



9 March 2020

REFERRAL RESPONSE - HERITAGE

FILE NO: Development Applications/ 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: Flavia Scardamaglia - Strategic Heritage Officer

TO: Mr M Moratelli

DOCUMENTATION

The following documentation provided by the applicant has been examined for this referral response:

- Drawing set by Cottee Parker, numbered 0200 to 7000. This includes plans for a Heritage Interpretation Strategy at A7001, A7002 and A7003.
- Heritage Impact Statement by Urbis, dated 19 August 2019
- Heritage Interpretation Plan, dated 3 December 2019
- Archival Recording by Urbis dated 16 April 2019
- Conservation Management Plan by Urbis dated November 2015
- Conservation Management Plan by Conybeare Morrison International 2004 (updated 2008).

SITE INSPECTION / RESEARCH

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

- The site was inspected on the 7 February 2019 during the assessment of previous application DA2015/438/2, including the general locality.

Review of the following documents and photographic evidence:

- Council's property system, to establish dates of earlier building and development applications for the subject and surrounding properties.
- Pre-DA minutes and previous referral responses (Heritage Referral related to DA2015/438/2).
- Council's photography files relevant to the immediate area
- Council's heritage inventory sheets
- Council's aerial photography and mapping database
- Google Maps – street view

STATUTORY AND POLICY DOCUMENTS

The following statutory and policy documents are relevant to the application:

- National Parks & Wildlife Act 1974
- Heritage Act 1977 (as amended)
- Woollahra LEP 2014
- Woollahra DCP 2015



ASSESSMENT OF HERITAGE IMPACT

Compliance with the relevant legislative framework and planning controls

SIGNIFICANCE OF SUBJECT PROPERTY/TO THE CONSERVATION AREA

White City Tennis Centre is considered to possess cultural and heritage significance in view of their ability to demonstrate the following matters:

White City Tennis Centre

The White City tennis centre is a rare example of a sporting venue that became the focus of major Australian and international attention attracting world class tennis players, celebrities and large spectator crowds from around the world, including the 1954 Davis Cup unbroken world record of 25,578 spectators. It has continuously operated as a tennis centre since 1922 and is the largest open-air tennis centre in Sydney.

The White City tennis centre demonstrates the significant role played by tennis as a form of recreation, entertainment and competition in NSW and Australia. White City is associated with the development of tennis and the dominance of Australia as a tennis-playing nation on the world stage. Apart from the international tennis events such as the Davis Cup, the Australian and NSW Amateur and Open Championships have been played at the centre.

The two Centre Courts, the championship courts surrounded by grandstands at the south of the site, are of high historic and social significance as the core precinct of the tennis complex. The Centre Court space and its containment as an arena evoke a sense of occasion and are associated with memories of both victory and defeat. The Southern Stand is historically significant as the first to be constructed about the Centre Court in 1923 and for its association with the Lawn Tennis Association Presidents' and Ground Members' seats.

Apart from its association with international tennis competitions and contributions to Australia's international sporting image, the White City tennis centre is also held in high community esteem at the local level for its popularity as a community sporting and social facility.

Technical advances associated with White City include the first electric scoreboard in Australia, a portable machine built by club member Ted Booth for the 1952 NSW Championships. In 1957 the NSW titles were televised live for the first time anywhere in the country as television was just one year old in Australia. The tennis court surfaces, particularly the lawn and Rebound Ace Centre Courts, are representative of the better surfaces nationally and worldwide.

There has been a long association between the NSW Lawn tennis Association, now Tennis NSW, and White City Tennis Club who have jointly operated on the site since 1948, originally in separate clubhouses and between 1971-1999 jointly under the Northern Stand. Both have a long association with the history of tennis, which is encapsulated in the extensive collection of memorabilia held in the Australian Tennis Museum and by the White City Club.

The open storm-water channel that traverses the site is an arm of Sydney Water's Rushcutters Bay Stormwater Channel No. 84, one of the first of nine purpose built stormwater channels constructed in Sydney in the 1890s. The concrete channel follows the central axis of the La Crozia Valley allowing an understanding of the 18th century topography and the evolution from Glenmore Creek, to an open sewer and finally to the current stormwater channel.

The White City site demonstrates the development of Lower Paddington. Originally the land of the



Aboriginal Eora people, the site was part of an 1817 grant to William Thomas, although the topography of the site made it unsuitable for settlement. The site came to be used for market gardening first by Europeans and then by Chinese market gardeners who cultivated the land and dominated the supply of fresh fruit and vegetables to the region. The market gardens were replaced by the White City Amusement Park, 1913 -1917, from where the place's current name was gained.

The continuous green space and open recreational areas of White City and Lower Paddington are a landmark in the area. The site occupies the lowest ground within a broad shallow valley creating a sense of intimacy due to the enclosure by the surrounding hill-slopes. There are rare views and vistas from within and from outside the site that are unique in Paddington.

Centre Courts

The Centre Courts have high cultural significance on a state level.

White City Centre Courts are of high historic and social significance as the core precinct of the tennis complex that is associated with the development of tennis in Australia and the dominance of Australia as a tennis-playing nation on the world stage.

The Centre Courts between 1920s-1999, provided the focus for numerous Australian and international tennis tournaments that attracted world class players and record crowds, including the 1954 Davis Cup unbroken world record of 25,578 spectators.

The Centre Courts arena is a unique area of the White City Tennis complex. It is held in high community esteem as the contained space evokes a sense of occasion and is associated with memories of victory and defeat of significant contests.

