

Annexure 10

21 January 2019

REFERRAL RESPONSE URBAN DESIGN

FILE NO: Development Applications/ 438/2015/2

ADDRESS: 30 Alma Street PADDINGTON 2021

PROPOSAL: Reduced scale heritage conservation existing southern stand

FROM: Tom Jones Urban Design

TO: Mr G Fotis

Information

Architectural drawings:

DRAWING LIST			
	LAYOUT ID	LAYOUT NAME	CURRENT REVISION
0000 TITLE SHEETS			
	0001	TITLE SHEET	B
0250 ENVELOPE COMPARISON			
	0250	ENVELOPE COMPARISON 1	B
	0251	ENVELOPE COMPARISON 2	B
	0252	ENVELOPE COMPARISON 3	B
	0253	ENVELOPE COMPARISON 4	B
1000 SITE PLANS			
	1001	LOCATION PLAN 1	A
	1002	LOCATION PLAN 2	A
	1003	LOCATION PLAN 3	A
	1004	SURVEY PLAN	A
	1005	SITE ANALYSIS	C
	1006	ENVELOPE PLAN	B
	1007	SITE PLAN	B
1200 EXISTING & DEMOLITION PLANS			
	1201	EXISTING & DEMOLITION PLAN	A
2000 FLOOR PLANS			
	2010	FLOOR PLAN - GROUND FLOOR	B
	2011	FLOOR PLAN - LEVEL 01	B
	2012	FLOOR PLAN - LEVEL 02	B
	2013	FLOOR PLAN - LEVEL 03	B
2800 DIAGRAMS			
	2801	SUN STUDIES	B
3050 ENVELOPE MASSING			
	3050	ENVELOPE MASSING ELEVATIONS 1	B
	3051	ENVELOPE MASSING ELEVATIONS 2	B
	3052	ENVELOPE MASSING ELEVATIONS 3	B
3100 SECTIONS			
	3101	SECTIONS	B
7000 HERITAGE INTERPRETATION			
	7001	HERITAGE INTERPRETATION STRATEGY 1	B
	7002	HERITAGE INTERPRETATION STRATEGY 2	A
	7003	HERITAGE INTERPRETATION STRATEGY 3	B
	7004	HERITAGE INTERPRETATION STRATEGY 4	B

Statement of Environmental Effects: None provided

Survey: Superseded survey has no identification of the surveyor

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Background

This DA is assessed and determined on the basis of the current controls. It is not open to Council to depart from our existing development standards unless an objection submitted under clause 4.6 of WLEP 2014 (see below) is upheld.

Context

The proposal sits on the edge of and in the flood plain behind Rushcutters Bay which has been used for sports playing fields and has generally avoided extensive development. The banks of the Cooper Park / Rushcutters Bay valley are surrounded by residential development most of which occurred in the 19th century.

Proposal

The proposal is for an amendment to an already approved development that sits on the edge of and on the flood plain. There are four new buildings proposed and two parts of the existing tennis court stadium are to be retained. The new buildings are a sport hall, a swimming pool and a clubhouse. Which are approximately 18.9m high. The original southern stand and a brick colonnade which is part of the northern stand are proposed to be retained.

Urban Design Review

The proposed changes do not change the intent of the previous urban design referral dated 6 October 2015 which discussed the urban design impacts of large enclosed buildings being built on the valley floor.

Recommendation

The proposed changes do not significantly alter the previously approved application from an urban design perspective.

I recommend approval of the amendments from an urban design perspective.

Tom Jones
Urban Design