

# White City Redevelopment – Response to Consent Conditions in Council Assessment Report

Date 27 August 2020

Issue/Condition	Comment/Rationale	Impact	Amendment Sought
<b>A.5 Biodiversity Conservation Act 2016</b> <i>Test of significance in relation to the Large Bent-winged Bat submitted to Council prior to construction certificate</i>	<p>Not needed. These bats have not been seen at White City, or even at Trumper Park nearby. The tree retention and landscape plan increase trees on site, improving environmental outcomes.</p>	Low	<i>"In the event evidence is found of the presence of the Large Bent Winged Bat at White City prior to Construction Certificate. then a Test of Significance...."</i>
<b>A.6 Green Star Certification</b> <i>The development must achieve a 5 star rating under the Green Star – Design &amp; As Built certification.</i>	<p>Formal certification is a costly and inappropriate use of scarce community funds. It will not change design or material as design and performance specifications are to 5-star equivalent standard.</p>	Med	<i>"The development must achieve a 5 star rating under the Green Star – Design &amp; As Built certification or an equivalent level endorsed by an accredited Environmental Engineer."</i>
<b>A.8 Sydney Water Requirements</b> <i>Revise to ensure these elements are located minimum 1m away from Sydney Water's stormwater channel:</i> <ul style="list-style-type: none"> <li>• .....Light poles;</li> <li>• Any fence other than 1.2m high pool fencing, 1.8m high colour bond fencing or equivalent</li> </ul>	<p>Relevant structures are light poles and existing 3m fence.</p> <p><b>Light poles</b> – no issue with 1m setback other than the light poles are in an area that Council wants to be landscaped (trees).</p> <p><b>Fence-</b> most recent Sydney Water correspondence indicates "pool type fence up to 1.8m height next to the Sydney Water's stormwater channel without any off-set." A non- climbable (palisade or other) fence will need to be higher than 1.8m, closer to the existing 4m. <b>See security.</b> Permitted Colourbond is inconsistent with condition C.12l, C.12m, and C.12n Flood Protection.</p> <p>Fence height should be referable to adjacent levels as the Greenway proposal may be substantially above the current level of the channel. This would</p>	High	<p><b>1m setback</b> for light poles – no amendment.</p> <p><b>Fence</b> – <i>"Any fence other than 1.2m high pool fencing, 1.8m high colour bond fencing or equivalent or a permeable non-climbable fence up to 4m and sufficient to contain vehicles in a flood event."</i></p>

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	reduce the effective height of a fence and increase security risk. In addition, young children will be playing on the field.		
<b>B.1 Construction Certificate Required Prior to Any Demolition</b> <i>In such circumstance all conditions in Part C and Part D of this consent must be satisfied prior to any demolition work. This includes, but is not limited to, the issue of a construction Certificate, appointment of a Principal Certifier, and Notice of Commencement under the Act.</i>	<p>Proponent is seeking, to undertake demolition coincident with school holidays, to minimise disruption.</p> <p>If CC is required as a prerequisite to commencing demolition, all works are likely to follow immediately upon issue of CC, irrespective of the school calendar.</p>	Med	Subject to confirmation from Council that this condition permits demolition of buildings which are to be completely replaced, (North, West, and East grandstands) - <b>no amendment</b> needed.
<b>C.1c.i – provided previously</b> <b>C.1c.ii</b>	<p>Discussed with Council. Clarification that events and activities are for Club or community. Eg any birthday party, wedding etc. for Club members or hosted by community organisations.</p> <p>Community organisations are welcome and community events permitted within the Club building and across the campus.</p> <p>Proponent is not seeking to advertise for corporate conferences or for room hire by the public thus demonstrating the premise will not operate as a function centre.</p>	Low	<b>No amendment</b> sought.
<b>C.1c.iv</b>	This is a consequence of the current extent /location of the registered Club in the north grandstand.	High	<i>“Plan that specifies sale/supply of liquor is to be is currently restricted to Level 2 of the Registered Club, unless the licensed area of the Club is extended by ILGA or other</i>