White City led the way in technical advances by laying a Rebound Ace synthetic surface at Centre Court in 1989. The competition grass court, a mixture of different varieties of couch grass, is a quality surface, expertly prepared and maintained.

White City Tennis Centre had the first portable electric scoreboard, now not extant, which was built by Ted Both in 1952 for the NSW championships. In 1957 the NSW titles were televised live for the first time in the country as television was just one year old in Australia.

Statements of Significance extracted from Urbis Heritage Impact Statement dated December 2018, p.24 and 28.

White City is identified as a 'Registered' site on the non-statutory Register of the National Estate (Place ID 101983, Place File No.1/12/041/0129). A Statement of Significance is available at http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;search=place_name%3Dwhite%2520city%3Bkeyword_PD%3Don%3Bkeyword_SS%3Don%3Bkeyword_PH%3Don%3Blatitude_1dir%3DS%3Blongitude_1dir%3DE%3Blongitude_2dir%3DE%3Blatitude_2dir%3DS%3Bin_region%3Dpart;place_id=101983 , which is copied below:

The White City tennis centre (opening in 1922 and operating continuously to the present), demonstrates the significant role played by tennis as a form of recreation, entertainment and competition in NSW and Australia. White City has hosted a range of national and international



tennis events including the Davis Cup, Australian Open, and NSW Open Championships. It has served as a significant sporting venue over many years.

The White City tennis centre has historic significance for its contribution to the international perception of Australia as a world class sporting nation, through it serving as the venue for many international tennis events such as the Australian Open Championships and the Davis Cup.

The White City tennis centre is linked to the history of the game of Lawn Tennis and the New South Wales Lawn Tennis Association which established the White City tennis centre in 1922 and continues to occupy the site. The tennis centre has been utilised by the NSW Lawn Tennis Association (Tennis NSW) and the White City Club, which have a long association with the social history of tennis in the region and the state.

The Centre Court area and surrounding tennis courts have historic significance, having served as the arena for international and national tennis events of significance. The Centre Court area contains the championship grass court used at the pinnacle of Davis Cup popularity and a synthetic grass court. The southern grandstand, constructed in 1923, is still in existence today as part of the Centre Court area, and elements of the 1930s northern stand are still evident.

White City tennis centre has the first Electric Scoreboard which was built by Ted Booth in 1952 for the NSW championships. In 1957 the NSW titles were televised live for the first time anywhere in the country as television was just one year old in Australia.

The White City site demonstrates the evolution of Lower Paddington. The land was originally part of a grant given in 1817 to William Thomas, although the topography of the site made it unsuitable for settlement. The site came to be used for market gardening first by Europeans, and then by Chinese market gardeners who cultivated the land and dominated the supply of fresh fruit and vegetables to the region. The market gardens were replaced by the White City Amusement Park, 1913 to 1917, from where the place's current name was gained.

The open storm water channel is evidence of the former drainage and former creek that ran through the site and is an identifiable early element of the site.

(Criterion A.4) (Australian Historic Themes: 8.1 Organising recreation: Playing and watching organised sports; 3.21 Entertaining for profit; 3.12 Feeding people: Developing sources of fresh local produce; 3.11 Altering the environment: Reclaiming land)

Through the years the place has been associated with many famous tennis players, both Australian and International (Criterion H.1).

The White City tennis centre is of social significance. The tennis centre is held in high regard within the tennis and wider community as the location of significant sporting/tennis championships, and as a prestigious sporting facility. The site is associated with many popular tennis players. The facilities provided by the White City site have brought together people from all over the State, the country and internationally to play both as amateurs and professionals. The Centre Courts and grandstands are viewed as significant by the community, being the arena where many have watched significant tennis games played (Criterion G.1).

The White City tennis courts are a rare example of a sporting venue in Australia where important



events such as the Davis Cup where held. The Centre Court area has one of the few remaining natural grass courts in Australia which has the capacity to host a major competition (Criterion B.2).

The White City tennis courts make a major contribution to the distinctive aesthetic appearance of the Lower Paddington area with its large area of continuous green flat space that begins at Rushcutters Bay and merges together with the Weigall Sports Ground, White City tennis courts and Trumper Park. The site is surrounded by hill slopes rising away from a valley floor.

The White City tennis courts have retained a low lying green open space character which assists in the understanding of the history of the site and is aesthetically appealing.

The place is also of aesthetic significance because of the views available into and from the Centre. Significant vistas include those from the site to Paddington, taking in the Paddington 'amphitheatre' and from outside the site looking into and across it including those from New South Head Road, Alma Street, Nield Avenue, Glenmore Road, and Walker Avenue. (Criterion E.1).

National Parks and Wildlife Act 1974

A basic search conducted on AHIMS (Aboriginal Heritage Information Management System) on 17 February 2020 from the Office of Environment & Heritage NSW (OEH) website has revealed that there are 0 recorded Aboriginal sites recorded within a 200m buffer in or near the above location.

The site is located within 200m of waterways, however the site comprises of disturbed terrain, with original vegetation completely cleared and being extensively disturbed by human activity. A Condition of Consent will be added to the recommendations below.

Heritage Act 1977

The subject site is not listed as a heritage item on the State Heritage Register (SHR). It was nominated for inclusion of the SHR, however its nomination lapsed.

