

Completion Date: 21 January 2020

REFERRAL RESPONSE URBAN DESIGN

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: N Vandchali

TO: Mr M Moratelli

Information

Architectural drawings:

DRAWING LIST			DRAWING LIST		
LAYOUT ID	LAYOUT NAME	CURRENT REVISION	LAYOUT ID	LAYOUT NAME	CURRENT REVISION
0200 3D DRAWINGS & RENDERERS			2000 ELEVATIONS		
0201	3D DRAWING & RENDERERS	01	2001	CLUB ELEVATIONS	01
0202	3D DRAWING & RENDERERS	01	2002	CLUB ELEVATIONS	01
0203	3D DRAWING & RENDERERS	01	2003	CLUB ELEVATIONS	01
0204	3D DRAWING & RENDERERS	01	2004	GYM ELEVATIONS	01
0205	3D DRAWING & RENDERERS	01	2005	GYM ELEVATIONS	01
0206	3D DRAWING & RENDERERS	01	3100 SECTIONS		
0207	3D DRAWING & RENDERERS	01	3101	SECTIONS	01
0208	3D DRAWING & RENDERERS	01	3102	SECTIONS	01
0209	3D DRAWING & RENDERERS	01	3103	SECTIONS	01
0210	3D DRAWING & RENDERERS	01	3104	SECTIONS	01
1000 SITE PLANS			6000 SCHEDULES		
1001	LOCATION PLAN 1	01	6001	MATERIALS SCHEDULE	01
1002	LOCATION PLAN 2	01	7000 HERITAGE INTERPRETATION		
1003	SITE PLAN	01	7001	HERITAGE INTERPRETATION STRATEGY 1	01
1004	SURVEY PLAN	01	7002	HERITAGE INTERPRETATION STRATEGY 2	01
1005	SITE ANALYSIS	01	7003	HERITAGE INTERPRETATION STRATEGY 3	01
1006	ENVELOPE COMPARISON	01			
1200 EXISTING & DEMOLITION PLANS					
1201	EXISTING & DEMOLITION PLAN	01			
2010 FLOOR PLANS 1:500					
2010	FLOOR PLAN - GROUND FLOOR	01			
2011	FLOOR PLAN - LEVEL 01	01			
2012	FLOOR PLAN - LEVEL 02	01			
2013	FLOOR PLAN - LEVEL 03	01			
2050 FLOOR PLANS 1:200					
2050	DETAILED FLOOR PLAN - GROUND FLOOR (CLUB)	01			
2051	DETAILED FLOOR PLAN - LEVEL 02 (CLUB)	01			
2052	DETAILED FLOOR PLAN - LEVEL 02 (MEZZANINE)	01			
2053	DETAILED FLOOR PLAN - LEVEL 03 (CLUB)	01			
2054	DETAILED FLOOR PLAN - ROOF PLAN (CLUB)	01			
2055	DETAILED FLOOR PLAN - GROUND FLOOR (GYM)	01			
2056	DETAILED FLOOR PLAN - LEVEL 01 (GYM)	01			
2057	DETAILED FLOOR PLAN - LEVEL 02 (GYM)	01			
2058	DETAILED FLOOR PLAN - LEVEL 03 (GYM)	01			
2059	DETAILED FLOOR PLAN - ROOF PLAN (GYM)	01			
2800 DIAGRAMS					
2801	SUN STUDIES	01			
2802	GFA SCHEDULE	01			

Statement of Environmental
Effects:
Survey:

SUTHERLAND & ASSOCIATES PLANNING

Proposal

First stage of the development of White City for a multi-purpose sports centre and registered club facilities including site remediation.

Urban Design Review and Recommendations

I have reviewed the proposed architectural drawings, SEE and CI 4.6 reports, photomontages and 3D views. I have also undertaken an urban design assessment mainly with regards to the proposal's contextual fit, including its overall bulk and scale, its response to the LEP provisions and impact on streetscape character.

Bulk & scale and context

- I understand that the proposed height for a number of buildings including the proposed clubhouse exceeds the maximum applicable height in the WLEP 2014. However, due to the location of the buildings on the lower topographical level at the centre of the site and their minimal visibility from the existing public domain, this variation is unlikely to result in a detrimental impact on the surrounding context from an urban design point of view. The proposed clubhouse is located close to the Sydney Grammar School which has a similar bulk and scale to the proposed clubhouse. There are also a number of larger buildings (in height and footprint), mainly RFBs and mixed-use buildings, within the site's surrounding context. This largely prevents the proposal from appearing to be out of context with the surrounding area.
- The proposed overshadowing does not impact on surrounding residences and the overshadowing within the site does not appear to be excessive. At the centre of the site, it is a result of a fast-turning shadow that allows for solar access to its surrounding. Along Glenmore Road, due to the minimum change in the existing bulk and scale, the proposed overshadowing impact is almost similar to the existing situation.
- The subject site fronts the Rushcutters Creek Corridor on the northern boundary. The proposed alterations to the site arrangement do not provide a design response to this important contextual element. Enhancing green grid connections is an important priority for both state and local strategic planning in the Eastern City District Plan and the Draft Woollahra Local Strategic Planning Statement. It is expected that the applicant considers how they can provide a better connection to the corridor.

LEP height provisions

The proposed height variation is not inconsistent with the objectives of the WLEP 2014 4.3B:

- The proposed built form on the western side of the central courts exceeds the maximum allowable height of 11.5m. However, views from Glenmore Road are retained and there are no privacy or residential amenity impacts on the nearby residences. However, with regards to the potential impacts on the heritage significance of the White City Tennis Club, Council's heritage officers' assessment is required.
- The proposed alterations and additions to the existing buildings along Glenmore Road are minimal and the proposed buildings at the centre of the site are located at lower topographical levels than the street. No view impact analysis has been provided to compare the existing and the proposed views on

specific locations. I have done my preliminary assessment and I do not think there is a detrimental change in the existing view lines from Glenmore Road. However, for further detailed assessment, view impact analysis with 'before and after' images from different vantage points is required. In addition, due to the location of the proposed building at the centre of the site, it is unlikely to be privacy impacts on the surrounding residents.

Streetscape character

- The subject site is bounded by Glenmore Road to the south and east and Alma Street (partially) to the west. The main buildings proposed are located at the centre of the site with minimal visibility from the street. The existing development along Glenmore Road is retained with updated/ redesigned façade. The proposed façade provides a more articulated/transparent frontage which I consider as a positive outcome.
- The proposed clubhouse is only visible from the end of Alma Street. It has a similar bulk and scale to the School opposite.
- Along Glenmore Road, the proposed works maintain the existing trees (DA1201) which is a positive point in preserving the quality of the existing views.
- Paddington DCP identifies a number of significant views in the area including Views 23 (from New South Head Road) and 24 (from Alma Street) looking towards the subject site. Since we have not received any view impact assessment report (VIA), I will not be able to undertake a detailed assessment. However, due to the location of the buildings and the level of vegetation in the site, it is unlikely that the proposed bulk and scale detrimentally impacts the existing streetscape character of New South Head Road and Alma Street at this point. VIA report is required for further assessment.
- Looking at the existing streetscape/visual character of Cambridge Street, at the end of the corridor at the intersection with Glenmore Road, a mix of tree canopies and the roof form of the School is visible. Depending on the proposed landscape density at this location, the existing view might be affected by the proposed bulk and scale of the clubhouse. View Assessment is required for me to be able to analyse the level of impacts further.