

White City Development Control Plan



19 September 2007



WHITE CITY DEVELOPMENT CONTROL PLAN

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Aerial photo showing White City site

1.0 Preliminary

1.1 Introduction

The White City site lies at the base of the Paddington amphitheatre and demonstrates the evolution of lower Paddington from the original land grant to its use for tennis purposes throughout most of the twentieth century. The White City site to the south of the railway viaduct is located within the Paddington Heritage Conservation Area. It is 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.

1.2 How to use this plan

General

This plan is to be used primarily by:

- property owners of the White City site
- applicants seeking consent for development on the site
- Council's assessment officers
- Council's decision makers

Applicants, in particular, must read all sections of this plan in order to ensure that they:

- obtain an understanding of the plan and its supporting and relating documents
- obtain an understanding of why the plan was prepared, the extensive community interest in the site and the community participation in the site's planning
- prepare and submit applications that contain the information necessary to meet the Council's requirements for development applications
- prepare and submit applications that are consistent with the objectives, requirements, statements, principles and design criteria of the plan that are relevant to the proposal

Applicants must demonstrate in the statement of environmental effects that is submitted with a development application and through the features of the development proposal that the proposal is consistent with:

- the principle objectives of the plan
- the existing character elements of the site
- the desired future character statement for the site
- the planning principles for the site
- the design criteria objectives and design criteria for development

Relationship of the plan's components

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

1. **Principal objectives of the plan (Part 1)** - these define the intention and desired outcome of the plan. They provide a basis for the design criteria objectives and the design criteria (Part 5).
2. **Existing character elements (Part 2)** - these represent the distinguishing and important features of the site. They form a basis for the desired future character for the site, for the planning principals (Part 4), for the design criteria objectives and for the design criteria (Part 5).
3. **Desired future character (Part 2)** - this is a vision statement about the future image and function of the White City site. The statement is a basis for the design criteria objectives and the design criteria. Development must achieve the outcomes expressed in the desired future character statement.
4. **Planning principles (Part 3)** - establish the fundamental planning rules for the site. They draw from the existing character elements and the desired future character statement. Along with the principle objectives of the plan, the existing character elements and the desired future character statement, the planning principles establish a basis for the design criteria.
5. **Design criteria (Part 4)** - these are set out in a common format that contains a short explanation, objectives and controls.

1.3 The name of this plan

This plan is called 'White City Development Control Plan' (White City DCP).

1.4 Land to which this plan applies

This plan applies to:

- land at 30 Alma Street, Paddington
- land at 71 - 83 New South Head Road, Edgecliff, and
- land below the Eastern Suburbs railway viaduct

which is commonly known as 'White City' and referred to as 'the site'.

Refer to Figure 1.

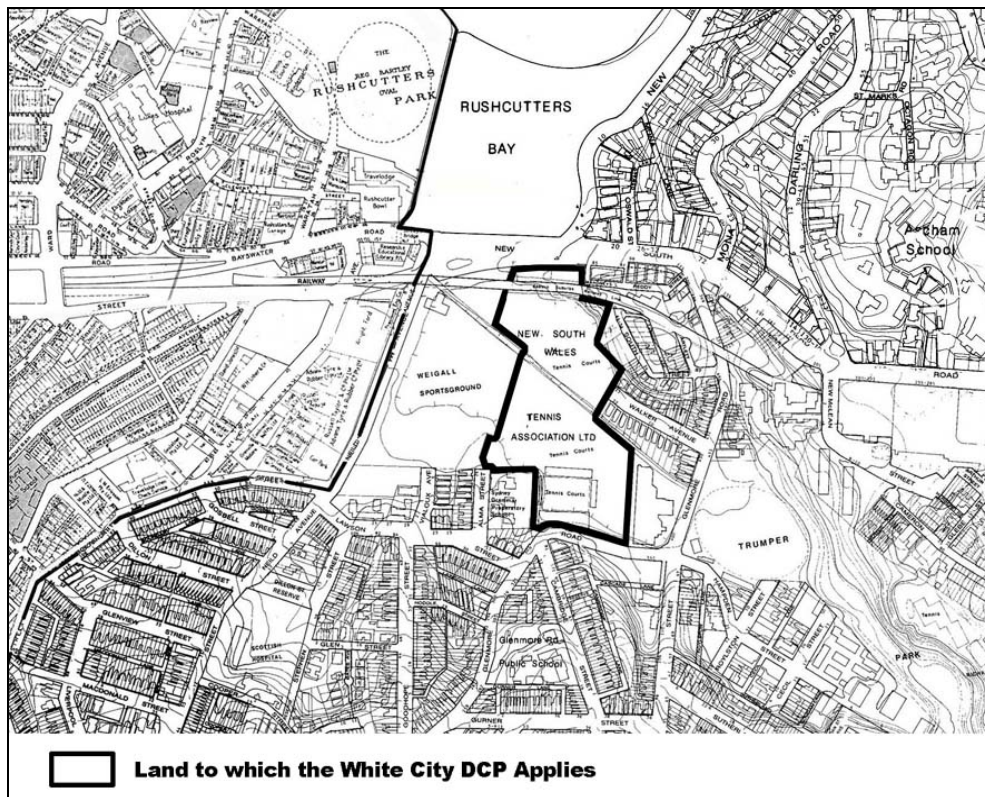


Figure 1 - Land to which the White City DCP applies.

1.5 Objectives of this plan

The principal objectives of this plan are:

- to provide a range of urban design, planning and heritage controls
- to ensure that the White City site is maintained primarily as an open space resource within the Municipality of Woollahra, and particularly within the Paddington area
- to facilitate the development of a multi-purpose tennis/sporting facility on the site
- to retain the White City site as a principally grass court tennis centre
- to support community access to the site and its recreation facilities
- to provide access ways through the site for pedestrians and cyclists that are useable, safe and of a high built quality
- to facilitate the development of an appropriately scaled and designed building on the site of the existing carpark on New South Head Road
- to control the scale, form, location and design of development so that it will satisfactorily integrate with the surrounding areas
- to require a high standard of architectural and landscape design in new development
- to minimise the impact of development on adjoining lands and land uses

- to ensure that new development minimises the impact on existing stormwater infrastructure and on water supply
- to minimise the reliance of development on non-renewable energy sources
- to promote development that achieves the principles of ecologically sustainable development
- to require design elements for sustainable land use including:
 - energy efficiency
 - transport access
 - water treatment/reuse/conservation
 - biodiversity principles (use of local indigenous plant species, habitat corridors)
- to conserve the heritage significance of the White City site in the context of its cultural landscape
- to prohibit gaming machines on the site
- to maintain a petrol station facility in Lot 21 DP 609145 as a desirable land use for the municipality

Requirements

- RI** Applicants must demonstrate in a statement of environmental effects and through the features of a proposal how development is consistent with the principle objectives of this plan and the objectives of those design criteria that are relevant to the development proposal.

1.6 How this plan relates to the Environmental Planning and Assessment Act 1979 and to other plans and policies

This plan has been prepared under Division 6 of the *Environmental Planning and Assessment Act 1979* (the Act) and Part 3 of the *Environmental Planning and Assessment Regulation 2000*.

Woollahra Local Environmental Plan 1995 applies to the land to which this plan applies. This plan supplements and elaborates on the provisions of Woollahra LEP 1995. The statutory provisions of Woollahra LEP 1995 take precedence over this plan. This plan does not allow additional land uses to Woollahra LEP 1995.

The statutory provisions of any State environmental planning policy and regional environmental plan that apply to the site take precedence over this plan.

In the event of any other inconsistency between this plan and other policies and codes, the White City DCP prevails unless otherwise specified in this plan or in other plans, policies and codes.

The following DCPs do not apply on the land subject to the White City DCP, with effect from the commencement date of the DCP:

- Edgecliff Development Control Plan 1995
- Paddington DCP
- Woollahra Parking DCP
- Policy for Changes to Facades and Alterations to Buildings in Watsons Bay, Bondi Junction, Paddington and West Woollahra
- Access DCP
- Telecommunications and Radiocommunications DCP (2004)
- DCP: Exempt and Complying Development
- DCP for Notification of Development Applications and Applications to Modify Development Consents.

However, the White City DCP adopts:

- The provisions of the Access DCP
- The provisions of the Telecommunications and Radiocommunications DCP (2004)
- The provisions of the DCP: Exempt and Complying Development
- The provisions of the DCP for Notification of Development Applications and Applications to Modify Development Consents

as if those provisions were still applicable to the land to which this DCP applies.

1.7 Approval and commencement of this plan

This plan was approved by Woollahra Council on 10 September 2007 and came into effect on 19 September 2007.

1.8 Preparing and lodging developing applications

Requirements for preparing and lodging development applications are contained in Council's DA Guide. In particular, applicants should note the requirements for:

- a statement of environmental effects
- a statement of heritage impact. The minimum contents of a statement are set out in the Guide.
- a conservation management plan, prepared in accordance with the NSW Heritage Office guidelines
- geotechnical and hydrogeological reports (for some instances where excavation is proposed and for applications involving certain types of land uses)
- acid sulphate soils reports (for some instances as required by Clause 25D of Woollahra LEP 1995).

The Council offers a pre-DA service where senior staff and specialist staff can provide comments on a development proposal. Refer to the brochure on the pre-DA service for further details.

A design review panel may be established at the pre-DA or DA stage of a development application to provide advice to Council on the design quality of a development.

1.9 Definitions

Terms used in this plan have specific meaning and are defined in Part 5. Other terms may be defined in Woollahra LEP 1995.

2.0 Character statement

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 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 stormwater channel, tennis courts 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 tennis grounds known as White City
- the open landscaped nature of the site, which together with Rushcutters Bay Park, forms a green gateway to the New South Head Road approach to the eastern suburbs
- 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
- that it is part of a continuum of open space along the valley floor between Rushcutters Bay Park and Trumper Park

2.2 Desired future character

This plan 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
- ensures that new buildings or structures employ a design idiom, scale, massing, materials, details and construction techniques which provide an appropriate response to the heritage character of Paddington and the western slopes of Edgecliff
- retains the heritage significance of the centre courts, the lawn tennis courts to the north of the clubhouse, the stormwater channel and the grassed low lying valley floor
- retains the spatial quality of the centre courts
- maintains the visual curtilage of the open valley floor
- retains and enhances views from:
 - Neild Avenue across Weigall Sports Ground into and through the site
 - Glenmore Road across the site to the treeline in Rushcutters Bay Park.
 - Alma Street across the site.
- retains the continuum of open space along the valley floor between Rushcutters Bay Park and Trumper Park

Requirements

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

3.0 Planning principles

3.1 Planning principles

The planning principles applying to the site are:

- development of the site is to be carried out in accordance with sound planning, environmental and heritage principles whilst taking into account the community's response
- open space and recreation uses are to be maintained as the predominant uses of the site
- traffic and parking impacts on adjoining local roads are to be minimised
- new development is not to exacerbate existing flooding or drainage problems in the locality
- existing significant views into the site from public areas are to be maintained
- provision is to be made for useable and safe public access through the site
- significant trees and vegetation on the site are to be retained and protected
- privacy and solar access to adjoining properties is to be provided to best-practice planning standards
- the cultural significance of the White City Tennis Centre, the centre courts and contiguous lawn tennis courts is to be conserved
- the ongoing use of part of the site for tennis with spectator seating is to be retained
- evidence of the site's history, the grassed open valley floor, the drainage channel and former clubhouse are to be retained and interpreted
- the White City Tennis memorabilia is to be retained on site
- the continuum of open space along the valley floor between Rushcutters Bay Park and Trumper Park is to be retained
- casual access by day fees/membership to the club facilities is encouraged
- design elements for sustainable land use are required including:
 - energy efficiency
 - transport access
 - water treatment/reuse/conservation
 - biodiversity principles (use of local indigenous plant species, habitat corridors)

Requirements

- R1** Applicants must demonstrate in a statement of environmental effects and through the features of a proposal how development is consistent with the planning principles.

