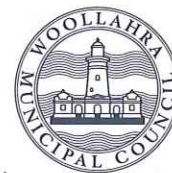


Council Ref: DA 438/2015/2: Mr M Moratelli: MMOR
Planning & Development Division

Woollahra
Municipal
Council



17 September 2019



Hakoah Club Limited
C/- Rob Woolf, Projects and Infrastructure
30 Alma Street
PADDINGTON NSW 2021

Dear Mr Woolf,

Approval of a Section 4.55 Application

Application No: DA 438/2015/2

Property: 30 Alma Street PADDINGTON 2021

Applicant: Hakoah Club Limited

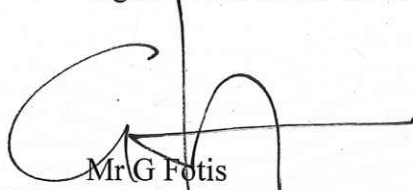
Proposal: Modifications to the approved stage 1 concept proposal which includes building envelopes, indicative uses, vehicle access and car parking and the heritage interpretation strategy

Please find attached your modified consent including conditions, notes, stamped plans and additional information in relation to DA438/2015, for a Stage 1 concept proposal for building envelopes and the indicative use of White City for a multi-purpose sports centre and registered club facilities including a heritage interpretation strategy, issued on 15 December 2015.

Within 6 months after the date of determination, a review of this determination can be made under Section 8.2 of the Act or an appeal to the Land and Environment Court can be made pursuant to the provisions of Section 8.9 of the Act.

If you have any enquiries, please contact our Senior Assessment Officer Mr M Moratelli on 9391-7165 between 8.30am and 11.00am Monday to Friday.

Signature on behalf of the consent authority



Mr G Fotis
Team Leader – Development Control



Development Consent No. 438/2015/2

Notice of Determination of a Section 4.55 Application

Sections 4.17 and 4.55 of the Environmental Planning and Assessment Act 1979 ('the Act')
Clause 122 of the Environmental Planning and Assessment Regulation 2000 ('the Regulation')

Applicant's Name

Hakoah Club Limited

Date of Determination

5 September 2019

Land to which this applies

30 Alma Street PADDINGTON

Proposed Modification

Modifications to the approved stage 1 concept proposal which includes building envelopes, indicative uses, vehicle access and car parking and the heritage interpretation strategy

Statement of Reasons for Decision

The reasons for the decision are detailed in the *Determination and Statement of Reasons*, issued by the Sydney Eastern City Planning Panel and annexed to this consent.

Imposition of Conditions

Subject to the provisions of section 4.17 of the Act, this consent has been granted subject to the following:

Conditions A.2, B.6, B.7, B.8, B.9, B.11, B.12, B.13, B.14 and B.16 are modified to read as follows:

Condition A.2 - Determination of Future Stage 2 Applications

In accordance with Section 4.22(1) of the Environmental Planning and Assessment Act 1979, all physical works shall be subject of future development application(s).

The determination of the future development application(s) shall be consistent with the terms of development consent as described in Part B.

- 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.

B.11 Future development application(s) shall provide on-site car parking in relation to the peak demand of the whole facility in accordance with the car parking rates set out in Woollahra DCP 2015 and the RTA (RMS) Guide to Traffic Generating Development to the satisfaction of Council.

Provision shall also be made for adequate loading and unloading facilities for service vehicles, suitably sized and designed for the proposed use.

A reduced parking provision may be accepted if the applicant can demonstrate that the accumulative parking demand is below the DCP minimum requirement.

Architectural plans are to clearly indicate the updated parking provision.

B.12 Future development application(s) shall include an appropriate amount of bicycle and motorbike parking spaces addressing the following:

- a) On-site bicycle parking and associated trip-end facilities are to be provided as per the minimum rate stipulated by Section E1.6.2 of the Woollahra DCP 2015.
- b) On-site motorbike parking is to be provided as per the minimum rate stipulated by Section E1.7.1 of the Woollahra DCP 2015.

accordance with Austroads Guide to Traffic Management – Part 6, Australian Standard 1742.10 and RMS Australian Standard Supplements.

e) Cycling facilities

The Applicant develop, fund and implement new/upgraded cycling infrastructures surrounding the White City site that have been identified as On-Road Route B3 in Woollahra Bicycle Strategy 2009 to include Glenmore Road (between Cascade Street and Lawson Street) and Lawson Street (full length) to better encourage cycling as an attractive transport mode for both visitors and staff, ensuring where reasonable that direct and safe paths of travel are provided together with end of trip facilities (i.e. showers, parking, etc), to the satisfaction of the Council's Engineering Services Department.