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<i>Plan that specifies sale/supply of liquor is to be restricted to Level 2 of the Registered Club</i>	<p>With development, the Club licensed premises may extend beyond Level 2.</p> <p>The same or a separate licence may be needed for the pool deck café/area to serve tennis, gym building and multi-use courts as this is a principal area for social and community gatherings.</p>		<i>persons/entities are granted licenses to sell/supply liquor by ILGA in other areas of the site ."</i>
<b>C.1c.v</b> <i>The pool terrace and surrounds of the lap pool and learn to swim pool are not to be used for events and/or functions unless they relate specifically to swimming.</i>	Discussed with Council. Area can / should be used for community uses, but acoustic modelling has not yet been done for an outdoor community gathering.	High	<i>"The pool terrace and surrounds of the lap pool and learn to swim pool are not to be used for events and/or functions other than permitted with consent under the Woollahra LEP 2014, RE2 zoning. <del>unless they relate specifically to swimming.</del>"</i>
<b>C.1c.vi</b> <i>The café within the sports building is not to be used for functions or events</i>	<p>RE2 zoning permits community activity and events with consent within the Club building and across the campus.</p> <p>Proponent can demonstrate it is not seeking to operate a function centre or advertise for corporate conferences or for room hire by the public.</p>	High	<i>"The café within the sports building is not to be used for functions or events other than permitted with consent under the Woollahra LEP 2014, RE2 zoning."</i>
<b>C.1c.vii</b> <i>If liquor is to be sold/supplied in other areas of the building an independent limited liquor license will be required. For each event or function outside of the current Club license, a detailed Plan of Management pertaining to the sale/supply</i>	It Is Impractical to prepare and obtain approval of a detailed plan of management for each and every event, when the gym building, pool deck café and surrounds are intended to operate as a social sporting and community hub year-round.	High	<i>"If liquor is to be sold/supplied in other areas of the building beyond the licenced area for the registered Club, an independent <del>limited</del> liquor license will be required. <del>For each event or function outside of the current Club license, A</del> detailed Plan of Management pertaining to the sale/supply of liquor is required to be approved by <del>Council and</del> the Local Licensing Police unless the Club license is extended by ILGA to other parts of the building or other persons/entities are</i>

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<i>of liquor is required to be approved by Council and the Local Licensing Police</i>			<i>granted licenses to sell or supply liquor by ILGA in other areas of the building."</i>
<p><b>C.1.d</b></p> <p><i>In order to comply with Sydney Water setback requirements and enable future access for the construction of the 'Paddington Greenway' all structures including but <b>not limited to fencing</b>, light poles, car parking and stormwater pits must be set back a minimum of 1m from the site's boundary to the Rushcutters Creek stormwater channel</i></p>	<p>Position is inconsistent with Sydney Water permission to erect 1.8m Colourbond fence on boundary as set out in general condition A.8. Colourbond is inconsistent with Flooding conditions.</p> <p>Security issue.</p> <p>Existing 4m fence has been in place for over 80 years.</p>	High	<p><i>"Fence – a permeable non-climbable fence up to 4m, sufficient to contain vehicles in a flood event.</i></p> <p><i>In order to comply with Sydney Water setback requirements and enable future access for the construction of the 'Paddington Greenway' all structures (excluding fencing) including but not limited to light poles, car parking and stormwater pits must be set back a minimum of 1m from the site's boundary to the Rushcutters Creek stormwater channel"</i></p>
<p><b>C.1.e</b></p> <p><i>Road, Pedestrian and Cycleways Network Plan, dated 5/12/2019 ASON Group must be amended as follows:</i></p> <p><i>i. Access from the eastern boundary of the site adjoining the Rushcutters Creek stormwater channel must be provided between the hours of 8am and 8pm.</i></p> <p><i>li Architectural details are to be provided showing the design of the proposed gate and fence at this location, and access routes from this entry point to other facilities within the site.</i></p>	<p>Security issue – see suggested clarification</p> <p><b>C.1.e ii</b> - accepted</p>	Med	<p><i>"Subject to operational requirements, access for members and authorised visitors from the eastern boundary of the site adjoining the Rushcutters Creek stormwater channel must be provided between the hours of 8am and 8pm."</i></p>

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<b>C.12 j</b> <i>The driveway entry to the covered section of the car parking area shall be protected by a mechanical flood barrier with the threshold set to the flood planning level of 4.5m AHD;</i>	<p>This is a technical issue. A flood barrier should not be required as the entire undercover carpark area is intended to flood in anything more than 1:20 event.</p>	Low	<i>"If required, the driveway entry to the covered...."</i>
<b>E.6 Hours of Work –Amenity of the Neighbourhood</b> <i>7am-5pm weekday; 7am-1pm Saturday</i>	<p>Request amendment to make consistent with standard practice. This is needed to keep the construction period as short as possible and thereby minimise impact or disruption.</p>	Med	<p>Standard hours: 7am-5.30pm weekdays; 7am-3.30pm Saturday</p>
<b>F.8 Implementation of the Local Area Traffic Management Scheme</b> <i>a) The applicant is to implement the interim drop-off and pick-up arrangement detailed in the LATM in order to allow traffic from the Sydney Grammar Prep School to queue within the White City site. A two-way easement throughout White City is to be created in order to achieve this, until the ultimate drop-off/pick-up arrangement proposed by the School is in place;</i> <i>b) The applicant is to develop an ongoing pedestrian management plan for Alma Street in DA SECPP Report 148 conjunction with the Sydney Grammar School, which may include the allocation of a volunteer or school staff member at the driveway into</i>	<p>Hakoah Club will continue to offer the opportunity for traffic from Sydney Grammar Prep School to queue within its site until alternative off street queuing arrangements are established by the school. Hakoah cannot determine the school's response.</p> <p>The easement condition is not required as the existing easement is sufficiently wide for 2-way traffic.</p>	Low	<i>"The applicant is to make available <del>implement</del> the interim drop-off and pick-up arrangement detailed in the LATM in order to allow traffic from the Sydney Grammar Prep School to queue within the White City site. A two-way easement throughout White City is to be created in order to achieve this, until the ultimate drop-off/pick-up arrangement proposed by the School is in place;"</i>

