

Review of Environmental Factors

Waverley Council Chambers Refurbishment

Client: Waverley Council



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March 2022

Document Review

Version	Date	Revision Description
1.0	01/10/2021	Preliminary Issue
2.0	13/10/2021	Second Draft for Exhibition
3.0	01/03/2022	Final Draft for Exhibition
4.0	xx/xx/xxxx	xxxxxx

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CONTENTS

1. INTRODUCTION	1
2. SITE DESCRIPTION.....	3
2.1 The site and surrounds	3
2.2 Cadastral description	7
3. PROJECT DESCRIPTION	9
3.1 Project justification.....	9
3.2 Project Description	10
3.3 Design Statement	12
3.4 Project Statistics	13
3.5 Materials and Finishes	13
3.6 Landscaping and Tree Removal	14
3.7 Traffic, access and servicing	15
3.8 Ecologically sustainable design.....	16
4. CONSULTATION.....	19
5. LEGISLATIVE AND PLANNING FRAMEWORK	23
5.1 Environmental Planning and Assessment Act 1979	23
5.2 Environmental Planning Instruments.....	23
5.2.1 State Environmental Planning Policy (Infrastructure) 2007	23
5.2.2 State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55) ...	24
5.2.3 Waverley Local Environmental Plan 2012.....	25
5.2.4 Waverley Development Control Plan 2012	27
5.3 Other NSW Legislation	27
5.3.1 Local Government Act 1993 and Crown Lands Management Act 2016.....	27
5.3.2 Heritage Act 1977.....	28
5.3.3 National Park and Wildlife Act 1974.....	28
5.4 Commonwealth Legislation	28
5.4.1 Environment Protection and Biodiversity Conservation Act 1999	28
5.4.2 Disability Discrimination Act (DDA) 1992	28
6. ENVIRONMENTAL ASSESSMENT	30
6.1 Built Form and Urban Design	30
6.1.1 Existing environment and potential impacts.....	30
6.1.2 Mitigation measures	30
6.2 Height, Bulk and Scale	30
6.2.1 Existing environment and potential impacts.....	30
6.2.2 Mitigation measures	31

6.3 Non Indigenous Heritage.....	31
6.3.1 Existing environment.....	31
6.3.2 Potential impacts	33
6.3.3 Mitigation measures.....	34
6.4 Indigenous Heritage	34
6.4.1 Existing environment and Potential Impacts	34
6.4.2 Mitigation Measures.....	35
6.5 Trees.....	35
6.5.1 Existing environment.....	35
6.5.2 Potential impacts	35
6.5.3 Mitigation measures.....	36
6.6 Building Code and Accessibility	37
6.6.1 Existing environment and Potential Impacts	37
6.6.2 Mitigation measures.....	37
6.7 Transport and Access	38
6.7.1 Existing environment.....	38
6.7.2 Potential impacts	38
6.7.3 Mitigation measures.....	39
6.8 Contamination and Hazardous Materials.....	39
6.8.1 Existing environment and potential impacts.....	39
6.8.4 Mitigation measures.....	41
6.9 Civil and structural and works.....	41
6.9.1 Existing environment and potential impacts.....	41
6.9.2 Mitigation measures.....	43
6.10 Demolition and Construction impacts.....	43
6.10.1 Existing environment and potential impacts.....	43
6.10.2 Mitigation measures.....	44
6.11 Operational Waste Management	44
6.11.1 Existing environment and potential impacts.....	44
6.11.2 Mitigation measures.....	45
6.12 Socio-Economic impacts.....	45
6.12.1 Existing environment and potential impacts.....	45
6.12.2 Mitigation measures.....	45
6.13 Ecologically Sustainable Development.....	45
6.14 Cumulative Impacts.....	47
7. ENVIRONMENTAL FACTORS CONSIDERED.....	48
7.1 Consideration of clause 228 factors	48
7.2 Is an Environmental Impact Statement (EIS) required?	49

8. MITIGATION MEASURES AND CONCLUSION	50
9. CERTIFICATION	57

ATTACHMENTS

Attachment 1	Site Survey
Attachment 2	Architectural Plans
Attachment 3	Landscape Plan and Masterplan report
Attachment 4	Aboricultural Impact Assessment
Attachment 5	ESD Report
Attachment 6	Preliminary Site Investigation
Attachment 7	DCP Compliance Table
Attachment 8	Accessibility Review Report
Attachment 9	Heritage Impact Statement
Attachment 10	Aboriginal Objects Due Diligence Assessment
Attachment 11	BCA Assessment report
Attachment 12	Transport Assessment
Attachment 13	Hazardous Materials Survey
Attachment 14	Civil and Structural Concept Works Report
Attachment 15	Concept Erosion and Sediment Control Plan
Attachment 16	Site Waste and Recycling Management Plan

1. INTRODUCTION

Waverley Council is proposing to refurbish its existing Council Chambers Building at 49A Bondi Road, Bondi to ensure it is fit for purpose and to enable it to better meet the needs of its staff and the community. Council's primary interface with the community is its Customer Service Centre in Bondi Junction however the subject Council Chambers Building is the primary building accommodating office-based Council staff and continues to be used for a range of civic purposes including:

- Meetings with the Mayor or Councillors
- Meetings with Council staff regarding projects or planning matters
- Attending Council Meetings (Council Chambers and Gallery)
- Committee Meetings, and
- Civic Ceremonies.

The existing building has been subject to a range of ad-hoc alterations and additions since its construction in approximately 1913, alterations that have resulted in a building that is poorly planned, inefficient and with little access to natural light or ventilation. Further it does not meet Council's present or future needs. Accordingly, it is proposed refurbish the existing building with the proposed works comprising:

- Demolition of the existing 1913's and 1930's building remnants internally within the building, including walls and slabs on ground, levels 1 and 2
- Demolition of other internal walls from post-1930's works
- Partial demolition of the northern façade, including the existing forecourt area and driveway
- Tree removal of two (2) and transplanting of a further three (3) non-significant trees to the northwest of the site
- Replacement of the existing windows on the east, south, and west facades
- Addition of a new northern extension to the building across all levels including a new lift, fire stair, foyer, workspaces and balcony
- Addition of a new pitched roof to sit over the existing flat concrete roof (to remain in-situ)
- New façade to shade the new northern extension
- New forecourt design including retention of seven (7) off-street parking spaces with one being accessible, hardstand, access ramps and garden
- Infilling demolished area with new slabs to achieve a level floor plate across all storeys
- New internal walls, floor, and ceiling finishes
- New furniture, fixtures, and equipment, and
- Complete services upgrade including hydraulic, fire, structural, mechanical.

This Review of Environmental Factors (REF) has been prepared by MG Planning on behalf of Waverley Council to assess the impact of the proposed Council Chamber's refurbishment works (the Proposal). The Council is the proponent for the proposal and is also the "determining authority" under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP& A Act).

Part 2, Division 14, Clauses 74 – 77A of *State Environmental Planning Policy (Infrastructure) 2007* (the Infrastructure SEPP) sets out the planning framework for public administration buildings and buildings of the Crown. Under clause 77(1)(a) of the Infrastructure SEPP,

alterations or additions to a public administration building may be carried out by or on behalf of a public authority without consent. A public administration building is defined as:

a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council or an organisation established for public purposes, and includes a courthouse or a police station.

It therefore includes the existing Waverley Council Chambers building. Council is also defined as a public authority accordingly alterations and additions to the existing Council Chambers building can be undertaken without development consent.

