PADDINGTON
40. Robert MacKay, 3 Royston Street PADDINGTON
41. Elizabeth Maher, Address Unknown
42. Julian Martin & Lawson Street Owners, 1 Lawson Street PADDINGTON
43. Dominic Maunsell & Graham Wickes, 430 Glenmore Road EDGECLIFF
44. David May, 402/2 Neild Avenue RUSHCUTTERS BAY
45. Paul Murphy & Pamela Kelly, 267 Glenmore Road PADDINGTON
46. Nader Naderi, 18 Alma Street PADDINGTON
47. James & Rebecca O'Donnell, 46 Cambridge Street PADDINGTON
48. Mario Pamboris, 61 Brown Street PADDINGTON
49. Bill Parker, 13/16 Neild Avenue DARLINGHURST
50. Anne Parker, 506/357 Glenmore Road PADDINGTON
51. George & Olivia Patchett, 90 Lawson Street PADDINGTON
52. Ilias Pavlopoulos & Joanne Bonomo, 30 Lawson Street PADDINGTON
53. Graham Quint, The National Trust of Australia (NSW), Upper Fort Street, Observatory Hill
MILLERS POINT
54. Claire Rasmussen, 8 Walker Avenue EDGECLIFF
55. Hilary Robbins, 28 Lawson Street PADDINGTON
56. Sue Sackar, 2 Lawson Street PADDINGTON
57. Sandra See, 2 Victoria Avenue PADDINGTON
58. Emily See-Winder, 26 Lawson Street PADDINGTON
59. Edward & Juliana Slack, 457 Glenmore Road EDGECLIFF
60. Dominic Stewart, Address Unknown
61. David Stockler, obo 525/357 Glenmore Road PADDINGTON
62. Janne Sutcliffe, 357 Glenmore Road PADDINGTON
63. The Paddington Society, PO Box 99 PADDINGTON
64. Susan & Phaeton Vass, 23 Lawson Street PADDINGTON
65. Stephen Warner, 510/357 Glenmore Road PADDINGTON
66. Richard & Virginia Wood, 14 Walker Avenue EDGECLIFF

Submissions supporting the proposal were received from:

67. Jonny Abrams, 8/400 Glenmore Road PADDINGTON
68. Gil Baron, 21 Carrington Avenue BELLEVUE HILL
69. Adam Blackman, Quantum Partners, Suite 1 Level 1 97 Grafton Street BONDI JUNCTION

70. Ben Einfeld, 3 Cambridge Avenue VAUCLUSE
71. Oliver Franel, 95 Cascade Street PADDINGTON
72. Peter Frankenstein, PO Box 73 DOUBLE BAY
73. Michael Gayst, 3/22 Flinton Street PADDINGTON
74. Michael Green, 16/337 New South Head Road DOUBLE BAY
75. Mark Grynberg, 21 Streatfield Road BELLEVUE HILL
76. David Itzkowic, 4/16 Bundarra Road BELLEVUE HILL
77. Bernie Jacoby, 1/24 Bellevue Road BELLEVUE HILL
78. Stan Kalinko, Address Unknown
79. Debbie Kaplan, 9/61 Liverpool Street PADDINGTON
80. Jeanie Kitchener, 6 Walker Avenue EDGECLIFF
81. Joe Koch, 30/15-19 Boundary Street RUSHCUTTERS BAY
82. Jim Kornmehl, 2/6 O'Sullivan Road ROSE BAY
83. Robert Krochmalik, PO Box 3096 BELLEVUE HILL
84. Mervyn Levin, 10A Annandale Street DARLING POINT
85. Deborah Lewis, 3/14 Darling Point Road DARLING POINT
86. Susie Linder-Pelz, 7/17-23 Cecil Street PADDINGTON
87. Carolyn Linz, 4 Fairweather Street BELLEVUE HILL
88. Gideon & Beata Lipman, 42 Cecil Street PADDINGTON
89. Phil Lipschitz, Address Unknown
90. Russell Lyons, 47 Bulkara Road BELLEVUE HILL
91. Ben Opit, 8/22 Etham Avenue DARLING POINT
92. Rita Opit, 1/1A Eastbourne Road DARLING POINT
93. George Pal, 106 Ebley Street BONDI JUNCTION
94. Jon Pillemer, 4 Pine Hill Avenue DOUBLE BAY
95. Elliot Placks, Ray White Double Bay, 356 New South Head Road DOUBLE BAY
96. Miri Sonnabend, 43 Kambala Road BELLEVUE HILL

Figure 11 below illustrates the key objectors concerns.

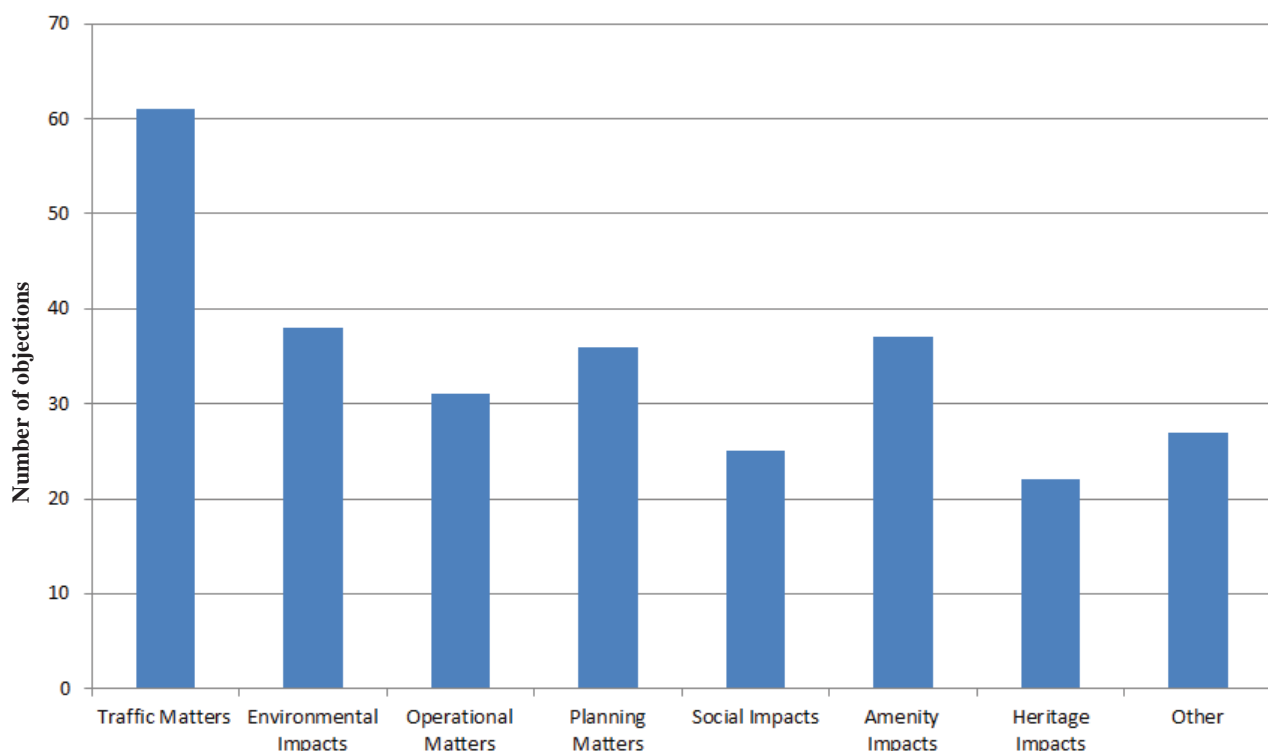


Figure 11: Key objectors' concerns

Table 11: Summary of public submissions

Traffic and parking	
• Vehicle access via New South Head Road should be provided.	Section 6.6
• Glenmore Road access to childcare centre is not supported:	Section 6.6
– Glenmore Road and Cambridge Street intersection (blind corner).	
– The arrangement only caters for east-bound traffic resulting in west-bound traffic doing illegal u-turns.	
– Narrowness of Glenmore Road.	
– Traffic impacts – existing traffic worsened (use of Glenmore Road as a ‘rat-run’).	
– Pedestrian safety of new driveway crossings close to Glenmore Road Public School and Sydney Grammar School.	
• Insufficient car parking:	Section 6.6
– Errors in the parking calculations (likely demand is 344 vehicles, 74 vehicles above the proposed 270 spaces – review by McLaren Traffic Engineering).	
– No assessment of peak event management – the proposal has capacity to host sporting events up to 500 people.	
– The number of parking spaces should be increased or capacity reduced.	
– The GFA’s used to calculate the parking rates are incorrect.	
– The patron numbers used to calculate the parking rates are not a true reflection of the maximum capacity of the uses.	
– The parking rates used are incorrect. The clubhouse is nominated as being a food and drink premises (7 spaces/ 100sqm) which requires significantly less parking than a Registered Club (20 spaces/100sqm).	
– Reduction of on-street parking.	
• Increased traffic congestion:	Section 6.6
– Errors in the likely traffic generation.	
– No assessment of peak event management – the proposal has capacity to host sporting events up to 500 people.	
– Cumulative impacts with nearby uses (two schools and Trumper Park).	
– Increased traffic in peak periods.	
• School drop off/ pick up issues:	Section 6.6
– Glenmore Road Public School via Cambridge Street will be impacted.	
– Sydney Grammar School via Alma Street will be impacted - the practicality of the queuing arrangement for Sydney Grammar School and no consultation with the school.	
• Pedestrian and cycle network:	Section 6.6
– No internal pedestrian and cycle paths specified.	
– No connections to existing public pedestrian and cycle paths.	
– Poor pedestrian and cycle connections to public transport including no through-site link to New South Head Road or Walker Avenue.	
• Loading and servicing:	Section 6.6
– Connectivity of loading docks to the sports building and childcare centre (concern drop-off area will also be used for loading).	
Operational matters	
• Intensity of the uses:	Section 6.3

<ul style="list-style-type: none"> - The capacity of the clubhouse and stadium should be reduced. - The frequency of peak events and functions should be capped. 	
• Hours of operation.	Section 6.11
• Noise impacts.	Section 6.11
• Licenced premises.	Section 6.15
• Public access to facilities.	Section 6.13
Amenity impacts	
• Noise impacts:	Section 6.11
<ul style="list-style-type: none"> - Noise impact to Walker Avenue residences due to the location of the outdoor play area. - Noise impacts to 400 Glenmore Road by increasing the number of tennis courts - Noise impacts to Sydney Grammar School. - Noise impacts to Glenmore Road and Cambridge Street due to natural topography (White City lies at the base of the Paddington amphitheatre). - Noise impacts from the new football field (with maximum capacity for 500 spectators). - Noise impacts from roof terrace (i.e. childcare playground). - Use of amplification equipment in outdoor areas. - Lack of noise assessment of peak events (Acoustic Report is based on a worst-case scenario of 100 spectators, where a 500 seat grandstand is proposed). - Request to condition a noise limit for the site. 	
• Visual privacy impacts.	Section 6.11
• Overshadowing impacts:	Section 6.10
<ul style="list-style-type: none"> - Overshadowing of Sydney Grammar School playground on midwinter mornings due to proposed building heights. The playground is utilized from 7.30am and the shadow impact results from a non-compliant building height. The height should be reduced so that there is no overshadowing impact. 	
• Light spill impacts.	Section 6.11
• Exhaust/ mechanical equipment location.	Section 6.11
Planning	
• Building height:	Sections 4.3.3 & 4.3.4
<ul style="list-style-type: none"> - Non-compliance with LEP height control. - Clause 4.6 request for exemption to the LEP height limit is not supported. - The clubhouse/ grandstand is too high and is located within the open valley floor. It will obstruct public views from Glenmore Road and Neild Avenue. Adjoining developments are pulled back from the 'main open bowl' or open valley floor that is a significant aspect of White City and Weigall Sports Ground. - The heights are not compatible with surrounding development. The RL height comparisons relate to development that is some distance from the proposed development and some of which is located on higher ground (where the RLs would typically be higher). - The sports building is too high and should be reduced to open up views from Glenmore Road across the site. 	
• Bulk and scale:	Section 6.4
<ul style="list-style-type: none"> - Overdevelopment. 	

<ul style="list-style-type: none"> - Building footprints too large. - Density/ capacity is too high. 	
<ul style="list-style-type: none"> • Land uses and layout: <ul style="list-style-type: none"> - Building envelopes should fall within the existing grandstand envelopes. - Function centres are not permitted. - Recreation facility (major) is not permitted. - The café is not ancillary. - Childcare centre should be relocated within the site (closer to Alma St). - The childcare playground should not be permitted in the form of a roof terrace. - The playground should be relocated away from Walker Avenue residences. - The number of tennis courts on the eastern side should not be increased. 	Sections 6.4 & 6.5
<ul style="list-style-type: none"> • Public views. 	Section 6.9
<ul style="list-style-type: none"> • Circulation and access. <ul style="list-style-type: none"> - No internal pedestrian and cycle paths specified. - No connections to existing public pedestrian and cycle paths including no links to Trumper Park and Rushcutters Bay Park. - Poor pedestrian and cycle connections to public transport including no through-site link to New South Head Road or Walker Avenue. 	Section 6.5
<ul style="list-style-type: none"> • White City DCP. 	Section 3.3
Environmental	
<ul style="list-style-type: none"> • Landscaping and trees: <ul style="list-style-type: none"> - Tree removal (heritage listed trees, Glenmore Road trees and screening). - Lack of deep soil planting and mature trees. - Landscape plan (including replanting) required. - Increased excavation setbacks to retain more existing trees. - The football field should be a natural grass pitch rather than synthetic. 	Section 6.8
<ul style="list-style-type: none"> • Construction impacts. 	Section 6.14
<ul style="list-style-type: none"> • Increased demand on utilities (water/ sewerage). 	Section 6.14
<ul style="list-style-type: none"> • Stormwater management. 	Section 6.12
<ul style="list-style-type: none"> • Flooding impacts. 	Section 6.12
<ul style="list-style-type: none"> • Pollution/ air quality impacts (exhaust fumes from ventilation system). 	Section 6.4
Heritage/ conservation	
<ul style="list-style-type: none"> • Heritage significance of White City and Centre Court: <ul style="list-style-type: none"> - The site should be listed as a local and state heritage item. - Centre Court should be retained (interpretation strategies inadequate). - The existing facility has not been maintained and left to deteriorate on purpose. - White City is listed by the National Trust. 	Section 6.7
<ul style="list-style-type: none"> • Impact on the special character of the White City site: <ul style="list-style-type: none"> - Built forms - new buildings should fit within the outermost alignment of the existing structures. - Clubhouse – the footprint projects into the open valley floor, it does not form an edge. The height, bulk and scale will dominate the space and block views across the valley. The curved envelope does not reflect existing White City forms (rectangular shape) 	Section 6.7

more appropriate).	
<ul style="list-style-type: none"> – Internal road along western boundary – crosses the valley floor. – Heritage landscape - The CMP and HIS do not address landscape. Tree planting within the valley floor should be limited to maintain the open valley character and preserve important views. 	
<ul style="list-style-type: none"> • Impact on the Paddington Heritage Conservation Area: – Inconsistent with the desired future character of the area. – Visual appearance. – Relationship to Glenmore Road. The removal of the metal sheeting is supported but the proposed childcare drop-off area is not supported. – Tree removal will adversely impact landscape character. 	Section 6.7
<ul style="list-style-type: none"> • Heritage interpretation strategies: – Centre Court - the displacement of the actual Centre Court open space now interpreted as an internal space and its change of scale is not supported. – Centre Court interpretation is inadequate. The roof of the sports building should reference the Centre Court by including a landscaped roof with permanent line markings accessible for communal use and heritage display/ public art (similar to Paddington reservoir roof). – Roof garden - the Centre Court playing surfaces should include a requirement for the Centre Court markings to be on one plane. – Sports hall ceiling – the ceiling layout should be required to not inappropriately interrupt the image. – Southern stand trusses – it is inappropriate that 4 of the 19 trusses will be removed and relocated to accommodate driveway ramps. – Outdoor childrens play area - an experienced landscape architect should be required to design the garden to interpret the White City Amusement Park. 	Section 6.7
Social	
<ul style="list-style-type: none"> • Anti-social behaviour. 	Section 6.13
<ul style="list-style-type: none"> • Safety and security. 	Section 6.13
<ul style="list-style-type: none"> • No demand for full size football field with seating for 500 spectators. 	Section 6.13
<ul style="list-style-type: none"> • Registered club (licenced premises) located next to a school. 	Section 6.3
<ul style="list-style-type: none"> • Restrictions on public access to facilities. 	Section 6.5
Other	
<ul style="list-style-type: none"> • Public benefits: – Section 94 contributions/ planning agreement. 	Future DA
<ul style="list-style-type: none"> • Fragmented ownership/ management of the overall site (e.g. tennis courts run by Maccabi Tennis Club, not Hakoah Club). 	Section 6.7
<ul style="list-style-type: none"> • History of compliance issues with Maccabi and Hakoah (noise and operating hours). 	-
<ul style="list-style-type: none"> • Lack of consultation with community. 	Section 5
<ul style="list-style-type: none"> • Inadequate notification process. 	Section 5
<ul style="list-style-type: none"> • Inadequate documentation. 	Section 3

5.4 Applicant's Response to Submissions

Following the advertising and notification process, the Applicant provided a response to submissions addressing the key issues including traffic, land uses, site layout, bulk and scale, height, built form, heritage, access, landscaping and operational matters. The response of submissions and supporting diagrams provided by the application are referenced in the relevant parts of this assessment (Section 6).

No changes were made to the proposed design as a result of the response to submissions.

6. ASSESSMENT

6.1 Referrals

Table 12: Summary of the referral responses

<i>Referral</i>	<i>Summary of Referral Response</i>
Heritage (independent) Annexure 2	<p>The independent heritage referral from CityPlan concludes that the proposal is acceptable subject to conditioning of the following matters:</p> <ul style="list-style-type: none"> • The proposal is considered satisfactory in terms of views, subject to the provision of a degree of transparency into the future detailed design of the new curved clubhouse to allow for views across the valley floor from the Alma Street entry (Condition B1). • White City site should be managed and operated as one sporting field and facility (Condition B5). • The Heritage Interpretation Strategy is considered to be satisfactory subject to more detailed strategies to be provided as part of future development application(s) (refer to Section 6.7) (Condition B9). • Photographic archival recording of the whole White City site (Condition B10). <p>Archaeological matters during construction would be addressed as part of future development application(s).</p>
Technical Services Annexure 3	<p>Council's Development Engineer considers the proposal acceptable subject to the following matters which are required to be addressed in future development application(s):</p> <ul style="list-style-type: none"> • Site drainage/ stormwater management (Condition B15 – SWP). • Flooding and overland flows (Condition B16 – flood management). • Geotechnical and hydrogeological matters (Condition B22 – construction impacts). • Parking and access (including a detailed Operational Transport Management Plan and traffic engineering/ infrastructure upgrade matters) (Conditions B13 & B14 –transport and infrastructure). • Impacts on Council infrastructure. • Construction management. • Provision of an electricity substation.
Trees and Landscaping Annexure 4	<p>Council's Tree & Landscape Officer considers the proposal acceptable subject to the following matters which are required to be addressed in future development application(s):</p> <ul style="list-style-type: none"> • Retention of trees in-situ, transplanting or suitable replacement planting (Tree Nos. 2, 3, 4, 6, 8, 16, 24, 45 & 51) (Condition B6 – Landscape plan).

Referral	Summary of Referral Response
	<ul style="list-style-type: none"> • Exploratory root mapping where major encroachments are proposed (Tree Nos. 85, 86, 88 & 89) (Condition B7 – arborist report, tree protection and exploratory mapping). • Tree protection plan for Council street trees (Tree Nos. 85, 86, 88 & 89) (Condition B7 – arborist report, tree protection and exploratory mapping). • Landscape Plan (Condition B6 – Landscape plan). <p>The removal of a tree of high significance (Tree No. 24) is addressed in Section 6.8.</p>
Environmental Health Annexure 5	<p>Council's Environmental Health Officer considers the proposal acceptable subject to the following matters which are required to be addressed in future development application(s):</p> <ul style="list-style-type: none"> • Land contamination (Condition B18 – contamination). • Operational details (Condition B21 – Plan of Management). • Acoustic impacts (Condition B21 – Acoustic Report and measures). • Sportsfield lighting (Condition B21 – light spill). • Acid sulphate soils (Condition B22 – ASS). • Erosion and sediment control (Condition B22 – construction impacts). • Soil and waste management plan (Condition B22 – construction impacts).
Open Space and Recreation Annexure 6	<p>Council's Open Space & Recreation Officer considers the proposal acceptable subject to resolution and/ or conditioning of the following matters:</p> <ul style="list-style-type: none"> • Public access to recreational facilities. • Public access (through-site-link) from Trumper Park to Rushcutters Bay Park.
Community Services Annexure 7	<p>Council's Community Services Officer considers the proposal acceptable as the additional recreational and childcare facilities will benefit the community.</p>
Fire Safety Annexure 8	<p>Council's Fire Safety Officer considers the proposal acceptable.</p>

6.2 Desired Future Character

The subject site is located within the Paddington Heritage Conservation Area. Chapter C1: Paddington Heritage Conservation Area of the Woollahra DCP 2015 sets out the desired future character for the area, this is assessed in Table 13 below.

Table 13: Assessment against the relevant overarching principles of the desired future character contained in Chapter C1 Paddington Heritage Conservation Area of the Woollahra DCP 2015

Principle	Comment
<i>Retains the unique National heritage significance of Paddington and recognises it as a rare and distinctive urban area</i>	The cultural and heritage significance of White City including its uniqueness and its contribution to the Paddington Heritage Conservation Area are adequately addressed in the CMP and HIS.
<i>Retains and promotes evidence of the historical development of the area and enables interpretation of that historical development</i>	The cultural and heritage significance of White City including evidence of the historical development of the Paddington area as market gardens, amusement park and tennis facility are adequately addressed in the CMP and HIS.

<i>Retains the cohesive character evident in low scale, high density built form</i>	The proposed building envelopes will achieve a development that is better integrated with the public domain, draws on its unique character and will improve the streetscape character and public views.
<i>Retains distinctive features such as...subdivision patterns and buildings which follow the landform and the distinctive patterns of terrace house groups</i>	The distinctive features of the site are identified in the CMP which has informed the proposed site layout and building envelopes. The open valley floor and important views will be maintained. Significant physical elements of the White City development will be retained, reused or interpreted.
<i>Provides for sharing of views and vistas</i>	The proposal will not unreasonably impact important views and vistas.
<i>Exhibits contemporary design excellence</i>	The proposal achieves contemporary design excellence through building envelopes that are a contextual fit for the site and sensitively respond to significant physical elements of White City, the valley floor character, public views, streetscape character and relationship to surrounding uses and built forms. Given the proposal is for building envelopes, not architectural design, Condition B2 is recommended to ensure that the detailed design of future buildings positively contribute to the overall architectural quality of Paddington.

An integral component of the proposal is the improvement of the streetscape along Glenmore Road. The proposed childcare drop off area should be appropriately treated so that activation and visual interest to the adjoining public domain area can be maximised. The applicant has included a Heritage Interpretation Strategy to retain the majority of the 1923 southern grandstand trusses (in their original locations) and integrate these with a landscaped terrace which will become a high quality architectural decorative feature that will contribute to an interesting and attractive streetscape presentation. This element will provide some screening to the exposed childcare drop off and parking area. **Condition B2** is recommended to ensure an appropriate streetscape outcome is achieved.

The proposal is considered to be of a suitable bulk, scale and massing. It will not overwhelm the context and is consistent with the predominant scale of the surrounding development in terms of height. Therefore, the proposal will positively contribute to the desired future character of the area.

6.3 Land Use

The indicative uses comprising of indoor and outdoor recreational uses (including outdoor tennis and football, indoor swimming pool, sports hall, gym, health studios), child care centre, ancillary café, registered club and associated facilities and community facilities.

48% of objections relate to operational matters including the intensity of the proposed uses. The submissions included requests to reduce the capacity of the clubhouse and stadium and provide a cap for the frequency of peak events and functions. The concerns also related to the introduction of a childcare centre and the potential impacts of the clubhouse (licenced premises).

It is noted that most of these uses already exist on the site. The site is also located close to public transport (including bus services along New South Head Road and rail services at Edgecliff Station); schools (Sydney Grammar and Glenmore Public School); and public recreation facilities (Trumper Park and Rushcutters Bay Park).

The proposed uses are consistent with the broader objectives of the RE2 Private Recreation zone as it will contribute to providing a diversity of compatible land uses which will service the local and wider community. The proposed uses are permissible on the site, consistent with the existing and historical uses on the site and are compatible with the surrounding development.

The proposal will have a positive outcome through long term continuity and evolution of the heritage significance of the site, in particular the continued use of the site for recreational activities and tennis facilities. The proposal will also activate and revitalise the surrounding public domain.

Childcare centre

The proposal includes a childcare centre (indicative 70 children). A number of the objectors concerns relate specifically to the new childcare centre. Most of these concerns relate to operational aspects of the proposed use. The detailed design of the childcare centre will be addressed in subsequent development applications for the detailed design of the development. Future development application(s) which include the childcare centre will be assessed having regard to Chapter F1: Child Care Centres of the Woollahra DCP 2015 and the Education and Care Services National regulations which sets out operational and physical space requirements.

Licenced premises

A number of the objectors concerns relate to the clubhouse which includes a bar and restaurant area (licenced premises).

On 19 March 2013 OLGR granted Club Licence LIQ330019627 to Hakoah Club Ltd (trading as Hakoah White City). The licence authorises the sale and supply of liquor to club members and their guests and the operation of gaming machines. There is no restriction on trading hours; in effect, registered clubs may trade for up to 24 hours a day on any day of the year. However, the actual trading hours are generally set by a Club's constitution.

The configuration of the uses on the site, any additional licenced floor area, the relationship to Sydney Grammar School and operational matters (including management of the licensed premises, maximum patron numbers and hours of operation) will be addressed in subsequent development applications for the detailed design of the development. Future development application(s) which include the licenced premises will be assessed having regard to Chapter F3: Licensed Premises of the Woollahra DCP 2015.

6.4 Built Form, Layout and Urban Design

56% of the objections relate to planning matters including building heights, bulk and scale, landuses and layout and circulation and access.

The building form, layout and urban design of the proposal including its relationship to existing heritage fabric and the surrounding context has been assessed and is considered satisfactory for the following reasons:

- **Building heights.** The building heights have been assessed in Section 4.3.4 and are supported.
- **Building envelopes and separation.** The number of building envelopes, setbacks, envelope sizes and separation distances are appropriate to the context, visual impacts and amenity impacts. The existing structures lack functionality and flexibility. The building envelope

sizes have regard to the nature of the indicative uses and required floor plan layouts (Figure 12). The width of the clubhouse building is offset by the narrow depth of the building envelope to ensure the building does not overwhelm the context.

- **Density.** The density is appropriate given the proximity to public transport and key centres. The proposal includes an indicative gross floor area of 10,238m². There is no floor space ratio control for the site. Based on the overall site area (2.9 hectares), the size of the proposed building envelopes can be comfortably accommodated on the site.
- **Site layout.** The existing development on the site is disconnected in terms of how the uses and buildings relate to one another as well as how they relate to the immediate surrounds. The proposal to cluster the building envelopes towards the street frontages where a more active interface can be provided is supported. The configuration of the uses within the site, including a centrally located café, will provide a good site layout and strong connections between the various uses. The proposed clubhouse building will provide an edge to the valley floor and is supported.
- **Heritage.** The configuration of the building envelopes demonstrates regard to the siting of the existing development on the site, retention of significant original fabric and interpretation of the historic uses.

The Heritage Interpretation Strategy is an integral part of the proposal that has driven the proposed built form, layout and urban design. The sports building that will be sited over the Centre Court will interpret the playing surfaces of the Centre Court. The landscaped terraces adjoining the sports hall will interpret the sense of contained space. The majority of the southern grandstand trusses will be retained at the Glenmore Road frontage. The outdoor football field and tennis courts will maintain the open valley floor character. The arches of the northern grandstand will be retained in-situ. Pedestrian walkways will incorporate memorabilia. A community plaza interpreting the market gardens and a children's play area will interpret the former amusement park. These elements have been comprehensively integrated into the overall development with the appropriate siting and massing of the proposed building envelopes.

- **Context.** The relationship of the proposed building envelopes to neighbouring residential uses to the east and north-east will be preserved by siting building envelopes away from the neighbouring residential buildings and maintaining (and increasing) the tennis courts in the eastern part of the site and providing a full size football field in the northern part of the site. The clubhouse building, which is the largest envelope, is located 78m from the nearest residence and 68m from Glenmore Road. The development is considered to be a contextual fit with the surrounding urban fabric. It responds to the existing spatial context and edges.
- **Open space.** The building envelopes are sited in the south-western corner of the site and the size of the building footprints have been minimised to maintain open space areas which respect the open valley floor character of the site and to maximize public views across the site (Figure 13). Whilst the proposed clubhouse building does extend into the open valley floor, additional open areas are provided on the site where they achieve more public benefit (e.g. additional tennis courts on the eastern side which achieve better public views).
- **Setbacks.** The setbacks of the proposed building envelopes to the street respond to the site topography (including embankments) and the relationship to the existing (and proposed)

vehicle and pedestrian networks. The setbacks have regard to providing an appropriate interface to the street.

- **Views.** The site is visible from a variety of vantage points. The streetscape presentation and public views from Glenmore Road will be improved. The clubhouse building would impact views from the Alma Street entry but it is considered that the design of this element be further refined through providing a degree of transparency allowing for views across the valley floor (refer to **Condition B1**).
- **Amenity.** The internal amenity has been addressed by orientating the building envelopes towards the north to benefit from winter sunlight and solar heat gain. Amenity impacts to adjoining properties have been adequately addressed.



Figure 12: Comparison of building footprints with existing and surrounding built forms (provided by Applicant)



Figure 13: Open valley floorspace (provided by Applicant)

On this basis, the proposed building form, layout and urban design is considered acceptable.

6.5 Access, Linkages and Circulation

33% of the objections relate to operational matters including public access to facilities. The objectors concerns relate to how the development connects to the wider urban context, through-site links and public access to the recreational facilities/ open space.

Council's Open Space & Recreation Officer considers the proposal acceptable subject to resolution and/ or conditioning of the following matters:

- Public access to recreational facilities.
- Public access (through-site-link) from Trumper Park to Rushcutters Bay Park

The concerns regarding private v public access to recreational facilities were also raised by Council's Community Services Officer.

It is considered unreasonable to impose a condition requiring public access to the recreational facilities as the land is privately owned and the proposed uses are permissible in the RE2 Private Recreation zone. The proposed uses would provide additional/ improved facilities to the community and have a positive impact regardless of whether access is public (i.e. casual usage for fee) or members only. The public access to the recreational facilities would be considered in future development application(s).

It is agreed that public through-site links across the White City site to Rushcutters Bay Park (towards the north) and a linkage to Trumper Park (towards the east) would be of great benefit to

the community. However, there is no current site specific DCP identifying opportunities for through-site-links. Opportunities for a through-site links are further constrained by existing surrounding developments and land ownership.

The pedestrian/ cycle layout within the site and connectivity into the wider urban context has not been adequately addressed. The general site layout of the building envelopes and road network establishes broad parameters for a legible pedestrian and cycle network between the various elements on the site and multiple frontages to the public domain. **Condition A5** is recommended to require a Pedestrian and Cycle Network Plan be submitted as part of any future development application(s).

The proposal is considered acceptable in terms of access, linkages and circulation.

6.6 Transport, Traffic and Parking

An indicative site layout including new internal road network was submitted with the Application. The indicative road network includes a drop-off zone with access and egress to Glenmore Road which would operate as a one-way parking aisle. It includes a new loop road along the western boundary and it also and indicative parking for 270 vehicles (including basement car park).

A Traffic and Parking Report prepared by AECOM dated 1 September 2015 was submitted with the development application. The proposal has been referred to RMS as traffic generating development.

95% of the objections relate to traffic and parking matters, including:

- Vehicle access via New South Head Road should be provided.
- Glenmore Road access to childcare centre is not supported.
- Insufficient car parking.
- Increased traffic congestion.
- School drop off/ pick up issues.
- Pedestrian and cycle network.
- Loading and servicing.

The proposal will have an impact on the levels of existing on-street parking and will lead to additional traffic movements. However, on balance, these impacts are considered acceptable subject to infrastructure works and appropriate management of the uses as discussed below.

Traffic Generation

A number of the submissions have raised concerns regarding traffic impacts.

The Traffic and Parking Report submitted with the application relies on assumptions on estimated break down of the uses, capacity, hours of operation and vehicle occupancy. Council's Traffic Engineer has reviewed the report and raises concerns in relation to traffic overflow, in particular with the 500-seat grandstand during events.

Council's Traffic Engineer recommends that future development application(s) include a Local Area Traffic Management Scheme (LATM) in the area bound by Glenmore Road, Lawson Street, Neild Avenue and New South Head Road (**Condition B14**). This will ensure safe and efficient traffic and pedestrian movement within the vicinity of the site.

A Transport Management Plan is also required to be provided as part of any future development application(s) to minimize the traffic flow impact during peak events by discouraging car use and providing a shuttle bus service (**Condition B13**).

Local Traffic Issues

A number of submissions raised concerns regarding the impact of the proposal on existing school traffic.

Council's Traffic Engineer supports the proposed two-way looped road/ queuing arrangement during pick-up/drop-off for Sydney Grammar School along the western boundary of the White City site (Figure 14). The proposed arrangement will assist in reducing local queuing on Alma Street and Lawson Street. The vehicle circulation and pedestrian access will need to be designed to ensure safety and efficiency of school and sports traffic which will be further considered with future development application(s).



Figure 14: Queuing diagram and widened two-way loop road (provided by Applicant)

A number of submissions raised concerns regarding the impact of the two separate entry and exit points off Glenmore Road which will provide access to the childcare pick-up/drop-off.

Council's Traffic Engineer has advised that the entry points will reduce pressure on the Alma Street entry. However, there are safety concerns due to the curved geometry of this section of Glenmore Road, the T-intersection with Cambridge Street and the narrowness of the road.

These matters are required to be satisfied as part of any future development application(s) addressing the following traffic engineering issues (**Condition B14**):

- Modifications to concrete median along Glenmore Road, additional signposting, pavement markings to provide left-in-left-out access to the proposed childcare pick-up/drop-off zone (Figure 15).
- Installation of a roundabout or kerb extension at the T-intersection of Glenmore Road and Cambridge Street (Figure 16).

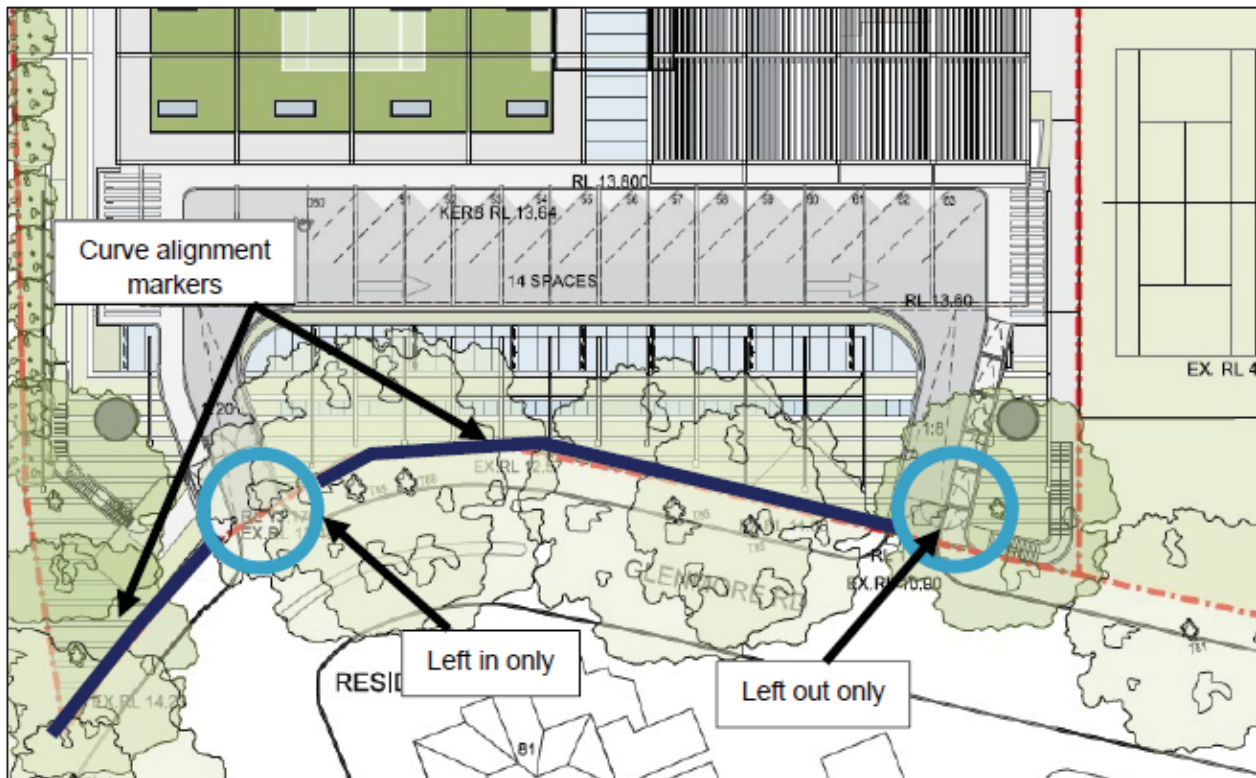


Figure 15: Left-in-left-out access arrangement from Glenmore Road to childcare centre (provided by Applicant)

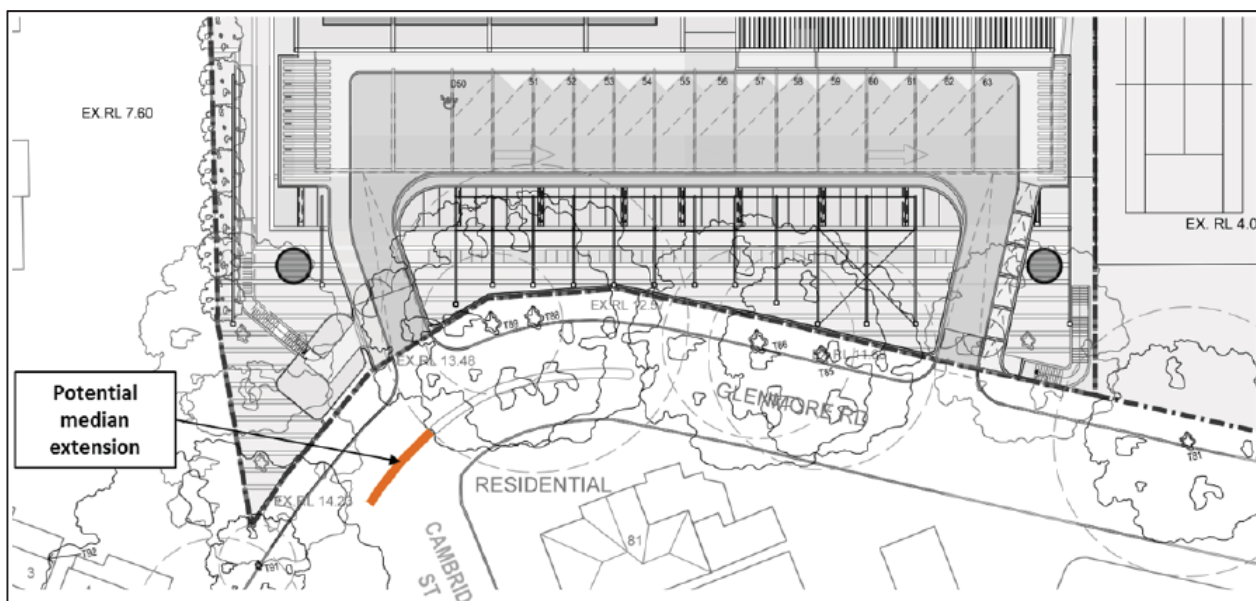


Figure 16: Potential median extension at Glenmore Road/ Cambridge Street intersection (provided by Applicant)

A number of submissions requested that access be provided from New South Head Road. However, the Applicant has advised that opportunities to provide access to the north is constrained by fragmented land ownership (including Sydney Grammar School, Sydney Water, State Rail and the owner of the service station and car wash). It is also noted that consideration of alternate access points would result in traffic implications that are outside the scope of this assessment.

Parking Provision

A number of the submissions raised concerns on the adequacy of the off-street parking for the proposed uses. Concerns were raised over the parking rates, the exclusion of parts of the GFA from the calculations and assumptions (e.g. car pooling).

Council's Traffic Engineer has undertaken car parking calculations with more conservative assumptions. The assessment takes into consideration the accumulative parking demand as well as peak parking demand. The assessment concludes the following:

- Weekdays – parking demand of 248 parking spaces when the 500-seat grandstand is used for training and other facilities are used concurrently; and
- Weekends – parking demand of 344 parking spaces when the 500-seat grandstand is used at 85% capacity for major events and other facilities are used concurrently.

The proposed 270 (indicative) on-site parking spaces is considered adequate for daily operations. Future development application(s) are required to address parking in peak events by managing the capacity of the grandstand and concurrent uses during these times or providing a detailed operational traffic management plan (e.g. shuttle bus) addressing the shortfall in parking spaces.

The proposed 11 child care centre pick up/drop off spaces and 3 staff parking spaces for the childcare centre is not adequate for the size of the proposed childcare centre (70 children). However, the capacity of the childcare centre is indicative only and may be resolved in the detailed design of subsequent development applications.

It is considered that these matters relating to parking provision, and the inclusion of bicycle parking, can be resolved as part of future development application(s) that include the gross floor areas of the uses, the hours of operation of the uses and the size of the grandstand (**Conditions B11 & B12**).

Loading/ unloading and service areas are considered adequate. However, Council's Traffic Engineer has recommended that consideration is required to be given to allowing one loading bay to accommodate Medium Rigid vehicles (MRVs). Consideration is also required to accommodate a standard bus/ coach/ shuttle bus service (**Condition B14**).

Other traffic matters

Other traffic matters identified by Council's Traffic Engineer to be addressed as part of future development application(s) include (**Condition B14**):

- New/ upgraded pedestrian facilities around the site including new pedestrian crossings.
- New/ upgraded cycling infrastructure around the site.
- Upgrade existing street lights along Alma Street and Glenmore Road frontages near key access points.
- Consideration of the introduction of a timed parking scheme allowing free parking.

This assessment is only considering the concept proposal. The indicative road network and parking configuration have been used as a guide in understanding the proposed development as a whole. No physical works are proposed. Future development application(s) will be made containing detailed proposals including vehicle access and parking.

The concept proposal is considered acceptable in terms of parking, traffic and access and Chapter E1: Parking and Access of Woollahra DCP 2015.

6.7 Heritage

34% of the objections raised concerns relating to heritage matters. Key concerns include:

- The heritage significance of White City and Centre Court.
- Impact on the special character of the White City site.
- Impact on the Paddington Heritage Conservation Area.
- Heritage interpretation strategies.

In particular, concerns were raised in relation to the clubhouse building envelope (location, height, bulk, scale) and its impact on the valley floor character. Concerns were raised regarding the relationship of the proposed childcare centre to Glenmore Road. Concerns were also raised regarding the heritage interpretation strategies with most concerns relating to the displacement and interpretation of the Centre Court.

The heritage and cultural significance of White City and its location within the Paddington Heritage Conservation Area is recognised and addressed in the Heritage Impact Statement and Conservation Management Plan (CMP) submitted with the development application. The CMP guides the conservation of the site by setting out conservation policies. The conservation policies relevant to new development on the site include the following:

- Provide a sense of arena through adaption.
- Interpret the Centre Courts as the former focus of the White City Tennis complex both in form and content.
- Preserve the playing of tennis on the site.
- Conserve the identified significant fabric in-situ or in an appropriate location.
- The open space as part of the unified character of the area should be conserved. Grass courts should be retained as part of that open space.
- Significant views within and to the site should be retained.

The CMP has informed a Heritage Interpretation Strategy which includes:

- The continuous use of the site as a sporting venue;
- The incorporation of interpretative features into the design;
- Integration of part of existing building structures into the new proposed buildings and landscapes (steel trusses and Northern Stand arches);
- Integration of artworks and historic photography interpreting the history and evolution of the White City;
- Integration of site features dating from the White City Amusement Park period into the playground area;
- The creation of a Museum Walk integrating movable heritage items and memorabilia;
- The installation and planning of interpretative markers to be located near the Museum Walk and at the Glenmore Road entrance.

- Integration of new landscape items such as an avenue of palm trees that references the adjacent heritage listed Canary island Date Palms planted along Alma Street;
- Transmission of a sense of arena through adaptation of existing structures; and
- Building positioning as to maintain significant views and distance from the Creek to retain the open valley floor character of the existing site

The Heritage Impact Statement, Conservation Management Plan and Heritage Interpretation Strategy have been reviewed and endorsed by CityPlan (an independent heritage consultant commissioned by Council).

The following requirements for future development application(s) have also been recommended by Council's independent heritage consultant:

- **Condition B1** - consideration should be given to incorporating transparency into the new curved clubhouse in order to allow for views across the valley floor from the Alma Street entry.
- **Condition B5** - the White City site shall be managed and operated as one sporting field and facility regardless of the proposed subdivision to ensure its intangible historical associations are maintained.
- **Condition B9** - a more detailed Heritage Interpretation Strategy incorporating the following:
 - History of early Aboriginal occupation needs to be clearly acknowledged during the interpretative process;
 - The audience of heritage interpretation, as required under the NSW Heritage Council's Heritage Interpretation Policy, needs to be clearly identified as to tailor the heritage interpretative initiatives and locations;
 - Historical themes relevant to the site need to be clearly identified and addressed in the report;
 - A selection of historical images of the site with detailed sources and references made available for interpretative purposes;
 - It is important that Heritage Interpretation responds to 'Why and for whom is the White City important?' and covers all aspect of heritage significance;
 - The Interpretation section of the CMP in particular Policy 23 and guidelines in section 9.11 and 9.13 should be included such as retention of the concrete stormwater channel as a visible expression of the Glenmore Creek, undertaken oral history and retention of NSTWA gates.
 - A comprehensive historic research and heritage reports should be left accessible for visitors and researchers, either onsite or through accession into a publicly accessible library/local studies unit;
 - Existing record of the current precinct layout should be recorded and made publicly accessible to researchers. This includes the undertaking of a photographic archival recording prior to the site redevelopment.
- **Condition B10** - a detailed photographic archival recording of the whole White City site.

The future detailed design of the buildings will be the subject of further consultation processes with Council, including a more detailed Heritage Interpretation Strategy. On this basis, the proposal can be undertaken while responding to the heritage significance of the site and the heritage conservation area within the statutory framework that applies.

The proposal is considered acceptable in terms of heritage conservation.

6.8 Trees and Landscaping

59% of objections relate to environmental matters including landscaping and trees. Concerns were raised over the tree removal, lack of deep soil landscaping, lack of adequate replacement planting, impacts to the character of Glenmore Road, impacts to heritage listed trees on Alma Street and impacts on the valley floor landscape character.

The Arboricultural Impact Assessment, prepared by Tree IQ, dated 1 September 2015, submitted with the development application details the removal of 69 trees to accommodate the proposed development.

Council's Tree & Landscape Officer considers the proposal acceptable subject to the following matters:

- Retention of trees along stormwater channel.
- Retention and protection of Council street trees located along Glenmore Road.
- Replacement planting along the eastern boundary adjoining Sydney Grammar school.
- Retention of trees or replacement planting along the southern boundary of the existing carpark adjoining Sydney Grammar School.
- Replacement planting in the south-western corner of the site adjacent to Glenmore Road (in accordance with a previous TPA approval).

It is considered that these matters do not fundamentally impact the proposed building envelopes and can be addressed as part of any future development application(s) by way of a comprehensive Landscape Plan, exploratory root mapping and tree protection plan which are included as **Conditions B6 & B7**.

The proposed excavation for the basement carpark will need to be designed to address tree retention and replacement. This matter will be addressed as part of future development application(s).