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<i>White City in order to control traffic and ensure the safety of pedestrians.</i>			
<b>F.11 Easement for the Paddington Greenway</b> <i>Prior to the issue of any Occupation Certificate or use of the site, a 1m wide easement must be created along the site's north-eastern boundary adjoining the Rushcutters Creek stormwater Canal.</i>	<p>Raises security issue.</p> <p>Council does not have the power to require the creation of such or any easement as a condition of consent or at all.</p>	Med	<p>Remove condition</p> <p>The Club is willing to enter discussions in relation to providing access, solely for and restricted to the construction of the Greenway.</p>
<b>I.1 Hours of Use</b> <i>The hours of use of the site are limited to the following:</i> <i>1. Football Field with Grandstand (Matches with Spectators)</i> <i>a) Monday to Friday: 11am – 7pm</i> <i>b) Saturday, Sunday and Public Holidays: 8am – 9pm</i>  <i>2. Football Field without Grandstand (Training and Matches without Spectators)</i> <i>a) Monday to Friday: 8am – 8pm</i> <i>b) Saturday, Sunday and Public Holidays: 8am – 9pm</i>	<p>Operations needs to be consistent with the requirements of NPL (National Premier Leagues) and elite/club level football.</p> <p>Most club matches on weekday evenings will not have many spectators and noise impact will be low, no more than tennis. Some NPL games commence at 7.45pm. We can prove use of the field, pool deck is no more disruptive than other uses. An acoustic report can be prepared to back this up.</p>	Med	<p><i>The hours of use of the site are limited to the following:</i></p> <p><i>1. Football Field with Grandstand (Matches with Spectators)</i></p> <p><i>a. Monday to Saturday 7am-10pm, and</i></p> <p><i>b. Sunday and public holidays 7am-9.30pm</i></p> <p><i>2 Football Field without Grandstand (Training and Matches without Spectators)</i></p> <p><i>a) Monday to Saturday 7am-10pm</i></p> <p><i>b) Sunday and Public Holidays: 7am- 9.30pm</i></p>

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<p><i>6. Pool and Pool Deck Area</i></p> <p><i>a) Monday to Saturday: 6am – 10pm</i></p> <p><i>b) Sunday and Public Holidays: 6.30am – 8pm</i></p>			<p><i>6 Pool and Pool Deck Area</i></p> <p><b>Swimming</b></p> <p>No amendment</p> <p><b>Other community activities</b></p> <p><i>a) Monday to Saturday: 6am-12am</i></p> <p><i>b) Sunday and Public Holidays: 6.30am – 10pm</i></p>
<p><b>I.2 Trading Hours</b></p> <p><b>1. Pool Deck/Gym Cafe</b></p> <p><i>a) Monday to Saturday: 6.30am – 9.30pm</i></p> <p><i>b) Sunday and Public Holiday: 6.30am – 8pm</i></p> <p><i>the café must not operate unless the gym and/or swimming pools are operating.</i></p> <p><b>2. Club Building: Restaurant, bar, lounge and community spaces (Indoor and outdoor)</b></p> <p><i>a) Monday to Sunday and Public Holidays: 8am – 10pm</i></p>	<p>The pool deck café/area is not restricted to serving the pools, but also serves tennis, gym building, multi-use courts users, as well as club members and their families. For example, enabling players or families to have supper after the 10pm completion of sports. The café also caters for the community irrespective of whether they exercise.</p> <p>Financial viability requires these areas to operate effectively with food and beverage available.</p> <p>The Club building needs to be operable on weekdays and Saturdays to 12am consistent with the Club license, and on Sundays, to accommodate significant community events.</p> <p>Club trading hours granted by ILGA are the standard licensing trading hours.</p>	Med	<p><b>I.2 Trading Hours</b></p> <p><b>1. Pool Deck/Gym Cafe</b></p> <p><i>a) Monday to Saturday: 6.30am – 12am</i></p> <p><i>b) Sunday and Public Holidays: 6.30am – 10pm</i></p> <p><del><i>the café must not operate unless the gym and/or swimming pools are operating.</i></del></p> <p><i>The Club retains the right to apply to ILGA for a separate liquor license or an extension of the Club license and/or an extension or variation of trading hours.</i></p> <p><b>2. Club Building: Restaurant, bar, lounge and community spaces (Indoor and outdoor)</b></p> <p><i>a) Monday to Saturday 8am-12am, in accordance with the current licensed premises granted by ILGA</i></p> <p><i>Sunday and Public Holidays 8am – 10pm or other hours if approved by ILGA.</i></p>

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<b>I.20 Restrictions on the Use of Amplified Noise Systems</b> <i>amplification system, must not exceed L<sub>Amax</sub> of 60dB(A) at the nearest boundary, and must not be used outside of the hours of 11am – 7pm.</i>	Council clarify this refers only to the outdoor grandstand PA system. Does not preclude music etc in the Club.	Low	No amendment needed if condition refers to outdoor PA system only.