This REF assesses the proposal against Clause 228 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation). It allows Waverley Council, as the determining authority for the proposal, to fulfil its duty to examine and consider all matters affecting or likely to affect the environment by reason of the activity, as required under Part 5 of the EP&A Act. Part 5 requires that where an activity is proposed to be undertaken, the determining authority must consider “to the fullest extent possible all matters affecting or likely to affect the environment by reason of the activity”. This REF has been prepared to meet this obligation in accordance with the relevant provisions of the EP&A Act and EP&A Regulation.

2. SITE DESCRIPTION

2.1 The site and surrounds

The existing Waverley Council Chambers building is located at 49A Bondi Road, Bondi Junction approximately 1.6km to the west of Bondi Beach and approximately 400m to the east of the Bondi Junction centre. The site is located approximately 5km to the southeast of the Sydney CBD.

The site is bounded by Bondi Road to the north, Paul Street to the west, and Waverley Park to the south and east. Waverley Park comprises Waverley Oval, Waverley Synthetic Fields, basketball courts, and Margaret Whitlam Recreational Centre.

The site accommodates an existing four-storey (ground, first, second and third level with mezzanine levels in-between in some areas) administrative building currently used for the purposes of a 'public administration building'. An at grade car park providing parking for 20 cars is located to the rear (south) of the building (not within the site) and at the front of the building an entrance driveway provides vehicular access to the site and to seven (7) car parking spaces (including one accessible space) which are available for public use. A further ten (10) spaces within the rear car park are reserved for use by Council staff with the remaining 10 spaces available for public use.

The locality immediately surrounding the site is characterised by low density residential and commercial development comprising generally two-storey residential and commercial development to the north across Bondi Road and a mix of single and two-storey residential houses across Paul Street to the east. The site sits within a parkland setting with Waverley Park adjoining the site to the east and south.

The site location is shown in Figure 1 and Figure 2 below.

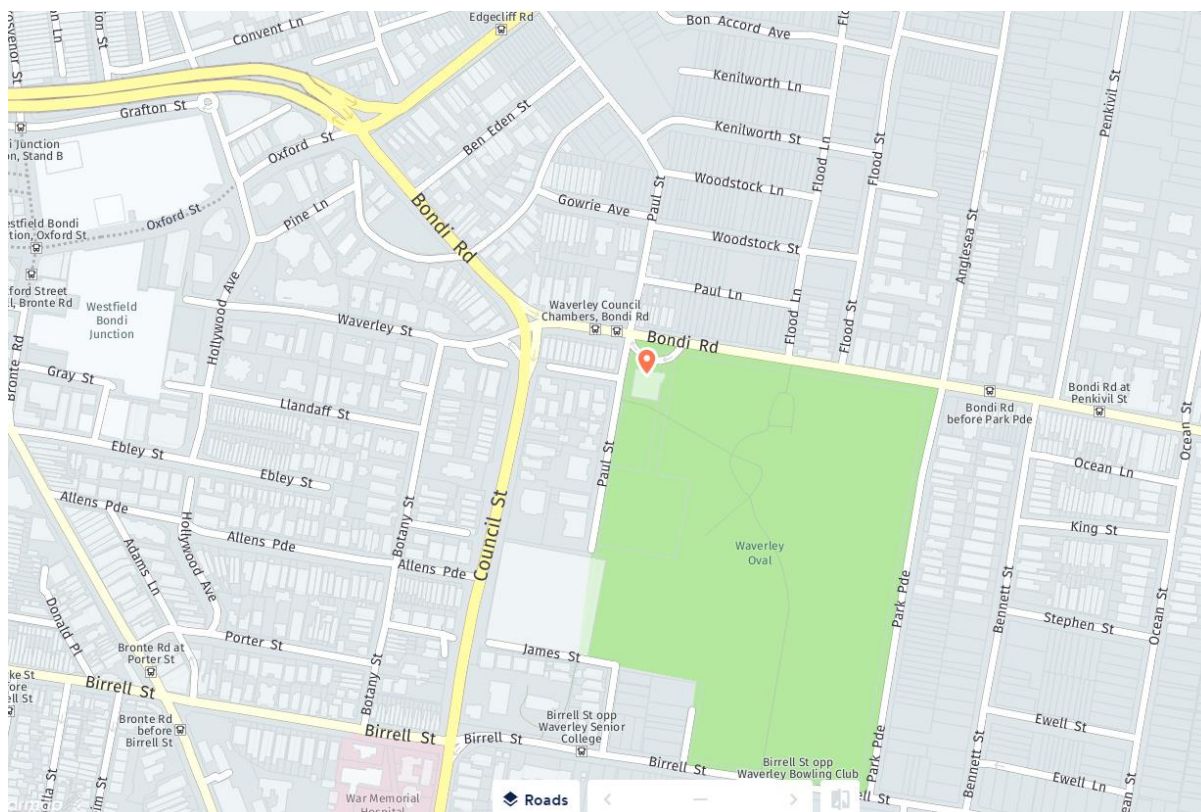


Figure 1: Site location (Source: www.nearmap.com)



Figure 2: Site aerial (Source: www.nearmap.com)

The site is zoned primarily SP2 Infrastructure - Public Administration Building and part SP2 Infrastructure – Electricity Transmission and Distribution under Waverley Local Environmental Plan 2012 (WLEP 2012), as shown in Figure 3. Works are also proposed in a very small area of land

(entry driveway) in the north-eastern corner of the site which is part of Waverley Park and zoned RE1 Public Recreation.

The site is not a heritage item listed under WLEP 2012 however there are a number of listed heritage items located to the north across Bondi Road. Land to the north across Bondi Road also comprises a Heritage Conservation Area (C16 Woodstock Street - Conservation Area).

The site is also in the immediate vicinity of two landscape conservation areas:

- (1) C26 - Bondi Road (between Paul and Flood Streets and
- (2) C67 - Waverley Park Landscape Conservation Area as shown hatched green on Figure 4 below.

A very small part of the site (entry driveway) in the north-eastern corner of the site is within the Waverley Park Landscape Conservation Area (C67). This area is however existing with like for like pavement replacement only being proposed. No other works are proposed in the Landscape Conservation Area and the proposed works will have no impact on the Area. Accordingly, this matter is not considered further in this report.