4.0 Design criteria

4.1 Site layout and views

Site layout refers to the arrangement of buildings, spaces and access over the site.

Objectives

- O1** To achieve a site layout that considers and respects the existing landscape character and cultural significance of the site.
- O2** To protect views into the site.
- O3** To provide a high level of amenity for future occupants of the site.
- O4** To maintain the amenity of neighbouring properties.
- O5** To maximise the number of tennis courts on site

Controls

- C1** The site layout must:
 - retain or where possible enhance the significant attributes of the site, including views, substantial trees, spaces and elements
 - relate building and landscape design to the site topography and to the desired future character objectives of the site
- C2** The site layout provides for retention of the principal existing view corridors as identified in Figure 2.
- C3** Future development should provide for the potential view corridors identified in Figure 2.
- C4** Development is located within the building areas nominated in the Site Layout Plan and Building A is within the building envelopes nominated in the Building Envelope diagrams (refer Figures 4).

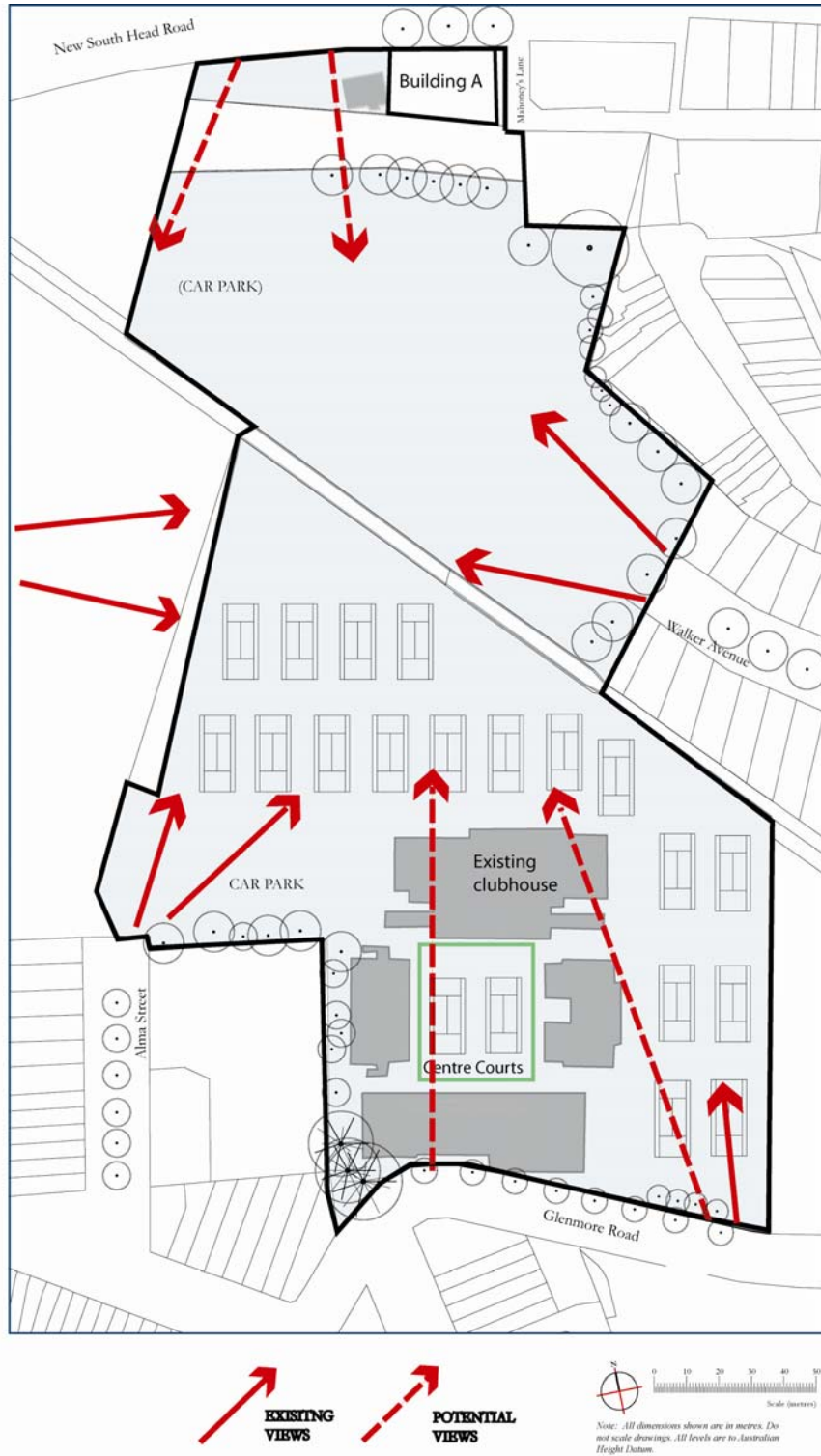


Figure 2 - Principal view corridors



Note:
Tennis court layout is indicative only



Note: All dimensions shown are in metres. Do not scale drawings. All levels are to Australian Height Datum.

Figure 3 - Site Layout Plan

4.2 Building location, design and uses

Overall site

Objectives

- O1** To ensure the bulk, scale, height and design of new development respects the character of each location and the topography and built form of the site and locality.
- O2** To conserve the central open valley floor that characterises the site and locality.
- O3** To protect principal views to, from and over the site.
- O4** To relate buildings to open space linkages between Trumper Park and the Harbour foreshore.
- O5** To appropriately relate building forms to both public open spaces and private open spaces and pedestrian/cycle linkages across the site.
- O6** To allow adequate daylight, sunlight and ventilation to living areas and private open spaces of new and neighbouring development.
- O7** To provide a high level of amenity for future occupants.
- O8** To preserve significant trees and landscape elements on the site.
- O9** To improve integration between the surrounding commercial and residential areas and the site.
- O10** To maintain stability of the rail corridor from construction activity and ensure rail safety.

Controls

- C1** To assist in achieving natural ventilation and cooling, rooms should generally achieve a minimum floor to ceiling height of 2.7m and a minimum floor to floor height of 3.6m for recreational and commercial uses.

New South Head Road - Service Station and Building A

Building envelope and design controls have been established to control the siting, scale, bulk, setbacks, height, design and appearance of buildings on New South Head Road. Building envelopes set the limits of permissible building height, depth and location for future development. The gross floor area should be approximately 80% less than the theoretical floor space provided by the building envelopes to allow for flexibility in the architectural resolution.

Objectives

- O1** To provide a fitting entry to the site, the Edgecliff Centre and the Municipality.
- O2** To reduce the visual, noise and vibration impact of the railway viaduct.
- O3** To reduce the visual bulk of the existing service station building and structures.
- O4** To enhance views from New South Head Road into the site and to Paddington beyond.
- O5** To maintain an open space connection between the site south of the railway viaduct, the site at New South Head Road and Rushcutters Bay.

Controls

- C1** Building A should be a street-addressing building of outstanding architectural design quality.
- C2** Design window and balcony openings to take into account streetscape, privacy and outlook.
- C3** The western end of the service station site should remain visually open, with a minimum of structures. Any shop associated with the service station should be located such that it has minimum impact on views into the White City site.
- C4** The maximum area of the footprint of a canopy associated with the service station is to be the minimum dimensions required by the appropriate industry standards and regulatory authorities, in any event no greater than 280m².
- C5** The underside of a canopy associated with the service station is to be located vertically as close as possible to the height of the railway viaduct while taking into account the requirements of C4.
- C6** Any fencing associated with the service station (e.g. vapour control) is to be transparent glazing or similar.
- C7** The former use of the site of Building A as the clubhouse of the NSW Lawn Tennis Association should be appropriately identified.
- C8** A landscaped view corridor is to be provided within the western portion of the service station site.
- C9** Major street tree planting and pavement upgrading works are to be undertaken on New South Head Road.
- C10** Provide a 4.0m wide footpath to Mahoney's Lane.
- C11** Development is to conform to the building envelope requirements detailed in Figure 4. Building A is to be maximum of three storeys in height.
- C12** Balconies to be provided within the building envelope.

