

REFERRAL RESPONSE – OPEN SPACE

FILE NO: DA 477/2019/1
ADDRESS: 30 Alma Street PADDINGTON 2021
PROPOSAL: First stage of the development of White City for a multi-purpose sports centre and registered club facilities including site remediation
FROM: Tessa Pentony – Team Leader Open Space & Recreational Planning
TO: Mr M Moratelli

ISSUES

1. The Paddington Greenway project was proposed to provide a pedestrian/cycle link between public open spaces Trumper Park to the south of the White City site, to Rushcutters Bay Park to the north. Woollahra Council unanimously adopted a Notice of Motion 8 July 2019 (refer 19/102075) for the Paddington Greenway project.
2. The Department of Primary Industries' Guidelines for Riparian Corridors on Waterfront Land recommends a corridor of at least 10m besides watercourses and at least 40m besides watercourses subject to tidal flows for a number of reasons including containing and controlling flood flows. This is not addressed in the plans with regards to Rushcutters Creek.
3. Documentation for the project suggest that Trumper Oval is separated from the subject site by Glenmore Road and the existing flat building at 400 Glenmore Road. This is not correct as Council owns LOT 12 DP:740255, which would create a continuous link from public open space to 30 Alma Street Paddington. A continuous footpath through the site would benefit green link connections through the area. Combined with land zoned RE2 and SP2, there is the potential to create a continuous link through Trumper Park to Rushcutters Bay Park.
4. The potential to addresses Objective 32 of Greater Sydney Commission in regards to a Green Grid - 'The Green Grid links parks, open spaces, bushland and walking and cycling paths' has not been considered.
5. The plan provided does not show a 'pedestrian/ cycle layout within the site' as recommended in the 2015 DA Assessment Report under Condition B4. The White City Redevelopment/Development Application – Transport Assessment (Issue IV) responds that this condition of consent is addressed in 'A Road, Pedestrian and Cycleways Network Plan has been provided in Appendix A' (pg.2).
This plan is a direct copy of the Proposed Site Layout and shows external entry points for pedestrians and cycles only. It is noted that 'Occasional Pedestrian Access' in the north-east corner is likely accessed (though not shown) via land owned by Woollahra Council (Lot 12 DP: 740255). No internal pedestrian and cycleway network is provided.
6. No details is given to the connection between Woollahra Council Land (Lot 12 DP 740255) and the site, and whether it will remain open.
7. The Eastern Suburbs of Sydney have a shortage of recreation facilities. The current proposal is unclear on what facilities would be accessible by all members of the community. Avenues to allow public to access facilities, in particular the indoor swimming pool and synthetic football field, would be a great benefit to the community.

8. Sports Lighting until 10pm Monday -Saturday which is likely to cause concerns from the community in regards to activation of the space into the late evening most days. Trumper Park Sports Lighting DA allows lighting on until 9.30pm Monday to Friday only.

DOCUMENTATION

I refer to the following documents received for this report:

- White City - Plan of Management, prepared by Projects & Infrastructure, dated December 2019
- Statement of Environmental Effects, prepared by Sutherland & Associates Planning, dated December 2019
- Transport Assessment Report V4, prepared by asongroup, dated 5 December 2019
- Draft Landscape Architectural Development Application, prepared by Sturt Noble Associates, dated 4 December 2019
- White City Redevelopment – Complete Detailed DA Application Architectural Plans, prepared by Cottee Parker Architects, dated December 2019
- White City Redevelopment – Flood Risk Assessment Memorandum, prepared by BG&E Engineers, dated 21 November 2019
- Environmentally Sustainable Design (ESD) Report – White City Redevelopment, prepared by Umow Lai Engineering Consultant, dated 28 August 2019.

RESEARCH

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

- A site inspection was carried out on the following date 3 April 2020
- WMC Notice of Motion 11 June 2019 – Riparian Corridors on Rushcutters Creek - (19/78357)
- WMC Notice of Motion 8 July 2019 – Paddington Greenway – (19/102075)
- CoS Notice of Motion 9 September 2019 – Paddington Greenway – Rushcutters Creek



Image: Entrance to Lot 12: DP 740255 (Council Land) from Glenmore Rd leading through to 30 Alma Street, Paddington.



Image: Pathway along Rushcutters Creek



Image: Current access to Lot 12. DP 740255 (Council Land) from 30 Alma Street Paddington

ADDITIONAL INFORMATION REQUIRED

- a Pedestrian and Cycle Network Plan within the site to be provided, with reference to the occasional access noted on drawing A1003 from Lot 12 DP: 740255 (connection from Glenmore Rd).
- Council owned land, namely Lot 12 DP: 740255 be noted on all applicable documents submitted

ASSESSMENT

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

- a) **Impacts on Public Open Space and Reserves**
- b) **Impacts on Council Infrastructure**
- c) **Vehicle Access**

RECOMMENDATION

Council's Team Leader – Open Space and Recreation Planning has determined that the proposal is satisfactory, subject to the following conditions:

- a Pedestrian and Cycle Network Plan within the site to be provided, with reference to the occasional access noted on drawing A1003 from Lot 12 DP: 740255 (connection from Glenmore Rd).

- Council owned land, namely Lot 12 DP: 740255 be noted on all applicable documents submitted

Then;

A. Conditions which must be satisfied prior to the demolition of any building or construction

Nil

B. Conditions which must be satisfied prior to the issue of any construction certificate

B.1 Protection of Parkland

An appropriate Erosion and Sediment Control Plan must be implemented during construction to ensure that material does not migrate off-site into Rushcutter Creek

B.2 Gateway Access to Lot 12:DP 740255

The access from Occasional Pedestrian Access as noted on drawing A1003, Lot 12: DP 740255 (Council Land) to 30 Alma Street Paddington needs clarification in regards to connection to an internal pedestrian network plan.

C. Conditions which must be satisfied prior to the commencement of any development work

C.1 Access through Public Open Space

Access to 30 Alma Street, Paddington from the adjoining Lot 12. DP 740 255 will not be permitted unless prior written approval has been obtained by Council's Open Space & Tree Department. An application must be submitted for assessment with a minimum of four weeks prior notice to the commencement of works. It must be approved by Council before any construction access is granted.

D. Conditions which must be satisfied during any development work

D.1 Storage of building material in Public Open Space

Building, excavation or demolition material and plant must not be stored on Council's public open space (Lot 12. DP 740 255) unless prior written approval has been obtained by Council's Open Space & Trees Department.



Tessa Pentony
Team Leader – Open Space and Recreation Planning

Date: 24 June 2020