Council's Tree & Landscape Officer has identified that a highly significant tree (Tree No.24) will impact upon the proposed building envelope of the sports building. Tree 24 (Figure 17) is located centrally on the site and would significantly impact the overall design of the proposal.

Council's Tree & Landscape Officer has recommended the following:

"Consideration should be given to amending the design to include the retention of tree 24, if possible. This is likely to require a significant reduction in the proposed building envelope in this area as the tree has been awarded a Tree protection zone setback of 10.2 metres. If deemed impractical the possibility of including adequate deep soil space for a large replacement tree within this area of the site should be considered and included in the Stage 2 Landscape Plan"

The retention of this tree will significantly impact the proposed building envelopes, it is considered that a suitable replacement tree could be provided to achieve a good landscape outcome on the site. Therefore **Condition B6** requires that a large mature replacement tree of an appropriate species be included in the Landscape Plan submitted with any future development application(s).



Figure 17: Location of Tree 24

The Conservation Management Plan (CMP) conservation policy No.24 states that new landscaping in the area should respect the significance of the open flatland nature of the area. **Condition B6** requires a Landscape Plan to be submitted as part of any future development application(s).

The proposal is considered acceptable in terms of tree and landscape impacts and Chapter E3: Tree Management of Woollahra DCP 2015.

6.9 Views and Vistas

56% of objections relate to planning matters including impacts on public views.

Views and vistas into the White City site are predominantly from the surrounding slopes that rise away from the valley floor.

Significant views and vistas identified in Chapter C1: Paddington Heritage Conservation Area of the Woollahra DCP 2015 are shown in Figure 18 (note: the diagram is not intended to represent all significance views and vistas).

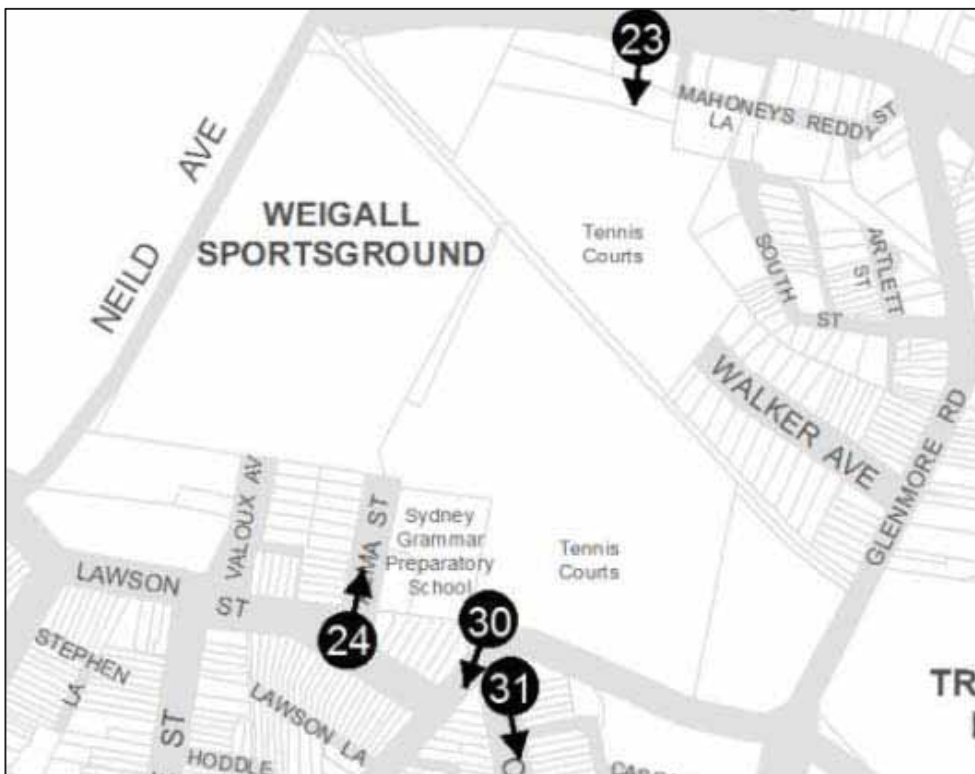


Figure 18: Significant views and vistas identified in the Woollahra DCP 2015

The Conservation Management Plan submitted with the development application also identifies the following important views and vistas that are relevant to the heritage significance of the site:

“The continuous green space and open recreational areas of White City and Lower Paddington are a landmark in the area. The site occupies part of the lowest ground within a broad shallow valley creating a sense of intimacy due to the enclosure by the surrounding hill-slopes. There are rare views and vistas from within and from outside the site that are unique in Paddington”

Conservation Policy No. 36 of the CMP states that views and vistas across the White City site and Lower Paddington should be retained and new views and vistas enhanced. The principal views identified in the CMP are shown in Figure 19 below.

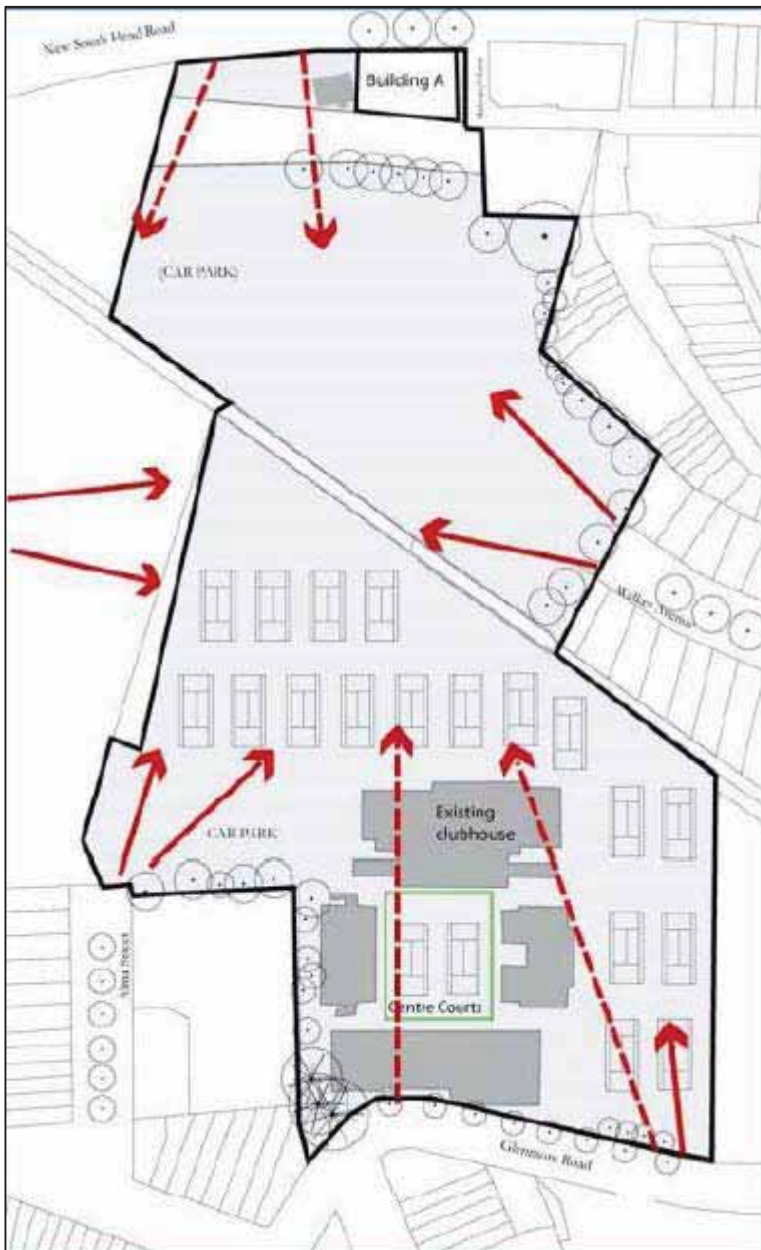


Figure 19: Principal view corridors (existing and potential) contained in the CMP submitted by the Applicant

The key views and vistas have been incorporated into the overall layout and design of the proposal. This is further reflected in the Heritage Interpretation Strategy which includes the following strategy:

“Heritage Interpretation - Green and Open Valley Floor

New buildings are located as far back from the stormwater channel as possible to retain the open valley floor character of the existing site. The existing grass tennis courts of the open valley floor are replaced by a soccer field, maintaining the existing open expanse at the northern part of the site. Views to the open valley floor from New South Head Road are maintained. The current Northern Stand building will be removed. The new clubhouse building is located to address the soccer field and defines an edge to the open valley floor”

The Addendum to Heritage Impact Statement: View Analysis prepared by Urbis, dated 4 November 2015, provides an analysis of the view impacts.

Significant views from key vantage points in and surrounding the perimeter of the White City site are shown in Figure 20 and include the following:

- 1 - Views from Neild Avenue to the east from Sydney Grammar sports grounds.
- 2 - Views to the north and north-east from the Alma Street entry.
- 3 - Views to the north from the Alma Street / Lawson Street intersection.
- 4 - Views to the north from Glenmore Road (near the corner at the Cambridge Street intersection).
- 5 - Views to the north from Glenmore Road (south-eastern corner of the site).
- 6 - Views to the south from New South Head Road across the Paddington amphitheater.

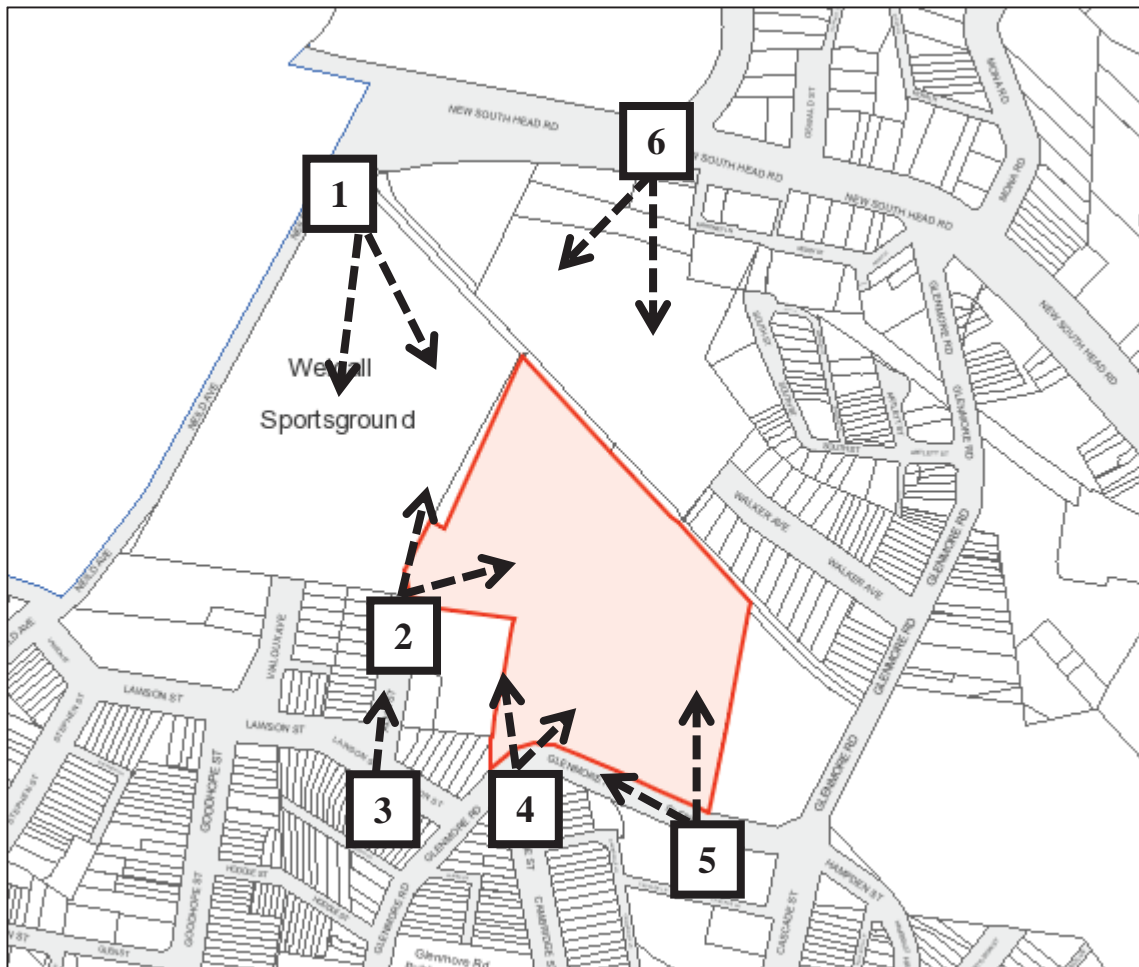


Figure 20: Key views and vistas

The View Study prepared by Group GSA, dated 19 November 2015, shows before and after photomontage views of the indicative development (Figure 21).



View 1: Neild Avenue - existing



Neild Avenue - proposal



View 1: Neild Avenue - existing



Neild Avenue - proposal



View 2: Alma Street gates - existing



Alma Street gates - proposed



View 3: Alma Street/ Lawson Street – existing



Alma Street/ Lawson Street - proposed



View 4: *Glenmore Road – existing*



Glenmore Road - proposed



View 5: *Glenmore Road – existing*



Glenmore Road - proposed



View 6: *Railway viaduct – existing*



Railway viaduct - proposed

Figure 21: Photomontage views (provided by the Applicant)

Table 14: Summary of the view impacts

<i>View</i>	<i>Significance</i>	<i>Comment/ Impact</i>	<i>Conclusion</i>
View 1 <i>Neild Ave</i>	Medium - High	<ul style="list-style-type: none"> The proposed buildings will be visible but will not dominate the existing view corridors. Views across the football field (wider valley floor area) will not be unreasonably impacted. 	Satisfactory
View 2 <i>Alma St entry</i>	Medium - High	<ul style="list-style-type: none"> Views of medium significance to the north-east will be impacted by the proposed clubhouse building. The impacted views are from the entry and carpark area. These are not considered to be significant public views. Views of high significance to the north will be preserved. 	Satisfactory (adverse impact) ¹

<i>View</i>	<i>Significance</i>	<i>Comment/ Impact</i>	<i>Conclusion</i>
View 3 <i>Alma St/ Lawson St</i>	High	<ul style="list-style-type: none"> Views to the north along Alma Street will not be impacted. 	No impact
View 4 <i>Glenmore Rd/ Cambridge St</i>	Nil - Low	<ul style="list-style-type: none"> There are no existing views due to the southern grandstand and metal sheeting. Views above the existing structures will be preserved. Views in this location will be enhanced by a building envelope with a lower height (RL 22.1 to RL 19.0 AHD). 	Satisfactory (improvement)
View 5 <i>Glenmore Rd</i>	High	<ul style="list-style-type: none"> Views over the uncovered tennis courts will be preserved and improved by increasing the number of uncovered tennis courts (from 6 to 9) and increasing the setback of the new building envelope further from the eastern boundary of the site. 	Satisfactory (improvement)
View 6 <i>NSHR</i>	Medium	<ul style="list-style-type: none"> The proposed buildings will be visible but will not dominate the existing view corridors. Views across the football field (wider valley floor area) will not be unreasonably impacted. 	Satisfactory

¹The independent heritage report has recommended that the new curved clubhouse building incorporate transparency that lets the public views from Alma Street entrance to the urbanscape and field beyond in 'see-through' form (**Condition B1**).

The proposal is considered to protect and enhance significant views from streets and other public places that are an important feature of the site and contribute to the character of the area. The height, bulk and scale of the proposal will not adversely affect public views and accords with Objectives O3 and O4 of Section C1.4.9 of Chapter C1: Paddington Heritage Conservation Area of the Woollahra DCP 2015:

O3: To protect and enhance views from streets and other public places.

O4: To provide additional views from streets and other public spaces where opportunities arise.

In terms of private views, the existing northern grandstand (RL 15.4 AHD) and eastern grandstand (RL 15.83 AHD) already impact views from 400 Glenmore Road to the north-west (city skyline). However, there will be some additional view impacts to 400 Glenmore Road resulting from the new clubhouse building (RL 22.0 AHD). These impacts are considered acceptable as the clubhouse building envelope has a narrow curved (north-west) alignment and is setback some 100 metres from 400 Glenmore Road. The clubhouse building would be visible from the north-west facing windows of these units but the building would not dominate or fully obstruct views of the city skyline from these units. Views to the Harbour (north) would not be impacted by the proposal. The overall view impacts to 400 Glenmore Road would be nil to minor and views over the open valley floor would not be unreasonably impacted.

It is also noted that the siting of the clubhouse building envelope has regard to enhancing public views to the north-east from Glenmore Road across the tennis courts and football field.

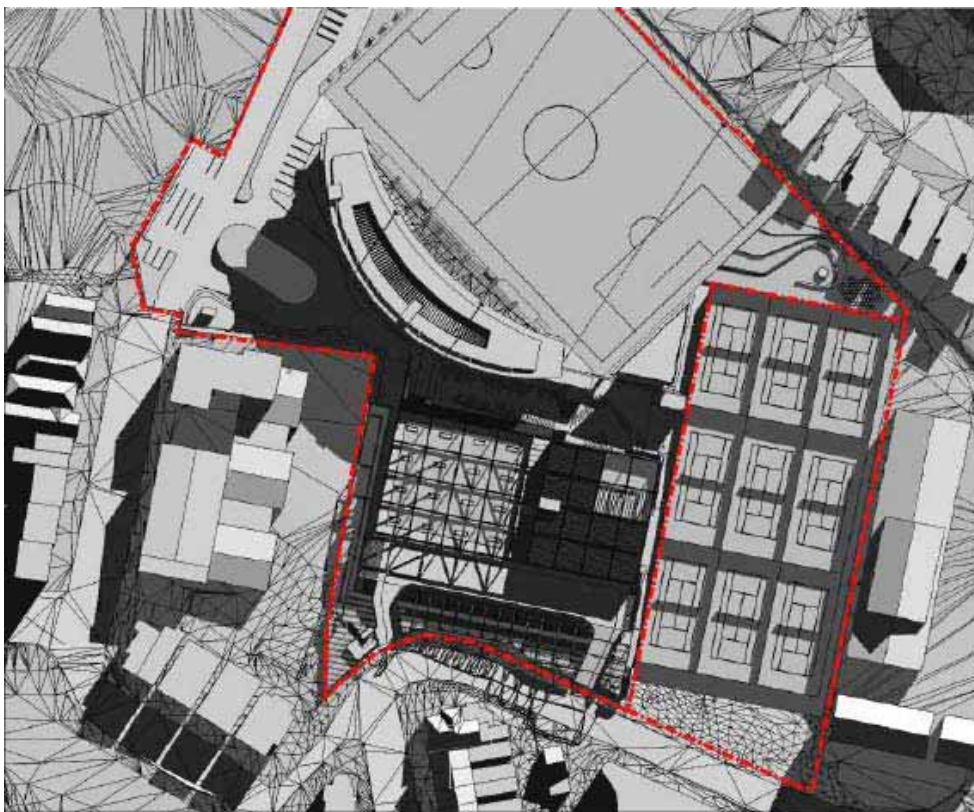
It is unlikely that the proposal would adversely impact views from 357 Glenmore Road, situated to the south of the subject site.

The proposal is considered to have an acceptable outcome in terms of view sharing and Chapter C1: Paddington Heritage Conservation Area (Section C1.4.9 Views) of the Woollahra DCP 2015.

6.10 Solar Access

Sydney Grammar School has raised concerns in relation to overshadowing impacts to north-eastern corner of the playground area on midwinter mornings due to proposed building heights. The playground is utilised from 7.30am and the shadow impact results from a non-compliant building height.

The shadow diagrams submitted with the development application consider the potential overshadowing impacts at 9am, 12 noon and 3pm on June 21 (winter solstice). The proposal will result in some overshadowing of the north-eastern corner of the playground of Sydney Grammar School (Figure 22). Minimum solar access requirements are not typically applied to special use zones as they are less sensitive to shadow impacts than residential properties. The playground areas of the school will remain largely unaffected by the proposal. In this regard the minor overshadowing is considered acceptable and the amenity of the school's playground areas will be reasonably retained.



9am / ALTITUDE ANGLE: 9°47' / AZIMUTH ANGLE: 53°05'

Figure 22: Shadow diagram showing overshadowing to Sydney Grammar School

Overshadowing to the public domain along Glenmore Road would be reduced by the proposal which has a greater setback to Glenmore Road and a lower height (RL 16.8 – RL 19.0 AHD) compared to the existing southern grandstand (RL 20.1 AHD).

There will be no overshadowing impacts to adjoining residential developments.

The proposal is considered acceptable in terms of solar access impacts.

6.11 Residential Amenity

48% of objections relate to operational matters and 58% of objections relate to amenity impacts including:

- Hours of operation.
- Noise impacts.
- Visual privacy impacts.
- Light spill impacts.
- Mechanical equipment location.

Acoustic impacts

The location of the site and its proximity to residential development and natural topography (White City lies at the base of the Paddington amphitheatre) have been considered.

An Acoustic Assessment, prepared by AECOM and dated 2 September 2015, was submitted with the development application. This has been reviewed by Council's Environmental Health Officer.

Noise impacts to nearby residences from the football field, playground, childcare (roof terrace) playground, and new tennis courts could be appropriately managed (e.g. limit hours of operation and/ or frequency of use) and include appropriate noise attenuation measures. These operational details will be subject to assessment under any future development application(s) (**Condition B22**).

The building envelope for the clubhouse is sited 100m from residential development to the east and 78m to residential development to the north (Figure 23).

Whilst it is likely that there will be increased noise impacts from the proposed uses, these impacts are considered to be within the limits of what is considered acceptable based on the existing uses on the site, the land use zoning and impacts that result from development at the zone interface. Noise mitigation measures and/ or noise limits may be imposed on future development application(s).



Figure 23: Distance of clubhouse to residences at Walker Avenue (provided by Applicant)

Visual privacy impacts

The proposed building envelopes are separated from adjoining residential developments to the north (Walker Avenue), east and south (Glenmore Road). Within the site, the building envelopes are orientated towards the football field, tennis courts and landscaped terraces. The proposal will not result in any adverse visual privacy impacts to adjoining residential properties.

Lighting impacts

A Lighting Design Intent letter, prepared by AECOM dated 25 August 2015, was submitted with the development application. Any new lighting required for the operation of the proposed uses will be subject to assessment under any future development application(s) (**Condition B21**). It is anticipated that light spill impacts could be suitably managed (e.g. light pole locations, light fixture design and hours of operation).

6.12 Stormwater and Flooding

59% of objections relate to environmental impacts including stormwater and flooding impacts.

The site is located within the flood planning area. A Flood Assessment was submitted with the development application.

The proposal has been designed to address potential flooding as follows:

- The proposed site layout incorporates approximately 45% impervious surfaces.

- Minimum flood levels have been considered in the design.
- Earthworks have been minimised to reduce flood storage.
- The proposal maintains existing overland flows (via right-of-way, parking areas and shared zone). The football field will provide unobstructed overland flowpaths for floodwaters entering the site.

No concept stormwater management plan was submitted with the development application. Stormwater management (including any OSD) will be addressed in subsequent development applications for the detailed design of the development.

Council's Development Engineer considers the proposal acceptable in terms of stormwater and flooding. The building envelope locations have regard to likely flood and stormwater impacts. The more detailed elements of the stormwater design and flood mitigation can be addressed as part of any future development application(s) (**Conditions B15 and B16**).

The proposal is considered acceptable in terms of stormwater and flooding and Chapter E2: Stormwater and Flood Risk Management of the Woollahra DCP 2015.

6.13 Social and Economic

The existing structures lack functionality and flexibility and are in a dilapidated state. The Applicant has undertaken detailed investigations to determine whether the existing facilities could be retained and adapted to meet current requirements. There are significant structural limitations in retaining the existing grandstand structures. A Structural Assessment of the Grandstands Report (2013) and an Estimated Costs for Structural Repairs Report (2013) were submitted with the development application. The costs of repairs to the northern and southern grandstands is approximately \$4 million. Due to the lack of demand for the use of the grandstand space (and relocation of Tennis NSW to Homebush Bay), the Applicant states that the commercial return on investment is not economically viable.

The proposal involves demolition of the existing structures and includes a CMP and detailed Heritage Interpretation Strategy which are considered acceptable by the independent heritage consultant. On this basis, and the proposed demolition of the majority of the existing structures and fabric is considered acceptable.

A Social Impact Assessment, prepared by Urban Advisers dated August 2015, was submitted with the development application outlining the need and justification for the proposal.

The need and demand for additional recreational facilities and childcare facilities within the Woollahra LGA, and within Paddington is acknowledged. This is documented in the referral responses from Council's Open Space and Recreation Officer and Council's Community Services Officer (Annexures 6 & 7).

The Woollahra Child Care Study 2014 found a gap in places across the LGA with Paddington listed as the suburb with the second highest gap in places. The Woollahra Recreation Needs Assessment 2006 recognised soccer, swimming, tennis, going to the gym and yoga as having high attendance rates in the community.

The proposed childcare centre, indoor swimming pool, indoor multi-purpose sports facility and full-size football field provide facilities that will provide social benefits to the community.

The proposal will have positive social and economic impacts to the local and broader community.

6.14 Other Matters

Mechanical equipment

Concerns relating to the installation of mechanical equipment (basement car park exhausts and air conditioning units) can be addressed as part of future development application(s)

Construction impacts

Concerns relating to construction impacts can be addressed as part of future development application(s) (**Condition B22**).

Utilities

The provision and upgrade of services and utilities can be addressed as part of future development application(s) (**Condition B23**).

6.15 Site Suitability

Having regard to the characteristics of the site and its location, the proposed development is considered appropriate in that:

- The indicative uses are permissible and consistent with the objectives of the RE2 Private Recreation zone.
- The size and dimensions of the site are appropriate for accommodating the proposed building envelopes which are offset to large open outdoor areas.
- The proposed site layout and building envelopes are compatible with surrounding development, do not result in any unreasonable adverse impacts to adjacent properties and maintain a suitable relationship to adjoining properties.
- The interface between the site and Glenmore Road will be improved.
- Views from Alma Street will mostly remain unaffected and new views across the site from Glenmore Road will be provided.
- The vehicle and pedestrian network within the site will be improved and better connected to the surrounding network.
- The Heritage Interpretation Strategy involves retention, reuse and interpretation of key elements of the site.
- The proposal will provide wider social and economic benefits to the Woollahra community.

6.16 Public Interest

In determining whether or not the proposal is in the public interest, both the wider public interest and the sectionalised public interest must be taken into consideration. In the event that the wider public interest outweighs the sectionalised public interest, the proposal can be determined to be in the public interest.

Wider public interest

In giving consideration to the wider public interest, it is acknowledged that White City is valued as a community resource for its recreational and community aspects being an important historic sporting facility in the Paddington area. White City has been used for recreation and sports since 1922.

The use of White City has declined since 1999 when Tennis NSW vacated the site and moved to Homebush Bay. The facilities have since become dilapidated and some of the facilities are unsafe and unusable. The costs of repairs to the grandstands alone are \$4 million and there is a lack of demand for tennis (grandstand) facilities which makes the repair of the site economically unviable.

The proposed redevelopment of White City for a sporting and cultural facility includes a mix of indicative uses that respond to the need and demand for recreational and community facilities in Paddington. The proposed uses will provide an essential service to the community as a whole. Interpretation of the historic uses and character provides for much of the vitality and essential character of the proposal.

The proposal provides a community benefit by facilitating private sporting and recreational uses, childcare centre, café, registered club and community facilities. The recreational facilities (tennis courts, full size football field, indoor swimming pool, sports hall, gym and health studios) promote healthy lifestyle, sporting, social and entertainment activities for the community.

Of the 96 public submissions, 30 submissions supported the proposal for the following reasons:

- Improved recreational, community and childcare facilities resulting in social benefits and community building.
- Improved streetscape and public views.
- Heritage interpretation.
- Flow-on economic benefits to locality.

Localised public interest

In giving consideration to the sectionalised public interest, it must be accepted that by virtue of normal operation of the uses must be seen in its true context. This report has addressed all of the issues which must be assessed when giving consideration to the amenities of the neighbours who live within the close proximity to White City.

There have been 96 public submissions, including 66 objections which have raised concern with the proposal. These concerns relate to traffic matters, operational matters, planning matters, environmental concerns, heritage matters and social impacts. Many of the matters raised relate to the detailed aspects of the intensity of the uses and the likely operational impacts of the uses. Given this development application does not include any physical works, these more detailed aspects will be addressed in future development application(s).

The existing impacts on residential amenity are considered consistent with what can reasonably be expected in an area where different uses with different impacts (i.e. recreation and residential) coexist in close proximity. It is noted that these uses have historically coexisted in evenings since the 1920s. It is also noted that the site is currently being underutilised due to its dilapidated state. Accordingly, the impact of the existing, and historic, activities on the site is considered acceptable.

The overall capacity of the White City site to accommodate the proposed indicative uses is considered acceptable. The intensification of the uses and the impact of the proposal would be further assessed under future development application(s).

In conclusion, it is considered that the proposal is acceptable against the relevant considerations under Section 79C of the *Environmental Planning and Assessment Act 1979* and would be in the public interest.

On this basis, it is considered that the wider public interest outweighs the impact upon surrounding residents.

7. CONCLUSION

The staged development proposal for building envelopes and indicative use of White City for a multi-purpose sports centre and registered club facilities is considered acceptable against the relevant considerations under Section 79C for the following reasons:

- The location and size of the building envelopes fit within the context of the site and surrounding buildings without unreasonable adverse impacts to adjoining properties. Whilst the proposed clubhouse building does extend into the open valley floor, additional open areas are provided on the site where they achieve more public benefit (e.g. additional tennis courts on the eastern side which achieve better public views). On balance, the proposal will maintain the important character of the open valley floor.
- The building heights are commensurate to the height of adjacent buildings, respond to the site topography and are compatible with the context of the site. The Clause 4.6 variation requests to the building height development standards under Clause 4.3 and Clause 4.3B of the Woollahra LEP 2014 are considered to be well founded. Strict compliance with the height of building development standards would be unreasonable and unnecessary in the circumstances of this development. There are sufficient environmental planning grounds to justify the proposed variation. The proposal is in the public interest and consistent with the objectives of the building height development standard (Clause 4.3) and the site specific building height objectives (Clause 4.3B) of Woollahra LEP 2014.
- The proposed envelopes are guided by the CMP which provides a criteria in relation to design, scale and location of the buildings. The heritage significance of the site is addressed by retention and adaptive re-use of original elements of the site and interpretation strategies and display of memorabilia. The impact of the proposal on the currently recognised contributory values within the conservation area is negligible.
- The proposal will provide social benefits to the Woollahra community through new and improved recreation, community and childcare facilities.

The intensification of uses and operational matters would be assessed under future development application(s).

8. DISCLOSURE STATEMENTS

There have been no disclosure statements regarding political donations or gifts made to any Councillor or to any council employee associated with this development application by the applicant or any person who made a submission.

9. RECOMMENDATION: PURSUANT TO SECTION 83B OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

THAT the Joint Regional Planning Panel, as the consent authority, grant development consent to DA438/2015/1 for Stage 1 concept proposal Development Application pursuant to Section 83B of the EP&A Act for building envelopes and indicative use of White City for a multi-purpose sports centre and registered club facilities including Heritage Interpretation Strategy on land at 30 Alma Street PADDINGTON, subject to the following conditions:

PART A – TERMS OF APPROVAL

Development Description

- A.1 Consent is granted to Stage 1 concept proposal for the proposed land uses, building envelopes and not the detailed illustrated drawings marked “planning detail indicative only”. This consent does not authorise the carrying out of any physical works which must be the subject of future development application(s).

Determination of Future Stage 2 Applications

- A.2 In accordance with Section 83B(3)(a) of the Environmental Planning and Assessment Act 1979, all physical works shall be subject of future development application(s).

The determination of the future development application(s) shall be consistent with the terms of development consent as described in Part B.

Approved Plans and Supporting Documents

- A.3 Those with the benefit of this consent shall carry out development in accordance with the plans and supporting documents listed below unless modified by any following condition.

Reference	Description	Author/Drawn	Date(s)
1050 [Rev A]	Envelope Plan	Group GSA	02/09/2015
1060 [Rev A]	Building Envelope – Sports + Pool Hall Elevations East + West	Group GSA	02/09/2015
1061 [Rev A]	Building Envelope – Sports + Pool Hall Elevations North + South	Group GSA	02/09/2015
1062 [Rev A]	Building Envelope – Clubhouse Elevations: South + North + Café	Group GSA	02/09/2015
1063 [Rev A]	Building Envelope – Clubhouse Elevations: East + West + Café	Group GSA	02/09/2015
1064 [Rev A]	Building Envelope: Sports + Pool Hall + Sections AA + BB	Group GSA	02/09/2015
1065 [Rev A]	Building Envelope: Sports + Pool Hall + Section CC	Group GSA	02/09/2015
1066 [Rev A]	Building Envelope: Clubhouse Sections DD + EE + FF + Café Sections GG + HH	Group GSA	02/09/2015

Rpt. No. 02-25.11.2015	Conservation Management Plan	Urbis	Nov 2015
4000 [Rev B]	Heritage Interpretation Strategy – Sheet 1	Group GSA	19/11/2015
4001 [Rev B]	Heritage Interpretation Strategy – Sheet 2	Group GSA	19/11/2015
4002 [Rev B]	Heritage Interpretation: Centre Court Interpretation Sheet 1	Group GSA	19/11/2015
4003 [Rev B]	Heritage Interpretation: Centre Court Interpretation Sheet 2	Group GSA	19/11/2015
4004 [Rev B]	Heritage Interpretation: Southern Stand Trusses	Group GSA	19/11/2015
4005 [Rev B]	Heritage Interpretation: Northern Stand Arches – Sheet 1	Group GSA	19/11/2015
4006 [Rev B]	Heritage Interpretation: Northern Stand Arches – Sheet 2	Group GSA	19/11/2015
4007 [Rev B]	Heritage Interpretation: Moveable Heritage + Market Gardens	Group GSA	19/11/2015

Lapsing of Approval

- A.4 This consent does not lapse if the use of any land, building or work the subject of this consent is actually commenced before the date on which the consent would otherwise lapse.

PART B – CONDITIONS TO BE MET IN FUTURE DEVELOPMENT APPLICATION(S) FOR STAGE 2

Built Form

- B.1 Future development application(s) for the new curved clubhouse design shall incorporate transparency to allow vistas of the valley floor from the Alma Street entry.
- B.2 Future development application(s) shall demonstrate that the development achieves design excellence incorporating a high level of building modulation / articulation and a range of high quality materials and finishes.
- B.3 Future development application(s) shall demonstrate an appropriate interface with surrounding streets and public domain areas and provide an appropriate visual presentation to the streetscape.
- B.4 A Road, Pedestrian and Cycleways Network Plan for the whole site showing the proposed internal road, pedestrian and cycleway network and connectivity into the wider urban context shall be submitted with any future development application(s) for Stage 2.

Maintaining White City as one facility

- B.5 Future development application(s) shall manage and operate the White City site as one sporting field and facility regardless of subdivision or ownership to ensure its intangible historical associations are maintained.

Trees and Landscaping

- B.6 A Landscape Plan for the whole site and the adjoining public domain areas and road reserves shall be submitted with any future development application(s) for Stage 2.

The Landscape Plan shall include a planting scheme that does not obscure significant views and maintains the open valley floor character of the site in accordance with the Policy No.24 of the approved Conservation Management Plan.

The Landscape Plan shall address the following matters:

- Retention of trees 45 and 51;
- Retention in-situ or transplanting of trees 4 and 16;
- Retention or replacement planting for tree 24;
- Replacement planting in the south-west area of the site (consistent with TPO approval 358/2014/1 which included the re-planting of 3 x 400 litre trees at the south-western boundary);
- Replacement planting along the eastern boundary adjoining Sydney Grammar School site; and
- Retention of replacement planting of trees 2, 3, 4, 6 and 8 located at the southern boundary of the existing carpark adjoining Sydney Grammar School.

- B.7 Future development application(s) shall include an Arborist Report. The Arborist report shall include a Tree Protection Plan and Exploratory Root Mapping for major encroachments as follows:

- Exploratory root mapping for major encroachments to Council street trees 85, 86, 88 and 89 located on Glenmore Road.
- Tree protection plan for Council street trees 85, 86 and 89 located on Glenmore Road and the trees adjacent to the sports field.

Heritage Conservation & Interpretation

- B.8 Future development application(s) shall comply with the approved Conservation Management Plan for White City prepared by Urbis dated 25 November 2015 and incorporate the strategies outlined in the Heritage Interpretation Strategy prepared by Group GSA dated 19 November 2015.

- B.9 The relevant Stage 2 development application shall incorporate a detailed Interpretation Plan that illustrates how information on the history and significance of the White City site will be provided. Interpretation by design should form an integral aspect of the plan, in addition to other devices such as display, web based interpretive media and public art. The Interpretation Plan shall provide details as to the type, location and spatial requirements of the interpretation, including for archaeological display (where required). The Interpretation Plan should be prepared by a Heritage Consultant and should be guided by a detailed Interpretation Strategy incorporating the interpretation strategy included in the Stage 1 development application.

This Interpretation Plan should have regard to the following more detailed strategies:

- History of early Aboriginal occupation needs to be clearly acknowledged during the interpretative process.

- The audience of heritage interpretation, as required under the NSW Heritage Council's Heritage Interpretation Policy, needs to be clearly identified as to tailor the heritage interpretative initiatives and locations.
- Historical themes relevant to the site need to be clearly identified and addressed in the report.
- A selection of historical images of the site with detailed sources and references made available for interpretative purposes.
- It is important that Heritage Interpretation responds to 'Why and for whom is the White City important?' and covers all aspect of heritage significance.
- The Interpretation section of the CMP in particular Policy 23 and guidelines in section 9.11 and 9.13 should be included such as retention of the concrete stormwater channel as a visible expression of the Glenmore Creek, undertaken oral history and retention of NSTWA gates.
- A comprehensive historic research and heritage reports should be left accessible for visitors and researchers, either onsite or through accession into a publicly accessible library/local studies unit.
- Existing record of the current precinct layout should be recorded and made publicly accessible to researchers. This includes the undertaking of a photographic archival recording prior to the site redevelopment.

Heritage Archive

- B.10 A full archival record of the whole White City site shall be submitted, to the satisfaction of Council's Heritage Officer.

The archival record is to be completed by a heritage consultant listed by the NSW Heritage Office or by another suitably qualified consultant who must demonstrate a working knowledge of archival principles.

Traffic and Transport Management

- B.11 Future development application(s) shall provide on-site car parking in accordance with the car parking rates set out in Woollahra DCP 2015 and the RTA (RMS) Guide to Traffic Generating Development.

Provision shall also be made for adequate loading and unloading facilities for service vehicles, suitably sized and designed for the proposed use.

- B.12 Future development application(s) shall include an appropriate amount of bicycle parking spaces.

B.13 Future development application(s) shall include a Transport Management Plan.

To minimise the impact upon on street parking and local traffic during peak operating periods of the White City site (in particular during matches), a detailed Operational *Transport Management Plan* is requested for approval by Council's Engineering Services. This plan would take the form of a control document to be implemented in the ongoing use of the White City site.

The objective of the *Transport Management Plan* is to specify the management and operation of a shuttle bus service which is to operate during peak periods. The plan must contain (but not be limited to) the following details;

- Shuttle bus route and service stops.
- Bus capacity.
- Operating times and dates/ periods.
- Management of vehicles entering and leaving the site, including operation of the boom gates.
- Management of the overflow parking areas.
- Arrangement of drop off and pick up areas.

B.14 Future development application(s) shall include the following:

a) **Local Area Traffic Management Scheme (LATM)**

The Applicant develop, fund and implement a local area traffic management scheme (LATM) in the area bound by Glenmore Road, Lawson Street, Neild Avenue and New South Head Road, to the satisfaction of the Council's Engineering Services Department.

b) **Glenmore Road entry works**

The Applicant develop, fund and implement the modification to the existing concrete median along Glenmore Road and additional signposting and pavement markings generally in front of the proposed child care frontage to provide left-in-left-out access to the pick-up/drop-off area, to the satisfaction of the Council's Engineering Services Department.

c) **Glenmore Road and Cambridge Street intersection works**

The Applicant develop, fund and implement suitable intersection treatments (in the form of a roundabout or kerb extensions) at T-intersection of Glenmore Road and Cambridge Street to calm traffic and allow safer turning movements, to the satisfaction of the Council's Engineering Services Department.

d) **Pedestrian facilities**

The Applicant develop, fund and implement new/upgraded pedestrian facilities surrounding the White City site to improve pedestrian safety and access, to the satisfaction of the Council's Engineering Services Department, including (but not limited to) raising the existing pedestrian crossings adjacent to the roundabout of Glenmore Road and Cascade Street, introducing a crossing facility at the intersection of Glenmore Road and Cambridge Street, in accordance with Austroads Guide to Traffic Management – Part 6, Australian Standard 1742.10 and RMS Australian Standard Supplements.

e) Cycling facilities

The Applicant develop, fund and implement new/upgraded cycling infrastructures surrounding the White City site that have been identified as On-Road Route B3 in Woollahra Bicycle Strategy 2009 to include Glenmore Road (between Cascade Street and Lawson Street) and Lawson Street (full length) to better encourage cycling as an attractive transport mode for both visitors and staff, ensuring where reasonable that direct and safe paths of travel are provided together with end of trip facilities (i.e. showers, parking, etc), to the satisfaction of the Council's Engineering Services Department.

f) Street lighting

The Applicant is to upgrade the existing street lights generally along Alma Street and Glenmore Road site frontages near the proposed pedestrian access point and vehicular access point in accordance with AS/NZS 1158, ensuring that the area of roadway and footpaths directly adjacent to the site and bounded by the next street light pole complies with this standard. The applicant must engage an Ausgrid accredited street lighting design consultant and submit the design with a future development application. Ausgrid has requirements concerning access to services that it provides. All costs associated with the street light upgrades must be borne by the applicant.

g) Timed parking scheme

To minimise the impact on the existing on-street parking in the surrounding local streets including Alma Street, Lawson Street and Glenmore Road, the Applicant consider the introduction of a timed parking scheme which allows free parking in the main parking area for future patrons of the White City.

h) Loading bays

To cater for various parking demands, the Applicant consider the design of a loading bay to accommodate medium rigid vehicles and a bus bay to accommodate standard buses/coaches on-site.

The detailed design is to be prepared by a suitably qualified engineer in accordance with Council's requirements.

Flooding and Stormwater

B.15 Future development application(s) shall include a Stormwater Management Plan detailing the following:

- a) General design in accordance with the Council's Woollahra DCP 2015 Chapter E2 – Stormwater and Flood Risk Management.
- b) Compliance the objectives and performance requirements of the BCA;
- c) Any rainwater tank (See Note below) required by BASIX commitments including their overflow connection to the *Stormwater Drainage System*, and
- d) General compliance with the Council's Woollahra DCP 2015 Chapter E2 – Stormwater and Flood Risk Management.

B.16 Future development application(s) shall include the following flood protection measures:

- a) Driveway crest not less than 150mm above flood level before descending into the site (as applicable).

- b) A detailed flood emergency plan is to be prepared and is to consider the Probable Maximum Flood (PMF).
- c) Flood advisory signs indicating the 1% Annual Exceedence Probability Flood (AEP) are to be installed on the boundary fence, around the overflow carparks and in all buildings with floor levels below 4.00m AHD.
- d) The underground car park is to be protected from inundation by flood waters to a flood planning level of 4.3m AHD.
- e) A pump well is to be installed in the underground carparks, the pump well is to be sized to fully contain the local 100 year local runoff, the tank is to be a minimum of 5cum in volume.
- f) The pump well is to contain dual alternating pumps capable of pumping a flow rate equal to a 50mm high weir flow over the driveway crest.
- g) A warning flood system is to be installed in the pump well that triggers when the pump well reaches 90% capacity.
- h) The pumps and the warning system are to be connected to an uninterruptable power supply.
- i) Clearly marked exits to flood free refuge areas are to be marked in the underground carparks.
- j) Flood compatible materials are to be used for all new construction bellow 4.5m AHD.

Sydney Water Requirements

- B.17 Future development application(s) shall address Sydney Water's requirements in relation to:
- (a) required amplification works to existing drinking water mains;
 - (b) required amplification works to the wastewater system;
 - (c) approval for discharge of trade wastewater (where necessary); and
 - (d) application for Section 73 certificates as necessary

Contamination

- B.18 Future development application(s) shall include a detailed contamination assessment (involving sampling and testing of soil) and incorporate relevant recommendations of such assessment including:
- Retention of fill in situ to minimise ecological disturbance.
 - In areas where excavation is required, soil that is to be removed from the site shall be removed under an appropriate waste classification and disposed of at a facility licenced to accept the material.
 - Any new planting introduced to the site should be in raised containers or the existing fill removed and replaced with suitable imported growing media.
 - A new Risk Assessment for the proposed uses shall be prepared in accordance with current guidelines.
 - An Environmental Management Plan shall be prepared to inform and advise intrusive workers (e.g. underground service technicians etc) of the contamination detected at the site so that appropriate protection and procedures can be implemented.

Environmental Performance

- B.19 Future development application(s) shall demonstrate achievement of minimum 5 star Green Star ratings (or equivalent rating of a superseding environmental rating system).

B.20 Future development application(s) shall demonstrate the incorporation of Ecologically Sustainable Development principles in the design, construction and ongoing operation phases of the development.

Operational Details

B.21 Future development application(s) shall include (but not limited to) the following:

- Plan of Management
- Light Spill Assessment
- Acoustic Report (including appropriate mitigation measures to maintain amenity to surrounding residential properties)

Construction

B.22 Future development application(s) shall provide analysis and assessment of the impacts of construction and shall include (but not limited to) the following:

- Construction Management Plan
- Site Waste Management Plan
- Erosion and Sediment Control Plan
- Geotechnical Investigation
- Acid Sulphate Soil Assessment and Management Plan

Utilities and Services

B.23 Future development application(s) shall include detailed investigations and assessment of the impact on utilities and services.

ANNEXURES

- Annexure 1 – Plans and Elevations**
- Annexure 2 – Heritage Referral Report, prepared by City Plan Services**
- Annexure 3 – Technical Services Referral Response**
- Annexure 4 – Trees & Landscaping Referral Response**
- Annexure 5 – Environmental Health Referral Response**
- Annexure 6 – Open Space & Recreation Referral Response**
- Annexure 7 – Community Services Referral Response**
- Annexure 8 – Fire Safety Referral Response**
- Annexure 9 – RMS Submission**
- Annexure 10 – NSW Department of Primary Industries (Water) Submission**
- Annexure 11 – Sydney Trains Submission**
- Annexure 12 – Sydney Water Submission**
- Annexure 13 - Clause 4.6 Request to Vary Height of Buildings Development Standard**

STAGE 1 DEVELOPMENT APPLICATION

Amendments		Amendments	
Issue Description	Date	Issue Description	Date
A	ISSUE FOR DA		02.09.18

Client
HAKOAH CLUB

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Verified	DJ	Approved	MM
Creation Date	21.08.15	By	CH
Plot Date	02.09.15		
Scale	Job No	Drawing No	Issue
N/A	11089	MPDA0001	A
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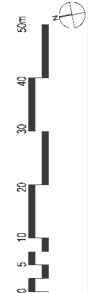




NOTE
SITE SURVEY PROVIDED BY
DUNLOP THORPE AND CO.

