

Chapter C4

White City

Part C ▶ Heritage conservation areas

Version: December 2014

Chapter C4 ► White City

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C4.1 Introduction

4.1.1 Background

The White City site comprises numerous parcels of land located at the base of the Paddington amphitheatre. Its history is associated with the evolution of lower Paddington from original land grants to the operation of a major tennis complex which hosted national and international events such as the Australian Open, Davis Cup and NSW Open Championships throughout a large part of the twentieth century.

The White City land to the south of the railway viaduct is located within the Paddington Heritage Conservation Area. The land has important historical and social associations with Paddington. It is also an extremely important open space resource within the Paddington area, forming part of the continuous green valley floor that stretches from Rushcutters Bay Park to Trumper Park.

4.1.2 Land where this chapter applies

This chapter applies to land identified on the map at Figure 1.

This land is known as the White City site and comprises:

Address	Lot	DP
30 Alma Street, Paddington	2	1114604
30A Alma Street, Paddington	1	1114604
85A New South Head Road, Edgecliff	30	817499
418 Glenmore Road, Paddington	1 and 2	573377
65 New South Head Road, Paddington	2	234605
73-79 New South Head Road, Edgecliff	21	609145
81-83 New South Head Road, Edgecliff	22	609145

FIGURE 1 White City site



4.1.3 Development to which this chapter applies

This chapter applies to development requiring consent under Woollahra Local Environmental Plan 2014 (Woollahra LEP).

4.1.4 Objectives

The objectives of this chapter are:

- 01 To provide a range of controls to facilitate development of the site in accordance with sound planning, environmental, urban design and heritage principles whilst taking into account the community's response.
- 02 To ensure that the predominant uses of the land are maintained as open space and recreation and to support community access to these facilities.
- 03 To retain the continuum of open space along the valley floor between Rushcutters Bay Park and Trumper Park.
- 04 To facilitate development of the land for the purpose of permissible uses including outdoor and indoor recreation facilities and a registered club with associated uses.
- 05 To provide useable, safe and high quality access ways through the White City site for pedestrians and cyclists.
- 06 To facilitate appropriately scaled and designed buildings.
- 07 To control the scale, form, location and design of development so that it will satisfactorily integrate with the surrounding areas.
- 08 To retain and enhance significant views from public areas into, through and over the site.
- 09 To minimise impacts on views from private properties adjoining and in the vicinity of the site.
- 010 To retain and protect trees and vegetation with a high retention value.
- 011 To provide privacy and solar access to adjoining properties.
- 012 To require a high standard of architectural and landscape design in new development.
- 013 To minimise the impact of development on adjoining lands and land uses.
- 014 To minimise traffic and parking impacts on adjoining local roads.
- 015 To ensure that new development minimises the impact on existing stormwater infrastructure and on water supply.

- 016 To minimise the reliance of development on non-renewable energy sources and promote development that achieves the principles of ecologically sustainable development.
- 017 To require design elements for sustainable land use including:
- a) energy efficiency
 - b) water treatment/reuse/conservation
 - c) biodiversity principles (use of local indigenous plant species, habitat corridors).
- 018 To conserve the heritage significance of those elements of the site listed as heritage items.
- 019 To conserve the heritage significance of the land that is within the Paddington Heritage Conservation Area.
- 020 To ensure the ongoing use of part of the site for tennis.

4.1.5 Relationship to other parts of the DCP

This chapter is to be read in conjunction with the other parts of the DCP that are relevant to a development proposal, including:

- ▶ Part A Introduction and Administration
- ▶ Part C Heritage Conservation Areas - Chapter C1 Paddington Heritage Conservation Area
- ▶ Part D Business Centres - Chapter D2 Mixed Use Centres
- ▶ Part E General Controls for All Development - Chapters E1 Parking and Access; E2 Stormwater and Flood Risk Management; E3 Tree Management; E4 Contaminated Land; E5 Waste Management; E6 Sustainability; E7 Signage; E8 Adaptable Housing
- ▶ Part F Land Use Specific Controls - Chapters F1 Child Care Centres; F2 Educational Establishments; F3 Licensed Premises; F4 Telecommunications

In the event of any inconsistency between this chapter and the other chapters, this chapter prevails.