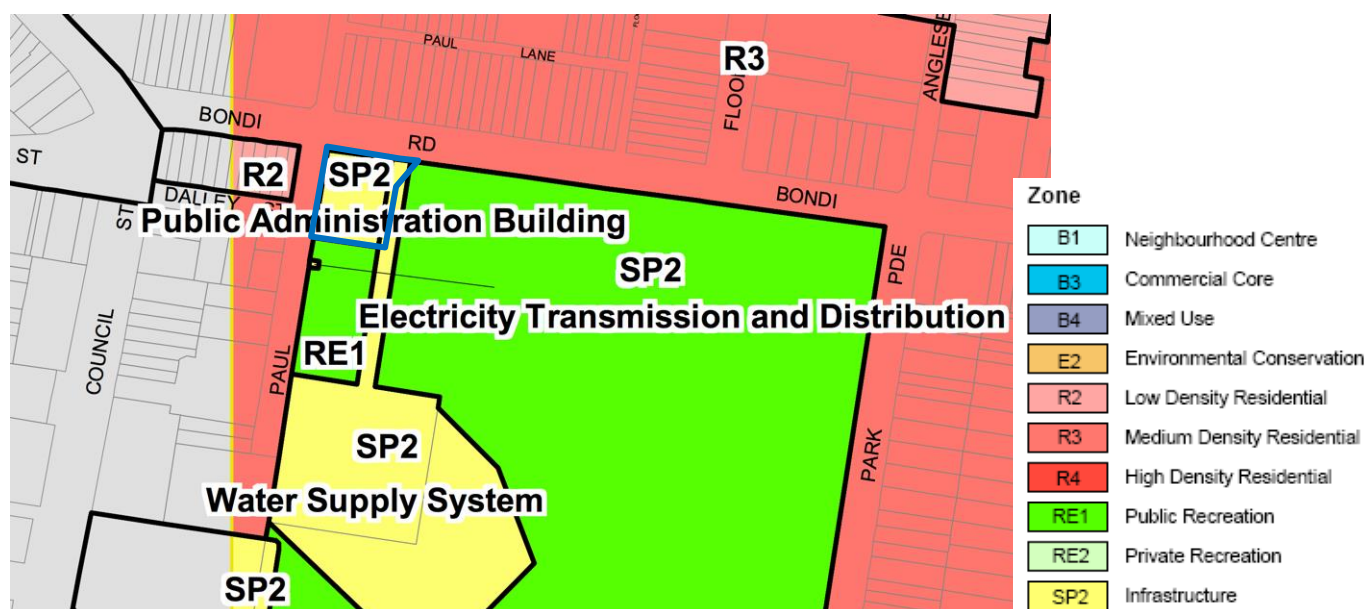


Figure 3: Zoning under WLEP 2012 (site outlined blue)



Figure 4: Heritage under WLEP 2012 (site outlined blue)

Photos of the site are provided below.



Photo 1: Site entry and frontage from Bondi Road looking south

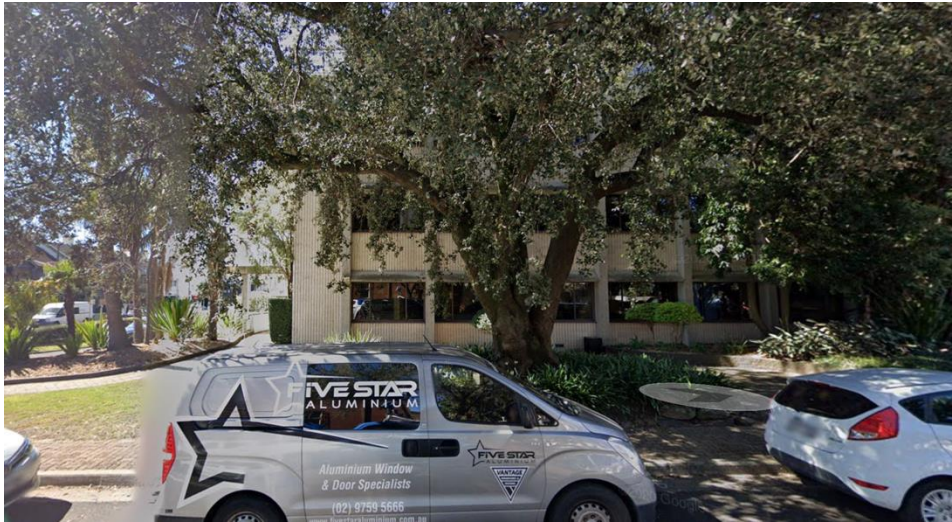


Photo 2: Side view of site from Paul Street looking east



Photo 3: View of rear of site from Paul Street looking north-east

2.2 Cadastral description

The site is comprised:

- Lot 32 DP 1087365
- Lot 1 DP1035985 (part), and
- Lot 31 DP 1087364 (part).

The cadastral boundaries and property descriptions are shown in Figure 5.



Figure 5: Property details (approximate boundary shown yellow) (Source: Six maps)

Table 1: Ownership details

Property	Description	Owner
Lot 32 DP 1087365	Waverley Council Chambers	Crown land
Lot 1 DP1035985 (part)	Access handle to reservoir site	Sydney Water
Lot 31 DP 1087364 (part)	Waverley Park	Crown land

The Waverley Council Chambers is Crown land (Reserve 1000105) with its reserve purpose being 'Council Chambers'. Council is the Crown Land Manager under the *Crown Lands Management Act 2016* (CLMA) and the *Local Government Act (LGA) 1993*.

Waverley Park is also Crown land (Reserve 500494) with its reserve purpose being 'public park, public recreation'. Council is similarly the Crown Land Manager under the *Crown Lands Management Act 2016* (CLMA) and the *Local Government Act (LGA) 1993*.

A site survey is provided at **Attachment 1**.

3. PROJECT DESCRIPTION

3.1 Project justification

Waverley Council's primary interface with the community is its Customer Service Centre in Bondi Junction however the subject Council Chambers building is the primary building accommodating office-based Council staff and continues to be used for a range of civic purposes including:

- Meetings with the Mayor or Councillors
- Meetings with Council staff regarding projects or planning matters
- Attending Council Meetings (Council Chambers and Gallery)
- Committee Meetings, and
- Civic Ceremonies.

The original Council Chambers building was constructed in approximately 1913 and a series of alterations and additions have occurred since that time. These many additions have resulted in a poorly planned office building with an inefficient floor layout and little natural light or ventilation. Existing building services have a limited lifespan, and the standard of office accommodation does not meet Council's present or future needs. Further the building is shut off from its surroundings, has little connection with the adjacent Waverley Park and has no visual connection between floors or across floorplates.

Additionally, the refurbishment will allow:

- Replacement of near end of life building services
- Compliance with building codes and standards including an accessible building for staff and visitors.
- Safe removal of asbestos
- Cost savings and income generation from rationalising Council office spaces including avoiding expenditure on leasing office space to accommodate Council staff, and
- Provision of a flexible, adaptable, smart and efficient building that meets current and future office accommodation needs.

The proposed works will enable the building to meet the requirements of Council and the community into the future and to ensure that it is fit for purpose. The objectives for refurbishment are therefore to:

- Foster connection, collaboration and interaction
- Provide functional fit-for-purpose agile workspaces that are flexible and adaptable
- Promote staff wellbeing
- Connect with nature (including improves connection to park)
- Evoke transparency and openness
- Provide a building that sits quietly and discretely within neighbourhood
- Deliver smart, efficient and effective building services
- Be environmentally and socially sustainable
- Demonstrate excellent design quality and asset condition with minimum 50-year lifespan
- Ensure value for money (Capital, Operation and Maintenance Costs) and within budget
- Achieve development approval and buildability, and
- Provide equity of access.

The proposed refurbishment is therefore to enable Council to better meet its needs and those of its community.

3.2 Project Description

The proposed refurbishment to the Waverley Council Chambers comprises the following works:

- Demolition of the existing 1913's and 1930's building remnants internally within the building, including walls and slabs on ground, levels 1 and 2
- Demolition of other internal walls from post-1930's works
- Partial demolition of the northern façade, including the existing forecourt area and driveway
- Tree removal of two (2) and transplanting of a further three (3) non-significant trees to the northwest of the site
- Replacement of the existing windows on the east, south, and west facades
- Addition of a new northern extension to the building across all levels including a new lift, fire stair, foyer, workspaces and balcony
- Addition of a new pitched roof to sit over the existing flat concrete roof (to remain in-situ)
- New façade to shade the new northern extension
- New forecourt design including retention of seven (7) off-street parking spaces with one being accessible, hardstand, access ramps and garden
- Infilling demolished area with new slabs to achieve a level floor plate across all storeys
- New internal walls, floor, and ceiling finishes
- New furniture, fixtures, and equipment, and
- Complete services upgrade including hydraulic, fire, structural, mechanical.