LEGEND

- RG- Ridge
- RF- Top of Roof
- PPF- Top of Parapet
- TG- Top of Gutter
- TH- Top of Wall
- TL- Top of Level
- UP- Lip of Gutter
- WH- Window Head
- WS- Window Sill
- DH- Door Head
- DS- Door Sill
- OH- Opening Head
- OS- Opening Sill



Amendments

Issue	Description	Date
A	ISSUE FOR DA	02.09.15

Client

HAKOAH CLUB
Address:
30 Alma Street, Paddington, NSW 2021

Project Title

WHITE CITY
SURVEY PLAN

Plotted and checked by

Verified: DJ Approved: MM
Creation Date 21.05.15 By: CH
Plot Date 02.09.15

Scale

Job No. Drawing No. Issue

1:500 11089 MPDA 0002 A
@ A1

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1:500 11089 MPDA 0002 A
@ A1

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Client

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Project Title

WHITE CITY
SURVEY PLAN

Plotted and checked by

Verified: DJ Approved: MM
Creation Date 21.05.15 By: CH
Plot Date 02.09.15

Scale

Job No. Drawing No. Issue

1:500 11089 MPDA 0002 A
@ A1

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Amendments		Amendments	
Issue Description	Date	Issue Description	Date
ISSUE FOR OA	02.09.15		

Civil/Mechanical/Structural/Electrical/Hydraulics/Fire/Facade/
Lift/ESD/Security/Traffic/Acoustics/BCA/Communications

ACCON
Level 21, 430 George Street, Sydney, NSW2000

Client **HAKOAH CLUB**

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2012-13

Project Title	WHITE CITY
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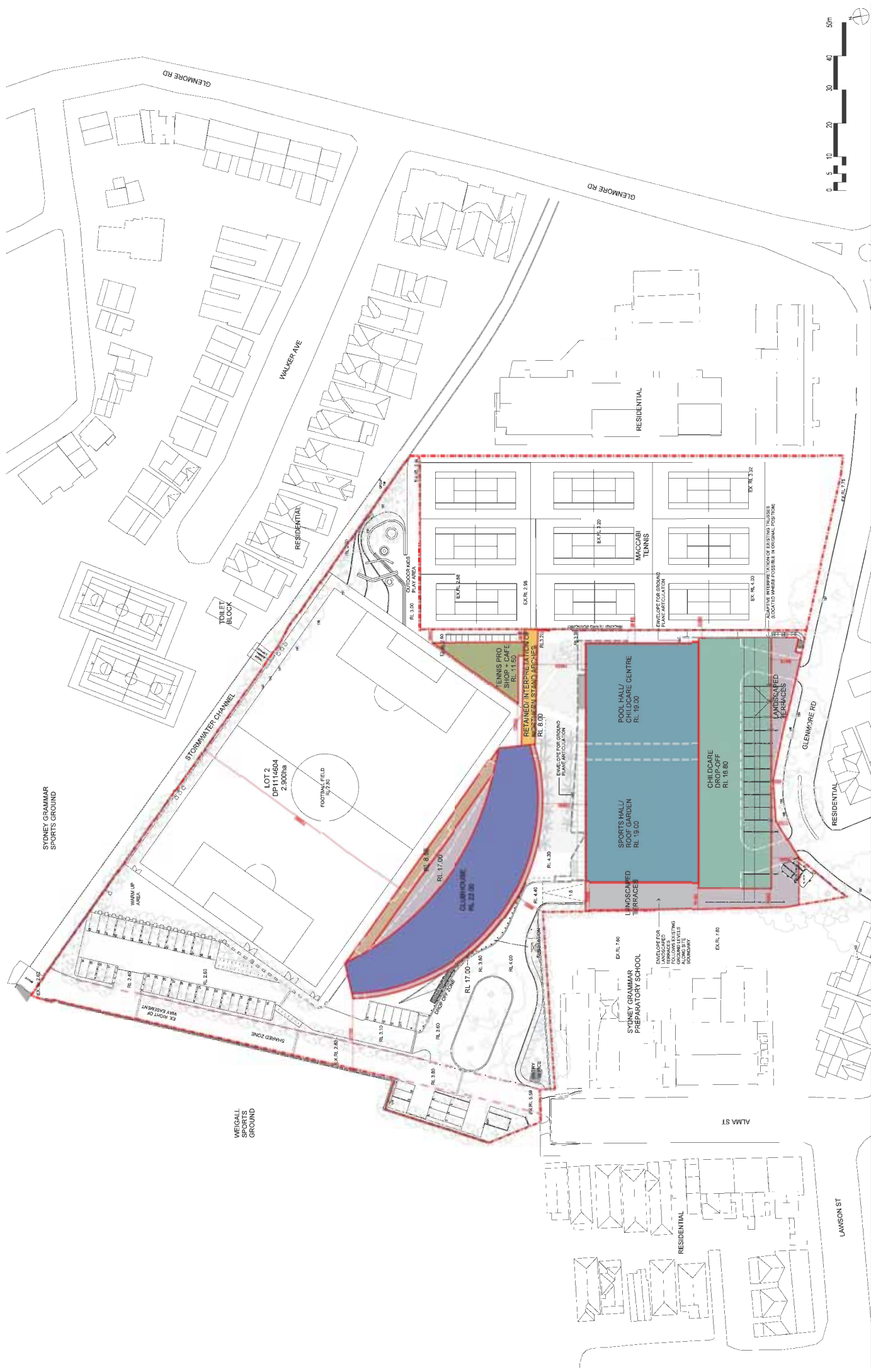
Plotted and checked by	Verified DJ	Approved MM
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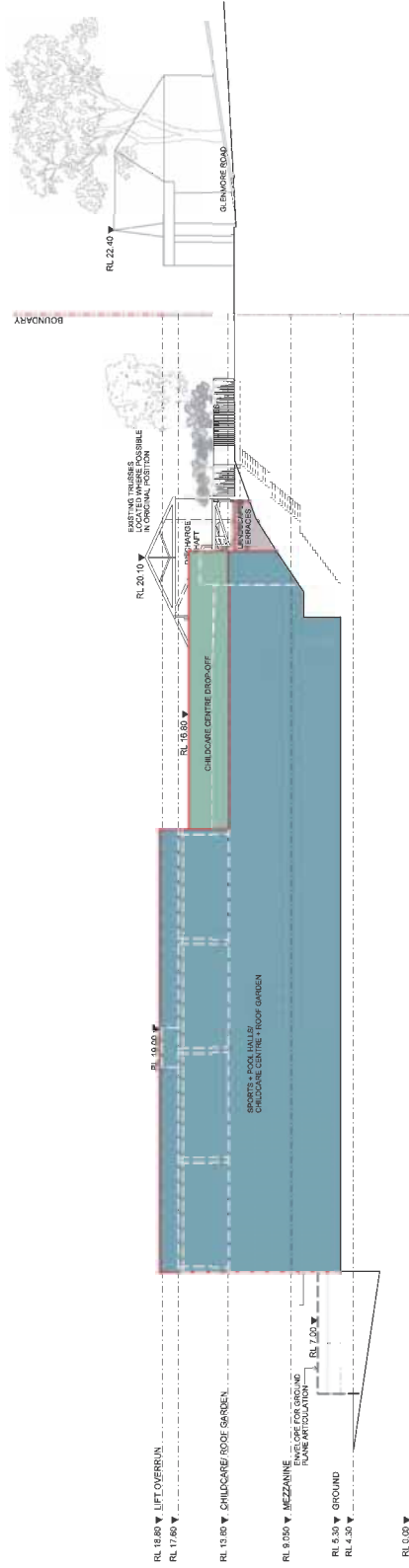
Drawing Title
DEMOLITION PLAN

Group 025, Pty Ltd ABN 76 005 143 970
Level 7 / 40 William St East Sydney NSW
Australia 2011 www.group025.com

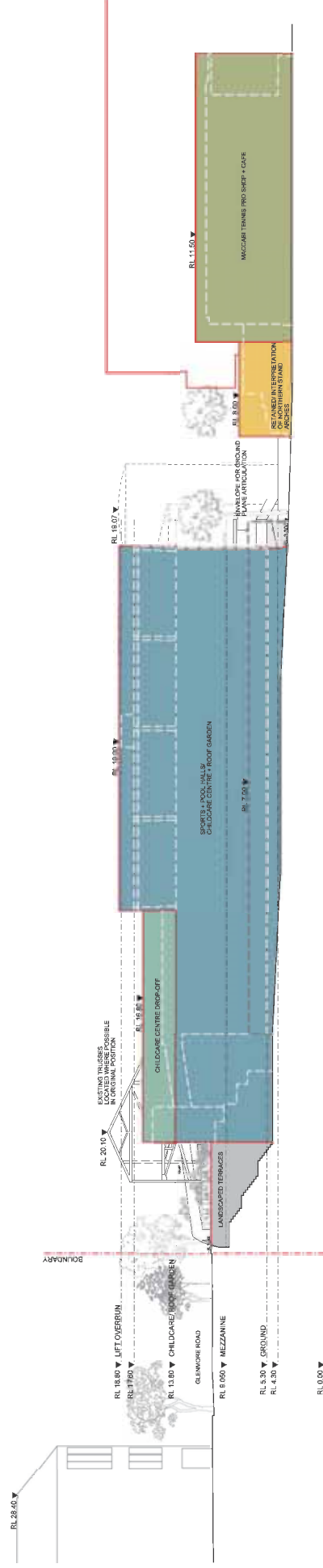
F - 612 9321 3458
F - 612 9321 3144

Architectural member design team design landscape
new entrance W. London 350

[illegible]



01 BUILDING ENVELOPE - WEST ELEVATION
Scale 1:200 @ A1



02 BUILDING ENVELOPE - EAST ELEVATION
Scale 1/200 @ A1

Amendments		Amendments	
Issue Description	Date	Issue Description	Date
A ISSUE FOR DA	02.09.15		

[illegible]

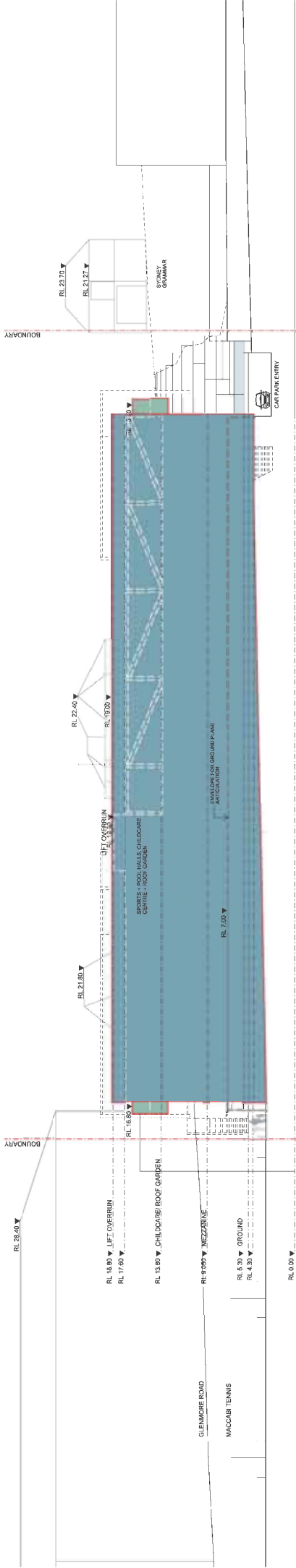
Client
HAKOAH CLUB

Address:
30 Alma Street, Paddington, NSW 2021

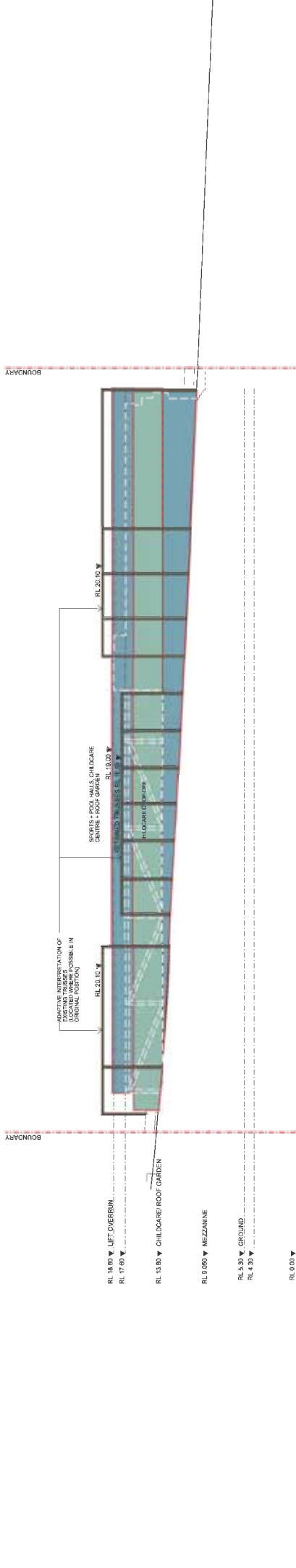
GROUP 5A

Project Title	WHITE CITY	
Drawing Title	DRAWING NO. 21-08-15	
Plotted and checked by	Verified	Approved
	DJ	MM
	Creation Date 21.08.15 By CH	

Tel: +612 9361 4144 www.grouppds.com
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 architectural interior design urban design landscape
 room architect W. Swaiden 3850
 of components. Do not follow directions. Use licensed dimensions.

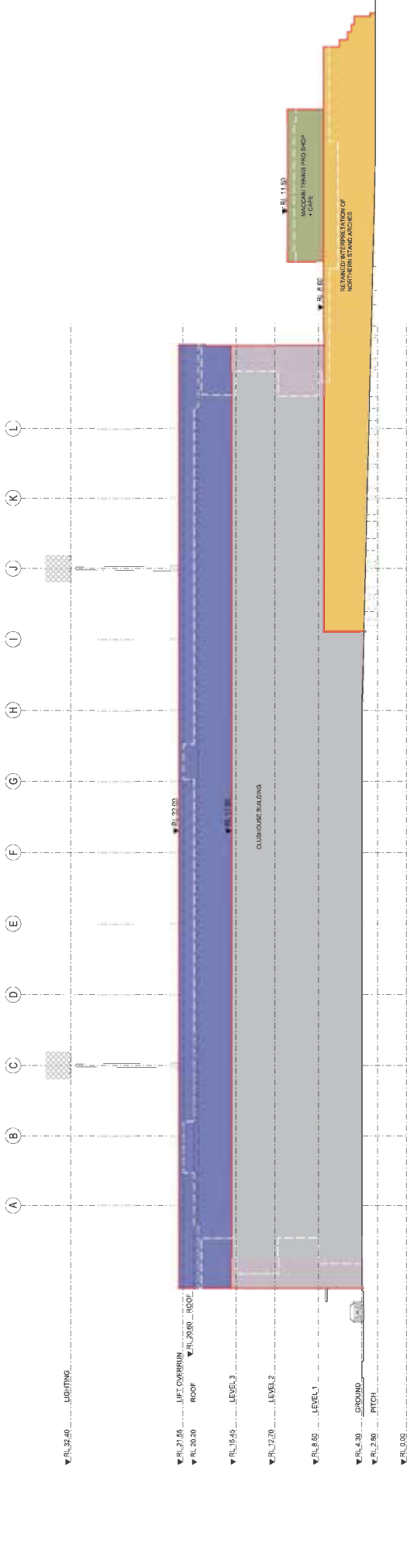


17 BUILDING ENVELOPE - NORTH ELEVATION
Scale 1:200 @ A1

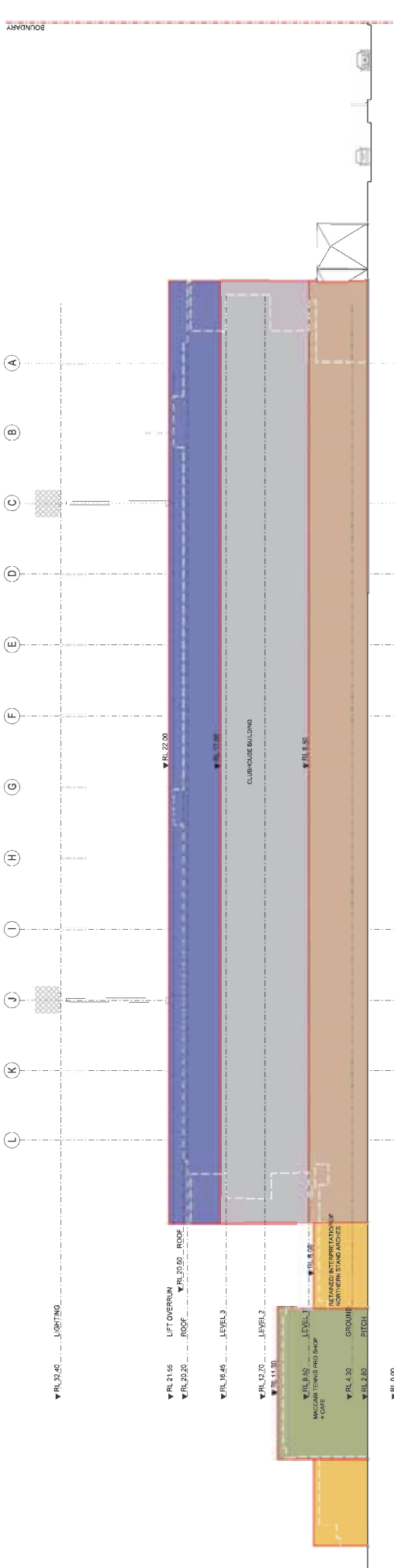


18 BUILDING ENVELOPE - SOUTH ELEVATION
Scale 1:200 @ A1

Amendments		Client		Project Title		Plotted and checked by		
Issue	Description	Issue	Date	Address	Drawing Title	Verifier	Approver	
A	ISSUE FOR DA	HAKOAH CLUB		WHITE CITY		Verified: DJ		
		30 Alma Street, Paddington, NSW 2021		HAKOAH CLUB - SPORTS + POOL HALL ELEVATIONS		Creation Date 21.08.15 By: CH		
		ALCON 142/21, 220 George Street, Sydney, 2000		NORTH - SOUTH		Plot Date 02.09.15		
		SINAVIRID & ASSOCIATES PRACTISE		Scale		Job No		
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(11) BUILDING ENVELOPE - SOUTH ELEVATION
Scale: 1:200 @ A



(12) BUILDING ENVELOPE - NORTH ELEVATION
Scale: 1:200 @ A

Amendments

Issue	Date	Issue Description	Date
A	02.09.15	ISSUE FOR DA	

Client

HAKOAH CLUB

Address:

30 Alma Street, Paddington, NSW 2021

Project Title

WHITE CITY

Drawing Title

RETAINED INTERPRETATION OF NORTHERN STAND ARCHES

Plotted and checked by

Verified: DJ

Approved: MM

Scale

1:200

Job No

11089

Drawing No

MPDA 1062 A

Issue

Issue

GROUP USA

Group USA Pty Ltd ABN 76 002 113 779
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Australia 2011
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www.groupusa.com.au
Architecture interior design urban design landscape
room architect W 8446th 3360
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Client

HAKOAH CLUB

Address:

30 Alma Street, Paddington, NSW 2021

Consultant

CHUMMECHANICAL/Structural/Electrical/Hydraulics/Pipe/Facade/
Landscape/Security/Traffic/Acoustics/BCA/Communications
Level 11, 150 George Street, Sydney, NSW 2000

Structural Engineer

Philip Chub

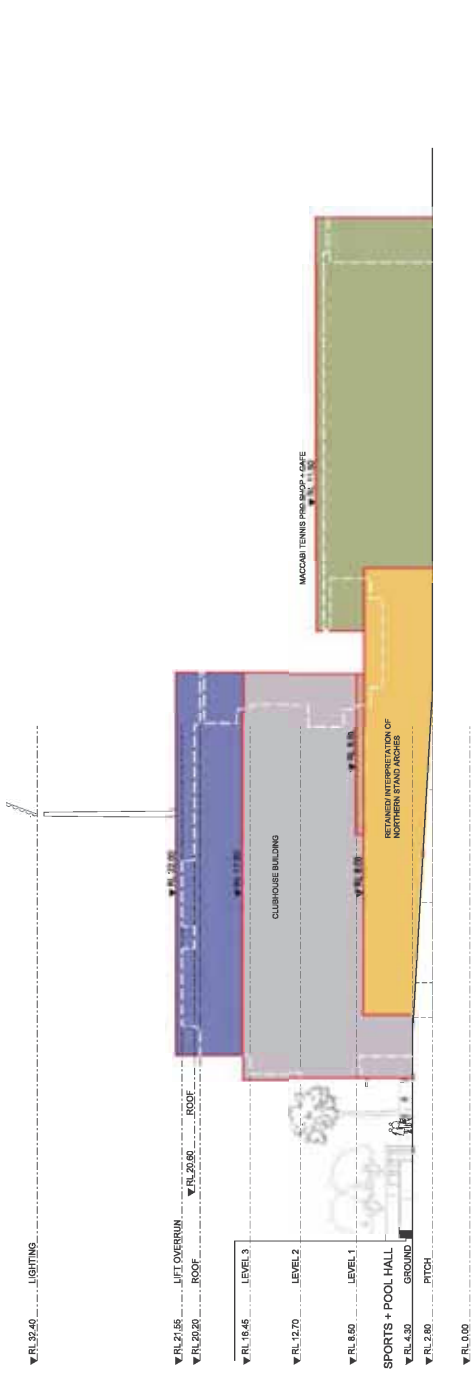
Address

Philip Chub
Urban & Planning Pty Ltd
10/115 Pitt Street, Sydney NSW 2000
Australia, NSW 2004

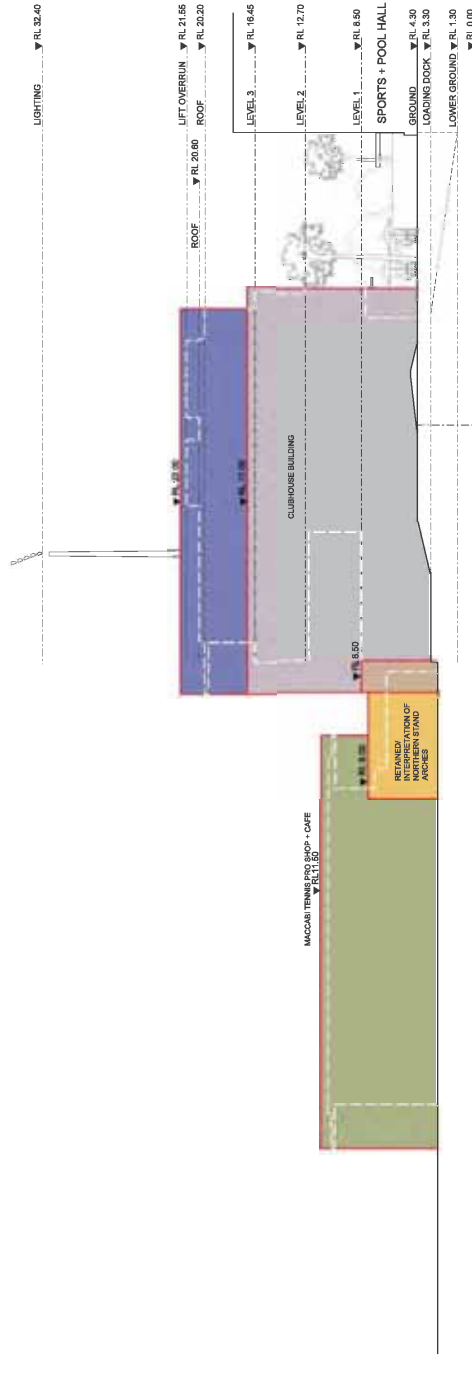
Quantity Surveyor

Waste Management
Level 24, Northbridge, 100 Miller
Sydney NSW 2059

Level 24, Northbridge, 100 Miller
Sydney NSW 2059

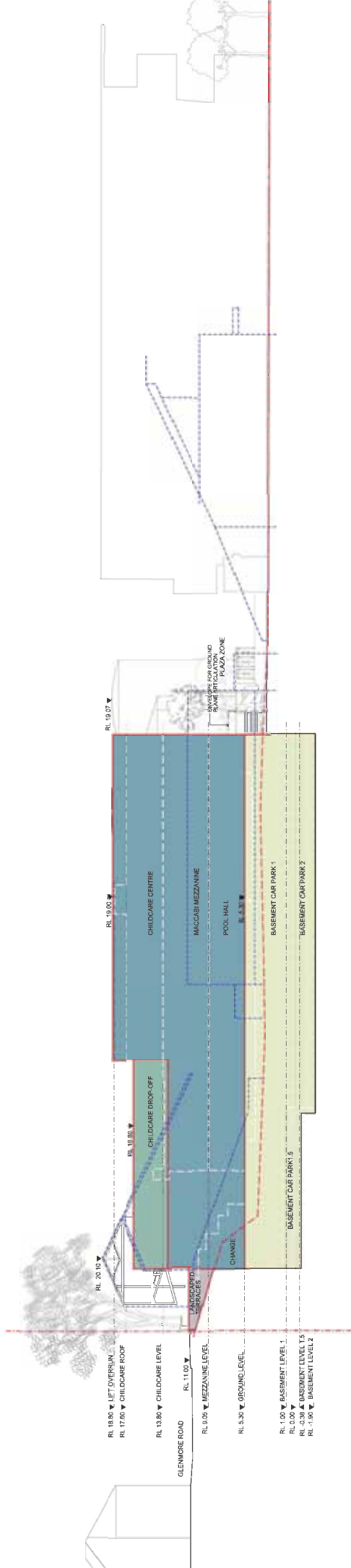


03 BUILDING ENVELOPE - EAST ELEVATION
Scale 1/200 @ A1

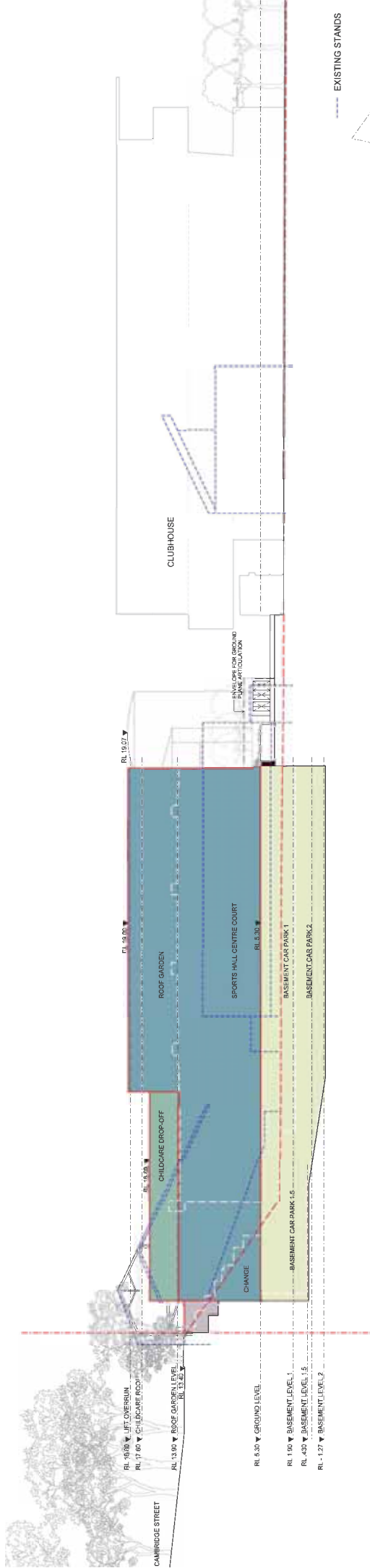


04 BUILDING ENVELOPE - WEST ELEVATION
Scale 1:200 @ A1

[illegible]

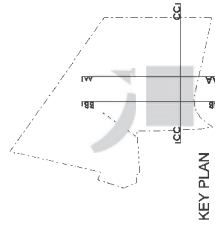


AA BUILDING ENVELOPE SECTION AA
Scale: 1:200

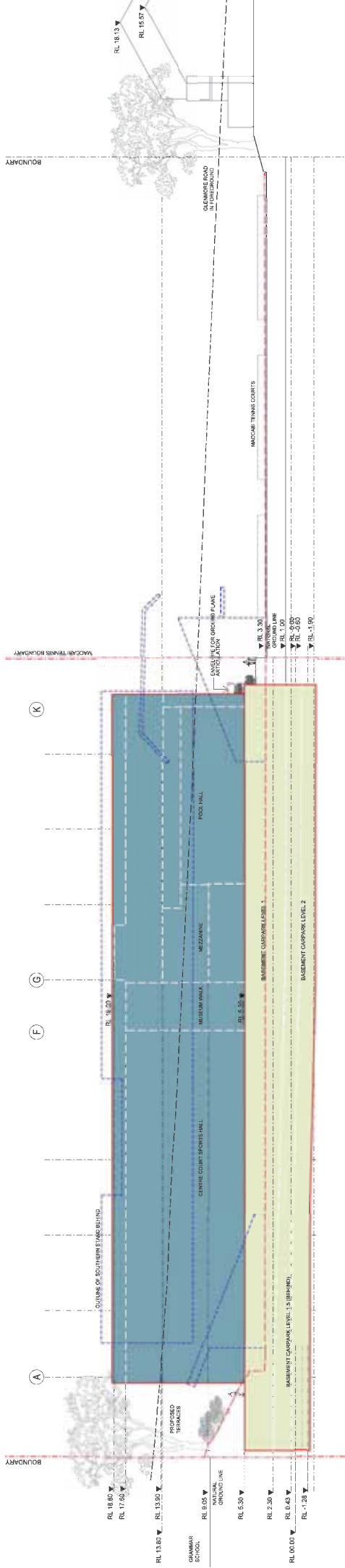


BB BUILDING ENVELOPE SECTION BB
Scale: 1:200

EXISTING STANDS

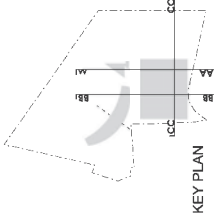


Amendments			Amendments			Client			Project Title			Plotted and checked by					
Issue	Description	Date	Issue	Description	Date	Issue	Description	Date	Issue	Description	Date	Issue	Description	Date			
A	ISSUE FOR DA	02.09.15															
Amendments						HAKOAH CLUB						WHITE CITY					
Issue Description						Address:						Drawing Title					
						30 Alma Street, Paddington, NSW 2021						BUILDING ENVELOPE- SPORTS + POOL HALL					
						Client						SECTION AA + BB					
						30 Alma Street, Paddington, NSW 2021						Creation Date 21.08.15 By CH					
						Address:						Plot Date 02.09.15					
						30 Alma Street, Paddington, NSW 2021						Scale Job No Drawing No Issue					
						30 Alma Street, Paddington, NSW 2021						1:200 11089 MPDA 1064 A					
						30 Alma Street, Paddington, NSW 2021						@ A1					
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CC BUILDING ENVELOPE - SECTION CC

EXISTING STANDS

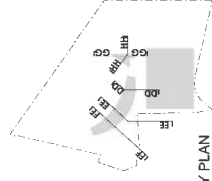
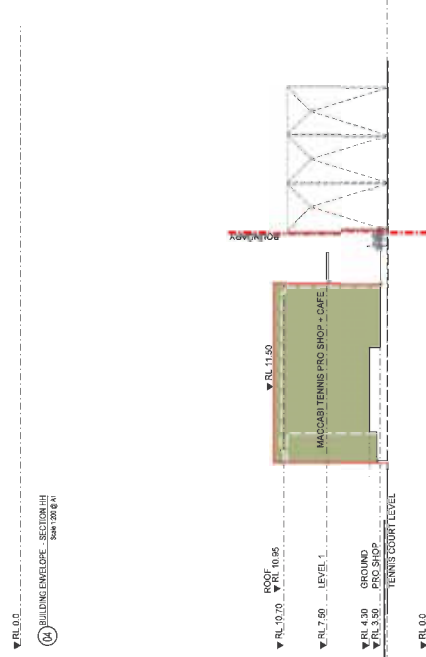
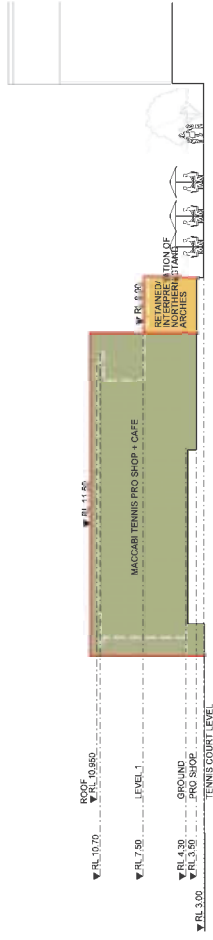
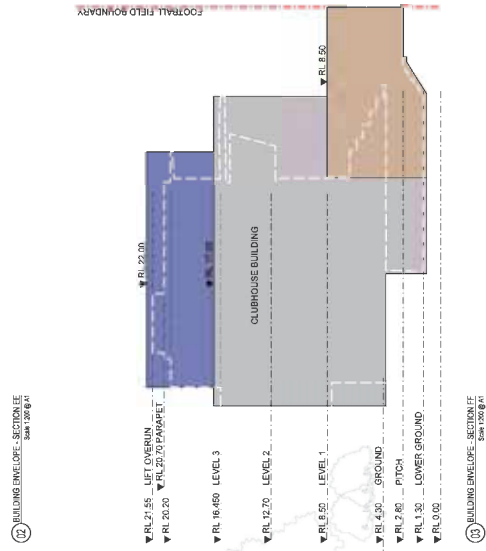
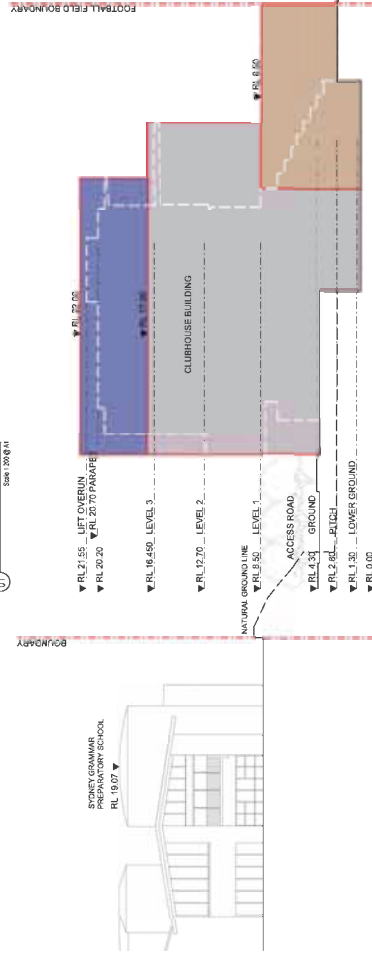
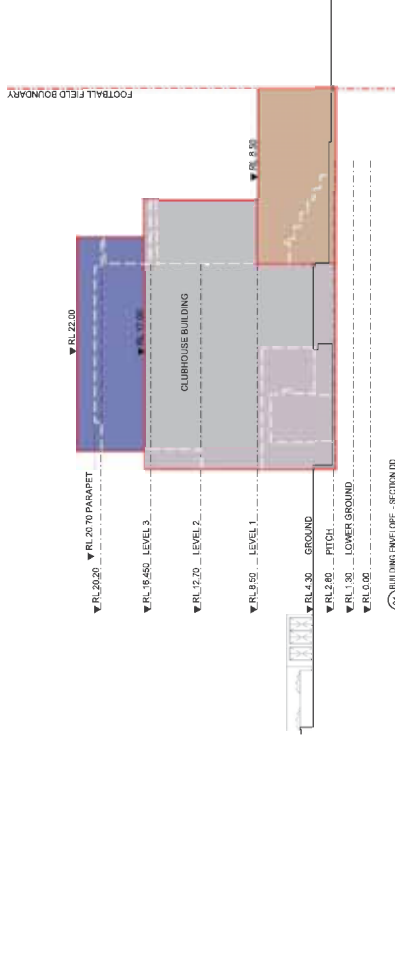


Amendments			Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date	Issue	Description	Date
A	ISSUE FOR DA	02.09.15						

Client		Project Title		Plotted and checked by	
HAKOAH CLUB		WHITE CITY		Verified: DJ	
Address:		Drawing Title		Creation Date 21.08.15	
30 Alma Street, Paddington, NSW 2021		ENVELOPE - SPORTS - POOL HALL		By CH	
		SECTION CC		Plot Date 02.09.15	
				Scale	
				Job No.	
				Drawing No.	
				Issue	
				1:200	
				MPDA 1065 A	
				@ A1	

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Architecture interior design urban design landscape
from architect W. Sweden 3500
on 10/10/2015
on 10/10/2015



Amendments		Amendments	
Issue	Description	Issue	Date
A	ISSUE FOR DA		02.09.15

COULSON, Stephen/Sutcliffe/Electricity/Civil/Structural/Freeholder/CHIEF/Security/Transportation/Construction/Non-Communications	Philip Chan Access Consultant Wentworth Road, Arlington, NSW 2061
AECOM [Level 5], 420 George Street, Sydney, NSW 2000	Watts Management Ciri Little 150 Wilson Lane, NSW 2045
Planner PO Box 4532, Blacktown Hills BC, NSW 2061	Heritage 200 Rydges Park Tower 2 West Sydney, NSW 2000
Quantity Surveyor WT Partnership North Sydney, NSW 1585	Quantity Surveyor WT Partnership North Sydney, NSW 1585

Client
HA KOAH CLUB

Address:
30 Alma Street, Paddington, NSW 2021

GROUP USA

Group USA Piv Ltd ABN 76 002 113 779

WHITE CITY

Project Title

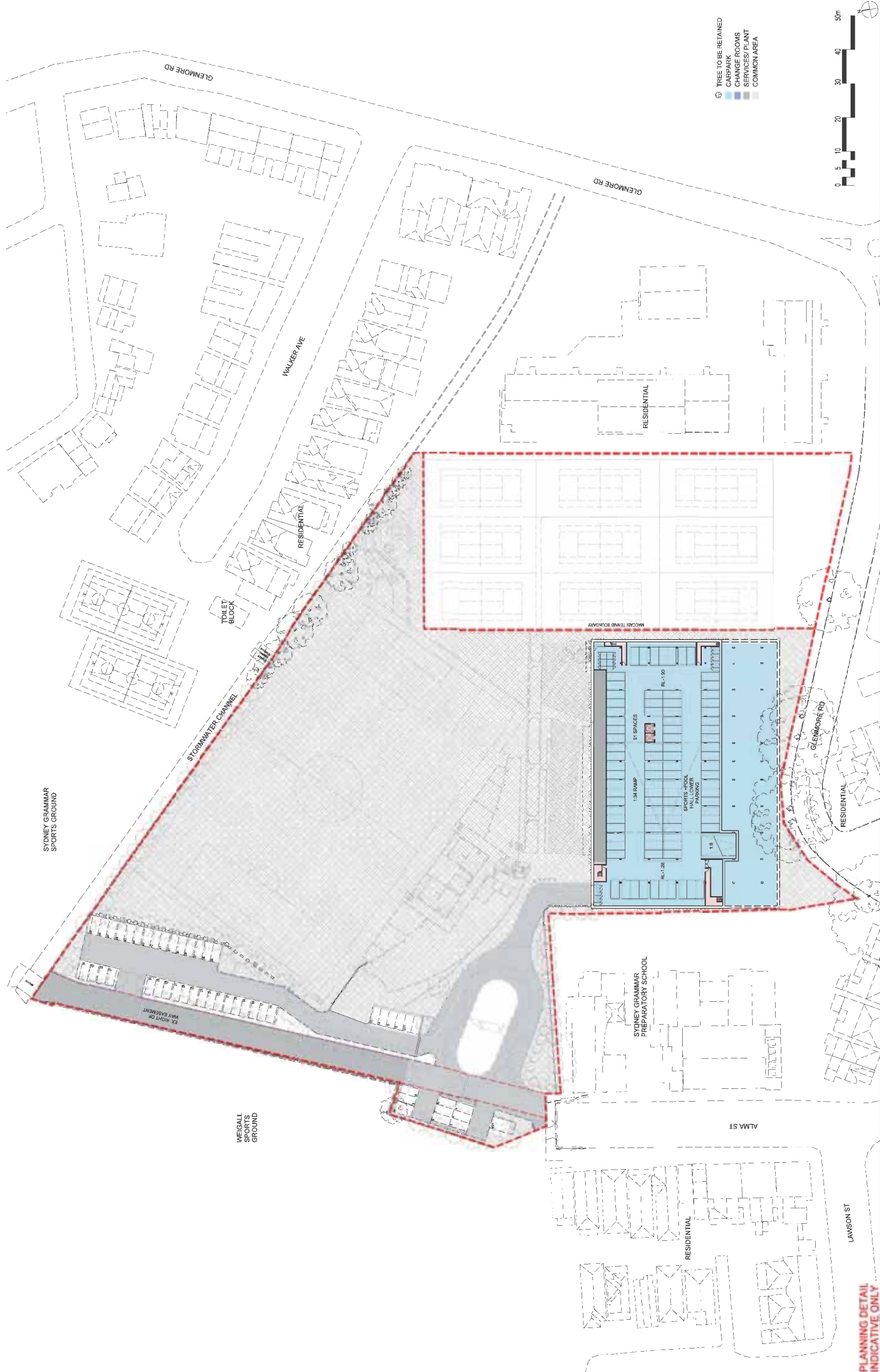
Drawing Title

BUILDING ENVELOPE - CLUBHOUSE
SECTIONS DD+EE+FF + CAPE SECTIONS GG+HH

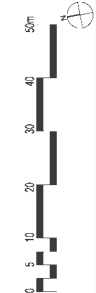
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 architecture interior design urban design landscape
 now architect W Seldon 3350

Plotted and checked by			
Verified	DJ	Approved	MM
Creation Date 21.08.15		By	CH
Plot Date	02.09.15	p/m	
Scale	Job No	Drawing No	Issue
1:200	11089	MPDA 1066 A	
@A1			



- TREE TO BE RETAINED
- CHANGE ROOMS
- SERVICES/PLANT
- COMMON AREA



PLANNING DETAIL
INDICATIVE ONLY

AMENDMENTS

Issue	Description	Date
A	ISSUE FOR DA	02.09.15

CLIENT

HAKOAH CLUB

30 Alma Street, Paddington, NSW 2021

PROJECT TITLE

WHITE CITY

INDICATIVE SITE PLAN

LOWER PARKING

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
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DESIGNED BY

Philip Chubb

2/111 Stirling Street, Sydney NSW 2000
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VERIFIED BY

DJ

APPROVED BY

MM

CREATION DATE

21.05.15

BY

CH

PILOT DATE

02.09.15

SCALE

1:500

JOB NO

11089

DRAWING NO

MPDA 1101 A

ISSUE

@A1

PROJECT TITLE

WHITE CITY

INDICATIVE SITE PLAN

LOWER PARKING

GROUP GSA

Group GSA Pty Ltd ABN 76 002 113 779
1/111 Stirling Street, Sydney NSW 2000
Australia 2011
T +612 9361 4144 F +612 9332 3458
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DESIGNED BY

Philip Chubb

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VERIFIED BY

DJ

APPROVED BY

MM

CREATION DATE

21.05.15

BY

CH

PILOT DATE

02.09.15

SCALE

1:500

JOB NO

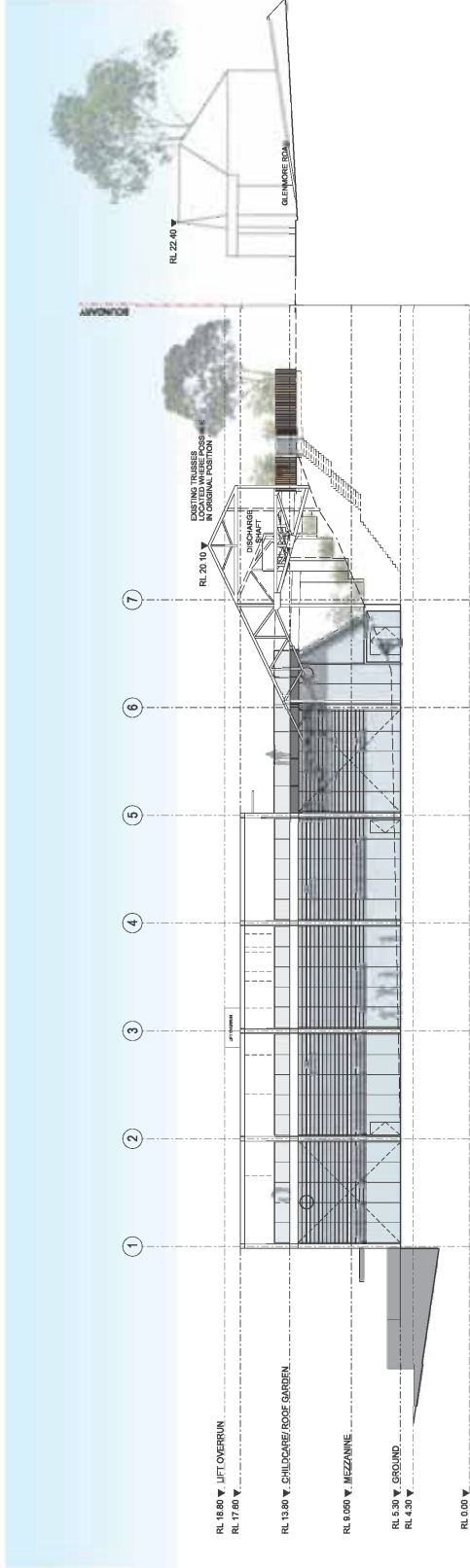
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DRAWING NO

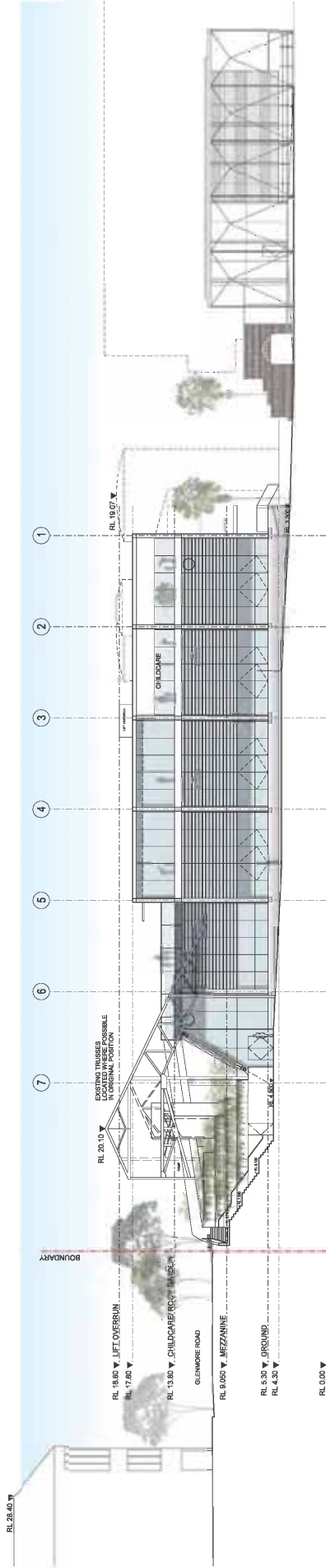
MPDA 1101 A

ISSUE

@A1



11 WEST ELEVATION
Scale 200 @ A1



12 EAST ELEVATION
Scale 200 @ A1

PLANNING DETAIL
INDICATIVE ONLY

Amendment	Issue	Description	Date
A	1	ISSUE FOR DA	02.09.15

Client
HAKOAH CLUB
Address:
30 Alma Street, Paddington, NSW 2021

Client/Builder/Structural/Electrical/Hydraulic/Fire/Facade/
Landscape/Security/Traffic/Acoustics/BCA/Communications
ALCOPT, 120 George Street, Sydney, NSW 2000

Engineer/Architect/Interior Designer/Planner/Heritage
Sydney/132, Sullivan Hills St, Ashfield, NSW 2044

Urban Design/Service/Plan/Team 2/201
Sydney Street, Sydney NSW 2000

Quantity Surveyor
Level 24, Northcote, 100 Miller
Sydney NSW 2000

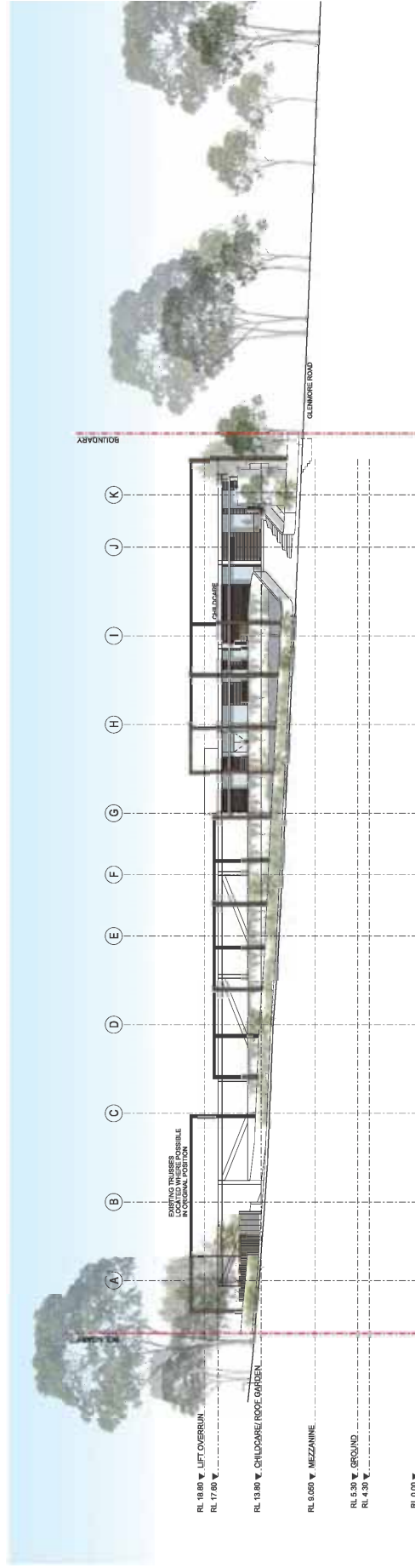
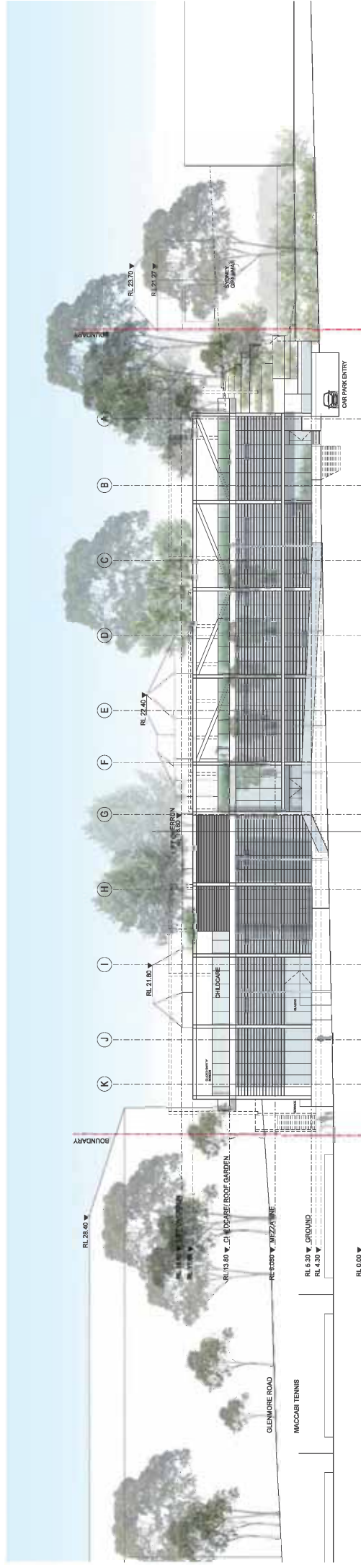
Waste Management
Suite 208, 83 Longueville Road,
Lane Cove, NSW 2066

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of the copyright owner. The figure shows the design of the building.

