

# **Urban Planning Committee Minutes**

**Monday 25 August 2014**

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# Urban Planning Committee Minutes

**Minutes of the Meeting held on  
Monday 25 August 2014 at 6.00pm**

**Present:** Her Worship the Mayor, Councillor Toni Zeltzer ex-officio  
Councillors Katherine O'Regan (Chair)  
Ted Bennett  
Anthony Boskovitz  
Luise Elsing  
James Keulemans  
Greg Levenston  
Matthew Robertson

**Staff:** Christopher Bluett (Manager – Strategic Planning)  
Allan Coker (Director – Planning & Development)  
Amelia Parkins (Strategic Heritage Officer)  
Les Windle (Manager – Governance)

**Also in Attendance:** Councillor Anthony Marano (Part Item R1)  
Councillor Jeff Zulman (Part Item R1)

## Leave of Absence

Leave of Absence previously granted by Council: Nil

Apologies: Nil

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## Late Correspondence

Late correspondence was submitted to the committee in relation to Items: R1

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## Declarations of Interest

Councillor Boskovitz declared a Non-Significant, Non-Pecuniary Interest in Item R1 (White City - Proposed Heritage Item) as he knows a number of objectors, was formerly a member of the Hakoah Club for many years, Mr Farkas the President of the Hakoah Club is known to him and he is a friend of the son of the President of the Sydney Maccabi Tennis Club Ltd. Councillor Boskovitz does not believe it would affect his vote.

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**Items Decided by this Committee using its Delegated Authority (Item D1)**

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**Item No:** D1 Delegated to Committee  
**Subject:** **Confirmation of Minutes of Meeting held on 11 August 2014**  
**Author:** Les Windle – Manager Governance  
**File No:** See Council Minutes  
**Reason for Report:** The Minutes of the Meeting of 11 August 2014 were previously circulated. In accordance with the guidelines for Committees' operations it is now necessary that those Minutes be formally taken as read and confirmed.

(Bennett/Keulemans)

**Resolved:**

That the Minutes of the Urban Planning Committee Meeting of 11 August 2014 be taken as read and confirmed.

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**Items with Recommendations from this Committee  
Submitted to the Council for Decision (Item R1)**

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**Item No:** R1 Recommendation to Council  
**Subject:** **White City - Proposed Heritage Item**  
**Author:** Amelia Parkins- Strategic Heritage Officer  
**File No:** 7.30  
**Reason for Report:** To respond to the Council's decision on 24 March 2014.  
To obtain a decision of the Council to proceed with a planning proposal.

**Note:** Councillor Boskovitz declared a Non-Significant, Non-Pecuniary Interest in this Item as he knows a number of objectors, was formerly a member of the Hakoah Club for many years, Mr Farkas the President of the Hakoah Club is known to him and he is a friend of the son of the President of the Sydney Maccabi Tennis Club Ltd. Councillor Boskovitz does not believe it would affect his vote.

**Note:** Late correspondence was tabled by George Farkas, Railcorp & Council's Manager Strategic Planning, Chris Bluett.

**Note:** Stephen Davies and George Farkas addressed the Committee.

**Motion moved by Councillor Zeltzer  
Seconded by Councillor Keulemans**

- A. That the planning proposal to amend Woollahra LEP 1995 by listing as a heritage item *White City Site* be adopted subject to Part E.
- B. That the owners be encouraged to revise the White City CMP 2008, which would inform a revision of the White City DCP 2007.
- C. That a review of the White City DCP 2007 be carried out and reported to the Urban Planning Committee within the next 10 weeks.
- D. That subject to the White City site being listed as a local heritage item, a report be prepared for the Council's consideration on the possible listing of the site on the State Heritage Register.
- E. That the Heritage Inventory Sheet considered as Late Correspondence at the Urban Planning Committee held on 25 August 2014 include the following additional amendments arising from discussion by the Committee:

i. "Name of item" section

The name of the item be amended to read "*White City Site*"

ii. "Statement of significance" section:

The statement "The centre court area contains the championship grass court used at the pinnacle of Davis Cup popularity" be amended to read "*The centre court area used to contain the championship grass court used at the pinnacle of Davis Cup popularity*"

The following statement be added after the previous amended statement - "*The centre courts have changed position and the original surfaces have been replaced*"

