



1 ENVELOPE PLAN
SCALE 1:500 @ A1
SCALE 1:1000@ A3

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CLIENT

MACCABI TENNIS ARCHITECT

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quinton margalit emuskiwicz architects pty ltd

PLANNER

HERITAGE

DEVELOPMENT MANAGER

TRAFFIC

C SECTION 4.55 UPDATE 19/07/2019 CMA ADM ADM
B SECTION 4.55 UPDATE 20/12/2018 CM ADM ADM
A SECTION 4.55 APPLICATION 11/10/2018 CMA ADM ADM
ISSUE PURPOSE DATE D C A
SECTION 4.55 APPLICATION

WHITE CITY REDEVELOPMENT
30 ALMA STREET, PADDINGTON
CLIENT - HAKOAH CLUB
DRAWING TITLE
ENVELOPE PLAN
DRAWING No DA1006
ISSUE C
JOB No 5669



1

SITE PLAN

SCALE 1:500 @ A1

SCALE 1:1000 @ A3

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SECTION 4.55 UPDATE

04/07/2019 CM ADM ADM

SECTION 4.55 UPDATE

10/04/2019 CM ADM ADM

SECTION 4.55 UPDATE

20/12/2018 CM ADM ADM

SECTION 4.55 APPLICATION

11/10/2018 CM ADM ADM

DATE

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WHITE CITY REDEVELOPMENT

30 ALMA STREET, PADDINGTON

CLIENT - HAKOAH CLUB

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SITE PLAN

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DRAWING No

DA1007

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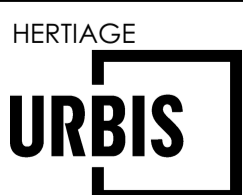
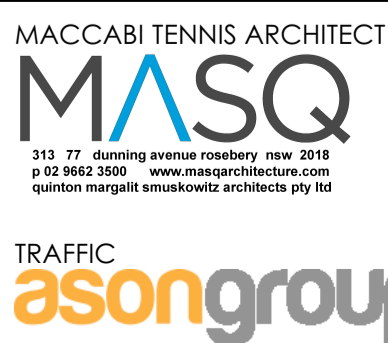


1 EXISTING & DEMOLITION PLAN - GROUND FLOOR
SCALE 1:500 @ A1
SCALE 1:1000 @ A3

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CLIENT - HAKOAH CLUB
DRAWING TITLE
EXISTING & DEMOLITION PLAN
JOB No 5669
DRAWING No DA1201
ISSUE B



CAR PARKING SCHEDULE		SPORT FACILITIES SCHEDULE		GYM GFA SCHEDULE			CLUBHOUSE GFA SCHEDULE		
PARKING SPACE	QUANTITY	NAME	AREA	ROOM	GROSS FLOOR AREA	FLOOR	ROOM	GROSS FLOOR AREA	FLOOR
CLUBHOUSE	91	MACCABI TENNIS	5,003.16	FEMALE CHANGE	97.90	GROUND FLOOR	REF.	20.43	GROUND FLOOR
GYM GROUND	136	OPEN GRASS AREA 1	526.01	SPA	38.25	GROUND FLOOR	CIRCULATION	23.76	GROUND FLOOR
GYM LEVEL 01	47	OPEN GRASS AREA 2	863.84	CIRCULATION	32.37	GROUND FLOOR	ACC. WC	6.25	GROUND FLOOR
MACCABI TENNIS	45	POOL AREA	1,427.74	FOYER	62.64	GROUND FLOOR	CHANGE ROOMS	202.04	GROUND FLOOR
	319	SOCCER PITCH	7,706.22	MALE CHANGE	97.11	GROUND FLOOR	FOYER	175.63	GROUND FLOOR
		SPORT HALL	1,428.00	ADMIN	39.75	LEVEL 01	AMENITIES	42.23	GROUND FLOOR
			16,954.97 m²	CAFE	98.51	LEVEL 01	ADMIN.	18.23	GROUND FLOOR
				AMENITIES	34.85	LEVEL 01	MED.	20.27	GROUND FLOOR
				CHILD CARE	96.53	LEVEL 01	ACC. WC	6.31	LEVEL 02
				KITCHEN	125.92	LEVEL 01	CLUB	228.88	LEVEL 02
				FOYER	85.85	LEVEL 01	COMMUNITY SPACE	337.83	LEVEL 02
				GYM	383.23	LEVEL 01	TERRACE + BAR	235.51	LEVEL 02
				AMENITIES	29.76	LEVEL 02	RESTAURANT	163.29	LEVEL 02
				FOYER	72.18	LEVEL 02	KITCHEN	34.47	LEVEL 02
				SERVICES	88.67	LEVEL 02	AMENITIES	47.72	LEVEL 02
				CHILD CARE (INDOOR)	213.35	LEVEL 02	CIRCULATION	38.28	LEVEL 02
				CHILD CARE (OUT DOOR)	282.24	LEVEL 02	MEETING	54.57	LEVEL 03
				GYM	169.98	LEVEL 02	COMMUNITY SPACE	339.15	LEVEL 03
				PILATES/ YOGA	379.75	LEVEL 02		1,994.85 m²	
				COMMUNITY	387.43	LEVEL 03			
				CIRCULATION	31.42	LEVEL 03			
				LOBBY	25.84	LEVEL 03			
					2,873.53 m²				

1 FLOOR PLAN - GROUND FLOOR
SCALE 1:500 @ A1
SCALE 1:1000 @ A3



1 FLOOR PLAN - LEVEL 01
SCALE 1:500 @ A1
SCALE 1:1000@ A3

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G SECTION 4.55 UPDATE 16/07/2019 CM
F SECTION 4.55 UPDATE 12/07/2019 CM
E SECTION 4.55 UPDATE 12/07/2019 CM
D SECTION 4.55 UPDATE 04/07/2019 CM
C SECTION 4.55 UPDATE 10/04/2019 CM ADM ADM
B SECTION 4.55 UPDATE 20/12/2018 CM ADM ADM
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WHITE CITY REDEVELOPMENT
30 ALMA STREET, PADDINGTON
CLIENT - HAKOAH CLUB
DRAWING TITLE
FLOOR PLAN - LEVEL 01
JOB No 5669
DA2011
ISSUE G



1 FLOOR PLAN - LEVEL 02
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SCALE 1:1000 @ A3

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A SECTION 4.55 APPLICATION 11/10/2018 CM ADM ADM
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WHITE CITY REDEVELOPMENT
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FLOOR PLAN - LEVEL 02
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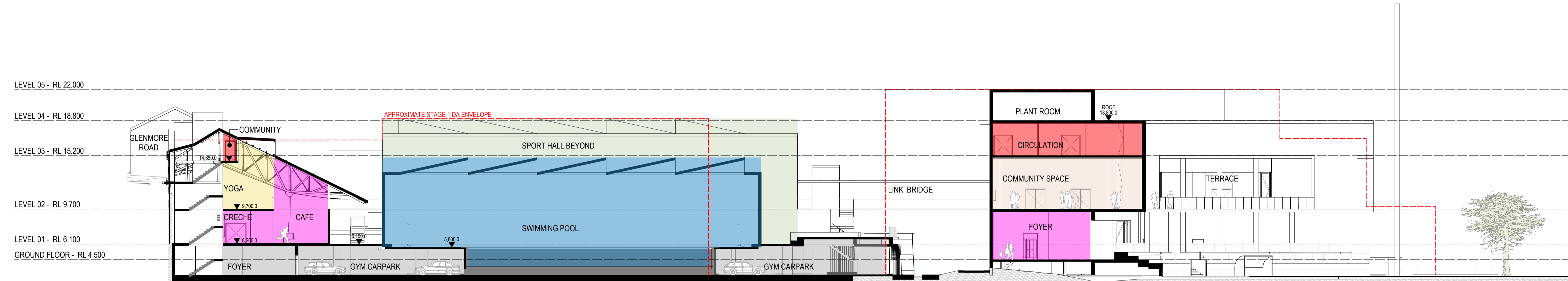
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C	SECTION 4.55 UPDATE	10/04/2019	CM	ADM ADM
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SECTION 4.55 APPLICATION				

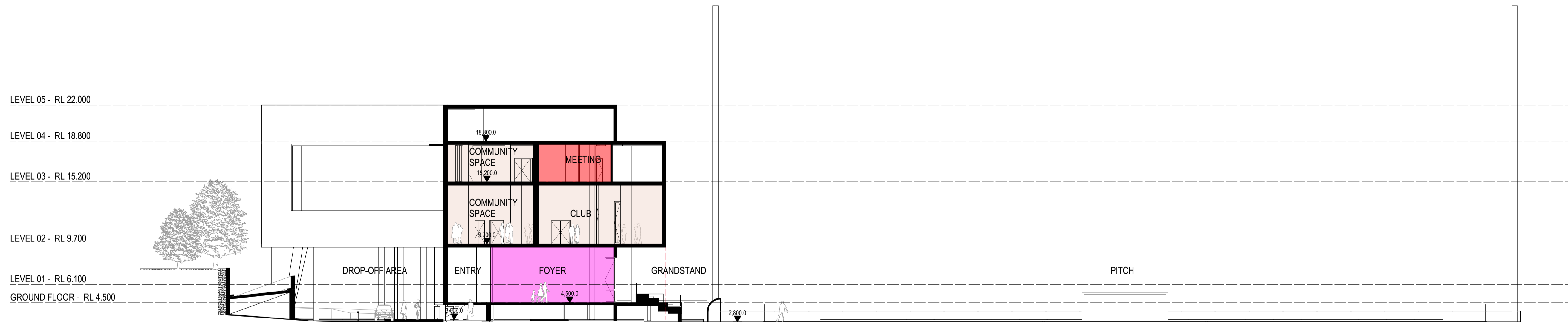
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CLIENT - HAKOAH CLUB

DRAWING TITLE
FLOOR PLAN - LEVEL 03

DRAWING No ISSUE
DA2013 F



1 SECTION
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SCALE 1:400 @ A3



2 CLUBHOUSE CROSS SECTION
SCALE 1:200 @ A1
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WHITE CITY REDEVELOPMENT

30 ALMA STREET, PADDINGTON
CLIENT - HAKOAH CLUB

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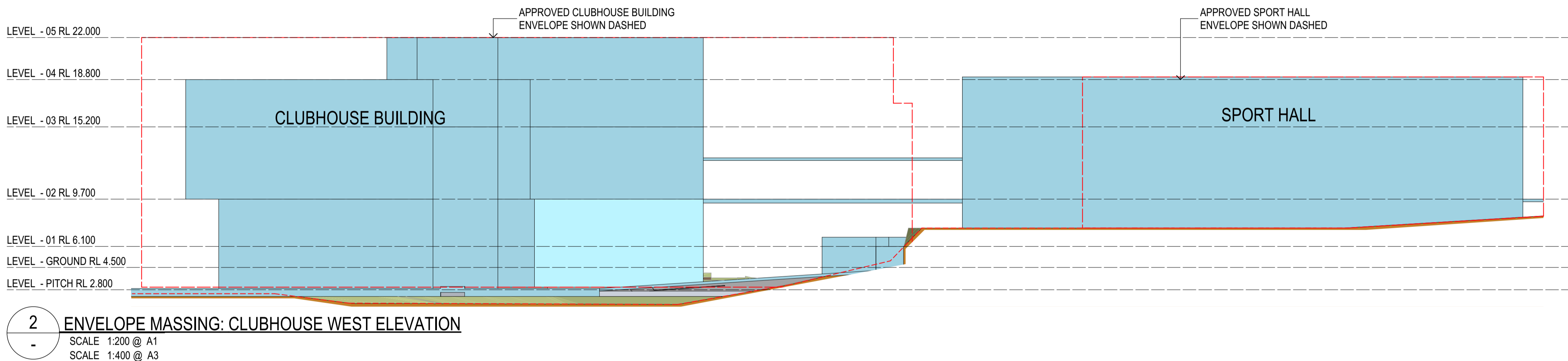
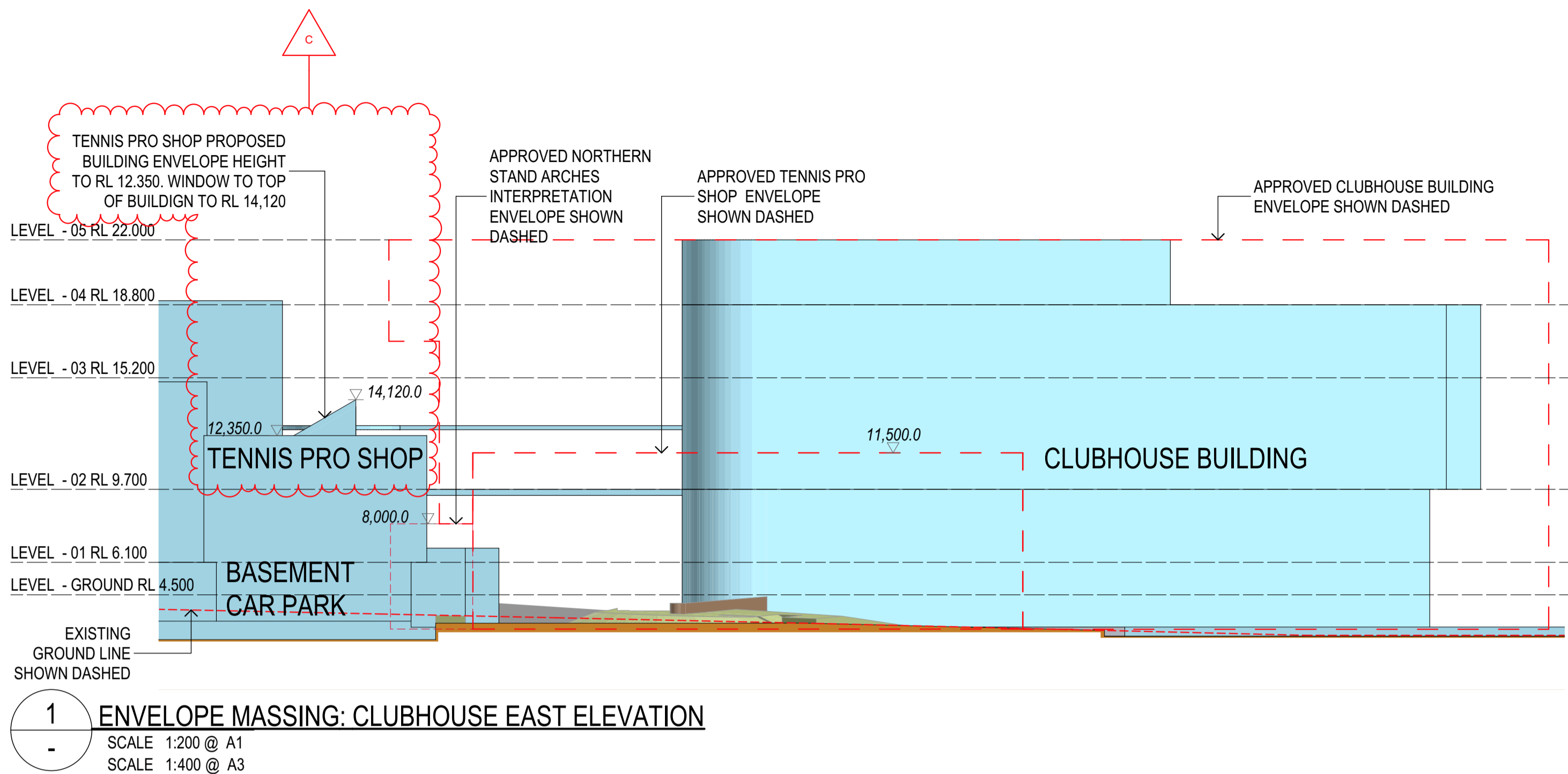
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SECTION 4.55 APPLICATION