The subject site does not contain heritage items listed on a Section 170 Heritage and Conservation Register. The heritage listed Rushcutters Bay Stormwater Channel No.84 (4570660) lies outside of the subject area, as outlined in the curtilage plan by Sydney Water dated 30 May 2006 and available online on the Sydney Water website.

The subject site is not listed on the Woollahra LEP 2014 as an Archaeological Site, however due to the previous uses and occupation of the site, in the case that deposits remain, a condition of consent will be added to the recommendations below.

Woollahra LEP 2014 Part 5.10 Heritage Conservation

The subject site is not a heritage item in Woollahra Local Environment Plan 2014 'the LEP' but is within the Paddington heritage conservation area.

Listing White City as a heritage item on the Woollahra LEP 2014 has been considered by Council several times but it was never eventuated.



In May 2015, Paul Davies prepared a heritage assessment report on White City. The report recommended listing the site as a local item on the Woollahra LEP 2014, not supporting listing of separate elements of the site.

Significance of items in the vicinity

The following listed heritage items/heritage conservation areas are located in proximity of the site:

- '7 Canary Island Date Palms' along Alma Street (No. 243)

There will be no adverse impact to the heritage significance of these trees deriving from the proposed development.

Woollahra DCP 2015

The subject site is within the Paddington Heritage Conservation Area, and is considered a contributory item and a significant item.

The White City 2007 is no longer in force. The Woollahra DCP 2015 came into force on 23 May 2015, however it does not contain any site specific controls for the White City site.

On 15 December 2014, Council resolved to prepare a specific development control plan for the White City site, but these controls have never been formally adopted by Woollahra Council. Therefore, the former White City DCP 2007 and the draft site specific DCP are not relevant considerations in the assessment of this development application.

Impact over the Paddington heritage conservation area can occur through affecting the fabric and setting of contributory items or through loss of public views. Overall, given the physical separation of the precinct from other contributory items and the topography of the site, impact on fabric and setting of neighboring contributory items is considered negligible. Impact over contributory items within the site are discussed below.

Contributory items

There are a few built/landscape items that retain heritage significance and are considered contributory items for their contribution to the historical development of the precinct, as listed below:

1. The 1923 southern grandstand for which it is proposed adaptive re-use. The 1923 section of the stand is graded as 'high' in the 2015 CMP by Urbis, however later additions are of little significance at local level;
2. The 'heritage arches' which are remnants of the 1932 grandstand designed by Professor Leslie Wilkinson for the NSW Lawn Tennis Association. There are graded of 'High' significance at local level in the 2015 CMP report by Urbis. There is no mention to Leslie Wilkinson's design in the Urbis report;
3. The centre courts between the northern and southern grandstands. This is graded of 'high' significance at State level in the 2015 CMP by Urbis;



4. Ticket building and NSWTA Gates which are graded of little and moderate significance respectively at local level in the 2015 CMP by Urbis;
5. Moveable Heritage – Tennis NSW Memorabilia which is graded on high significance at State level in the 2015 CMP by Urbis. White City Club Memorabilia are graded of high significance at local level; and
6. The green and open valley character is also considered to be of high significance in terms of view and vistas across the site from various angles and from within the White City grounds.
7. The c1922 timber (Western) bridge connecting 30 Alma street to the northern area of White City. It is understood this is not within the area subject to the development proposal, therefore no assessment will be undertaken as part of this proposal.

1. The Southern Grandstand

The Urbis report does not contain any fabric analysis of the southern grandstand. I was not given internal access to this building due to health and safety concerns. I have however inspected some parts of the basement level below the seating area which were accessible. My assessment is largely based on the review of White City CMP prepared by Conybeare Morrison International dated 2004 (updated in 2008).

I understand that this building is the result of an amalgamation of different structures from varying periods. There is an original 1922-23 section which is the central concrete base, stepped timber seating, posts and trusses with gabled corrugated steel roof on timber purlins with timber trusses. In the late 1920s two bays were added to the east and west of the stand, with corrugated steel gabled roofs supported by steel trusses and posts. Then post 1958, a two bay extension was added with a reinforced concrete slab on reinforced concrete columns. The Conybeare Morrison report also identifies this building as having ‘lost any design integrity due to constant alteration’, with ‘any positive visual appeal the original c. 1922/23 Southern Stand may have had, has not been more than temporarily degraded’. The report also reports the stand to be in ‘poor condition’ due to termite infestation and non BCA compliance for fire and balustrading. The report then concludes that:

Without a viable use for a stand of this size, the restoration of the original or extant stand would result in an ongoing encumbrance for the White City. Demolition is therefore recommended.¹

Given this analysis, the proposed adaptive re-use is considered to align with the heritage policies of the *Burra Charter*.

The removal of an impermeable fence from Glenmore Road and re-activation of the street interface on Glenmore Road is considered among the best outcomes of the proposal. The visual presentation from the public domain will be the activated through the adaptive re-use of the Southern Grandstand.

Proposed materials and colours are discussed below under the DCP assessment.

¹ Conybeare Morrison International, Conservation Management Plan for White City, 2004, revised 2008, p.78



The Heritage Interpretation Strategy plans detailed by CotteeParker defines the proposed adaptive re-use of this stand as conservation works, with the majority of the existing structure to remain where possible to retain the historical presences of the original southern stand and retain the external appearances along Glenmore Road.

The submitted documentation is silent on the type of conservation works to be undertaken on this building. While supporting adaptive re-use of this structure, a condition of consent will be imposed.