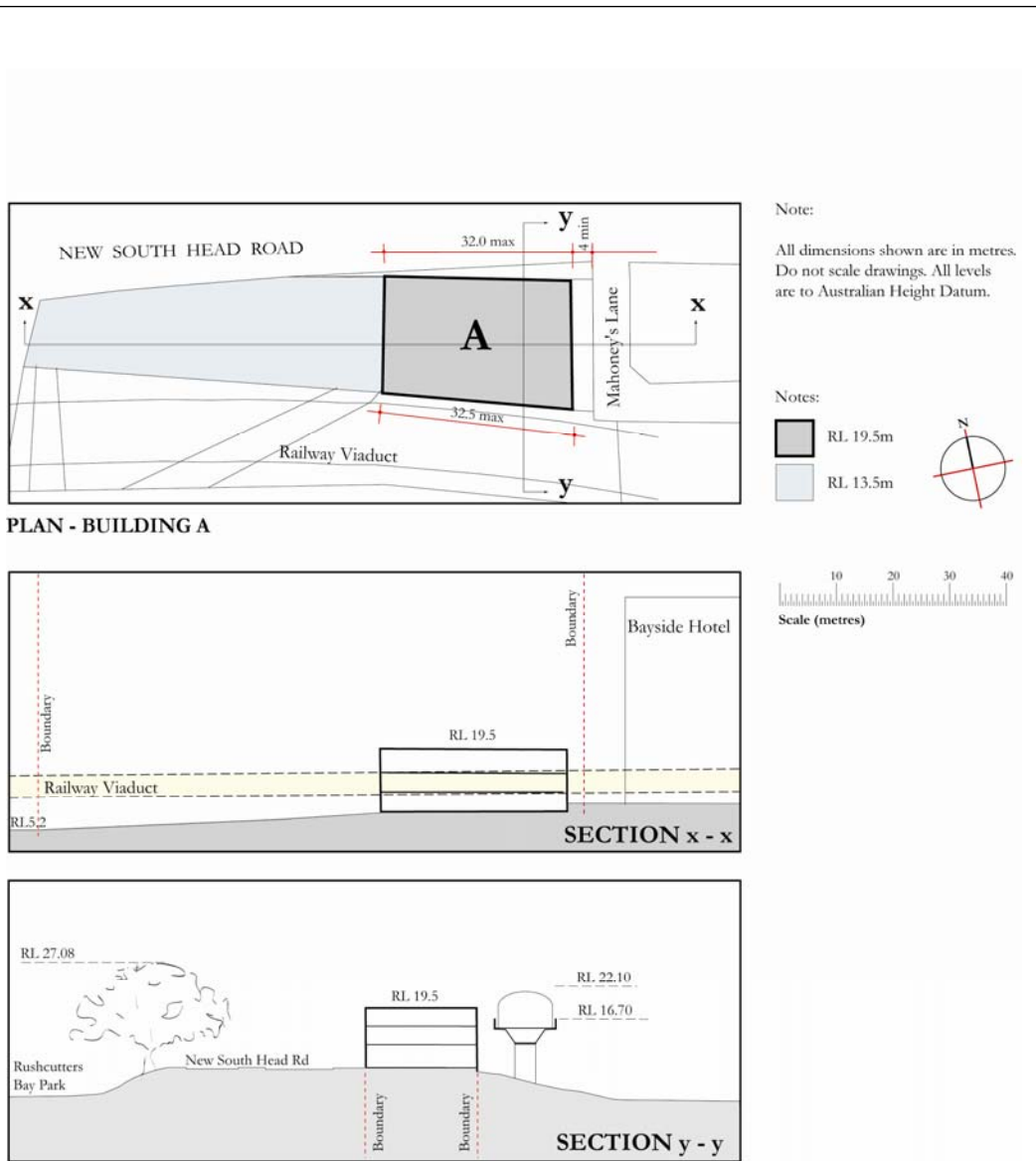


Figure 4 - Building A, Building Envelope

Tennis/Recreation Club Building

Objectives

- O1** To maintain the cultural significance of the centre courts and the arena quality created by the existing spectator stands.
- O2** To encourage a built form of a scale and character in keeping with its function and having regard for its position within a landscape setting.
- O3** To establish, retain and enhance views from Glenmore Road across the site.
- O4** To protect the visual privacy and amenity of nearby and adjacent residences.
- O5** To protect the cultural values of the Paddington Heritage Conservation Area.

Controls

- C1** Development is to be a maximum of two storeys (RL 12.5m AHD).
- C2** Development of the clubhouse is to be contained within the outermost alignment of the existing clubhouse and the four grandstands.
- C3** The alignment of buildings is to reflect the alignment of the existing grandstands.
- C4** The centre courts should be retained in their current locations and be the focus of any new development, subject to control C3 under clause 4.4 (Heritage conservation).
- C5** Buildings should display three dimensional modelling to reflect the volume and arrangement of the existing grandstands and their focus on the centre courts.
- C6** The design of buildings should interpret the former grandstands and provide a sense of arena around the centre courts. This could be achieved by tiered seating and/or other architectural features.
- C7** The northern and eastern elevations should have active frontages to the open landscape.
- C8** Roof design must form a coherent part of the whole building and be well articulated. A variety of roof forms are permitted, including hipped, raked and curved. Any area of roof terrace must be detailed as part of the landscape of White City. Vents, air conditioning units and similar structures should be hidden from view. Tennis courts on upper roofs are not permitted, unless they are on a single storey element of the building.
- C9** New development is to exhibit a hierarchy of elevations that recognises the significance of the centre courts and its landscape setting.
- C10** Development must permit views across the site from Glenmore Road. (See Figure 2)
- C11** A viewing platform on the Glenmore Road frontage is to be provided. Public access to the viewing platform from Glenmore Road is strongly encouraged.
- C12** A building on the site of the existing carpark may be permitted
- C13** Despite C1, a building with a maximum height of three storeys may be considered on the western side of the centre courts if it assists with meeting the heritage objectives of the plan and does not affect the view lines from Glenmore Road.

4.3 Landscape

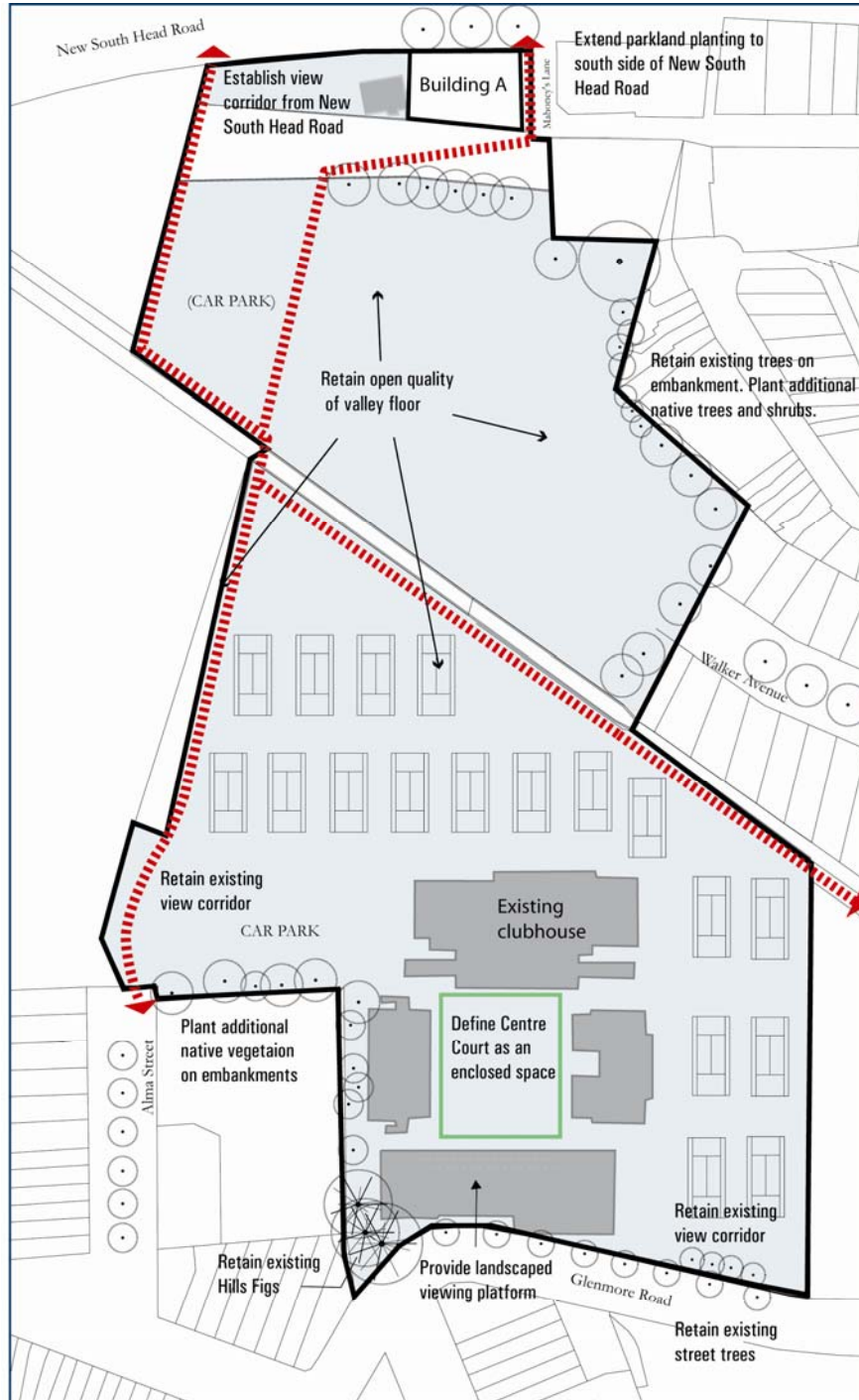
Landscaping of the site is to achieve a high quality and be well integrated with the broader area open space network.

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 retain the spatial form of the centre courts, such that the landscape heritage of the space is recognised and preserved.
- O5** To encourage the use of locally indigenous plant species and to ensure that sustainable and low water use plantings are used.
- O6** To ensure that all publicly accessible open space areas are safe to use and have good surveillance.
- O7** To retain and enhance views into the site.

Controls

- C1** A landscape management plan is to provide details of the care, control and maintenance of all publicly accessible areas and facilities.
- C2** Apply crime prevention through environmental design principles to the design of all open space areas (see section 4.13).
- C3** Visually screen the elevated section of the railway viaduct on the south side with tall canopied trees.
- C4** 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).
- C5** Minimise tree and shrub planting within the valley floor.
- C6** Retain all significant existing trees and vegetation, particularly the trees on Glenmore Road, the Hills Figs on the south western corner of the site at Glenmore Road and the vegetated embankment at Edgecliff. No development is to occur within the dripline of the Hills Figs on Glenmore Road.
- C7** Containment of the eastern side of the centre courts can be achieved with open seating and/or landscaping.
- C8** Ensure that planting and other structures do not obscure views.
- C9** The stormwater channel is to be fenced to provide safety.
- C10** 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.
- C11** Retain an unbuilt area to the north of the club house building by providing tennis courts principally of grass.



Note: All dimensions shown are in metres. Do not scale drawings. All levels are to Australian Height Datum.

Figure 5- Landscape Principles Plan

4.4 Heritage conservation

The site has been used for tennis purposes for most of the twentieth century, and has been the venue for many major tournaments, including the Davis Cup. **Annexure 1** contains a set of policy statements which are to guide the future management of the most significant elements of heritage significance of the site. Among those, the open expanse of grass courts at the base of the Paddington Valley and the centre courts are considered to be of high significance.

Objectives

- O1** To maintain the ongoing association of the site with tennis.
- O2** To conserve and recognise the cultural significance of the centre courts.
- O3** To retain a sense of enclosure around the centre courts.
- O4** To conserve and interpret archaeologically significant artefacts and elements.

Controls

- C1** Development of the White City site is to be undertaken in accordance with the policy statements in **Annexure 1**.
- C2** All development south of the stormwater channel is to be consistent with the predominant tennis use of the precinct.
- C3** The centre courts are to be retained in their existing location, and if elevated be no higher than RL 7.0m AHD. This height may be exceeded up to a level of RL 7.6m AHD where the Council is of the opinion, based on expert green keeping and structural engineering advice, that a particular soil and subsurface depth is necessary to sustain the proposed grass courts and a particular structural depth is require to support the grass, soil and other subsurface material.
- C4** Any structures built within the existing centre court space are to be consistent with the use of the space as tennis courts.
- C5** A statement of heritage impact prepared by a suitably qualified person must accompany the development application. The statement of heritage impact should set out the significance of the whole site and the individually significant elements and the effects of the proposed works on the significance. The statement should include discussion on:
 - a) the options for adaptive reuse of the significant elements as relevant
 - b) the character and scale of the proposed new structures within the site
 - c) the character and use of the proposed landscape elements
- C6** 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.
- C7** An interpretation policy prepared by a suitably qualified person must accompany the development application. It should include specific recommendations for the provision of public art and for interpreting a continuing

association with competition tennis matches on the centre court, interpretation of the former clubhouse and for retaining a collection of memorabilia to demonstrate the significance of the site.