WHITE CITY REDEVELOPMENT

30 ALMA STREET, PADDINGTON

CLIENT - HAKOAH CLUB

DRAWING TITLE

ENVELOPE MASSING ELEVATIONS 1

JOB No

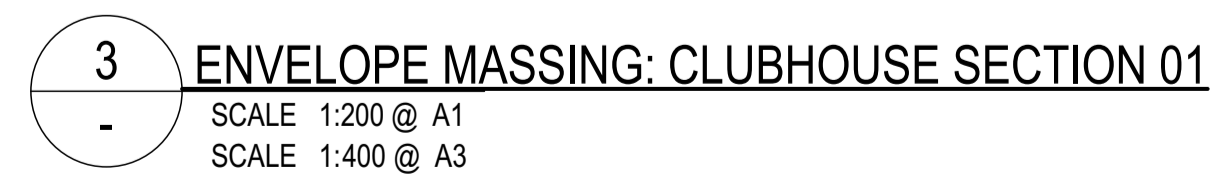
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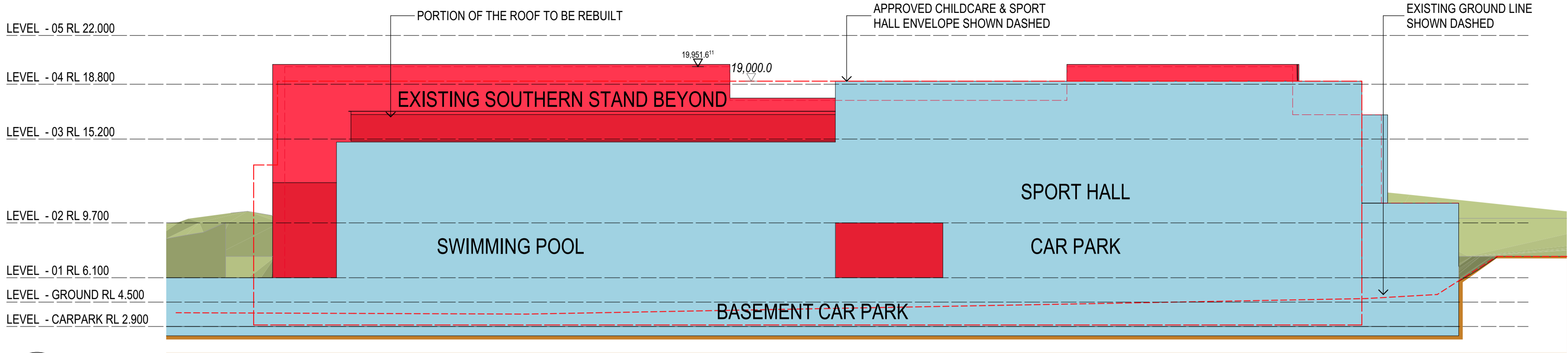
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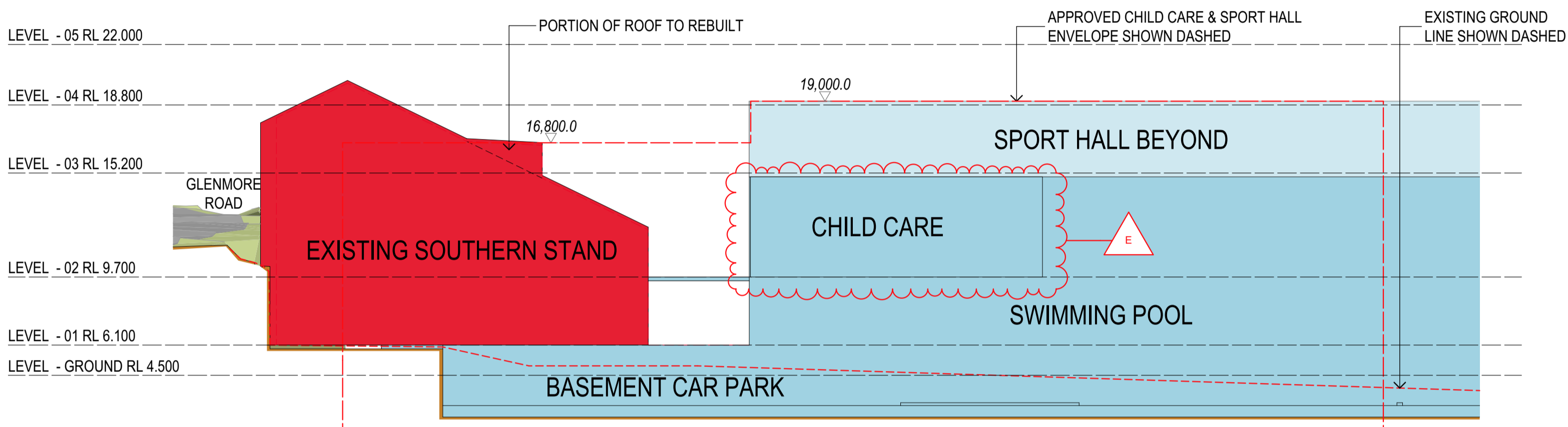
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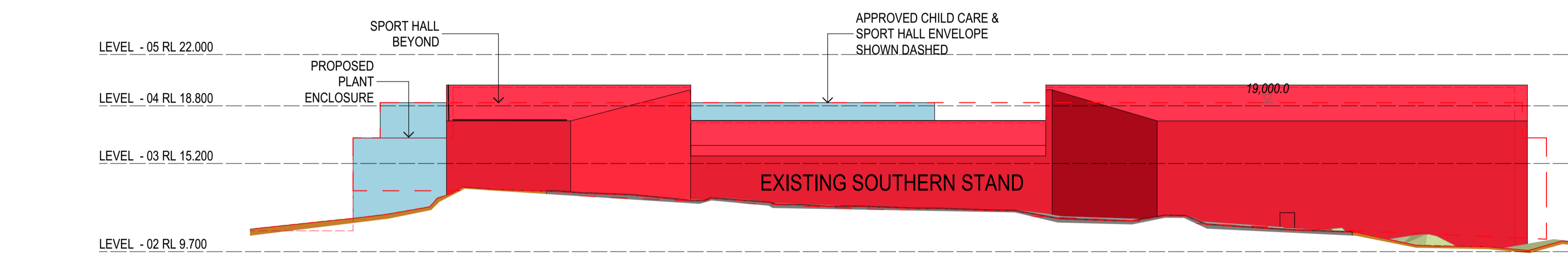




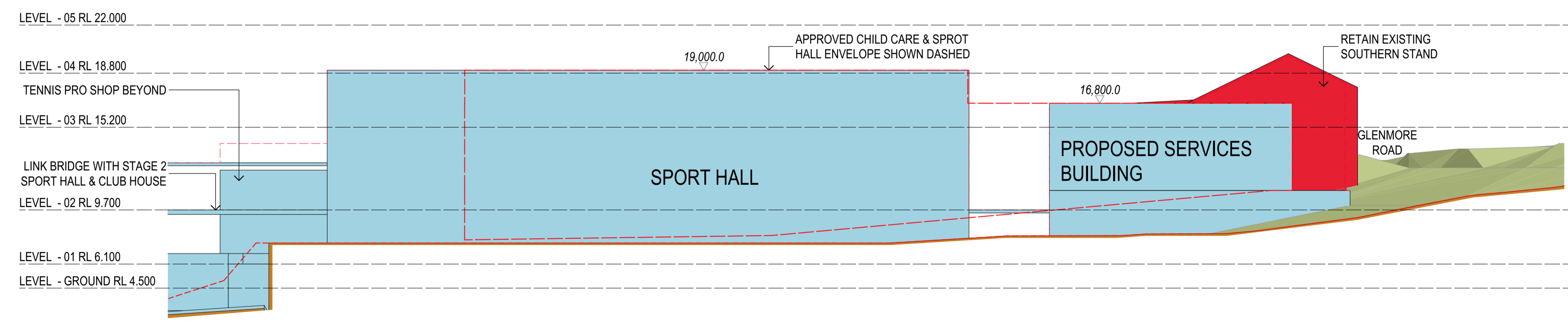
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SCALE 1:400 @ A3



2 ENVELOPE MASSING: AQUATIC CENTRE AND CHILDCARE EASTERN ELEVATION
SCALE 1:200 @ A1
SCALE 1:400 @ A3



3 ENVELOPE MASSING: AQUATIC CENTRE AND CHILDCARE SOUTHERN ELEVATION
SCALE 1:200 @ A1
SCALE 1:400 @ A3



4 ENVELOPE MASSING: AQUATIC CENTRE AND CHILDCARE WESTERN ELEVATION
SCALE 1:200 @ A1
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D	SECTION 4.55 UPDATE	12/07/2019	CM
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WHITE CITY REDEVELOPMENT

30 ALMA STREET, PADDINGTON

CLIENT - HAKOAH CLUB

DRAWING TITLE

ENVELOPE MASSING ELEVATIONS 3

JOB No

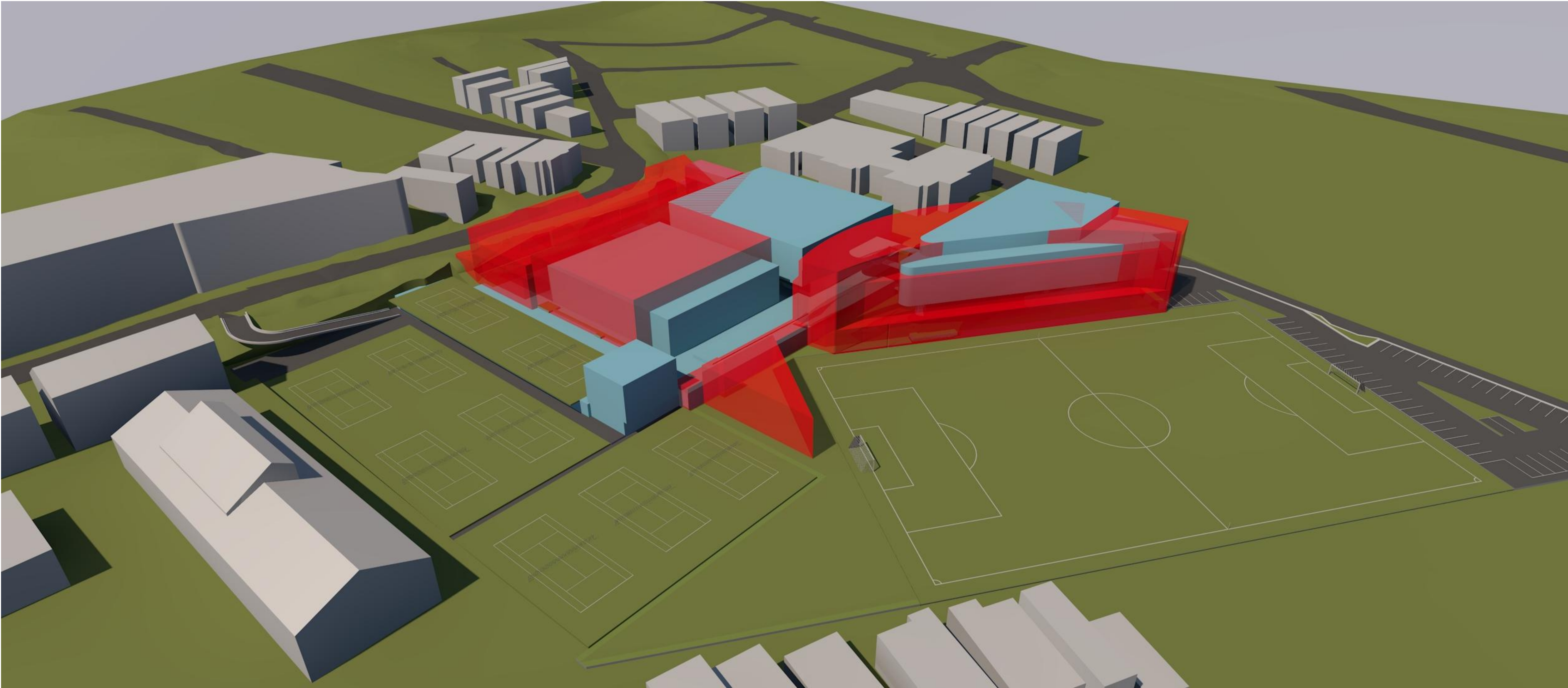
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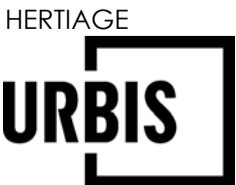
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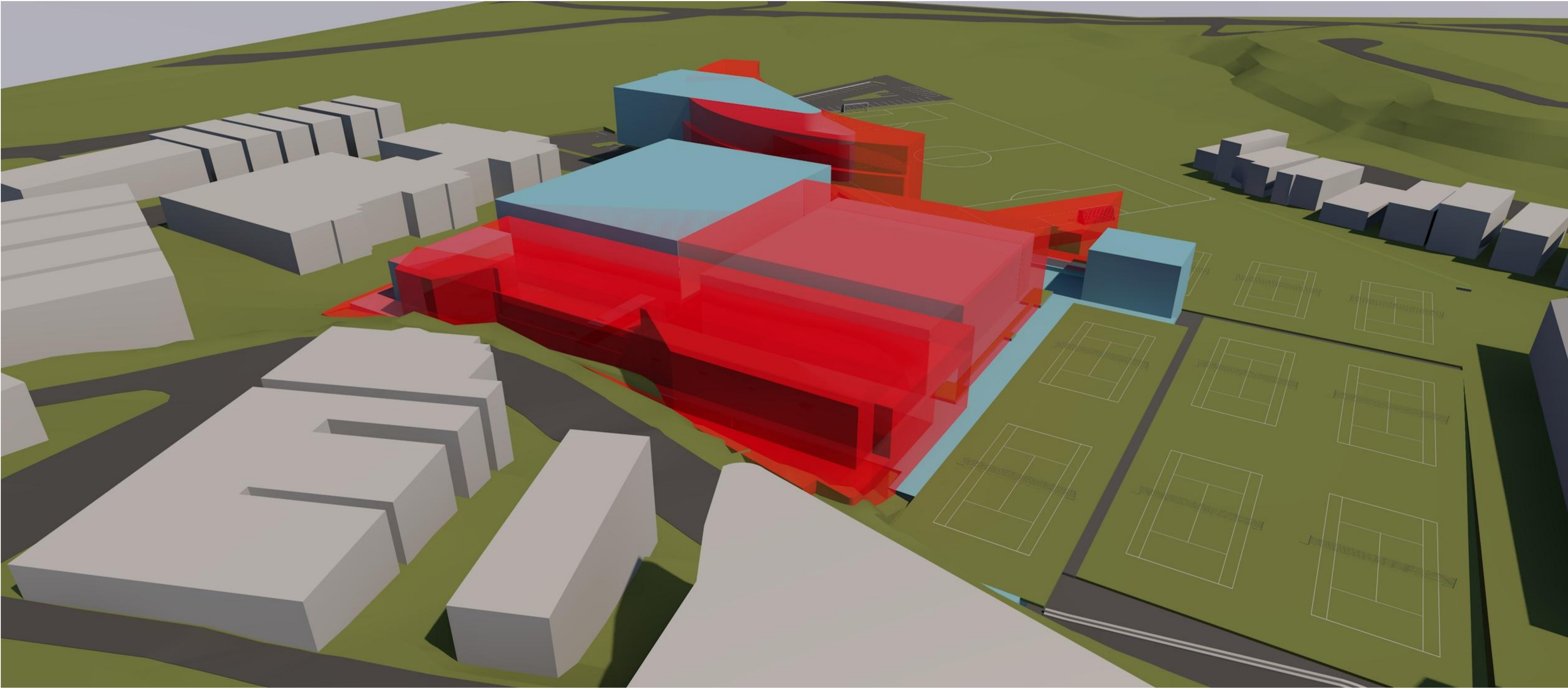
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LEGEND
 APPROVED BUILDING ENVELOPE
 PROPOSED BUILDING ENVELOPE