Figure 1: Southern Grandstand, photo WMC 6 March 2020

2. Northern Grandstand ('Heritage Arches' or 'Wilkinson's Arches')

The Urbis report does not contain any fabric analysis of the Northern Grandstand. The original drawings of this grandstand are by Professor Leslie Wilkinson and are held by the City of Sydney Archives (BA1830/1932). There is no mention of Wilkinson work in the Urbis report.

Information on the Northern Grandstand is largely taken from the Conybeare Morrison International Conservation Management Plan and what is held at the City of Sydney Archives. This was originally constructed in 1932 to replace an earlier (1927) temporary stand whose drawings and specifications can be viewed at City of Sydney Archives (BA1263/1927). Only parts of the original Northern Grandstand remains today, and it appears to be vacant. With the rebuilding of the current Clubhouse, the Northern Grandstand has been partly demolished, however Wilkinson's distinctive row of arches remain in a modified form.

Some of the arches have been infilled over time, and if the proposal aims to retain them, conservation works would be needed to reinstate most of the original arched openings. Infill of arched openings are reversible works that would enhance the contribution of this early structure of White City. Any conservation works would need to be based on the drawings held by the City of Sydney Archives and subsequent modification plans.

This stand has associative significance for its association with Henry Marsh and Professor Leslie Wilkinson. It also has social significance as a gathering place for the club members of both White City and Tennis NSW Club and as a vantage point. It contributes to the enclosure around the Centre Courts, which is held in high community esteem.

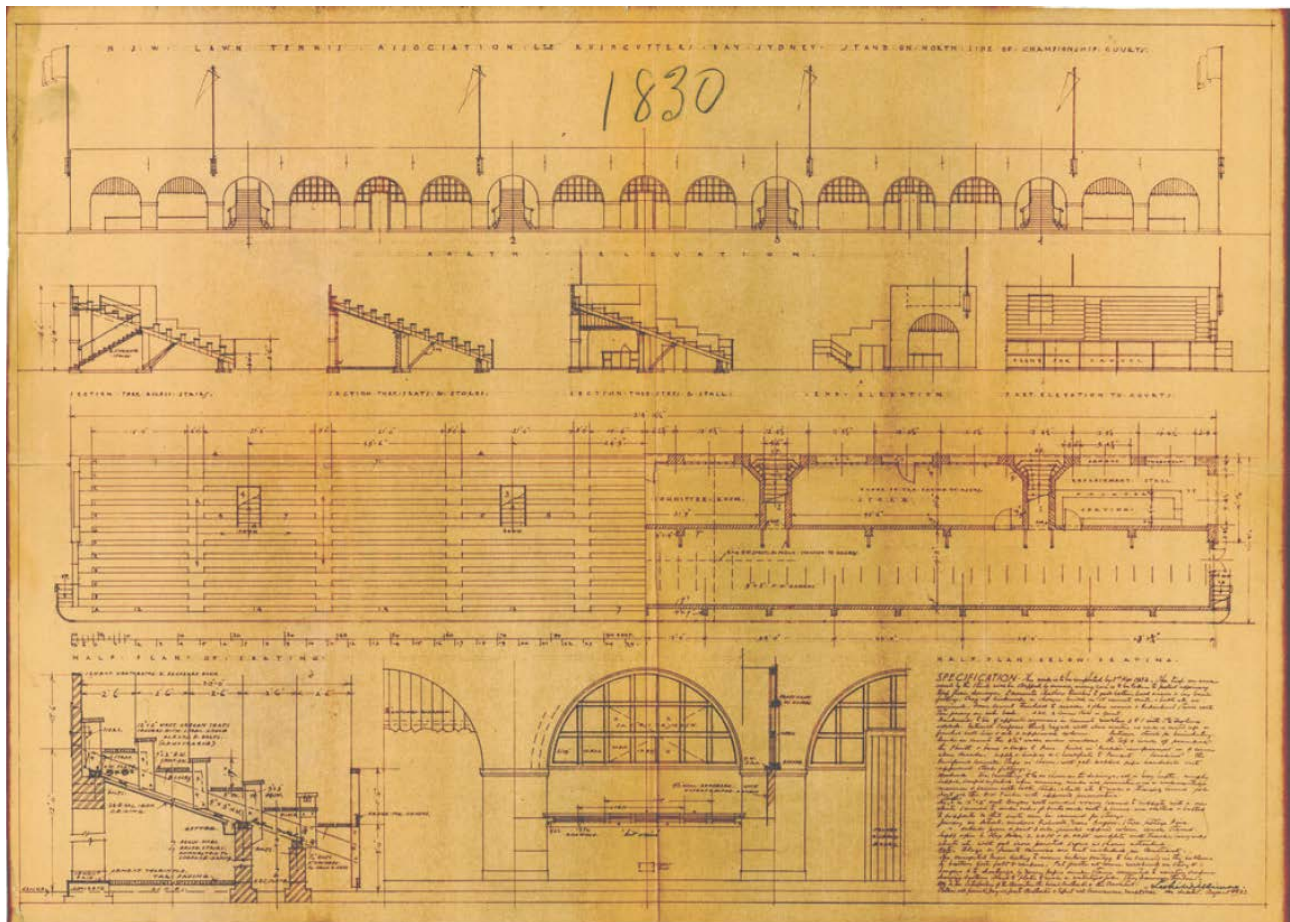


Figure 2: original drawings for the Northern Grandstand signed by Professor Leslie Wilkinson (Source: City of Sydney Archives, BA1830/1932).