f) Street lighting

The Applicant is to upgrade the existing street lights generally along Alma Street and Glenmore Road site frontages near the proposed pedestrian access point and vehicular access point in accordance with AS/NZS 1158, ensuring that the area of roadway and footpaths directly adjacent to the site and bounded by the next street light pole complies with this standard. The applicant must engage an Ausgrid accredited street lighting design consultant and submit the design with a future development application. Ausgrid has requirements concerning access to services that it provides. All costs associated with the street light upgrades must be borne by the applicant.

g) Timed parking scheme

To minimise the impact on the existing on-street parking in the surrounding local streets including Alma Street, Lawson Street and Glenmore Road, the Applicant consider the introduction of a timed parking scheme which allows free parking in the main parking area for future patrons of the White City.

h) Loading bays

To cater for various parking demands, the Applicant consider the design of a loading bay to accommodate medium rigid vehicles and a bus bay to accommodate standard buses/coaches on-site.

The detailed design is to be prepared by a suitably qualified engineer in accordance with Council's requirements.

i) RMS Requirements

The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1-2004, AS2890.6-2009 and AS 2890.2 – 2002 for heavy vehicle usage. Parking Restrictions may be required to maintain the required sight distances at the driveway.

B.16 Future development application(s) shall include the following flood protection measures:

- a) A permanent flood risk management plan is to be installed in a frequented area of the basement carpark.
- b) A permanent flood risk management plan is to be installed in an area frequented by the facility staff.

	Eastern Elevation, Southern Elevation & Western Elevation		
DA 7001 (Issue B)	Heritage Interpretation Strategy 1		20/12/2018
DA 7003 (Issue B)	Heritage Interpretation Strategy 3		
DA 7004 (Issue B)	Heritage Interpretation Strategy 4		
DA7002 (Issue A)	Heritage Interpretation Strategy 2		11/10/2018

Note: These plans and supporting documentation may be subject to conditions modifying the development imposed under section 4.17(1)(g) of the *Act* (refer to conditions which must be satisfied prior to the issue of any *Construction Certificate*.)

Standard Condition: A6

B.24 Modification of Details of the Development

Future development applications must detail the following amendments to the approved concept plans:

- a) The proposed services building in the south-western corner of the site must incorporate a minimum setback of 5.5m from the western site boundary, above the height of RL 11.00; and it must not exceed a total maximum height of RL 14.00 to AHD.

B.25 Design and materiality of the proposed football field

Future development applications must provide details in relation to the surface material and drainage of the proposed football field.

If the proposal seeks to utilise artificial surface materials for the football field, it must be demonstrated to Council that it will perform equally with or superior to a natural grass surface, with regard to heat absorption, stormwater absorption and runoff into the Sydney Water stormwater channel and Sydney Harbour.

B.26 Sydney Water Setback Requirements

Unless otherwise agreed to by Sydney Water, future development applications must demonstrate that the football field, car park, tennis courts and any other facilities adjacent to Sydney Water's stormwater channel have a minimum of 1m setback from the outside face of the stormwater channel. This 1m setback from the outside face of the stormwater channel applies to all fencing arrangements and vehicle safety barriers required for these facilities.

B.27 Operation of the Proposed Café and Pro-Shop

In order to demonstrate that the proposed café and pro-shop are lawful and permissible uses on the site, future development applications must provide details including but not limited to a plan of management, which demonstrate that they will operate as ancillary to the permissible recreational uses.

4003 [Rev B]	Heritage Interpretation: Centre Court Interpretation Sheet 2	Group GSA	19/11/2015
4004 [Rev B]	Heritage Interpretation: Southern Stand Trusses	Group GSA	19/11/2015
4005 [Rev B]	Heritage Interpretation: Northern Stand Arches – Sheet 1	Group GSA	19/11/2015
4006 [Rev B]	Heritage Interpretation: Northern Stand Arches – Sheet 2	Group GSA	19/11/2015
4007 [Rev B]	Heritage Interpretation: Moveable Heritage + Market Gardens	Group GSA	19/11/2015

A.4 Condition A.4 - Lapsing of Approval

This consent does not lapse if the use of any land, building or work the subject of this consent is actually commenced before the date on which the consent would otherwise lapse.