WHITE CITY REDEVELOPMENT
30 ALMA STREET, PADDINGTON
CLIENT - HAKOAH CLUB
DRAWING TITLE
ENVELOPE COMPARISON 1
JOB No 5669
DRAWING No DA0250
ISSUE B



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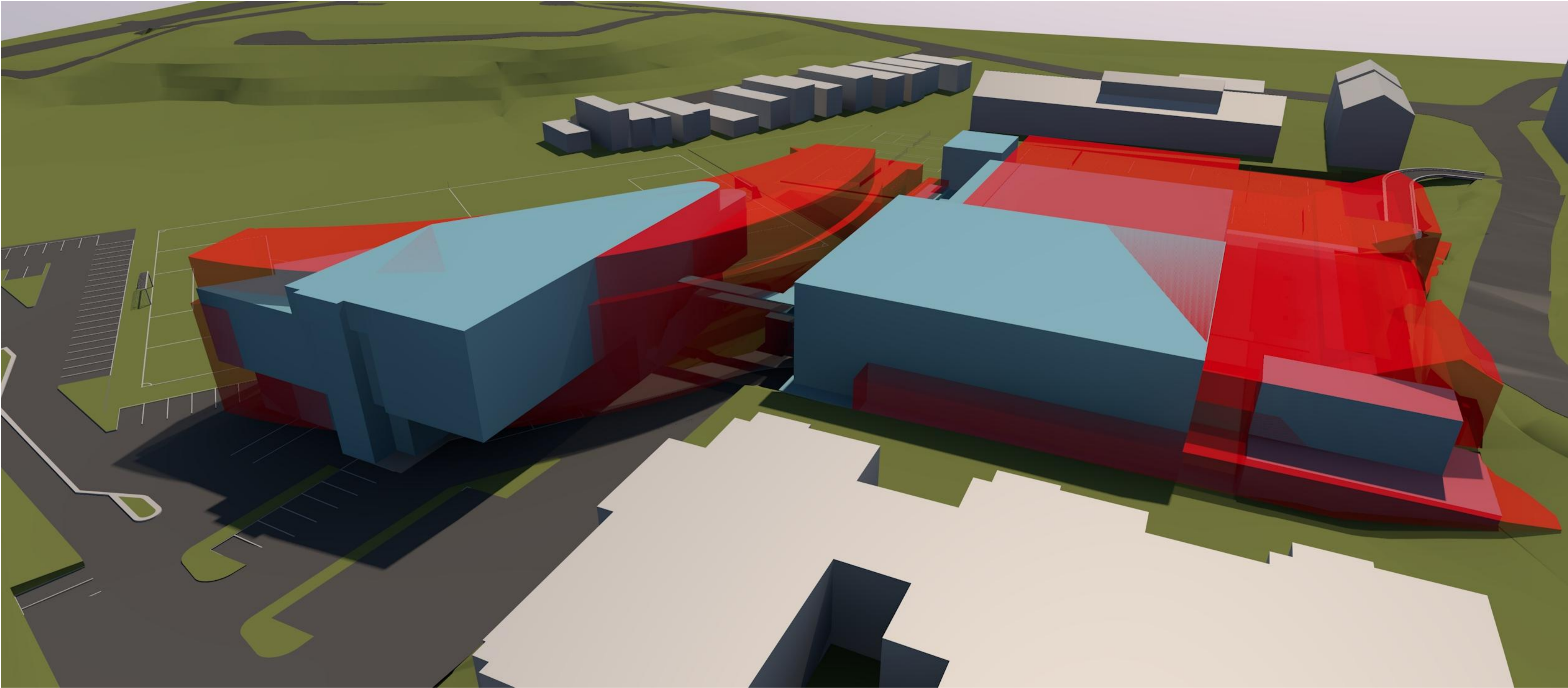
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WHITE CITY REDEVELOPMENT

30 ALMA STREET, PADDINGTON
CLIENT - HAKOAH CLUB

DRAWING TITLE
ENVELOPE COMPARISON 2

JOB No 5669
DRAWING No DA0251
ISSUE B



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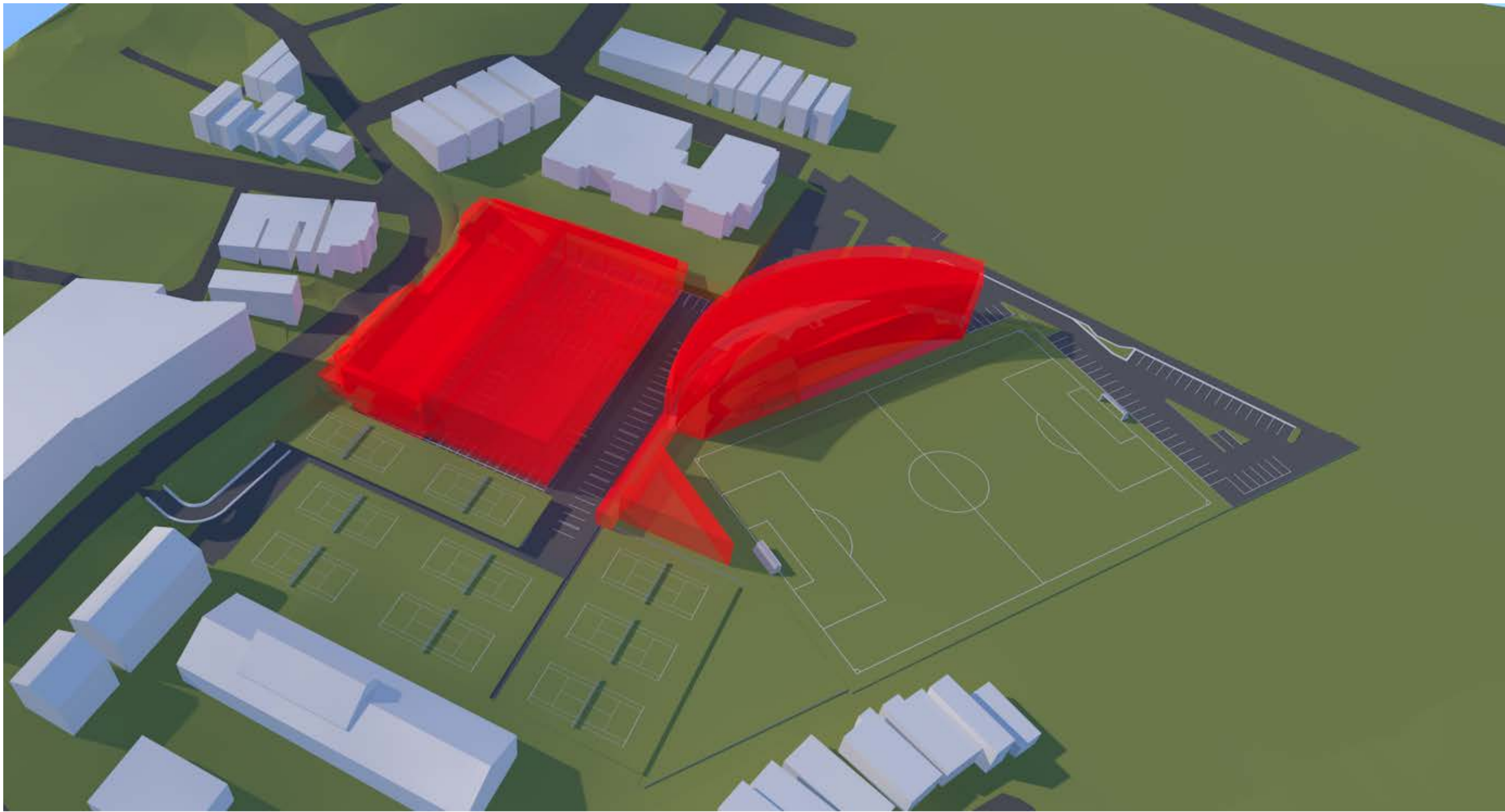
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APPROVED BUILDING ENVELOPE
PROPOSED BUILDING ENVELOPE

WHITE CITY REDEVELOPMENT

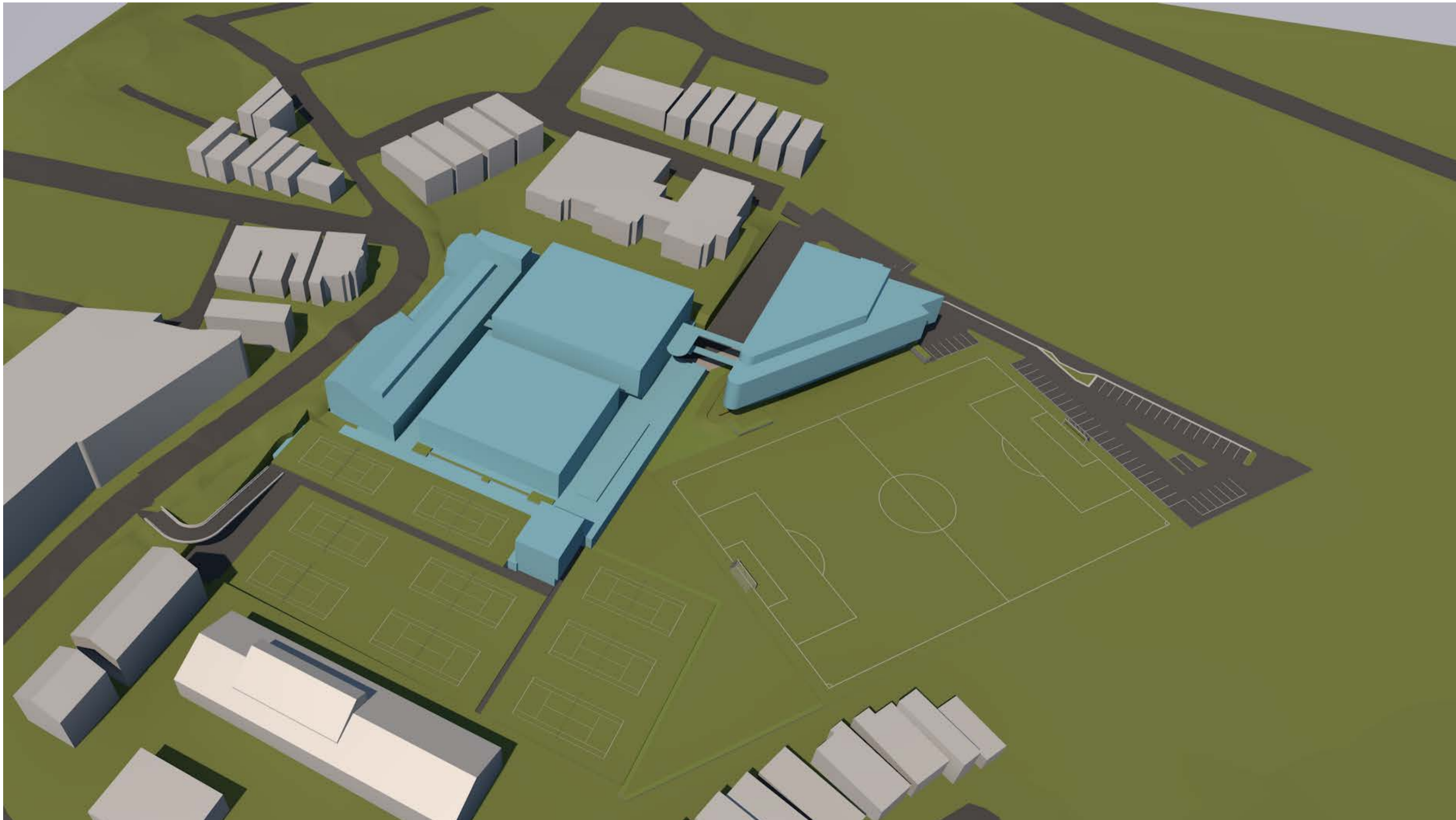
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CLIENT - HAKOAH CLUB

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ENVELOPE COMPARISON 3

JOB No 5669
DRAWING No DA0252
ISSUE B



1 APPROVED ENVELOPE



2 PROPOSED ENVELOPE
SCALE @ A1 1:1.54

LEGEND
APPROVED BUILDING ENVELOPE
PROPOSED BUILDING ENVELOPE

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WHITE CITY REDEVELOPMENT
30 ALMA STREET, PADDINGTON
CLIENT - HAKOAH CLUB
DRAWING TITLE
ENVELOPE COMPARISON 4
JOB No 5669
DRAWING No DA0253
ISSUE B



PROPOSED VIEW FROM GLENMORE ROAD



CONDITIONS OF APPROVED D.A.