Figure 3: Remnants of the Northern Grandstand arches designed by Leslie Wilkinson, photo WMC 6 March 2020. The infill of the arches are reversible works that could be undertaken as part of the proposal.



3. Centre Courts

The grass courts in this area were laid in 1922. The Associations' Honorary Consulting Engineer, G A Julius provided advice to the construction work on the courts supervised by Jennings.

The centre courts originally consisted of five grass courts. In 1985, with the building of the Eastern Stand, they were reduced to four courts. The scoreboard was added in 1952 and in 1957 the NSW tennis was televised live for the first time in Australia.

The Conybeare Morrison report defines the courts of "historic and social significance as the core precinct associated with the development of tennis in Australia. [...] It is held in high community esteem as the contained space evokes a sense of occasions and is associated with memories of victory and defeat."

The report goes on saying that the Centre Courts should be retained and maintained as active tennis courts:

The sense of arena provided by the grandstands with a central focus on the significant Centre Courts should be interpreted to maintain the excitement of the place. Development around Centre Courts should enable the continued use of the Centre Courts for the recreational use of tennis. [...] The Centre Court arena and the containment of the space should be enclosed to interpret and reflect the raked forms of the former grandstands.²

The proposal aims to interpret the centre court playing surfaces in a number of ways detailed in the Heritage Interpretation Strategy plans detailed by CotteeParker (A7001 to A7003). Its continued use as a sporting venue and additional sense of enclosure remain bounded by the Southern Grandstand and the Northern arches is considered to be consistent with the above policies.

4. Ticket Building and NSWTA Gates

The Conybeare Morrison report informs that this building was constructed in 1970s as a long low utilitarian building with a flat roof. It may be removed according to the need.

The vehicular steel gates have centred letters "NSWTA" surmounted by a wrought steel tennis ball. The gates provides evidence of association with the NSWTA which has owned the site since 1922. The report recommends interpreting these gates if relocated.

The proposal aims to keep the gates and move them to the main Alma Street entrance, as detailed in the Heritage Interpretation Strategy plans detailed by CotteeParker (A7002). This is consistent with heritage policies.

² Conybeare Morrison International, Conservation Management Plan for White City, 2004, revised 2008, p.73-4



Figure 4: Ticket building and NSW TA gates, photo WMC 6 March 2020. Note the metal NSW TA gate.



Figure 5: NSW TA gate, photo 6 March 2020.

5. Moveable Heritage and Tennis NSW Memorabilia

There are a number of moveable heritage items and memorabilia scattered throughout the site that would need to be catalogued, researched and carefully stored or exhibited, as detailed in the Heritage Interpretation Strategy plans detailed by CotteeParker. The proposal is to retain them in the lift lobby space of the White City Club, but also in the repurposed Southern Grandstand. This is consistent with heritage policies.

6. Green and open valley character

The proposal is essentially retaining the existing playing fields and open space character of White City, especially the northern section of the precinct. With the relocation of the Clubhouse, views



across the site will be enhanced and the remnants of Wilkinson's grandstand will be retained and enhanced.

DCP Assessment

The Woollahra DCP does not contain specific provisions for grandstands or sporting facilities. It does however have provisions for infill development, existing contemporary infill and materials finishes and colours that will be considered in the assessment together with the clauses in Chapter 1.2 and 1.4.

Clause 1.2.3 Character elements

- This clause identifies a variety of open space and landscape features represented in flatlands parks, playing fields and private open space within institutions such as White City.

Clause 1.2.4 Desired future character

- Among the various objectives of the desired future character is
 - c) the retention and promotion of evidence of the historical development of the area and interpretation of that history,
 - g) the provision of sharing of views and vistas.

The proposal is consistent with the objectives of the desired future character and the character elements of Paddington, including open space and landscape features.

Clause 1.3.11 Public buildings

This clause relates to the post office and the police station (former courthouse). It is not relevant for this application.

Clause 1.3.12 Existing contemporary infill

This clause is not relevant as it refers to buildings that are contemporary. Impact on the 1930s arches and the 1923 Southern Grandstand can not be assessed under this clause, while the demolition of the Ticket building was already approved in the previous applications.

Clause 1.3.13 Infill development (new development)

As per the Definitions contained in Chapter A3, this Clause is only to be used for the erection of a building that is:

- constructed on an existing vacant registered allotment of land; and
- Does not include side, rear or front alterations and additions.

Demolition of existing buildings is generally not supported in the DCP. It should be noted however that the site already has approval for demolition of a number of buildings. Fabric analysis and contribution of each building has already been taken into consideration in previous applications where demolition was sought and approved. Given the previous approval and the presence of a number of buildings on this lot, assessment under this clause of the DCP is therefore not required.

Clause 1.5.8 Materials, finishes and details

While adopting clearly contemporary materials, the proposal tries to propose a traditional approach through the use of standing seam metal cladding. While supporting this material, I do not support the 'Monument' colour which is extremely dark and out of context in the historical context of Paddington. I will therefore recommend a condition of consent to employ a lighter grey throughout the precinct which is more in keeping with the character of the area.



Comparison of heritage impacts between the previous approval and the current proposal

The following table compares the current proposal with the approval obtained in September 2019 by the Joint Regional Planning Panel and assesses impact on contributory significance.

