

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Tuesday 15 December 2015 at 10.00am

Panel Members: John Roseth (chair), David Furlong, Toni Zeltezer and Luise Elsing

Apologies: None - Declarations of Interest: Sue Francis

Determination and Statement of Reasons

2015SYE112 – Woollahra - 438/2015/1 - Stage 1 concept 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 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 (3) building envelopes as follows: "sports" building adjacent to Glenmore Road which also contains basement car parking (15.8m in height), curved "Clubhouse" building (19.25m in height) triangular "café" building (8.58m in height), 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. The indicative Gross Floor Area (GFA) is 10,238 square metres (indicative); heritage interpretation strategy - 30 Alma Street, Paddington as described in Schedule 1.

Date of determination: 15 December 2015

Decision:

The panel determined to accept the recommendation of the assessment report to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings listed at item 8 in Schedule 1.

Reasons for the panel decision:

The panel adopted the views expressed in the Council Assessment Report

The Panel considered that the application was well-considered and it will provide sporting facilities currently missing in the Woollahra local government area.

The Panel considered the views expressed by supporters and objectors. As concerns the issues raised by the representatives of Sydney Grammar, the Panel believes that the shadow impact of this development will be reasonable. The drop-off and pick-up of children will be able to be satisfactorily managed by cooperation between the School and the applicant. As concerns the submission of the Paddington Society in relation to the height of this development, the Panel does not accept that the height is excessive or that it would constitute a jarring element in the landscape.

The Panel has amended two conditions to ensure satisfactory heritage and parking outcomes.

Conditions: The development application was approved subject to the conditions in the Council Assessment Report except as follows:

An additional bullet point is added to Condition B9 "Retention of a minimum of 15 of the 19 Southern Stand trusses in situ and the retention of all of the Northern Stand Stage 1 arches in situ and the retention of the NSW Tennis Association Gate."

In Condition B11 the following words are added after "parking: "in relation to the peak demand of the whole facility"; and at the end of the first paragraph of the condition after the word "Development" the words are added "to the satisfaction of Council".

Panel members:



John Roseth (chair)



David Furlong

SYDNEY EAST JOINT REGIONAL PLANNING PANEL
--

		
---	--	--

Toni Zeltzer

Luise Elsing

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE112 – Woollahra - 438/2015/1
2	Proposed development: Stage 1 concept 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 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 (3) building envelopes as follows: “sports” building adjacent to Glenmore Road which also contains basement car parking (15.8m in height), curved “Clubhouse” building (19.25m in height) triangular “café” building (8.58m in height), 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. The indicative Gross Floor Area (GFA) is 10,238 square metres (indicative); heritage interpretation strategy
3	Street address: 30 Alma Street, Paddington
4	Applicant: Hakoah Club Pty Ltd Owner: Hakoah Club Pty Ltd and Sydney Maccabi Tennis Centre
5	Type of Regional development: General development with a Capital Investment Value of more than \$20 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • The Environmental Planning and Assessment Act 1979 • Environmental Planning Instruments • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy 55: Remediation of Land • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Woollahra Local Environmental Plan 2014 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated: 2 December 2015 Written submissions during public exhibition: 96 Verbal submissions at the panel meeting: Support- Jim Kornmehl, Mike Evans, John Richardson and Debbie Kaplan; Against- Brad Campbell, Matthew McCloskey and Charles Lynam; On behalf of the applicant- Aron Sutherland, Michael Mandl and George Farkas
8	Meetings and site inspections by the panel: Briefing Meeting on 4 November 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report