4.1.6 How to use this chapter

Relationship of the chapter's components

Certain components of the chapter relate to each other and should be read and used with an understanding of that relationship:

1. Objectives – these define the intention and desired outcome of this chapter.
2. Existing character elements – these represent the distinguishing and important features of the site.
3. Desired future character – this is a vision statement about the future image and function of the White City site.
4. Design criteria – these are set out in a common format that contains a short explanation, objectives and controls.

4.1.7 Definitions

Certain terms used in this chapter have a specific meaning and are defined in Part A, Chapter A3 Definitions. In particular, the definitions and additional notes for the following terms are relevant:

Adaptation means changing a place to suit the existing use or a proposed use

Conservation means all the processes of looking after a place so as to retain its cultural significance.

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a use; retention of associations and meanings; maintenance, preservation, restoration, reconstruction, adaptation and interpretation; and will commonly include a combination of more than one of these. Conservation may also include retention of the contribution that related places and related objects make to the cultural significance of a place.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including elements, fixtures, contents and objects.

Interpretation means all the ways of presenting the cultural significance of a place.

Preservation means maintaining a place in its existing state and retarding deterioration.

Restoration means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Source: The Australia ICOMOS Charter for Places of Cultural Significance 2013 (Burra Charter)

Heritage significance means historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.

Source: Woollahra LEP 2014

Note: For purpose of this chapter the terms cultural significance and heritage significance are interchangeable.

C4.2 Character statement

4.2.1 Existing character elements

The existing character elements represent the distinguishing and important features of the site.

The existing character elements of the site are:

- ▶ the substantially open nature of the site, which contributes to the green, continuous valley floor that begins at Rushcutters Bay and merges with the Weigall Sportsground and Trumper Park;
- ▶ the generally low built form of development;
- ▶ the stormwater channel, tennis courts, sports field and the low lying grassed terrain, which form part of a significant cultural landscape that demonstrates the evolution of lower Paddington from the original land grant to the current uses;
- ▶ the positioning of the New South Head Road component of the site which contributes to the gateway to the Woollahra Municipality;
- ▶ the strong sense of enclosure to the centre courts;
- ▶ the significant views into and through the site and the significant views from the site taking in the Paddington amphitheatre, the city silhouette and the treeline in Rushcutters Bay Park; and
- ▶ the contribution made to the continuum of open space along the valley floor between Rushcutters Bay Park and Trumper Park.

4.2.2 Desired future character

This chapter seeks to achieve a desired future character for the site that:

- ▶ reinforces the gateway location of the site on its New South Head Road frontage through new development of a scale which is sympathetic to its setting in the valley floor;
- ▶ conserves the heritage significance of those elements and features of the site listed as heritage items;
- ▶ conserves the heritage significance of that part of the site which is located within the Paddington Heritage Conservation Area;
- ▶ maintains the substantial open nature of the valley floor;
- ▶ maintains the generally low built form which is a characteristic of the valley floor and its setting;
- ▶ retains and enhances views from:
 - Glenmore Road across the site to the tree line in Rushcutters Bay Park

- Alma Street across the site
- Neild Avenue across Weigall Sports Ground into and through the site
- ▶ minimises the loss of views into, through and over the site from private lands adjoining and in the vicinity of the site; and
- ▶ retains the continuum of open space along the valley floor between Rushcutters Bay Park and Trumper Park.

Requirement

- R1 Applicants must demonstrate in a statement of environmental effects and through the features of a proposal how development achieves the outcomes expressed in the desired future character statement.

C4.3 Conservation philosophy

This chapter adopts the conservation philosophy embodied in the Australia ICOMOS Charter for Places of Cultural Significance (the Burra Charter).

The Burra Charter is widely accepted by Government agencies at all levels and by private industry as the standard philosophy for heritage conservation practice in Australia. The Charter sets down principles, processes and practices for the conservation of significant places. Certain terms used in the Burra Charter are also used in this chapter and are defined in clause 4.1.7.

C4.4 Design criteria

4.4.1 Consistency with desired future character

Objectives

- O1 To ensure that new buildings and the use of land are consistent with the desired future character for the site.

Controls

- C1 New development, including the use of land, is to be consistent with the desired future character for the site.

4.4.2 Heritage conservation

The White City site is part of a significant historic and cultural landscape that demonstrates the evolution of Lower Paddington through various phases which include the original land grant, market gardening, an amusement park, lawn tennis grounds, commercial development and school recreation.

The White City site makes an important contribution through historical and social associations to the heritage significance of the Paddington Heritage Conservation Area.