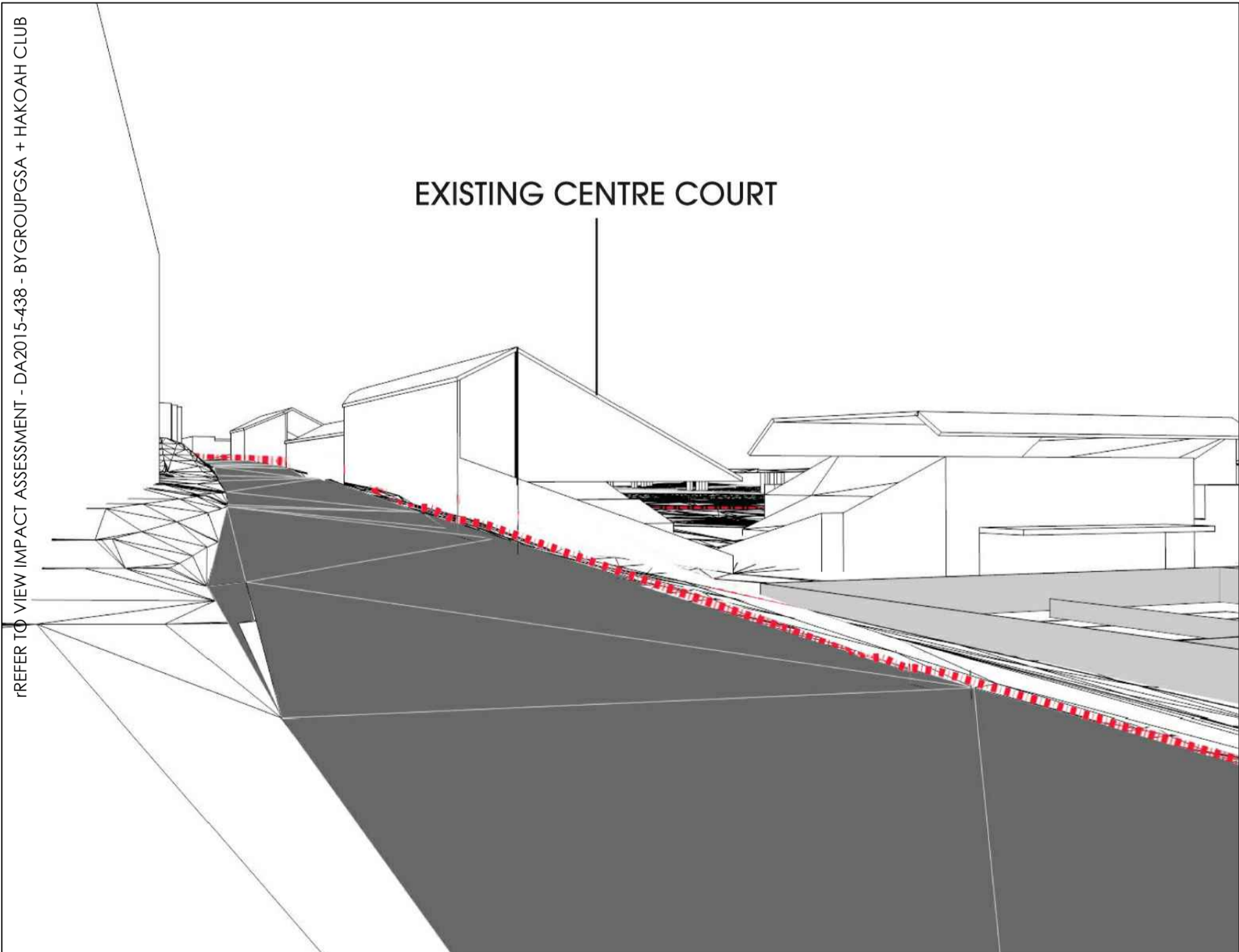
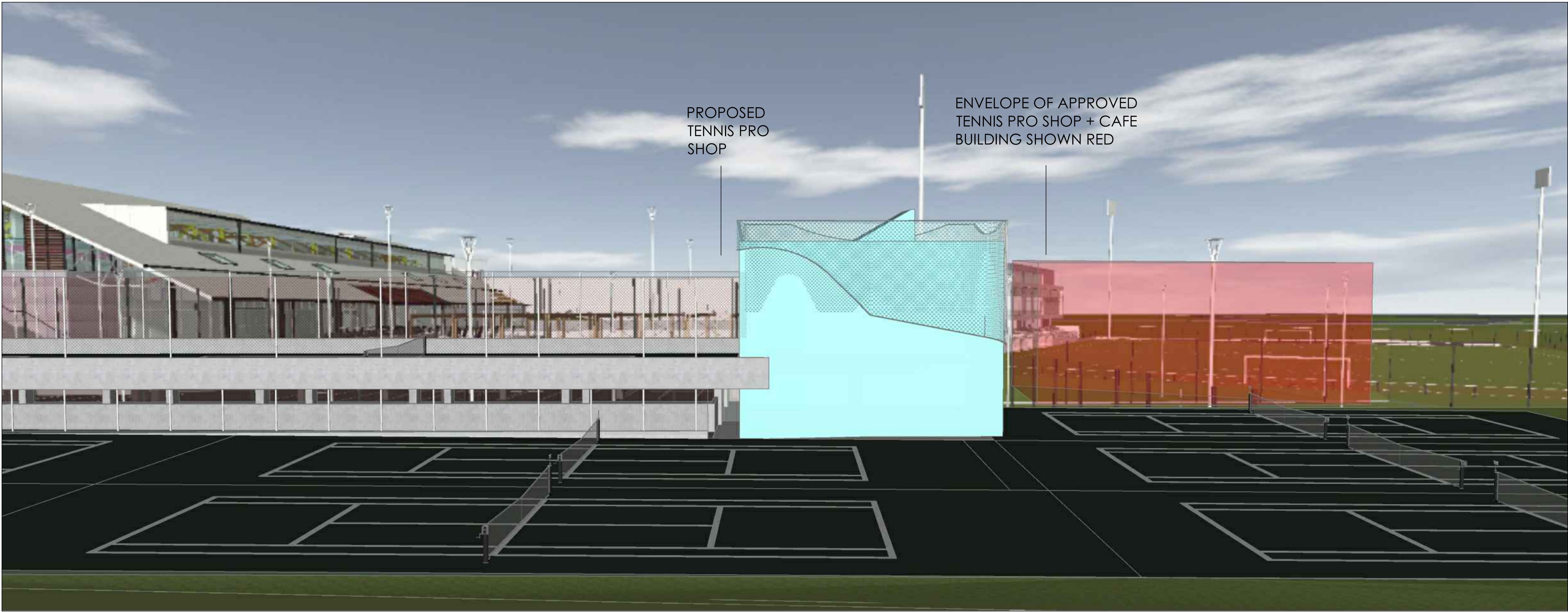


DIAGRAM OF EXISTING CONDITIONS



PHOTOGRAPH OF EXISTING



PROPOSED VIEW FROM TENNIS COURTS



CONDITIONS OF APPROVED D.A.