Project Title
WHITE CITY
Drawing Title
**SPORTS + POOL HALL: INDICATIVE
EAST + WEST ELEVATIONS**
Creation Date 21.08.15 By CH
Plot Date 02.09.15
Scale Job No Drawing No Issue
1:200 11089 MPDA 3000 A
@ A1

Plotted and checked by	Verified	DJ	Approved	MM
Creation Date 21.08.15	Plot Date 02.09.15	Scale Job No	Drawing No	Issue





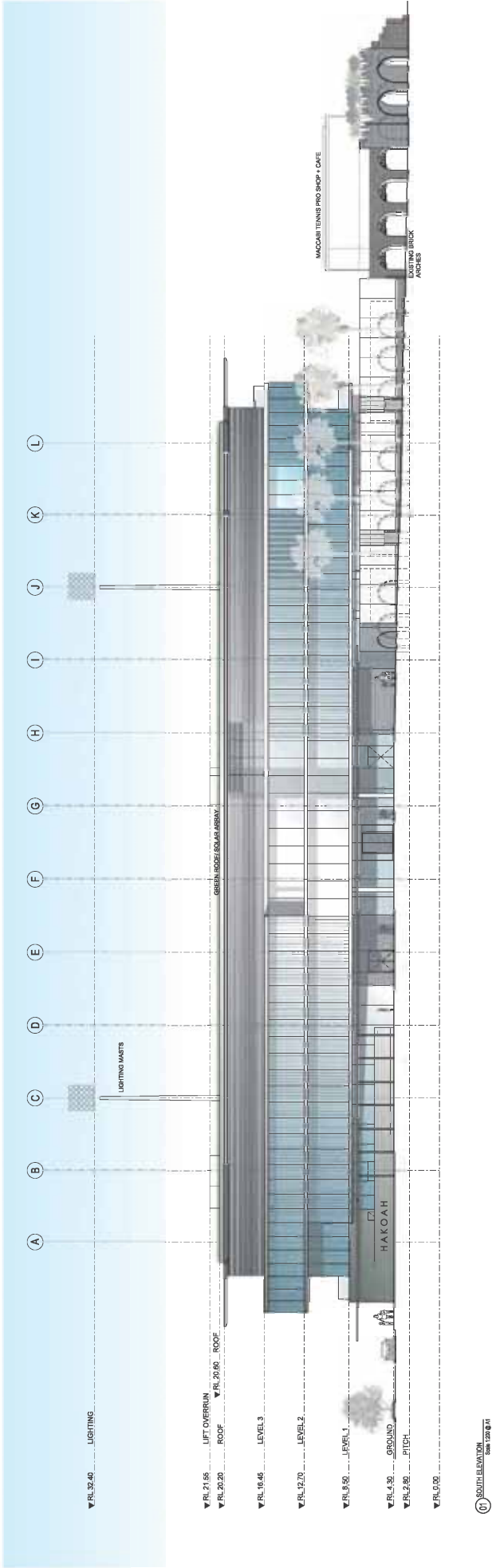
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Issue	Description	
A	ISSUE FOR DA	02.09.15

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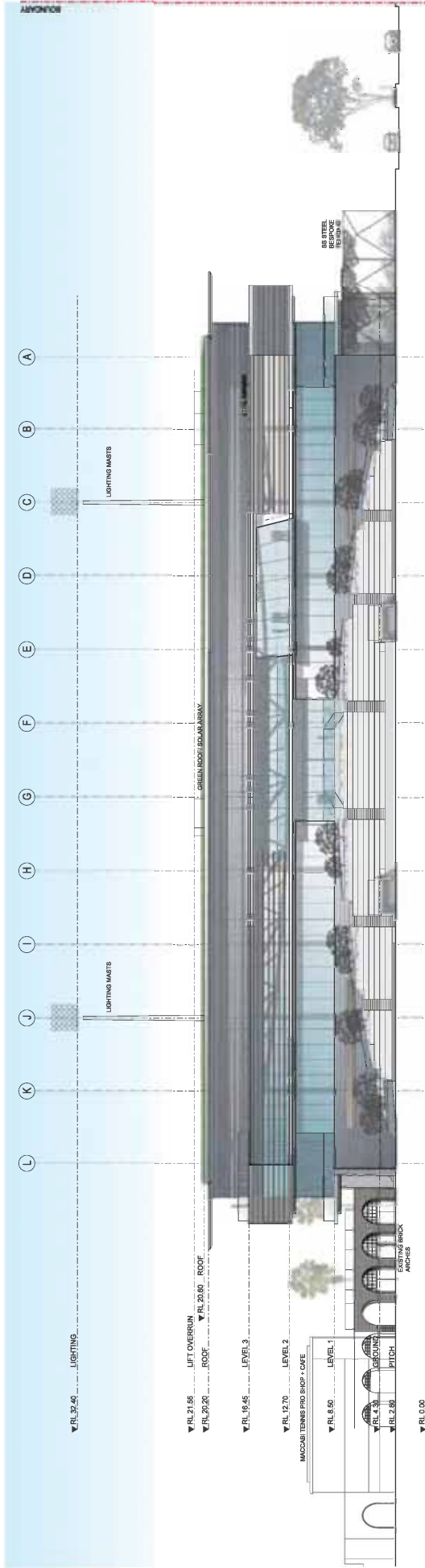
Project Title
WHITE CITY

Drawing Title
**SPORTS + POOL HALL - INDICATIVE
NORTH + SOUTH ELEVATIONS**





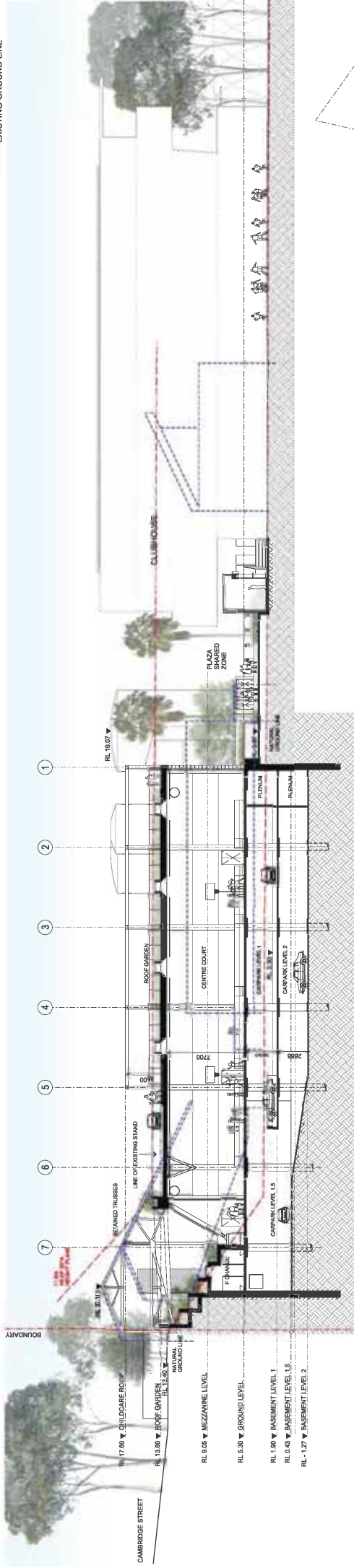
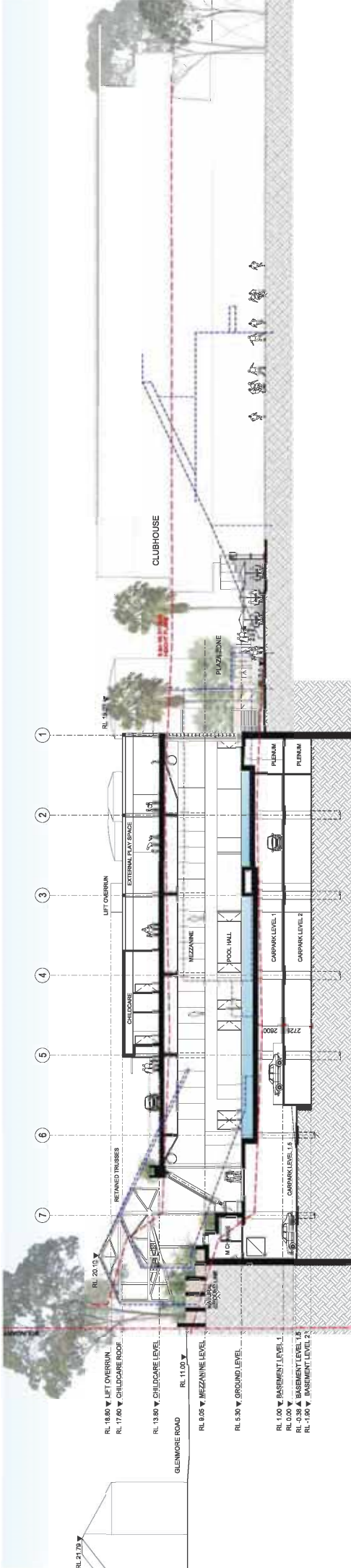
01 SOUTH ELEVATION
RANK 1008 @ A1



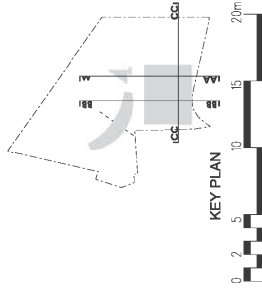
02 NORTH ELEVATION
RANK 1008 @ A1

PLANNING DETAIL
INDICATIVE ONLY

Amendments				Client				Project Title			
Issue	Description	Date	Issue	Issue	Description	Date	Issue	Project Title	Project Title	Project Title	Project Title
A	ISSUE FOR DA	02.09.15						WHITE CITY	CLUBHOUSE: INDICATIVE SOUTH & NORTH ELEVATIONS	CLUBHOUSE: INDICATIVE SOUTH & NORTH ELEVATIONS	CLUBHOUSE: INDICATIVE SOUTH & NORTH ELEVATIONS
				Group GSA Pty Ltd ABN 76 002 113 779 Address: 30 Alma Street, Paddington, NSW 2021 T +612 9361 4144 F +612 9332 3468 www.groupgsa.com.au				Group GSA Pty Ltd ABN 76 002 113 779 Address: 30 Alma Street, Paddington, NSW 2021 T +612 9361 4144 F +612 9332 3468 www.groupgsa.com.au			
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				Scale Job No Drawing No Issue				Scale Job No Drawing No Issue			
				1:200 11069 MPDA 3010 A				1:200 11069 MPDA 3010 A			
				@ A1				@ A1			



SECTION BB
Scale 1:200 @ A1



PLANNING DETAIL
INDICATIVE ONLY

Amendment	Date	Issue	Description
A	02.09.15	1	ISSUE FOR DA

Client
HAKOAH CLUB
Address:
30 Alma Street, Paddington, NSW 2021

Client/Architect/Structural/Electrical/Hydraulic/Fire/Facade/
Landscape/Security/Traffic/Acoustics/BCA/Communications
ALCOPT, 450 George Street, Sydney, NSW 2000

Engineer/Structural/Electrical/Hydraulic/Fire/Facade/
Landscape/Security/Traffic/Acoustics/BCA/Communications
Sydney/152, Baulton Hills St, Richmond, NSW 2011

Urban/Service/Plan/Team 2/201
Sydney/152, Baulton Hills St, Richmond, NSW 2011

Quantity Surveyor
Level 24, Northbridge, 100 Miller
Sydney, NSW 2000

Level 24, Northbridge, 100 Miller
Sydney, NSW 2000

Level 24, Northbridge, 100 Miller
Sydney, NSW 2000

Project Title
WHITE CITY

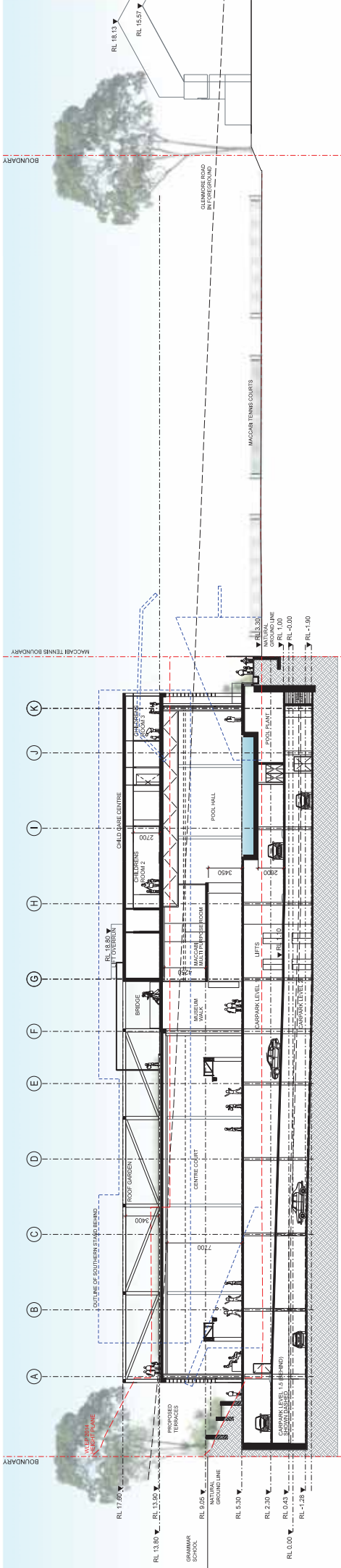
Drawing Title
**SPORTS + POOL HALL
INDICATIVE SECTIONS AA + BB**

Plotted and checked by
Verified: DJ
Creation Date 21.08.15 By: CH

Scale
Job No.
Drawing No.
Issue

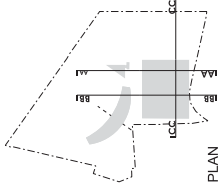
1:200
11089
MPDA 3100 A
@ A1

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SECTION CC

--- EXISTING STANDS
- - - EXISTING GROUND LINE



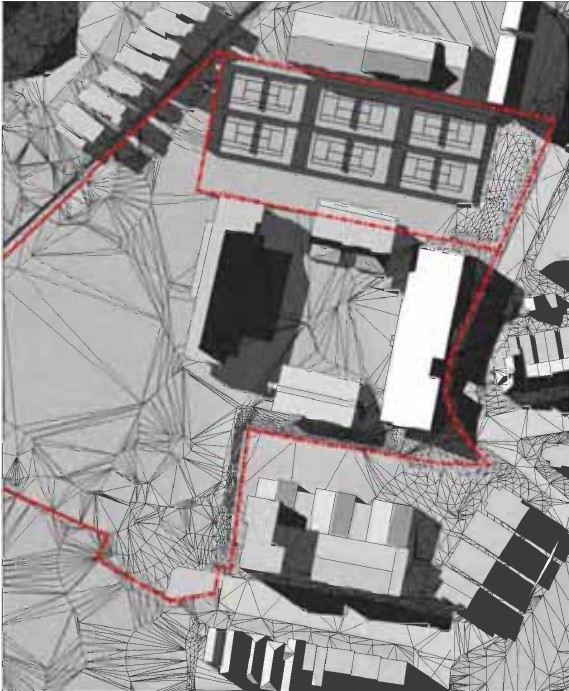
KEY PLAN



PLANNING DETAIL
INDICATIVE ONLY

Amendments			Client			Project Title			Plotted and checked by			
Issue	Description	Date	HAKOAH CLUB			WHITE CITY			Verified	DJ	Approved	MM
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B	AMENDED LEP HEIGHT PLANE	20.10.15							Plot Date	02.09.15		
			CHUMBO CONSULTING PTY LTD 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SHADOW DIAGRAM: EXISTING
WINTER SOLSTICE JUNE 21ST

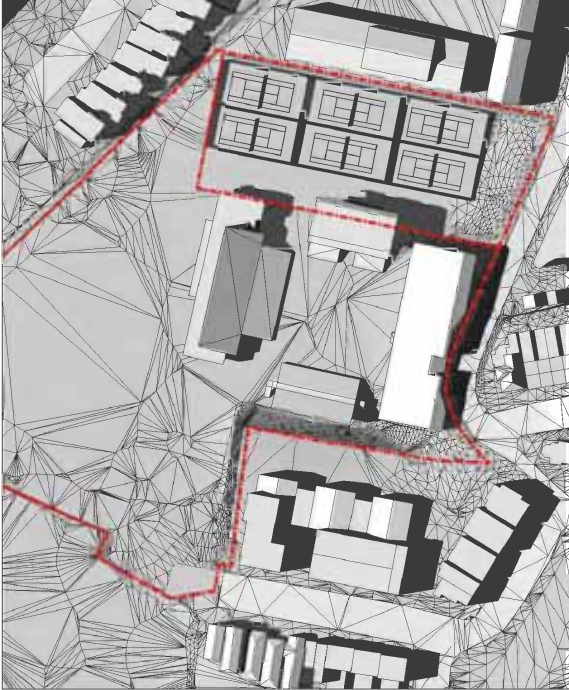


9am / ALTITUDE ANGLE: 9°47' / AZIMUTH ANGLE: 53°05'

SHADOW DIAGRAM: PROPOSED
WINTER SOLSTICE JUNE 21ST



9am / ALTITUDE ANGLE: 9°47' / AZIMUTH ANGLE: 53°05'



12pm / ALTITUDE ANGLE: 31°09' / AZIMUTH ANGLE: 15°15'



12pm / ALTITUDE ANGLE: 31°09' / AZIMUTH ANGLE: 15°15'



3pm / ALTITUDE ANGLE: 25°40' / AZIMUTH ANGLE: 328°36'



3pm / ALTITUDE ANGLE: 25°40' / AZIMUTH ANGLE: 328°36'

GROUPUSA

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Client

HAKOAH CLUB

Address

30 Alma Street, Paddington, NSW 2021

Client Title

WHITE CITY

Drawing Title

SHADOW DIAGRAMS:
WINTER SOLSTICE JUNE 22nd

Plotted and checked by

Verified DJ

Approved MM

Creation Date 21.08.15 By CH

Plot Date 02.09.15

Scale Job No Drawing No Issue

1:1000 11089 MPDA 3300 A

@ A1

Amendments

Issue Description Date Issue Description Date

A ISSUE FOR DA 02.09.15

CH/MECHANICAL/STRUCTURAL/ELECTRICAL/HYDRAULICS/FIRE/FACADE/
ACCESSIBILITY/TRAFFIC/ACCOMMODATION/SCA/COMMUNICATIONS

ALCOPT, 100 George Street, Sydney, NSW 2000

Subsidiary & Associate Planning

Urban & Services Plan Year 201

Business Street, Sydney NSW 2000

Quantity Surveyor

Level 24, Macquarie, 100 Miller

Street, North Sydney NSW 2060

Levee Cove, NSW 2096

Philip Chan, Manager Road,
Arlene, NSW 2064

Waste Management

Level 24, Macquarie, 100 Miller

Street, North Sydney NSW 2060

The Centre Court playing surfaces are proposed to be remembered and interpreted in the following ways:

- 2. CENTRE COURT INTERPRETATION: SENSE OF CONTAINED SPACE**
Landscaped terraces slope down to the Sports / Pool Hall building from the Glenmore Road and Sydney Grammar Preparatory School boundaries to echo the raked seating arrangement of Centre Court and interpret its sense of containment.

Road and Sydney Grammar Preparatory School boundaries to echo the raked seating arrangement of Centre Court and interpret its sense of containment.

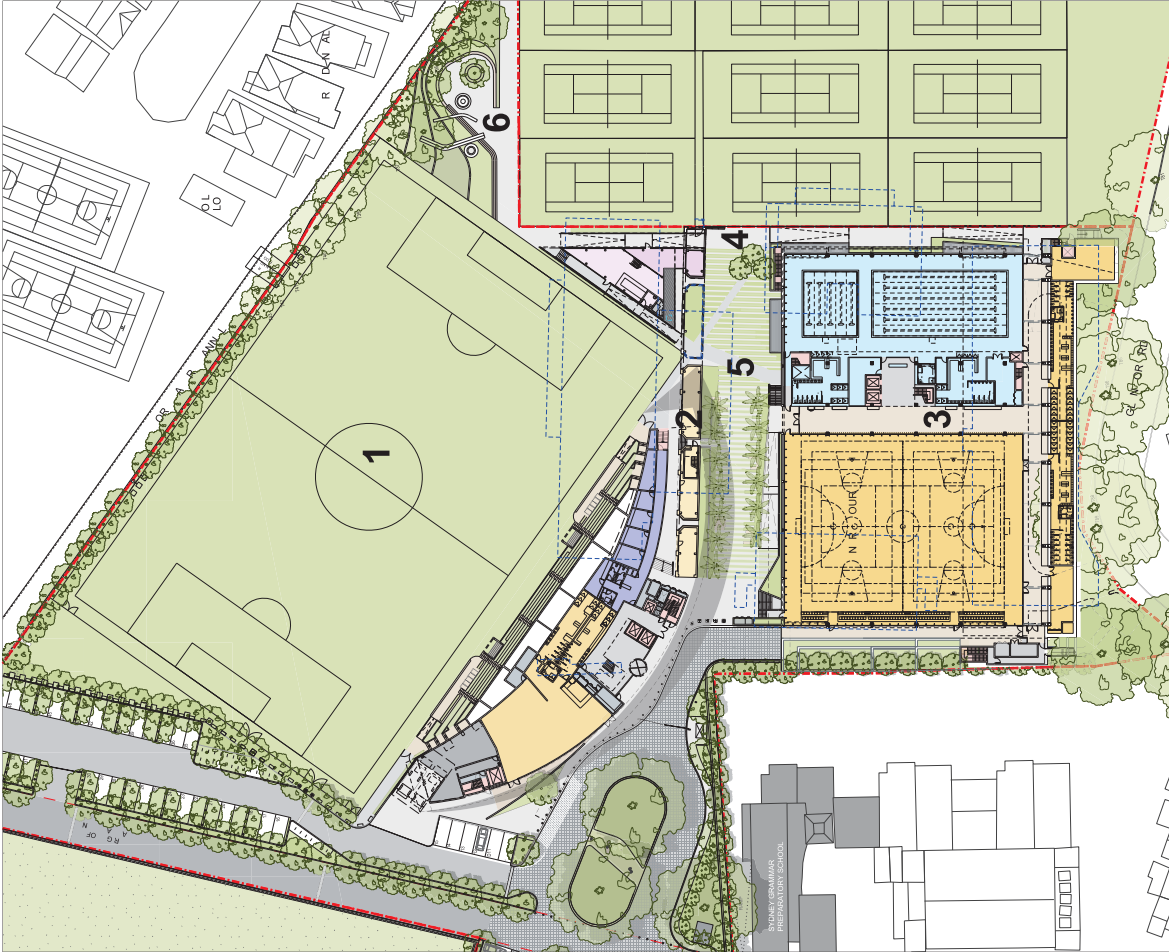
sporting venue is increased by expanding access to a wider population through the replacement of two tennis courts by a multi-purpose sports hall, which could be used for tennis, and two swimming pools.

SECTION)
The 1923 Southern Stand trusses are proposed to be retained in their original locations where possible to retain a historical imprint of the Southern Stand and evoke a unique sense of place along Glenmore Road.



LINE OF EXISTING STAND

[illegible]



GROUND FLOOR PLAN

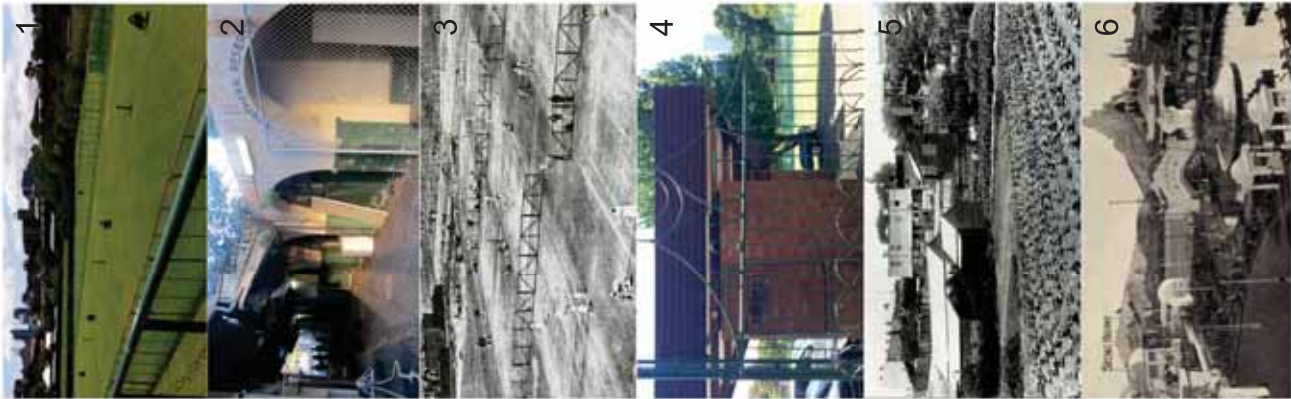
LEGEND
--- LINE OF EXISTING STAND

HERITAGE ITEMS INTERPRETATION

- 1. GREEN AND OPEN VALLEY FLOOR**
New buildings are located as far back from the stormwater channel as possible to retain the open valley floor character of the existing site.
The existing grass tennis courts of the open valley floor are replaced by a soccer field, maintaining the existing open expanse at the northern part of the site. Views to the open valley floor from New South Head Road are maintained.
The current Northern Stand building will be removed. The new Clubhouse building is located to address the soccer field, and defines an edge to the open valley floor.
- 2. NORTHERN STAND STAGE 1 ARCHES**
The Stage 1 arches of the Northern Stand remain in situ and are integrated with the architecture of the newly proposed buildings (Clubhouse and Café/ Tennis Pro-shop building) and the landscape of the new Community Plaza.
Most of the existing rooms associated with the arches are adaptively re-used for tennis-related purposes, continuing their tennis-related function. The two bays at the eastern end form part of the Pro-shop while other bays are used for tennis storage. The southern elevation of these arch structures is proposed to feature artwork interpreting the history and evolution of the White City (refer to Sheet DA4005+4006).
- 3. MOVEABLE HERITAGE WHITE CITY CLUB MEMORABILIA**
The circulation spine between the Sports Hall, Pool Hall, and the change rooms is conceptualised as a top-lit, double-height 'Museum Walk'. Display cases line the walls to exhibit memorabilia as well as information panels (refer to Sheet DA4007).
The east-west circulation spine located between the Sports / Pool Halls and the change rooms will be used to exhibit White City tennis memorabilia.
The north-south circulation spine between the Sports Hall and Pool Hall will be used to display Maccabi NSW memorabilia (Maccabi NSW being the proposed occupant of the Sports Hall).
- 4. NSW TENNIS ASSOCIATION GATE**
The NSW Tennis Association gate will be retained and relocated to the new Community Plaza (refer to Sheet DA4007).

- 5. HISTORICAL INTERPRETATION: MARKET GARDENS**
The historical uses of the White City site are not limited to tennis and the proposed design draws inspiration from other periods in the site's history. The site was cultivated for market gardening between the mid / late 19th century and the early 20th century. This history is acknowledged and interpreted in the design of the Community Plaza (refer to Sheet DA4007).

- 6. HISTORICAL INTERPRETATION: WHITE CITY AMUSEMENT PARK**
The site functioned as the White City Amusement Park between 1913 and 1917. The design of the outdoor children's play area is proposed to incorporate elements inspired by the features of the amusement park.



Amendments		Issue Description		Date	
A	ISSUE FOR DA	02.09.15			
B	REVISED ISSUE FOR DA	15.11.15			

Client		Project Title	
HAKOAH CLUB		WHITE CITY	
30 Alma Street, Paddington, NSW 2021		HERITAGE INTERPRETATION STRATEGY - SHEET 2	

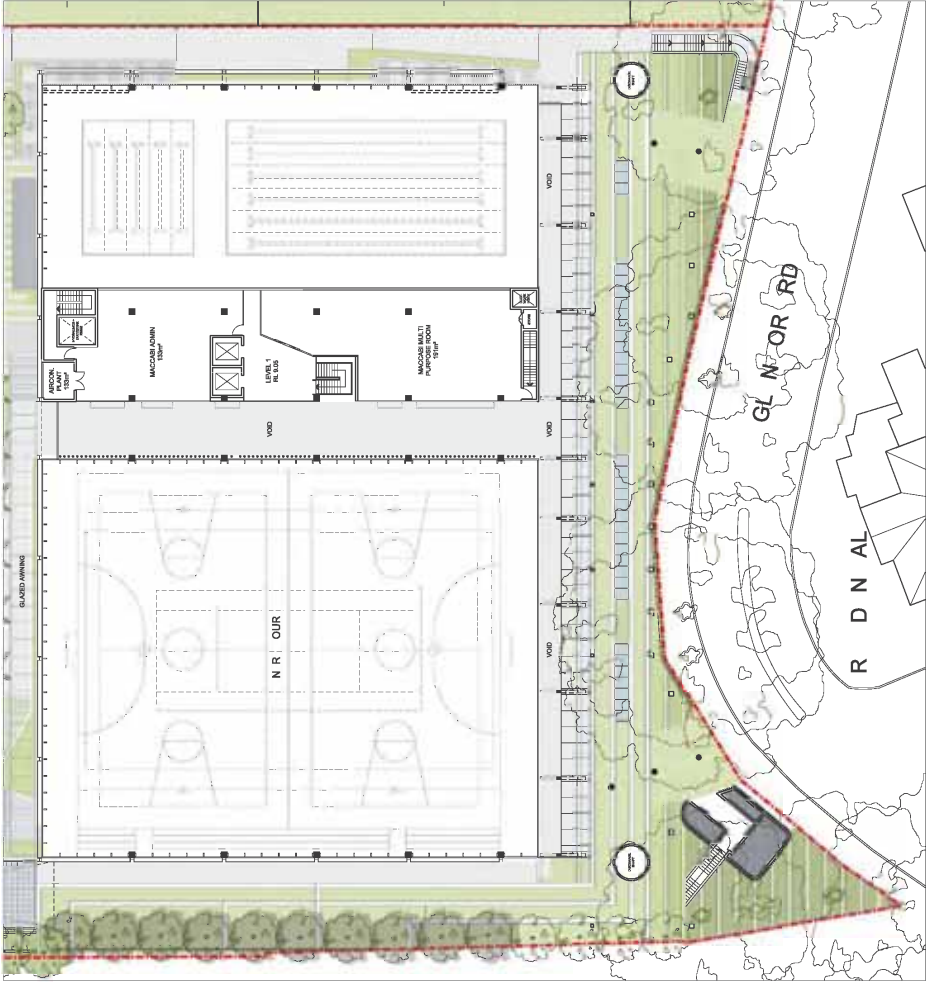
Client		Project Title	
HAKOAH CLUB		WHITE CITY	
30 Alma Street, Paddington, NSW 2021		HERITAGE INTERPRETATION STRATEGY - SHEET 2	

Client		Project Title	
HAKOAH CLUB		WHITE CITY	
30 Alma Street, Paddington, NSW 2021		HERITAGE INTERPRETATION STRATEGY - SHEET 2	

GROUP

Group GSA Pty Ltd AN 76 002 113 779
Australia 2011 www.grouppsa.com
T +612 9361 4144 F +612 9332 3458
architectural interior design urban design landscape
non architect M. Sheldon 1980
components, do not state drawings, the figure dimensions.

Client		Project Title	
HAKOAH CLUB		WHITE CITY	
30 Alma Street, Paddington, NSW 2021		HERITAGE INTERPRETATION STRATEGY - SHEET 2	

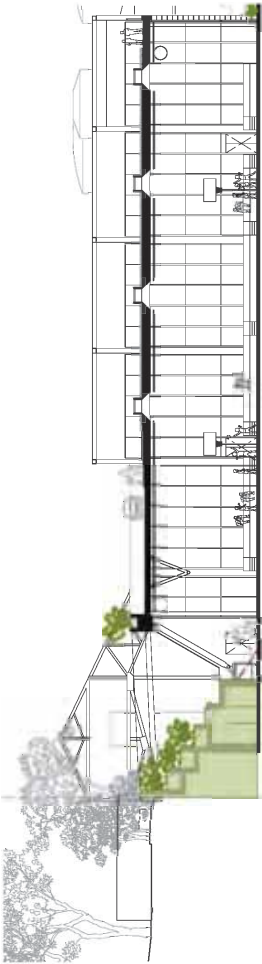


01 Plan: Landscaped Terraces
NTS

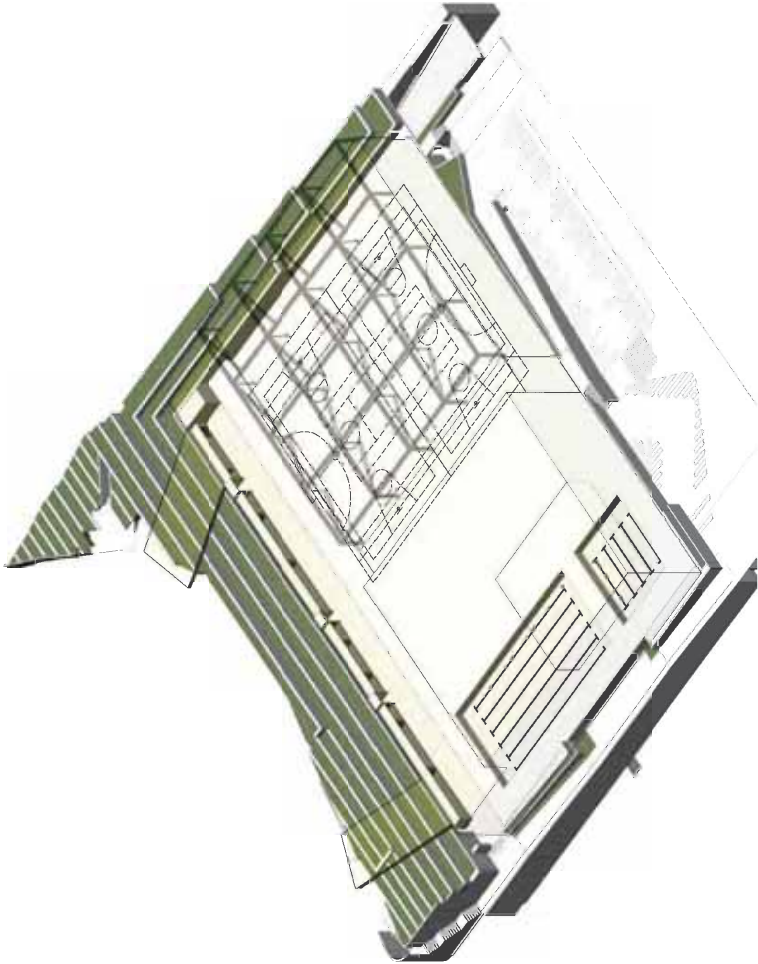
CENTRE COURT SENSE OF CONTAINED SPACE

The sense of space contained by the existing Centre Court stands is interpreted through landscaped terraces that slope down to the Sports / Pool Hall building from the Glenmore Road and Sydney Grammar Preparatory School boundaries.

The terraces echo the raked seating of the Centre Court stands. The walls to the Sports Hall and Pool Hall are glazed so that swimmers and Sports Hall users can look up to the green terraces and experience a sense of engaging in sporting activities within an arena setting.



02 Diagrammatic Section: Landscaped Terraces
NTS



03 3D IMAGE: LANDSCAPED TERRACES CONCEPT
NTS

03 3D IMAGE: LANDSCAPED TERRACES CONCEPT
NTS

Amendment	Issue	Description	Date	Amendment	Issue	Description	Date
A	ISSUE FOR DA		02.09.15				
B	REVISED ISSUE FOR DA		15.11.15				

Client	HAKOAH CLUB	Project Title	WHITE CITY	Plotted and checked by	Plotted and checked by
Address	30 Alma Street, Paddington, NSW 2021	Drawing Title	HERITAGE INTERPRETATION: CENTRE COURT INTERPRETATION - SHEET 1	Verified	DJ
Architect	GROUP USA	Group USA Pty Ltd	ABN 78 002 113 779	Creation Date	17.04.15
Architect	GROUP USA	Group USA Pty Ltd	ABN 78 002 113 779	By	CH
Architect	GROUP USA	Group USA Pty Ltd	ABN 78 002 113 779	Plot Date	02.09.15
Architect	GROUP USA	Group USA Pty Ltd	ABN 78 002 113 779	Scale	Job No.
Architect	GROUP USA	Group USA Pty Ltd	ABN 78 002 113 779	NTS	11089
Architect	GROUP USA	Group USA Pty Ltd	ABN 78 002 113 779	MPDA	4002 B
Architect	GROUP USA	Group USA Pty Ltd	ABN 78 002 113 779	@ A1	

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NTS

CENTRE COURT: PLAYING SURFACE

1. Centre Court is historically significant as a venue that hosted numerous Australian and international tennis tournaments that attracted world class players and record crowds.

This heritage is proposed to be interpreted by superimposing an historical image of Centre Court onto the ceiling of the Sports Hall, creating a compelling homage to the site's tennis history. The proposed image to be superimposed dates from 1954 and shows an aerial view of Centre Court when it hosted a world record Davis Cup crowd.

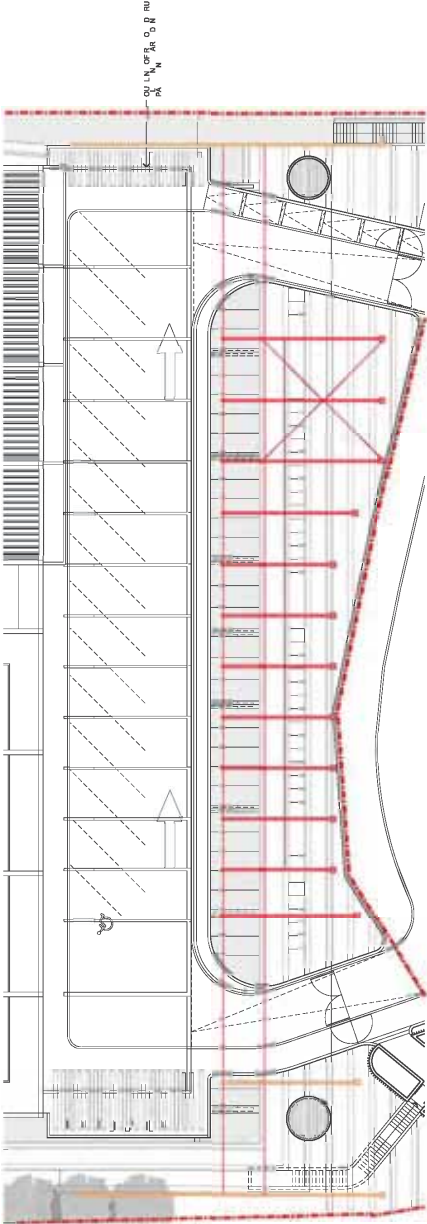


02

2. The historical location of the Centre Courts is referenced in the design of the roof garden landscape over the Sports and Pool Halls. The outline and line-markings of the original three "Centre Court" tennis courts is traced in the landscape design of the roof garden and childcare playground through the delineation of different grass types and lengths. This outline will reflect the original courts' location as much as possible based on available information, given that the tennis court configuration has changed over time.

Where the line markings cannot be represented on the floor plane, the interpretation will be raised to the trussed roof structure. The overall effect will be an abstract landscape design that is grounded upon the history of the site as a tennis centre.

Display panels and plaques could be incorporated along the roof garden path and at the Glenmore Road boundary to explain the history of the White City site and the generators of the roof garden design.



01 Site Plan: Heritage Trusses
NTS

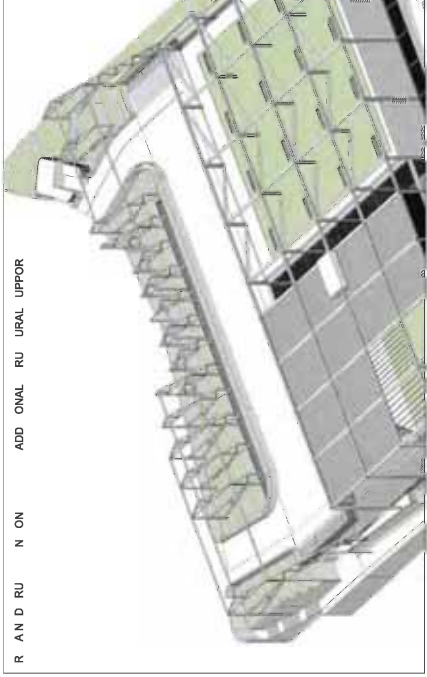
SOUTHERN GRANDSTAND STAGE 1 - 1923 TRUSSES

The 1923 Southern Stand trusses and associated cross-bracing structures are proposed to be retained in their original locations where possible, with the corrugated steel roof removed to open up the trusses to the sky. Similarly the corrugated steel wall along Glenmore Road will be removed to open up views from Glenmore Road.

The trusses will only be removed where these clash with the location of the Childcare Centre drop-off ramps off Glenmore Road. The retained trusses will be located at their existing heights and extend over the landscaped terraces. The trusses and terraces combine to interpret the form of the Southern Stand.

In general, the entire length of a given truss cannot be retained as it would clash with the proposed building.

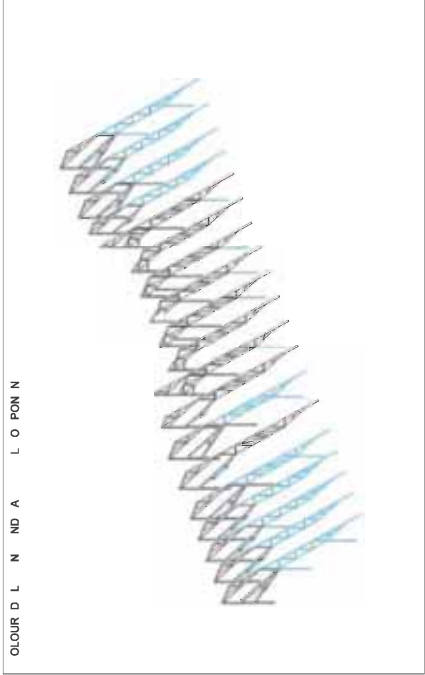
The trusses are constructed from timber and steel members. The timber members are understood to be the original sections dating from 1923, while the steel elements are thought to be later additions and therefore not as historically significant. Where the trusses are truncated, the removed elements are typically limited to the less significant steel elements, while the original timber members are retained as far as practicable.



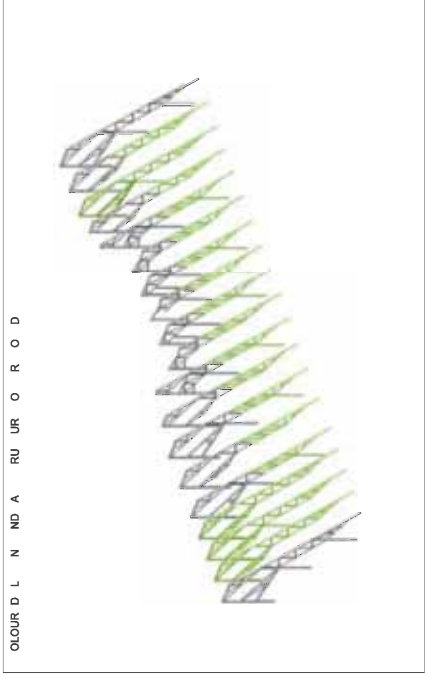
02 Section Details: Heritage Trusses
NTS

The original extents of the trusses will be interpreted through lines in the Childcare Centre drop-off area that are denoted by a change in surface material. These lines will extend in plan from the retained portion of the trusses up to the original length of the trusses to capture the footprint of the Southern Stand.

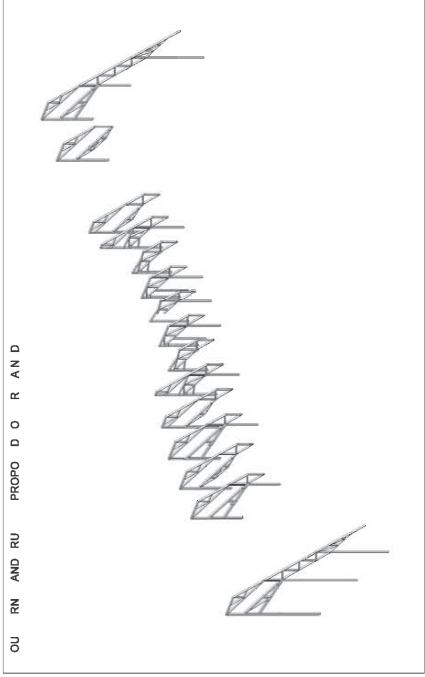
Two of the trusses that need to be removed to make way for the access ramps off Glenmore Road will be retained in their entirety and re-located to either end of the Sports / Pool Hall building to preserve the original form of the Southern Stand trusses.