Use of the site for tennis purposes over a large part of the twentieth century, notably as a venue for major tournaments including the Davis Cup, is a distinguishable feature of the site's history.

The original NSW Lawn Tennis Association Club House, which is now demolished, was partly located on land at 81-83 New South Head Road, Edgecliff. As such, this part of the site has archaeological potential.

The main tennis complex was located on land at 30 Alma Street, Paddington. The Stage 1 Northern Grandstand arches and the trusses of the 1923 Southern Grandstand, together with the original NSWLTA gates, are identified as heritage items.

The arches and trusses are significant components of the northern and southern stands which formed part of the strongly defined enclosure for the centre courts. The positioning of arches and trusses in terms of their existing location and heights contributes to their significance and in understanding the sense of place.

Due to the nature and condition of the heritage items, adequate measures must be taken for the protection and future longevity of each element during demolition and construction phases. A detailed fabric analysis and cyclical maintenance schedule should be prepared to ensure the ongoing physical conservation of each item.

Objectives

- O1 To conserve the heritage significance of the White City heritage item.
- O2 To conserve the heritage significance of the White City site as part of the Paddington Heritage Conservation Area.
- O3 To conserve archaeologically significant artefacts and elements.
- O4 To allow for meaningful interpretation of the heritage significance of the White City site.
- O5 To maintain the ongoing association of the site with tennis.

Controls

- C1 The Stage 1 Northern Grandstand arches, the trusses of the 1923 Southern Grandstand and the NSW Lawn Tennis Association gates are to be conserved.
- C2 In new development, the Stage 1 Northern Grandstand arches and the trusses of the 1923 Southern Grandstand are to be:
 - a) retained and adapted with a building in their existing location and height, or
 - b) adapted with a building in their approximate locations and height.

The intention of (a) and (b) is to ensure meaningful conservation. It will enable the elements, with the assistance of interpretation, to be seen as significant parts of the Northern and Southern Grandstands.

Note: This clause does not prevent other elements of the Northern and Southern Grandstands from being retained and adapted in new development in order to avoid harm to the heritage items and to facilitate the meaningful conservation of those items.

- C3 The NSW Lawn Tennis Association gates are to be placed in a location that allows for their functional use and easy interpretation.
- C4 The ongoing use of the land at 30 Alma Street for tennis purposes is encouraged.

The purpose of this control is to assist with the interpretation of the site. It is also a way of recognising the heritage significance of the site in relation to the Paddington Heritage Conservation Area.
- C5 The heritage significance of the White City site to the Paddington Heritage Conservation Area is to be conserved.
- C6 Interpretation of components of the site is to recognise the historical significance of the White City site, including its significance to the Paddington Heritage Conservation Area.

This can be achieved in a variety of ways including the use of the place, treatment of physical fabric and the introduction of explanatory material.

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- C7 Information used to interpret the arches and trusses must -
- a) be located in a highly visible and accessible location adjacent to the elements,
 - b) be in a form that enables the relationship of the elements to each stand and the positioning of the stands around the centre courts to be clearly understood, and
 - c) explain their significance.
- C8 White City Tennis memorabilia, including maintenance equipment, which has been retained on the site, is to be used in an interpretation strategy.
- The interpretation strategy may involve the return of memorabilia, equipment and other artefacts to the site.
- C9 An interpretation strategy for the former NSWLTA Clubhouse which was partly located on land at 81-83 New South Head Road, Edgecliff, is encouraged.
- C10 The interpretation strategy for 30 Alma Street must include provision for public art which highlights the historic use of the site as a major tennis facility.
- C11 The archaeological potential of the site must be explored and documented to the Council's satisfaction.

Requirements

- R1 A statement of heritage impact prepared by a suitably qualified person must accompany the development application. The statement must include discussion on the options explored for the retention and adaption of the significant elements and the manner in which those elements will be integrated with new development. The statement must also demonstrate how the development responds to the heritage significance of the site and achieves the outcomes expressed in the desired future character statement.
- R2 A materials conservation report, including a maintenance plan for each item, must be prepared by a suitably person.
- R3 An archaeological assessment prepared by a suitably qualified person must accompany the development application. It should make specific recommendations which address the significance of the site, the impact of the proposal and the proposed conservation or mitigation measures.
- R4 An interpretation policy prepared by a suitably qualified person must accompany the development application. It must include, but is not limited to, actions to satisfy the requirements set out in the above controls.