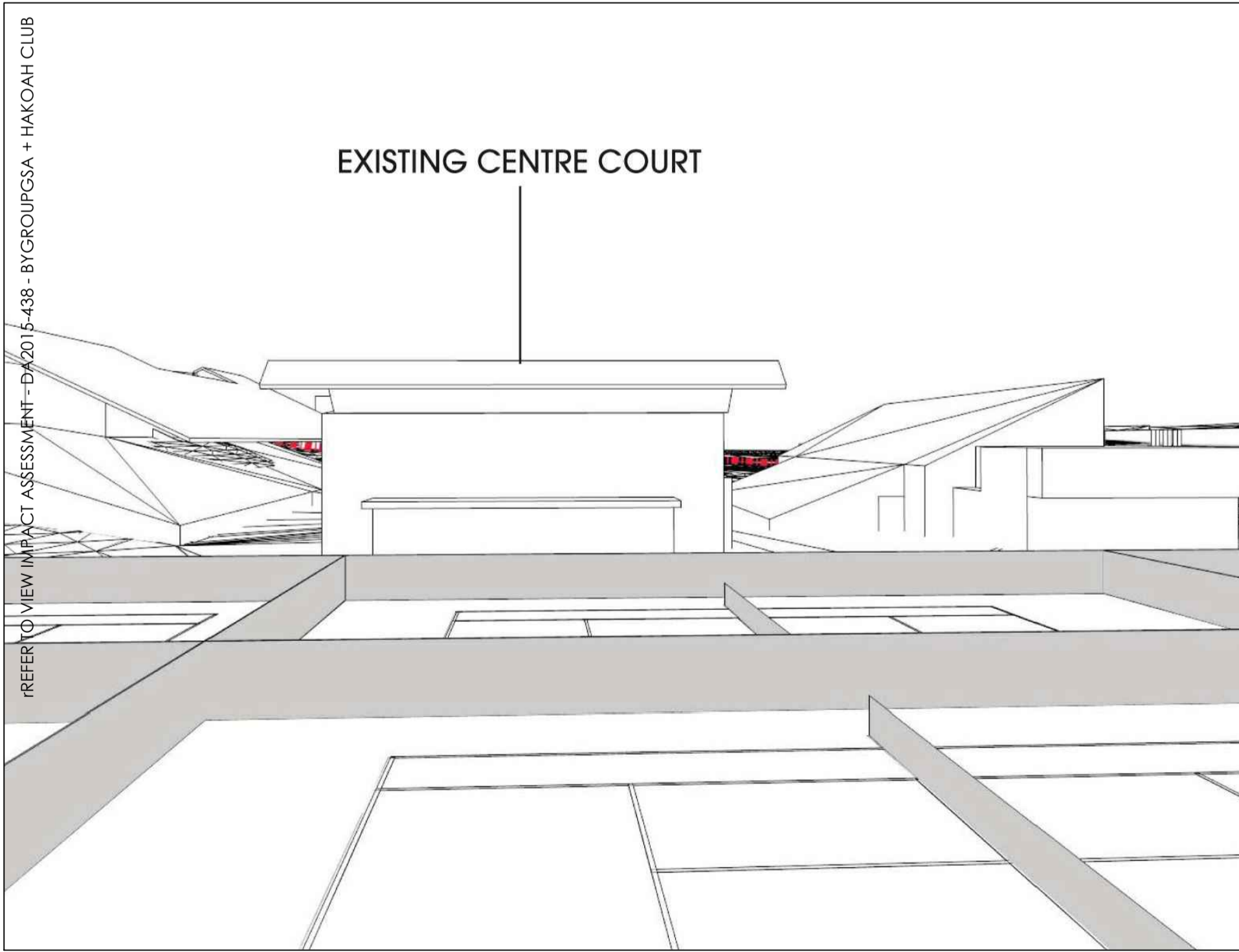
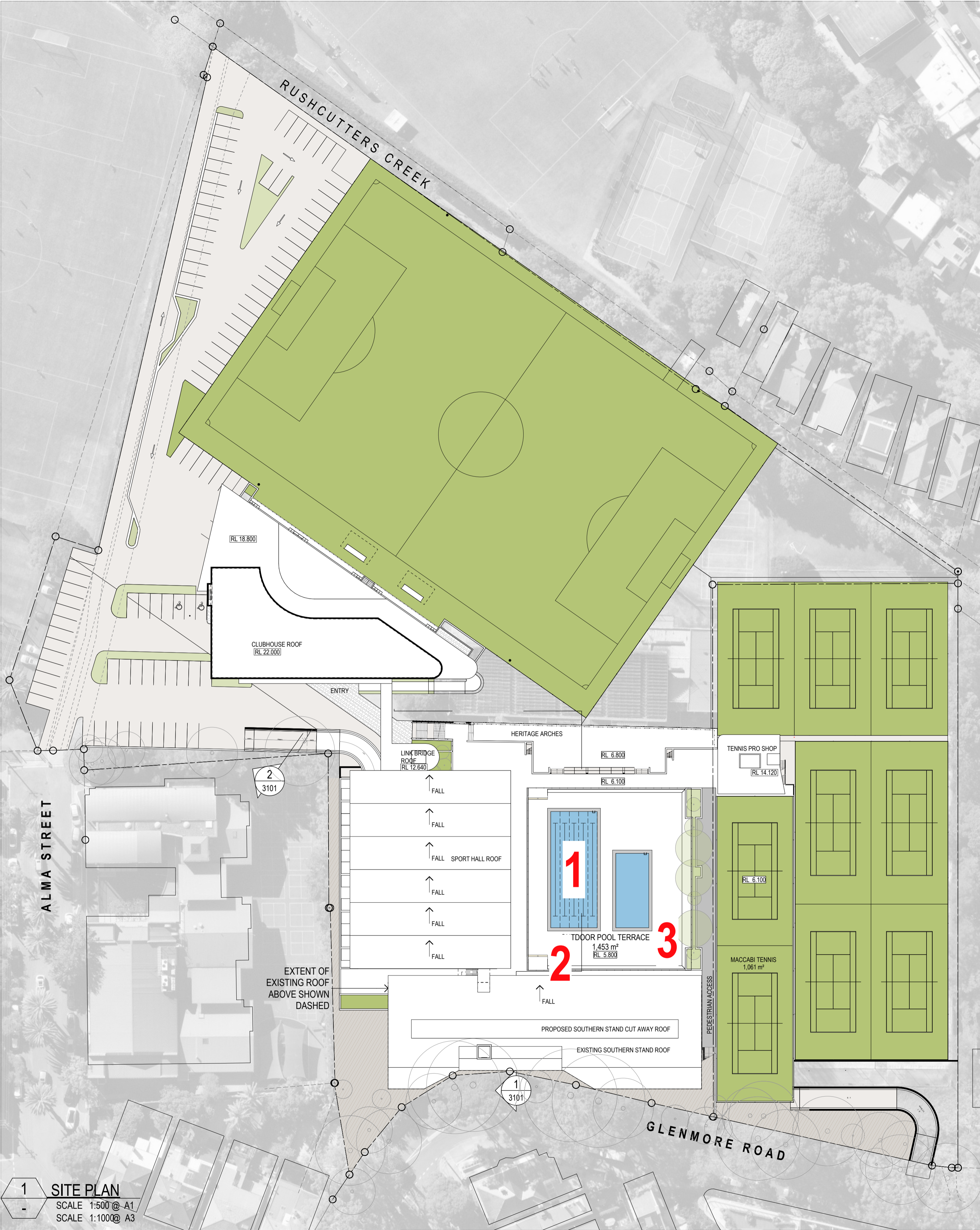
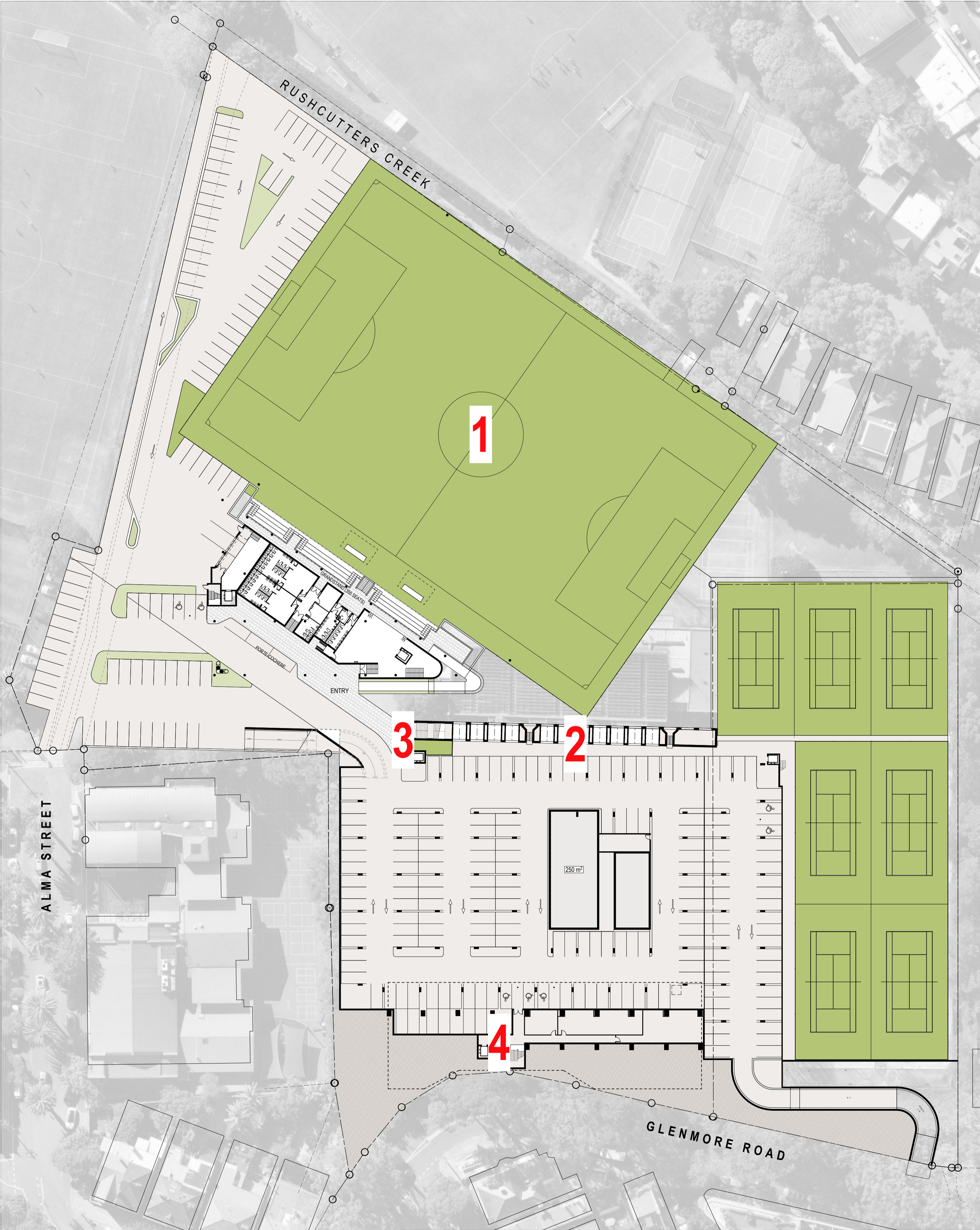


DIAGRAM OF EXISTING CONDITIONS





HERITAGE ITEM 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 Stands arches will be retained. The new Clubhouse building is separated from the Northern Stand and located south to the soccer field to defines an edge to the open valley floor.

2. NORTHERN STAND ARCHES CONSERVATION

The arches of the Northern Stand will be retained and are integrated with the proposed swimming pool deck and connected to a new set of stairs to the west. The Tennis pro - shop is also located adjacent to the east of the arches.

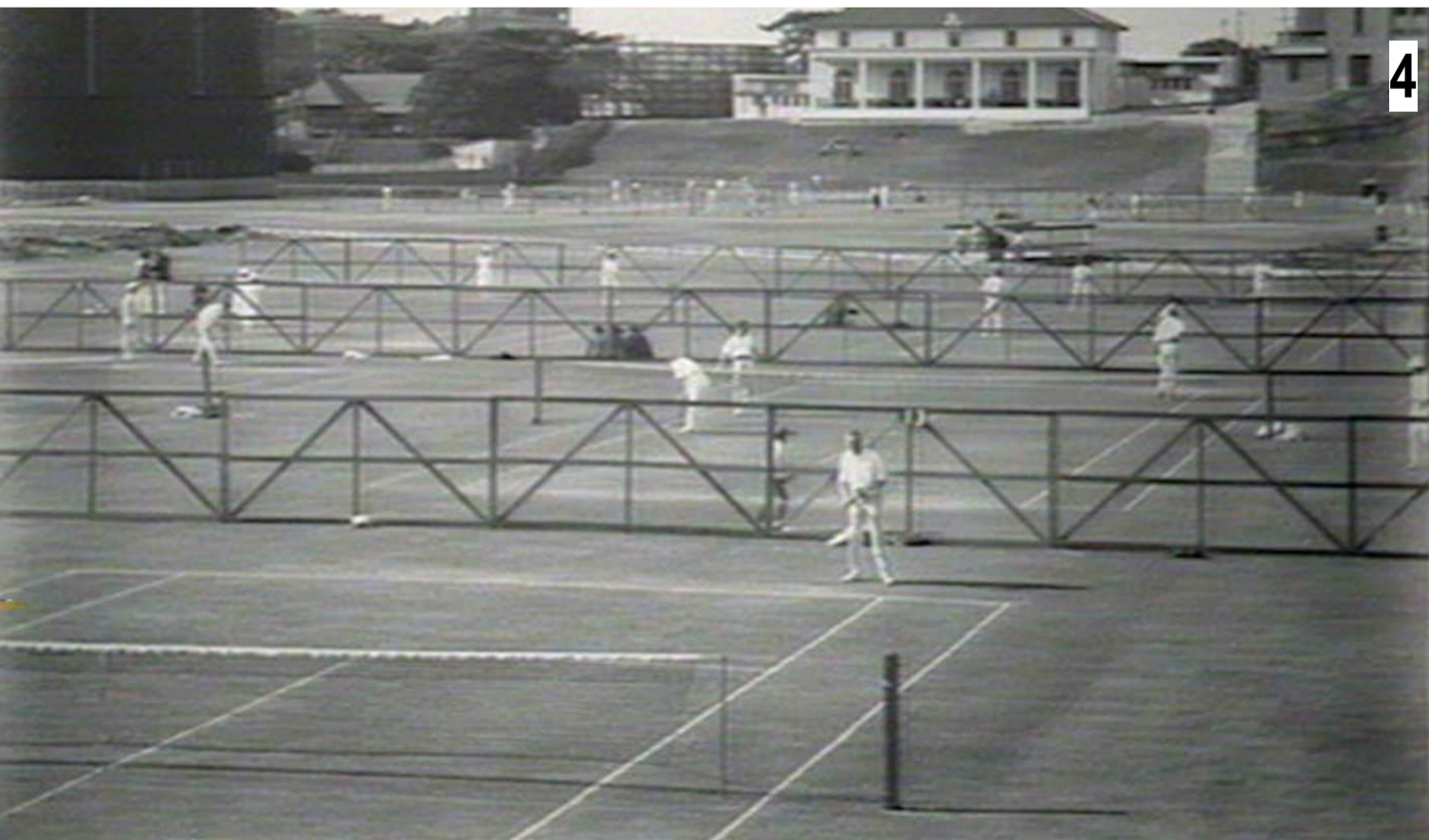
The eastern part of the arches will be reused as tennis storage. All other rooms will be reused as connection between covered car parking and field.

3.NSW TENNIS ASSOCIATION GATE

The NSW Tennis Association gate will be retained and relocated between the proposed clubhouse and covered car parking vicinity.

4. MOVEABLE HERITAGE WHITE CITY CLUB MEMORABILIA

The lift lobby space in the proposed Gym within the southern stand will be used to display Maccabi NSW memorabilia.



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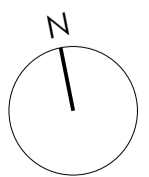
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Nominated Architect Cotteeparker JPR
Martin Tims NSW Reg No. 10093

BIM Server: CPACLD/BIM04 - BIM Server 21/OPTION TESTING/5649 White City Master Option 2: 11/10/2018: 12:18 PM



CLIENT



MACCABI TENNIS ARCHITECT



313 77 dunning avenue rosebery nsw 2018
p 02 9662 2300 www.masqarchitect.com.au
quinton mangat emuskuwiz architects pty ltd

