

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY EASTERN CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	14 April 2025
<b>DATE OF PANEL DECISION</b>	14 April 2025
<b>DATE OF PANEL MEETING</b>	11 April 2025
<b>PANEL MEMBERS</b>	Carl Scully (Chair), Alice Spizzo, Susan Francis, Toni Zeltzer and Mary-Lou Jarvis
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	<p>Susan Budd declared a reasonably perceived conflict of interest as she lives in very close proximity to the development site. She did not participate in the meeting.</p> <p>Lucinda Regan declared a conflict of interest as she has been a social member of Hakoah club for many years. At present, this membership has not been formally renewed and she does not have any member access to the club, as the club is not operational. She is not on the board of Hakoah, nor does she have any decision-making ability for the club. She did not participate in the meeting.</p>

Public meeting held by teleconference on 10 April 2025, opened at 2.32pm and closed at 2.47pm.

#### MATTER DETERMINED

PPSSEC-350 - Woollahra - DA 477/2019/3 - 30 Alma Street, Paddington - Modifications to the approved scheme which comprised the first stage of the development of White City including multi-purpose sporting facilities and registered club facilities and site remediation (as described in Schedule 1).

#### PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspection listed at item 8 in Schedule 1.

#### Application for modification of consent

The Panel was satisfied that the modification sought was substantially the same as that which was originally approved by the Land and Environment Court.

The Panel determined to approve the modification application pursuant to section 4.56 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

#### REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report.

The Panel notes that the matters relating to the security and boom gate at the end of Alma Street have been deleted by Condition C.1(i) and do not form part of this approval.

The Panel considers the amendments to be generally an improvement, especially the north facing elevation façade to the original approval.

## CONDITIONS






The Development Application was approved subject to the conditions in the Council Assessment Report.

## CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition. The Panel notes that issues of concern included:

- Removal of trees, notably the canary island date palms, jacarandas and gums (no trees are to be removed as part of this application and are subject to conditions on the original application)
- Construction related impacts including safety and truck movements
- Deters from the desired future character of the area
- Bulk and scale of the proposed playground area
- Privacy impacts associated with the proposed playground area
- Safety and behaviour concerns associated with open space and the proposed playground area
- Insufficient information
- Mandated fencing has not been installed
- That works would occur over a right of carriageway which benefits the Sydney Grammar School
- Noise impacts

The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report. The Panel notes that in addressing these issues, appropriate conditions have been imposed.

PANEL MEMBERS	
 Carl Scully (Chair)	 Alice Spizzo
 Susan Francis	 Toni Zeltzer
 Mary-Lou Jarvis	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-350 - Woollahra - DA 477/2019/3
2	PROPOSED DEVELOPMENT	Modifications to the approved scheme which comprised the first stage of the development of White City including multi-purpose sporting facilities and registered club facilities and site remediation
3	STREET ADDRESS	30 Alma Street, Paddington
4	APPLICANT/OWNER	Hakoah Club Ltd Sydney Jewish Community Centre Limited
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.56 Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>Woollahra Local Environmental Plan 2014</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Woollahra Development Control Plan 2015</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i></li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council Assessment Report: 26 March 2025</li> <li>Written submissions during public exhibition: 11</li> <li>Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>On behalf of the applicant – Robert Woolf, Dennis Rabinowitz, Aaron Sutherland</li> </ul> </li> <li>Total number of unique submissions received by way of objection: 11</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Briefing: 30 January 2025 <ul style="list-style-type: none"> <li><u>Panel members</u>: Carl Scully (Chair), Alice Spizzo and Toni Zeltzer</li> <li><u>Council assessment staff</u>: Valdes Aleidzans and George Fotis</li> <li><u>Department staff</u>: Carolyn Hunt and Lisa Ellis</li> </ul> </li> <li>Site inspection: 10 April 2025 <ul style="list-style-type: none"> <li><u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, Susan Francis, Toni Zeltzer and Mary-Lou Jarvis</li> <li><u>Council assessment staff</u>: George Fotis</li> <li><u>Applicant representatives</u>: Robert Woolf</li> </ul> </li> <li>Final briefing to discuss Council's recommendation: 10 April 2025 <ul style="list-style-type: none"> <li><u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, Susan Francis, Toni Zeltzer and Mary-Lou Jarvis</li> </ul> </li> </ul>

		<ul style="list-style-type: none"><li>○ <u>Council assessment staff</u>: Valdes Aleidzans</li><li>○ <u>Department staff</u>: Carolyn Hunt and Ilona Ter-Stepanova</li></ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report