The following additional statement be added as the last statement of the section – "*White City is now important for its opportunity to retain and/or adapt the extant 1923 Southern Grandstand trusses, the Stage 1 Northern Grandstand arches and the NSWLTA Gates, along with the history of the site, all of which provide for the ability to retain a meaningful representation of the site's history*"

iii. "Physical Description" section

Include the statement "*One Classic Clay artificial court laid over the Rebound Ace surface which had replaced the grass courts and one grass court both running north-south*"

iv. "Physical condition" section

The following statement to be deleted – "No detailed report into the physical condition of the entire White City site has been carried out. Two structural reports into the grandstands was undertaken in 1998 and 2004. In May 2013 a structural assessment, based on a visual inspection only, of the northern and southern grandstands was carried out by AECOM. The report concluded that:"

Include the following statement: "*The "Structural Assessment of the Grandstands" report undertaken by AECOM in May 2013 concludes that:*

*“The northern and southern grandstands have fallen into a state of disrepair and unless major repair/maintenance works are carried out, these structures are structurally inadequate for use by the general public.” AECOM “White City: Structural Assessment of Grandstands”*

*Significant defects include the following:*

*Northern Grandstand*

- *Significant concrete deterioration and durability issues*
- *Corrosion in structural steel frame*
- *Significant corrosion in steel balustrade*
- *Brickwork crack in masonry archway*
- *Damaged timber cladding at rear of grandstand*

*Southern Grandstand*

- *Significant damage in timber framed deck*
- *Significant splitting in timber bow trusses and columns*
- *Significant areas of corrosion in roof steelwork*
- *Significant damage in metal roof*

v. “Historical notes” section

The following statements be deleted “The current ‘centre courts’ bear little resemblance to the ‘historic’ centre courts. The three grass courts are now one grass court and one red synthetic material court”

The following statement be added *“The positioning of the centre courts between the northern and southern stands has changed over time. Furthermore, the number of grass courts has also changed. Currently there is only one grass court and one red synthetic material court”*

vi. “Integrity” section

The following statement be deleted – “Most of the tennis courts are in good condition”

vii. “Recommendation” section

The following statement be added – *“White City is now important for its opportunity to retain and/or adapt the extant 1923 Southern Grandstand trusses, the Stage 1 Northern Grandstand arches and the NSWLTA Gates, along with the history of the site, all of which provide for the ability to retain a meaningful representation of the site’s history”*

**Amendment moved by Councillor Robertson**

That the Motion moved by Councillors Zeltzer and Keulemans be adopted except for part E(vii).

**The Amendment lapsed for the want of a seconder**

**Amendment moved by Councillor Elsing**

**Seconded by Councillor Boskovitz**

That the staff recommendation be adopted subject to limiting the heritage listing to the extant 1923 Southern Grandstand trusses, the Stage 1 Northern Grandstand arches and the NSWLTA Gates.

**The Amendment was put and Lost**

**The Motion was put and Adopted**

**(Zeltzer/Keulemans)****Recommendation**

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- B. That the owners be encouraged to revise the White City CMP 2008, which would inform a revision of the White City DCP 2007.
- C. That a review of the White City DCP 2007 be carried out and reported to the Urban Planning Committee within the next 10 weeks.
- D. That subject to the White City site being listed as a local heritage item, a report be prepared for the Council's consideration on the possible listing of the site on the State Heritage Register.
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Include the statement "*One Classic Clay artificial court laid over the Rebound Ace surface which had replaced the grass courts and one grass court both running north-south*"

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Include the following statement: "*The "Structural Assessment of the Grandstands" report undertaken by AECOM in May 2013 concludes that:*

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*Note: In accordance with section 375A of the Local Government Act a Division of votes is recorded on this planning matter.*

***For the Recommendation***

Councillor Keulemans  
Councillor Levenston  
Councillor Zeltzer  
Councillor Boskovitz  
Councillor Bennett

***Against the Recommendation***

Councillor Elsing  
Councillor Robertson  
Councillor O’Regan



There being no further business the meeting concluded at 8.18pm.

*We certify that the pages numbered 3216 to 3223 inclusive are the Minutes of the Urban Planning Committee Meeting held on 25 August 2014 and confirmed by the Urban Planning Committee on 8 September 2014 as correct.*

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**Chairperson**

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**Secretary of Committee**