TRAFFIC



PLANNER



HERITAGE



DEVELOPMENT MANAGER



SECTION 4.55 APPLICATION
ISSUE PURPOSE DATE D. C. A.
SECTION 4.55 APPLICATION

WHITE CITY REDEVELOPMENT

30 ALMA STREET, PADDINGTON

CLIENT - HAKOAH CLUB

DRAWING TITLE

HERITAGE INTERPRETATION STRATEGY 2

JOB No

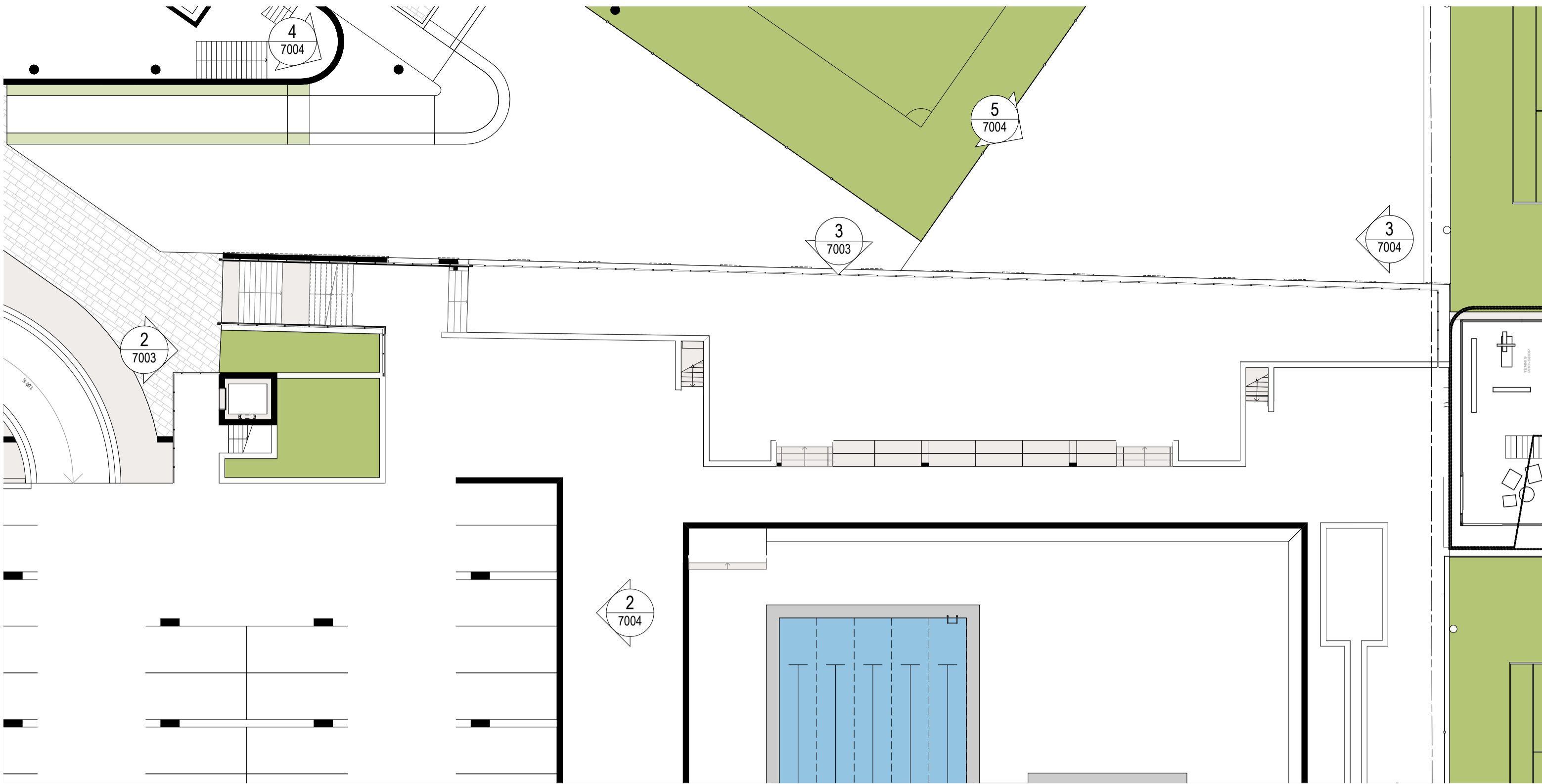
5669

DRAWING No

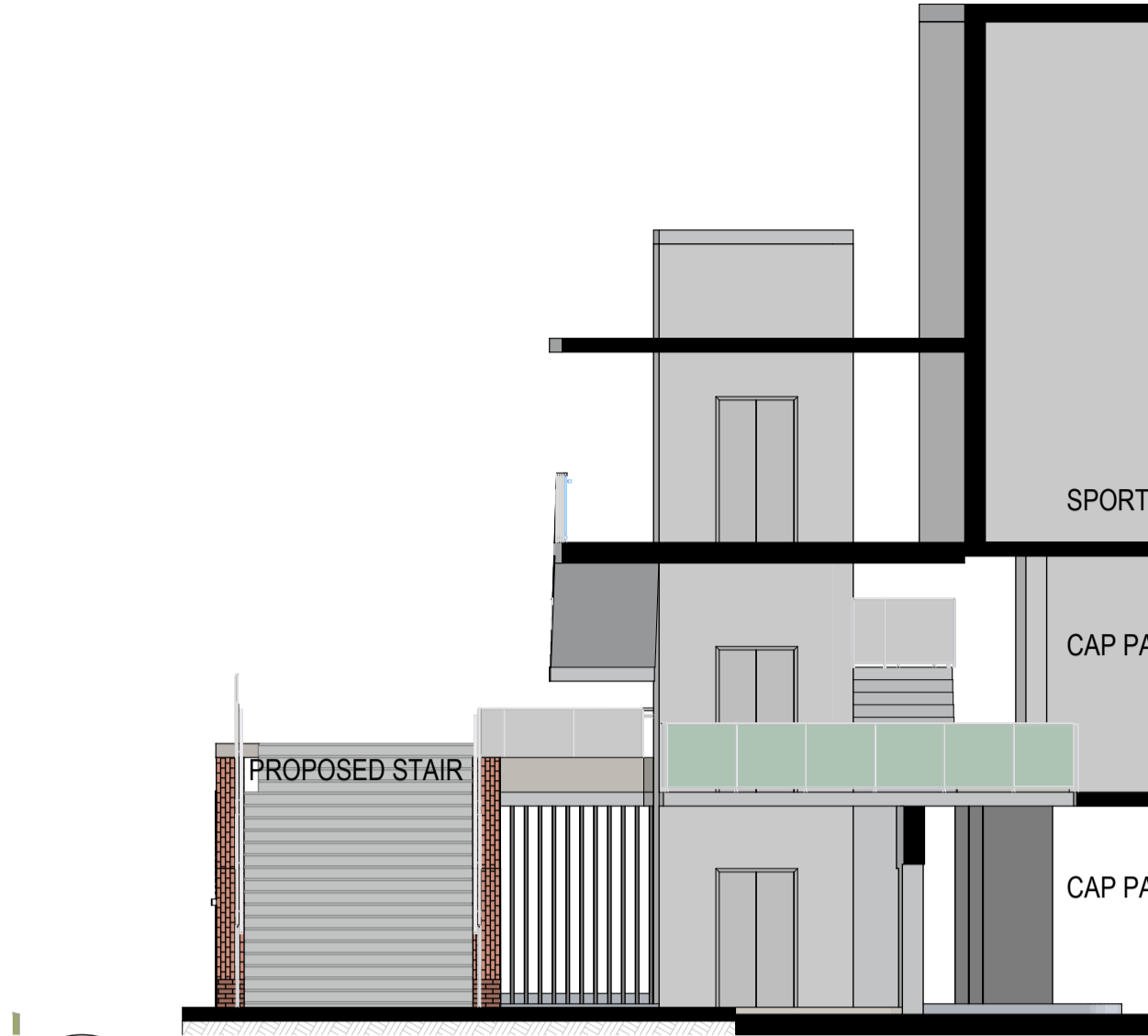
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ISSUE

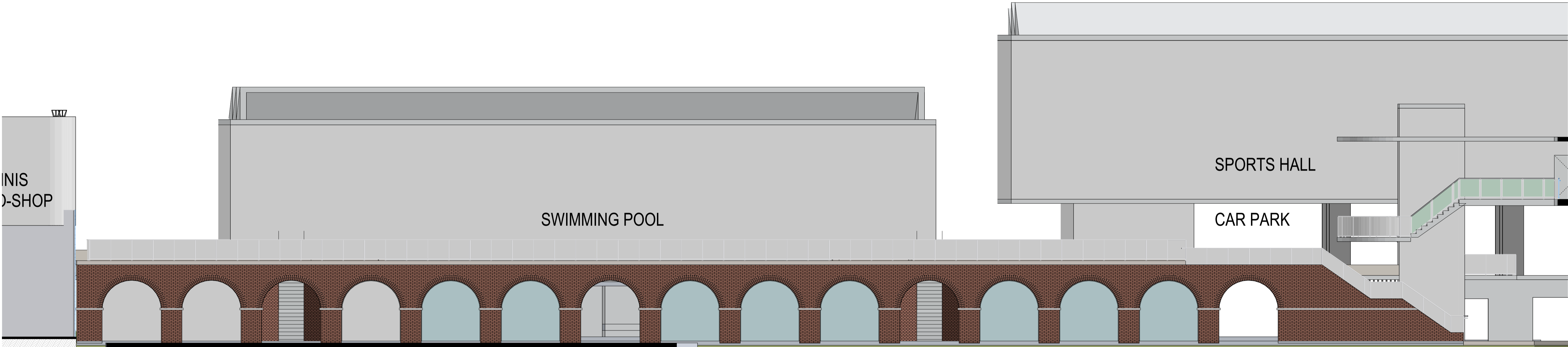
A



1 GROUND FLOOR
SCALE 1:200 @ A1
SCALE 1:400 @ A3



2 HERITAGE ARCHES WEST ELEVATION
SCALE 1:100 @ A1
SCALE 1:200 @ A3



3 HERITAGE ARCHES NORTH ELEVATION
SCALE 1:100 @ A1
SCALE 1:200 @ A3

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0 2 4 6 8 10 12 14 16 18 20
SCALE 1: 200 @ A1
SCALE 1: 400 @ A3
N
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Martin Tamms NSW Reg No. 10093
BIM Server: CPACLD/BIM04 - BIM Server 21/1800/5669 White City Master - Section 4.55 : 20/12/2018: 11:05 AM



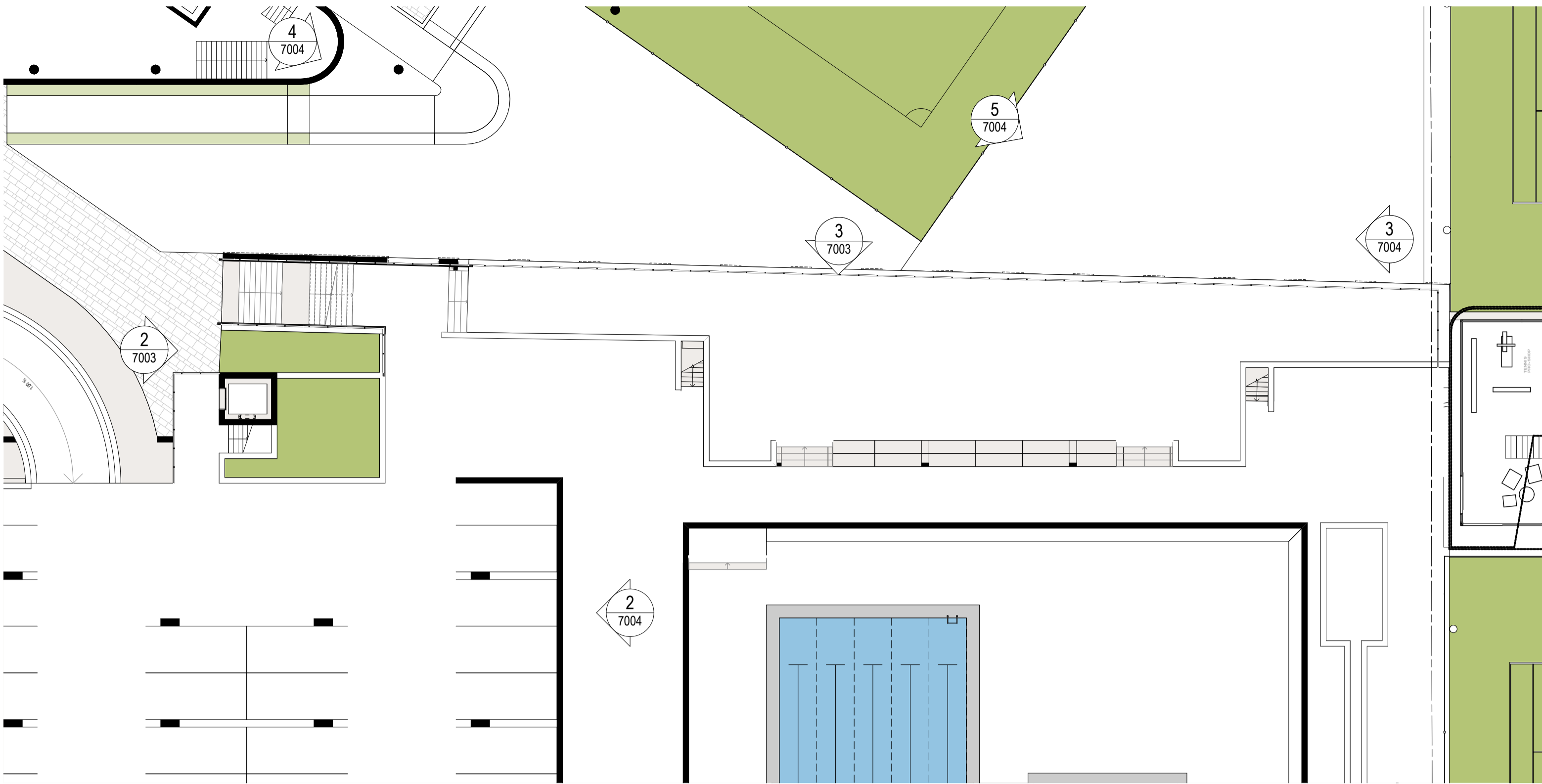
B SECTION 4.55 UPDATE 20/12/2018 CM ADM ADM
A SECTION 4.55 APPLICATION 11/10/2018 CM ADM ADM
ISSUE PURPOSE DATE D C A
SECTION 4.55 APPLICATION

WHITE CITY REDEVELOPMENT

30 ALMA STREET, PADDINGTON
CLIENT - HAKOAH CLUB

DRAWING TITLE
HERITAGE INTERPRETATION STRATEGY 3

JOB No 5669
DRAWING No DA7003
ISSUE B



1 GROUND FLOOR
SCALE 1:200 @ A1
SCALE 1:400 @ A3



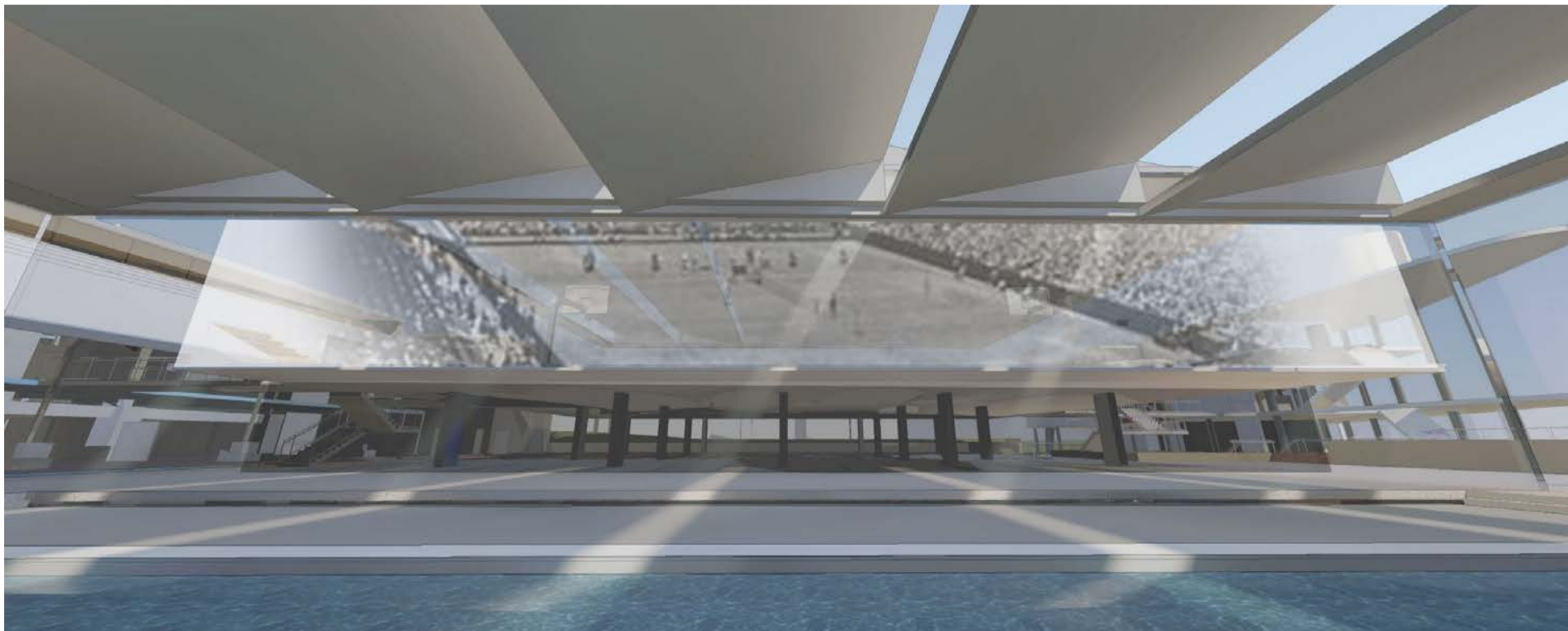
2 VIEW FROM CLUBHOUSE TO HERITAGE ARCHES
SCALE @ A1 1:3.56



3 TENNIS PRO SHOP + ARCHES
SCALE @ A1 1:3.56



4 HERTIAGE ARCHES
SCALE @ A1 1:2.62



5 SPORTS HALL EASTERN VIEW
SCALE @ A1 1:3.56

NORTHERN STAND ARCHES

Majority of the northern stand arches will be retained. All proposed buildings are separated from the arches. A set of new stairs will be integrated into the west end portion of it and form a connection to the swimming pool deck above. It is also connected between the covered car park and the soccer field.