Plans of the proposal prepared by Lahznimmo Architects are included at **Attachment 2**. Plan A107 includes detail of existing and new work and in particular highlights that the new building work fits wholly within the structure of the existing building with the exception of the new northern civic facade extension. The existing northern façade fronting Bondi Road will be demolished with the new façade to be located approximately 6.8 - 9m closer to the Bondi Road within the existing forecourt area (Note: existing building setback is 19.148m with new setback proposed to be 10.145 – 12.310m). This extension will accommodate:

- new stairs and accessible entry ramp
- double height entry foyer
- fire stairs
- lift core
- office space, and
- terrace on Level 3.

The northern double height entry foyer extension will be set in approximately 5m from both the northeast and north western corners of the building to allow the original form of the building to be interpreted. The northern extension will add approximately 405m² of GFA to the building in total across the 3 floors.

The new works will comprise:

Ground:

- double height entry foyer
- centrally located front of house pod comprising meeting rooms and phone booths
- Mayor's office and reception area
- meeting rooms
- end of trip facilities
- open plan workspaces
- amenities and kitchen and utility zone
- plant and service areas

Level 1:

- interconnecting stairs
- central pod accommodating amenities, meeting rooms and phone booths
- flexible meeting spaces including stand up huddle areas, open meeting rooms,
- flexible workstations including high focus stations and open plan spaces
- communal kitchen

Level 2:

- interconnecting stairs
- central pod accommodating amenities, meeting rooms and phone booths
- flexible meeting spaces including stand up huddle areas, open meeting rooms etc.
- flexible workstations including high and low focus stations and open plan spaces
- outdoor meeting room
- phone booths and prayer room

Level 3:

- outdoor terrace
- foyer
- multifunction room
- Meeting rooms
- catering kitchen
- Council Chambers
- first Aid Room
- store
- amenities

External works to the building will comprise:

- new lightweight metal roof, with roof mounted photo-voltaic panels to supplemented electricity usage, to sit on top of existing, and
- new façade treatment comprising feature tile, timber batten soffit, CFC cladding with expressed joints, steel balustrades, new horizontal aluminium shading elements with powdercoat finish, new vertical aluminium louvres to north façade with powdercoat finish, steel columns, windows to replace existing.

The main changes to the façade treatment are on the northern façade with the building extension and provision of a new civic presentation to the street. Façade materials on the other elevations will remain largely as is with new windows and balustrades

The works also include a new driveway entry to the north of the building set amongst a high-quality landscape setting and providing short term parking and drop off for 7 vehicles including one accessible space. A bike parking area and seating area are also proposed to the northeast of the building entry. As part of the northern forecourt works, a below ground rainwater/OSD/WSUD tank will collect and dispose of roof rainwater. The retained rainwater will be utilised for site irrigation.

Detailed plans of the proposed works including demolition and new works plans are provided at **Attachment 2**.

3.3 Design Statement

The proposal has been designed by Lahznimmo Architects who has provided the following design philosophy statement:

Lahznimmo Architects have been engaged by Waverley Council to complete the design of a major refurbishment of the existing Council Chambers building.

The existing building has been substantially added to and altered over its life and no longer serves the needs of Council or the modern workplace environment. It had become a hybrid structure of loadbearing walls, columns and misaligning floor plates; making it very inflexible for the evolving workplace. In addition, there are many non-compliances, aging infrastructure and delayed maintenance that need to be attended to. However, the base structure is sound and represents a significant and reusable asset for Council containing substantial embodied energy that could be retained.

The aim was to provide a building design that fosters a collaborative and agile work environment, where staff are able to work in a range of settings to suit their activities of the day and the groups they are working within. This will be provided through a flexible, adaptable, smart and efficient building that meets current and future office accommodation needs. Council was also looking for a design that promoted transparency and was environmentally sustainable.

Additional outcomes that Council will achieve with the refurbishment of the Council Chambers building are:

- *Replacement of near end of life building services.*
- *Compliance with building codes and standards including an accessible building for staff and visitors.*
- *Safe removal of asbestos.*
- *Cost savings and income generation from rationalising Council office spaces including avoiding expenditure on leasing office space to accommodate Council staff.*

The design opens up the floor plates by removing the pre-1960s remnant structure and infilling with a rationalized structure that responds to the structural grid of the later additions. Each floor plate has been zoned from quieter high focus workplaces in the southwest, to medium focus workstations and clusters either side of the core through to social and collaborative lower focus workspaces to the north and northeast. Perimeter spaces with extensive views are reserved for the workspaces, whilst the central core contains a mix of meeting spaces and amenities. The

top level, Level 3, is retained for Council Chambers and a range of multi-use function spaces for use by Council and the Community.

The existing north elevation to Bondi Road will be stripped away and a new civic front added that contains the main vertical circulation spaces, a double height entry foyer, staff breakout area and an open terrace on Level 3 that serves the function spaces on that level. The new civic front evokes transparency and openness; with its large area of glazing protected with a fine aluminium sunscreen; it allows for views into the activities within, and frames longer views out to the northeast and east – to the coast and the adjacent parklands.

The stair and lift anchor the new front and mark the point of entry off a new public plaza that shifts the emphasis from vehicles to people. Within the plaza are placed a number of substantial native trees to provide a shaded canopy with low level planting filling out planter beds, but keeping sightlines open. Public furniture provides places to rest, and along with bollards and pole lights, define the shared zones for pedestrians and vehicles.

A new gently pitched roof caps both the existing and northern extension, and will resolve the many ongoing problems of failing membranes and an uninsulated concrete roof structure. The east, south and west elevations remain essentially unchanged, with only the existing windows being replaced.

The external colours to the civic front directly reference the coastal tones of sandstone cliffs and shifting sands. They are deliberately gentle and dignified and of their place.

3.4 Project Statistics

Key numerical information relating to the proposed development is included at Table 2 below.

Table 2: Key numerical statistics

Component	Proposed
Site area	1706m ²
GFA	2,815m ²
FSR	1:65:1 (on site) ¹
Maximum height	18.28m (RL 116.180)
Car parking spaces	
Forecourt	7 (inc. 1 accessible)
Rear car park (not on-site)	20 (10 Council staff, 10 public)
Total	27 spaces (including 7 on-site and 20 in the existing rear car park which does not form part of the site)

Note 1: additional GFA (300m²) is located within the existing building on the adjacent Sydney Water site however this is not included in the above FSR calculation

3.5 Materials and Finishes

The proposed new external materials and finishes will comprise:

- timber batten soffit
- aluminium battens and shading elements

- feature tile wall
- steel paint finish in Dulux Shoji White
- compressed fibre cement cladding, and
- resin based seamless flooring

as detailed on A-001 of the Architectural set at **Attachment 2**.