4.4.3 Building location, design and views

73-79, 81-83 and 85A New South Head Road

Objectives

- O1 To provide a fitting entry to the site, the Edgecliff Commercial Centre and the Municipality.
- O2 To facilitate views from New South Head Road into the site and to Paddington beyond.
- O3 To facilitate integration between the residential, commercial and open space areas.
- O4 To facilitate pedestrian connections between land to the south of the railway viaduct and New South Head Road.
- O5 To provide a high level of amenity for future occupants of the site.

Controls

- C1 The western end of 73-79 New South Head Road should remain visually open, with a minimum of structures.
- C2 A landscaped view corridor is to be provided within the western portion of the land at 73-79 New South Head Road.
- C3 A suitable break is to be provided between buildings on 73-79 and 81-83 New South Head Road to allow a view corridor to the southern parts of the site and to Paddington beyond.
- C4 Development on 81-83 New South Head Road is to be setback 4m from to Mahoney's Lane or is to provide a ground level colonnade of the same width.

30 Alma Street

Objectives

- O1 To facilitate new development with an appropriate bulk, scale, height and design which respects the topography of the site, the landscape setting and the character of the neighbouring locality.
 - O2 To retain and enhance views from Glenmore Road across the land and into other parts of the White City site and beyond.
 - O3 To ensure that development is designed to reflect view sharing principles.
 - O4 To ensure that the siting of new development does not unreasonably impact on the visual privacy and amenity of nearby and adjacent residences.
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- O5 To conserve the heritage significance of the White City heritage item.
 - O6 To conserve the heritage significance of the Paddington Heritage Conservation Area.
 - O7 To protect trees with a high retention value and landscape elements on the land.
 Note: A tree of high retention value is determined by arboricultural assessment. This will be required as part of a pre-DA stage and will involve review by Council's tree management staff.
 - O8 To protect the central open valley floor that characterises the site and locality.
 - O9 To facilitate open space linkages between Trumper Park and the Harbour foreshore.
 - O10 To facilitate pedestrian connections between Alma Street, Glenmore Road and New South Head Road.

