

Annexure 7

Completion Date: 25/01/2019

REFERRAL RESPONSE - ENVIRONMENTAL HEALTH

FILE NO: Development Applications/ 438/2015/2
ADDRESS: 30 Alma Street PADDINGTON 2021
PROPOSAL: Modifications to the approved stage 1 concept proposal which includes building envelopes, indicative uses, vehicle access and car parking and the heritage interpretation strategy
FROM: Graeme Reilly Environmental Health Officer
TO: Mr M Moratelli

1. ISSUES

- nil

2. DOCUMENTATION

I refer to the following documents received for this report:

- Statement of Environment Effects, referenced S 4.55 Planning Statement prepared by Sutherland and Associates Planning , dated December 2018 .
- Architectural Plans, referenced DA 2010-2013 B, prepared by Cottee Parker Architects , dated 20/12/2018. ,

3. RESEARCH

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

- A site inspection was carried out on the following date: Not Required

4. SUMMARY OF PROPOSAL

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This submission has been prepared as supporting documentation for an application made pursuant to Section 4.55(2) of the *Environmental Planning and Assessment Act 1979* to modify the consent for Development Application DA 438/2015 for Stage 1 concept proposal for building envelopes and indicative use of White City for a multi-purpose sports centre and registered club facilities including heritage interpretation strategy at 30 Alma Road, Paddington.

Since approval of the development application, the project has been rationalised to achieve a viable economic model which supports the revitalisation of White City as a sporting destination including the continued use of the site for tennis as well a range of other sporting activities whilst properly celebrating the heritage of the site in a sustainable fashion.

The scope of the development has generally reduced including the removal of the child care centre and associated drop-off pick-up deck adjacent to Glenmore Road, and replacement with a creche within the development. The proposed amendments result in reduced environmental impacts as a result of the reduction in building envelopes, reduced extent of excavation as well as a more faithful heritage outcome due to the retention in-situ and adaptive re-use of the southern grandstand trusses. The proposed amendments maintain the fundamental sports components of the approved concept including the soccer field, swimming pool, gym, tennis courts and basketball courts.

The amended distribution of built form and massing of the three building envelopes enhances views across the site from Glenmore Road. Furthermore, the amended proposal will continue to deliver much needed recreational and sporting facilities for the residents of Woollahra consistent with the needs identified in the Recreation Needs Assessment and Strategy prepared by Woollahra Municipal Council in 2006.

The description of the amended proposal is a Concept Development 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:

- 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 several car parking levels and two elevated tennis courts
 - triangular "Clubhouse" building
 - "tennis pro-shop" 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, and children's creche); registered club and associated facilities; and community facilities.
- heritage interpretation strategy.

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3.0 PROPOSED MODIFICATIONS

3.1 Description of Amendments

The application seeks approval for internal and external modifications to the approved development to facilitate the following modifications:

- Removal of the child care centre including the associated car park deck and access to and from Glenmore Road and replacement with a children's creche internally within the development;
- Retention of the southern grandstand structure and adaptive re-use for a gym facility (which is relocated from the previous 'Clubhouse' building);
- Removal of the café building envelope and introduction of a similar scale 'tennis pro shop' building envelope;
- Removal of basement parking level;
- Rationalisation of the internal road network and car parking layout;
- Expansion of the 'upper' car parking level to the north and also to the east by elevating the two south-western tennis courts by 3.2m, new vehicle access ramp connecting the car park level with Glenmore Road is now proposed, and minor increase to the level of the car park by 0.6m;
- Modification to the sports hall arrangement with a car parking level inserted at RL 6.1 and the hall floor level elevated from RL 5.30 to RL 9.70 and a roof above which is contained within the maximum approved height of RL 19.00;
- Re-design of the 'clubhouse' building envelope from the previously curved design into a triangular shape which is reduced in length and slightly increased in depth;
- Reduction in indicative grandstand seating from 500 to 260;
- Increase in indicative car parking from 270 to 321 spaces.

3.2 Revised Proposal

The description of the amended proposal is a Concept Development 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:

- 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 several car parking levels and two elevated tennis courts
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- heritage interpretation strategy.

The architectural package prepared by Cottey Parker JPRA includes the proposed building envelopes as well as indicative floor plans and elevations which illustrate the possible built form within the building envelopes.

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5. ASSESSMENT

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

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6. RECOMMENDATION

Council's Environmental Health Officer has determined that the proposal is satisfactory, subject to the following conditions being added to previous conditions imposed on DA 2015/438/1.

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

C.1 Food Premises – Construction Certificate Plans & Specifications

The person with the benefit of this consent must submit to Council details for the construction and fit out of food premises. Such details must demonstrate compliance with the *Food Act 2003*, *Food Regulation 2004*; the *Food Standards Code* as published by Food Standards Australia and New Zealand and Australian Standard AS 4674-2004: *Construction and fit out of food premises*.

No *Construction Certificate* relating to the construction or fitout of food premises must be issued until Council's Environmental Health Officers' have advised in writing that the plans and specification are considered satisfactory.

The details for the construction and fit out of food premises, as considered satisfactory by Council's Environmental Health Officers' must form part of any *Construction Certificate*.

Note: The assessment of food premises fitout plans and specifications is subject to an adopted fee. The construction and fitout of food premises is not listed under clause 161 of the *Environmental Planning & Assessment Regulation 2000* as a matter that a *Certifying Authority* may be satisfied as to. Hence, the detailed plans & specifications must be referred to Council and be to Council's satisfaction prior to the issue of any *Construction Certificate* for such works.
Standard Condition: C65

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)

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F.1 Food Premises - Inspection and Registration

Prior to the issue of any *Occupation Certificate* or occupation or use of any food premises:

- a) The *Principal Contractor* or *owner* must arrange an inspection of the fit out of the Food Premises by Council's Environmental Health Officer;
- b) A satisfactory final inspection must have been undertaken by Council's Environmental Health Officer; and
- c) The *owner* or *occupier* must have registered the Food Premises (Notification of conduct under section 100 of the *Food Act* 2003).

Note: Notification can be done on-line [at www.foodnotify.nsw.gov.au](http://www.foodnotify.nsw.gov.au)

Note: Inspections are subject to payment of the adopted inspection fee.

Note: Section 100 of the *Food Act* 2003 requires:

“100 Notification of conduct of food businesses

(1) The proprietor of a food business must not conduct the food business unless the proprietor has given written notice, in the approved form, of the information specified in the Food Safety Standards that is to be notified to the appropriate enforcement agency before the business is conducted. Maximum penalty: 500 penalty units in the case of an individual and 2,500 penalty units in the case of a corporation.”

Note: *Accredited Certifiers* are unable to issue *Compliance Certificates* in relation to compliance with the *Food Act* 2003, *Food Regulation* 2004; the Food Standards Code and the Australian Standard AS 4674-2004: *Construction and fit out of food premises*; since these are not matters which an *Accredited Certifier* can be satisfied in relation to under Clause 161 of the *Regulation*. This condition can only be satisfied following an inspection and sign off from Council's Environmental Health Officers.

Standard Condition: F15

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

J. Miscellaneous Conditions

Nil.

K. Advisings

Nil

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Graeme Reilly
Environmental Health Officer

Date: 25/01/2019