		DA2015/438/2	Current DA	Impact
1	Southern Grandstand (1923)	Proposed to be adaptively reused, with the overall form and street presentation being still appreciable from within the precinct and Glenmore Road.	Consistent with approved DA. Majority of the southern stands existing structure will remain where possible to retain the historical presences of the original southern stand. The external appearances along Glenmore Road will largely be retained.	No additional impact, however more detail on the proposed conservation works are required. A photographic archival recording specific for this building is also to be submitted.
2	Northern Grandstand ('Heritage Arches' or 'Wilkinson's Arches')	Retained and opened up to the north side. Views towards these arches would be enhanced from the valley floor.	Consistent with approved DA. 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.	No additional impact, however more detail on the proposed conservation works are required. A photographic archival recording specific for this building is also to be submitted.
3	Centre courts	To be built upon subject to heritage interpretation strategies aiming to retain the remembrance of such open enclosure.	Consistent with approved DA.	No additional impact.
4	Ticket Building and NSWTA Gates	The building of little significance is to be demolished. The Gates will be retained and relocated between the proposed clubhouse and carparking.	Consistent with approved DA, however the gates will be relocated to the Alma Street entrance.	No additional impact.



		DA2015/438/2	Current DA	Impact
5	Moveable heritage and Tennis NSW Memorabilia	Retained in interpretative displays in the lobby space of the Gym in the southern stand.	Consistent with approved DA.	No additional impact. Appreciation of moveable heritage by the general public will increase awareness of the site's significance.
6	Green and open valley character	Retained thanks to relocation of the Clubhouse building, retained topography levels and opening up of views within the site.	Consistent with approved DA.	No additional impact. Appreciation of the open valley character will continue given the height and openness of the proposal.

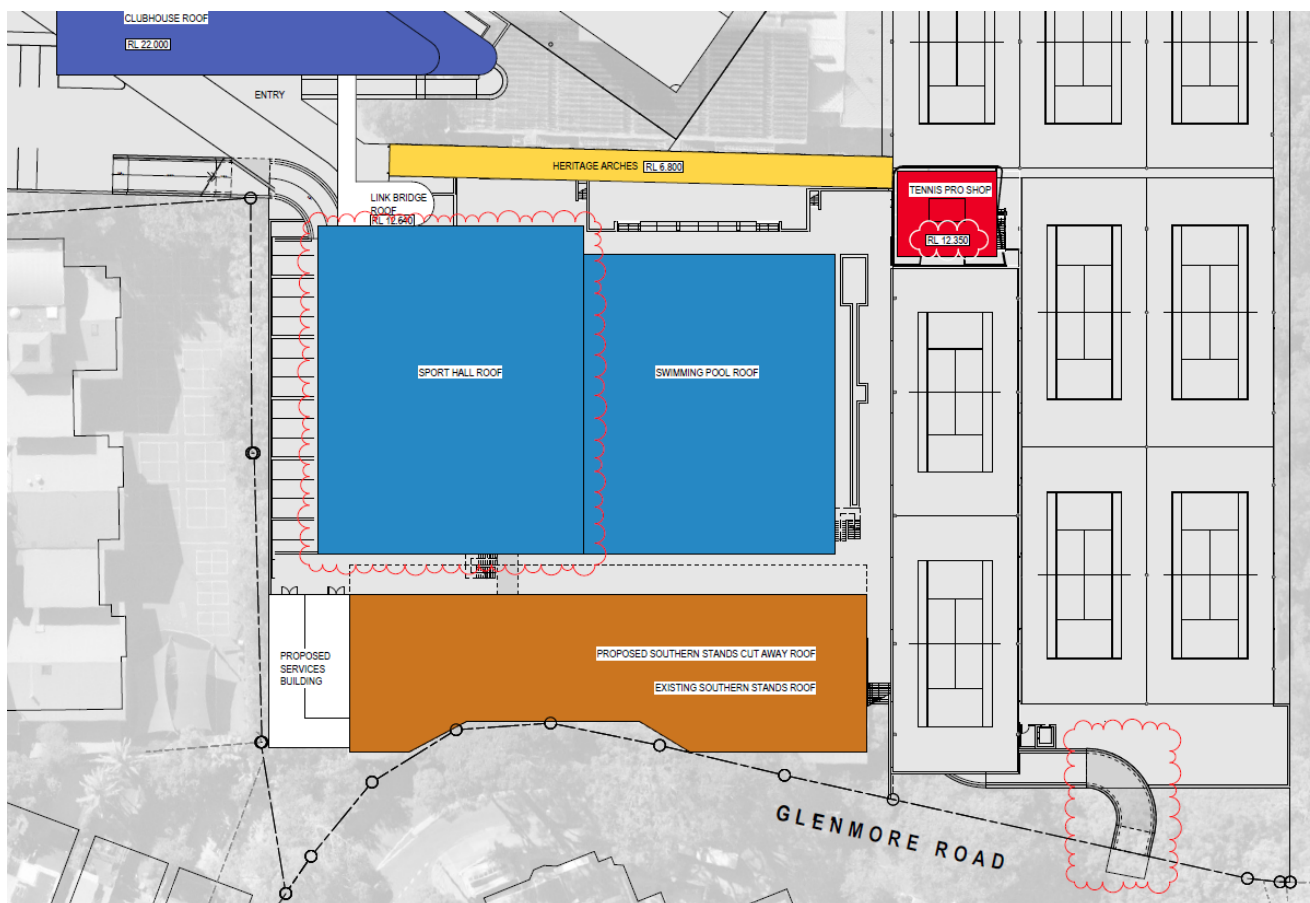


Figure 6: drawings for White City at 30 Alma Street Paddington (DA2015/438/2) approved by the Joint Regional Planning Panel.