3.6 Landscaping and Tree Removal

A comprehensive landscape masterplan and landscape plan has been prepared for the site by Black Beetle (refer **Attachment 3**). The aim of the plan is to develop landscape and urban design principles that provide landscape and built form prescriptions for the public domain, and streetscape for the Waverley Council Chambers forecourt which demonstrate the landscape vision. The landscape masterplan is based on the following key principles:

- creating a strong sense of place by responding to the cultural and natural features of the existing site its surrounds
- responding to the surrounding natural features of the site
- providing occupants and other users with passive opportunities
- providing a pleasant outlook, both from internal spaces and from streets and other areas of the public domain
- contributing to the safety and liveliness by allowing passive surveillance and street address
- Emphasising views and connections to 'urban landmarks' and 'location highlights'
- Creating 'greened' tree spaces
- Allowing excellent connections to surrounding open spaces for all users
- Taking inspiration from the site's natural characteristics, networks, and proximate attractions, and
- Establishing a public domain focus.

The design seeks to fully integrate the Waverley Council Chambers forecourt with the wider community assets and to provide planned linkages that optimize permeability, and connection whilst minimising potential impacts to existing residents. It also seeks to develop the precinct to achieve a high quality, robust and memorable landscape that responds to ongoing functional, social, cultural, visual and environmental requirements.

Accordingly, the landscape design provides for a high-quality landscape prioritising pedestrian permeability, accessibility, connection to the building and surroundings in an open garden setting. It provides a diversity of places and spaces, integrates the building with the gardens and continues green linkages.

Proposed plantings are outlined in Table 3 below.

The proposed works include the removal of two (2) and relocation of three (3) trees as illustrated on the Landscape Plan at **Attachment 3**. Trees 14-18 are proposed for removal to accommodate modifications to the vehicle drop off and building entry. As detailed in the Arborist Report at **Attachment 4** none of these trees are considered high value specimens. Trees 15, 16 and 1 are proposed to be transplanted in accordance the Arborist's requirements.

Table 3: Proposed Plantings**PLANT SCHEDULE**

BOTANICAL NAME	COMMON NAME	HEIGHT	POT SIZE	QTY
TREES				
<i>Howea forsteriana</i>	Kentia Palm	12M	slavaqed	as shown
<i>Corymbia macuata</i>	Spotted Gum	20M	400L	as shown
<i>Livistona australis</i>	Cabbage Tree Palm	15M	slavaqed	as shown
<i>Waterhousea floribunda</i> 'Green Avenue'	Green Avenue Weeping Lilly Pilly	8M	400L	as shown
SHRUBS AND CLIMBERS				
<i>Adenanthus sericeus</i> 'Silver Lining'	Dwarf Woolly Bush	0.8M	300MM	3/m2
<i>Banksia</i> 'Bush Candles'	Bush Candles	0.6M	200MM	3/m2
<i>Billardiera scandens</i>	Apple Berry	4M	150MM	5/m2
<i>Blechnum nudum</i> 'Silver Lady'	Fishbone Fern	0.6M	200MM	2/m2
<i>Callistemon</i> 'Better John'	Better John Bottlebrush	1M	300MM	3/m2
<i>Carpobrotus glaucescens</i>	Pig Face	0.2M	150MM	5/m2
<i>Chrysocephalum apiculatum</i>	Yellow Buttons	0.2M	150MM	5/m2
<i>Dianella</i> 'Goddess'	Goddess Native Flax	0.5M	150MM	5/m2
<i>Dorothy excelsa</i>	Gymea Lily	1.2M	300MM	2/m2
<i>Eremophila glabra</i>	Emu Bush	0.3M	200MM	3/m2
<i>Hibbertia scandens</i>	Climbing Guinea Flower	4M	150MM	5/m2
<i>Hymenospermum</i> 'Luscious'	Luscious Native Frandipani	0.8M	300MM	2/m2
<i>Isolepis nodosa</i>	Knobby Club Rush	0.8M	150MM	5/m2
<i>Lomandra</i> 'Katrinus'	Shara	0.6M	150MM	5/m2
<i>Lomandra</i> 'Verday'	Verday	0.6M	150MM	5/m2
<i>Myoporum parvifolium</i>	Creeping Boobiala	0.3M	150MM	5/m2
<i>Pimelea longifolia</i>	Rice Flower	0.8M	300MM	2/m2

(Source: Landscape Plan, Black Beetle)

3.7 Traffic, access and servicing

The proposal will not alter the existing number of car parking spaces on site, that is, 7 spaces in the existing (and future) forecourt area and 20 spaces in the existing rear car park. The 7 spaces in the forecourt area and 10 of the rear car parking spaces are currently allocated for use by Council staff and visitors and will continue to be so used. The additional 10 spaces within the rear car parking area are currently and will continue to be available for use by the public.

Additional bicycle parking is also to be provided for visitors as part of the proposed works near the main entry point on Paul Street, located in a visible location with good levels of passive surveillance. The existing bicycle parking structure at the rear of the site will be retained for use by staff. Within the building new end of trip (EoT) facilities are proposed including lockers, showers and change rooms.

Servicing of the building will remain as is and will be undertaken from the rear of the site via the existing rear car park.

3.8 Ecologically sustainable design

The proposed development will incorporate both passive and active sustainability initiatives that will result in a considered environmentally responsive building to ensure compliance with the requirements of:

- WLEP 2012
- WDCP 2012 - Amendment No 9, Part B2 Ecologically Sustainable Development, and
- Section J provisions of the NCC 2019 Building (BCA) Code of Australia.

As outlined in the ESD report at **Attachment 5**, to demonstrate compliance with the above requirements, the following works will be undertaken post determination:

- Section J of the NCC 2019 compliance review and exploration of opportunities for improved building fabric performances aligned with a uniform glazing solution for any new elements, and
- where relevant adoption of a JV3 alternative verification method to demonstrate that all new facade elements (J1 & J3) related to additions or alterations and proposed building services (J5-J8) will comply with Section J of the NCC 2019.

It is anticipated that the intent of the architectural and building services design will be met through a performance-based approach that will include:

- A uniform glazing specification for all additions and alterations
- Exploration of external fixed shading devices, where appropriate for the east and west facades to reduce the radiant temperature on perimeter zones and improve thermal comfort levels whilst reducing the HVAC energy required to cool the space, and
- Assessment of the mechanical and electrical services against the NCC 2019 Section J DTS provisions.

In addition, the following will also be undertaken:

- an Energy Assessment Report that demonstrates a 30% reduction of operational Greenhouse Gas (GHG) emissions when compared to a reference building
- a completed Design & As-built Greenhouse Gas Emissions Calculator, developed by the Green Building Council of Australia (GBCA)
- a NABERS Energy base Building benchmarking study to determine an appropriate rating for the project, and
- following the NABERS Energy rating benchmarking study, identification of an appropriate target and pathway for certification and a NABERS Commitment Agreement.