Note:

When approving this DCP on 10 September 2007, part of the Council's decision included an amendment to insert provision for public art on the site. The reference in control C7 to public art is to be given emphasis by the Council's decision.

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 the Tennis Clubhouse have the potential to adversely affect the amenity of the local streets.

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

- C1** Access to Building A and the service station is to be approved by the Roads and Traffic Authority (RTA).
- 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 accessway to the carpark off New South Head Road is to be designed so that there is no conflict with vehicles egressing the service station.
- C6** A vehicular accessway between Alma Street and New South Head Road is not permitted.

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;
- South Street;
- Walker Avenue;
- 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 6.
- C2** A pedestrian/cycle path must be provided between New South Head Road and Alma Street. It should have a minimum width of 3 metres, 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 number of spaces is to at least meet the requirements set down in the publication titled *Guide to Traffic*

Engineering Practice Part 14 – Bicycles, second edition 1999, Austroads Publications.



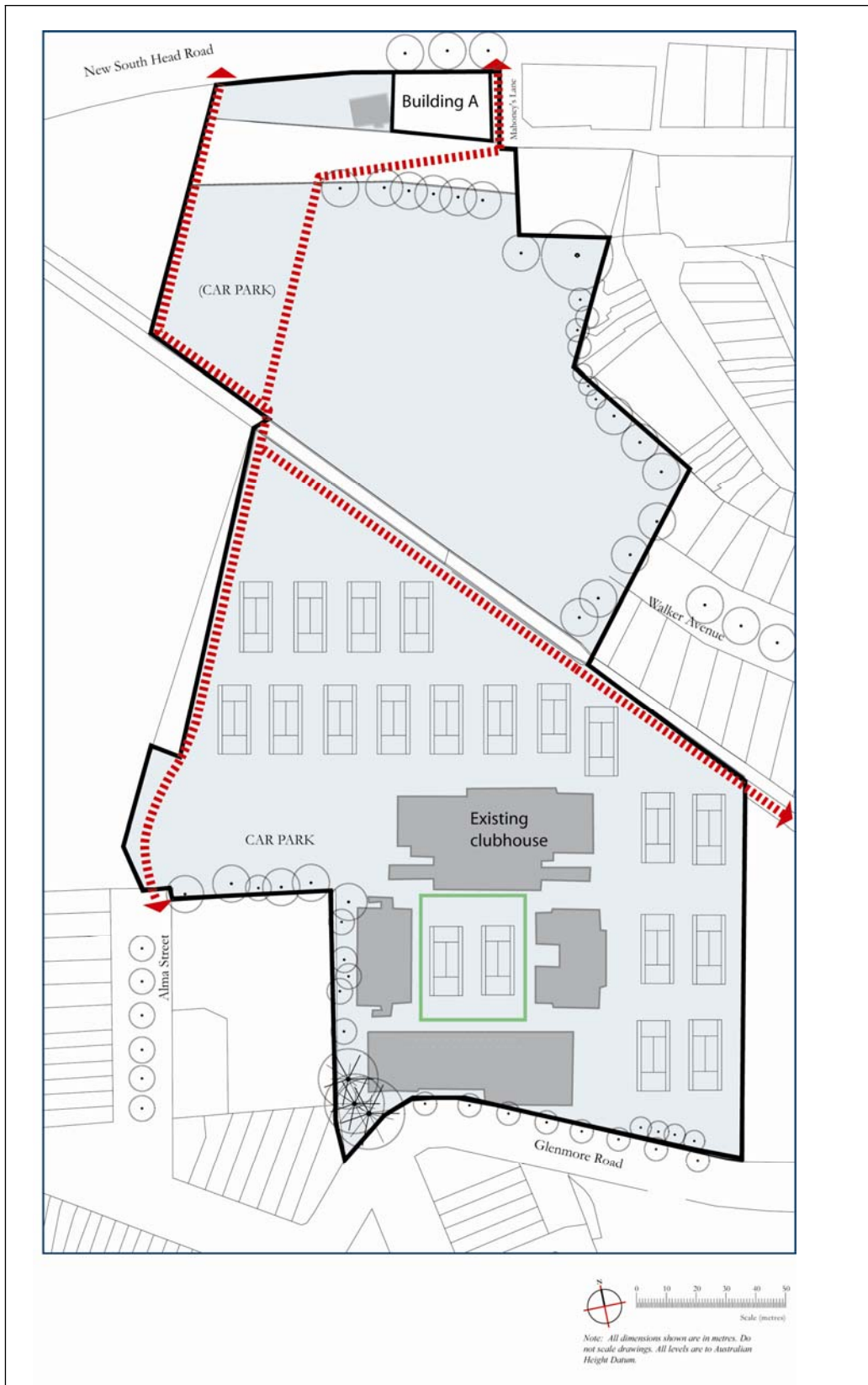


Figure 6- Desirable pedestrian and cycle network to be constructed on the site.

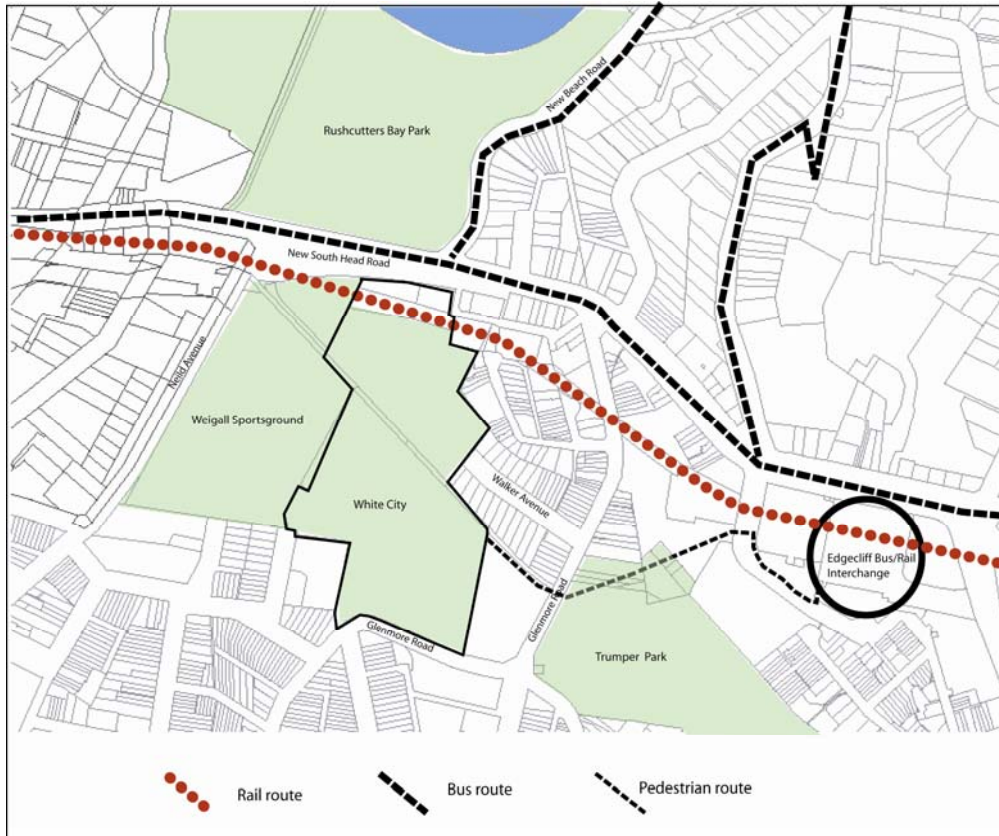


Figure 7- Public transport links

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

- O1** 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.
- O2** To maintain the amenity of adjoining properties and the safe and efficient operation of the adjoining road network.
- O3** To provide convenient and safe car parking and vehicular access for club patrons, residents and visitors.
- O4** To encourage suitably landscaped open car parking areas and accessways while providing for the needs of residents and visitors.

Controls

- C1** Car parking spaces should be provided on the site at the following rates:

Tennis/Recreation Club	For the Club, Tennis Courts and associated facilities, the car parking requirements are to be assessed having regard to the cumulative car parking requirements of all the separate facilities of the club and tennis courts at differing periods of time during the week and at weekends. The number of off-street car parking spaces provided must cater for the assessed maximum cumulative parking demand.
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Commercial	2.5 space/100m ² GFA
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Restaurant / café	2.5 spaces/100m ² GFA
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Retail	3.3 spaces/100m ² GFA
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Petrol filling stations	3.3 spaces/100m ² GFA
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- C2** For uses other than those specified above, Council will consider car parking provision on their merit and in light of RTA traffic guidelines and 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** Parking provided at grade is to incorporate landscape works/planting to minimise its visual impact.
- C5** Parking facilities are to be designed and located:
- in accordance with relevant RTA guidelines and Australian Standards;
 - to provide easy, convenient and safe access to all buildings;
 - to enable the efficient use of car spaces and accessways, including safe manoeuvrability for vehicles between the parking areas and the street;
 - to preserve significant trees;
 - to reduce the visual dominance of car parking areas and accessways; and
 - 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 in accordance with a Soil and Water Management Plan for the site.
- C8** Adequate manoeuvrability and parking is 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** The entries to, and any openings to parking areas located within structures must be above the 1 in 100 year flood level and any structure below the 1 in 100 year flood level must be suitably tanked and waterproofed.
- C13** Runoff from carparks 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** Carparking between the stormwater channel and Lots 21 and 22 DP 609145 is to be at ground level only.

4.8 Acoustic and visual privacy and amenity

Notable existing noise sources in the immediate vicinity of the site include New South Head Road and the Eastern Suburbs Railway Viaduct. Adjoining uses that are sensitive to visual and acoustic privacy intrusion include residential development in Walker Avenue, the Bayside apartments, the Medina Apartments, residences in Lawson Street, Glenmore Road and Sydney Grammar School. The tennis courts, back of house and public entertainment areas within the club are potential noise sources within the development.

Recreational activities on the site, such as tennis and the use of the playing field, have the potential of generating noise.

Objectives

- O1** To protect the acoustic and visual privacy and amenity for future users of the site and reduce vibration impacts on development associated with the railway.
- O2** To provide adequate acoustic and visual privacy and amenity for future users of the site and nearby residents.

Controls

Overall Site

- C1** Buildings should demonstrate consideration of:
 - overlooking impacts upon private open spaces and living room windows and mitigation measures;
 - locating sensitive areas of use away from noise sources; and
 - acoustic treatment of noise sources (particularly plant and loading areas).
- C2** Measures to provide adequate visual privacy include some or all of the following:
 - a minimum distance separation of 9 metres where windows/balconies are directly facing;
 - off-setting of windows;
 - opaque glazing;
 - raised sill heights (over 1600mm above floor level);
 - screen walls or planting,
 - minimising window openings, and

Building A

- C3** Development is to be designed to meet the criteria detailed in the Environmental Protection Authority NSW 'Environmental Criteria for Road Traffic Noise', May 1999.
- C4** Development is to be designed in accordance with Australian Standard 2107—2000 - 'Recommended design sound levels and reverberation times for building interiors' and any subsequent rail policy proposed by the Environment Protection Authority.
- C5** Development is to be designed in accordance with Australian Standard 2670 Part 1 *Evaluation of Human Exposure to Vibration and Shock in Buildings (1 to 80 Hz)* and any subsequent rail policy endorsed by the EPA.