Heritage Interpretation Plan

The previous approval required an Interpretation plan illustrating the history and significance of the White City site. The Applicant has submitted a Heritage Interpretation Plan by Urbis dated December 2019 and a Heritage Interpretation Strategy plans by CotteyParker ref. A7001, A7002 and A7003. Condition B.9 of DA 2015/438/2 is:

The relevant Stage 2 development application shall incorporate a detailed Interpretation Plan that illustrates how information on the history and significance of the White City site will be provided. Interpretation by design should form an integral aspect of the plan, in addition to other devices such as display, web based interpretive media and public art. The Interpretation Plan shall provide details as to the type, location and spatial requirements of the interpretation, including for archaeological display (where required). The Interpretation Plan should be prepared by a Heritage Consultant and should be guided by a detailed Interpretation Strategy incorporating the interpretation strategy included in the Stage 1 development application.

- *History of early Aboriginal occupation needs to be clearly acknowledged during the interpretative process.*
- *The audience of heritage interpretation, as required under the NSW Heritage Council's Heritage Interpretation Policy, needs to be clearly identified as to tailor the heritage interpretative initiatives and locations.*
- *Historical themes relevant to the site need to be clearly identified and addressed in the report.*
- *A selection of historical images of the site with detailed sources and references made available for interpretative purposes.*
- *It is important that Heritage Interpretation responds to 'Why and for whom is the White City important?' and covers all aspect of heritage significance.*
- *The Interpretation section of the CMP in particular Policy 23 and guidelines in section 9.11 and 9.13 should be included such as retention of the concrete stormwater channel as a visible expression of the Glenmore Creek, undertaken oral history and retention of NSTWA gates.*
- *A comprehensive historic research and heritage reports should be left accessible for visitors and researchers, either onsite or through accession into a publicly accessible library/local studies unit.*
- *Existing record of the current precinct layout should be recorded and made publicly accessible to researchers. This includes the undertaking of a photographic archival recording prior to the site redevelopment.*
- *Retention of a minimum of 15 of the 19 Southern Stand trusses in situ and the retention of all Northern Stand Stage 1 arches in situ and the retention of the NSW Tennis Association Gate.*

The report indicates design strategies aiming to interpret the history of the site, as described in 1.4.3. Interpretation themes and audiences have been identified. An ongoing display of memorabilia and moveable heritage has been identified but it references the work of a collections manager and oral history to be undertaken at a later stage.

The submitted report lacks details on:

- The display and exhibition of memorabilia and indicative signage (layout, text and media used for heritage interpretation).



- Selection of images and references.
- There is no mention of the design of the Northern Grandstand by Leslie Wilkinson and original plans.
- How to convey the history of the precinct and its development pattern and change of uses (including Aboriginal occupation).

A condition of consent to prepare a more detailed Interpretation Plan is required.

Among the aims of the Interpretation Plan is conservation for the northern grandstand arches and the southern grandstands (5 and 8 on the Cottee Parker plans). A full set of conservation works are required, based on a detailed fabric analysis and survey of existing fabric and comparison with original approvals and modification plans. A qualified heritage architect needs to prepare a Schedule of Conservation works to inform and superintend the construction and conservation works. Heritage induction will be required for builders and contractors working in the site.

The plans refer to a 'future stage' of the proposal for the Centre Court Playing Surface (9). This needs to be more detailed and will be covered by a more detailed Heritage Interpretation Plan.

Photographic Archival Recording

High resolution images are required to fully satisfy this condition. Photographs of the Northern Arches and Southern Grandstand provided are insufficient, these buildings need to be further detailed across all elevations, all internal spaces and features.

CONCLUSION

National Parks & Wildlife Service Act, 1979

Appropriate conditions of consent to manage Aboriginal heritage will be provided below.

Woollahra LEP, 2014 Part 5.10 Clauses 1(a), 1(b), 4

- Clause 1(a) The development does conserve the heritage of Woollahra.
- Clause 1(b) The impact upon the heritage significance of the conservation area will be positive.
- Clause 4 This referral constitutes an assessment under this clause.

RECOMMENDATION

1. The proposal is generally acceptable, subject to conditions, as it complies with the relevant statutory and policy documents.

Consent, subject to conditions:

1.1 Appropriate metal cladding colour

Prior to the issue of a Construction Certificate, the Principal Certifying Authority must be supplied with plans showing "Metal cladding Colorbond Monument" replaced with "Metal cladding Colorbond Jasper or Windspray".



Special Conditions

1.2 Archaeological Features – Unexpected Findings

If unexpected archaeological features are discovered during the works covered by this approval, work must cease immediately in the affected area(s) and the Department of Premier and Cabinet, Community Engagement, Heritage must be notified. Additional assessment and approval pursuant to the Heritage Act 1977 may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

Note: Definition of archaeological feature as per the NSW Heritage Manual: Any physical evidence of past human activity. Archaeological features include buildings, works, relics, structures, foundations, deposits, cultural landscapes and shipwrecks. During an archaeological excavation the term ‘feature’ may be used in a specific sense to refer to any item that is not a structure, a layer or an artefact (for example, a post hole).

Standard Condition: B8

1.3 Aboriginal Objects – Unexpected Findings

If unexpected Aboriginal objects are found during the works covered by this approval, all work must cease immediately in the affected area(s) and the Department of Premier and Cabinet, Community Engagement, Heritage must be notified. Additional assessment and approval pursuant to the National Parks and Wildlife Act 1974 may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

Note: The Definition of Aboriginal object as per the Woollahra Local Environmental Plan 2014: any deposit, object or other material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of an area of New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.

