



COUNCIL ASSESSMENT REPORT

SYDNEY EASTERN CITY PLANNING PANEL

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| PANEL REFERENCE & DA NUMBER | PPSSEC-291 – [DA477/2019/2] |
| PROPOSAL | Modifications to the approved scheme |
| ADDRESS | Lot 2 in DP 1114604 30 Alma Street PADDINGTON (White City) |
| APPLICANT | Hakoah Club Limited |
| OWNER | Sydney Maccabi Tennis Club Limited |
| S4.56 LODGEMENT DATE | 05/09/2023 |
| APPLICATION TYPE | Integrated Development Application (s4.56) |
| REGIONALLY SIGNIFICANT CRITERIA | Clause 2, Schedule 6 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> : Development with a capital investment value of greater than \$30million. |
| CIV | \$47,356,662 |
| CLAUSE 4.6 REQUESTS | Nil. |
| KEY SEPP/LEP | Woollahra LEP 2014 SEPP (Resilience and Hazards) 2021 SEPP (Transport and Infrastructure) 2021 SEPP (Biodiversity and Conservation) 2021 SEPP (Planning Systems) 2021 |
| TOTAL & UNIQUE SUBMISSIONS ISSUES SUBMISSIONS | Ten (10). Key Issues: <ul style="list-style-type: none"> - Incompatibility of wall, gate and signage design - Traffic and parking impacts - Vegetation impacts - Amenity impacts – acoustic, lighting, graffiti, security - Construction and operational impacts - Clarity regarding architectural plans and proposal - Notification, advertising and community consultation |
| DOCUMENTS SUBMITTED FOR CONSIDERATION | Architectural Documentation Supplementary Plan of Management |

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| | Heritage Referral Response Environment Health Referral Response Water NSW Advice Letter Sydney Water Advice Letter Supplementary Acoustic Assessment Letter |
| SPECIAL INFRASTRUCTURE CONTRIBUTIONS (S7.24) | N/A |
| RECOMMENDATION | Approval |
| DRAFT CONDITIONS TO APPLICANT | YES. Included in the recommendation of the assessment report. |
| SCHEDULED MEETING DATE | 30 January 2024 |
| PLAN VERSION | Revisions 02 Dated 09/06/2023 Revisions 03 Dated 22/08/2023 |
| PREPARED BY | Valdis Aleidzans – Senior Assessment Officer |
| DATE OF REPORT | 16 January 2024 |