Energy Efficiency Measures and Initiatives to be considered, to achieve the 30% reduction in operational greenhouse gas emissions, will include:

High performance building fabric:

- Provision of high-performing double-glazed windows system with thermally broken frames to help reduce heat loss in winter and heat gain in summer (Where applicable to new façade elements proposed)
- The benefit of the vertical external shading to west glazing extents of the office space to determine suitable dimensions and orientations to offset solar heat gains experienced during the day

- Passive solar design, that not only maximises natural light to the space but aims to reduce reliance on artificial lighting and any associated energy expenditure
- Improved building fabric provisions for any new façade constructions of the development to offset the existing constructions inefficient thermal performance

Efficient heating, ventilation and air-conditioning:

- New air-cooled VRV systems to replace the existing end of life chilled water system.
- Heat-recovery ventilation to pre-heat cold air in winter and potentially offset additional heating loads
- Economy cycle will be explored providing outside air directly into the space cooling (when outdoor ambient temperatures are favourable). This is intended to reduce energy consumption through minimising the operation of the HVAC system
- Provision of CO2 sensors is intended to control the amount of outside air supplied by air handling units to space with variable occupancy. Where CO2 levels are lower than the set point, the volume of outside air is reduced. Energy saving is achieved through avoiding unnecessary conditioning of high outside air volumes

Energy efficient lighting:

- High efficiency LED lights to provide adequate lighting levels with minimal energy expenditure
- Opportunities to deliver electric lighting that has been designed for energy efficiency and occupant comfort and will encourage well-lit spaces that are fit for purpose
- Efficiency measures for any common internal areas, including meeting rooms, corridors, lobbies, and any back of house spaces
- Careful design of daylighting controls to adjust electric lighting in response to daylight levels without causing undesirable noticeable switching effects or interactions

Daylighting & Shading Strategies for Reduced Energy Consumption:

- The incorporation of fixed external solar shade structures designed to reduce the radiant temperature of a space, improve thermal comfort levels, and reduce the energy required to cool the space. The office perimeter east and west spaces will experience a significant improvement to thermal comfort and reductions in peak HVAC cooling loads with the incorporation of fixed solar shade structures
- Where new glazing is proposed the project will explore:
 - The provision of vision glazing with good Visual Light Transmission (VLT) to allow for optimal levels of daylight whilst reducing the demand on the buildings electrical lighting need and corresponding energy consumption and costs
 - The provision of high-performance glazing with a low solar heat gain coefficient to reduce unwanted heat gain from the morning (east) and evening (west) sun, optimising the thermal comfort levels and reducing the energy required to cool the space

Solar Energy Generation & Green Power Purchasing:

- Provision of Photovoltaic (PV) cells to be located on unobstructed areas of the roof. We will explore the systems size and capacities that can be generated from specific orientations to the north, west and east to avoid overshadowing
- Opportunities to utilise the most appropriate PV solution and system. We will consider a combination of different options, layouts, and orientations to optimise performance whilst considering the constrained space, orientation, and aesthetics of the project

Metering and Monitoring Strategy:

- The project will consider a site-specific metering strategy to monitor and provide feedback on distinct energy use within the building

NABERS Base Building Rating Benchmarking:

- In line with achieving compliance with NCC 2019 Section J, a NABERS Base Building rating benchmarking study is to be undertaken to determine an appropriate rating for the project.
- Following the NABERS Energy rating benchmarking study, an appropriate target and pathway for certification will be explored, and if required guidance on a NABERS Commitment Agreement and Commercial Building Discourse requirements (CBD) can be provide.

Water efficiency and conservation:

- A reduction in potable water use, through the instillation of highly efficient fittings and fixtures. To prevent water waste, potable water flows will be reduced in line with the WELLS certified taps, showers, and toilets
- A selection of highly efficient whitegoods (such as dishwashers in break out areas) will be considered in line with a water efficient WELS Star rating
- Ongoing rainwater capture and storage will be explored. Where feasible, rainwater re-use will be considered for landscape irrigation to all green areas and landscaping surrounding the development and within the site boundary

4. CONSULTATION

The below summary of consultation undertaken to date has been provided by Waverley Council.

The purpose and benefits of the project is to design and construct the refurbishment of the Council Chambers building to enable:

- replacement of near end of life building services
- compliance with building codes and standards
- safe removal of asbestos
- cost savings and income generation from rationalising Council office spaces, and
- provision of a flexible, adaptable, smart and efficient building that meets current and future office accommodation needs.

Waverley Council Chambers is the primary building accommodating office-based Council staff. The existing building services are near end of life. Progress on this project is required as a priority to try to avoid services failure and/or costly works to temporarily extend their serviceable life.

An asset condition assessment of the Council Chambers building in 2017 by consultants Asset Technologies Pacific identified the building to be in overall good condition however significant investment was required to replace the end of serviceable life chiller, lift equipment, and other building services as well as fire compliance and roof works. The approximate cost estimate of these works was \$4 million. Best practice smart and efficient services replacement would incur additional costs. The Hazardous Building Materials Survey undertaken by Hibbs and Associates in 2018 identified asbestos containing materials in the Council Chambers building which would also need to be removed (at significant additional cost) as part of any refurbishment works.

Additionally, the standard of office accommodation at the Council Chambers building does not meet the present or future needs of Council. The many additions to the Chambers Building have resulted in inefficiencies in floor layout, community access to the third floor Chambers, secure work areas, number of meeting rooms, ventilation and access to natural light.

Following consideration of a number of Council sites to accommodate Council staff, Council resolved in 2019 (CM/7.5/19.04) to investigate construction of a new Council building on the Bondi Road site.

In 2020 Council adopted the Waverley Council Property Strategy 2020-2024 which included an action to undertake a staff accommodation review, to investigate agile working opportunities within Council's property portfolio, to provide optimal staffing and service levels to meet future needs. A workplace strategy was completed in 2020 by workplace planning consultant Era-Co Pty Ltd. This strategy was informed by:

- interviews Era-Co conducted with Council's General Manager, Directors and Executive Managers across the organisation
- staff survey, and
- workshops with Council's leadership team.

As part of the strategy, Council's Executive Leadership Team (ELT) endorsed the following key principles:

- transform the way Waverley Council works
- smart and efficient building
- an asset for Waverley, and
- improvements for the community.

The asset condition assessment, hazardous building materials survey and these workplace strategy principles informed the requirements for the Council Chambers refurbishment. Understandably, as the impacts of COVID were realised, the project budget was revised in the 2020 Long Term Financial Plan from \$32 million to \$12 million. As a result, Architect and Head Consultant Lahznimmo were engaged in early 2021 and reviewed the following scope options:

- Option 1 – Compliance Upgrade
- Option 2 – Major Refurbishment
- Option 3 – Major Refurbishment including complete removal of pre-1960s structure
- Option 4 – New Build of same Floor Space Ratio (FSR)
- Option 5 – New build of maximum FSR.

Lahznimmo and workplace planning sub-consultant Antelope reviewed existing consultation and conducted additional interviews with key internal Executive Managers including: Properties and Facilities; Information Management and Technology; Human Resources and Organisational Improvement. Two workshops were also conducted with Council's Agile Working Group. As a result, Antelope developed a project brief for Council's desired approach to the workplace and also offered a set of spatial recommendations for the workplace fit out.

The scope options analysis was presented to a Councillor Workshop in April 2021.

Council supported progressing with the concept design for scope Option 3 (Major Refurbishment including complete removal of pre-1960s structure). It was recommended as the most feasible option as it will provide best practice smart and efficient building services with minimal operational and maintenance costs, greater design flexibility and reduce significant risks (cost increase and time delay) during construction. Option 1 (Compliance Upgrade) and Option 2 (Major Refurbishment) were considered less feasible as they provided less value in terms of lifespan of building and functional improvement. Option 4 (New build of same FSR) and Option 5 (New build of maximum allowable FSR) were considered less feasible due to the higher cost.

At the August 2021 Council Meeting, Council endorsed progressing Option 3, Major Refurbishment. This included the complete removal of the pre-1960s structure to planning level design, increasing the total project budget to \$17.8 million (CM/7.15/21.08 17) and progression to complete a Review of Environmental Factors.

A Communications and Engagement Plan was prepared for the Chambers Refurbishment Project and continues to be implemented.