Tennis Club Building

- C6** The tennis club building to be designed to orient potentially noise generating back of house or outdoor public entertainment areas away from Sydney Grammar School and neighbouring residences. Noise levels emitted by mechanical plant in the direction of residential or school development should not exceed the A- weighted background noise level (ie. the L90 noise level) and should not be audible inside a habitable room of another residence between 1 Opm-8am Saturday, Sunday and public Holidays and between 10.00pm-7am any other day.
- C7** The tennis club building to be designed to minimise overlooking from the club building to Sydney Grammar School and neighbouring residences.
- C8** Tennis courts should be managed in accordance with Chapter 159 of the EPA's Environmental Noise Control Manual titled Lawful Sporting Activities and tennis and other sporting events should be limited to 10pm each night of the week.
- C9** Noise emissions from licensed premises must comply with the following:
 - The LA₁₀ noise level emitted from the licensed premises must not exceed 5dB above the background (LA) noise level in any Octave Band Centre Frequency (31.5Hz to 8KHz inclusive) between the hours of 7.00am to 12.00 midnight when assessed at any affected residential boundary. The background noise level must be measured in the absence of noise emitted from the licensed premises.
 - The LA₁₀ noise level emitted from the licensed premises must not exceed the background (LA₉₀) noise level in any Octave Band Centre Frequency (31.5 to 8KHz inclusive) between the hours of 12.00 midnight to 7.00am when assessed at any affected residential property. The background noise level must be measured in the absence of noise emitted from the licensed premises.
- C10** External lighting is to comply with AS 4282-1997: *Control of the obtrusive effects of outdoor lighting*.

4.9 Site facilities

Club and commercial development requires the provision of loading, garbage storage and other back of house facilities. Careful consideration to the location and treatment of these facilities can improve the amenity of occupants and users of the development and mitigate potential adverse visual and odour impacts upon adjoining properties.

Objectives

- O1** To ensure site facilities are effectively integrated and unobtrusive.
- O2** To ensure site facilities are adequate and accessible to all occupants of the site, and are easy to service and maintain.

Controls

- C1** Garbage storage facilities and mailboxes are sited and designed to integrate physically and visually with other built elements and the landscape.
- C2** Garbage storage facilities are to be designed and located to adequately contain noise, odour and visual impacts.
- C3** Garbage storage facilities are to enable the separate storage and collection of recyclable material.

4.10 Signage and advertising

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

- O1** To ensure that signage and advertising structures are unobtrusive, informative and compatible with the local environment.
- O2** To avoid physical and visual clutter of the public domain.
- O3** To ensure there is no conflict between advertising signs and any nearby safety, public directional or traffic signs.
- O4** To protect the amenity of residential development.
- O5** To preserve the existing and future roofscapes and protect views.
- O6** To prevent adverse impacts on the streetscape and local amenity from excessive advertising and illumination.

Controls

- C1** Signage is to be integrated with the building design.
- C2** A coordinated approach for all signs is required where there are multiple occupancies or uses within a single building development.
- C3** Building identification is the only signage permitted above awing height.
- C4** Signage must be integrated with awnings and/or be suspended under awnings.
- C5** Signage and advertising should be constructed of non-combustible materials.
- C6** Servicing and delivery signs must not exceed a size of 0.35m².
- C7** Electrical conduits to illuminated signs are to be taken directly into the building, or be otherwise screened to the satisfaction of Council.
- C8** Advertising which is not related to the business being conducted from the premises is not permitted.
- C9** Roof signs are not permitted.
- C10** Advertising signs are not permitted on public footpaths.
- C11** Advertising signage is not permitted facing service lanes, or on sidewalls abutting residential properties.
- C12** Any signage associated with the service station should not obstruct views from New South Head Road across the White City site.
- C13** Development does not include animated or flashing signs.
- C14** A freestanding sign associated with any service station must not exceed a height of 6.0m and an area of 8.0m².
- C15** An assessment of new signage must have regard to:
 - the number of existing signs on the site and within its vicinity, and
 - whether the cumulative impact of signage causes clutter

4.11 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 maximise the benefits of passive solar design.
- O3** To minimise fuel use.
- O4** To improve the quality and comfort of buildings.

Controls

- C1** An energy efficiency report must accompany development applications for new buildings. A list of accredited certifiers is available from Council.
- C2** Building materials and insulation that assist in providing acceptable thermal conditions are to be used.
- C3** Building materials, appliances and fuel sources are selected to achieve greater energy efficiency.
- C4** Glazing to the west is treated by external screening devices (such as screens, pergolas and deciduous tree planting), to reduce summer heat load.
- C5** Solar panels are to be provided to meet all common area electrical needs (excluding lifts).
- C6** Incorporate passive solar design techniques to optimise heat storage in winter and heat transfer in winter by:
 - maximising thermal mass in floor and walls in northern rooms of dwelling/building;
 - polishing concrete floors and/or using tiles or timber floors rather than carpets.

4.12 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 optimise the quality of drainage waters leaving the site.

For the purposes of this site, a 100 year Average Recurrence Interval (ARI) or 1 in 100 (1%) Annual Exceedence Probability (AEP) flood standard has been determined as appropriate. This applies to mainstream flooding (channel) and overland flow paths.

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** Development is to comply with Council's draft Stormwater Development Control Plan. Development is to conform to the principles of the New South Wales Government's Floodplain Development Manual.
- C2** A generic Soil and Water Management Plan for the site is to be adopted prior to determination of any development applications for the site.
- C3** The generic Soil and Stormwater Management Plan should demonstrate how runoff, sedimentation, erosion and flood water flow is to be managed on the site during construction. The plan must also address the disposal of excess groundwater or stormwater from any excavations on-site (dewatering).
- C4** Any development application must be accompanied by suitable modelling to ensure that there is no worsening of flood effects for adjacent landowners as a result of development.
- C5** Stormwater and flood management systems must not cause an adverse impact on surrounding properties and infrastructure, the general public or Council property and infrastructure, or the environment.

- C6** No new buildings are to be developed in the floodway or flowpath (high velocity zone) of the 100 year ART storm event.
- C7** Development can be constructed adjacent to the floodway (within the flood storage zone) provided that:
- all habitable floors are to be constructed not less than 300mm (minimum) - 500mm (desirable) above the 100 year ART flood;
 - all non-habitable floors are to be constructed not less than 150mm (minimum) - 300mm (desirable) above the 100 year ART flood except for parking areas in structures which may have a finished floor level located no lower than 200mm below the 100 year ART flood. In all cases clear evacuation routes away from the flood must be available except for parking areas in structures
- C8** Drainage systems are designed to cater for a 20 year ARI storm event as a minimum.
- C9** Where possible stormwater from roofs and balconies is to be stored on-site for site irrigation and other non-potable uses.
- C10** New drainage systems are to:
- consider the need to store stormwater for irrigation of landscaped areas and grass tennis courts;
 - aim to reduce overall mains water usage on the site;
 - control drainage discharge to the Harbour;
 - provide water quality treatment prior to discharge to Council's or Sydney Water's stormwater system;
 - provide a suitable level of protection to people and property;
 - ensure that existing systems are not adversely affected;
 - fit in with the hydrology of the natural system as much as possible and;
 - retain significant trees.
- C11** Stormwater quality treatment will be required prior to discharge to Council's stormwater system.
- C12** Measures to reduce water consumption are to include:
- irrigation systems that respond to the varying water needs of different sections of the garden;
 - recycling and reuse of drainage and irrigation water; and
 - selecting plant species with low water requirements;
 - recycled water monitoring program is to be established to monitor water quality in terms of human health and the environment;
 - AAA rated devices such as dual flush toilets, shower head fittings and tap fittings are to be installed throughout the development;
 - the installation of rainwater tanks.
- C13** Restoration of the stormwater channel is permissible.

4.13 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** Windows or balconies are to be provided in external walls to habitable rooms adjacent to streets, open spaces and pedestrian/cycle routes.
- C2** Site planning, buildings, fences, landscaping and other features must clearly define public and private spaces.
- C3** Pedestrian and vehicle thoroughfares must be identified and reinforced as 'safe routes' through:
 - appropriate lighting;
 - casual surveillance from dwellings;
 - minimised opportunities for concealment;
 - landscaping which allows long-distance sight lines between buildings and the street; and
 - 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.

4.14 Contaminated land management

The site currently accommodates a petrol filling station, has previously accommodated a gasometer and tannery, and has been filled with unknown material in the early twentieth century.

Objectives

- O1** To accurately identify and investigate any contamination of the site.
- O2** To ensure the suitability of the site for proposed uses through the remediation of contaminated soil.

Controls

- C1** All development applications are to be accompanied by assessment of contamination of the site in accordance with *State Environmental Planning Policy No 55— Remediation of Land* and *Managing Land Contamination Planning Guidelines to SEPP 55* and associated Environment Protection Authority guiding documents.
- C2** Development applications proposing change of use of the service station site are to be accompanied by assessment of contamination of the site in accordance with *State Environmental Planning Policy No 55— Remediation of Land* and *Managing Land Contamination Planning Guidelines to SEPP 55* and associated Environment Protection Authority guiding documents.

Service Station Site.

- C3** Development applications proposing to continue the existing petrol filling station land use are to be accompanied by assessment of site contamination in accordance with *State Environmental Planning Policy No 55— Remediation of Land* and associated Environment Protection Authority guiding documents.

4.15 Potentially hazardous development

Any potentially hazardous or offensive development, such as the replacement of the existing petrol filling station on New South Head Road and the former gasometer, should include suitable measures to mitigate potential hazards to within acceptable safety standards.

Objective

- O1** To ensure that in considering any application to carry out potentially hazardous development, the consent authority has sufficient information to assess whether the development is hazardous and to impose conditions to reduce or minimise any hazards.

Control

- C1** In determining a development application for potentially hazardous development, the consent authority must consider:
- (a) Current circulars or guidelines published by the NSW Department of Planning relating to hazardous or offensive development;
 - (b) Whether any public authority should be consulted concerning any environmental and land use safety requirements with which the development should comply;
 - (c) A preliminary hazard analysis prepared by or on behalf of the applicant in accordance with current circulars or guidelines published by the NSW Department of Planning;
 - (d) Any feasible alternatives to the carrying out of the development and the reasons for choosing the development the subject of the application (including any feasible alternatives for the location of the development and the reasons for choosing the location the subject of the application); and
 - (e) Any likely future use of the site surrounding the development.