03 Heritage Trusses: Material Make-up
NTS



04 Heritage Trusses: Existing
NTS



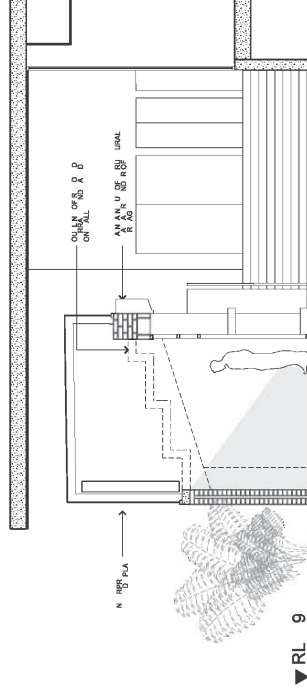
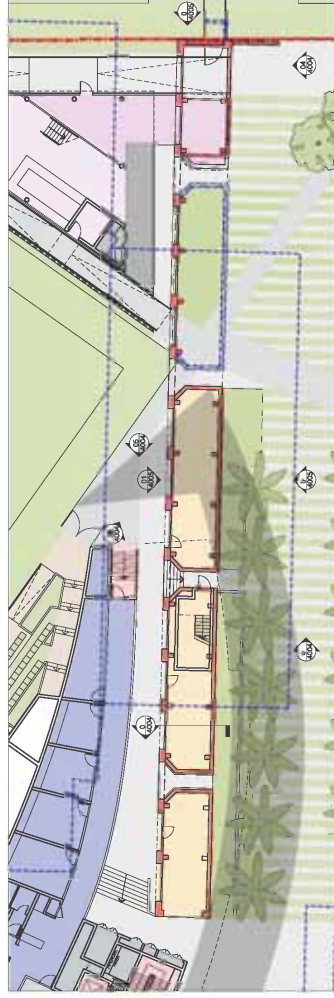
05 Heritage Trusses: Proposed
NTS

Amendments		Amendments	
Issue	Description	Issue	Description
A	ISSUE FOR DA	02.09.15	15.11.15
B	REVISED ISSUE FOR DA	15.11.15	

Client		HAKOAH CLUB	
Address:		30 Alma Street, Paddington, NSW 2021	
Heritage		Heritage	
Urban		Philip Chus	
Quantity Surveyor		Waste Management	
Project Partnership		City of Sydney	

Project Title		WHITE CITY	
Drawing Title		HERITAGE INTERPRETATION: SOUTHERN STAND TRUSSES	
Group OGA Pty Ltd		AR 76 002 113 779	
Australia		2011	
T +612 9361 4144		F +612 9332 3468	
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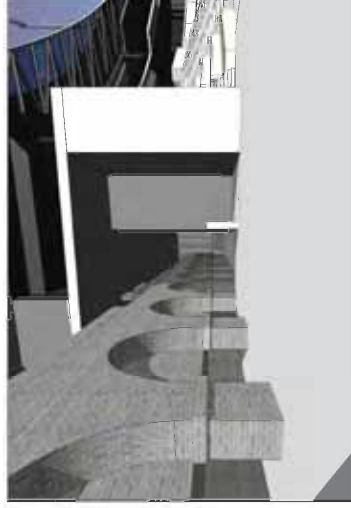
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Creation Date 13.04.15		By CH	
Plot Date 02.09.15		Job No. 11089	
NTS		MPDA 4004 B	



NORTHERN STAND STAGE 1 - ARCHES

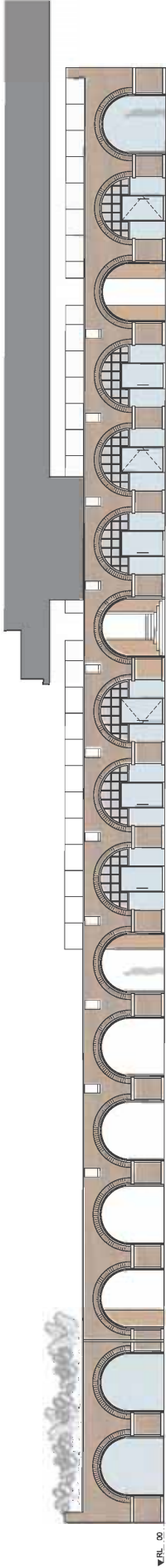
The spaces contained by the retained arch structures will be open to the sky once the Northern Stand seating is removed. These spaces will therefore be enclosed through the use of glazed boxes that clearly delineate the new fabric from the old.

On the southern elevation the glazed wall may potentially incorporate dynamic LED screens that show changing, abstracted images representing various points in the historical time-line of White City. These screens could be programmable so that the information displayed could be changed over time.

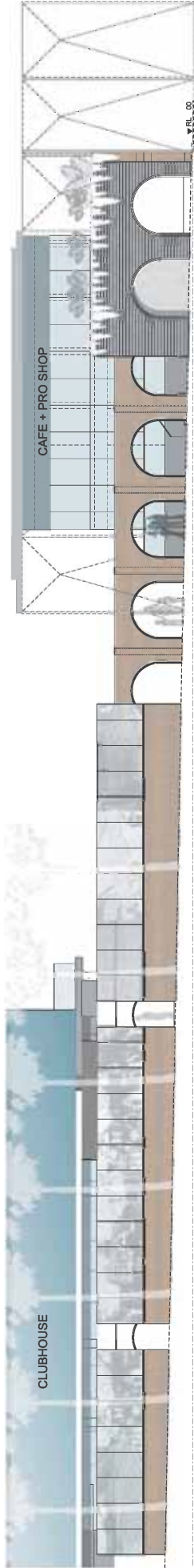
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Client: **HAKOAH CLUB**
Address: **30 Alma Street, Paddington, NSW 2021**

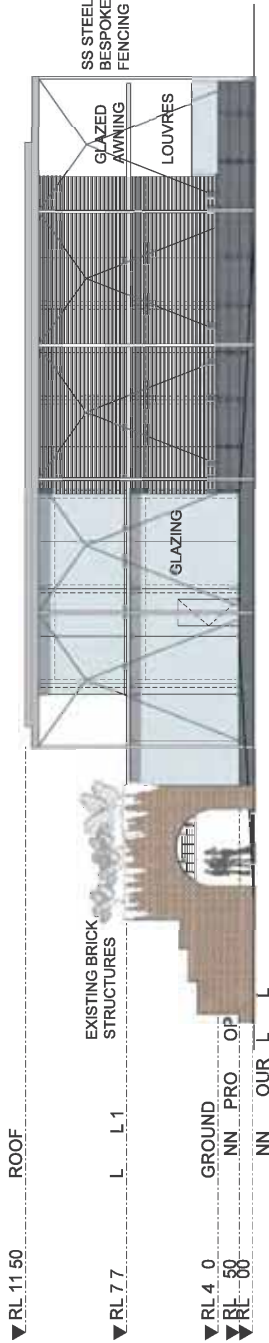
	Project Title WHITE CITY		Plotted and checked by 	
	Drawing Title HERITAGE INTERPRETATION: NORTHERN STAND ARCHES - SHEET 1		Scale NTS	
GROUP USA Pty Ltd 100/102-112 New Australia 2011 www.groupusa.com T +612 9381 4144 F +612 9332 3458 E +612 9332 3458 www.groupusa.com	Approved MM		Issue B	
	Verified DJ CH		Plot Date 02.08.15 Job No 11089	
Created Date 13.04.15 By CH		MPDA 4005 @A1		



01 North Elevation
Scale 1:10



02 South Elevation
Scale 1:10



03 East Elevation
Scale 1:10

ART INSTALLATION TRACKING HISTORIC TRANSITION OF SITE

REINTERPRETED STRUCTURES
CONCRETE FORM WORK TIMBER

Amendments			Amendments			Amendments			Amendments		
Issue	Description	Date	Issue	Description	Date	Issue	Description	Date	Issue	Description	Date
A	ISSUE FOR DA	02.09.15	A	ISSUE FOR DA	02.09.15	A	ISSUE FOR DA	02.09.15	A	ISSUE FOR DA	02.09.15
B	REVISED ISSUE FOR DA	15.11.15	B	REVISED ISSUE FOR DA	15.11.15	B	REVISED ISSUE FOR DA	15.11.15	B	REVISED ISSUE FOR DA	15.11.15

Client			Client			Client			Client		
HAKOAH CLUB			HAKOAH CLUB			HAKOAH CLUB			HAKOAH CLUB		
30 Alma Street, Paddington, NSW 2021			30 Alma Street, Paddington, NSW 2021			30 Alma Street, Paddington, NSW 2021			30 Alma Street, Paddington, NSW 2021		

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Project Title			Project Title			Project Title			Project Title		
WHITE CITY			WHITE CITY			WHITE CITY			WHITE CITY		
HERITAGE INTERPRETATION: NORTHERN STAND ARCHES - SHEET 2			HERITAGE INTERPRETATION: NORTHERN STAND ARCHES - SHEET 2			HERITAGE INTERPRETATION: NORTHERN STAND ARCHES - SHEET 2			HERITAGE INTERPRETATION: NORTHERN STAND ARCHES - SHEET 2		
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Plotted and checked by			Plotted and checked by			Plotted and checked by			Plotted and checked by		
Verified DJ			Verified DJ			Verified DJ			Verified DJ		
Creation Date 17.04.15			Creation Date 17.04.15			Creation Date 17.04.15			Creation Date 17.04.15		
By CH			By CH			By CH			By CH		

Job No			Job No			Job No			Job No		
11089			11089			11089			11089		
Drawing No			Drawing No			Drawing No			Drawing No		
MPDA 4006 B			MPDA 4006 B			MPDA 4006 B			MPDA 4006 B		

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N 000			N 000			N 000			N 000		
Heritage			Heritage			Heritage			Heritage		
Philip Chus			Philip Chus			Philip Chus			Philip Chus		
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Waste Management			Waste Management			Waste Management			Waste Management		
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The circulation spine between the Sports Hall, Pool Hall, and the change rooms is proposed to become a 'Museum Walk' with display cases that line the walls to exhibit White City memorabilia as well as information panels. These will be displayed in the east-west circulation spine located between the Sports / Pool Halls.



The design of the Community Plaza features regularly spaced strips of grasses bleeding variable distances into the plaza from its edges. The formality and regularity of this landscape treatment interprets the regular planting arrangements that would have characterised the market gardens in White City's past.

R	F	R	N	AG	LAND	AP	R	A	N
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Amendments		Date		Issue Description		Amendments		Date		Issue Description	
A		02-09-18		REVISIONS FOR DA							
B		03-11-18		REVISED ISSUE FOR DA							
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White City

Independent Heritage Referral DA438/2015/1

30 Alma Street, Paddington

Submitted to Woollahra Municipal Council

Report Revision History

Revision	Date Issued	Prepared by	Reviewed by	Verified by
01	29/10/15	Flavia Scardamaglia <i>Heritage Consultant</i>	Kerime Danis <i>Director - Heritage</i>	Kerime Danis <i>Director - Heritage</i>
		Kerime Danis <i>Director - Heritage</i>		
02	11/11/15	Kerime Danis <i>Director - Heritage</i>	Kerime Danis <i>Director - Heritage</i>	
03	17/11/15	Kerime Danis <i>Director - Heritage</i>	Kerime Danis <i>Director - Heritage</i>	

CERTIFICATION

This report has been authorised by City Plan Heritage P/L, with input from a number of other expert consultants, on behalf of the Client. The accuracy of the information contained herein is to the best of our knowledge not false or misleading. The comments have been based upon information and facts that were correct at the time of writing this report.

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1. Introduction

1.1 Background

On 2 September 2015 the Applicant, Hakoah Club Limited, has lodged a Stage 1 Development Application (DA) under Section 83B of the *Environmental Planning and Assessment Act 1979* (EP&A) (DA No.438/2015/1) for building envelopes and indicative use of White City at 30 Alma Street, Paddington for a multi-purpose sports centre and registered club facilities including heritage interpretation strategies.

City Plan Heritage has been engaged by Woollahra Municipal Council to provide independent assessment of the subject development proposal in relation to the heritage matters as outlined in the consultant brief as noted below:

- *A review of the assessment of heritage significance in the CMP prepared by Urbis, using the NSW Heritage Office guidelines Assessing Heritage Significance 2011;*
- *A review of the policies proposed by the submitted CMP prepared by Urbis using the Burra Charter 2013 and Kerr J. The Conservation Plan 2013;*
- *A review of the Heritage Interpretation Strategy prepared by Group GSA using the Heritage Council of NSW Heritage Interpretation Policy 2005;*
- *A review and assessment of the impact of the extent of change proposed to the place, in accordance with the Articles of the Burra Charter 2013 and the Woollahra LEP 2014.*
- *An assessment against the relevant provisions of the Woollahra DCP 2015 Chapter C1 Paddington Heritage Conservation Area.*

Therefore, the DA assessment is limited strictly to the Council's brief considering the current planning controls applicable to the site and does not assess the heritage significance of the White City.

The following documentation has been received and reviewed as part of this assessment:

- Group GSA, Architectural Plans, prepared in September 2015;
- Group GSA, Landscape Plan, prepared in September 2015;
- Group GSA, Heritage Interpretation Strategy, prepared in September 2015;
- Group GSA, Architectural Design Statement, undated;
- Model Photograph;
- Dunlop, Thurpe & Co, Site Survey, prepared in October 2014;
- Davis Landcom, Estimated Costs for Structural Repair of Grandstands;
- AECOM, Structural Assessment of Grandstands, prepared in May 2013;
- Urbis, White City Heritage Impact Statement, prepared in August 2015;
- Urbis, White City Conservation Management Plan, prepared in September 2015; and
- Graham Brooks & Associates, GSA Heritage Interpretation Peer Review, prepared in September 2015.
- Plan of proposed subdivision of Lot 2 DP 1114604 dated 26.09.2014 by Surveyor Mitchell Keith Ayres and associated survey plan for the eastern portion of the site, 30 Alma Street, Paddington, by Denny Linker & Co.
- Submission by the National Trust of Australia (NSW) dated 21 October 2015 and its associated attachments including the *Position Paper, White City*,

Paddington and White City Tennis Centre Listing Report both are by the National Trust of Australia (NSW).

In addition to the documents mentioned above, the following documents were also reviewed:

- Woollahra Local Environmental Plan (LEP) 2014 Part 5.10 (1);
- Woollahra Development Control Plan 2015, Part C1 Paddington Heritage Conservation Area;

1.2 Heritage Status

The subject site is not listed as a heritage item on Schedule 5 of the Woollahra LEP 2014 and it does not include any individual heritage item listed on a statutory heritage register. It is, however, located within the Paddington Heritage Conservation Area, listed on Schedule 5 of Woollahra LEP 2014 (C8) and is within the close proximity to locally listed 7 Canary Island Date Palms located along Alma Street (Item 243).

The site is identified as a contributory item under the Woollahra Development Control Plan (DCP) 2015 due to its location within the heritage conservation area.¹

White City is also identified as a 'Registered' site on the non-statutory Register of the National Estate (Place ID 101983, Place File No. 1/12/041/0129), gazetted on 27 March 2001. Paddington Conservation Area is also listed as a 'Registered' site on the same register (Place ID 2008, Place File No. 1/12/036/0213), gazetted on 21 October 1980.

The site was also nominated for inclusion on the State Heritage Register (SHR), however its nomination lapsed.²

1.3 Author Identification & Limitations

The following report has been prepared by Kerime Danis (Director) of City Plan Heritage with assistance from Flavia Scardamaglia (Heritage Consultant). Site inspection to the site was undertaken by the author on 20 October 2015 and all photographs included in this report are by City Plan Heritage unless otherwise stated.

As noted earlier, this independent heritage referral report responds only to the Woollahra Municipal Council's brief and assesses the proposed development (DA 438/2015/1) under the current statutory controls applicable to the site. It does not assess the significance of the site and relies on the assessment and recommendations contained in White City Conservation Management Plan by Urbis.

1.4 Site Location

The subject site is located to the north area of the Paddington Precinct, being a large precinct of approximately 2,905 hectares and comprising a number of features, including open sporting facilities, tennis courts, grandstands and other outbuildings.

It is bounded by Rushcutters Creek to the north and east, a large residential development to the east, Glenmore Road to the south, Sydney Grammar School and a few terrace houses along Alma and Lawson Street and the Weigall Sportsground to the west.

¹ Woollahra DCP 2015, *Step 2 Investigating Heritage Significance*, C1.1.7.

² Conybeare Morrison 2013, *White City, Tennis Centre and grounds*, Draft Heritage Inventory Form



Figure 1: Aerial view of the subject site at 30 Alma Street, Paddington, outlined in red and highlighted in yellow (Source: Six Maps, 2015)

The site is identified at the NSW Lands and Property Information as Lot 2 in DP 1114604.

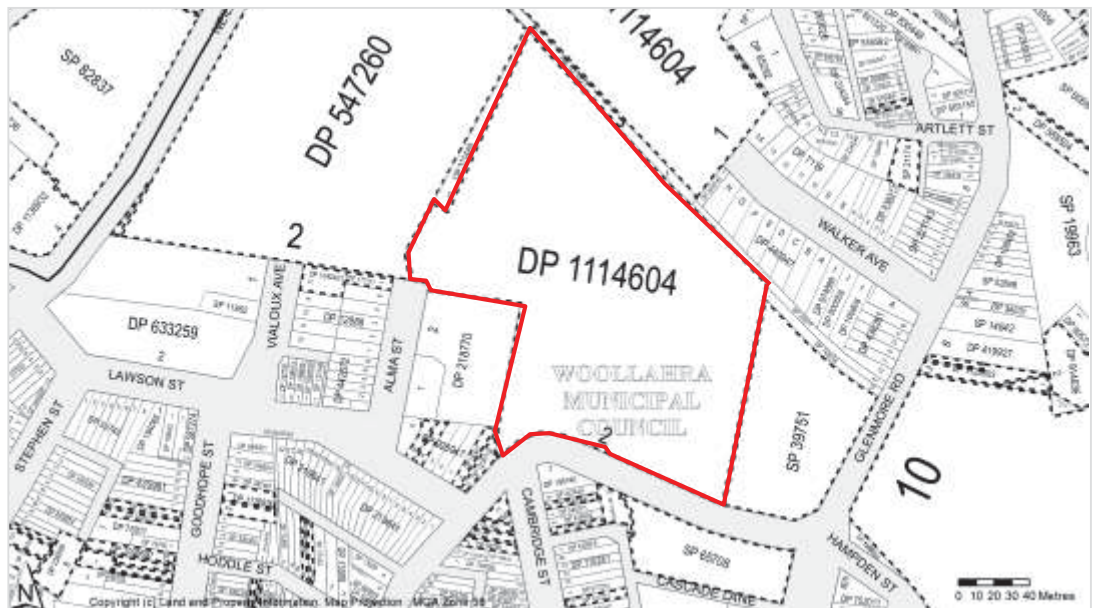


Figure 2: Cadastral map of the subject site outlined in red (Source: NSW Lands and Property Information, 2015)



Figure 3: Views of the White City tennis centre showing the central court with southern grandstand (top), eastern enclosure of northern grandstand (bottom left) and north elevation of the northern grandstand.



Figure 4: Existing condition of the tennis courts along the northern portion of the grounds (top), arched supporting structures of northern grandstand (bottom)

2. The Proposal

The proposal is for the staged development of the site for a multi-purpose sports centre and registered club facilities. The current DA is for Stage 1 of the proposed development and incorporates the building envelopes and indicative use of White City (30 Alma Street) under Section 83B of the EP&A.

The Stage 1 proposal, in summary, includes the following:

- New site layout comprising new internal road and pedestrian network with landscaping and parking, tennis courts, football field, and three building envelopes as follows:
 - "sports" building adjacent to Glenmore Road which also contains basement car parking, childcare centre and indoor pool;
 - curved "Clubhouse" building;
 - triangular "café" building; and
 - other community facilities
- Heritage interpretation strategy

The Stage 1 proposal is documented by GSA Group Architects.

Additional information has also been requested from the Applicant, Hakoah Club Limited, by a letter of the Council dated 25 September 2015. The requested additional information is:

1. Significant views and vistas:
 - a) An addendum to the Conservation Management Plan with a map identifying significant views and vistas to the site from the public domain and within the site and a description of the significance of each view
 - b) A View Study demonstrating how existing significant views will be affected by the proposal
2. Demolition of existing fabric
 - a) A demolition plan clearly illustrating how much existing fabric will be removed or relocated

It is understood that a separate DA has also been submitted for the subdivision of the White City Tennis Centre site into two (2) allotments with the eastern portion of the site to be operated under a different ownership (Hakoah Club the larger western allotment and Maccabi Tennis Club Pty Ltd the eastern allotment).

3. Reviews and Assessment

3.1 Review of the Assessment of Heritage Significance in the CMP by Urbis

The Significance Assessment of White City is provided in Section 4.3 of the CMP and draws on the significance assessment of the previous CMP by Conybeare Morrison with updates where necessary. It follows the guidelines for inclusion and exclusion contained in the NSW Heritage Office guidelines *Assessing Heritage Significance 2011*.

The assessment of heritage significance is split between the White City and the Centre Courts due to their prominence in the history of White City.

White City and the Centre Courts have been assessed as not having representative value under Criterion G (the Criterion is noted as being Not Applicable). The Comparative Analysis contained in Section 8, which has also been sourced from the previous 2008 CMP, compares the site with few sporting venues that contain tennis courts. Given consideration to other similar type of sporting venues that are listed on the State Heritage Register (SHR) and local environmental plans (LEPs) for their contribution to sport history, historical landscapes, historical associations and aesthetic and recreational values, the White City may hold representative value as it has:

- *the principal characteristics of an important class or group of items; and*
- *attributes typical or a particular way of life, philosophy, custom, significant process, design, technique or activity.*

As an example the following items could be considered comparable to the White City:

- Luna Park Precinct
- Centennial Park, Moore Park, Queens Park sporting fields
- St Leonards Park, North Sydney
- Former Victoria Park Racecourse Group

It is considered that the Significance Assessment of the 2015 CMP by Urbis adequately assesses the cultural heritage values of the White City and its associated structures in particular the Central Courts, and provides concise Statements of Significance for both White City and the Central Courts. The significance assessment also provides an adequate schedule of significant elements in Section 4.4.

Although it does not affect the outcome of the significance assessment and the Statements of Significance, it may provide a better flow and sequence of considerations if the Comparative Analysis could be relocated before Section 4 of the CMP as criterion (f) and criterion (g) rely on the outcome of the comparative analysis.

3.2 Review of Conservation Policies from Urbis CMP

The Conservation Policies contained in Section 9.0 of the CMP generally provide the necessary guidance in the future management of the White City and its identified significant fabric in terms of maintenance, future changes, views and vistas, interpretation, treatment of fabric in accordance with its significance ranking, archaeological potential, and uses.

The policies appear to be derived from the Constraints and Issues detailed in section 8.0 of the CMP. Some of the policies such as Policy 6, Policy 11 and Section 9.8 require modification due to inconsistencies with the updated regulations, existing uses and materials of the buildings. Details of required amendments for policies and references section of the CMP have been provided separately to the Council.

3.3 Review of Heritage Interpretation Strategies from Group GSA

It is considered that Group of GSA propose good interpretation strategies that will ensure the history of the White City as an amusement precinct and tennis facilities and the site's former

occupation with market gardens will be preserved and communicated to the future users of the site.

The strategy proposes:

- The continuous use of the site as a sporting venue;
- The incorporation of interpretative features into the design;
- Integration of part of existing building structures into the new proposed buildings and landscapes (steel trusses and Northern Stand arches);
- Integration of artworks and historic photography interpreting the history and evolution of the White City;
- Integration of site features dating from the White City Amusement Park period into the playground area;
- The creation of a Museum Walk integrating movable heritage items and memorabilia;
- The installation and planning of interpretative markers to be located near the Museum Walk and at the Glenmore Road entrance.
- Integration of new landscape items such as an avenue of palm trees that references the adjacent heritage listed Canary Island Date Palms planted along Alma Street;
- Transmission of a sense of arena through adaptation of existing structures; and
- Building positioning as to maintain significant views and distance from the Creek to retain the open valley floor character of the existing site.

A more detailed Heritage Interpretation Plan, prepared by a Heritage Consultant, will be required to include the following matters:

- History of early Aboriginal occupation needs to be clearly acknowledged during the interpretative process;
- The audience of heritage interpretation, as required under the NSW Heritage Council's *Heritage Interpretation Policy*, needs to be clearly identified as to tailor the heritage interpretative initiatives and locations;
- Historical themes relevant to the site need to be clearly identified and addressed in the report;
- A selection of historical images of the site with detailed sources and references made available for interpretative purposes;
- It is important that Heritage Interpretation responds to 'Why and for whom is the White City important?' and covers all aspects of heritage significance;
- The Interpretation section of the CMP in particular Policy 23 and guidelines in section 9.11 and 9.13 should be included such as retention of the concrete stormwater channel as a visible expression of the Glenmore Creek, undertaken oral history and retention of NSTWA gates.
- A comprehensive historic research and heritage reports should be left accessible for visitors and researchers, either onsite or through accession into a publicly accessible library/local studies unit;
- Existing record of the current precinct layout should be recorded and made publicly accessible to researchers. This includes the undertaking of a photographic archival recording prior to the site redevelopment.

3.4 Review of Impact Assessment against Woollahra LEP 2014

The aims of the Woollahra LEP are contained in **Clause 1.2** of the Plan with two of the aims being in relation to heritage and conservation matters. These are considered below:

1.2 Aims of Plan

...

(2) *The particular aims of this Plan are as follows:*

...

(b) *to promote the management, development, conservation and economic use of property,*

...

(f) *to conserve built and natural environmental heritage,*

...

The subject site is not listed as a heritage item on Woollahra LEP 2014. It is however located within the Paddington Heritage Conservation Area, listed on Schedule 5 of Woollahra LEP 2014 (C8). Controls applicable to the development within the Conservation Area have been considered in the following section.

The proposed development within the White City site doesn't affect the environmental heritage of Woollahra, which is identified and assessed under Schedule 5 of the LEP. As noted above, the proposal has been discussed in detailed under Clause 5.10 - Heritage Conservation below, but in summary, it provides for conservation and interpretation of elements that were identified as being of significant in the CMP (Urbis, 2015), and maintains the historical link with tennis sport and sporting activities in general by providing new soccer field and improving the amenities for economic use of the property.

Woollahra LEP 2015 Part 5.10 - Heritage Conservation

Woollahra LEP 5.10 Heritage Conservation	The proposal relates to these matters as follows:
(1) Objectives (a) to conserve the environmental heritage of Woollahra, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.	As noted earlier and discussed below the proposed development will not have detrimental impact on the identified environmental heritage of Woollahra. There may be some impact on the assessed values of the White City as defined in the Urbis CMP and discussed under sub-clause 5.10 (4) below but, in general the proposed development is consistent with these objectives of the LEP.
(2) Requirement for consent Development consent is required for any of the following: (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building,	The subject site is not listed as a heritage item on Woollahra LEP 2014. It is however located within the boundaries of the Paddington Heritage Conservation Area, listed on Schedule 5 of Woollahra LEP 2014 (C8), and is within close proximity to locally listed 7 Canary Island Date Palms located

<p>making changes to its detail, fabric, finish or appearance):</p> <ul style="list-style-type: none"> (i) a heritage item, (ii) an Aboriginal object, (iii) a building, work, relic or tree within a heritage conservation area, ... (d) disturbing or excavating an Aboriginal place of heritage significance, (e) erecting a building on land: <ul style="list-style-type: none"> (i) on which a heritage item is located or that is within a heritage conservation area, ... 	<p>along Alma Street (Item 243). As the proposed development is for demolition, structural changes to existing buildings, and construction of new structures including new landscaping within a heritage conservation consent of the Council is required under 5.10 (2) (a) (iii) and (e) (i).</p>
<p>(4) Effect of proposed development on heritage significance</p> <p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned...</p>	<p>As the White City Site is not listed as a heritage item under Schedule 5 of the LEP, the main consideration is to be the impact of the proposed development on the identified significance of the Paddington Heritage Conservation Area and the nearby heritage item (7 Canary Island Date Palms in Alma Street). The Conservation area is significant for its topographical form; substantially intact terrace housing; strong pedestrian character; variable and intricate street, lane and pedestrian network; predominately residential land use with mix of shops and pubs; and variable building heights between terrace groups. Given consideration to the characteristics and detailed heritage significance of the Conservation Area it is noted that the proposed development will have no impact on its established heritage significance as well as the heritage significance of the 7 Canary Island Date Palms in Alma Street. The development is confined to the property boundaries.</p> <p>The Statement of Significance of the CMP assesses the White City Site as being of "...a rare example of a sporting venue that became the focus of major Australian and international attention attracting world class tennis players, celebrities and large crowds...</p> <p>...demonstrates the significant role played by tennis as a form of recreation, entertainment and competition in NSW and Australia... Apart from its association with international tennis competitions and contributions to Australia's international sporting image, White City is also held in high community esteem at the local level for its popularity as a community sporting and social facility... The White City site demonstrates the development of Lower Paddington... The continuous green space</p>

	<p>and open recreational areas of White City and Lower Paddington are a landmark in the area. The site occupies part of the lowest ground within a broad shallow valley creating a sense of intimacy due to the enclosure by the surrounding hill-slopes. There are rare views and vistas from within and from outside the site that are unique in Paddington."</p> <p>The CMP also identifies and ranks the Centre Court, Southern Stand, the c1930s section of the Northern Stand, Moveable Heritage associated with Tennis NSW and White City Club memorabilia as being of High significance at local level with the exception of the Centre Court, which is assessed as being of state level significance.</p> <p>Based on the above assessed significance and itemised schedule of significant elements of the White City Site (noted in section 4.4 of the CMP), it is considered that the proposed development will maintain the most significant aspect of the site, which is its provision and association with sporting facilities in particular the tennis sport. The existing tennis courts to the eastern side of the site will be retained and improved with additional three courts. Removal of sections of the Southern and Northern stands and the clubhouse may have a negative impact on the assessed significance of the White City Site.</p> <p>If the site was a heritage item, in recognition of its assessed heritage values as detailed in the Statement of Significance of the CMP, the approach to fabric retention would slightly be different. Notwithstanding the retention of parts of the Southern Stand's trusses and arched walls of the Northern Stand, and the proposed interpretation strategy including interpretive designs as detailed in the Group GSA plans provide mitigation in terms of understanding the historical role of the site as a longstanding sporting facility and prior to that as amusement park and market gardens.</p> <p>Impact of the proposed development on the currently recognised contributory values within the Paddington Heritage Conservation Area is negligible.</p> <p>Further discussion has been provided in the following sections of this referral.</p>
<p>(5) Heritage assessment</p> <p>The consent authority may, before granting consent to any development:</p>	<p>A Heritage Impact Statement (HIS), prepared by Urbis, accompanies the Development Application. The information and assessment of the subject HIS is</p>

<p>a) on land on which a heritage item is located, or</p> <p>b) on land that is within a heritage conservation area, or</p> <p>c) on land that is within the vicinity of land referred to in paragraph a) or b),</p> <p>require a heritage management document to be prepared that assesses the extend to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>considered adequate and in line with the requirements of the NSW Heritage Manual Statement of Heritage Impact guidelines. The HIS concludes that</p> <p>"... the subject proposal is in accordance with the Woollahra LEP 2014 and complies with the objectives and controls of the Woollahra DCP 2015.</p> <p>The site has been the subject of extensive investigation over recent years and the poor condition of the site and the amount of change to original fabric is acknowledged. The next phase proposed will reinvigorate the site and provide much needed recreation resources for Woollahra while interpreting its principal heritage characteristics.</p> <p>The most significant aspects of the site for the future are the maintenance of private recreation use for the community and the interpretation of the site from Chinese gardens to Tennis Centre, including the White City Amusement Park."</p>
<p>(6) Heritage conservation management plans</p> <p>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</p>	<p>A Conservation Management Plan dated September 2015 and prepared by Urbis has been submitted with the DA documentation and has been considered above under section 3.2 of this heritage referral.</p> <p>The Conservation Management Plan for the White City site has been prepared in line with the LEP requirements and provides guidance on future management of the site. In general, the proposal follows the principles of the CMP but it does not maintain the fabric of high significance as defined in the CMP. It rather allows for interpretive actions and incorporation of the northern grandstand arches and the southern grandstand's trusses as part of the new design for the sports/pool hall building.</p>
<p>(7) Archaeological sites</p> <p>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):</p> <p>a) notify the Heritage Council of its intention to grant consent, and</p> <p>b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p>	<p>Section 5.1.2 of the CMP examines the potential for historical archaeology within the development site in relation to the stormwater easement and provides conservation policies in section 9.10 of the CMP. Section 9.10 notes that</p> <p>"The subject site has low potential for the survival of an historic archaeological resource. An excavation permit issued by the Heritage Council of NSW is required if the owner knows or thinks that a relic may be disturbed as a result of excavation." The CMP then provides the necessary policies in</p>

	<p>relation to the management of any find(s) during carrying out of any excavation works. In the event of any future find Policies 28-33 of the CMP should be consulted and adhered to. A Condition of Consent should be made in this regard.</p>
<p>(8) Aboriginal places of heritage significance</p> <p>The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance"</p> <p>a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</p> <p>b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</p>	<p>Section 5.1.1 of the CMP considers the Aboriginal archaeology within the development site and notes that</p> <p>" There are no known Aboriginal sites in the study area.</p> <p>The AHIMS search did not reveal any items of Aboriginal Cultural Heritage."</p> <p>Policies in Section 9.10 should be consulted in any unexpected Aboriginal heritage.</p>
<p>(10) Conservation incentives</p> <p>The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:</p> <p>(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and</p> <p>(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and</p> <p>(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and</p> <p>(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and</p> <p>(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.</p>	<p>The subject development does not seek utilisation of the Conservation Incentives clause therefore it is not applicable.</p>

Height Considerations:

Under Part 4 Clause 4.3 (2) of the Woollahra LEP 2014, the overall allowable maximum height for the White City Site is 9.5 metres. However, Clause 4.3B of the LEP sets exceptions to building heights of the White City Tennis Club as quoted below:

4.3B Exceptions to building heights (Area I—White City Tennis Club)

(1) The objectives of this clause are as follows:

- (a) to retain views from Glenmore Road over certain land surrounding White City Tennis Club,*
- (b) to permit a greater maximum building height on part of that land, subject to certain criteria,*
- (c) to protect the visual privacy and amenity of nearby residences,*
- (d) to conserve and recognise the heritage significance of the existing centre courts.*

(2) Despite clause 4.3, the maximum height of a building on the land identified as “Area I” on the Height of Buildings Map is 11.5 metres if:

- (a) the building is located on the western side of the centre courts, and*
- (b) the consent authority is satisfied that the development does not affect view lines from Glenmore Road, and*
- (c) the building maintains the heritage significance of White City Tennis Club.*

The proposed development including structures along Glenmore Road and new Clubhouse exceed the maximum 9.5 metres height limit. The above quoted exceptions have been considered as the height has the potential to impact on identified key views and vistas to and from the White City grounds as well as the Paddington Heritage Conservation Area. It is noted that the proposed building heights along Glenmore Road are higher than the maximum building height of 11.5 metres in relation to the floor of the centre court but lower than the Glenmore Road surface due to the sloping topography of the site along the southern boundary. The new sports and pool hall is significantly lower than the existing Southern Grandstand of which some of its trusses will be reinstated in-situ and integrated into the new building's design and landscaping.

The Statement of Environmental Effects (SEE) by Sutherland & Associates Planning examines the proposed heights in relation to the existing and allowable maximum heights within and around the immediate surrounds of the White City (pages 39-44). It is evident from the architectural drawings of Group GSA and the analysis of the SEE there will be few marginal encroachments above the maximum height limit in parts of the proposed new Clubhouse. Given consideration to the existing context and higher buildings around White City and the sloping topography of the subject site these departures from the maximum 11.5 metres height limit will not have a detrimental impact in terms of heritage on the established characteristics of the built fabric of the locality.

The height of the clubhouse departs, in parts, from the maximum height as such it will have an impact on the currently open views across the valley floor of the tennis courts when viewed from Alma Street entrance. Notwithstanding, the proposed curved form of the clubhouse is supported in terms of heritage as it will relate to the existing court layout and allow retention of views along the western boundary. The views from the end of Alma Street are currently open across the valley due to this portion of the site being used for car parking with limited structures. Any building in this portion of the site will have an impact on the current vista. There are no known restrictions on the construction of a structure within this portion of the site and therefore construction of a new club building in its proposed location is acceptable. The views from the Alma Street entrance of the site were also identified as being of important in the Urbis' addendum to the Heritage Impact Statement dated 4 November 2015, which is

focused on the analysis of the views to and from the White City Site. The Urbis addendum notes that "The view down Alma Street to the proposed football field will have little potential change. The application proposes car parking to align with the existing drive and this is proposed to be shaded by new tree plantings. The view therefore is proposed to be more landscaped than at present and instead of a cleared valley floor canopy trees are proposed. At present it is considered that the introduction of planting onto the site will be a public benefit as the site has changed over time." and continues as "The view to the north east from the Alma street entrance to the site will reveal more building than currently exists as the new clubhouse is proposed to curve around into that part of the current sterile carpark. The view will be ameliorated by landscaping and ultimately a mature canopy. This will present a more landscaped outlook from Alma Street than currently exists. No significant views from Alma Street will be detrimentally affected by the proposal - except that the views will include landscaping that is currently not present." Assessment of Urbis in relation to the views currently exists from Alma Street entrance of the site is generally supported, however, it is noted that further consideration should be given to the future detailed design of the new curved clubhouse building in order to ensure relatively uninterrupted views over the valley to the proposed soccer field. It is therefore recommended that the future detailed design of the new curved clubhouse building to incorporate a large glazed sections at the upper levels. This will ensure a transparent building that lets the public views from Alma Street entrance to the urban landscape and field beyond in 'see-through' form.

3.5 Review of Impact Assessment against Woollahra DCP Chapter C1

The Woollahra Development Control Plan (DCP) 2015 Chapter C1 relates to the Paddington Heritage Conservation Area and provides objectives and controls for all aspects of residential, commercial, industrial, public worship and educational, and infill development in the area. White City is a special site, which has been identified as a contributory item under the DCP due to its location and long history of sports facility within the heritage conservation area. The CMP by Urbis also assesses the site as being of significant historic and cultural landscape that demonstrates the evolution of Lower Paddington from the original land grant to Chinese market gardens, subsequently to the White City Amusement Park and later to the tennis courts.

The DCP addresses the matters relating to principal building form and street front zone of contributory buildings (section 1.4.1); side elevations to streets and lanes (1.4.2); Rear elevations, rear additions, significant outbuildings and yards (1.4.3); roofs and roof forms (1.4.4); building height, bulk, form and scale (1.4.5); site coverage, setbacks and levels (1.4.6); excavation (1.4.7); Private open space, swimming pools, light well courtyards and landscaping (1.4.8); views (1.4.9); acoustic and visual privacy 1.4.10; and Land subdivision and site amalgamations (1.4.11).

Of the above the most relevant matters to the site are the building form and street front zone, roof forms, building height, bulk and scale, setbacks, and most importantly the views across the site. In general, the proposed development and embedded interpretation strategy is compatible with the above DCP controls in that it maintains the contribution of the site as a sports facility and improves the amenities and activities provided. It is evident that the existing stands and facilities in need of considerable repair and structural rectification works, which will necessitate replacement of majority of the existing fabric that is assessed as being of significant in the CMP. Proposed new soccer field with associated clubhouse will add a new sporting activity to the site enhancing its contribution to the area. As noted earlier the curved form of the clubhouse is satisfactory but its bulk and height will obscure northeast views availed across the valley from the Alma Street entrance.

The new buildings replace the existing grandstand buildings and provide horizontally proportioned structures that sit within the significantly low valley floor in comparison with the surrounding development and street level of Glenmore Road. The views above the existing Southern Stand will be improved by removal of the roofing but reinstating parts of the

significant roof trusses in the same location and construction a new sports/pool hall much lower than the existing grandstand. This is considered a positive aspect of the proposed development in terms of improving views and vistas from Glenmore Road.

Notwithstanding the above, the curved clubhouse building will have some impact on the existing and identified views across the valley floor from Alma Street in the northeast direction where the current car parking is located. These views are currently uninterrupted and some options to mitigate this impact should be explored as discussed in section 3.4 above. Such as incorporating in the future detailed design of the upper levels of the building in a see-through transparent manner. Retention of the existing six historic tennis courts along the eastern allotment and addition of three tennis courts will ensure the significance of the site and association with the tennis sports is maintained.

The proposed buildings are contemporary in design and employ flat roofs with lift overruns. This is compatible with the nature of the site and reduces bulk and height of the buildings. Section 1.6.2 of the DCP considers the views and vistas within the Paddington Heritage Conservation Area. In particular the following controls have been considered:

C1 New development and street tree planting should respect existing view corridors.

C2 New development in the public and private domain should be designed and located to minimise the impact on existing vistas or improve existing vistas where possible.

There are two views that are related to the White City site as identified in Map 2 of the DCP.

- View 23 Paddington from New South Head Road: This view will remain open as the buildings in particular clubhouse is well away from the Road and the soccer fields together with the low topography of the valley and the sunken nature of the buildings will ensure the views across the site into Paddington remain largely uninterrupted.
- View 24 Alma Street view from Lawson Street: This view relates to Alma Street's tree-lined streetscape with limited visibility of the White City site beyond when viewed from Lawson Street. The views from the Alma Street entrance of the White City Site have already been discussed above.

The Urbis CMP includes view corridors based on the previous site specific DCP and identifies more view corridors and opportunity for creation of new future views. The new form of the Southern Stand section of the centre court allows for the creation of new views over the proposed new sports/pool hall with the interpretation of the centre court on the roof. Similarly, the CMP identifies the views from the Alma Street entrance across the valley. The proposed curved clubhouse will interrupt these views as detailed above.

3.6 Review of Submissions

One submission made by the National Trust of Australia (NSW) has been provided by the Council for comments. The Trust has completed listing of the White City Tennis Centre in its register on 29th July 2015. Their submission includes the Listing Report for the White City. In general, the Trust supports the concept "the revival of the precinct as a major sporting and active public recreation centre for eastern suburbs, including six of the historically located tennis courts, intangible heritage values of White City, and retention of the centre court. The Trust also supports keeping the historic elements and the development of an interpretation strategy in particular the interpretation of the former White City Amusement Park. The Trust, however, has concerns that the proposed height of the clubhouse on the valley floor may

block views across the valley and plans for tree planting in the valley should be reviewed in terms of their impact on the views across the valley.

As noted earlier, the most important aspects of the White City rely on its existing view corridors identified in the CMP and the Paddington Heritage Conservation Area DCP beside the provision of extensive interpretation strategy/plan. Recommendations have been made in section 3.3 above for additional themes for consideration as part of the proposed interpretation strategy by Group GSA.

3.7 Review of Proposed Subdivision

The White City site, which comprises Lot 2 in the Deposited Plan (DP) 1114604 into two allotments with a small portion (6242sqm) incorporating the historical six tennis courts and three new additional tennis courts to be under Lot 20 and operated by Maccabi Tennis Club Pty Ltd with the remainder of the allotment to be under the ownership of Hakoah Club.


It should be noted that under the new proposed development the tennis courts will only be located within the smaller Lot 20 making it necessary to ensure the physical connection and sporting relationship remain. This should be made as a Condition of Consent that the physical relationship of both portions of the White City Site allotments remain connected and accessible regardless of being under a single or two separate ownerships. If gated fencing is required, the gates should be kept unlocked unless child/public safety is an issue. Given consideration to the current Stage 1 proposal and layout of the facilities, it is noted that the tennis courts on Lot 20 will rely on the facilities of the larger allotment. Notwithstanding, the visual and physical relationship between the two green fields/allotments must be maintained and enforced through the Condition of Consent to ensure historical connectivity preserved under any future ownership.

3.8 Conclusion and Recommendations

In conclusion, it is considered that the proposed development is consistent with the objectives and controls of the Woollahra DCP 2015 as the White City Site holds only contributory values under the current LEP controls. If the site was a heritage item, in recognition of its assessed heritage values as detailed in the Statement of Significance of the CMP, the approach to fabric retention would slightly be different. Notwithstanding, the proposed interpretation strategy and interpretive designs as detailed in the Group GSA plans provide mitigation in terms of understanding the historical role of the site as a longstanding sporting facility, and prior to that as amusement park and market gardens.

The proposed development is supported under the currently applicable statutory controls of Woollahra LEP 2014 in relation to heritage matters provided that the following recommendations are considered and implemented:

- Undertake a detailed photographic archival recording of the whole White City site to ensure adequate documentation for future research purposes;
- Ensure the additional interpretive actions noted in section 3.3 above are considered and incorporated into the overall site Interpretation Strategy. A Condition of Consent should be made to ensure the approved Interpretation Strategy is implemented prior to the issue of an Occupation Certificate.
- Consideration should be given to incorporate as much transparency as possible into the upper floors of the future detailed design of the new curved clubhouse in order to allow for part of the existing views across the valley floor from Alma Street entrance.
- Although the site has low archaeological potential recommendations of section 9.10 of the CMP must be adhered to in the event of any find.

- 
- A Condition of Consent should be made to ensure historical connectivity between any future subdivided allotments of the White City Site preserved under any future ownership. The White City site should remain as one sporting field and facility regardless of the proposed subdivision to ensure its intangible historical associations are maintained.

REFERRAL RESPONSE – TECHNICAL SERVICES

FILE NO: DA 438/2015/1
ADDRESS: 30 Alma Street PADDINGTON 2021
PROPOSAL: Stage 1 concept proposal Development Application pursuant to Section 83B of the EP&A Act for building envelopes and indicative use of White City for a multi-purpose sports centre and registered club facilities including heritage interpretation strategy
FROM: Mehrnaz Jamali - Development Engineer
TO: Mr G Fotis

1. ISSUES

- Refer to comments below.
- Please refer to attached report from Council's Traffic Engineer for Traffic issues.

2. DOCUMENTATION

I refer to the following documents received for this report:

- Statement of Environment Effects, prepared by Sutherland & Associates Planning, dated September 2015.
- Architectural Plans, Job No.11089 (Issue A), prepared by Group GSA, dated 02/09/2015.
- Survey, referenced 15685, prepared by Dunlop Thorpe & Co. dated 15/10/2014.
- Geotechnical Investigation Report, referenced 45079.04, prepared by Douglas Partners, dated January 2015.
- Flood Assessment Report, referenced S14079, prepared by BG&E, dated 2 September 2015.
- Traffic Report, referenced 60332479, prepared by Hastono van Hien, dated 1 September 2015.

3. ASSESSMENT

Comments have been prepared on the following. **Where Approval is recommended, Conditions of Consent follow at the end of the comments.**

a. Site Drainage comments

There is no concept stormwater management plan submitted for the above development. The proposal is for Stage 1 building envelopes only. It has been stated that a stormwater management will be addressed in any subsequent application for the detailed design of the development. In this regard any future stormwater management, incorporating stormwater treatment measures, shall be provided in accordance with Woollahra DCP Chapter E2 – Stormwater Flood Risk Management. Please Note: In the case of the proposed development draining to the existing Sydney Water canal, Sydney Water approval in writing is required.

b. Flooding & Overland Flow comments

Council's drainage engineer has examined the applicant's submissions and determined that they are generally satisfactory subject to the following;

The development is to be subject to the following conditions;

- *A detailed flood emergency plan is to be prepared and is to consider the Probable Maximum Flood (PMF).*
- *Flood advisory signs indicating the 1% Annual Exceedence Probability Flood (AEP) are to be installed on the boundary fence, around the overflow carparks and in all buildings with floor levels below 4.00m AHD.*
- *The underground car park is to be protected from inundation by flood waters to a flood planning level of 4.3m AHD.*
- *A pump well is to be installed in the underground carparks, the pump well is to be sized to fully contain the local 100 year local runoff, the tank is to be a minimum of 5cum in volume.*
- *The pump well is to contain dual alternating pumps capable of pumping a flow rate equal to a 50mm high weir flow over the driveway crest.*
- *A warning flood system is to be installed in the pump well that triggers when the pump well reaches 90% capacity.*
- *The pumps and the warning system are to be connected to an uninterruptable power supply.*
- *Clearly marked exits to flood free refuge areas are to be marked in the underground carparks.*
- *Flood compatible materials are to be used for all new construction bellow 4.5m AHD.*
- *All electrical cabling and equipment is to be waterproof or located above 4.5m AHD.*
- *All building with floor levels below 4.5m AHD are to have detailed flood advisory notices permanently displayed in a frequented area such as the bathroom or kitchen.*

c. Impacts on Council Infrastructure comments

The impact of the development upon Council's infrastructure are considered in every stage and assessment. Conditions are placed based on the scale of the works. Should approval be granted, infrastructure works conditioned to be carried out by the Applicant (at their expense), may involve but not limited to, the following:

Alma Street

- *The concept of existing layback and footpath across the end of Alma Street is to remain but will require reconstruction.*
- *Drainage pit on the end of Alma Street are to be reconstructed and raised to take vehicle loading, prevent scraping and limit noise.*
- *Drainage calculations to be provided to ensure all street water is captured before entering the site.*
- *There are no details of any security gates. Should one be proposed, details shall be provided.*

Glenmore Road

2 pedestrian access and 2 vehicular crossings are proposed off Glenmore Road.