Controls

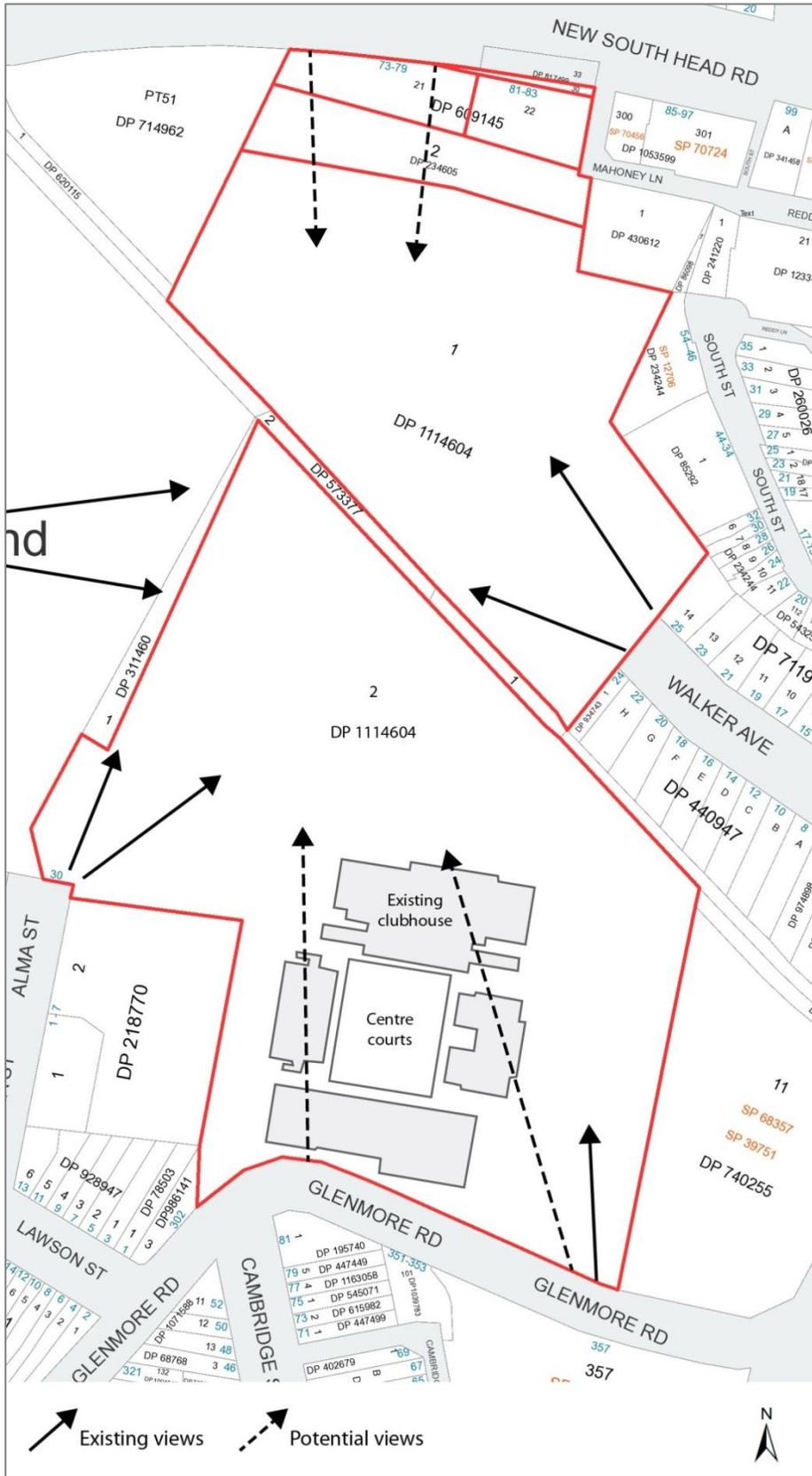
- C1 Development must not substantially alter the site topography by way of excavation and land fill in a manner that:
 - a) removes the existing open and generally level characteristic of the open valley floor
 - b) impedes safe and accessible public pedestrian and cycle movement through the site as envisage in the clause 4.4.6 Pedestrian and cycle access
 This provision does not prevent excavation for the purpose of foundations and car parking
 - C2 Development must be located so that it meets the stormwater management provisions of clause 4.4.11.
 - C3 Development must satisfy the heritage conservation controls relating to the retention and adaptation of elements of the existing Northern and Southern Grandstands as set out in control C2 of clause 4.4.2.
 - C4 Development, including fencing on Glenmore Road and abutting the Weigall Sports Ground, must retain the principal existing view corridors and provide for the potential view corridors identified in Figure 2.
 - C5 Fencing and gates along Glenmore Road are not to exceed a height of 1.5m above footpath level and are to be substantially transparent to allow views into, across and over the site.
 - C6 The location, bulk and height of development and the type of landscaping must allow for view sharing from properties along Glenmore Road and other streets in the neighbourhood.
 Notes: Development includes ancillary structures such as lift towers, light towers, photovoltaic systems and telecommunication devices.
 - C7 Development on land in proximity to and facing Glenmore Road is to be well modulated with minimal blank elevations.
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- C8 Development must be located so that it preserves trees of high retention value.
- Note: A tree of high retention value is determined by arboricultural assessment. This will be required as part of a pre-DA stage and will involve review by Council's tree management staff.
- C9 Buildings must be located and designed to meet the stormwater management objectives and controls contained in clause 4.5.12 of this chapter.
- C10 Roof design must form a coherent part of buildings and be well articulated. A variety of roof forms is permitted, including hipped, raked and curved.
- C11 Any area of a roof terrace must be detailed as part of the landscape of White City.
- C12 Roof top structures and elements including vents and lift over runs must be integrated with the roof design and suitably screened.
- C13 Tennis courts and other open air recreation areas on roof levels are not permitted.
- C14 A viewing platform on the Glenmore Road frontage is to be provided. Public access to the viewing platform from Glenmore Road is strongly encouraged.

Requirement

- R1 A view analysis must be submitted with a development application. The analysis must identify existing and potential public and private views, describe the impact on those views and specify how the development has been designed to minimise impact on views. The analysis must address matters identified in *Tenacity Consulting v Warringah Council* [2004] NSWLEC 140.

FIGURE 2 Existing and potential view corridors



4.4.4 Landscape

Landscaping of the site is to achieve a high quality and be well integrated with the broader area open space network.