5.0 Definitions

Adaption	means modifying a place to suit the existing use or a proposed use so as to retain its cultural significance.
Archaeological assessment	means a study undertaken to establish the archaeological significance of a particular site and to identify appropriate management actions.
Archaeological zoning plan	means a graphic plan of a place indicating the relative archaeological potential of areas or zones within the place.
Building envelope	means the three dimensional space within which a building is to be confined.
Building footprint	means the area of land measured at finished ground level, which is enclosed by the external walls of a building.
Conservation	means all the processes of looking after an item so as to retain its cultural significance. It includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.
Conservation Management Plan	means a conservation management plan prepared for the site.
Cultural significance	means the aesthetic, historical, scientific or social value for past, present or future generations.
Ecologically sustainable development	as defined by the National Strategy for Ecologically Sustainable Development, means 'development that uses, conserves and enhances the community's resources so that ecological processes, on which life depends, are maintained and the total quality of life now and in the future can be increased'. ESD encompasses objectives of energy efficiency, the minimisation of greenhouse gas emissions, the efficient use of land and resources, the conservation of bio-diversity and equity within and between generations.
Landscaped open space	means that part of the site (including both communal and private open space areas) that is landscaped by way of the planting of gardens, lawns, shrubs or trees but does not include that part of the site used for driveways and parking.
Landscape concept plan	means a plan or document outlining the extent, type and location of proposed landscaping and planting.

Maximum floor area	means all the area of a building including all wall thicknesses, stairs and voids, irrespective of the use of the area (i.e. includes areas used for parking, storage etc).
NatHERS or equivalent	means the NatHERS (National House Energy Rating System) computer simulation tool developed by the CSIRO for rating the thermal performance of houses across Australia. The Energy Management Task Force is responsible for delivering a NatHERS compliance protocol. Any software or paper checklist which passes under this protocol is deemed 'NatHERS or equivalent' (SEDA 1997).
Passive solar design	means dwelling design, which combines the sun's energy with local climate characterised to achieve comfortable temperatures without the use of mechanical devices.
Preservation	means maintaining the fabric of an item in its existing state and retarding deterioration.
Private open space	means an area of land or a building (such as a balcony or roof garden) which is appurtenant to a dwelling and intended for the exclusive use of the occupants of the dwelling and located and designed so as to offer visual privacy to the occupants.
Reconstruction	means returning a place as nearly as possible to a known earlier state by the introduction of new or old materials into the fabric.
Restoration	means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without introducing new material.
Statement of heritage impact	means a document, based on the NSW Heritage Office's 'Heritage Impact Statements', which contains a statement, which analyses and justifies the impact of any proposal on the cultural significance of White City and grounds. The statement is to be prepared with reference to a conservation management plan or conservation policy and should contain a statement of heritage significance for the item.

Annexure 1: White City conservation policy statements

The following policy statements are from the White City Conservation Management Plan, March 2004, prepared by Conybeare Morrison and Partners. The White City CMP contained some policies which were deemed inconsistent with the White City Development Control Plan and Council's stance on White City. Also, a number of policies were included in the White City CMP which were not relevant to the subject site as identified in Figure 1 of the White City Development Control Plan.

Those policies determined to be inconsistent and irrelevant to the White City site have been purposefully omitted from the following set of policies. The policies are as they appear in the White City CMP, unless indicated by 'Revised'. Revised policy statements have been edited to facilitate consistency with the White City DCP.

Statement of Cultural Significance

Lower Paddington is considered to possess cultural and heritage significance in view of its ability to demonstrate the following matters:

Lower Paddington was a highly valued area for the Eora people prior to 1788 and is significant as one of the areas where Aboriginal camps and white settlement co-existed until the 1860s.

The extent of the original Rushcutters Bay wetland can still be perceived as the uniformly level tennis courts, playing fields and parklands of White City, Weigall Sports Ground, Trumper Park and Rushcutters Bay. These landforms and land uses provide a rare understanding of the extent of the original land grant of 40 acres to William Thomas in 1817 and the original topography of the place.

The Rushcutters Bay Stormwater Channel No.84 is evidence of the former drainage channel and Glenmore Creek, a rare identifiable element that provides an understanding of the natural land forms and the evolution of the locality.

Lower Paddington is aesthetically distinctive with its large area of green flat space that begins at Rushcutters Bay and merges together with the Weigall Sports Ground, White City-Tennis NSW and Trumper Park.

There is some visual association between White City and the harbour to the north, the city to the west and the terrace houses stepping up the slopes of Paddington to the south. The taller buildings of the Central Business District provide a prominent visual landmark.

The earliest buildings in the area are located on the north-eastern escarpment. Several of the earliest Victorian buildings are intact and are rare examples of early cottages within the Paddington Conservation Area. Walker Avenue is distinctive in the area with its Federation houses dating from 1912-1913, characterised by their uniform scale, mass and design with unusual Art Nouveau motifs on their front facades.

The land is associated with the origins of market gardening in this area pioneered by Europeans and most notably known as the Chinese Market Gardens where they cultivated the land and dominated the supply of fresh fruit and vegetable to the region.

White City tennis centre is considered to possess cultural heritage significance in view of its ability to demonstrate the following matters:

The White City tennis centre is a rare example of a sporting venue that became the focus of major Australian and international attention attracting world class tennis players, celebrities and large spectator crowds from around the world, including the 1954 Davis Cup unbroken world record of 25,578 spectators. It has continuously operated as a tennis centre since 1922 and is the largest open-air tennis centre in Sydney.

The White City tennis centre demonstrates the significant role played by tennis as a form of recreation, entertainment and competition in NSW and Australia. White City is associated with the development of tennis and the dominance of Australia as a tennis-playing nation on the world stage. Apart from the international tennis events such as the Davis Cup, the Australian and NSW Amateur and Open Championships have been played at the centre.

The two centre courts, the championship courts surrounded by grandstands at the south of the site, are of high historic and social significance as the core precinct of the tennis complex. The centre courts space and its containment as an arena evoke a sense of occasion and are associated with memories of both victory and defeat. The southern stand is historically significant as the first to be constructed about the centre court in 1923 and for its association with the Lawn Tennis Association Presidents' and Ground Members' seats.

Apart from its association with international tennis competitions and contributions to Australia's international sporting image, the White City tennis centre is also held in high community esteem at the local level for its popularity as a community sporting and social facility.

Technical advances associated with White City include the first electronic scoreboard in Australia, a portable machine built by club member Ted Both for the 1952 NSW Championships. In 1957 the NSW titles were televised live for the first time anywhere in the country as television was just one year old in Australia. The tennis court surfaces, particularly the lawn and Rebound Ace centre courts, are representative of the better surfaces nationally and worldwide.

There has been a long association between the NSW Lawn Tennis Association, now Tennis NSW, and White City Tennis Club, who have jointly operated on the site since 1948, originally in separate clubhouses and between 1971-1999 jointly under the northern stand. Both have a long association with the history of tennis, which is encapsulated in the extensive collection of memorabilia held in the Australian Tennis Museum and by the White City Club.

The open stormwater channel that traverses the site is an arm of Sydney Water's Rushcutters Bay Stormwater Channel No.84, one of the first of nine purpose built stormwater channels constructed in Sydney in the 1890s. The concrete channel follows the central axis of the La Crozia Valley allowing an understanding of the 18th century topography and the evolution from Glenmore Creek to an open sewer and finally to the current stormwater channel.

The White City site demonstrates the development of Lower Paddington. Originally the land of the Aboriginal Eora people, the site was part of an 1817 grant to William Thomas, although the topography of the site made it unsuitable for settlement. The site came to be used for market gardening first by Europeans and then by Chinese market gardeners who cultivated the land and dominated the supply of fresh fruit and vegetables to the region. The market gardens were replaced by the White City Amusement Park, 1913-1917, from where the place's current name was gained.

The continuous green space and open recreational areas of White City and Lower Paddington are a landmark in the area. The site occupies the lowest ground within a broad shallow valley creating a sense of intimacy due to the enclosure by the surrounding hill-slopes. There are rare views and vistas from within and from outside the site that are unique in Paddington.

1.0 General Policies

Policy 1 White City Tennis Centre is recognised as an area of cultural significance and should be managed in accordance with the provisions of the Burra Charter of Australia ICOMOS.

Policy 2 Omitted.

Policy 3 White City Tennis Centre can be adaptively re-used in a manner that is appropriate and sympathetic to its cultural significance.

Policy 4 Generally, retain historic fabric or individual items with a rating of Exceptional or High wherever possible.

Refer to Section 4.0 for Significance and to Section 3.0 for inventory sheets on individual items of the White City Conservation Management Plan, March 2004.

Policy 5 Omitted.

Policy 6 Any new development proposed for this site, where it falls within the Paddington Conservation Area, should be a contemporary interpretation sympathetic with the traditional built forms of Paddington.

Policy 7 The policies of this document should be applied irrespective of the future use to which the buildings and site are put.

Policy 8 The use of the White City Tennis Courts and Grounds should be consistent with the degree of significance of each component.

Policy 9 The need for some change is recognised in order to achieve full utilisation.

Policy 10 Changes in the functional use of the White City Tennis Centre should not obscure evidence of its historic use patterns.

Policy 11 Significant spaces should be used in such a way that enables an interpretation of their aesthetic values and spatial volumes.

Policy 12 Omitted.

2.0 Use of the Conservation Management Plan Policy

Policy 13 (Revised) Development of the White City site is to be undertaken in accordance with the policy statements contained in this Annexure of the White City DCP.

Policy 14 A Heritage Impact Statement should be prepared to accompany any Development Application, which will assess the heritage impacts on significant fabric with reference to this Conservation Management Plan.

Policy 15 (Revised) A new Conservation Management Plan should refer to the adopted policy statements. The historical and physical evidence contained in the White City Conservation Management Plan, March 2004, should be referred to, updated and enhanced.

3.0 Conservation Processes

Policy 16 Conservation processes, which are appropriate for individual elements (spaces and fabric, including fittings and finishes), will be based upon the relative grading significance of the element, in accordance with the following policies.

Grading	Justification	Status
Exceptional	Rare or outstanding elements directly contributing to an item's local or state significance.	Fulfil criteria for Local or State listing.
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfil criteria for Local or State listing.
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfil criteria for Local or State listing.
Little	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for Local or State listing.
Intrusive	Damaging to the item's heritage significance.	Does not fulfil criteria for local or State listing.

The gradings have the following policy implications:

Grading	Policy Implication
Exceptional (E)	Preserve, restore and maintain all items and record relevant processes. If adaptation is necessary for the continued use of the place, minimize intervention, removal or obscuring of significant fabric. All intervention should be reversible and archivally recorded.
High (H)	Aim to preserve, restore and maintain all items and record relevant processes. Opportunity for adaptive reuse to preserve the ongoing viability of the place provided that significance is retained or revealed. All intervention should be archivally recorded.
Moderate (M)	Aim to preserve, restore and maintain most items and record relevant processes. There is opportunity for adaptive reuse or partial removal may be permitted to preserve ongoing viability of the place, particularly if it reveals significance of a higher level.
Little (L)	Retain, adapt, and add compatible new elements and/or removal as necessary for adaptive reuse, ongoing viability or in order to reveal significance of a higher level.
Intrusive (I)	Remove or adapt, in long term, to reduce adverse impact.

Refer to the White City Conservation Management Plan, March 2004, for individual elements and relative level of identified significance.

4.0 Views and vistas

Policy 17 Views and Vistas into and across the White City site and Lower Paddington should be retained and new views and vistas enhanced.