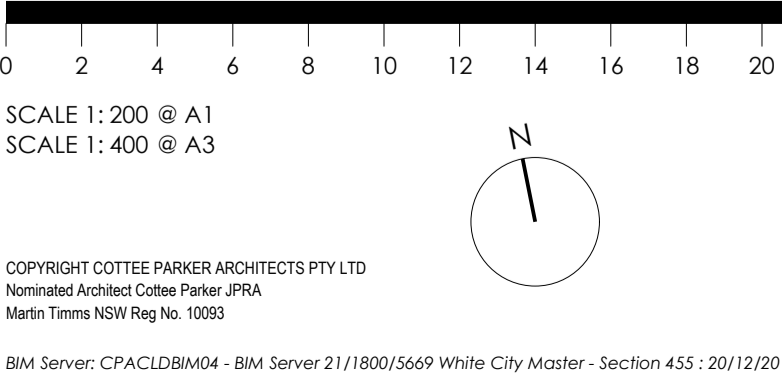
CENTRE COURT: PLAYING SURFACE

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 wall 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.

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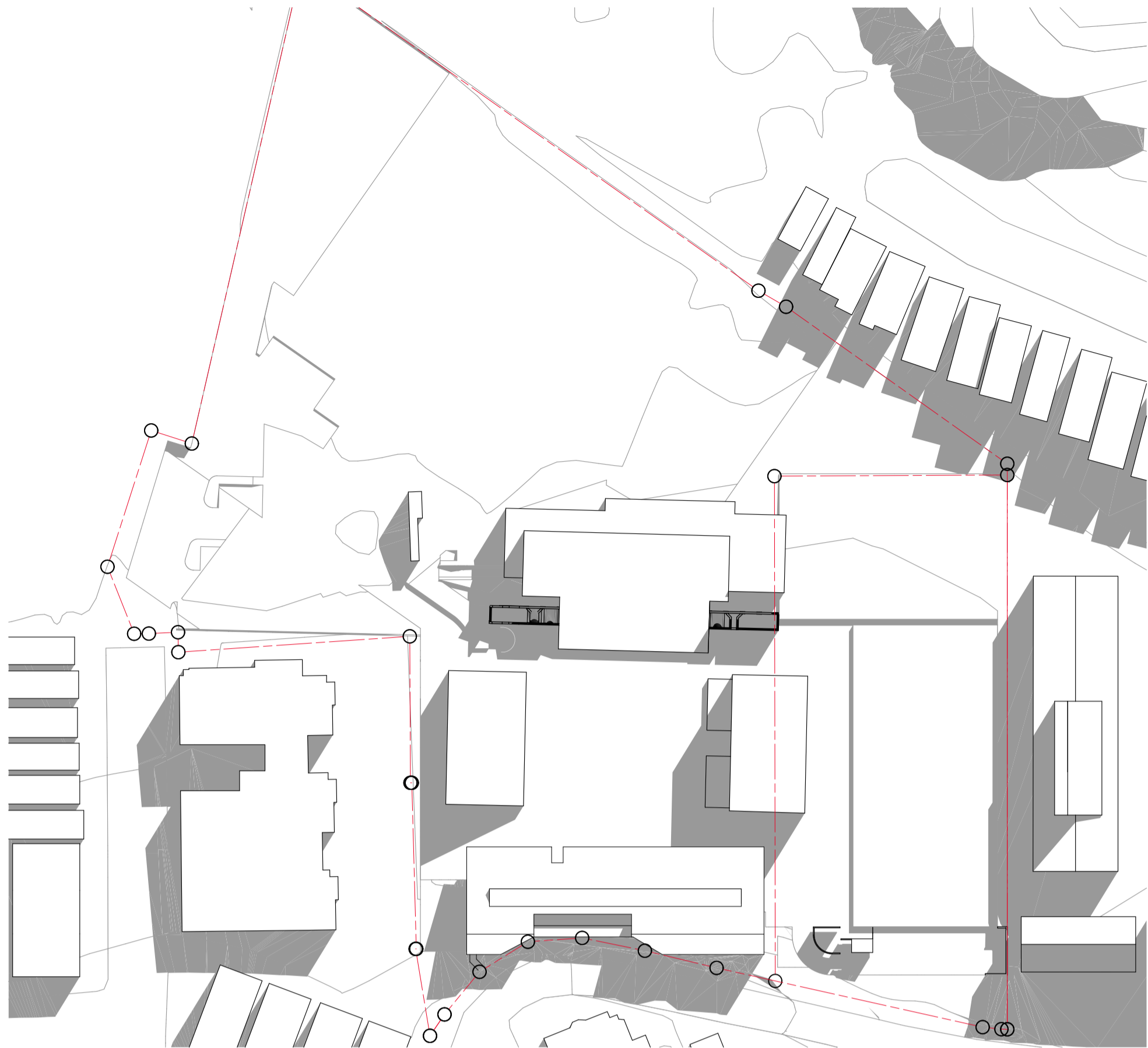
B SECTION 4.55 UPDATE 20/12/2018 CM ADM ADM
A SECTION 4.55 APPLICATION 11/10/2018 CM ADM ADM
ISSUE PURPOSE DATE D C A
SECTION 4.55 APPLICATION

WHITE CITY REDEVELOPMENT

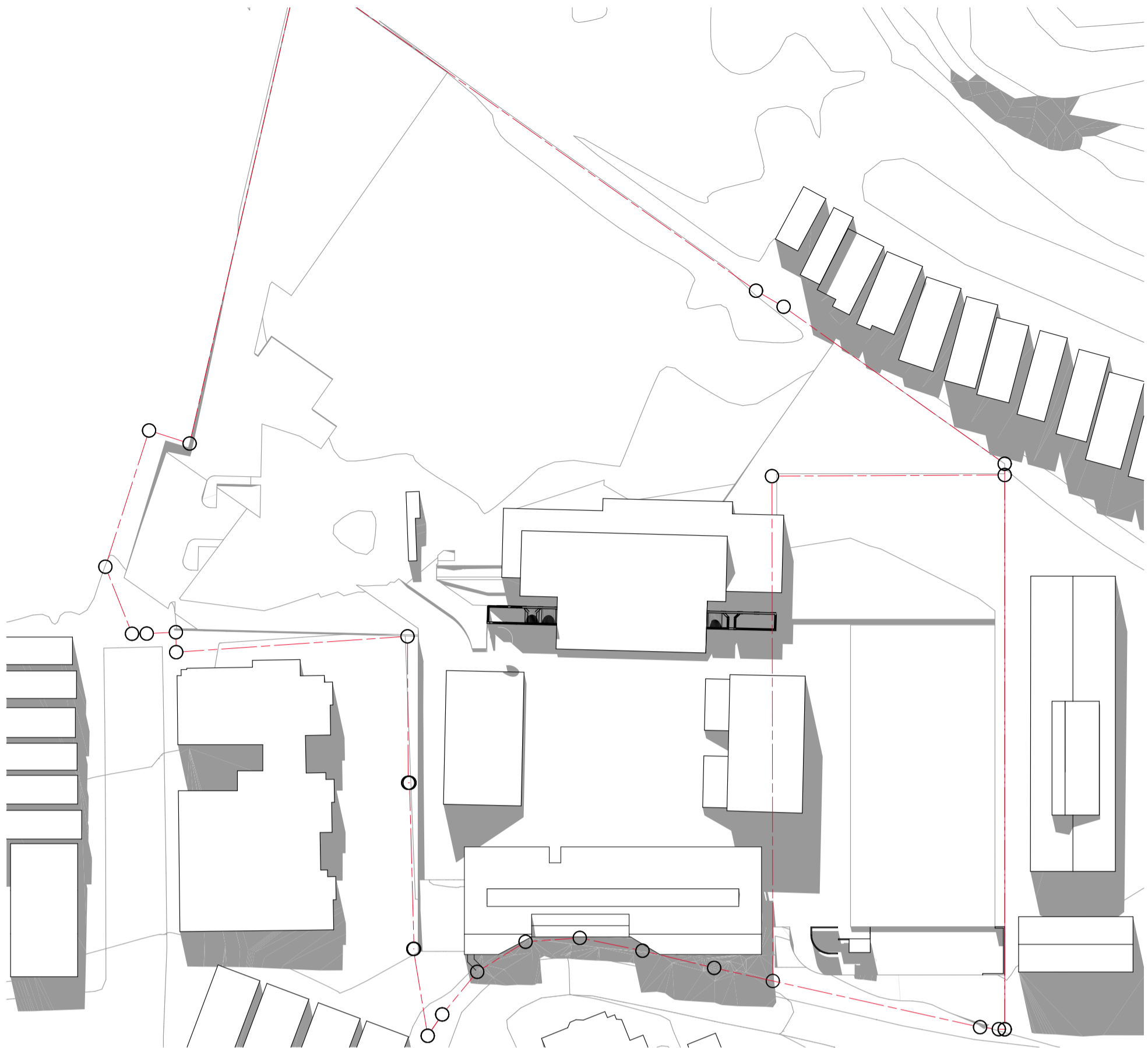
30 ALMA STREET, PADDINGTON
CLIENT - HAKOAH CLUB