Objectives

- O1 To improve open space connectivity, thereby enhancing the wider area open space network.
- O2 To provide a high level of legibility of spaces, thereby reinforcing the identity and character of both thoroughfares and destination spaces.
- O3 To retain existing significant vegetation.
- O4 To encourage the use of locally indigenous plant species and to ensure that sustainable and low water use plantings are used.
- O5 To ensure that all publicly accessible open space areas are safe to use and have good surveillance.
- O6 To retain and enhance views into the site.

Controls

- C1 Apply crime prevention through environmental design principles to the design of all open space areas (see clause 4.5.13).
- C2 Planting and other landscape materials are to be selected on the basis of their suitability with regard to maintenance requirements, longevity, quality and conformance to ESD principles (that is biodiversity, water conservation).
- C3 Minimise tree and shrub planting within the valley floor.
- C4 Retain trees of high retention value.

Note: A tree of high retention value is determined by arboricultural assessment. This will be required as part of a pre-DA stage and will involve review by Council's tree management staff.
- C5 Ensure that planting and other structures do not obscure existing and potential principal views (see Figure 2).
- C6 Any structure built over the stormwater channel is to be constructed in accordance with Sydney Water's Guidelines on Precautions to be Taken When Building Over or Adjacent to Sydney Water's Assets.
- C7 Retain an unbuilt area of land, principally of grass, at 30A Alma Street and immediately to the south of the stormwater channel on land at 30 Alma Street.

Requirements

- R1 A tree management strategy must be submitted with a development application involving major development on the site.
- R2 An arboricultural assessment for all trees on the site must be submitted with a development application for major works. The contents of the assessment must be discussed with Council's tree management staff as part of a pre-DA process.

4.4.5 Vehicular access

The local streets adjoining the southern end of the site have little capacity, in terms of amenity, to accommodate additional traffic volumes. The size, functions and hours of operation of a recreation facility on 30 Alma Street will influence additional traffic volumes on local streets and the consequent impacts on local amenity.

Objectives

- O1 Traffic generated by development on the site must not exacerbate existing amenity problems in adjoining streets to unacceptable levels.
- O2 To minimise conflict between traffic generated by the development of the site and pedestrian movement and vehicular traffic in the adjacent streets.

Controls

- C2 Traffic volumes generated from the development in Glenmore Road between Cambridge and Cascade Streets must not result in the environmental capacity of Glenmore Road as a collector road being exceeded.
- C3 Traffic volumes in Alma Street generated from development on the site must not result in the environmental capacity of Alma Street as a local road being exceeded outside of peak hour use (8.00-9.00am and 3.00-4.00pm weekdays).
- C4 Vehicular access to the site from Alma Street must minimise conflict between pedestrian and vehicle traffic generated by Sydney Grammar School and pedestrian movement at school drop-off and collection times.
- C5 The pedestrian accessway from New South Head Road to the car park at 30A Alma Street is to be designed so that there is no conflict with vehicles egressing development on 73-79 New South Head Road.
- C6 A vehicular accessway between Alma Street and New South Head Road is not permitted.

4.4.6 Pedestrian and cycle access

Pedestrian and cycle transport consume no fossil fuels during operation, are non-polluting, can be healthy and enjoyable activities in their own right and are accessible to a wider range of the community than private cars.

The viability of the replacement of private car trips with pedestrian and cycle transport relies on the establishment of an attractive, safe, direct, generally level and well-constructed network of dedicated pathways along transport and recreation desire lines.

Principal desire lines across the site include the open space link from Trumper Park to Rushcutters Bay and from Paddington to both Rushcutters Bay and the Edgecliff Centre.

Potential pedestrian and cycle connections into the site exist at:

- ▶ New South Head Road;
- ▶ the public reserve between the Sydney Water canal and the Medina Apartments;
- ▶ Alma Street.

Similarly, the use of public transport instead of private cars reduces fossil fuel consumption. White City is well connected to public transport at New South Head Road and the bus/rail interchange at Edgecliff. There is a public pathway that provides a direct route from the site at Glenmore Road through Trumper Park to Edgecliff Station.

Alternative transport options to and from the site are encouraged. Provision for buses and bicycle storage will assist with these options.

Objectives

- O1 To maximise connectivity between potential pedestrian/cycle access points to the site with a network of pathways that follow identified desire lines and are well connected to public open spaces on and in the vicinity of the site.
- O2 To provide suitably graded pedestrian/cycle paths across the site.
- O3 To minimise points where vehicular and pedestrian routes cross.