Standard Condition: B10

1.4 Recording of Significant or Contributory Buildings Prior to any Demolition or Alteration

A full archival record of the **Southern Grandstand** and the **Northern Grandstand** (Heritage Arches) is to be submitted, to the satisfaction of Council’s heritage officer, prior to the commencement of any work and prior to the issue of a Construction Certificate.

The archival record is to be completed by a heritage consultant listed on the Consultants Directory by the NSW Office of Environment and Heritage or by a suitably qualified consultant who must demonstrate a working knowledge of archival principles.

Photographic archival records must be taken of the building, landscape or item in accordance with ‘The Heritage Information Series: Photographic Recording of Heritage Items Using Film or Digital Capture 2006’ published by the former NSW Department of Planning Heritage Branch.

There should be one digital set of the photographic report. The following table summarises the lodgement details for photographic records, depending on which material is selected. It is satisfactory to supply one material only and digital material is recommended.



Material	Minimum Requirement	Repository
Digital Materials	1 copy of photographic report including images	Woollahra Council Report and images (digital version)

The photographic archival recording is to be submitted in a digital format and is to include the following:

- a) Site plan at a scale of 1:200 (or 1:500 if appropriate) of all structures and major landscape elements including their relationship to the street and adjoining properties and directional details of photographs taken.
- b) Floorplans of the internal layout and directional details of photographs taken.
- a) Coloured photographs of:
 - each elevation,
 - each structure and landscape feature,
 - internal images of each room and significant architectural detailing, and
 - views to the subject property from each street and laneway or public space.

Note: Refer to the NSW Office of Environment and Heritage website for the free publication 'Photographic Recording of Heritage Items using Film or Digital Capture' available at www.environment.nsw.gov.au/resources/heritagebranch/heritage/infophotographicrecording2006.pdf

Standard Condition: B2 (Autotext BB2)

1.5 Heritage Interpretation Plan

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a Detailed Heritage Interpretation Plan. The plan is to be prepared by a suitably qualified and experienced heritage practitioner, interpretation specialist or historian in accordance with the 'Heritage Interpretation Policy' published by the Heritage Council of NSW and the NSW Department of Planning in August 2005 and 'Heritage Information. Series, Interpreting Heritage Places and Items Guidelines' published by the NSW Heritage Office in August 2005.

The interpretation plan must provide clear details on how archival, graphic, oral history and other specific historical information regarding the historical development of White City will be provided to the public and make recommendations regarding public accessibility, signage, lighting, public art, interpretive panels and the display of memorabilia. The plan must specify the location, type, details, materials and content of the interpretation device/s being proposed.

The Detailed Heritage Interpretation Plan is to research and illustrate all historical themes listed in 5.4 of the Heritage Interpretation Plan by Urbis dated December 2019, and also include:

- The role of Professor Leslie Wilkinson in the early design of White City
- The display and exhibition of memorabilia and indicative signage (layout, text and media used for heritage interpretation).
- Selection of images and references.



- How the history of the precinct and its development pattern and change of uses (including Aboriginal occupation) will be conveyed to the public in an accessible way.
- Details of the Centre Courts heritage interpretative measures.

1.6 Heritage Architect Supervision

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with the details of an experienced suitably qualified & Heritage Architect who will be commissioned to assist and to provide advice to the consultant team throughout the design development, contract documentation and construction stages of the project.

The heritage architect is to be involved in the resolution of all matters where existing significant fabric and spaces of the Southern Grandstand and remnants of the original Northern Grandstand (Heritage Arches) are to be subject to preservation, restoration, reconstruction, adaptive reuse, recording and demolition. The heritage architect is to be provided with full access to the site on a regular basis and authorised by the applicant to respond directly to Council where information or clarification is required regarding the resolution of heritage issues throughout the project.

1.7 Heritage Architect Certification

Prior to the issue of an Occupation Certificate, the Certifying Authority must be provided with certification from the Heritage Architect that the works have been carried out in accordance with the Heritage Architect Supervision.

1.8 Heritage Induction

Prior to any ground disturbance works commencing on site, all staff and contractors must be made aware of the significance of the site, including its moveable heritage and buildings contribution to heritage significance. They must also be made aware of their statutory obligations for Aboriginal and Historic heritage under the *National Parks and Wildlife Act 1974* and under the *Heritage Act 1977*, which may be implemented as a heritage induction.

1.9 Schedule of Conservation Works

Prior to the issue of the Construction Certificate, the Certifying Authority must be provided with a Schedule of Conservation Works with detailed documentation of the conservation works to the **Southern Grandstand** and the **Northern Grandstand** (Heritage Arches).

The Schedule is to be prepared by a qualified Heritage Architect in accordance with the *Australia ICOMOS Burra Charter 2013*. The schedule is to be based on a detailed fabric analysis and survey of existing fabric and comparison with original approvals and modification plans. The schedule is to detail the conservation of all significant fabric, including but not limited to the following: arches, old signage, paint, glazing, joineries, tiling, seatings, hardware, roof and roof plumbing. The schedule is also to detail the reinstatement of the presentation of the arches and other conservation works required.



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The proposed works are to be carried out in a manner that minimises demolition, alterations and new penetrations/fixings to the significant fabric of the Northern and Southern Grandstands.

Flavia Scardamaglia - Strategic Heritage Officer