- *The vehicular crossings are to be constructed at a width of 3.5m each and any proposed gates are to open inward to prevent blockage to public footpath and creation of safety issues.*
- *The eastern vehicular crossing shall be no closer than 1.0m away from existing power pole.*

d. Traffic, Vehicle Access & Accommodation comments

See attached report from Council's Traffic Engineer for required details.

e. Geotechnical, Hydrogeological and/or Structural comments

There are no objections to the Geotechnical Report prepared by Douglas Partners, Project 45079.04 and dated January 2015, submitted in support of the application. The results of a previous field work and investigation by Poplar Holdings (Project 45079, dated October 2007) have been used for this report. Details of the field and laboratory work are provided in the new report together with comments relating to design and construction issues.

The proposal involves excavation to the depths of;

- *10-12m below the adjacent Glenmore Road on the southern part of the site.*
- *1.5-2m on the western part of the site.*

Council's Technical Services has no objection to the proposed excavation on technical grounds and will condition it accordingly. Notwithstanding this, Council's Planning Officer is also to undertake an assessment of the proposed excavation against the relevant excavation objectives and controls prescribed under the LEP and RDCP.

f. Construction Management Plan

As a result of the site constraints, limited space and access a Construction Management Plan is to be submitted to Council at a future stage.

g. Other matters

Provision of Electricity Substation

Due to the likelihood of additional power usage as a result of the new development, Energy Australia has requested that the applicant contact them with regards to the possible provision of a new Electricity Substation on site.

4. RECOMMENDATION

Council's Development Engineer has determined that the proposal is satisfactory, subject to the following conditions:

Conditions of Consent

The following conditions of consent are for the Stage 1 application which is for concept approval under s.83B of the *Environmental Planning and Assessment Act*.

Any future application for future Stages associated with the site must incorporate the following:

(i) Stormwater management plan (Site greater than 500m²)

The plans and specifications, required by clause 139 of the *Regulation*, must include a *Stormwater Management Plan* for the site. The *Stormwater Management Plan* must detail:

- a) General design in accordance with the Council's Woollahra DCP 2015 Chapter E2 – Stormwater and Flood Risk Management.
- b) Compliance the objectives and performance requirements of the BCA;
- c) Any rainwater tank (See Note below) required by BASIX commitments including their overflow connection to the *Stormwater Drainage System*, and
- d) General compliance with the Council's Woollahra DCP 2015 Chapter E2 – Stormwater and Flood Risk Management.

(ii) Flood protection

The plans and specifications, required by Clause 139 of the Regulation, must include a Flood Risk Management Plan on the basis of a 1:100 year flood detailing:

- a) Driveway crest not less than 150mm above flood level before descending into the site (as applicable).
- b) A detailed flood emergency plan is to be prepared and is to consider the Probable Maximum Flood (PMF).
- c) Flood advisory signs indicating the 1% Annual Exceedence Probability Flood (AEP) are to be installed on the boundary fence, around the overflow carparks and in all buildings with floor levels below 4.00m AHD.
- d) The underground car park is to be protected from inundation by flood waters to a flood planning level of 4.3m AHD.
- e) A pump well is to be installed in the underground carparks, the pump well is to be sized to fully contain the local 100 year local runoff, the tank is to be a minimum of 5cum in volume.
- f) The pump well is to contain dual alternating pumps capable of pumping a flow rate equal to a 50mm high weir flow over the driveway crest.
- g) A warning flood system is to be installed in the pump well that triggers when the pump well reaches 90% capacity.
- h) The pumps and the warning system are to be connected to an uninterruptable power supply.
- i) Clearly marked exits to flood free refuge areas are to be marked in the underground carparks.
- j) Flood compatible materials are to be used for all new construction bellow 4.5m AHD.

Note: The revised driveway profile, gradients and transitions must be in accordance with Australian Standard 2890.1 – 2004, Part 1 (Off-street car parking). The driveway profile submitted to Council must contain all relevant details: reduced levels, proposed grades and distances. Council will not allow alteration to existing reduced levels within the road or any other public place to achieve flood protection.
Standard Condition C.54 (autotext CC54)

(iii) Traffic and Transport Management

1. To minimise the impact upon on street parking and local traffic during peak operating periods of the White City site (in particular during matches), a detailed *Operational Transport Management Plan* is requested for approval by Council's Engineering Services. This plan would take the form of a control document to be implemented in the ongoing use of the White City site.

The objective of the *Transport Management Plan* is to specify the management and operation of a shuttle bus service which is to operate during peak periods. The plan must contain (but not be limited to) the following details;

- Shuttle bus route and service stops.

- Bus capacity.
 - Operating times and dates/ periods.
 - Management of vehicles entering and leaving the site, including operation of the boom gates.
 - Management of the overflow parking areas.
 - Arrangement of drop off and pick up areas.
2. The developer shall address the following traffic engineering issues at the detailed design stage:
- a) The developer develop, fund and implement a local area traffic management scheme (LATM) in the area bound by Glenmore Road, Lawson Street, Neild Avenue and New South Head Road, to the satisfaction of the Council's Engineering Services Department.
 - b) The developer develop, fund and implement the modification to the existing concrete median along Glenmore Road and additional signposting and pavement markings generally in front of the proposed child care frontage to provide left-in-left-out access to the pick up/drop off area, to the satisfaction of the Council's Engineering Services Department.
 - c) The developer develop, fund and implement suitable intersection treatments (in the form of a roundabout or kerb extensions) at T-intersection of Glenmore Road and Cambridge Street to calm traffic and allow safer turning movements, to the satisfaction of the Council's Engineering Services Department.
 - d) The developer develop, fund and implement new/upgraded pedestrian facilities surrounding the White City site to improve pedestrian safety and access, to the satisfaction of the Council's Engineering Services Department, including (but not limited to) raising the existing pedestrian crossings adjacent to the roundabout of Glenmore Road and Cascade Street, introducing a crossing facility at the intersection of Glenmore Road and Cambridge Street, in accordance with Austroads Guide to Traffic Management – Part 6, Australian Standard 1742.10 and RMS Australian Standard Supplements.
 - e) The developer develop, fund and implement new/upgraded cycling infrastructures surrounding the White City site that have been identified as On-Road Route B3 in Woollahra Bicycle Strategy 2009 to include Glenmore Road (between Cascade Street and Lawson Street) and Lawson Street (full length) to better encourage cycling as an attractive transport mode for both visitors and staff, ensuring where reasonable that direct and safe paths of travel are provided together with end of trip facilities (i.e. showers, parking, etc), to the satisfaction of the Council's Engineering Services Department.
 - f) The developer is to upgrade the existing street lights generally along Alma Street and Glenmore Road site frontages near the proposed pedestrian access point and vehicular access point in accordance with AS/NZS 1158, ensuring that the area of roadway and footpaths directly adjacent to the site and bounded by the next street light pole complies with this standard, prior to the release of a Construction Certificate. The applicant must engage an Ausgrid accredited street lighting design consultant and submit the design to Council's Engineering Services for approval prior to engaging Ausgrid or an accredited constructor to undertake the upgrade works. Ausgrid has requirements concerning access to services that it provides. All costs associated with the street light upgrades must be borne by the applicant.
 - g) To minimise the impact on the existing on-street parking in the surrounding local streets including Alma Street, Lawson Street and Glenmore Road, the developer

consider the introduction of a timed parking scheme which allows free parking in the main parking area for future patrons of the White City.

- h) To cater for various parking demands, the developer consider the design of a loading bay to accommodate MRV and a bus bay to accommodate standard buses/coaches on-site.

The following conditions of consent are applicable to the development site but may be applied during Stage 1 OR future development applications for future stages.

Please note that the standard conditions of consent are generally modified by the Technical Services Division to suit a particular development application. Please ensure all Technical Services conditions of consent are cut and pasted from this document only, and not inserted as standard conditions using the automatically generated (F3) function.

A. General Conditions

A.5 Approved Plans & Supporting documents

Reference	Description	Author/Drawn	Date(s)
45079.04	Geotechnical Report	Douglas Partners	January 2015
S14079	Flood Assessment Report	BG&E	2 September 2015
60332479	Traffic Report	Hastono van Hien	1 September 2015

B. Conditions which must be satisfied PRIOR TO THE DEMOLITION of any building or construction

Nil

C. Conditions which must be satisfied PRIOR TO THE ISSUE OF ANY CONSTRUCTION CERTIFICATE

- C.21 Provision for Energy Supplies**
- C.25 Soil and Water Management Plan – Submission & Approval**
- C40 Geotechnical and Hydrogeological Design, Certification & Monitoring**
- C.41 Ground Anchors**
- C.45 Parking Facilities**
- C.51 Stormwater management plan (Site greater than 500m2)**

The plans and specifications, required by clause 139 of the *Regulation*, must include a *Stormwater Management Plan* for the site. The *Stormwater Management Plan* must detail:

- a) General design in accordance with the Council's Woollahra DCP 2015 Chapter E2 – Stormwater and Flood Risk Management.
- b) Compliance the objectives and performance requirements of the BCA;

- c) Any rainwater tank (See Note below) required by BASIX commitments including their overflow connection to the *Stormwater Drainage System*, and
- d) General compliance with the Council's Woollahra DCP 2015 Chapter E2 – Stormwater and Flood Risk Management.

C.54 Flood protection

The plans and specifications, required by Clause 139 of the Regulation, must include a Flood Risk Management Plan on the basis of a 1:100 year flood detailing:

- c) Driveway crest not less than 150mm above flood level before descending into the site (as applicable).
- c) A detailed flood emergency plan is to be prepared and is to consider the Probable Maximum Flood (PMF).
- d) Flood advisory signs indicating the 1% Annual Exceedence Probability Flood (AEP) are to be installed on the boundary fence, around the overflow carparks and in all buildings with floor levels below 4.00m AHD.
- e) The underground car park is to be protected from inundation by flood waters to a flood planning level of 4.3m AHD.
- f) A pump well is to be installed in the underground carparks, the pump well is to be sized to fully contain the local 100 year local runoff, the tank is to be a minimum of 5cum in volume.
- g) The pump well is to contain dual alternating pumps capable of pumping a flow rate equal to a 50mm high weir flow over the driveway crest.
- h) A warning flood system is to be installed in the pump well that triggers when the pump well reaches 90% capacity.
- i) The pumps and the warning system are to be connected to an uninterruptable power supply.
- j) Clearly marked exits to flood free refuge areas are to be marked in the underground carparks.
- k) Flood compatible materials are to be used for all new construction bellow 4.5m AHD.

Note: The revised driveway profile, gradients and transitions must be in accordance with Australian Standard 2890.1 – 2004, Part 1 (Off-street car parking). The driveway profile submitted to Council must contain all relevant details: reduced levels, proposed grades and distances. Council will not allow alteration to existing reduced levels within the road or any other public place to achieve flood protection.
Standard Condition C.54 (autotext CC54)

D. Conditions which must be satisfied PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT WORK

Nil

E. Conditions which must be SATISFIED DURING ANY DEVELOPMENT WORK

Nil

F. Conditions which must be satisfied PRIOR TO ANY OCCUPATION or use of the building (Part 4A of the Act and Part 8 Division 3 of the Regulation)

Nil

G. Conditions which must be satisfied PRIOR TO THE ISSUE OF ANY SUBDIVISION CERTIFICATE

G.4 Electricity Substations – Dedication as road and/or easements for access

H. Conditions which must be satisfied prior to the issue of a FINAL OCCUPATION CERTIFICATE (s109C(1)(c))

Nil

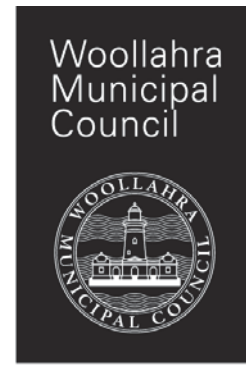
I. Conditions which must be satisfied during the ONGOING USE OF THE DEVELOPMENT

K. Advisings

Nil

Memorandum - Traffic

Date 4 November, 2015
File No. Development Applications: 438/2015/1
To Mr G Fotis
CC Mr Aurelio Lindaya, Ms Mehrnaz Jamali
From Ms Qian Liu
Address **30 ALMA STREET PADDINGTON 2021**



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1.

I refer to the memo from the Planning Department dated 25 September 2015 requesting comments in relation to the above.

Proposal:

Stage 1 concept proposal Development Application pursuant to Section 83B of the EP&A Act for building envelopes and indicative use of White City for a multi-purpose sports centre and registered club facilities including heritage interpretation strategy

Traffic Engineering has reviewed the following documentation:

1. White City Development Traffic and Parking Report by AECOM dated 1 September 2015;
2. Statement of Environmental Effects by Sutherland & Associates Planning dated September 2015;
3. Architectural Drawings by Group GSA.

After reviewing the above documentation, the following comments are made:

1.0 Background

1.1 Existing Site Conditions

The site, known as White City, is located at 30 Alma Street, Paddington and has road frontages on Glenmore Road and Alma Street. The site is currently used as a sports and recreation centre which contains 17 outdoor tennis courts, the White City lawn centre court, a gym, the Hakoah Club clubhouse (includes restaurant and function rooms) and a tennis pro shop.

The existing local traffic conditions are summarised as follows:

- The site has parking spaces for about 90 cars which are allocated to Hakoah Club members, Maccabi Tennis members and staff;
- The vehicular access point to the site is located at the northern dead end of Alma Street;
- The site also provides a public easement along its western boundary to the Sydney Grammar School carpark.
- Sydney Grammar School Edgecliff Preparatory campus has a drop off/pick up zone located on the eastern side of Alma Street.

1.2 Proposed Development

The application seeks consent for a Stage 1 concept application for building envelopes and indicative use of White City for a multi-purpose sports centre and registered club facilities which will include the following:

- Clubhouse (sports bar, lounge and restaurant);
- Fitness centre;
- Health studios (6 rooms);
- Community facility;
- Café and pro-shop;
- Sports hall (2 basketball/futsal courts);
- Pool hall (6 lanes + learning swimming pool);
- Maccabi NSW offices;
- Multi-purpose sports room;
- Child care centre (70 children);
- Soccer field (1 field)/grandstand (500 seats); and
- Tennis courts (9 courts).

2.0 **Parking Provision**

2.1 Off-street parking provision

The methodology utilised to assess the parking requirements of the proposed development is generally based on the Woollahra Development Control Plan (WDCP) 2015 and the RTA (RMS) Guide to Traffic Generating Developments (where parking rates are not included in the WDCP). As the DA documentation outlined the indicative land use of the site, parking requirements may vary based on the different assumptions made. Council's Traffic Engineering Section adopted more conservative assumptions as stated below when calculating the parking requirement:

- The submitted Traffic and Parking Report indicated that the proposed Clubhouse use would contain a restaurant and sports bar components. It is considered that the sports bar component will generate a higher parking requirement similar to a "Registered Club" rather than traditional restaurants. An assumption of 10% of the Clubhouse GFA assigned to the sports bar is made (based on an estimation of the architectural drawings).
- Council's Traffic Engineering queries the adequacy of applying the parking rate of 70 spaces per field for the soccer field. It is acknowledged that this 500 seat facility will be used for training during weekdays and matches on weekends. Since a parking rate is not included in WDCP 2015 or RTA guideline, an alternative calculation is adopted –

Peak Parking Demand = No. of Seats (500 seats) x Design Capacity (85%) x Modal Split for Cars as drivers (34.1% recreational trips to Woollahra LGA as car drivers based on 2013/2014 Household Travel Survey)

Accordingly, based on the WDCP 2015 and the RTA (RMS) Guide to Traffic Generating, the proposed multi-purpose sports centre would generate the following parking requirements – see table below:

Facility Component	Scale		Parking Rate	Land Use	Source	Required Spaces (figures rounded up to the nearest whole number)
Clubhouse (restaurant and sports bar)	880	GFA m2	7 spaces per 100m2	Food and drink premises	WDCP	55.4
			20 spaces per 100m2	Registered club		17.6
Fitness Centre	419	GFA m2	4.5 spaces per 100m2	Gymnasium for metropolitan sub-regional centres	RTA	18.9
Health studios (6 rooms)	199	GFA m2	4.5 spaces per 100m2	Gymnasium for metropolitan sub-regional centres	RTA	9.0
Community facility	699	GFA m2	2 spaces per 100m2	Community facility	WDCP	14.0
Sports hall (2 basket/futsal courts)	1927	GFA m2	2 spaces per 100m2	Recreational facility (indoor)	WDCP	38.5
Pool hall (6 lanes + learning swimming pool)	1086	GFA m2	2 spaces per 100m2	Recreational facility (indoor)	WDCP	21.7
Maccabi NSW offices	123	GFA m2	2.5 spaces per 100m2	Office premises	WDCP	3.1
Multi-purpose sports room	193	GFA m2	4.5 spaces per 100m2	Gymnasium for metropolitan sub-regional centres	RTA	8.7
Childcare centre (70 children)	399	GFA m2	0.5 spaces per 100m2	Child care centre	WDCP	2.0
Soccer field/Grandstand	1 field		NA	Training on weekdays		20.0
	500 seats		NA	Matches on weekends		144.9
Tennis courts (9 courts)	9 courts		3 spaces per court	Tennis courts	RTA	27.0
Hakoah Club Level 2	561	GFA m2	2 spaces per court	Community facility	WDCP	11.2
TOTAL				Grandstand used for training		248
				Grandstand used at 85% capacity for matches		372

It is agreed that due to different operation times of each facility, the accumulative parking demand will be less than a simple sum of the peak parking demand at all facilities. The accumulative parking demand was established only based on the parking demand of the facilities in operation at each time period. Two tables including the accumulative parking demand on weekdays and weekends are provided in Attachment 1 on the final page of this memo.

Based on the accumulative parking demand (as identified in *Attachment 1 – Accumulative Parking Demand*), the proposed development for the worst case scenario will generate:

- On weekdays, a parking demand of 248 parking spaces when the 500-seat grandstand is used for training and the other facilities are concurrently used;
- On weekends, a parking demand of 344 parking spaces when the 500-seat grandstand is used at 85% capacity for major weekend matches and the other facilities are concurrently used.

The proposed provision of 270 parking spaces on-site (including utilising 11 child care centre pick up/drop off spaces and 3 staff parking spaces) is considered reasonable for standard daily operations. Should the applicant envisage a high utilisation of the grandstand (85% capacity – 425 seats), a detailed operational traffic management plan (e.g. shuttle bus service) is requested to identify measures that will ameliorate the shortfall of 74 spaces during these major sport events. Alternatively, the proposed development should be reduced in scale to accommodate its parking requirements on-site, for instance by reducing the number of seats in the grandstand, or limit the types of the matches, or close the other facilities when major sports events are scheduled.

2.2 Pick up/drop off for child care centre

The RMS Guide to Traffic Generating Development states that off-street parking must be provided at the rate of one space for every four children in attendance and this must be in a convenient location, allowing safe movement of children to and from the centre. This equates to 18 parking spaces. The proposed provision of 11 pick up/drop off spaces therefore generates of shortfall of 7 spaces. As such, it is recommended that the proposed child care centre be reduced in scale (to 44 children) to ensure that the minimum parking requirements can be met on-site or drop off/pick up be permitted in the main parking area temporarily.

2.3 Service Vehicle Parking

WDCP 2015 requires a minimum of one loading bay for developments such as registered clubs as well as food and drink premises with a seating capacity of 50 persons. The current proposal contains both land use components and thus the provision of 2 loading bays is considered adequate. However, considering the larger vehicles often associated with food delivery/garbage collection, it is recommended that the applicant explore the opportunity to allow at least one loading bay to accommodate Medium Rigid Vehicle (MRV) at the detailed design stage.

2.4 Bus Parking

The proposed operation of a shuttle bus service on match days between the venue and Edgecliff Train Station or other major transport hub is strongly supported as it will reduce parking demand and traffic generation in the immediate area. To cater for various future parking demand, it is recommended that the applicant explore the opportunity to allow a bus bay to accommodate standard bus/coach at the detailed design stage.

3.0 Traffic Generation

For the most of the land use components under this development, traffic generation rates are not included in the RMS Guide to Traffic Generating Developments 2002. The Traffic and Parking Report assesses the potential traffic generation of the proposed development based on first principles, taking into consideration the capacity of each facility and their intended operating hours. The estimation process includes:

- 1) Estimated profile of patrons into and out of each facility based on operating hours/class schedules/match schedules;
- 2) Estimated typical vehicle occupancy profile for each activity for each time of day;
- 3) Calculated traffic generation by applying vehicle occupancy profile to patron profiles.

Council's Traffic Section considers this methodology to be reasonable.

Notwithstanding, Council's Traffic Section queries the trip generation estimation for the proposed soccer field/grandstand in the scenario when the 500-seat facility is used for weekend major sports matches. Assuming a design capacity of 85%, the 500-seat grandstand could attract as many as $500 \times 85\% = 425$ patrons. To apply a modal split of 34.1% recreational trips to Woollahra LGA as car drivers, generates $425 \times 34.1\% = 145$ trips before matches and 145 trips after matches. The Traffic and Parking Report states that 20 - 30 trips will be generated before or after weekend matches, which is significantly below the trip generation calculated above, by a difference exceeding 100 trips.

The Traffic and Parking Report concluded that based on the SIDRA analysis, key intersections including Neild Avenue/Lawson Street, Lawson Street/Alma Street, Lawson Street/Glenmore and Glenmore Road/Cascade Street will retain an intersection level of service A post-

development in weekday AM and PM peak hours, school peak hour and weekend AM peak hour. Council's Traffic Section partially agrees with this conclusion as the intersection analysis for weekend AM peak was established on the underestimated trip generation. Notwithstanding, given the existing level of service A at all key intersections, post-development intersection performance will be unlikely to fall under an unsatisfactory level.

The Traffic and Parking Report did not assess the post-development mid-block traffic flow. Local roads such as Alma Street and Lawson Street have a maximum environmental capacity performance standard of 300 veh/hr for peak hour. Collector Roads such as Glenmore Road have a maximum environmental capacity performance standard of 500 veh/hr for peak hour. It is noted however Alma Street with a wide central-median/landscapes and with separate carriageways could accommodate a higher traffic flow for the same degree of safety compared with an undivided road. Nevertheless Council's Traffic Section raises concerns over potential traffic overflow associated with the proposed development, in particular with the grandstand during events.

It is considered that the additional trip generation from the development will significantly alter the existing low volume local street environment and thus a local area traffic management scheme (LATM) in the area bound by Glenmore Road, Lawson Street, Neild Avenue and New South Head Road is requested to be developed, funded and implemented by the applicant to ensure safe and efficient traffic and pedestrian movements in the vicinity of the site. A detailed operational traffic management plan to minimise the traffic flow impact during events shall also be developed by the applicant, focusing on discouraging car usage.

4.0 Local Traffic Issues

4.1 Existing School Traffic

Currently, the only vehicular access to the Sydney Grammar School car park (north to the site) is from Alma Street car park entrance into the White City site and then via an easement along the west of the site. Two-way vehicular access along this single lane width right-of-way is permitted and controlled by a give-way signal system. Pedestrian access is also via the lane in an informal shared zone arrangement. Sydney Grammar Edgecliff Preparatory School also has its pick up/drop off zone located on the eastern side of Alma Street. During school peak hours, up to 250m queues have been observed along the full length of Alma Street and along Lawson Street between Alma Street and Goodhope Street. An increase of trips associated with the proposed development including both the multi-purpose sports centre and the childcare centre will likely exacerbate the existing queues and generate further congestion in the surrounding local road network. This impact on queues cannot be quantified via SIDRA analysis.

Council's Traffic Section strongly supports the proposal to open the White City site to allow parents to circulate within the site during the pick up/drop-off period. Both vehicular circulation and pedestrian access shall be carefully designed to ensure safety and efficiency of school traffic. The conflicts between school traffic and sports related traffic shall also be minimised at detailed design stage.

4.2 Child Care Access on Glenmore Road

Two separate entry and exit points are proposed off Glenmore Road to provide access to the child care centre pick up/drop off. Separating the child care centre access from the main parking area will reduce the pressure on the access via Alma Street during school hours. Council's Traffic Section does not raise objection to this arrangement. However, given the generally busy

Glenmore Road traffic conditions, it is considered that access to the child care centre shall be restricted to left-in-left-out to reduce the potential interruptions to through traffic on Glenmore Road. This treatment may involve the modification to the existing concrete median along Glenmore Road and additional signposting and pavement markings.

The sight distance at the T-intersection of Glenmore Road and Cambridge Street is already limited due to the curved road geometry. There will be an increased risk associated with the additional turning movements at the intersection as a result of the increased traffic generation from the development. It is recommended that the intersection be upgraded to calm traffic and allow safer turning movements, for instance, including the installation of a roundabout.

These traffic treatments should be developed, constructed and funded by the applicant. Any proposed traffic treatment is required to be referred to Woollahra Traffic Committee for a separate approval.

4.3 Street Lighting

With regard to the proposed development attracting pedestrian access and vehicular access along Alma Street and Glenmore Road, it is also recommended that street lighting along Alma Street and Glenmore Road site frontages be upgraded in accordance with AS/NZS 1158.

4.4 Mitigations

2.

To minimise the impact on the on-street parking and local road network during peak operating periods of the development, a detailed Operational Transport Management Plan is requested to be submitted to Council's Engineering Services department for approval. The plan is a control document which is to be implemented in the ongoing use of the White City site.

The objective of the Operational Transport Management Plan is to specify the management and operation of a shuttle bus service which is to operate during peak periods. The plan must contain (but not be limited to) the following details;

3.

- Shuttle bus route and service stops.
- Bus capacity.
- Operating times and dates/ periods.
- Management of vehicles entering and leaving the site, including operation of the boom gates or other control methods.
- Management of the overflow parking areas.
- Arrangement of drop off and pick up areas.

4.

5.0 Conclusion

5.

Council's Traffic Section has reviewed this proposal. The proposed provision of 270 parking spaces on-site (including utilising 11 child care centre pick up/drop off spaces and 3 staff parking spaces) is considered reasonable for standard daily operations. A detailed traffic management plan to minimise the parking impact during events is requested by Council's Traffic Section to ameliorate the shortfall of 74 spaces during these major sport events. Alternatively, the proposed development should be reduced in scale to accommodate its parking requirements on-site, for instance by reducing the number of seats in the grandstand, or limit the types of the matches, or close the other facilities when major sports events are scheduled.

The proposed development will generate significant traffic on the local road network, mostly associated with the 500-seat grandstand during sports events. It should be noted however that key intersections will retain a Level of Service A when no sports events are occurring. Traffic mitigation measures must be implemented by the applicant to minimise the impact on the local road network. It is noted that the Traffic and Parking Report did not assess the post-development mid-block traffic flow. Council's Traffic Section raises concern over potential traffic overflow associated with the development in general and thus request a LATM be developed.

There is a shortfall of 7 pick up/drop off spaces for the proposed child care centre. It is recommended that the proposed child care centre be reduced in scale (no more than 44 children) to ensure that the minimum parking requirements can be met on-site or drop off/pick up be permitted in the main parking area temporarily. The access arrangement for the child care centre is supported in principle. Additional treatments to improve the traffic and pedestrian conditions in the vicinity are required to be developed and funded by the applicant.

6.0 Requested Conditions

Should this development be approved, it is requested that the following conditions of consent be imposed on the development:

3. To minimise the impact upon on street parking and local traffic during peak operating periods of the White City site (in particular during matches), a detailed *Operational Transport Management Plan* is requested for approval by Council's Engineering Services. This plan would take the form of a control document to be implemented in the ongoing use of the White City site.

The objective of the *Transport Management Plan* is to specify the management and operation of a shuttle bus service which is to operate during peak periods. The plan must contain (but not be limited to) the following details;

- Shuttle bus route and service stops.
 - Bus capacity.
 - Operating times and dates/ periods.
 - Management of vehicles entering and leaving the site, including operation of the boom gates.
 - Management of the overflow parking areas.
 - Arrangement of drop off and pick up areas.
4. That the developer address the following traffic engineering issues at the detailed design stage:
 - i) The developer develop, fund and implement a local area traffic management scheme (LATM) in the area bound by Glenmore Road, Lawson Street, Neild Avenue and New South Head Road, to the satisfaction of the Council's Engineering Services Department.
 - j) The developer develop, fund and implement the modification to the existing concrete median along Glenmore Road and additional signposting and pavement markings generally in front of the proposed child care frontage to provide left-in-left-out access to the pick up/drop off area, to the satisfaction of the Council's Engineering Services Department.

- k) The developer develop, fund and implement suitable intersection treatments (in the form of a roundabout or kerb extensions) at T-intersection of Glenmore Road and Cambridge Street to calm traffic and allow safer turning movements, to the satisfaction of the Council's Engineering Services Department.
- l) The developer develop, fund and implement new/upgraded pedestrian facilities surrounding the White City site to improve pedestrian safety and access, to the satisfaction of the Council's Engineering Services Department, including (but not limited to) raising the existing pedestrian crossings adjacent to the roundabout of Glenmore Road and Cascade Street, introducing a crossing facility at the intersection of Glenmore Road and Cambridge Street, in accordance with Austroads Guide to Traffic Management – Part 6, Australian Standard 1742.10 and RMS Australian Standard Supplements.
- m) The developer develop, fund and implement new/upgraded cycling infrastructures surrounding the White City site that have been identified as On-Road Route B3 in Woollahra Bicycle Strategy 2009 to include Glenmore Road (between Cascade Street and Lawson Street) and Lawson Street (full length) to better encourage cycling as an attractive transport mode for both visitors and staff, ensuring where reasonable that direct and safe paths of travel are provided together with end of trip facilities (i.e. showers, parking, etc), to the satisfaction of the Council's Engineering Services Department.
- n) The developer is to upgrade the existing street lights generally along Alma Street and Glenmore Road site frontages near the proposed pedestrian access point and vehicular access point in accordance with AS/NZS 1158, ensuring that the area of roadway and footpaths directly adjacent to the site and bounded by the next street light pole complies with this standard, prior to the release of a Construction Certificate. The applicant must engage an Ausgrid accredited street lighting design consultant and submit the design to Council's Engineering Services for approval prior to engaging Ausgrid or an accredited constructor to undertake the upgrade works. Ausgrid has requirements concerning access to services that it provides. All costs associated with the street light upgrades must be borne by the applicant.
- o) To minimise the impact on the existing on-street parking in the surrounding local streets including Alma Street, Lawson Street and Glenmore Road, the developer consider the introduction of a timed parking scheme which allows free parking in the main parking area for future patrons of the White City.
- p) To cater for various parking demands, the developer consider the design of a loading bay to accommodate MRV and a bus bay to accommodate standard buses/coaches on-site.

Attachment 1 – Accumulative Parking Demand

Weekday	Clubhouse	Fitness Centre	Health studios	Community facility	Sports hall	Pool hall	Maccabi NSW offices	Multi-purpose sports room	Childcare centre (staff)	Soccer field/Gra
5:00						21.7				
6:00		18.9				21.7		8.7		
7:00		18.9				21.7		8.7	2.0	
8:00		18.9			38.5	21.7		8.7	2.0	
9:00		18.9	9.0	14.0	38.5	21.7	3.1	8.7	2.0	
10:00		18.9	9.0	14.0	38.5	21.7	3.1	8.7	2.0	
11:00		18.9	9.0	14.0	38.5	21.7	3.1	8.7	2.0	
12:00		18.9	9.0	14.0	38.5	21.7	3.1	8.7	2.0	
13:00		18.9	9.0	14.0	38.5	21.7	3.1	8.7	2.0	
14:00		18.9	9.0	14.0	38.5	21.7	3.1	8.7	2.0	
15:00		18.9	9.0	14.0	38.5	21.7	3.1	8.7	2.0	
16:00	73.0	18.9	9.0	14.0	38.5	21.7	3.1	8.7	2.0	
17:00	73.0	18.9	9.0	14.0	38.5	21.7	3.1	8.7	2.0	
18:00	73.0	18.9	9.0	14.0	38.5	21.7	3.1	8.7	2.0	
19:00	73.0	18.9			38.5	21.7		8.7	2.0	
20:00	73.0	18.9			38.5	21.7				
21:00	73.0				38.5	21.7				
22:00	73.0				38.5					
23:00	73.0				38.5					

Weekend	Clubhouse	Fitness Centre	Health studios	Community facility	Sports hall	Pool hall	Maccabi NSW offices	Multi-purpose sports room	Childcare centre (staff)	Soccer field/Gra
5:00						21.7				
6:00		18.9				21.7		8.7		
7:00		18.9				21.7		8.7		
8:00		18.9			38.5	21.7		8.7		
9:00		18.9			38.5	21.7		8.7		
10:00		18.9			38.5	21.7		8.7		
11:00		18.9			38.5	21.7		8.7		
12:00		18.9			38.5	21.7		8.7		
13:00		18.9			38.5	21.7		8.7		
14:00		18.9			38.5	21.7		8.7		
15:00		18.9			38.5	21.7		8.7		
16:00	73.0	18.9			38.5	21.7		8.7		
17:00	73.0	18.9			38.5	21.7		8.7		
18:00	73.0	18.9			38.5	21.7		8.7		
19:00	73.0	18.9			38.5			8.7		
20:00	73.0	18.9			38.5					
21:00	73.0				38.5					
22:00	73.0				38.5					
23:00	73.0				38.5					

REFERRAL RESPONSE – TREES & LANDSCAPING

FILE NO: DA 438/2015/1

ADDRESS: 30 Alma Street PADDINGTON 2021

PROPOSAL: Stage 1 concept proposal Development Application pursuant to Section 83B of the EP&A Act for building envelopes and indicative use of White City for a multi-purpose sports centre and registered club facilities including heritage interpretation strategy

FROM: Nick Williams- Tree & Landscape Officer

TO: Mr G Fotis

I refer to the following documents received for this report:

- Survey Plan No. MPDA 0002, supplied by Group GSA, dated 2/9/2015.
- Envelope Plan No MPDA 1050, drawn by Group GSA, dated 2/9/2015.
- Arboricultural Impact Assessment Report, written by Tree IQ (Revision A), dated 1st September 2015.
- Illustrative Landscape Plan No. MPDA 7000, designed by Group GSA, dated 21/8/2015.
- Demolition Plan referenced MPDA 1000 A drawn by Group GSA dated 2/9/2015.

A site inspection was carried out on: 16 October 2015.

SUMMARY

- **Trees 45 and 51** located adjacent to the stormwater canal should also be included as trees to be retained along the sports field area along with other trees recommended to be retained within this area.
- Further detail required at Stage 2 regarding the major encroachments identified in the Tree IQ report for trees **85, 86, 88 and 89**. Specifically, exploratory root mapping should be undertaken along the line of the proposed encroachments closest to these trees to determine if proposed incursions can be tolerated by these trees.
- Tree protection plan required for Council street trees **85, 86, 88 and 89**.
- Consideration at Stage 2 should be given to amending plans so that trees referenced **2,3,4,6 & 8** are retained in situ. If a re-design of the proposal to accommodate these trees is deemed unfeasible super advanced trees must be re-planted within this area with adequate deep soil being provided to sustain medium to large sized trees in the long term.
- **Trees 4 and 17** should be retained in situ or transplanted and incorporated into the proposed Stage 2 landscape design.
- Consideration to the **retention of Tree 24 recommended.**
- Stage 2 Landscape Plan must be specific regarding species location, quantities and container size at the time of planting.

- Stage 2 Landscape Plan to include and make reference to **replacement tree plantings in the South West area** of the site which were conditioned to be replanted as part of TPO approval 358/2014/1.

COMMENTS

Trees located along Stormwater Canal

In regards to trees located within this area of the site the submitted Demolition Plan is generally consistent with the recommendations/retention values placed on trees within the submitted Tree IQ Arboricultural Impact Assessment and Tree Protection Specification. **Trees 45 and 51** however are shown to be demolished yet have also been awarded the same *Consider for Retention* value placed on trees shown to be retained adjacent to the stormwater canal. If construction for the playing field is undertaken with tree sensitive construction methods (as recommended in the Tree IQ report) I see no reason as to why Trees 45 and 51 cannot also be retained alongside other trees in this area. Regardless of the implementation of new landscaping the retention of mature trees such as Trees 45 and 51 adjacent to areas like sports fields provide immediate and much needed amenity (such as shade) to competitors and spectators alike and should be considered an asset to the club.

- **Recommendation 1.** A Stage 2 Landscape Plan should also include the retention of Trees referenced 45 and 51.
- **Recommendation 2.** At Stage 2 a site specific Tree protection plan must be submitted and include details of tree sensitive design methods relating specifically to the construction of sports fields adjacent trees to be retained.

Council street trees located on Glenmore Road

The proposed works within the vicinity of **trees 85, 86, 88 and 89** have been identified in the Tree IQ report as *Major encroachments* and include the proposed sports hall, pool hall and driveway crossovers. **Trees 85, 86, 88 and 89** are large, highly prominent street trees that not only provide character and amenity to this area but form part of a consistent link from this section of Glenmore Road to the predominantly *Eucalyptus* and *Corymbia* street tree plantings further along Glenmore Road near Trumper Oval. While the retention of these trees is obviously supported, a Stage 2 development application should also include a more detailed assessment regarding the likely encroachments and how the trees are to be protected during the construction phase. In order to accurately gauge the level of potential impact posed by the development and prior to Stage 2 being submitted **exploratory root excavation should be undertaken along the line of the proposed driveway crossovers and other incursions closest to these trees in accordance with Attachment 4 of Councils DA Guide – Tree Reports.**

- **Recommendation 3.** At Stage 2 additional information in the form of **exploratory root excavation** prepared in accordance with Attachment 4 of Councils DA Guide should be provided for proposed works closest to mature Council Street trees referenced **85, 86, 88 and 89** located on Glenmore Road.
- **Recommendation 4.** At Stage 2 a site specific **Tree protection plan** must be submitted and include details of tree sensitive design methods relating specifically to works closest to **trees 85, 86, 88 and 89.**

Mature trees located adjacent to the Eastern boundary of Sydney Grammar prep school

Trees located adjacent to the Eastern boundary of Sydney Grammar Prep school provide considerable screening and privacy between the site and the school. The majority of these

trees however are *Celtis sinensis* (Hackberry) trees and likely to be self-sown. The species seeds prolifically and is considered a weed. The proposed removal of these trees is generally consistent with the retention values identified within the Tree IQ report (being either *priority for removal* or *consider for removal*) with the exception of Trees referenced **61, 64, 69, 72, 73, 74 & 75** which were awarded a *consider for retention* value within the report. The *consider for retention* value recognises that as individual specimens trees **61, 64, 69, 72, 73, 74 & 75** are demonstrating either Good to Fair health and Structure and have moderate landscape significance due to their size. Despite this I am generally satisfied with the proposed removal of trees within this area as long as suitable advanced trees that have the potential to grow to dimensions large enough to replace and restore much of the current level of screening and amenity being provided are re-planted.

- **Recommendation 5.** A Stage 2 Landscape Plan should include suitable mature replacement tree species that have the potential to grow large enough to restore screening and amenity along this section of the site.

Demolition of mature trees located adjacent to the Northern boundary of Sydney Grammar prep school, South of the existing car park.

The Stage 1 concept design illustrates a reduction of the existing deep soil area along this boundary to accommodate the driveway design with all mature trees within this area shown to be demolished. Existing vegetation in this area is highly visible from a distance with trees referenced **2,3,4,6 & 8** providing amenity and a green barrier between the prep school and the site. The Tree IQ report has awarded most of these trees with *moderate* landscape significance with **Tree 8** being awarded *high* landscape significance. While this is an accurate assessment I would argue that **Tree 4** (*Phoenix canariensis*) also has high landscape significance with the possibility that the tree is a similar age to other *Phoenix canariensis* palms located in nearby Alma Street which appear on Council's 1946 aerial images.

While it is recognised that the Illustrative Landscape Plan does appear to show large replacement trees planted in this area a Stage 2 application should give consideration to the retention of Trees referenced 2,3,4,6 & 8. This is likely to require considerable amendments to plans at Stage 2 as adequate setbacks for the awarded Tree protection zones within the Tree IQ report will be required. Unless amendments can be made to the design however, to accommodate existing root systems, the retention of these trees is unlikely to be viable through the development process. In this instance super advanced replacement trees (with minimum container size of 800 litres) are expected to be incorporated into any new landscape proposal to ensure a more immediate restoration of amenity. Further to this the deep soil profile must be an adequate width and depth to support large root volumes and sustain medium to large sized trees in the long term.

- **Recommendation 6.** Consideration should be given to a redesign of the proposal at Stage 2 to include the retention of trees referenced 2,3,4,6 & 8. Any Stage 2 Landscape proposal that does not include the retention of these trees should include adequate space to accommodate and sustain suitable super advanced replacement trees in this area.
- **Recommendation 7.** Mature *Phoenix canariensis* palms referenced Trees 4 and 16 should either be retained in situ or transplanted within the site to be incorporated into any new landscape proposal.

Proposed demolition of Trees referenced 19, 20, 24, 78, 79 & 80.

Of these trees **Tree 24** is by far the most significant with good health and structure. The tree is very large being 25 metres in height and has been awarded *high* landscape significance.

Consideration should be given to amending the design to include the retention of tree 24, if possible. This is likely to require a significant reduction in the proposed building envelope in this area as the tree has been awarded a Tree protection zone setback of 10.2 metres. If deemed impractical the possibility of including adequate deep soil space for a large replacement tree within this area of the site should be considered and included in the Stage 2 Landscape Plan.

- **Recommendation 8.** Consideration should be given to the retention of Tree 24. Alternatively, adequate space should be provided nearby to accommodate a large broad canopy replacement tree.

Tree replacement in the South Western corner of the site adjacent to Glenmore Road.

A Stage 2 Landscape Plan must include reference to the replacement tree planting that was conditioned as part of TPO approval 358/2014/1 which included the re-planting of 3 x 400 litre trees (1 x *Ficus rubiginosa*, 2 x *Jacaranda mimosifolia*) at the South Western boundary.



Nick Williams
Tree & Landscape Officer

REFERRAL RESPONSE - ENVIRONMENTAL HEALTH

FILE NO: DA 438/2015/1
ADDRESS: 30 Alma Street PADDINGTON 2021
PROPOSAL: Stage 1 concept proposal Development Application pursuant to Section 83B of the EP&A Act for building envelopes and indicative use of White City for a multi-purpose sports centre and registered club facilities including heritage interpretation strategy
FROM: Louie Salvatore
TO: Mr G Fotis

1. ISSUES

- Acoustics, Soil Contamination (SEPP 55), Acid Sulfate Soils, Sediment Control, Water Management Plan & Lighting.

2. DOCUMENTATION

I refer to the following documents received for this report:

- Statement of Environment Effects: prepared by Sutherland & Associates Planning September 2015.
- Report on Geotechnical Investigation: prepared by Douglas Partners, Project No. 45079.04, January 2015.
- Report on Phase 2 Contamination Assessment: prepared by Douglas Partners, Project No. 45079.05 Rev 2 September 2015.
- Aecom Report: White City Sportfield Lighting Design Intent 25 August 2015
- Architectural Plans: prepared by Group GSA MPDA
- Acoustic Report: prepared by AECOM titled 'White City Stage 1 Development Application Acoustic Assessment, Job No. 60332479 dated 02 September 2015.

3. RESEARCH

The following research was undertaken in the preparation of this assessment:

- A site inspection was carried out on the following date: 24 September, 2015

4. SUMMARY OF PROPOSAL

The application seeks consent for a Stage 1 concept application pursuant to Section 83B of the Environmental Planning and Assessment Act 1979 (EP&A Act) for building envelopes and indicative use of White City for a multi-purpose sports centre and registered club facilities which will include the following:

- site layout comprising new internal road and pedestrian network with landscaping and at-grade parking, tennis courts, football field, and three building envelopes
- "sports" building adjacent to Glenmore Road which also contains basement car parking
- curved "Clubhouse" building
- triangular "café" building
- indicative use of the site and building envelopes for: a range of indoor and outdoor recreational uses (including outdoor tennis and soccer; indoor swimming pool, sports hall, gym, health studios); childcare centre; ancillary café; registered club and associated facilities; and community facilities.
- heritage interpretation strategy

5. ASSESSMENT

Comments have been prepared on the following. **Where Approval is recommended, Conditions of Consent follow at the end of the comments.**

ACOUSTICS

Acoustic Report prepared by AECOM Australia Pty Ltd: White City Stage 1 Development Application Acoustic Assessment dated 02 September, 2015, Reference No. 60332479.

AECOM Australia Pty Ltd (AECOM) has been commissioned by Hakoah Club to prepare an Acoustic Assessment report as part of the Stage 1 Development Application for building envelopes and indicative use of White City for a multi-purpose sports centre, childcare centre and registered club facilities.

The White City Sports Precinct redevelopment site is bounded by a water channel, Walker Avenue residences and school sports fields to the north, residential apartment building at 400 Glenmore Road to the east, Glenmore Road to the south, and Sydney Grammar School, Alma Street, and Weigall Sportsground to the west.

The nearby noise sensitive receivers to the proposed White City Sports Precinct redevelopment site have been identified as the following:

- Residences of 2 to 24 Walker Avenue, Edgecliff
- Residences of 20 to 24 Alma Street, Paddington
- Residences of 400 Glenmore Road, Paddington
- Residences of 351 to 357 Glenmore Road, Paddington
- Residences of 77 to 81 Cambridge Street, Paddington
- Residences of 302 Glenmore Road, 1 to 5 Lawson Street, Paddington
- Sydney Grammar School Edgecliff Preparatory School

Indicative use of the site and building envelopes for a range of indoor and outdoor recreational uses (including outdoor tennis and soccer; indoor swimming pool, sports hall, gym, health studios); childcare centre; ancillary café; registered club and associated facilities; and community facilities.

A. Noise Survey

Noise monitoring was conducted at four (4) locations in the vicinity of the redevelopment site between Thursday 16 October 2014 and Thursday 23 October 2014. Noise monitoring was conducted on the boundaries of the redevelopment site to determine the existing background noise of the site and adjacent receivers and traffic noise levels.

The four unattended noise loggers were placed at the following locations to obtain the ambient and background noise spectrum.

- Northern boundary of the site: adjacent to rear of residences of 22 and 24 Walker Avenue.
- Eastern boundary of the site: adjacent to rear of apartments of 400 Glenmore Road.
- Southern boundary of the site: across the road from residences of 351 Glenmore Road. Local traffic noise dominant.
- Western boundary of the site: adjacent to residence of 24 Alma Street. Local traffic noise and school activity noise from Sydney Grammar School Edgecliff Preparatory dominant.

Comments

It is standard practice from acoustic reports received by Council and in accordance with *Australian Standard AS 1055 Acoustics – Description and Measurement of Environmental Noise* that unattended long term ambient noise monitoring is conducted for a continuous period of at least 7 days; the minimum of 7 days unattended noise monitoring should be conducted at monitoring locations, unaffected by weather and extraneous noise in order to encapsulate the Daytime, Evening and Night time ambient noise levels. Health Services Section is satisfied that the ambient and background noise spectrums, as measured by AECOM Australia, are representative of the area; a summary of the measurements are presented in Table 2 of the report.

It should be noted that the noise logger located at the western boundary (adjacent to 24 Alma Street, Paddington) was also configured to monitor 1/3 octave band noise levels and are presented in Table 4 of the report.

