

Amendments likely to be acceptable to Council

Issue/Condition	Comment/Rationale	Amendment Sought
<p>A.8 Sydney Water Requirements</p> <p><i>Revise to ensure these elements are located minimum 1m away from Sydney Water's stormwater channel:</i></p> <ul style="list-style-type: none"> •Light poles; • Any fence other than 1.2m high pool fencing, 1.8m high colour bond fencing or equivalent 	<p>Light poles – no issue with 1m setback</p> <p>Fence- Sydney Water indicates “pool type fence up to 1.8m height next to the Sydney Water’s stormwater channel without any off-set.”</p> <p>See security. Permitted Colourbond is inconsistent with condition C.12l, C.12m, and C.12n Flood Protection.</p>	<p>Fence – “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.”</p>
<p>C.1c.iv</p> <p><i>Plan that specifies sale/supply of liquor is to be restricted to Level 2 of the Registered Club</i></p>	<p>Consequence of the current location of the registered Club in the north grandstand.</p> <p>With development, the Club licensed premises may extend beyond Level 2.</p>	<p><i>“Plan that specifies sale/supply of liquor is to be restricted to Level 2 of the Registered Club, unless the licensed area of the Club is extended by ILGA or other persons/entities are granted licenses to sell/supply liquor by ILGA in other areas of the site .”</i></p>
<p>C.1.d</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 not limited to fencing, light poles, car parking and stormwater pits</i></p>	<p>Inconsistent with Sydney Water consent 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><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</i></p>

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<i>must be set back a minimum of 1m from the site's boundary to the Rushcutters Creek stormwater channel</i>	Existing 4m fence has been in place for over 80 years.	<i>site's boundary to the Rushcutters Creek stormwater channel"</i>
<p>C.1.e</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>C.1.e ii - accepted</p>	<p><i>"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>
<p>C.12 j</p> <p><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>	<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>	<p><i>"If required, the driveway entry to the covered...."</i></p>
<p>F.8 Implementation of the Local Area Traffic Management Scheme</p> <p><i>a) The applicant is to implement the interim drop-off and pick-up arrangement</i></p>	<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</p>	<p><i>"The applicant is to make available 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</i></p>

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<p><i>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></p> <p><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 White City in order to control traffic and ensure the safety of pedestrians.</i></p>	<p>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>	<p><i>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></p>

OTHER CONDITIONS Previously RAISED

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A.5 Biodiversity Conservation Act 2016 <i>Test of significance in relation to the Large Bent-winged Bat</i>	Not needed. These bats have not been seen at White City, or even at Trumper Park nearby.	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>
A.6 Green Star Certification <i>must achieve a 5 star rating under the Green Star – Design & As Built certification.</i>	Formal certification is a costly and inappropriate use of scarce community funds.	Med	<i>"The development must achieve a 5 star rating under the Green Star – Design & As Built certification or an equivalent level endorsed by an accredited Environmental Engineer."</i>
B.1 Construction Certificate Required Prior to Any Demolition <i>Where demolition is associated with an altered portion of or an extension to....</i>		Med	Confirmation from Council that this condition permits demolition of buildings which are to be completely replaced, (North, West, and East grandstands) - no amendment needed.
C.1c.i – provided previously C.1c.ii	Events/activities for Club or community. birthday party, wedding etc. for Club members or hosted by community organisations. No corporate conferences or room hire not a function centre.	Low	No amendment sought.
C.1c.v <i>The pool terrace and surrounds....not to be used for events and/or functions unless they relate specifically to swimming.</i>	Discussed with Council. Applies only to the wet areas immediately around the pools.		No amendment sought.
E.6 Hours of Work –Amenity of the Neighbourhood <i>7am-5pm weekday; 7am-1pm Saturday</i>		Med	Standard hours: 7am-5.30pm weekdays; 7am-3.30pm Saturday

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I.20 Restrictions on the Use of Amplified Noise Systems <i>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 condition refers to outdoor PA system only.

Requiring Amendment

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C.1c.vi <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. The café will be operated by the registered Club therefore it is permitted.</p> <p>Proponent not seeking to operate a function centre. Council position is that café operates only incidental to sports.</p>	High	<i>Remove condition.</i>
C.1c.vii <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 of liquor is required to be approved by Council and the Local Licensing Police</i>	<p>Impractical to prepare and obtain approval of a detailed plan of management for each and every event. The gym building, pool deck café and surrounds are intended to operate as a social sporting and community hub year-round.</p>	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 limited liquor license will be required. For the sale or supply of liquor outside of the Club licensed area, For each event or function outside of the current Club license, a detailed Plan of Management pertaining to the sale/supply of liquor is required to be approved by Council. and the Local Licensing Police"</i>
F.11 Easement for the Paddington Greenway <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>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>

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I.1 Hours of Use <i>The hours of use of the site are limited to the following:</i> 1. Football Field with Grandstand <i>(Matches with Spectators)</i> a) Monday to Friday: 11am – 7pm b) Saturday, Sunday, Public Holidays: 8am – 9pm 2. Football Field without Grandstand <i>(Training, Matches without Spectators)</i> a) Monday to Friday: 8am – 8pm b) Saturday, Sunday, Public Holidays: 8am – 9pm 6. Pool and Pool Deck Area a) Monday to Saturday: 6am – 10pm b) Sunday, Public Holidays: 6.30am – 8pm	<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	1. Football Field with Grandstand a. Monday to Saturday 7am-10pm b. Sunday and public holidays 7am-9.30pm 2 Football Field without Grandstand a) Monday to Saturday 7am-10pm b) Sunday and Public Holidays 7am- 9.30pm 6 Pool and Pool Terrace Deck Area Swimming - No amendment Other community activities – see trading hours
I.2 Trading Hours 1. Pool Deck/Gym Cafe a) Monday to Saturday: 6.30am – 9.30pm b) Sunday and Public Holiday: 6.30am – 8pm	<p>The pool deck café/area serves the pools, tennis, gym building, multi-use courts users, football field, as well as club members and their families wishing to meet. For example, serving supper/drinks after the 10pm completion of sports. The café also</p>	Med	I.2 Trading Hours 1. Pool Deck/Gym Cafe a) Monday to Saturday: 6.30am – 12am b) Sunday and Public Holidays: 6.30am – 10pm

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<p><i>the café must not operate unless the gym and/or swimming pools are operating.</i></p> <p>2. Club Building: Restaurant, bar, lounge and community spaces (Indoor and outdoor)</p> <p><i>a) Monday to Sunday and Public Holidays: 8am – 10pm</i></p>	<p>caters for the Club/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 Sundays, to accommodate significant community events.</p> <p>Club trading hours granted by ILGA are the standard licensing trading hours.</p>		<p><i>the café must not operate unless the gym and/or swimming pools are operating.</i></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>2. Club Building: Restaurant, bar, lounge and community spaces (Indoor and outdoor)</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>