Given the project inter-relationships and dependencies, a Workplace Connections Steering Committee was formed in August 2021. The Committee will ensure a coordinated and integrated

approach to both projects and optimise the working environment for staff within the Council Chambers building.

Waverley Council's Project Manager and Head Consultant carried out internal design development consultation with the following stakeholders:

- Properties and Facilities
- Asset Management and Systems
- Open Space and Recreation Services
- Environmental Sustainability
- Information Management and Technology
- Urban Planning Policy and Strategy
- Urban Planning Policy and Strategy – Heritage
- Traffic and Transport.

Representatives from each of these departments made up the Council Chambers Refurbishment Project Control Group.

Mayor and Councillor consultation was undertaken in the form of Councillor briefings held in October 2021 and February 2022 and a report to Council scheduled for March 2022.

A consultation period with the following stakeholders will occur post Council endorsement and during Public Exhibition of the REF:

- Council staff
- Sydney Water
- Community.

Design considerations raised by stakeholders were addressed by the Project Control Group and consultants.

Table 4: Stakeholder consultation

Stakeholder	Comments raised	How addressed
Project Control Group	Smart and efficient building services	Replace end of life building services with efficient and effective Heating, Ventilation and Air Conditioning (HVAC), water, drainage and plumbing. Provide smart building management system.
Project Control Group	Stormwater and rainwater	Investigating potential for a rainwater re-use system to exceed required capacity for on-site detention system.
Project Control Group	Heritage interpretation	Adaptive reuse of existing building structure. Inventory of heritage items requested as part of Statement of Heritage Impacts for consideration during detailed design development. Allow for inspection point during demolition to assess what building materials from pre-1960s buildings exist and whether they are suitable for re-use.
Project Control Group	Energy/water efficiency	Provide during detailed design development building services, systems and fittings to enable energy and water efficient building

Stakeholder	Comments raised	How addressed
		including but not limited to photovoltaic (solar) system), façade controls and replacement windows.
Project Control Group	Environmental rating tool	Committed to NABERS energy/water ratings for office building and in accordance with Council's Standard Specifications for Council Buildings. Expenditure on further environmental rating tools is not required on this project.
Project Control Group	Opening windows	In open plan configuration such as this, the HVAC needs to be centrally automatically controlled. Management of opening windows in open plan areas is difficult due to wind effects and different perceptions of comfort for different occupants as well as potential for increasing heating and cooling loads in some conditions. Also typically requires an open central atrium to achieve the required stack effect.
Project Control Group	Limited parking	No net loss of parking spaces. No alteration of forecourt driveway entry/exit. Vehicles and parking permits being addressed as part of Fleet Management Review.
Project Control Group	Commercial kitchen	Include commercial kitchen to support Council meetings as well as Council and/or community functions.
Agile Working Group	Agile working environment	Individual and collaborative workplace spaces and zones provided in accordance with workplace planning brief.
Agile Working Group	Storage	Provided furniture storage and food storage on Level 3. Personal and team storage provided throughout in accordance with workplace planning brief.

In summary, to date Councillors, staff representatives, the Project Control Group (PCG) and the Steering Committee Group (SCG) have been consulted on the project.

Further Council staff, Crown Land Authority, Sydney Water and Community will be consulted during the REF exhibition.

5. LEGISLATIVE AND PLANNING FRAMEWORK

This chapter provides a summary of the statutory planning context of the proposal including the need to consider relevant provisions of Part 5 of the EP&A Act, relevant environmental planning instruments and other approval requirements.

5.1 Environmental Planning and Assessment Act 1979

The EP&A Act establishes the system of environmental planning and assessment in NSW. Part 5 of the Act specifies the environmental impact assessment requirements for activities undertaken by public authorities, such as a council, which are permissible without development consent.

As stated in the Introduction, this proposal is subject to the environmental impact assessment and planning approval requirements under Part 5 of the EP&A Act. In accordance with Section 5.5 of the Act, a council, as the proponent and determining authority, must examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the proposed activity. Further as required under section 5.5(3) it is confirmed that the proposed activity will not have any impact any wilderness area (within the meaning of the *Wilderness Act 1977*).

The proposed work is an 'activity' as defined under section 5.1 being *(d) the carrying out of a work, and (e) the demolition of a building or work*. The proposed works do not comprise works that are excluded from the definition of activity at provided at section 5.1(g) – (k) inclusive.

Under Section 5.7, a council must consider whether the proposal is likely to significantly affect the environment, including threatened species populations, ecological communities or their habitats. If any critical habitat is affected or where any significant impacts on threatened species, populations or ecological communities or their habitats are likely, an environmental impact statement (which may include species impact assessments) must be prepared.

Where a council forms the opinion that a significant impact is likely, an Environmental Impact Statement (EIS) would in turn need to be prepared and assessed under section 5.7 of the EP&A Act. Clause 228 of the Regulations defines the factors which must be considered when determining if an activity assessed under Part 5 of the Act, has a significant impact on the environment.

Chapter 6 of this REF provides an environmental impact assessment of the proposal in accordance relevant statutory provisions. A checklist of the key issues outlined in the clause 228 factors is provided in Chapter 7.

5.2 Environmental Planning Instruments

5.2.1 State Environmental Planning Policy (Infrastructure) 2007

Part 3, Division 14, of the Infrastructure SEPP deals with public administration buildings and provides in clause 76 that public administration buildings in a prescribed zone (which includes the SP2 Infrastructure zones) are permissible with consent.

Further clause 77(1) of this Division provides that:

- (1) *Development for any of the following purposes may be carried out by or on behalf of a public authority without consent—*
- (a) *alterations of or additions to a public administration building,*
 - (b) *restoration of a damaged public administration building,*
 - (c) *demolition of a public administration building,*
 - (d) *replacement of a public administration building if the height of the building does not exceed 12 metres and the setback is at least 5 metres.*

A 'public administration building' is defined under the *Standard Instrument – Principal Local Environmental Plan* as:

*... **public administration building** means a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council or an organisation established for public purposes, and includes a courthouse or a police station.*

As such, the proposed works may be carried out without development consent.

Part 2, Division 1, of the Infrastructure SEPP provides consultation requirements for development that does not require consent. A review of this Division demonstrates that there are no formal consultation requirements required for the proposed activity. However, it is noted that consultation with the public and key stakeholders has been undertaken during the development of the design concept, as discussed in Section 3.3 above.

5.2.2 State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55)

SEPP 55 provides a State-wide planning approach to the remediation of contaminated land by considering whether the land is contaminated and, if it is contaminated, whether it can be made suitable for the proposed purpose.

A Preliminary Site Investigation (PSI) was prepared by Alliance Geotechnical Pty Ltd to assess the contamination status of the site for the proposed works. A copy of the PSI is provided at **Attachment 6**. The PSI found that:

- There is a potential for unacceptable land contamination to be present at the site as a result of current and previous land use activities
- The identified land contamination may present an unacceptable human health and ecological exposure risks for the site
- The site could be made suitable for a 'commercial / industrial such as shops, offices, factories and industrial sites' land use scenario subject to:
 - Undertaking a detailed site investigation (DSI); and
 - Management or remediation of land contamination risks identified as unacceptable in the DSI, and validation of those management or remediation works.

The areas of environmental concern (AEC) and contaminants of potential concern (COPC) associated with potential land contaminating activities undertaken at the site, are identified as relating to uncontrolled fill and potential hazardous building materials.