In addition to the unattended noise monitoring, attended noise measurements of Leq, L1, L10 and L90 were also conducted to supplement the unattended noise measurements at representative receiver locations; the attended noise measurements were taken on Thursday 16 October 2014 and Thursday 23 October 2014. A summary of the measurements are presented in Table 3 of the report.

The proposed development has the potential to contribute to the existing external noise environment in the form of traffic movements by visitors; the operation of building services plant and associated equipment and general use of the various components of the development.

B. Construction Activity Noise & Construction Traffic Noise

The report has referred to the NSW *Interim Construction Noise Guideline* (ICNG) (DECCW, 2009) as the acoustic design criteria for the assessment and management of

construction noise levels at the proposed development site in NSW. Noise levels due to construction activities have been predicted at nearby receivers using environmental noise modelling software and compared to the levels provided in Section 4 of the ICNG.

The ICNG advises that where an exceedance of the management levels is predicted noise sensitive receivers can be considered '**noise affected**'; in such circumstances all feasible and reasonable work practises are to be applied in order to minimise the impact of the construction noise.

Where construction noise levels reach 75 dB(A) residential receivers can be considered as '**highly noise affected**' consideration must be given to restricting hours to provide periods of respite. Guidance for setting construction noise management levels for residential receivers are summarised in Table 5 of the report.

With regards to assessing vibration the NSW EPA's *Assessing vibration: A Technical Guideline* (DEC, 2006) has been designed to be used in evaluating and assessing the effects on amenity of vibration emissions from industry, transportation and machinery; the guideline is used in assessments of vibration impacts caused by the construction and operation of new developments. Vibration levels at sensitive receiver locations must be controlled so as to prevent discomfort and regenerated noise and possible structural damage. Table 8 of the report recommends safe working distances to minimise disturbance to occupants of nearby buildings.

Comments

Construction Noise & Vibration

The report has based the noise assessment for construction noise activities (Noise affected RBL + 10 dB) for the following hours: Monday to Friday 7:00 am to 6:00 pm, Saturday 8:00 am to 1:00 pm and no work on Sundays or public holidays.

Health Services Section recommends that noise intensive activities such as construction works with impulsive, tonal or low frequency characteristics such as jack hammering, rock hammering, pile driving, vibratory rolling, cutting of pavement and the like should only be undertaken between the hours of 8.00am to 5.00pm Monday to Friday; between the hours of 8.00am to 1.00pm Saturday and in continuous blocks not exceeding three hours each with a minimum respite from those activities and works of not less than one hour between each block in order to protect the amenity of the neighbourhood.

In addition to the above, in an attempt to minimize noise impacts from demolition and construction activities, Health Services Section also recommends the development of a Construction Noise and Vibration Management Plan (CNVMP) incorporating noise mitigation strategies. The CNVMP should seek to ensure that construction noise and vibration is managed effectively to prevent any negative impact on surrounding receivers. Options may include the following:

- A Plant Hazard Assessment prepared for each piece of plant prior to its operation on site. The PHA will require measurement of the sound power level

and will confirm that actual plant noise levels are within those maximum noise levels. Ensure that all plant where possible are fitted with noise control equipment. Example all equipment is equipped with appropriate noise control such as mufflers, silenced exhausts, acoustic enclosures, flashing lights as an alternative to reversing beepers).

- Attended noise monitoring carried out to verify construction noise levels against the Construction Noise and Vibration Impact Assessment and determine effectiveness of noise mitigation strategies. Attended noise monitoring of construction activities should be undertaken within 14 days of commencement of significant construction activities.
- Consider scheduling activities where cumulative impacts indicate increased noise impacts so that these works are not undertaken together.
- Consider the use of temporary screens for mitigation of specific stationary noise sources, where identified, as causing excessive noise impact. If required, deploy screens in a way to ensure noise goals are met.
- Delivery of plant and equipment to the site to occur during standard construction hours.
- Apply and strictly adhere to low speed limits within the development site and minimise engine revving.
- Ensure no compression braking on the approach to, or within the development site.
- Ensure a clearly defined access road is available through the development site and that the road surfaces are adequately maintained.
- Ensure traffic movement is kept to a minimum, e.g. ensure trucks are fully loaded so that the volume of each delivery is maximised.
- Ensure traffic control in and around the development site to ensure proper traffic flow.
- Undertake close community liaison to ensure that local residents are aware of the times and durations when they may be affected by construction noise and vibration and to provide an avenue for communication between the community and the developer. Each complaint should be investigated and where the noise in question is in excess of allowable limits, appropriate noise amelioration measures are to be put in place to prevent future occurrences.
- Attended vibration monitoring to be undertaken; if monitored vibration levels are considered to be high risk or close to the vibration criteria, unattended vibration monitoring should be carried out on a continuous basis at the nearest vibration sensitive receiver.
- Where attended vibration monitoring is not feasible, due to extended periods of vibration intensive works, a permanent vibration monitoring system should be installed to warn plant operators whenever there is potential for cosmetic damage to buildings and structures.

Road Traffic Noise

The ICNG does not provide direct reference to an appropriate criterion to assess the noise arising from construction traffic on public roads. The NSW Road Noise Policy (RNP) is the document for assessing road traffic arising from construction traffic movements generated by the proposed development. The RNP does not require assessment of noise impact to commercial or industrial receivers.

In assessing feasible and reasonable mitigation measures, it should be noted that Section 3.4 of the RNP states that an increase of up to 2 dB represents a minor impact that is considered barely perceptible to the average person. On this basis future reports should calculate vehicle movements departing over an hour period to determine the noise increase, if any to that from existing traffic flows.

The existing traffic flows, the net increase in traffic flows and increase/decrease in noise levels are presented in Tables 18, 19, 20 & 21 of the report (traffic flow increase in the am peak period 7:30am to 8:30am (vehicles/hr). Based on the assessment of the traffic data provided, changes in road traffic noise levels on surrounding streets as a result of the proposed development are mostly within the 2 dB allowable increase with the exception of the following:

- Alma Street PM peak period of 4 dB increase.
- Glenmore Road PM peak period of 2 dB increase

The two exceedances of the relatively increase in traffic noise levels are due to the low baseline traffic figures for these streets during the time periods. In addition it should be noted that road traffic noise level increases will be less outside of the White City peak activity periods.

Cumulative Noise

The acoustic report does address ***cumulative noise impacts*** of construction, works that may be undertaken concurrently on the development site. Cumulative noise levels may be substantially greater than those predicted for a single activity. In this regard it is important to consider scheduling of cumulative works and appropriate noise mitigation strategies.

C. Childcare Centre

Noise associated with the proposed childcare centre has correctly been assessed against The Association of Australian Acoustical Consultants (AAAC) “Guideline for Child Care Centre Acoustic Assessment”. The guideline provides noise criteria to assess operational noise emission from child care centres.

The nearest receiver to the proposed childcare centre is 351 Glenmore Road; the childcare centre operational noise emission criteria have been established based on the daytime LA90 of 45 dB(A) measured at the southern boundary logger location. A summary of the child care centre noise criteria is presented in Table 15 of the report.

The proposed operational hours of the childcare centre are to be Monday to Friday 7:30am to 6:30pm. The childcare is to consist of internal spaces such as children’s rooms, cot room, and associated facilities, as well as an external play area. Main access to the childcare centre would be from Glenmore Road via a bridged roadway. The centre is proposed to facilitate 70 children and 13 staff.

The childcare centre and a landscaped playground are proposed to be located on top of the pool hall roof on the southern end of the development site. The report states that ***acoustic strategies must be incorporated to the childcare centre to control noise***

emission from the childcare centre, and also to control noise intrusion into acoustically critical spaces of the childcare centre such as the sleeping areas.

AECOM Australia has conducted an assessment of the potential noise impact from the operation of the child care centre on the nearest residential receivers. The assessment was based on the following maximum number of children for each age group representative of the worst case scenario:

- 15 children between the age of 0 to 24 months playing in the outdoor area;
- 15 children between the age of 24 to 36 months playing in the outdoor area;
- 40 children over the age of 36 months playing in the outdoor area;
- The child care centre is only operational during daytime period between 7:30am and 6:30pm; and
- The nearest sensitive residential receiver to the child care centre is the residence at 351 Glenmore Road, Paddington.

The report concludes that based on the above representative worst case scenario, the child care centre operational noise level at the nearest sensitive receiver with comply with the relevant criteria.

Comments

Outdoor Play Areas

Health Services Section is in agreement with the selected noise criterion for the proposed childcare centre at the development site. The sound of children at play in the outdoor play areas is difficult to mitigate without having relatively large distances to the neighbouring boundaries and noise mitigation strategies if hours of outdoor play are to exceed two per day. Hence, in situations where outdoor play times are relatively short (up to 2 hours per day), a level of 10 dB above the background is considered to be more appropriate than the 5 dB, which is commonly used for outdoor play times that are longer than 2 hours per day.

The report has made its assessment on a model based on the realistic worst-case (or at least an upper percentile) noise level that is required to establish the impact on neighbouring premises; in this case being 351 Glenmore Road as the most affected residence. Typical assessment involves the estimated time of each type of voice which is used to predict a 15-minute average for one child. Attenuation is applied for site-specific distance and an adjustment is made for the amount of children vocal at any one time.

The noise criterion to be applied at all times for the proposed childcare centre is to be as follows:

Up to 2 hours (total) per day

The Leq,15 minute noise level emitted from the outdoor play area shall not exceed the background noise level by more than 10 dB at the assessment location.

More than 2 hours per day

The Leq,15 minute noise level emitted from the outdoor play area shall not exceed the background noise level by more than 5 dB at the assessment location.

The assessment location is defined as the most affected point on or within any residential receiver property boundary.

Health Services Section recommends that consideration being given to the following acoustic controls for the outdoor play areas:

- Acoustic fencing. The barrier effect of the fences can dramatically reduce noise from outdoor play areas; fences must be constructed without holes or gaps.
- Limiting the time children spend in the outside play areas.
- Noise management by staff including supervision of children at all times and limiting the number of children in play areas.
- No hard paved areas or pathways; areas should be covered with a sound absorbent material.
- All external gates should be fitted with appropriate door closers to provide a slow and regulated closing of the gate to prevent the generation of impact sound.
- Elevated children's climbing equipment should be restricted.
- Amplified music or any form of musical instruments should not be used in any outdoor play areas.

Indoor Play Areas

The indoor noise level of play areas are dependent upon the room acoustics, in particular the amount of acoustically absorptive materials used as opposed to 'hard' reflective surfaces. Health Services Section recommends that acoustic treatments being applied to internal play rooms such as fitting acoustic absorbent ceilings will assist in reducing the indoor reverberant noise level. Break-out noise from indoor play areas are likely to occur through the weakest acoustical link which are usually windows or glazed doors. As part of the noise mitigation strategy consideration should be given to thickened, well-sealed glazing and heavy-duty frames.

Mechanical Plant

Mechanical plant should be designed and selected specifically for the project. It is not possible to specify acoustic controls until mechanical plant has been selected. However mechanical plant assessment must take into account the cumulative noise impact from all plant in operation when predicting noise emissions at receivers.

All mechanical plant is to be designed and selected on the basis that if the equipment could operate at any time of the day or night, then its noise emission component must not exceed the background noise level when measured at the boundary of any residential receiver.

Sports hall, Pool hall, Basement car park

The pool hall is located on the southern end of the site above the basement car park. I am in agreement with AECOM which recommends that regenerated noise from the use of the swimming pools be assessed at the detailed design stage to ensure the

adjacent childcare centre above the swimming pool hall will be not adversely affected and noise levels would comply with recommended internal noise level targets presented in Section 3.0 of the report.

Adjacent to the pool hall also above the basement car park on the southern end of the development site is the sports hall. Car parking within White City is located in the 2 levels of basement car park on the southern end of the site and surface car parking along the western boundary. Noise emission from the vehicle movements within the basement car park will be sufficiently attenuated by the proposed development structure to comply with the relevant criteria presented in Section 3.0 of the report.

Soccer field

The soccer field and warm up areas will be used from Monday to Thursday training sessions 4pm to 9:30pm and Saturday to Sunday games 8:30am to 9:30pm. There are no specific noise level criteria for community sporting facilities however the DECCW Noise Guide for Local Government (NGLG) does provide guidance on assessing potential noise impacts. In summary, noise levels from the use of the soccer fields should not exceed the background noise level by more than 5dBA.

Comments

The likelihood of annoyance from noise levels which exceed this background+5dBA criteria will ultimately depend on the utilisation of the soccer fields. If they were just utilised at weekends during daytime hours the overall impact may be relatively low. However as the soccer fields are proposed to be used for training during the week and for matches over the weekend the likelihood for annoyance is much higher; this is because most of the surrounding resident's time at home could be affected by noise which would be audible due to the low background noise levels during early morning or late evening.

The assessment has identified noise sources from the playing fields to include player's noise, whistles, crowd noise, and possible public address systems at the grandstand. The nearest potentially affected residential receivers are at 22 and 24 Walker Avenue, north of the proposed soccer field. The following noise events and calculated noise levels are the likely worst case scenarios which have been assessed.

- 2 players with raised voices at the nearest (north-eastern) corner of the field 15 m to nearest receiver: 43 dB(A)
- 4 players with loud voices at the centre of the 18 yard box on eastern end of field 45 m to nearest receiver: 47 dB(A)
- 100 spectators with raised voices at the eastern half of the grandstand 88 m to nearest receiver: 45 dB(A)

The assessment does not provide for player numbers; for a soccer match you would expect at least 15 players per side plus officials and coaching staff. It is unclear as to whether the assessment has taken into account vehicle movements from the arrival and departure of players, officials, coaching staff and spectators to and from the playing field. The busiest hour will occur either side of a start time for a match when players arrive for a game in the half hour before "kick off" and the teams finished

depart the half hour after. Further, it is Health Services Section opinion that the calculated noise levels in the report are not likely to be the worst case scenarios which have been assessed (2 players with raised voices at the nearest (north-eastern) corner of the field 15 m to nearest receiver and 4 players with loud voices at the centre of the 18 yard box on eastern end of field 45 m to nearest receiver). Health Services Section would have preferred an assessment based on a number of different case scenarios, for example 2, 4, 6 and 8 players with raised voices and demonstrating compliance, or otherwise with the noise criterion. Health Services Section does acknowledge that the noise levels generated by sport are dependent on not only the sport but the enthusiasm and seriousness of those competing and those spectating and that these typical noise events associated with active recreation are instantaneous short term events and are transient in nature. For the majority of the time, the noise emissions are likely to be lower than the predicted noise level over a 15 minute period. Therefore, noise emission from the use of the soccer field is likely to comply with the noise criteria presented in Section 3.0 of the report.

Should a public address system be installed and used for the grandstand area, the system must be designed to ensure that the sound system noise complies with the noise criteria presented in Section 3.0 of the report. The report states that based on the established noise limit of 47 dB(A) at the nearest affected receiver and a distance of 88 m to the nearest point on the grandstand, a maximum sound power level of 94 dB(A) can be produced by the public address system at the grandstand listeners position. The sound spillage from sound systems can be controlled with typical design measures such as selection of highly directional loudspeakers, or localised distributed system where loudspeakers are located closer to the listeners' positions.

LAND CONTAMINATION (SEPP 55) & ACID SULFATE SOILS

A. Land Contamination

Land Contamination Report prepared by Douglas Partners: Report on Phase 2 Contamination Assessment White City Sporting Precinct Redevelopment, Project No. 45079.05 Rev 2 September 2015.

The report details the methodology and results of a Phase 2 Contamination Assessment undertaken by Douglas Partners Pty Ltd (DP) on a land parcel (Lot 21 in Deposited Plan 1114604) located in the southern portion of White City, Paddington. The report was originally issued in March 2008 for a proposed multi-leisure centre (*Report on Phase 2 Contamination Assessment, White City, Proposed Multi-leisure Centre, 30 Alma Street, Paddington, Project No. 45079B, March 2008 (DP, 2008)*). DP (2008) included the review of contamination assessment reports by Environmental Consulting Services Pty Ltd (ECS) and Consulting Earth Scientists Pty Ltd (CES) dated August 2000 and August 2001 respectively.

The subject site in DP (2008) comprised of Lot 21 in Deposited Plan 1114604, with three boreholes located in the adjacent Lot 22 in Deposited Plan 1114604. Lots 21 and 22 have since been combined to form Lot 2 in Deposited Plan 1114604, which is the extent of the current site. The site covers an irregularly shaped area of approximately

2.9 ha which was occupied in both 2008 and 2014 by tennis courts, grandstands, amenities, shops, sports and clubhouse facilities and car parking areas. The current land use (since 2014) is the same as at the time of DP (2008).

The report has provided an assessment of soil and groundwater conditions for contamination resulting from historical use of the property with regard to the proposed development and the site's suitability for its continued use as a recreational sports facility. A Preliminary Geotechnical and Acid Sulphate Soils Assessment have also been undertaken by DP concurrently with DP (2008). 2007)). DP (2008) was carried out immediately following the Phase 1 Contamination Assessment (Douglas Partners Pty Ltd Project 45079A, October 2007). The assessment findings from the 14 test bores drilled during the Phase 1 Contamination Assessment were incorporated into DP (2008), along with the findings of 21 additional bores drilled during the DP (2008) investigation.

Assessment

Based on the analytical findings, the ECS report concluded that one of the following options should be undertaken to manage the identified PAH contamination at the site during redevelopment of the site for residential purposes:

- Excavation and removal of impacted fill material;
- Encapsulation of the impacted material under paved surfaces such as roadways;
- Capping of impacted material under a defined layer of clean fill.

ECS also recommended that a remediation programme be prepared for the overall residential development plan for the property. ***DP (2008) considered the recommendations to be reasonable if the site was to be redeveloped or if there is a change in land use. Furthermore, if the site is to be redeveloped, deeper soil samples, groundwater well installations and sampling, and a broader scope of analytical regime including appropriate historical searches should be conducted in line with the 2nd edition of the Site Auditor's Scheme (2006) to characterise the site prior to redevelopment.***

The CES report concluded that the recorded levels of PAH and B(a)P in the soil samples exceeded the adopted soil assessment criteria (SAC) and that remediation would be required at the site if the site was to be redeveloped for residential purposes. It was further concluded that it was "*possible to remediate the site to a suitable standard that is consistent with the proposed end uses*". On the basis of the analytical results, CES recommended that the following issues be addressed if the site is to be redeveloped for residential purposes:

- Risk assessment of PAHs in fill material;
- Investigation of groundwater quality at the site;
- Phase II investigation of proposed building areas;
- Development of an RAP based on the results of the additional investigation.

DP (2008) considered CES's recommendations to be appropriate if the site were to be redeveloped or if there is a change in land use. Furthermore, a higher sampling density with a broader scope of analytical regime including appropriate historical searches should be incorporated such that the assessment could be in line with the

requirements specified in the 2nd edition of the Site Auditor's Scheme (2006) to characterise the site prior to redevelopment.

The DP (2008) was undertaken in general accordance with DP's proposal dated 21 September 2007 and is summarised as follows:

- Review of site history information (including historical aerial photographs, title deeds, WorkCover Dangerous Goods Search, and readily available Council Records);
- Review of relevant previous reports (i.e. the CES and ECS reports);
- Drill 38 test bores over the site. Convert six of the bores into groundwater piezometers;
- Collection of samples of soil/filling from the test bores at nominal depth intervals of 0.5 m, 1.5 m and at every 1.5 m till 3 m bgl or prior refusal.
- Develop and collect up to 6 groundwater samples (including 1 QA/AC sample) from the groundwater piezometers for analytical testing;
- Screen all soil samples with a calibrated photoionization detector (PID) to assess the presence of volatile organic compounds;
- Conduct laboratory analysis on up to 56 selected soil samples at a NATA accredited analytical laboratory for the contaminants of concern.
- Similarly conduct analysis on the eight groundwater samples collected from the five groundwater monitoring piezometers for preliminary characterisation of groundwater conditions beneath the site. The samples were analysed for various combinations of the contaminants of concern including heavy metals, TPH, BTEX, PAH, VOCs, PCB, OCP, Phenols and hardness;
- Provision of a Phase 2 Contamination Assessment Report which summarises the findings of the soil and groundwater analyses, and comments on the likely suitability of the site for its continued recreational landuse.

Soil/ filling samples were collected from thirty eight bores over the 2.26 ha Lot 21 site in accordance with the NSW EPA *Sampling Design Guidelines* (1995) for characterisation of the site. However, three of the boreholes were located in Lot 22.

Findings

Based on the available site information, previous investigations and site observations made in 2007 & 2008, the potential sources of contamination identified during the site history review and site observations are:

- *Former Market Gardens:* It is understood from the CES report that market gardeners owned the site between 1840's and 1870. The period when the site was subject to market garden land use was probably too early for the application of organochlorine pesticides and thus, the potential for contamination would be low.
- *Use of contaminated fill to form/level the site:* A review of CES's report indicates the site had been substantially raised with filling material sourced from Woolloomooloo in 1917. Field observations and bore log reports indicate the majority of the site is underlain by filling material of varying thickness. The filling material was noted to be heterogeneous and generally comprised silty sand with inclusions of slag, ash, charcoal, gravel and sandstone fragments. The associated contaminants for filling material from unknown sources may include heavy metals, TPH, BTEX, PAH, PCB and asbestos. On

this basis, the potential contamination sources on the site are Filling Material and Heavy Metals (As, Cd, Cr, Cu, Pb, Hg, Ni, Zn), TPH, BTEX, PAH, PCB, OCP, VOCs, phenols and asbestos.

Both Human Health & the Environment can be affected by the contaminants found on the development site. They may affect current and future site users (commercial and recreational), construction and maintenance workers, future users of the child care centre, future users of the outdoor children's play area, groundwater, surface water (stormwater channel on northern boundary and Rushcutters bay 400 m to the north), and the local ecology.

Applicable Assessment Criteria

As the proposed development comprises the construction of a three storey multipurpose leisure building with a basement car park, a four storey fitness, office and entertainment building, a two storey Café and Proshop building, sports pitches / courts and associated roads and car parks. A child care centre is proposed on level 3 of the three storey multipurpose leisure building. The child care centre will be at a reduced level (RL) of 13.8 whilst the football field and tennis courts will be at RL 2.8 and RL 3.32 respectively. On this basis there is not considered to be a viable complete pathway between the filling on site and the users of the child care centre; therefore ***the most sensitive proposed land use is considered to be the outdoor children's play area in the north east of the site***. On this basis the SAC for a recreational land use (public open space such as parks, playgrounds, playing fields, schools and footpaths) have been adopted for the assessment.

The Health Investigation Levels (HIL) and Health Screening Levels (HSL) are assessment criteria designed to be used in the first stage (Tier 1) of an assessment of potential human health risk from chronic exposure to contaminants. Given the proposed land use the adopted HIL and HSL are:

- **HIL- C** – recreational and
- **HSL- C** – recreational

The adopted soil HIL and HSL for the potential contaminants of concern are presented in Table 6 of the report. For groundwater DP (2008) recorded depths to groundwater of less than 2 m below ground level. Therefore the generic HSL (shallowest depth 2 m to <4 m) are not considered to be appropriate for the assessment of contamination at the site. If TRH or BTEX are recorded at concentrations greater than the laboratory limit of reporting site specific HSL will need to be calculated.

Summary

Recorded concentrations of metals, TPH and PAH within the filling which exceeds the SAC are widespread across the site. Metals, TPH and BaP exceed the ecological SAC and lead (two locations) and BaP exceed the human health SAC. The options to address these exceedances include:

- Capping the entire site with imported virgin excavated natural material (VENM) or other material validated as being suitable for use within the site;

- Excavating the filling across the entire site and replacing with imported VENM or other suitable material; or
- Carrying out site specific ecological / human health risk assessments.

It should be noted that the site is in a flood zone and therefore raising site levels by capping the filling is not an option. Excavating and replacing all of the filling is likely to have a greater negative ecological and environmental impact than leaving the filling in place.

Recommendation

The findings of the previous ECS and CES assessments along with DP (2008) indicated PAH exceedances in the majority of soil samples analysed, as well as localised exceedance of metals and TPH. There are widespread exceedances of the ecological SAC, however, as the filling has been in place for almost a century and there is no change in land use, it is proposed that:

- *The filling is left in situ to minimise ecological and environmental disturbance.*
- *In areas of the development where excavation is required the filling should be removed from site under an appropriate waste classification and disposed of at a facility licensed to accept the material.*
- *Any new planting introduced to the site should be in raised containers or the existing filling removed and replaced with suitable imported growing media.*
- *That a new risk assessment is undertaken in accordance with current guidance and for the currently proposed land use.*
- *In the interim period before remediation and/or risk assessment is carried out it is recommended that an Environmental Management Plan (EMP) be prepared to inform and advise intrusive workers (eg. underground services technicians etc) of the contamination detected at the site so that appropriate PPE and working procedures can be implemented whilst conducting any intrusive works.*

B. Acid Sulfate Soils-Preliminary Assessment

Douglas Partners: Report on Geotechnical Investigation White City Sporting Precinct Redevelopment, Project No. 45079.04 January 2015.

In accordance with Acid Sulfate Soils Management Advisory Committee (ASSMAC) Guidelines and Acid Sulfate Soils Manual (August 1998), 31 samples of soil were tested and screened for preliminary signs of actual ASS (AASS) and potential ASS (PASS). The screening involved measurement of the pH value of each soil sample with the addition of peroxide to oxidise the sample with the pH value measured again after 1 hour. The results for the pH screening are presented in Table 3 of DP Geotechnical Investigation Report January 2015.

Findings

The major changes in pH level generally occurred within the samples taken from borehole 9. Following the screening results, 4 samples were selected for laboratory

analysis for testing of Suspension Peroxide Oxidation and Combined Acidity and Sulfate (SPOCAS). One of the samples from BH9 (0.5-0.95m) was then selected for analysis of Chromium Reducible Sulphur. The results of the analysis for SPOCAS are presented in Table 4 of the report together with the action criteria.

Conclusion of soil testing

The results indicate that peroxide oxidisable sulphur (Spos) and acid trail (TSA) parameters exceeding the action criteria; however subsequent testing of sample BH9 (0.5-0.95m) found no detectable trace of chromium reducible sulphur indicating that the elevated TSA for this sample was not due to the presence of potential acid sulfate soils.

However a more detailed ASS assessment involving additional sampling and SPOCAS testing should be carried out to determine the lateral and vertical extent of PASS on the site as some disturbance to ASS is expected due to bulk excavation and piling works. ***Following the results of the more detailed assessment, together with a review of proposed earthworks, it may be necessary to prepare an ASS Management Plan which will detail the requirements for treatment and management of soils.***

SPORTSFIELD LIGHTING

Aecom Report: White City Sportfield Lighting Design Intent 25 August 2015

AECOM has provided initial advice in relation to future lighting for the football field proposed as part of the Stage 1 Development Application (DA). The report provides for lighting design methods that are typically put into practice to achieve compliance with Australian Standard 'AS4282 Control of the obtrusive effects of outdoor lighting'.

A detailed sports field lighting design has not been completed and should be addressed in the future design stage to achieve compliance with the above standard. Possible designs may comprise of the following:

- 4 pole lighting solution (2 per each field length) typical for low level sports field lighting schemes
- 30m luminaire mounting heights to maximise light distribution into the centre of the sports field
- Multiple luminaires per pole with asymmetric forward throw distribution in order to minimise back spill lighting
- Luminaires mounted in an orientation with minor tilt angles minimising upward spill light
- Incorporate back spill lighting shields on luminaires where and if required

EROSION & SEDIMENT CONTROL PLANS AND SOIL & WATER MANAGEMENT PLANS

The proponent is to prepare an Erosion and Sediment Control Plan (ESCP) and Soil & Water Management Plan (SWMP) . The purpose of the ESCP is to demonstrate how

the proponent will minimise soil erosion and trap sediment from the site during the construction phase of the development.

The objectives of the ESCP should be to:

- understand the site features and related limitations on the type of controls used
- minimise site disturbance, with strict limitations on the extent and exposure time of exposed surfaces
- control water from the top of the site, through and beyond the bottom of the site
- prevent or minimise sediment leaving the site
- progressively rehabilitate disturbed areas
- ensure regular maintenance of control measures
- the ESCP & SWMP should address all aspects of site disturbance, stormwater management, erosion and sediment control and site rehabilitation for the duration of the construction phase, from initial clearing to project completion.

6. RECOMMENDATION

Council's Environmental Health Officer has determined that the proposal is satisfactory, subject to the following conditions:

Important Notes regarding conditions:

- *The consent conditions are structured into various stages between the granting of consent and the eventual occupation and use of the completed development. Please ensure that the conditions are placed under the appropriate heading. For example, if a condition needs to be fulfilled prior to the issue of any construction certificate it should be placed under heading C.*
- *All conditions should have a consistent format in line with the standard condition format. For example, each condition should have a number (A.1 etc.) and a heading in bold (as depicted below).*
- *If a non-standard condition is being used format painter should be applied to copy the format of the standard conditions.*

A. General Conditions

A.1 Approved Plans and supporting documents

Those with the benefit of this consent must carry out all work and maintain the use and works in accordance with the plans and supporting documents listed below as submitted by the Applicant and to which is affixed a Council stamp "Approved DA Plans" unless modified by any following condition. Where the plans relate to alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author/Drawn	Date(s)
45079.04	Geotechnical Investigation:Acid	Douglas Partners	January 2015

	Sulphate Soil		
60332479	Acoustic Report	AECOM	02 September 2015
45079.05 Rev 2	Phase 2 Contamination Report	Douglas Partners	September 2015
	Plan of Management		
	Lighting Design White City Sportfield	AECOM	25 August 2015

Note: Warning to Accredited Certifiers – You should always insist on sighting the original Council stamped approved plans. You should not rely solely upon the plan reference numbers in this condition. Should the applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plan.

Note: These plans and supporting documentation may be subject to conditions imposed under section 80A(1)(g) of the *Act* modifying or amending the development (refer to conditions which must be satisfied prior to the issue of any *Construction Certificate*.)

Standard Condition: A5

B. Conditions which must be satisfied prior to the demolition of any building or construction

B.1 Noise Control Objectives during Demolition Works

To assist in managing impacts of noise from the demolishing of the existing dwelling and outbuilding on residences and other sensitive land uses, it is recommended that the *NSW Department of Environment & Climate Change: Construction Noise Guideline* be applied to the site to provide a quantitative and qualitative assessment for evaluating performance and compliance of resultant noise from demolishing works of the existing dwelling and outbuilding. In particular reference is made to Table 2 of the *NSW Department of Environment & Climate Change: Construction Noise Guideline* which sets out management levels for noise at residences and other sensitive land uses.

C. Conditions which must be satisfied prior to the issue of any construction certificate

D. Conditions which must be satisfied prior to the commencement of any development work

D.1 Notice of completion of category 1 remediation work

Pursuant to clause 17 of *State Environmental Planning Policy No 55 - Remediation of Land*, notice of completion of a category 1 remediation work must be given to the council within 30 days after the completion of the work. This notice must be in accordance with clause 18 of SEPP 55.

Note: Category 1 remediation work is defined in clause 9 of SEPP 55.
Standard Condition: D3

E. Conditions which must be satisfied during any development work

E.1 Hours of Work –Amenity of the neighbourhood

- a) No *work* must take place on any Sunday or public holiday,
- b) No *work* must take place before 7am or after 5pm any weekday,
- c) No *work* must take place before 7am or after 1pm any Saturday,
- d) The following *work* **must not** take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday;
 - (i) Piling;
 - (ii) Piering;
 - (iii) Rock or concrete cutting, boring or drilling;
 - (iv) Rock breaking;
 - (v) Rock sawing;
 - (vi) Jack hammering; or
 - (vii) Machine excavation,
- e) No loading or unloading of material or equipment associated with the activities listed in part d) above must take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday.
- f) No operation of any equipment associated with the activities listed in part d) above must take place before 9am or after 4pm any weekday, or before 9am or after 1pm any Saturday or at any time on a Sunday or public holiday
- g) No rock excavation being cutting, boring, drilling, breaking, sawing , jack hammering or bulk excavation of rock, must occur without a 15 minute break every hour.

This condition has been imposed to mitigate the impact of work upon the amenity of the neighbourhood. Impact of work includes, but is not limited to, noise, vibration, dust, odour, traffic and parking impacts.

Note: The use of noise and vibration generating plant and equipment and vehicular traffic, including trucks in particular, significantly degrade the amenity of neighbourhoods and more onerous restrictions apply to these activities. This more invasive work generally occurs during the foundation and bulk excavation stages of development. If you are in doubt as to whether or not a particular activity is considered to be subject to the more onerous requirement (9am to 4pm weekdays and 9am to 1pm Saturdays) please consult with Council.

Note: Each and every breach of this condition by any person may be subject to separate penalty infringement notice or prosecution.

Note: The delivery and removal of plant, equipment and machinery associated with wide loads subject to RTA and Police restrictions on their movement out side the approved hours of work will be considered on a case by case basis.

Note: Compliance with these hours of work does not affect the rights of any person to seek a remedy to offensive noise as defined by the *Protection of the Environment Operations Act 1997*, the *Protection of the Environment Operations (Noise Control) Regulation 2000*.

Note: EPA Guidelines can be down loaded from

<http://www.epa.nsw.gov.au/noise/nglg.htm> .

Note: see http://www.epa.nsw.gov.au/resources/ci_build_sheet7.pdf

Standard Condition: E6

E.2 Dust Mitigation

Dust mitigation must be implemented in accordance with “*Dust Control - Do it right on site*” published by the Southern Sydney Regional Organisation of Councils.

This generally requires:

- a) Dust screens to all hoardings and site fences.
- b) All stockpiles or loose materials to be covered when not being used.
- c) All equipment, where capable, being fitted with dust catchers.
- d) All loose materials being placed bags before placing into waste or skip bins.
- e) All waste and skip bins being kept covered when not being filled or emptied.
- f) The surface of excavation work being kept wet to minimise dust.
- g) Landscaping incorporating trees, dense shrubs and grass being implemented as soon as practically possible to minimise dust.

Note: “*Dust Control - Do it right on site*” can be down loaded free of charge from Council’s web site www.woollahra.nsw.gov.au or obtained from Council’s office.

Note: Special precautions must be taken when removing asbestos or lead materials from development sites. Additional information can be obtained from www.workcover.nsw.gov.au and www.epa.nsw.gov.au . Other specific condition and advice may apply.

Note: Demolition and construction activities may affect local air quality and contribute to urban air pollution. The causes are dust, smoke and fumes coming from equipment or activities, and airborne chemicals when spraying for pest management. Precautions must be taken to prevent air pollution.

Standard Condition: E23

F. Conditions which must be satisfied prior to any occupation or use of the building (Part 4A of the Act and Part 8 Division 3 of the Regulation)

G. Conditions which must be satisfied prior to the issue of any Subdivision Certificate

Nil.

H. Conditions which must be satisfied prior to the issue of a Final Occupation Certificate (s109C(1)(c))

Nil.

I. Conditions which must be satisfied during the ongoing use of the development

I.1 Outdoor lighting – Sports Lighting

Outdoor sports lighting must generally comply with AS 4282-1997: Control of the obtrusive effects of outdoor lighting. The maximum luminous intensity

from each luminaire must not exceed the level 1 control relevant under table 2.2 of AS 4282. The maximum illuminance and the threshold limits must be in accordance with Table 2.1 of AS 4282.

No sports lighting must operate after 11pm and must, by automatic timer, switch off at the 11.00pm curfew.

The intensity of light provided to the sporting area must comply with AS2560 and relevant parts to this Australian Standard.

This condition has been imposed to control the obtrusive effects of outdoor lighting, to limit the hours of use to protect the amenity of neighbours and to maintain safe conditions for sporting activities.

Note: The height of the poles as proposed may be too low to comply with both AS4282 and AS2560. Where this is disclosed, it will be necessary to seek an amendment to this consent if it is proposed to increase the height of the poles and lights to achieve compliance with both standards.

Note: Council may consider, subject to an appropriate section 96 application relaxation of this condition where it can be demonstrated, by expert report, that the level of lighting in the existing area already exceeds the above criteria, where physical shielding is present or physical shielding is reasonably possible.
Standard Condition: I40

I.2 Noise Control

The use of the premises must not give rise to the transmission of *offensive noise* to any place of different occupancy. *Offensive noise* is defined in the *Protection of the Environment Operations Act 1997*.

This condition has been imposed to protect the amenity of the neighbourhood.

Note: Council will generally enforce this condition in accordance with the *Noise Guide for Local Government* (<http://www.environment.nsw.gov.au/noise/nglg.htm>) and the *Industrial Noise Guidelines* (<http://www.environment.nsw.gov.au/noise/industrial.htm>) publish by the Department of Environment and Conservation. Other state government authorities also regulate the *Protection of the Environment Operations Act 1997*.

Useful links:

Community Justice Centres—free mediation service provided by the NSW Government (www.cjc.nsw.gov.au).

Department of Environment and Conservation NSW, Noise Policy Section web page (www.environment.nsw.gov.au/noise).

New South Wales Government Legislation home page for access to all NSW legislation, including the *Protection of the Environment Operations Act 1997* and the Protection of the Environment Noise Control Regulation 2000 (www.legislation.nsw.gov.au).

Australian Acoustical Society—professional society of noise-related professionals (www.acoustics.asn.au/index.php).

Association of Australian Acoustical Consultants—professional society of noise related professionals (www.aaac.org.au).

Department of Gaming and Racing - (www.dgr.nsw.gov.au).

Standard Condition: I50

I.3 Noise from licensed premises

The L_{A10} noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz – 8k Hz inclusive) by more than 5dB(A) between 07:00 am and 12:00 midnight at the boundary of any affected residence.

The L_{A10} noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz – 8k Hz inclusive) between 12:00 midnight and 07:00 am at the boundary of any affected residence.

Notwithstanding compliance with the above, the noise from the licensed premises shall not be audible within any habitable room in any residential premises between the hours of 12:00 midnight and 07:00 am.

This condition has been imposed to protect the amenity of the neighbourhood.

Note: dB(A) is a value used for ‘A-weighted’ sound pressure levels ‘A’ frequency weighting is an adjustment made to approximate the response of the human ear.

Note: *Licensed premises* means premises licensed under the *Liquor Act 2007*

Note: For the purposes of this condition, the L_{A10} is the A-weighted sound pressure level that is exceeded for 10% of the time over which a given sound is measured.

Note: The *background noise level* is the underlying level present in the ambient noise, excluding the subject noise source, when extraneous noise is removed. For assessment purposes the background noise level is the L_{A90} level measured by a sound level meter over the applicable period.

Note: This condition is identical to the minimum standard condition imposed by the Casino Liquor and Gaming Control Authority (the Authority). The Authority may specify other standards in respect of the above condition under the *Liquor Act 2007*, and associated Regulations. Section 79 of the *Liquor Act 2007* provides an informal mechanism for complaints to be made (by residents, Police, local consent authorities and others) where the amenity of local neighbourhoods is unduly disturbed by the conduct of licensed premises including registered clubs (or their patrons). The Director of Liquor and Gaming is responsible for resolving such complaints and may impose temporary or permanent conditions on any licence. For further information go to the NSW Office of Liquor and Gaming and Racing’s website: (www.olgr.nsw.gov.au).

Note: Interior noise levels of licensed premises which exceed safe hearing levels are not supported or condoned by Council.

Standard Condition: I52

I.4 Noise from mechanical plant and equipment

The noise level measured at any boundary of the site at any time while the mechanical plant and equipment is operating must not exceed the *background noise level*. Where noise sensitive receivers are located within the site, the noise level is measured from the nearest strata, stratum or community title land and must not exceed *background noise level* at any time.

The *background noise level* is the underlying level present in the ambient noise, excluding the subject noise source, when extraneous noise is removed. For assessment purposes the background noise level is the $L_{A90, 15 \text{ minute}}$ level measured by a sound level meter.

This condition has been imposed to protect the amenity of the neighbourhood.

Note: Words in this condition have the same meaning as in the:

NSW Industrial Noise Policy

(http://www.environment.nsw.gov.au/resources/ind_noise.pdf)

ISBN 0 7313 2715 2, dated January 2000, and

Noise Guide for Local Government

(<http://www.environment.nsw.gov.au/noise/nglg.htm>)

ISBN 1741370671 , dated December 2004.

Standard Condition: I53

I.5 Child Care Facilities - Management and Operation

The Child care centre is to be operated in accordance with the provisions of *Chapter 4 of the Operational Requirements of the Education and Care Services National Regulations*.

J. Miscellaneous Conditions

Nil.

K. Advisings

Nil

Louie Salvatore
Environmental Health Officer

Date: 11 November 2015

REFERRAL RESPONSE – OPEN SPACE

FILE NO: DA 438/2015/1
ADDRESS: 30 Alma Street PADDINGTON 2021
PROPOSAL: Stage 1 concept proposal Development Application pursuant to Section 83B of the EP&A Act for building envelopes and indicative use of White City for a multi-purpose sports centre and registered club facilities including heritage interpretation strategy
FROM: Caitlin Moffat – Team Leader Open Space & Recreational Planning
TO: Mr G Fotis

1. ISSUES

- Access to the facilities for the community that are not members of the Hakoah Club.
- Access through the White City site, connecting Rushcutters Bay Park to Trumper Park.

2. DOCUMENTATION

I refer to the following documents received for this report:

- Statement of Environment Effects 30 Alma St Paddington, prepared by Sutherland & Associates Planning, dated September 2015.
- Landscape Plan, White City, prepared by Group GSA, dated 2 September 2015.
- Preliminary Assessment of Social Impacts, 30 Alma Street Paddington, prepared by Urban Advisers, dated August 2015.

3. RESEARCH

The following research was undertaken in the preparation of this assessment:

- A site inspection was carried out on the following date 24 September 2015.
- Discussion with Director – Planning and Development on previous Council discussions on public access.

4. PLAN OF MANAGEMENT

Woollahra Council's 2006 Recreation Needs Assessment and Strategy 2006 has been referenced in the development application Statement of Environmental Effects and the Preliminary Assessment of Social Impacts.

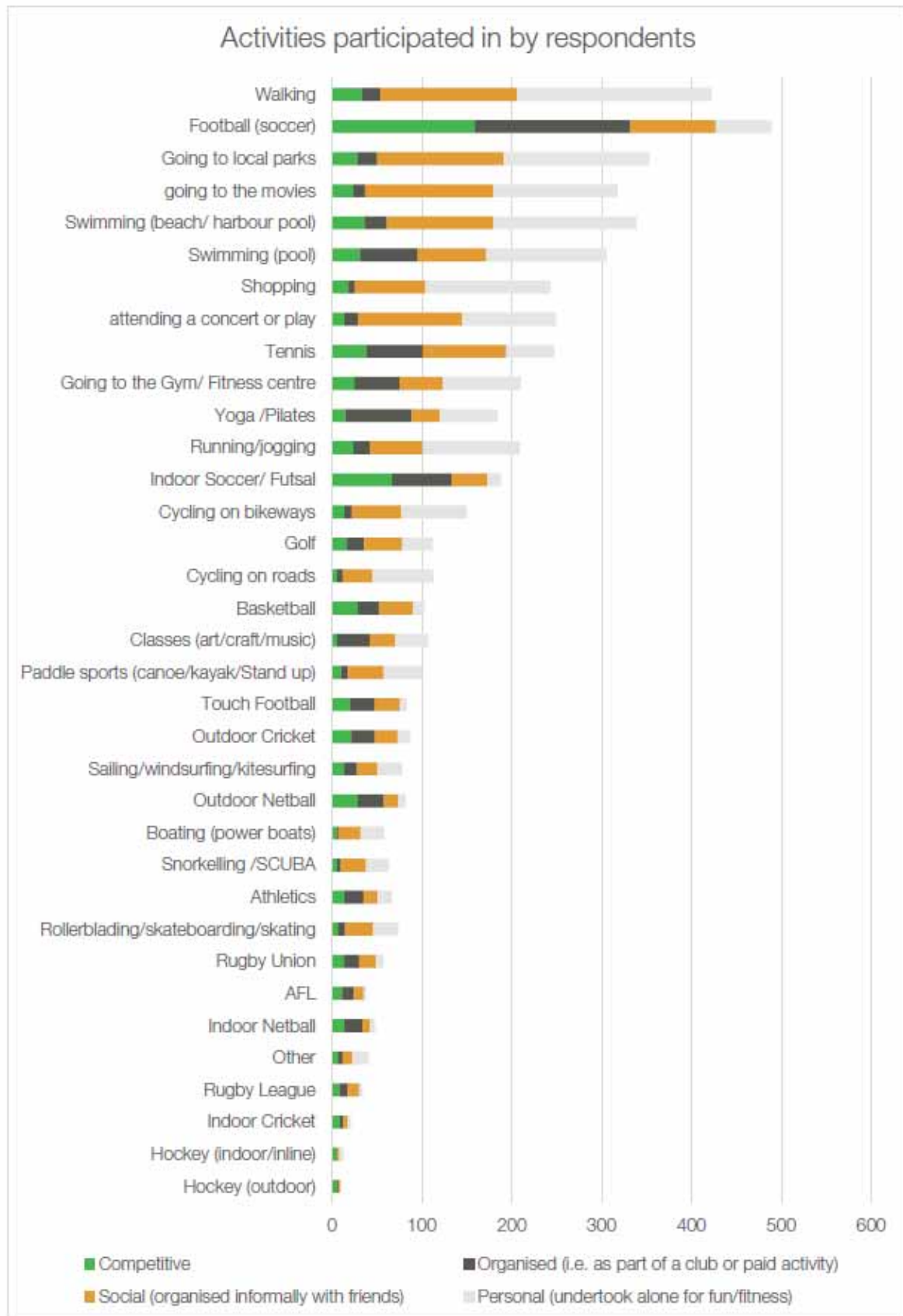
5. ASSESSMENT

Public Access for Proposed Recreational Facilities

Woollahra Council's Open Space and Recreation Planning team have been working with a consultant to update the 2006 Recreation Needs Assessment and Strategy. Community

Consultation was undertaken mid-2015 and a draft Strategy is being prepared. It should be noted the responses to the 2015 feedback did not vary greatly from the 2006 figures with swimming and soccer being the more popular sports.

Soccer (indoor and outdoor), swimming (indoor and outdoor), tennis, going to the gym and yoga were all recognised as having high attendance rates in the latest community survey as can be seen below;



The proposal for White City incorporates the facilities that are highly attended in the municipality including football (soccer), swimming, tennis, yoga, futsal, basketball and netball.

It should be noted that the Recreation Needs Assessment and Strategy identifies gaps in the provision of facilities that are available to the public. If the facilities proposed by the Hakoah Club are for members only (ie. no casual usage for a fee), all references to the needs of the community as identified in the Recreational Needs Assessment and Strategy should be removed.

If the facilities are available to non Hakoah Club members, this development will assist Council and the community in the provision of much needed recreation facilities.

Public Access across White City

It has been an aspiration of Council for many years to achieve public access across the White City site. This goes back to the approval of serviced apartments at 400 Glenmore Road, Paddington.

In 2014 Council resolved the following;

- A. To prepare a draft development control plan to amend Woollahra DCP 2014.*
- B. That the Draft DCP Chapter C4 White City, as contained in annexure 3 of the report to the Urban Planning Committee meeting on 1 December 2014, be endorsed by Council subject to a number of amendments.*

The Council's current policy on public access is expressed in the draft White City DCP as follows:

Objectives

O1 To maximise connectivity between potential pedestrian/cycle access points to the site with a network of pathways that follow identified site lines and are well connected to public open spaces on and in the vicinity of the site.

O2 To provide suitably graded pedestrian/cycle paths across the site.

O3 To minimise points where vehicular and pedestrian routes cross.

Controls

C1 Consideration must be given to the incorporation of future pedestrian connections through the site.

C2 A pedestrian cycle path should be considered between New South Head Road and Alma Street to allow for safe and convenient combined use. Public access is strongly encouraged.

C3 Pedestrian/cycle paths should generally have a gradient not exceeding 1 in 14, to allow comfortable cycle access and access for disabled persons.

C4 Any publicly accessible path adjacent to the stormwater canal must be fenced.

C5 Secure and accessible bike storage is to be provided. The design and installation of the bike storage area shall be in accordance with AS2890.3-1993, Parking facilities, part 3: bicycle parking facilities.

Council's Open Space and Trees Department are in support of these objectives which should be further investigated with the applicant.