A.5 Approved Amended (section 4.55) Plans and Supporting Documents

Those acting upon or under this amended consent must carry out all work and maintain the use and works in accordance with the approved plans and supporting documents listed in the original consent, as amended by the amended architectural approved plans to which is affixed a Council stamp “Approved” and supporting documents as submitted by the Applicant listed below otherwise than modified by further condition(s).

Where the plans relate to amendments, alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author/Drawn	Date(s)
DA 1006 (Issue C)	Envelope Plan	Cottee Parker JPRA	19/07/2019
DA 1007 (Issue D)	Site Plan		04/07/2019
DA 3050 (Issue C)	Envelope Massing Elevations 1 – Clubhouse East Elevation & West Elevation		
DA 3051 (Issue C)	Envelope Massing Elevations 2 – Clubhouse Northeast Elevation, Clubhouse Southern Elevation & Clubhouse Section 01		
DA 3052 (Issue E)	Envelope Massing Elevations 3 – Aquatic Centre and Childcare: Northern Elevation, Eastern Elevation, Southern Elevation & Western Elevation		12/07/2019
DA 7001 (Issue B)	Heritage Interpretation Strategy 1		20/12/2018
DA 7003 (Issue B)	Heritage Interpretation Strategy 3		
DA 7004 (Issue B)	Heritage Interpretation Strategy 4		
DA7002 (Issue A)	Heritage Interpretation Strategy 2		11/10/2018

Note: These plans and supporting documentation may be subject to conditions modifying the development imposed under section 4.17(1)(g) of the *Act* (refer to conditions which must be satisfied prior to the issue of any *Construction Certificate*.)

Standard Condition: A6

Landscaping of the site should maximise canopy coverage with an emphasis placed on the shading of areas that may act as urban heat sinks.

- B.7** Future development application(s) shall include an Arborist Report. The Arborist report shall include a Tree Protection Plan and Exploratory Root Mapping for major encroachments as follows:
- Exploratory root mapping for tree impacts that may arise from the construction of the Glenmore Road driveway exit ramp, where excavations are proposed within AS 4970 defined Structural Root Zones of the three Lemon-Scented Gums.

Heritage Conservation & Interpretation

- B.8** Future development application(s) shall comply with the approved Conservation Management Plan for White City prepared by Urbis dated 25 November 2015 and incorporate the strategies outlined in the Heritage Interpretation Strategy prepared by Group GSA dated October and December 2018.
- B.9** 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.

This Interpretation Plan should have regard to the following more detailed strategies:

- 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.

The objective of the *Transport Management Plan* is to specify the management and operation of a shuttle bus service which is to operate during peak periods. The plan must contain (but not be limited to) the following details;

- Shuttle bus route and service stops.
- Bus capacity.
- Operating times and dates/ periods.
- Management of vehicles entering and leaving the site, including operation of the boom gates.
- Management of the overflow parking areas.
- Arrangement of drop off and pick up areas.

B.14 Future development application(s) shall include the following:

a) Local Area Traffic Management Scheme (LATM)

The Applicant develop, fund and implement a local area traffic management scheme (LATM) in the area bound by Glenmore Road, Lawson Street, Alma Street, Neild Avenue and New South Head Road, to the satisfaction of the Council's Engineering Services Department. The applicant is to make best endeavours to consult with the local schools and community members in the preparation of the LATM.

b) Glenmore Road entry works

The Applicant develop, fund and implement the modification to the existing concrete median along Glenmore Road and additional signposting and pavement markings generally in front of the proposed child care frontage to provide left-in-left-out access to the pick-up/drop-off area, to the satisfaction of the Council's Engineering Services Department.

c) Glenmore Road and Cambridge Street intersection works

The Applicant develop, fund and implement suitable intersection treatments (in the form of a roundabout or kerb extensions) at T-intersection of Glenmore Road and Cambridge Street to calm traffic and allow safer turning movements, to the satisfaction of the Council's Engineering Services Department.

d) Pedestrian facilities

The Applicant develop, fund and implement new/upgraded pedestrian facilities surrounding the White City site to improve pedestrian safety and access, to the satisfaction of the Council's Engineering Services Department, including (but not limited to) raising the existing pedestrian crossings adjacent to the roundabout of Glenmore Road and Cascade Street, introducing a crossing facility at the intersection of Glenmore Road and Cambridge Street, in accordance with Austroads Guide to Traffic Management – Part 6, Australian Standard 1742.10 and RMS Australian Standard Supplements.

e) Cycling facilities

The Applicant develop, fund and implement new/upgraded cycling infrastructures surrounding the White City site that have been identified as On-Road Route B3 in Woollahra Bicycle Strategy 2009 to include Glenmore Road (between Cascade Street and Lawson Street) and Lawson Street (full length) to better encourage cycling as an attractive transport mode for both visitors and staff, ensuring where reasonable that direct and safe paths of travel are provided together with end of trip facilities (i.e. showers, parking, etc), to the satisfaction of the Council's Engineering Services Department.