Paddington is characterised by panoramic views and closed vistas due to its situation on a broad north-facing slope. Vistas into and across the White City site and Lower Paddington should be retained and new views created where possible. New development and street tree planting should respect existing view corridors. Significant vistas include those from the corner of Alma and Lawson Streets looking north across the site and New South Head Road looking south to the Paddington amphitheatre.

5.0 Access

Policy 18 All existing pedestrian access routes across the site should be retained and enhanced.

The desired future character of the Lower Paddington area is to enable people to walk to shops, public transport, parks and entertainment facilities in a safe, pleasant and healthy environment. Paddington has been and should continue to be primarily a pedestrian place. Pedestrian connections link the residential areas of Paddington via the escarpments to transport and open space. Existing pedestrian access routes across the White City site include those between Trumper Park, Alma Street and Rushcutters Bay. Their retention would enable appreciation and interpretation of the flatlands as an important open space with historic and social associations.

Policy 19 Improve pedestrian connections through the site by exploring new pedestrian access routes.

In addition to existing access routes, new ones could be developed that could be utilised by the local community as well as promoted as tourist walks. The accessibility of the open spaces could be enhanced with improved stair and ramp connections including possible paths to Rushcutters Bay.

Policy 20 Omitted.

Policy 21 The two crossings of the stormwater channel form part of the pedestrian access routes through the site and should be retained.

Two bridges cross the stormwater channel and form part of existing pedestrian access routes through the site. While the bridge located on the eastern perimeter of the site has some aesthetic qualities and could be retained, the bridge to the west of the site has associations that are predominantly social and historic, and for these reasons could be developed with an alternative structure appropriate for pedestrian and vehicular access.

6.0 Development on the Site

Future site planning should be aimed at achieving the following objectives:

- to remove incompatible elements from culturally significant items in order to restore a proper setting whenever the opportunity arises;
- to ensure new development is sited so that an appropriate visual curtilage is preserved for items of cultural significance.

6.1 Area A - Valley floor precinct

Development Area A lies between the Clubhouse on the south, Eastern Suburbs Railway to the north, the boundary of the site on the west and the edge of the flatland on the east.

Policy 22 The existing grass tennis courts at the White City tennis centre are of high significance. The area be retained as open space in order to preserve the significant topographical form of the former flatlands and swamps.

The topographical form of the Paddington Heritage Conservation area is shaped into a natural amphitheatre facing north over the flatlands and former swamps. Its natural formation allows views of Rushcutters Bay, Sydney harbour, and westwards to the city.

Policy 23 The White City Tennis Centre should aim to continue the traditional use and where possible enhance connections to adjacent green spaces, and development should be avoided in these areas.

The White City Tennis Grounds form an important link between Trumper Park, Weigall Sports Ground (a private open space within the institution of Sydney Grammar), Rushcutters Bay Park and the Harbour. The Paddington Conservation Area is characterised by the variety of open space and landscape features of which the flatland parks and playing fields of Trumper Oval and Weigall Sportsground form part. It is important that these areas should be retained, enhanced and where possible united as a precinct of open spaces.

Policy 24 The location of the concrete stormwater channel should be retained as a visible expression of the Glenmore Creek. The significant elements should be interpreted.

Stormwater management should be augmented where possible. The concrete stormwater channel that cuts the site diagonally is the approximate footprint of the former Glenmore Creek, which flowed from upper Paddington through to Rushcutters Bay. The location of this stormwater drainage channel should be retained as a visible expression of the original creek through the La Crozia Valley.

Policy 25 New landscaping in the area should respect the significance of the open flatland nature of the area.

6.2 Area B - Centre Courts precinct

The Centre Courts precinct is bounded by Sydney Grammar Preparatory School on the west, Medina Apartments on the east, Glenmore Road on the south and the Clubhouse on the north.

Policy 26 The Centre Courts at White City should be retained and maintained as active tennis courts with quality surfaces. The traditional lawn surface may be reinstated on the western court if required.

The Centre Courts have been the focal point of many international and national competition tournaments and have high significance. The original courts were of lawn but in 1989 a Rebound Ace court was installed. The traditional surface may be reinstated if required.

Policy 27 The sense of arena provided by the grandstands with a central focus on the significant Centre Courts should be interpreted to maintain the excitement of the place.

The existing elements of the grandstands are of cultural significance due to their association with the Centre Courts. The heritage significance of this area may be enhanced and reinstated by the sensitive adaptive reuse of the area.

Policy 28 Continued Centre Court Access. Development around Centre Courts should enable the continued use of the Centre Courts for recreational function of tennis. Future subdivision of the surrounding land must not extinguish the right to this traditional land.

From 1922 to 1999 the Centre Courts area operated as a private tennis club of international repute. While Tennis NSW and the major tournaments have been relocated to Homebush, Tennis NSW and White City Club will continue to own and operate the facility as a tennis club, with club and inter-club matches on Centre Courts. This will continue the traditional function on the historic Centre Courts.

Policy 29 The Centre Court arena and the containment of the space should be enclosed to interpret and reflect the raked forms of the former grandstands.

In order to conserve the significance of the Centre Courts and ensure its continued use, it is important that the sense of arena in the historic layout¹ is interpreted and reflected in any new design. This could be achieved by:

- raking back the built form to interpret the profile of the original stands or
- stepping back the built form combined with an interpretation of the stands at the lower level. This should include access, public seating and awnings to interpret the former structures and to provide a human scale around the courts. Seating and awnings should be centred on the Centre Courts and not extend the full extent of the building. The containment of the east and western sides could be achieved with open seating and landscape if there is no development in these areas.
- (point omitted)
- ensure any new work is in harmony with the architecture of adjacent buildings of heritage significance.

Policy 30 (Revised) The space around the Centre Courts must comply with the New Metric Handbook Planning and Design Data when determining the extent of area required around the Centre Courts.

Policy 31 Sustainable Conservation Management Strategy - The proposed White City Management Strategy should include for the provision of seating around

¹ Southern Stand 1923, Northern Stand 1930, original east and west open stands erected 1940.

the Centre Courts, the extent sufficient to ensure that these courts continue as the central focus for important tennis events on the site.

Policy 32 Interpretation — Sufficient Moveable Heritage from the collections managed by Tennis NSW and the White City Club, should be retained and displayed in publicly accessible areas associated with Centre Courts, to demonstrate the historic and social significance and the continuing association with competition tennis matches on Centre Court.

The Interpretation Strategy and Plan for the interpretation of the history and significance of the whole site (See Policy 47) should adequately address the Centre Courts. Interpretation adjacent to Centre Courts could include weatherproof, graffiti resistant panels at the rear of at least the northern seating area. The interpretation should include appropriate memorabilia from the Australian Tennis Museum and White City Club collections and significant moveable heritage on the site (White City Sign and potentially historic maintenance equipment). Items from the Australian Tennis Museum could be either on loan or high-quality reproductions.

Interpretation of the Centre Courts arena should also be addressed in the stepped from and set backs of any new development around the courts.

Policy 33 Omitted.

Policy 34 Omitted.

6.3 Area E - The site of the former Clubhouse

The c. 1922 NSWLTA Clubhouse was demolished in c. 1969 for the Easter Suburbs railway. The building was partially located on what is now RTA land, with the northern section on White City land.

Policy 35 (Revised) If linear runs associated with the NSWLTA Clubhouse are located, aim to retain insitu, or if required remove after both measured drawings and photographic recording have been completed to Council's standards. Development on the site should include interpretation of the former Lawn Tennis Clubhouse, its former use and historical context. A contemporary architectural style would be appropriate.

6.4 Area F - Northern perimeter adjacent New South Head Road

Area on New South Head Road to the west of the former Clubhouse.

Policy 36 This area should be treated with sensitivity to acknowledge its focal position relative to Paddington and its potential to create vistas from New South Head Road to the Paddington slopes.

Care should be taken to retain existing vistas and to create opportunities for new views wherever possible. It will be necessary to ensure street trees on the New South Head Road traffic island which obstruct vistas should be removed or thinned.

Policy 37 The Service Station may be removed or retained as operational within an appropriate and sympathetic development that enhances the entrance to White City from New South Head Road.

The structure and work area negatively impacts on the existing entrance to White City from new South Head Road and the view to the north from the site. Removal or appropriate and sympathetic re-development in the area accordance with the historical context is recommended. A more transparent built form may enhance possible views and vistas.

Policy 38 The rear (southern façade) of the service station is intrusive and should be treated in a more sympathetic manner, taking advantage of the vistas that are evident from this location. Landscape should be used to 'green' the area.

Policy 39 Omitted

Policy 40 Omitted

Policy 41 Omitted

Policy 42 Omitted

Policy 43 Omitted

7.0 White City Tennis Centre

Policy 44 Vehicle Access and Parking

- *Driveways and parking areas should be contained and restricted to clearly designated spaces.*
- *Any new parking areas should be carefully designed so as to not detract from heritage items or require removal of the significant landscape features.*

Policy 45 Paving. Pavement surfaces in the White City site should relate in colour and texture to the existing paving materials of Paddington.

The traditional pavement surfaces used in the public spaces of Paddington are major contributors to the suburb's homogenous character. The traditional materials used in the footpath and roadway surfaces of Paddington were asphalt and 'depression' concrete. The objective is to maintain the simple honesty of Paddington's original road and footpath pavements as homogenous elements of the built form. To limit the palette of materials used in footpath and roadway pavements in the area maintains that homogeneity.

Policy 46 Kerbs and gutters. Ensure any new kerbs and gutters that are replaced or introduced on the White City site maintain a homogeneity of colour and texture of materials of the area.

The texture and colour provided by the sandstone kerbs and gutters in Paddington are an important characteristic of many streets. The Paddington Council deliberately introduced sandstone kerbs and gutters after 1871 as part of a works program aimed at improving the standards of public roads. These features have historical and social significance as well as aesthetic significance.

Policy 47 Interpretation and Signage for White City. An Interpretation Strategy for the whole of the White City site, prepared by an appropriately qualified practitioner, should form part of the development application for the works on the site. A detailed program, based on this strategy should be prepared and incorporated in the detail design process.

The strategy should include interpretation that:

- *Informs and captures the essence of the place, its history, previous uses, cultural significance and context in an easily accessible manner.*
- *Is in style, colour and form based on an integrated system that is coordinated with adequate directional signage, designed to minimize visual intrusion.*
- *Is manufactured of high quality durable materials.*
- *Appropriate alternative, innovative means to interpret the place, such as sound, media coverage, electronic (audio/visual) station or artwork as well as the more traditional display methods.*
- *Addresses issues related to equal access on the site such as wheelchair access, visual and hearing impairment.*

The significance of the White City site should be adequately interpreted in high traffic areas or a museum or allow contemporary observer to become acquainted with the known and forgotten links with the site. The historic layers from wetlands to the tennis complex and the continuing association of the Centre Courts with tennis competition should be explained.