Controls

- C1 Consideration must be given to the incorporation of future pedestrian connections through the site as shown in Figure 3.
 - C2 A pedestrian/cycle path must be provided between New South Head Road and Alma Street. It should have a minimum width of 3m, to allow for safe and convenient combined use. Public access is strongly encouraged.
 - C3 Pedestrian/cycle paths should generally have a gradient not exceeding 1 in 14, to allow comfortable cycle access and access for disabled persons.
 - C4 Any publicly accessible path adjacent to the stormwater channel must be fenced.
-

- C5 Secure and accessible bike storage is to be provided. The design and installation of the bike storage area shall be in accordance with *AS 2890.3-1993, Parking facilities, part 3: bicycle parking facilities*.

4.4.7 Car parking and servicing

On-site car parking should fully satisfy the parking demand likely to be generated by development on the site to prevent parking demand overflowing onto surrounding streets.

Parking areas, garages and driveways should be designed carefully so that they do not detract from the appearance of the development and the locality.

Objectives

- 01 To provide sufficient on-site car parking to fully satisfy the parking demand likely to be generated by development of the site and to be within the capacity constraints of the adjacent public roads.
- 02 To maintain the amenity of adjoining properties and the safe and efficient operation of the adjoining road network.
- 03 To provide convenient and safe car parking and vehicular access for all users of the site.
- 04 To minimise the impact of open car parking areas and accessways.

Controls

- C1 Car parking spaces should be provided on the site at the rates required in Chapter E1 of this DCP.
- C2 For uses other than those specified in Chapter E1, Council will consider car parking provision on merit and having regard to -
 - a) RMS traffic guidelines,
 - b) a traffic and parking report to be submitted with development applications including such uses.
- C3 Parking provided within the building envelope of a building is to be fully screened from view.
- C4 Open parking provided at grade is to incorporate landscape works/planting to minimise its visual impact.
- C5 Parking facilities are to be designed and located:
 - a) in accordance with relevant RMS guidelines and Australian Standards,
 - b) to provide easy, convenient and safe access to all buildings,
 - c) to enable the efficient use of car spaces and accessways, including safe manoeuvrability for vehicles between the parking areas and the street,
 - d) to preserve significant trees,
 - e) to reduce the visual dominance of car parking areas and accessways, and

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- f) to enhance the landscaped setting and character of the site.
- C6 Parking facilities are to be sited and designed to integrate physically and visually with the landscape and other built elements.
- C7 Open car parking spaces are to be designed, surfaced and graded to facilitate on-site stormwater management.
- C8 Adequate manoeuvrability and parking are to be provided for service vehicles in accordance with relevant Australian Standards.
- C9 The arrangement of parking spaces and driveways shall allow all vehicles to enter and leave the site in a forward direction.
- C10 Accessways and driveways are to be designed to enable vehicles (the 85 percentile vehicle) to enter the designated parking space in a single turning movement and leave the space in no more than two turning movements.
- C11 Visitor car parking areas are to be designed and located to minimise impacts on adjoining properties in regard to matters including noise and vehicle head lights.
- C12 Parking areas located within structures are to comply with the stormwater and flood risk management controls in Chapter E2.
- C13 Runoff from car parks is to be treated for the removal of oils and grease prior to discharge to the stormwater system.
- C14 A minibus parking facility is to be provided.
- C15 Car parking between the stormwater channel and Lots 21 and 22 DP 609145 is to be at ground level only.

4.4.8 Acoustic and visual privacy and amenity

Adjoining uses that are sensitive to visual and acoustic privacy intrusion include residential development in Walker Avenue, the Bayside Apartments in New South Head Road, the Medina Apartments in Glenmore Road, residences in Lawson Street and Glenmore Road and Sydney Grammar School.

Use of playing fields, tennis courts and activities associated with an indoor recreation facility are potential noise sources.

Objective

- O1 To provide adequate acoustic and visual privacy and amenity for future users of the site and neighbouring properties.
- O2 To minimise the impact of mechanical plant.

Controls

- C1 Buildings are to be designed to orient potentially noise generating features, rooms, uses and services, including associated outdoor entertainment areas, away from Sydney Grammar School and neighbouring residences.
- C2 Buildings are to be designed to minimise overlooking of Sydney Grammar School and neighbouring residences.
- C3 Mechanical plant, including air conditioning units, must not be located on roof tops.