HERITAGE INTERPRETATION STRATEGY 4

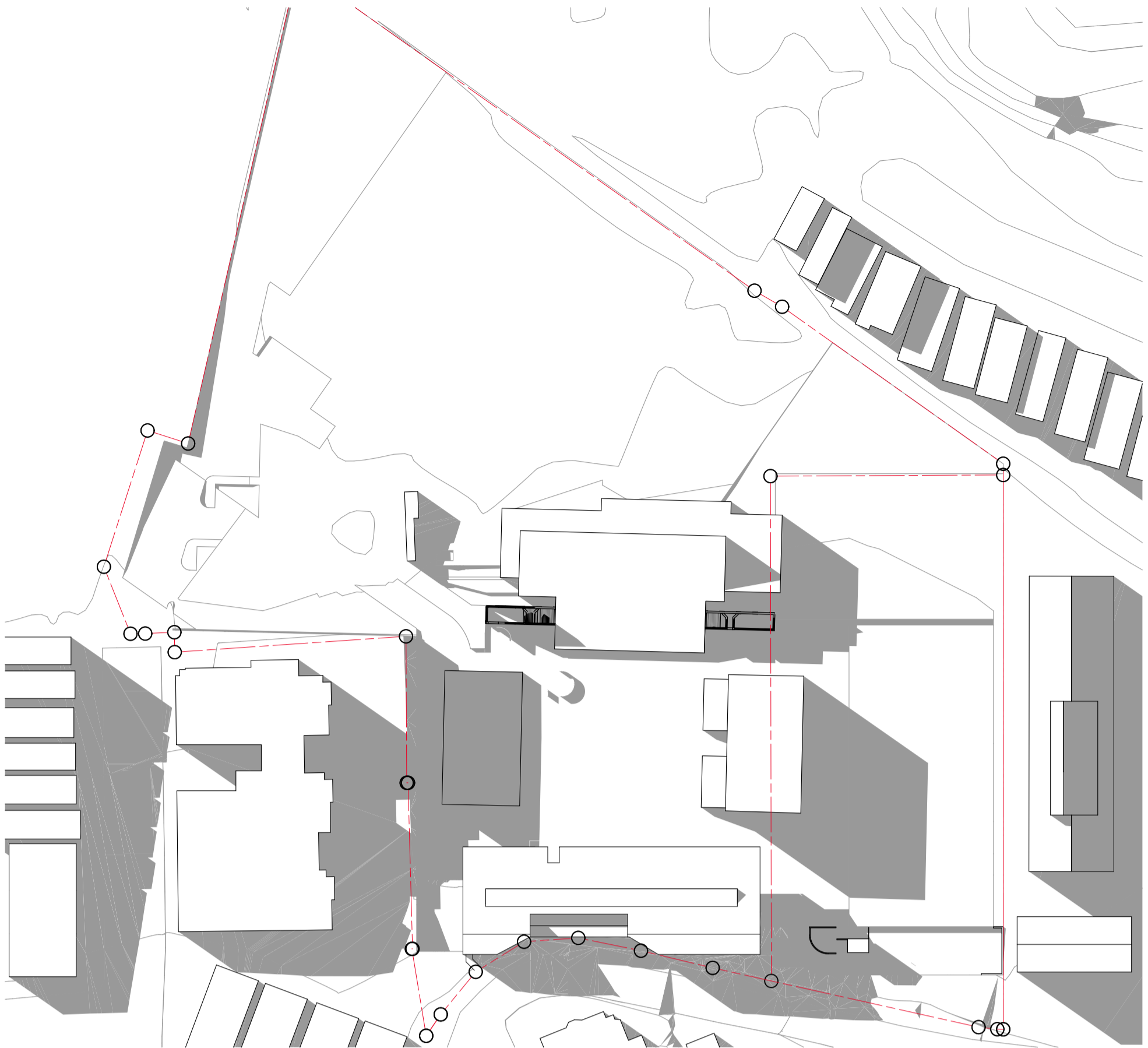
JOB No 5669
DRAWING No DA7004
ISSUE B



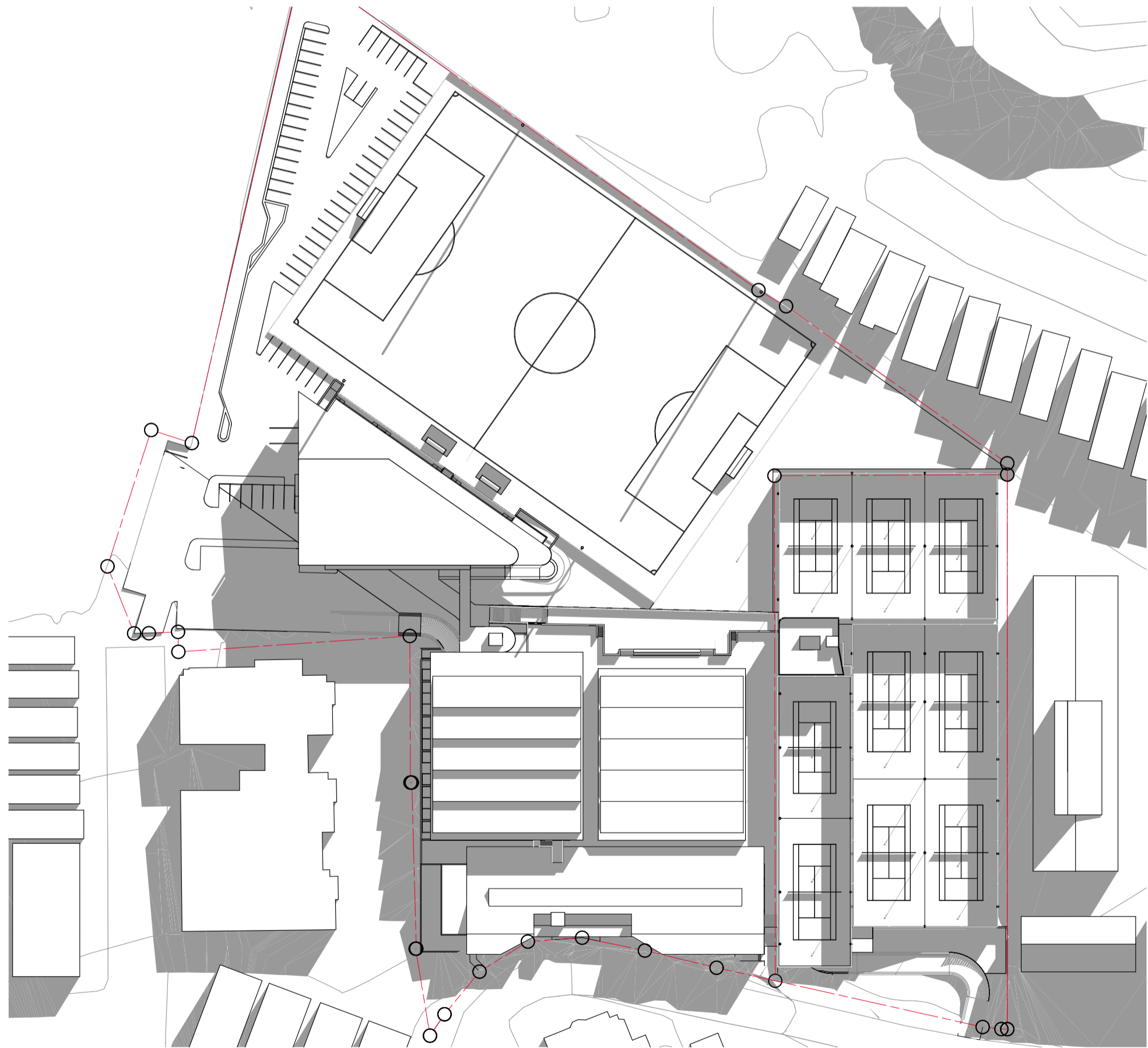
1 SUN STUDY JUNE 21 9:00AM EXISTING



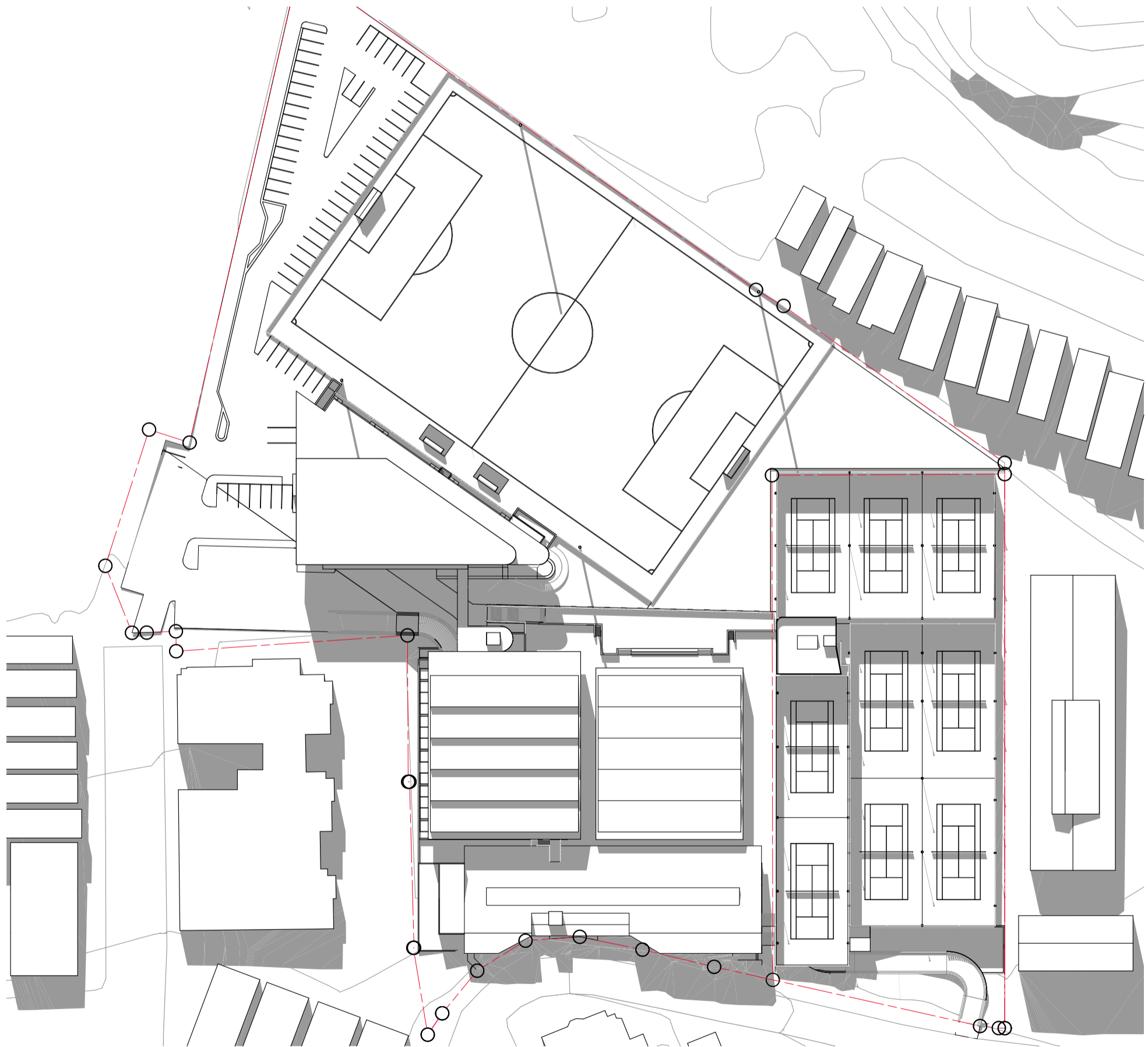
2 SUN STUDY JUNE 21 12:00PM EXISTING



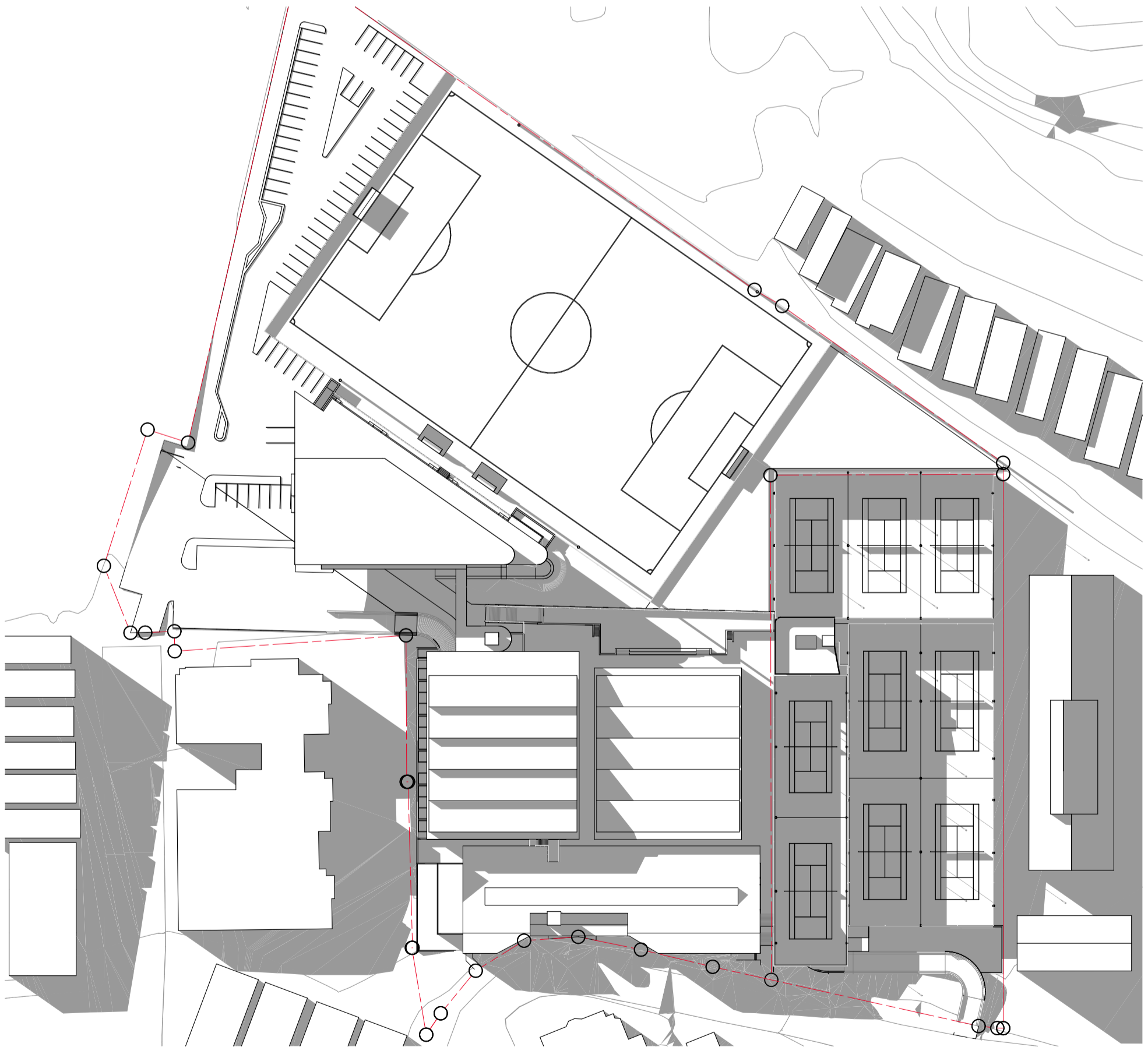
3 SUN STUDY JUNE 21 3:00PM EXISTING



4 SUN STUDY JUNE 21 9:00AM PROPOSED



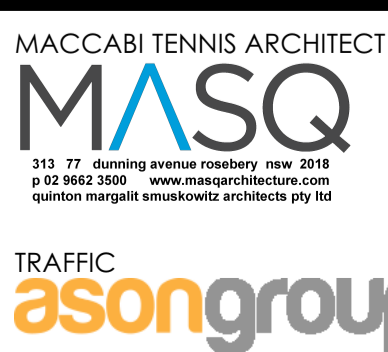
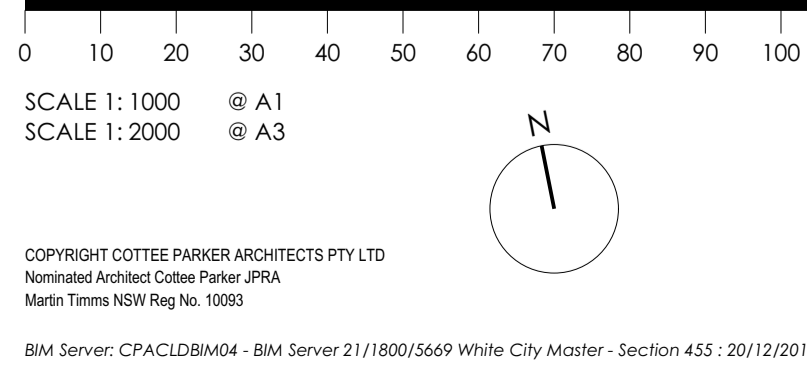
5 SUN STUDY JUNE 21 12:00PM PROPOSED



6 SUN STUDY JUNE 21 3:00PM PROPOSED

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SECTION 4.55 APPLICATION

WHITE CITY REDEVELOPMENT

30 ALMA STREET, PADDINGTON
CLIENT - HAKOAH CLUB

DRAWING TITLE

SUN STUDIES

JOB No 5669
DRAWING No DA2801
ISSUE B