The interpretation should include appropriate memorabilia from the Australian Tennis Museum and White City Club collections and other significant moveable heritage on the site (White City Sign and potentially historic maintenance equipment.) The retention on site of sufficient moveable heritage, from the Australian Tennis Museum, is required to interpret the significance of the 1922-1999 use as a premier tennis complex on the world wide stage. Items for the Australian Tennis Museum could be either on loan or high-quality reproductions. Exhibitions should be refreshed on a regular basis to ensure an enjoyable experience for visitors.

This Interpretation Policy should be reviewed as part of the five (5) yearly Conservation Management Plan review process.

Policy 48 Recording. It is important that change on the site is recorded for future generations. Recording should:

- *Ensure that a record of the methodology, scope of works and condition of significant items prior to, during and after all works is lodged with Woollahra Council and archived on site.*

- *Ensure recording, when required, is undertaken in accordance with the NSW Heritage Office Guidelines for Photographic Recording of Heritage Items 2004. A photographic record is generally sufficient, however, in the case of major modifications involving demolition to significant items a more thorough recording, including measured drawings, should be undertaken.*

Policy 49 Maintenance

Policy 49.1 Should the White City site be listed on the NSW State Heritage Register, ensure listed items are maintained in accordance with the Minimum Standards for Maintenance and Repair. Heritage Amendment Regulation 1999. NSW Government Gazette No 27. Remedial works itemized in Appendix 9 should be undertaken as a matter of urgency.

As the White City site, Centre Courts and Tennis NSW Memorabilia Collection are rated of significance at a state level for their social and historic significance, the items are eligible for consideration for listing on the NSW Heritage Register. Although no items are listed on the NSW Heritage Register at the time of writing (2004); future listing would require the owners to maintain and repair listed heritage items in accordance with *Heritage Amendment Regulation 1999*. See Appendix 6. The Standards do not require owners to restore the heritage items but where works are needed, owners may apply for financial assistance through the NSW heritage Office. The standards set out in the regulation relate to:

- Weatherproofing
- Fire protection
- Security
- Essential maintenance.

Policy 50 New Works. The appropriate level of significance of any element shall be determined prior to deciding the acceptable level of intervention or reaction to be executed.

Before any major works are undertaken, review all available documentary and physical evidence in order to guide effective conservation work.

If any Aboriginal or European artefacts are discovered during the excavation process, work should be halted immediately until compliance with the statutory requirements set out in the NSW National Parks and Wildlife Act 1974 and the NSW Heritage Act 1977.

Policy 51 Aboriginal Archaeology. There are no known Aboriginal sites in the study area. Nevertheless, because Aborigines would have lived in Rushcutters Bay area for several thousand years it is possible that Aboriginal artefacts and sites could be found during the future development of White City. Therefore mitigation procedures are recommended including compliance with the Statutory requirements for Aboriginal sites.

*Policy 52 Archaeology**Policy 52.1 Relics*

- *Section 139 of the Heritage Act states that if it is likely that a relic might be uncovered during any disturbance or excavation of land then an Excavation Permit should be applied for from the NSW Heritage Council. The excavation permit form must be signed by the Applicant and the land Owner, as well as by the archaeologist. The Heritage Council attaches certain conditions to the permit approval to ensure that the archaeological remains are researched and conserved to their exacting standards.*
- *If geotechnical coring is planned by the development engineers to obtain geological profiles of the Study Area prior to building, then an exception to an excavation permit must be applied for from the Heritage Council.*

Remnant fabric may be removed after photographic recording, It is likely that historic relics may be uncovered during development in the Study Area, especially along the stormwater easement, and in the north-east corner of the site on New South Head Road. Before development begins an excavation permit should be applied for. As part of the permit application a research design for the project and a detailed methodology must be submitted.

Policy 52.2 Remnant Sandstone walls

- *Aim to preserve, restore and interpret remnant sandstone walls associated with the former Cinecraft building along the south and western boundaries of DP430612.*

Policy 52.3 NSWLTA Clubhouse footings

- *If linear runs associated with the NSWLTA Clubhouse are located, aim to retain insitu, or if required remove after both measured drawings and photographic recording. The evidence should form part of the interpretation of the clubhouse in this area.*

Linear runs of footings may throw light on the internal layout of the former clubhouse. However, the fabric associated with the former NSWLTA Clubhouse may be retained insitu or if required, removed after photographic recording as it is unlikely to provide other significant new information.

*Policy 53 Landscape**Policy 53.1 Landscape Elements*

- *Consideration be given to the retention and protection of 47 significant landscape items including one stand.*
- *A Comprehensive Landscape Plan should include planting with new trees or shrubs as appropriate.*
- *Protection of trees and shrubs to be retained should be achieved through the implementation of suitably acceptable current*

horticultural and arboricultural technology providing for the integration of existing vegetation within a new development.

It is recommended that of the 59 significant vegetation items including three stands of trees and shrubs examined within the White City site, 47 items, including one stand, should be retained and 12 items, including 2 stands containing multiple items, should be removed. Refer to the White City Conservation Management Plan, March 2004.

Policy 53.2 Landscape Spaces

Landscape Space 1 - former practice courts

- *(Revised) Aim to retain tennis courts in this location.*
- *The historic association with the Centre Courts should be interpreted.*

Landscape Space 2 - south of channel

- *Retain as open space and aim to continue traditional recreational use.*
- *All intervention to be archivally recorded.*
- *New landscaping should respect the significance of the flatland.*

Landscape Space 3 - north-eastern border.

- *Aim to retain and maintain significant trees.*
- *Area may be otherwise utilised for as required.*

Landscape Space 4 - north of channel.

- *Retain as open space and aim to continue traditional use.*
- *New landscaping should respect the significance of the flatland.*

Landscape Space 5 - former AGL site.

- *The significant Tree 53 *Ficus macrophylla* Morton Bay Fig should be retained and maintained. The area should be retained as open space, The court and remaining area may be retained or adapted as required.*

Landscape Space 6 - south west boundary

- *Aim to retain and maintain significant trees.*
- *The remaining area may be adapted as required.*

Landscape elements in each area should be retained and protected in accordance with significance.

Policy 54 Movable Heritage

Policy 54.1 White City Club Memorabilia and Moveable Heritage

- *Heritage Officer Moveable Heritage Principles should be adopted and implemented by the Tennis NSW Management Committee for Australian Tennis Museum collection, and by the White City Club for*

the significant Clubhouse memorabilia, White City sign and the potentially sign j/l cant maintenance equipment. In part:

- *Educate the tennis community about how to identify and manage moveable heritage.*
- *Assess heritage significance before making decisions to manage donated items.*
- *Recognise the significance related to the indigenous community.*
- *Retain moveable heritage within its relationship to places and people.*
- *Provide community access to moveable heritage and encourage interpretation.*
- *Ensure a detailed inventory is prepared/preserved and continued.*
- *Ensure safe storage to prevent theft and deterioration of fabric.*
- *A register should be kept of all items loaned to organisations for promotional or interpretation purposes.*
- *A signed Contract stipulation the term and conditions of any loan, appropriate storage and handling requirements, and insurances required, should be lodged with the Museum Curator prior to any items being removed from the collections.*
- *Upgrading of the current facilities and accessibility to the Australian Tennis Museum is recommended.*

Policy 54.2 Australian Tennis Museum Collection

- *The Australian Tennis Museum may be relocated to the Homebush site where major tennis events are now played.*
- *Adequate set up and ongoing funding to ensure appropriate professional management should be identified prior to relocation of the Australian Tennis Museum collection.*
- *Management of the collections should be in accordance with NSW Heritage Office Moveable Heritage Principles.*

As the Tennis NSW collection relates to world tennis, it is appropriate to relocate it to a suitable facility where the major tournaments are held. However, prior to items being removed from White City site, adequate set up and ongoing funding must be identified in order to ensure appropriate professional management and public access of the collection. Sufficient material to interpret the historic significance of the White City Tennis site must be represented on the site, and ongoing periodic changes to the display materials at White City should be accommodated by Tennis NSW. This should be in accordance with a detailed Interpretation Plan for the site. See Policy 47.

The Australian Tennis Museum is located under the Western Stand at White City. Acquisition Registers detail the rich cornucopia of memorabilia held in the Museum, related to tennis including clothing, racquets, balls, trophies, film, photographs, letters, books, menus, stickers, postcards, tickets and souvenirs. Items relate to both local and international people and places.

Policy 54.3 White City Club Memorabilia and Moveable Heritage

- *Establish an inventory that identifies the provenance of the White City Club memorabilia and other significant moveable heritage and manage the collection in accordance with NSW Heritage Office Moveable Heritage Principles.*

A register should be set up identifying provenance of the memorabilia. Oral history should form part of process.

Sufficient material to interpret the historic significance of the White City Tennis complex must be represented on the site. This should be in accordance with a detailed Interpretation Plan for the site. See Policy 47.

The interpretation should include appropriate memorabilia from the Australian Tennis Museum and White City Club collections and significant moveable heritage on the site (White City Sign and potentially historic maintenance equipment). The retention on site of sufficient moveable heritage, from the Australian Tennis Museum, is required to interpret the significance of the 1922-1999 use as a premier tennis complex on the world wide stage. Items for the Australian Tennis Museum could be either on loan or high-quality reproductions. Exhibitions should be refreshed on a regular basis to ensure an enjoyable experience for visitors.

Policy 54.4 White City Club Memorabilia and Moveable Heritage

- *The NSWTA vehicular gates may be removed required after archival recording. The gates should be retained on site and interpreted. They could be relocated and utilised as gates or fencing, or as part of an interpretation display.*

The NSWTA gates, currently installed to the south of the Ticket Building, are difficult to utilise in the present position due to the change of name to Tennis NSW and the relocation of the Tennis NSW Club to Homebush. It is recommended they be retained on site and interpreted.

Policy 54.5 White City Club Memorabilia and Moveable Heritage

- *The White City Club historic maintenance equipment should be assessed for significance by an industrial archaeologist prior to preparation of the Interpretation Strategy or before items are removed from the site or altered/stripped for parts. Items of significance should be managed in accordance with the Moveable Heritage Principles. Record and interpret significant items.*

Policy 54.6 White City Club Memorabilia and Moveable Heritage

- *The White City Sign at the entrance from New South Head Road should be retained and preserved. Consult conservator regarding appropriate treatment of fabric and finish. Enhance setting or relocation is required, record in situ and utilise for interpretation purposes, displayed in the round.*

Policy 55 Exemptions

- *The NSW Heritage Council's Standard Exempt Development for all items that are listed on the NSW Heritage Register should the White City site become listed on the State Heritage Register.*

The Centre Courts and the Tennis NSW memorabilia are rated as of significant at a state level for their social and historic significance. They are therefore eligible for consideration as a listing on the NSW Heritage Register.

Although no items at the White City site are listed on the NSW Heritage Register at the time of writing (2004), future listing on the register would provide standard exemptions for minor works on the listed items. Proponents are required to write to the Director of NSW Heritage Office setting out the need for the works listed as stand exemptions. If the Director is satisfied the works meet the criteria, the applicant will be notified. This has the advantage of reducing the time required for approvals for the Heritage Council. Major development proposed for works on items listed on the State Heritage Register still requires lodgement of a Heritage Act Section 60 form, assessment and approval by the Heritage Council.