4.4.9 Signage

Signage contributes significantly to the character of the public domain and needs to be considered in this context. It is important for signage to be of a quality that enhances local identity.

Objectives

- 01 To ensure that signage is unobtrusive, informative and compatible with the local environment.
- 02 To avoid physical and visual clutter of the public domain.
- 03 To ensure there is no conflict between advertising signs and any nearby safety, public directional or traffic signs.
- 04 To protect the amenity of residential development.
- 05 To preserve the existing and future roofscapes and protect views.
- 06 To prevent adverse impacts on the streetscape and local amenity from excessive signage and illumination.

Controls

- C1 Signage is to comply with the relevant provisions of Chapter E7.

In addition to Chapter E7, the following controls apply to the land at 30 Alma Street.

- C2 Where there are multiple occupancies or uses within a single building or site:
- a) a coordinated approach to the location and design of signs is taken; and
 - b) a directory of tenants or uses is provided within the building at ground level.
- C3 Servicing, delivery and direction signs must not exceed a size of 0.35m².

4.4.10 Energy efficiency

Energy efficiency provisions aim to promote ecologically sustainable development by reducing the emission of greenhouse gases and the consumption of non-renewable resources. Energy efficiency can also lead to significant ongoing cost savings.

Energy efficiency provisions for the design of buildings refer to:

- ▶ the orientation of buildings and living areas;
- ▶ the size and location of glazing;
- ▶ shading and landscaping;
- ▶ air movement;
- ▶ insulation; and
- ▶ appliances.

Objectives

- O1 To promote sustainable development through the energy efficient design of buildings.
- O2 To maximize the benefits of passive solar design.
- O3 To minimise non-renewable fuel use.
- O4 To improve the quality and comfort of buildings.

Controls

- C1 Development complies with the provisions of Chapter E6.

In addition to Chapter E6, the following controls apply to land at 30 Alma Street.

- C2 Development with a gross floor area of at least 1,000m² achieves a minimum 4 star NABERS rating.
- C3 Solar energy systems are integrated with the building design.
- C4 Solar energy systems, if located on a roof:
 - a) do not dominate the roof form;
 - b) do not have an unreasonable visual impact when seen from a public space and private land;
 - c) do not impede public views from Glenmore Road; and
 - d) allow view sharing from private properties.

4.4.11 Stormwater management

The site forms the lower part of a large catchment that drains areas from north of Oxford Street into Sydney Harbour. Parts of the site are intermittently flooded, as are parts of some properties in Walker Avenue.

Development should be designed to minimise threats to human safety and property damage both within the site and nearby properties. It should also incorporate measures to mitigate existing flooding and drainage problems associated with the site.

Measures should be taken to minimise mains water use within the development and to minimise the quality of drainage waters leaving the site.

Objectives

- O1 To mitigate existing flooding and drainage problems on and adjoining the site.
- O2 To mitigate potential threats to human safety during flood events.
- O3 To reduce potential flood damage to property and infrastructure on the site and to surrounding properties and infrastructure.
- O4 To reduce pollution of the Harbour from stormwater run-off.
- O5 To encourage water conservation and reuse.
- O6 To reduce the pressure of new development on domestic water supplies.
- O7 To ensure building and landscape design incorporate techniques for conserving mains water.

Controls

- C1 Refer to the stormwater and flood risk management provisions in Chapter E2.

4.4.12 Safety and surveillance

Safety and surveillance provisions aim to maximise personal security, reduce anxiety and fear and maintain general safety and well-being within the local environment.

Objectives

- O1 To ensure a safe environment by promoting crime prevention through design.
- O2 To ensure personal and property safety and surveillance for residents and visitors and enhance perceptions of community safety.

Controls

- C1 Site planning, buildings, fences, landscaping and other features must clearly define public and private spaces.
- C2 Pedestrian and vehicle thoroughfares must be identified and reinforced as 'safe routes' through:
 - a) appropriate lighting;
 - b) casual surveillance from dwellings;
 - c) minimise opportunities for concealment;
 - d) landscaping which allows long-distance sight lines between buildings and the street; and
 - e) avoidance of 'blind' corners.
- C4 Lighting must be provided to pedestrian ways, driveways and car parks to ensure a high level of safety and security at night. Such lighting may need to be shielded or hooded to minimise nuisance to neighbours.