- b) A permanent flood risk management plan is to be installed in an area frequented by the facility staff.
- c) A permanent flood risk management plan is to be installed in a frequented area of the ground level carpark.
- d) A flood warning system is to be installed to monitor water levels in the adjacent stormwater channel. The system is to be designed to warn occupants when water in the channel is rising quickly so flood affected areas can be evacuated. The warning system is to be developed in consultation with Council, BOM, Sydney Water and the SES
- e) A flood evacuation plan is to be developed in consultation with Council and the SES
- f) Permanent brass plaques are to be fixed in a prominent outdoor area indicating the 1% AEP level (4m AHD) and the PMF level (6.5m AHD)
- g) All fences traversing the overland flow paths are to be designed to be flow through.
- h) All fences and walls are to be designed to be structurally stable during flood events
- i) The proposed below ground car park is to be protected by a physical threshold set at or above the flood planning level of 4.3m AHD
- j) Emergency self-powered lighting, indicating the safe exits is to be installed in the car parking area
- k) The underground parking area is to be tanked.
- l) Installation of permanent signage in the above ground level parking area indicating the 1% flood level of AEP level (4m AHD) and the PMF level (6.5m AHD) stating "This is subject to flooding"
- m) All habitable floors have to be above or protected from flooding, to the flood planning level of 4.5m AHD
- n) Flood compatible materials are to be used for all flood exposed construction below the flood planning level of 4.5m AHD.
- o) All electrical wiring and fixed electrical equipment is to be located above or waterproofed to the flood planning level of 4.5 m AHD.

Sydney Water Requirements

B.17 Future development application(s) shall address Sydney Water's requirements in relation to:

- (a) required amplification works to existing drinking water mains;
- (b) required amplification works to the wastewater system;
- (c) approval for discharge of trade wastewater (where necessary); and
- (d) application for Section 73 certificates as necessary

Contamination

B.18 Future development application(s) shall include a detailed contamination assessment (involving sampling and testing of soil) and incorporate relevant recommendations of such assessment including:

- Retention of fill in situ to minimise ecological disturbance.
- In areas where excavation is required, soil that is to be removed from the site shall be removed under an appropriate waste classification and disposed of at a facility licenced to accept the material.
- Any new planting introduced to the site should be in raised containers or the existing fill removed and replaced with suitable imported growing media.
- A new Risk Assessment for the proposed uses shall be prepared in accordance with current guidelines.

B.25 Design and materiality of the proposed football field

Future development applications must provide details in relation to the surface material and drainage of the proposed football field.

If the proposal seeks to utilise artificial surface materials for the football field, it must be demonstrated to Council that it will perform equally with or superior to a natural grass surface, with regard to heat absorption, stormwater absorption and runoff into the Sydney Water stormwater channel and Sydney Harbour.

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Unless otherwise agreed to by Sydney Water, future development applications must demonstrate that the football field, car park, tennis courts and any other facilities adjacent to Sydney Water's stormwater channel have a minimum of 1m setback from the outside face of the stormwater channel. This 1m setback from the outside face of the stormwater channel applies to all fencing arrangements and vehicle safety barriers required for these facilities.

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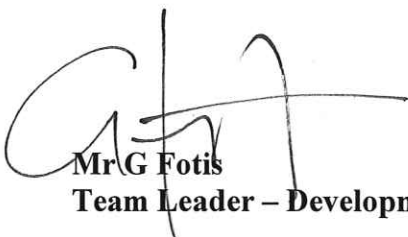
Review of Determination and Right of Appeal

Within 6 months after the date of determination, a review of this determination can be made under Division 8.2 of the Act or an appeal to the Land and Environment Court can be made pursuant to the provisions of Part 4, Division 8 of the Act.

Plans endorsed by the consent authority

Copies of relevant plans endorsed by the consent authority and as referenced by conditions of consent are annexed.

Endorsed on behalf of the Sydney Eastern City Planning Panel



Mr G Fotis
Team Leader – Development Control

17 September 2019
Date of endorsement