White City is a crucial part of the open space green corridor between Trumper Park and Rushcutters Bay Park. Both parks are high profile parks for Council due their scale, popularity and recreational opportunities. A link between the two would be of great benefit to the community through the provision of an additional pedestrian access route that is not dependant on walking along New South Head Rd.

6. RECOMMENDATION

Council's Team Leader – Open Space and Recreation Planning has determined that the proposal is satisfactory, subject to the following conditions:

- The recreational facilities are open to the general public..
- That further discussions with the applicant are explored to meet Council's objectives and controls of the draft White City DCP which included public access through the site from Trumper Park to Rushcutters Bay Park.

Caitlin Moffat
Team Leader – Open Space and Recreation Planning

Date: 21 October 2015

REFERRAL RESPONSE – Community Services

FILE NO: DA 438/2015/1

ADDRESS: 30 Alma Street PADDINGTON 2021

PROPOSAL: Stage 1 concept proposal Development Application pursuant to Section 83B of the EP&A Act for building envelopes and indicative use of White City for a multi-purpose sports centre and registered club facilities including heritage interpretation strategy

FROM: Sharon Campisi - Manager Community Development

TO: Mr G Fotis

DESCRIPTION

The proposed development is a Stage 1 development application seeking consent to building envelopes and indicative use for a multi-purpose sports centre development. The Preliminary Assessment of Social Impacts report accompanying the application lists the mix of uses proposed on the site including:

- the removal of centre court and existing grandstands excluding the northern façade of the northern grandstand which is to be preserved to highlight the tennis heritage of the site.
- a new indoor swimming pool/aquatic centre
- a new multi-purpose hall suitable for a variety of indoor sports including basketball, netball, futsal and gymnastics
- a fitness centre/gym
- a child care centre located at the Glenmore Road frontage
- a new clubhouse in a similar location to the existing clubhouse which contains a restaurant/café, social club area, meeting rooms and associated facilities
- a full size football pitch to the north of the clubhouse
- a grand stand with seating capacity for 500 people
- a café/pro shop
- basement and at-grade parking for 270 cars.

SUMMARY

The Community Services Department supports safe, affordable and equal access to recreational facilities and meeting spaces for Woollahra residents.

Community Services also supports the provision of additional child care in the Woollahra LGA. The most recent research supports the demand for increased child care provision in the Woollahra LGA. The Woollahra Child Care Study 2014 found a gap in places across the LGA with Paddington the suburb with the second highest gap

in places. The applicant is encouraged to include places for children under 2 years old at the proposed child care centre, preferably at least 30% of the total number of places, as per the Woollahra DCP 2015. The proposed centre should comply with the objectives and controls outlined in the DCP and meet the requirements of the Education and Care Services National Regulations for child care centres. The outdoor play space provided at the centre should allow children to explore and experience the natural environment. (For example, the use of natural features such as trees, sand and natural vegetation.)

DEMAND

Under the theme of Community Wellbeing, a goal in Councils Delivery Program and Operational Plan is for Woollahra to be a place where people have access to a range of effective and diverse social services and programs that meet the changing needs of our community. Two key challenges outlined in the Plan are providing adequate children's services and facilities, particularly for children under 2 years, and meeting the increased demand for sport and recreation programs and social activities.

CHILD CARE

The proposal includes a child care centre with an indicative occupancy of 70 children.

Council's commissioned a Child Care Needs Study in 2014. The Study was based on demographic analysis and trend forecasting relating to children and families (from the census and population forecasts), a telephone survey of 150 randomly selected residents with or planning children, interviews with families and a detailed survey of existing services.

The study found that the child population increased between 2006 and 2011 and there was an overall 'gap' in child care places across the LGA, estimated at 361 places in April 2014. The report also found that a main gap was for places for children under 2 years.

Based on past provision of new centres, potential additional places through approved and potential DA's the report considered that the market would continue to provide sufficient places to meet local demand. As a high-income area, with high numbers of working families, Woollahra is a desirable area for providers to establish new services.

Since the study was completed in April 2014, 323 additional child care places have come online through new and expanded centres. The additional places are largely in the north of the LGA as follows: 20 in Vacluse, 122 in Rose Bay, 140 in Double Bay, 28 in Woollahra and 13 in Paddington.

Therefore, the overall deficit identified in April 2014 has reduced to 38 places at the end of September 2015.

However, as only 47 (15%) of the 323 new places cater for children under 2 years, this age group is still considered in high demand for additional places.

An abbreviated version of the most current research follows:

Child population:

- the number of children aged 0 to 5 years increased by 16% between 2006 and 2011 from 3,008 to 3,501 (+493).
- Since 2006 all the LGA's suburbs, with the exception of Woollahra, have experienced a growing proportion of children aged 0 to 5 years. Paddington (+113) was second only to Bellevue Hill (+138) in the suburbs that experienced the greatest growth between 2006 and 2011.
- 39% of all children aged 0 to 5 years in 2011 are aged under 2 years and represented 41% of the growth of children aged 0 to 5 years between 2006 and 2011.

Current (end September 2015) and forecast demand for places:

- 74% of all children in the Woollahra LGA need access to some form of centre-based care for approximately three days per week. Using this formula, a benchmark of 0.44 education and care places is required per child to meet demand.
- Using this benchmark, there is a current gap (Sept. 2015) of 38 places and a forecast gap (2021) of 330 places across the LGA, assuming no additional supply.
- ***The suburbs with the highest current (2015) demand are Bellevue Hill (211 gap) and Paddington (149 gap).***
- Demand for places for children aged under 2 years is high. At the 2011 census, 39% (1355) of all 0-5 year olds were aged under 2. In September 2015, there are 216 places for children under 2, meaning there are places to service 16% of all children aged under 2 years.
- Places for children under 2 (216) make up 14% of places (1502) across the Woollahra LGA.

With regard to Paddington specifically:

- Paddington is home to 3 of the 31 centres currently operating in the Woollahra LGA.
- These 3 centres provide 157 child care places, of which 28 are for children under 2.
- In 2011 there were 695 children aged 0-5 in Paddington with 298 of these (43%) under 2 years of age.
- Paddington therefore has 0.23 places per child.
- The demand benchmark for Woollahra LGA has been determined as 0.44 places per child.
- Applying the benchmark to the resident population of children in Paddington, the suburb needs 306 child care places.
- There is therefore a gap of 149 child care places in Paddington.
- Paddington has the second highest (695) number of children aged 0-5 in Woollahra. Only Bellevue Hill is higher with 744 children.
- Paddington is also the suburb with the second highest gap in places.

Woollahra LGA child care supply and demand – September 2015

	chn under 2 in 2011	places under 2's 2015	places per chn under 2	chn 2-5 in 2011	places 2-5 2015	places per chn 2- 5	children total 0-5 2011	places total 0-5 Sept 2015	centres 2015	places required 0.44 rounded	deficit places total
Bellevue Hill	263	0	0.00	481	116	0.24	744	116	2	327	211
Rose Bay	183	51	0.28	275	343	1.25	458	394	9	202	-192
Darling Point	90	0	0.00	89	40	0.45	179	40	1	79	39
Edgecliff	55	15	0.27	56	15	0.27	111	30	1	49	19
Double Bay/ Point Piper	131	40	0.31	191	189	0.99	322	229	4	142	-87
Vaucluse/ Watsons Bay	155	12	0.08	393	158	0.40	548	170	5	241	71
Paddington	298	28	0.09	397	129	0.32	695	157	3	306	149
Woollahra	180	70	0.39	264	296	1.12	444	366	6	195	-171
	1355	216	0.16	2146	1286	0.60	3501	1502	31	1540	38

Woollahra DCP 2015 (approved 23 May 2015) Chapter F1 – Child Care Centres acknowledges the findings of the 2014 Child Care Needs Study with particular regard to the demand for places for children under 2 years.

‘Child care providers are encouraged to establish centres where the ratio of child care places for different age groups responds to demographic need. Providers should have particular regard to the Woollahra Council Child Care Needs Study (2014) by CRED Community Planning, which identified that the main gap for child care in the Woollahra Municipality is for places for children under 2 years of age’.

An objective in the DCP is to encourage child care providers to establish centres where the ratio of child care places for different age groups responds to demographic need, with a corresponding control: *‘Long day care centres are encouraged to include places for children under 2 years old, preferably at least 30% of the total number of places’*

DESIGN/PROPOSAL

The DCP lists other objectives and controls for child care centre design to ensure a high level of safety, security and amenity. Any proposed child care centre should meet the DCP requirements.

Child care centres must also meet the Education and Care Services National Regulations which set out operational and physical space requirements. One such clause requires the outdoor play space provided at the centre should allow children to explore and experience the natural environment. (For example, the use of natural features such as trees, sand and natural vegetation.) Particular attention will need to be given to this requirement given the proposed location of the outdoor play space at this centre.

OTHER PROPOSED FACILITIES

The other proposed uses on the site include a a full size football pitch, a new indoor swimming pool/aquatic centre and multi-purpose hall suitable for a variety of indoor sports, a fitness centre/gym, and a new clubhouse which contains a restaurant/café, social club area, meeting rooms and associated facilities.

Under the theme of Quality Places and Spaces, a goal in Councils Delivery Program and Operational Plan is for Woollahra to be a community with accessible, integrated and well maintained infrastructure and community facilities. A key challenge identified in the Plan is providing accessible community and sporting facilities, public and open spaces.

Proposals that increase the affordable and accessible access to community and public facilities are supported by the Community Services Division.

REFERRAL RESPONSE – FIRE SAFETY

FILE NO: DA 438/2015/1
ADDRESS: 30 Alma Street PADDINGTON 2021
PROPOSAL: Stage 1 concept proposal Development Application pursuant to Section 83B of the EP&A Act for building envelopes and indicative use of White City for a multi-purpose sports centre and registered club facilities including heritage interpretation strategy
FROM: Richard Smith - Fire Safety Officer
TO: Mr G Fotis

1. DOCUMENTATION

I refer to the following documents received for this report:

- Statement of Environment Effects, referenced indicative use of White City for a multi-purpose sports & registered club facilities prepared by SUTHERLAND & ASSOCIATES PLANNING, dated SEPTEMBER 2015.
- Architectural Plans, referenced MPDA0001, MPDA0002, MPDA0003, MPDA1000, MPDA1050, MPDA1060, MPDA1061, MPDA1062, MPDA1063, MPDA1064, MPDA1065, MPDA1066, MPDA1100, MPDA1101, MPDA1102, MPDA1103, MPDA1104, MPDA1105, MPDA1106, MPDA3000, MPDA3001, MPDA3010, MPDA3011, MPDA3020, MPDA3100, prepared by GROUPGSA, dated 2/9/2015,

2. RESEARCH

The following research was undertaken in the preparation of this assessment:

- A site inspection was carried out on the following date: 6 October 2015

3. BUILDING DESCRIPTION

Type of Construction: A
Class: 9B
Rise in Storeys: 4
Effective Height: < 25 metres

4. RECOMMENDATION

The proposal is for three (3) building envelopes these are:-

- “Sports” building adjacent to Glenmore Road which also contains basement car parking.
- Curved “clubhouse” building.
- Triangle “Café Building”.

As all existing buildings are proposed to be demolished and new buildings will be erected a clause 94 upgrade of existing buildings is not applicable. All new buildings will have to comply with the BCA at Construction Certificate stage, and as such conditioning the DA in relation to the BCA is not required.

Council’s Fire Safety Officer has determined that the proposal is satisfactory, subject to the following conditions:

A. General Conditions

B. Conditions which must be satisfied prior to the demolition of any building or construction

C. Conditions which must be satisfied prior to the issue of any construction certificate

D. Conditions which must be satisfied prior to the commencement of any development work

E. Conditions which must be satisfied during any development work

F. Conditions which must be satisfied prior to any occupation or use of the building (Part 4A of the Act and Part 8 Division 3 of the Regulation)

F.1 Fire Safety Certificates

In the case of a *final occupation certificate* to authorise a person:

- a) to commence occupation or use of a *new building*, or
- b) to commence a change of building use for an existing building,

a *certifying authority* must be satisfied that a final fire safety certificate has been issued for the building.

In the case of an *interim occupation certificate* to authorise a person:

- a) to commence occupation or use of a partially completed *new building*, or
- b) to commence a change of building use for part of an existing building,

a *certifying authority* must be satisfied that a final fire safety certificate or an interim fire safety certificate has been issued for the relevant part of the building.

Note: This condition does not apply to a class 1a or class 10 building within the meaning of clause 167 of the Regulation.

Note: In this condition:

interim fire safety certificate has the same meaning as it has in Part 9 of the Regulation.

final fire safety certificate has the same meaning as it has in Part 9 of the Regulation.

new building has the same meaning as it has in section 109H of the Act.

Standard Condition: F4

G. Conditions which must be satisfied prior to the issue of any Subdivision Certificate

H. Conditions which must be satisfied prior to the issue of a Final Occupation Certificate (s109C(1)(c))

I. Conditions which must be satisfied during the ongoing use of the development

I.1 Annual Fire Safety Statements (Class 1b to 9c buildings inclusive)

Each year, the owner of a building to which an *essential fire safety measure* is applicable must provide an *annual fire safety statement* to Council and the Commissioner of the NSW Fire Brigades. The *annual fire safety statement* must be prominently displayed in the building.

Note: *Essential fire safety measure* has the same meaning as in clause 165 of the Regulation.

Annual fire safety statement has the same meaning as in clause 175 of the Regulation.

Part 9 Division 5 of the Regulation applies in addition to this condition at the date of this consent. Visit Council's web site for additional information in relation to fire safety

www.woollahra.nsw.gov.au.

Standard Condition: I22

J. Miscellaneous Conditions

K. Advisings

Nil

Richard Smith
Fire Safety Officer

Date: 6 October 2015



23 November 2015

Our Reference: SYD15/01442

Your Reference: DA438/2015/1

General Manager
Woolahara Municipal Council
GPO Box 61
DOUBLE BAY NSW 2028

Attention: Mr G Fotis

**CONSTRUCTION OF MULTI-PURPOSE SPORTS CENTRE
30 ALMA STREET, PADDINGTON**

Dear Sir/Madam,

Reference to Council's correspondence dated 2 November 2015, regarding the abovementioned Development Application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with Schedule 3 of the *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime has reviewed the submitted application and raises no objection to the application.

Any inquiries in relation to this development application can be directed to Land Use Planner Ravi Ravendra on Phone 8849 2540 or email to Development.Sydney@rms.nsw.gov.au.

Yours sincerely,

Rachel Nicholson
A/ Senior Land Use Planner
Network and Safety



**Department of
Primary Industries**
Water

Contact: Richard Meares
Phone: 02 8838 7527
Fax: 02 8838 7554
Email: richard.meares@dpi.nsw.gov.au
Our ref: 10ERM2015/0932
Your ref: DA438/2015/1:Mr G Fotish;bh

Via email: records@woollahra.nsw.gov.au

Mr George Fotis
Woollahra Municipal Council
PO Box 61
Double Bay NSW 1360

11 November 2015

Dear George,

Reference is made to your request for a response in relation to the proposed development described as 30 Alma Street Paddington and also identified as DA438/2015/1.

DPI Water advises that, in addition to requiring development consent, parts of the development that intercept or extract groundwater are also required to be authorised under the Water Management Act 2000. The information requirements for such an authorisation are explicitly detailed in the NSW Aquifer Interference Policy—including the need for the applicant to provide a thorough hydrogeological assessment of the predicted impacts of the proposed development and calculations of the volumes likely to be extracted. As defined in that policy, such requirements apply to activities interfering with all aquifers, including low yielding and saline groundwater systems.

The proposed development is deemed to be an aquifer interference activity requiring an authorisation under water management legislation; therefore General Terms of Approval have been provided.

Please direct all related correspondence to the following address:

Water Regulation Group – Hunter/Sydney/South Coast
DPI Water
LOCKED Bag 5123
PARRAMATTA NSW 2124

Yours Sincerely

A handwritten signature in black ink that reads 'Richard Meares'.

Richard Meares
Water Regulation Officer
Hunter, Sydney & South Coast Water Regulation Group
NSW Department of Primary Industries – Water

Suggested General Terms of Approval:

General

1. An authorisation shall be obtained for the take of groundwater as part of the activity. Groundwater shall not be pumped or extracted for any purpose other than temporary construction dewatering at the site identified in the development application. The authorisation shall be subject to a currency period of 12 months from the date of issue and will be limited to the volume of groundwater take identified.
2. The design and construction of the building must prevent any take of groundwater after the authorisation has lapsed by making any below-ground levels that may be impacted by any water table watertight for the anticipated life of the building. Waterproofing of below-ground levels must be sufficiently extensive to incorporate adequate provision for unforeseen high water table elevations to prevent potential future inundation.
3. Sufficient permanent drainage shall be provided beneath and around the outside of the watertight structure to ensure that natural groundwater flow is not impeded and:
 - A. any groundwater mounding at the edge of the structure shall be at a level not greater than 10 % above the level to which the water table might naturally rise in the location immediately prior to the construction of the structure; and
 - B. any elevated water table is more than 1.0 m below the natural ground surface existent at the location immediately prior to the construction of the structure; and
 - C. where the habitable structure is founded in bedrock or impermeable natural soil then the requirement to maintain groundwater flows beneath the structure is not applicable.
4. Construction methods and material used in and for construction shall be designed to account for the likely range of salinity and pollutants which may be dissolved in groundwater, and shall not themselves cause pollution of the groundwater.
5. DPI Water requires documentation (referred to as 'report') comprising measurements, maps, bore logs, calculations, results, discussion and justification for various matters related to the dewatering process. Information will be required at several stages: prior to construction commencing (initial report - which will accompany the application for the authorisation), at any time when an authorisation renewal is required or a significant change in activities occurs (intermediate report); and at the completion of dewatering and related operations (completion report). Reports need to be submitted to DPI Water at Parramatta Office, in a format consistent with electronic retrieval without editing restrictions; raw data should be presented in Excel spreadsheets without editing restrictions.

Prior to excavation

6. The following shall be included in the initial report:
 - (a) measurements of groundwater levels beneath the site from a minimum of three relevant monitoring bores, together with details of the bores used in the assessment including bore logs and three-dimensional identification information.
 - (b) a map of the site and its immediate environs depicting the water table (baseline conditions) shown relative to the topography and approved construction footprint from the surface level and below. An assessment of the potential variation in the water table during the life of the proposed building together with a discussion of the methodology and information on which this assessment is based.

- (c) details of the present and potential groundwater flow paths and hydraulic gradients in and around the site; the latter in response to the final volumetric emplacement of the construction.
 - (d) a schedule for the ongoing water level monitoring and description of the methodology to be used, from the date of consent until at least two months after the cessation of pumping. [DPI Water prefers that monitoring be undertaken on a continuous basis using automatic loggers in boreholes.]
7. The Applicant shall assess the likely impacts of the dewatering activities on other groundwater users or structures or public infrastructure; this assessment will include an appropriate bore, spring or groundwater seep census and considerations relevant to potential subsidence or excessive settlement induced in nearby buildings and property, and be documented together with all calculations and information to support the basis of these in the initial report.
 8. Groundwater quality testing of samples taken from outside the footprint of the proposed construction, with the intent of ensuring that as far as possible the natural and contaminant hydrochemistry of the potential dewatered groundwater is understood, shall be conducted on a suitable number of samples and tested by a NATA-certified laboratory. Details of the sampling locations and the protocol used, together with the test results accompanied by laboratory test certificates shall be included in the initial report. An assessment of results must be done by suitably qualified persons with the intent of identifying the presence of any contaminants and comparison of the data against accepted water quality objectives or criteria for the intended dewatering purpose. In the event of adverse quality findings, the Applicant must develop a plan to mitigate the impacts of the hydrochemistry on the dewatered groundwater and present the details of all assessments and plans in the initial report.
 9. Groundwater quality testing generally in accordance with Clause 8, shall be undertaken on any anniversary or other renewal or alteration of any dewatering authorisation.
 10. A reasonable estimate of the total volume of groundwater to be extracted shall be calculated and included in the initial report; together with details and calculation methods for the parameters and supporting information to confirm their development or measurement (e.g. permeability predicted by slug-testing, pump-testing or other means).
 11. A copy of a valid consent for the development shall be provided in the initial report.
 12. The method of disposal of pumped water shall be nominated (i.e. reinjection, drainage to the stormwater system or discharge to sewer) and a copy of the written permission from the relevant controlling authority shall be provided in the initial report. The disposal of any contaminated pumped groundwater (sometimes called “tailwater”) must comply with the provisions of the *Protection of the Environment Operations Act 1997* and any requirements of the relevant controlling authority.
 13. Contaminated groundwater (i.e. above appropriate NEPM 2013 thresholds) shall not be reinjected into any aquifer. The reinjection system design and treatment methods to remove contaminants shall be nominated and included in the initial report and any subsequent intermediate report as necessary. The quality of any pumped water that is to be reinjected must be demonstrated to be compatible with, or improve, the intrinsic or ambient groundwater in the vicinity of the reinjection site.

During excavation

14. Engineering measures designed to transfer groundwater around and beneath the basement shall be incorporated into the basement construction to prevent the completed infrastructure from restricting pre-existing groundwater flows.
15. Piping, piling or other structures used in the management of pumped groundwater shall not create a flooding hazard or induce mounding of groundwater. Control of pumped groundwater is to be maintained at all times during dewatering to prevent unregulated off-site discharge.
16. Measurement and monitoring arrangements to the satisfaction of DPI Water are to be implemented. Weekly records of the volumes of all groundwater pumped and the quality of any water discharged are to be kept and a completion report provided after dewatering has ceased. Records of groundwater levels are to be kept and a summary showing daily or weekly levels in all monitoring bores provided in the completion report.
17. Pumped groundwater shall not be allowed to discharge off-site (e.g. adjoining roads, stormwater system, sewerage system, etc.) without the controlling authority's approval and/or owner's consent/s. The pH of discharge water shall be managed to be between 6.5 and 8.5. The requirements of any other approval for the discharge of pumped groundwater shall be complied with.
18. Dewatering shall be undertaken in accordance with groundwater-related management plans applicable to the excavation site. The requirements of any management plan (such as acid sulfate soils management plan or remediation action plan) shall not be compromised by the dewatering activity.
19. The location and construction of groundwater extraction works that are decommissioned are to be recorded in the completion report. The method of decommissioning is to be identified in the documentation.
20. Access to groundwater management works used in the activity is to be provided to permit inspection when required by DPI Water under appropriate safety procedures.

Following excavation

21. Following completion of the dewatering operations, the applicant shall submit to DPI Water, Parramatta Office, the completion report which shall include:
 - (a) detail of the volume of water taken, the precise periods and location of water taken, the details of water level monitoring in all of the relevant bores; and
 - (b) a water table map depicting the aquifer's settled groundwater condition and a comparison to the baseline conditions; and
 - (c) a detailed interpreted hydrogeological report identifying all actual resource and third party impacts, including an assessment of altered groundwater flows and an assessment of any subsidence or excessive settlement induced in nearby buildings and property and infrastructure.
22. The completion report is to be assessed by DPI Water prior to any certifying agency's approval for occupation or use of the completed construction.

21 October 2015

The General Manager
Woollahra Municipal Council
PO Box 61
Double Bay NSW 1360

ATTENTION: Mr G Fotis

Dear Sir/Madam,

**DEVELOPMENT APPLICATION – DA 438/2015/1
30 Alma Street, Paddington**

I refer to Council's letter received 25 September 2015 regarding the proposed development at the above address.

As of 1 July 2014 the property functions of RailCorp have been transferred to Sydney Trains. Whilst RailCorp still exists as the legal land owner of the rail corridor, its development application review function has been delegated to Sydney Trains.

Sydney Trains has reviewed the proposal and asks that the following issues be addressed in the conditions for this proposed development.

1. Services Searches

It is imperative that the Applicant identifies the existence of any existing Sydney Trains services (such as pipes and cables) and structures within their development area by initiating the appropriate service searches. Where RailCorp services exist within the development site, the Applicant must enter into discussion, and reach agreement with Sydney Trains regarding the accommodation of the services.

In addition where physical intrusion into the corridor is required (e.g. stormwater connections, rock anchors) there may be conflict with existing Sydney Trains services in the corridor. It is imperative that the Applicant identifies the existence of any Sydney Trains services and structures within the area of the corridor affected. It is therefore requested that Council include the following condition of consent

- *Prior to the issue of a Construction Certificate, the Applicant shall undertake a services search to establish the existence and location of any rail services. Persons performing the service search shall use equipment that will not have any impact on rail services and signalling. Should rail services be identified within the subject development site, the Applicant must discuss with the RailCorp as to whether these services are to be relocated or incorporated within the development site.*

2. Stray Currents and Electrolysis from Rail Operations

Stray currents as a result of rail operations may impact on the structure of the development. Electric currents on overhead wiring pass through the train's motor and return to the power substation via the rail tracks. Occasionally, these currents may stray from the tracks and into the ground. Depending on the type and condition of the ground, these may be passed to the nearest conductive material (concrete reinforcement, piling, conduits, pipework and earthing rods) accelerating corrosion of metals and leading to concrete cancer. Therefore, the Applicant should consider this possible impact, and engage an expert consultant when designing its buildings. It is requested that Council include the following condition of consent:

- *Prior to the issue of a Construction Certificate the Applicant is to engage an Electrolysis Expert to prepare a report on the Electrolysis Risk to the development from stray currents. The Applicant must incorporate in the development all the measures recommended in the report to control that risk. A copy of the report is to be provided to the Principal Certifying Authority with the application for a Construction Certificate.*

Finally, it is asked that Council forward to Sydney Trains a copy of the final development consent to enable Sydney Trains to monitor the Applicant's compliance with rail related conditions of consent.

Thank you for providing Sydney Trains the opportunity to comment and please contact me if you have any further enquires.

Yours sincerely,



Robert Micallef
Assistant Town Planner
Sydney Trains Property

Renee Coull

From: REID, BEAU <BEAU.REID@sydneywater.com.au>
Sent: Wednesday, 7 October 2015 3:17 PM
To: Records
Subject: RE: DA 437/2015/1 - 30 Alma Street, Paddington - Mr G Fotis

Dear Mr Fotis,

Thank you for your letter notifying Sydney Water of the proposed development referenced above.

Due to the scale and type of development the proponent will be required to gain a Section 73 Certificate, according to the Sydney Water Act 1994. We request that Council include the following condition in the development consent to be met before you issue the Occupation Certificate.

Requirements for Section 73 Certificate

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.

Make an early application for the certificate, as there may be water and sewer pipes to be built and this can take some time. This can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.

We also request that Council includes the following condition in the development consent to be met before they issue the Construction Certificate.

Building Plan Approval

The approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met. Plans will be appropriately stamped.

For further assistance please telephone 13 20 92 or refer to Sydney Water's website www.sydneywater.com.au for:

- Quick Check agent details - see Plumbing, building and developing then Quick Check agents, and
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Plumbing, building and developing then Building over or next to assets.

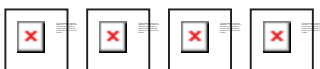
If you require any further information, please contact Beau Reid of Urban Growth Strategy on 02 8849 4357 or e-mail beau.reid@sydneywater.com.au



Beau Reid | Student Town Planner

Urban Growth Strategy | Sydney Water
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tap™ is the original ecowater. Get sustainable. Drink tap. Visit tapsydney.com.au



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REQUEST FOR AN EXCEPTION TO THE HEIGHT OF BUILDINGS DEVELOPMENT STANDARD

Introduction

This request for an exception to a development standard is submitted in respect of the development standard contained within Clause 4.3 and Clause 4.3B of the Woollahra Local Environmental Plan 2014. The request relates to an application for building envelopes and indicative use of White City (30 Alma Street, Paddington) for a multi-purpose sports centre and registered club facilities which will include the following:

- site layout comprising new internal road and pedestrian network with landscaping and at-grade parking, tennis courts, football field, and three building envelopes as follows:
 - "sports" building adjacent to Glenmore Road which also contains basement car parking
 - curved "Clubhouse" building
 - triangular "café" building
- indicative use of the site and building envelopes for: a range of indoor and outdoor recreational uses (including outdoor tennis and soccer; indoor swimming pool, sports hall, gym, health studios); child care centre; ancillary café; registered club and associated facilities; and community facilities.
- heritage interpretation strategy

Clause 4.6 Exceptions to development standards

Clause 4.6(2) of the Woollahra Local Environmental Plan 2014 provides that development consent may be granted for development even though the development would contravene a development standard imposed by the Woollahra Local Environmental Plan 2014, or any other environmental planning instrument.

However, clause 4.6(3) states that development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

- (a) that compliance with the development standard is unreasonable or unnecessary in the circumstance of the case, and
- (b) there are sufficient environmental planning grounds to justify contravening the development standard.

In accordance with clause 4.6(3) the applicant requests that the height of buildings development standard be varied.

Development Standard to be varied

Clause 4.3 states:

- (1) The objectives of this clause are as follows:
 - (a) to establish building heights that are consistent with the desired future character of the neighbourhood,
 - (b) to establish a transition in scale between zones to protect local amenity,
 - (c) to minimise the loss of solar access to existing buildings and open space,

(d) to minimise the impacts of new development on adjoining or nearby properties from disruption of views, loss of privacy, overshadowing or visual intrusion,

(e) to protect the amenity of the public domain by providing public views of the harbour and surrounding areas.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

Building height (or height of building) is defined as the vertical distance between ground level (existing) at any point to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

The maximum height shown for the land on the Map for the site to which the proposed building relates is 9.5 metres.

However, the site is also located in "Area I" and Clause 4.3B of the WLEP provides the following additional provisions in relation to building height:

4.3B Exceptions to building heights (Area I-White City Tennis Club)

(1) The objectives of this clause are as follows:

(a) to retain views from Glenmore Road over certain land surrounding White City Tennis Club,

(b) to permit a greater maximum building height on part of that land, subject to certain criteria,

(c) to protect the visual privacy and amenity of nearby residences,

(d) to conserve and recognise the heritage significance of the existing centre courts.

(2) Despite clause 4.3, the maximum height of a building on the land identified as "Area I" on the Height of Buildings Map is 11.5 metres if:

(a) the building is located on the western side of the centre courts, and

(b) the consent authority is satisfied that the development does not affect view lines from Glenmore Road, and

(c) the building maintains the heritage significance of White City Tennis Club.

Accordingly, subject to satisfaction of the objectives of Clause 4.3B, the eastern part of the site is subject to a 9.5 metre height limit and the western part of the site (defined by the western alignment of the centre court) is subject to an 11.5 metre height limit. It must be stressed that these height controls apply to the entirety of the site such that it would be possible to locate buildings of several storeys at any point of the site and remain compliant with the height control.

Extent of Variation to the Development Standard

The extent of variation to of the proposed building envelopes from the building height controls is illustrated in the table below:

Element	Max Height	Variation to 9.5 metre control	Variation to 11.5 metre control
Clubhouse	19.25m	9.75m	7.75m
Sports building	15.8m	6.3m	4.3m
Cafe	8.58	Complies 0.92m under control	N/A

Clause 4.6(3)(a) Is compliance with the development standard unreasonable or unnecessary in the circumstances of the case?

Historically the most commonly invoked way to establish that a development standard was unreasonable or unnecessary was satisfaction of the first test of the five set out in *Wehbe v Pittwater Council*, [2007] NSWLEC 827 which requires that the objectives of the standard are achieved notwithstanding the non-compliance with the standard.

The Land and Environment Court in *Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 90 has recently required additional ways of establishing that compliance is unreasonable or unnecessary beyond consistency with the standard and zone objectives to be established. For completeness, this request addresses the five part test described in *Wehbe v Pittwater Council*, [2007] NSWLEC 827, followed by a concluding position which demonstrates that compliance with the development standard is unreasonable and unnecessary in the circumstances of the case:

1. the objectives of the standard are achieved notwithstanding non-compliance with the standard;

The specific objectives of the building height development standard, as specified in clause 4.3 of the Woollahra Local Environmental Plan 2014 are identified below. A comment on the proposal's consistency with each objective is also provided.

(a) to establish building heights that are consistent with the desired future character of the neighbourhood,

Due to the topography of the site and surrounds and the fact that the subject site is significantly lower than the adjacent Sydney Grammar site, the height control does not result in a consistency of scale within the neighbourhood. The proposed heights of the building envelopes are commensurate with the heights of the adjacent Sydney Grammar building to the west and the residential flat building to the east and therefore satisfy the objective of the height control to achieve building heights which are consistent with the character of the neighbourhood.

(b) to establish a transition in scale between zones to protect local amenity,

The subject site has the same height control as the adjacent residential zones to the north and the west as well as the SP2 zone to the west for Sydney Grammar. The eastern adjoining site has a higher height of 13.5 metres to reflect the higher density residential zone. The proposed development

provides a transition in scale in that whilst the height control applies across the entire site, the building envelopes are setback a significant distance from the northern boundary in particular and the lower scale of the residential dwellings in Walker Street. Accordingly, the distribution of building envelopes on the site ensures that an appropriate transition is achieved to the lower scale Walker Street dwellings notwithstanding the proposed height variation.

c) to minimise the loss of solar access to existing buildings and open space,

The proposed building envelopes are located on the southern side of the site such that the proposed variation to the height control does not result in any significant overshadowing impacts. The proposal results in some minor shadow to a corner of the playground of Sydney Grammar early in the morning on 21 June, however, this shadow is removed by mid-morning. There is no shadow impact from the proposal to any residential properties.

(d) to minimise the impacts of new development on adjoining or nearby properties from disruption of views, loss of privacy, overshadowing or visual intrusion,

The proposed development will actually increase views across the site from Glenmore Road in comparison to the existing situation. Due to the distance of the proposed building envelopes from adjacent residential properties, the proposal does not result in any adverse privacy impacts. The proposal does not result in any unreasonable shadow impacts as discussed above.

(e) to protect the amenity of the public domain by providing public views of the harbour and surrounding areas

The amenity of the public domain is significantly enhanced as a result of the proposal which will remove the existing metal sheeting which presents to Glenmore Road and replace it with an active streetscape and presence to the street. The proposal will significantly improve views across the site from Glenmore Road.

The specific objectives of the building height development standard, as specified in clause 4.3B of the Woollahra Local Environmental Plan 2014 are also identified below. A comment on the proposal's consistency with each objective is also provided.

(a) to retain views from Glenmore Road over certain land surrounding White City Tennis Club,

The proposal will remove the existing metal sheeting which presents to Glenmore Road and replace it with an active streetscape and presence to the street. The proposal will significantly improve views across the site from Glenmore Road.

(b) to permit a greater maximum building height on part of that land, subject to certain criteria,

The proposal meets the criteria under Clause 4.3B(2) in that the development does not adversely affect view lines from Glenmore Road and the proposed development will preserve and respect the heritage

significance of White City Tennis Club. Accordingly, the 11.5 metre height control applies to the area of the site which is located to the west of the existing centre court.

(c) to protect the visual privacy and amenity of nearby residences,

Due to the distance of the proposed building envelopes from adjacent residential properties, the proposal does not result in any adverse privacy impacts.

(d) to conserve and recognise the heritage significance of the existing centre courts

The development maintains and celebrates the heritage significance of White City Tennis Club as illustrated in the Heritage Interpretation Strategy which accompanies this application.

2. the underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary;

The underlying objectives and purpose of the height controls are relevant to the proposed development. However, the proposed development is consistent with those objectives on the basis that the proposed heights are compatible with the existing scale of the adjacent buildings and will sit comfortably with the context of the site with no significant adverse impacts to adjacent properties. The proposed heights do not compromise the ability of the proposal to properly celebrate the heritage significance of the site.

3. the underlying object of purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable;

The underlying objective of the height control is to achieve an appropriate height on the site which is compatible with the context of the site and maintains or improves views across the site, provides a transition to adjacent properties and preserves the privacy of adjacent properties. Due to the design, location and configuration of the proposed building envelopes, the proposal successfully achieves these objectives. However, strict compliance with the height control would likely lead to a less satisfactory outcome as it would encourage the retention of the existing relationship to Glenmore Road which does not improve view opportunities across the site and it would also encourage a redistribution of building envelopes closer to the eastern boundary which would reduce the privacy enjoyed by the eastern adjacent apartments. Accordingly, it is considered that strict compliance would likely result in the defeat of the underlying object and purpose of the height control because it would encourage a less desirable outcome for the site.

4. the development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable;

The height control is a relatively new standard within the Woollahra Local Environmental Plan 2014 and has not been abandoned or destroyed as a result of Council granting consents departing from the standard.

5. the zoning of the particular land is unreasonable or inappropriate so that a development standard appropriate for that zoning is also unreasonable and unnecessary as it applies to the land and compliance with the standard would be unreasonable or unnecessary. That is, the particular parcel of land should not have been included in the particular zone.

The proposed zoning of the land is considered to be reasonable and appropriate.

Strict compliance with the building height development standard is unreasonable and unnecessary in the circumstances of the case in that:

- The proposed sports hall building has a lower height than that which could be proposed along the Glenmore Road frontage.
- The proposed RLs of the "sports" building and the "clubhouse" building are of a very similar level to the top of the Sydney Grammar building to the west as well as the top of the roof of 400 Glenmore Road to the east. In fact, there is only a difference of several metres between the roofs of the existing and proposed buildings such that the proposed buildings will sit comfortably within this family of buildings which are all of essentially the same scale.
- Having regard to the planning principle established in the matter of Project Venture Developments v Pittwater Council [2005] NSWLEC 191 most observers would not find the proposed development offensive, jarring or unsympathetic to its location and the proposed development will be compatible with its context.
- The proposed development will actually result in a reduction in the perceived bulk and scale of development of the site when viewed from Glenmore Road because it will remove the existing metal sheeting which has been applied to the rear and roof of the southern grandstand which is immediately on the boundary with the street. The proposal will remove this metal sheeting and provide a setback and some relief to the street.
- The view analysis which accompanies this application demonstrates that the proposal actually achieves an improvement in view sharing across the site in comparison to the existing situation.
- The proposed variation to height is the result of a desire to minimise the footprint of buildings on the site to preserve as much open space as possible and to maintain the same relationship to the residential neighbours. This is also of assistance in maintaining the flood storage capacity of the site. Compliance with height could be achieved by expanding the footprints of the buildings, however, this is considered to be a less desirable outcome given the height variation still achieves a compatible outcome with the context of the site.
- The proposed variation in height does not result in any adverse overshadowing or privacy impacts to adjacent sites. The shadow diagrams illustrate that there is no overshadowing of adjacent residential properties and only a minimal amount of overshadowing of the north-eastern corner of the playground of Sydney Grammar early in the morning on 21 June. The proposed buildings are located a significant distance of over 50 metres from the adjacent residential uses and therefore will not result in any adverse privacy impact.
- The non-compliance with the height control does not prevent the achievement of a compatible relationship with the surrounding context and allows for a better outcome strict compliance with the height control which would result in more open space on the site being consumed by building envelopes.

As the proposal is consistent with the objectives of the height of buildings control, compliance with the development standard is considered to be unreasonable and unnecessary in the circumstances of the case.

Clause 4.6(3)(b) Are there are sufficient environmental planning grounds to justify contravening the development standard?

Whilst there are a range of variations to the height control, there are many areas of the site such as the Glenmore Road frontage, the tennis courts and soccer field where there are no buildings proposed even though the height control would allow structures in these locations.

Of critical importance to the consideration of height, is an understanding of the topography of the subject and adjacent sites and the relationship of levels across the subject site. There is a significant embankment along the Glenmore Road frontage of the site which extends around to the western and southern boundaries adjacent to the Sydney Grammar site. Under the height control it is possible to erect a building on the top of the embankment which presents as 9.5 metres and 11.5 metres to Glenmore Road. However, the existing centre court at the bottom of the embankment is some 7 to 10 metres lower than the Glenmore Road frontage of the site. As a result, whilst the proposed sports building exceeds the height control it is nonetheless considerably lower in its presentation to Glenmore Road than that which could be proposed for a complying building immediately along the Glenmore Road frontage (such as the existing structure).

Due to the embankment, the site is also 4 to 5 metres lower than the western adjacent Sydney Grammar site which also has the same 9.5 metre height control. This means that a complying building on the adjacent Grammar site would be 4 to 5 metres higher than an equivalent complying height on the subject site. These variations in topography are fundamentally important in considering an appropriate scale for the proposed buildings on the subject site having regard to the context.

There are sufficient environmental planning grounds to justify contravening the development standard:

- The proposed variation in height does not occur along the Glenmore Road frontage and the proposed building envelopes do not exceed the permissible height when viewed from Glenmore Road.
- The proposed arrangement of heights are commensurate with the heights of the surrounding and adjacent buildings and therefore are compatible the existing scale of development within the visual catchment of the site.
- The proposed development significantly improves view lines over the site and the proposed variation in height does not compromise the ability to achieve increased view sharing.
- The proposed variation to height does not result in any adverse impacts to nearby residential properties in relation to overshadowing, visual or acoustic privacy.
- The proposed variation to the height development standard allows a reduction in building footprint on the site which facilitates a greater amount of open space on the site for outdoor recreation, increased flood storage capacity on the site, and reduced impacts to nearby residential properties due to increased separation distances.
- Due to the topography of the site and steep embankment on the southern boundary down into the site, the majority of the proposed scale is located below the Glenmore Street level and so the proposed variation in height only results in the presentation of a single storey development relative to the Glenmore Street level.
- Strict compliance with the development standard would result in an inflexible application of the control that would not deliver any additional benefits to the owners or occupants of the surrounding properties or the general public.
- The proposed variation allows for the most efficient and economic use of the land.

Clause 4.6(4)(a)(i) consent authority satisfied that this written request has adequately addressed the matters required to be demonstrated by Clause 4.6(3)

Clause 4.6(4)(a)(i) states that development consent must not be granted for development that contravenes a development standard unless the consent authority is satisfied that the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3).

These matters are comprehensively addressed above in this written request with reference to the five part test described in *Wehbe v Pittwater Council*. [2007] NSWLEC 827 for consideration of whether compliance with a development standard is unreasonable or unnecessary in the circumstances of the case. In addition, the establishment of environmental planning grounds is provided, with reference to the matters specific to the proposal and site, sufficient to justify contravening the development standard.

Clause 4.6(4)(a)(ii) consent authority satisfied that the proposal is in the public interest because it is consistent with the zone and development standard objectives

Clause 4.6(4)(a)(ii) states that development consent must not be granted for development that contravenes a development standard unless the consent authority is satisfied that the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.

Whilst the objectives of the development standard have already been addressed previously in this written request, for the purpose of completeness these objectives are again considered below in specific reference to Clause 4.6(4)(a)(ii)

Objective of the Development Standard

The specific objectives of the building height development standard, as specified in clause 4.3 of the Woollahra Local Environmental Plan 2014 are identified below. A comment on the proposal's consistency with each objective is also provided.

(a) to establish building heights that are consistent with the desired future character of the neighbourhood,

Due to the topography of the site and surrounds and the fact that the subject site is significantly lower than the adjacent Sydney Grammar site, the height control does not result in a consistency of scale within the neighbourhood. The proposed heights of the building envelopes are commensurate with the heights of the adjacent Sydney Grammar building to the west and the residential flat building to the east and therefore satisfy the objective of the height control to achieve building heights which are consistent with the character of the neighbourhood.

(b) to establish a transition in scale between zones to protect local amenity,

The subject site has the same height control as the adjacent residential zones to the north and the west as well as the SP2 zone to the west for Sydney Grammar. The eastern adjoining site has a higher height of 13.5 metres to reflect the higher density residential zone. The proposed development provides a transition in scale in that whilst the height control applies across the entire site, the building envelopes are setback a significant distance from the northern boundary in particular and the lower scale of the residential dwellings in Walker Street. Accordingly, the distribution of building envelopes on

the site ensures that an appropriate transition is achieved to the lower scale Walker Street dwellings notwithstanding the proposed height variation.

- c) to minimise the loss of solar access to existing buildings and open space,

The proposed building envelopes are located on the southern side of the site such that the proposed variation to the height control does not result in any significant overshadowing impacts. The proposal results in some minor shadow to a corner of the playground of Sydney Grammar early in the morning on 21 June, however, this shadow is removed by mid-morning. There is no shadow impact from the proposal to any residential properties.

- (d) to minimise the impacts of new development on adjoining or nearby properties from disruption of views, loss of privacy, overshadowing or visual intrusion,

The proposed development will actually increase views across the site from Glenmore Road in comparison to the existing situation. Due to the distance of the proposed building envelopes from adjacent residential properties, the proposal does not result in any adverse privacy impacts. The proposal does not result in any unreasonable shadow impacts as discussed above.

- (e) to protect the amenity of the public domain by providing public views of the harbour and surrounding areas

The amenity of the public domain is significantly enhanced as a result of the proposal which will remove the existing metal sheeting which presents to Glenmore Road and replace it with an active streetscape and presence to the street. The proposal will significantly improve views across the site from Glenmore Road.

The specific objectives of the building height development standard, as specified in clause 4.3B of the Woollahra Local Environmental Plan 2014 are also identified below. A comment on the proposal's consistency with each objective is also provided.

- (a) to retain views from Glenmore Road over certain land surrounding White City Tennis Club,

The proposal will remove the existing metal sheeting which presents to Glenmore Road and replace it with an active streetscape and presence to the street. The proposal will significantly improve views across the site from Glenmore Road.

- (b) to permit a greater maximum building height on part of that land, subject to certain criteria,

The proposal meets the criteria under Clause 4.3B(2) in that the development does not adversely affect view lines from Glenmore Road and the proposed development will preserve and respect the heritage significance of White City Tennis Club. Accordingly, the 11.5 metre height control applies to the area of the site which is located to the west of the existing centre court.

- (c) to protect the visual privacy and amenity of nearby residences,

Due to the distance of the proposed building envelopes from adjacent residential properties, the proposal does not result in any adverse privacy impacts.

- (d) to conserve and recognise the heritage significance of the existing centre courts

The development maintains and celebrates the heritage significance of White City Tennis Club as illustrated in the Heritage Interpretation Strategy which accompanies this application.

Objectives of the Zone

Clause 4.6(4) also requires consideration of the relevant zone objectives. The site is located within the RE2 Private Recreation zone which has the following objectives:

- To enable land to be used for private open space or recreational purposes
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes

The proposed development seeks conceptual approval for building envelopes and indicative use of the site as a sporting and cultural facility. The proposed development will significantly increase the range of available sporting and recreational activities within the site in a new and updated contemporary setting. The site layout and arrangement of building and uses retains a similar relationship to adjacent residential uses and therefore the proposed uses of the site remain compatible with the adjacent sites. An acoustic report and light spill report accompany this application and demonstrate that the proposal is compatible with the adjacent uses because they do not result in an unacceptable impact. Ultimately, the proposed develop will serve to reinvigorate the site and will strengthen the capacity of the site to satisfy the zone objectives. For the reasons given the proposal is considered to be consistent with the objectives of the RE2 Private Recreation zone.

Objectives of Clause 4.6

The specific objectives of Clause 4.6 are:

- (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,
- (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

The architectural package prepared by Group GSA which accompanies the subject application illustrates the relationship of the proposed building envelopes with the existing scale of buildings on the adjacent and surrounding sites. It demonstrates a compatible relationship with the context of the site. Strict compliance with the height control would require building envelopes with larger footprints which would reduce the availability of open space on the site, reduce the flood storage capacity of the site and also reduce the separation distance to adjacent residential properties. Strict compliance with the height control also has the potential to substantially impact on the economic viability of the project which is a fundamental consideration in providing the capacity for the site to be reinvigorated and for the heritage significance of the site to be properly

celebrated and to reverse the decline on the site which has occurred since 1999 with Tennis NSW vacated the site.

The development application has therefore demonstrated that it is appropriate in this circumstance to provide flexibility in the application of the building height development standard because this will achieve a significantly better urban design outcome in this instance in accordance with objective 1(b).

Conclusion

Strict compliance with the height of buildings development standard contained within clause 4.3 and clause 4.3B of the Woollahra Local Environmental Plan 2014 has been found to be unreasonable and unnecessary in the circumstances of the case. In addition there are sufficient environmental planning grounds to justify the proposed variation. In this regard it is reasonable and appropriate to vary the height of buildings development standard to the extent proposed.

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