Accordingly, Alliance Geotechnical Pty Ltd has recommended:

- A detailed site investigation (DSI) should be undertaken to address potential human health risks

- A remedial action plan (RAP) should be prepared to address unacceptable human health risks (if identified in the DSI)
- A site remediation and validation report (SRVR) should be prepared, following management or remediation of any unacceptable human health risks, and
- The DSI, RAP and SRVR should be prepared by a suitably experienced environmental consultant, with reference to the relevant sections of NSW EPA 2020 'Consultants reporting on contaminated land'.

Accordingly, it is considered that subject to inclusion of the above recommendations as mitigation measures, the site can be made suitable for the proposed use and therefore compliance with the requirements of SEPP 55 is achieved. Contamination is addressed in further detail at Section 6.7 of this REF.

There are no other relevant State Environmental Planning Policies applying to the site.

5.2.3 Waverley Local Environmental Plan 2012

As noted above the proposed activity is being undertaken as development without consent under Part 5 of the EP&A Act. The provisions of WLEP 2012 do not technically therefore apply. However, for completeness an assessment against relevant provisions is provided below.

Permissibility

As noted in Section 2.1, the site is zoned primarily SP2 Infrastructure - Public Administration Building and part SP2 Infrastructure - Water Supply System under Waverley Local Environmental Plan 2012 (WLEP 2012).

The land use table for the SP2 Infrastructure zone identifies that 'the purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose' is permissible with development consent. Accordingly, the proposed use would be permissible with consent under the LEP on that part of the land zoned SP2 Infrastructure - Public Administration Building however would not generally be permitted on that part of the land zoned SP2 Infrastructure - Water Supply System. The existing building straddles the boundary between these two designations and notwithstanding the LEP is permissible with consent in accordance with clause 76 of the Infrastructure SEPP (i.e., development for the purposes of a public administration building in a prescribed zone). In any case as noted in Section 4.2.1, the proposed works are to be undertaken as development without consent under the Infrastructure SEPP therefore the zoning under WLEP 2012 does not have determinative weight.

Zone objectives

The SP2 Infrastructure zone objectives are provided below:

- *To provide for infrastructure and related uses.*
- *To prevent development that is not compatible with or that may detract from the provision of infrastructure.*

The proposed works will enhance the use of the existing Council Chambers building for public administration purposes and will ensure that the building is fit for purpose and that it will meet the needs of Council and its community now and into the future. It will provide for the infrastructure (administration) needs of the Council and is therefore consistent with the relevant zone objectives.

Principal Development Standards

In accordance with clause 4.3 Height of Building the maximum permissible height applicable to the site under WLEP 2012 is primarily 20m on the main Council building site and part 9.5m on the Sydney Water access handle. The existing building on site has a maximum height of 18.28m (RL 116.80). This will not change as a result of the proposed alterations and additions. It therefore complies with this provision notwithstanding that it is not technically required to comply as it is being undertaken as development without consent.



Figure 6: Maximum Height of Building under WLEP 2012 (site outlined red)

Clause 4.4 Floor Space Ratio provides that the maximum floor space ratio for a building on the subject land is not to exceed 2:1 on the main Council building site and 0.6:1 on the Sydney Water access handle part of the site.

The existing building on site has an FSR of 1.42:1 (2,415m² GFA) and with the proposed additions the FSR will be 1.65:1 that is, 2,815m² GFA). It therefore complies with this provision notwithstanding that it is not technically required to comply as it is being undertaken as development without consent.

The GFA and FSR calculation outlined above does not include the additional existing part of the building that is located on the adjacent Sydney Water site which has an area 300m². This area would similarly comply with the maximum FSR of 0.6:1, were it applicable, as the built upon area is part of a much larger site. In any case compliance is not required as the application is being undertaken as development without consent.



Figure 7: Maximum FSR under WLEP 2012 (site outlined red)

Miscellaneous provisions

Clause 5.10 Heritage Conservation requires that prior to granting approval to development that affects a heritage item the consent authority must consider the effect of the development on the heritage significance of the item. The proposal will not result in any adverse impact on any heritage item or heritage conservation area listed in WLEP 2012. Heritage impact is discussed in detail at Section 6.3 below.

There are no other relevant provisions under WLEP 2012.

5.2.4 Waverley Development Control Plan 2012

Compliance with the relevant controls in the Waverley DCP 2012 is summarised at **Attachment 7**. The assessment demonstrates that the proposal is generally consistent with the relevant objectives and provisions of the DCP notwithstanding that they do not technically apply.

5.3 Other NSW Legislation

5.3.1 Local Government Act 1993 and Crown Lands Management Act 2016

Waverley Council Chambers is classified as *Operational Land* under Part 2 of the *Local Government Act 1993* being a Crown Reserve (Reserve 1000105) with its reserve purpose being 'Council Chambers'. Council is the Crown Land Manager under the *Crown Lands Management Act 2016* (CLMA) and the *Local Government Act (LGA) 1993*.

The proposed refurbishment works are consistent with this designation as they will upgrade Council's existing facilities to enable it to better service its community.

5.3.2 Heritage Act 1977

Under section 57 of the *Heritage Act 1977*, a person must not undertake any works etc. (as listed) in respect of place, building, work, relic, moveable object, precinct, or land that is subject to an interim heritage order, or that is listed on the State Heritage Register, unless an approval or exemption is granted.

The proposal does not affect any item that is either listed on the State Heritage Register or subject to an interim heritage order. Accordingly, the provisions of the Heritage Act do not apply.

5.3.3 National Park and Wildlife Act 1974

Protection of Aboriginal objects and places is provided under the *National Parks and Wildlife Act 1974*. Specifically, a person shall not disturb, destroy or harm an Aboriginal object or place unless it is in accordance with an Aboriginal Heritage Impact Permit (AHIP) issued under Section 90 of the Act. To determine whether proposed works will impact on an Aboriginal object or place a due diligence report has been prepared (refer section 6.3). This report concludes that while there is some potential for intact soil profiles to the north and west of the Waverley Council Chambers building and at depth below the building footprint, these deposits are unlikely to contain Aboriginal objects. It further concludes that the subject area has nil to low archaeological potential based on the analysis of the landscape and understanding of the historical disturbance to the site over time. Accordingly, it is considered that the activity will not result in any adverse impacts in this regard and an AHIP is not required.

5.4 Commonwealth Legislation

5.4.1 Environment Protection and Biodiversity Conservation Act 1999

The approval of the Federal Minister for the Environment is required for any actions that may have a significant impact on matters of National Environmental Significance, except in circumstances which are set out in the Commonwealth *Environment Protection and Biodiversity Conservation Act, 1999* (EPBC Act). Approval from the Commonwealth is in addition to any approvals under NSW legislation.

Matters of national environmental significance under Part 3, Division 1 of the EPBC Act include:

- World heritage sites
- National heritage places
- Wetlands of international significance (Ramsar wetlands)
- Nationally threatened species and ecological communities
- Migratory species
- Commonwealth marine areas, and
- Nuclear actions, including uranium mining.

No matter of national environmental significance exists on the subject site or would be impacted upon as a result of the proposed activity. A referral under the EPBC Act is not therefore required for this Part 5 Application.

5.4.2 Disability Discrimination Act (DDA) 1992

The *Disability Discrimination Act 1992* (DDA 1992) includes provisions to prevent discrimination based on ability, while also providing equal rights and access for all people.

The proposed refurbishment works have been designed to allow access to all users. An Accessibility Review Report has been prepared by ABE Consulting which provides recommendations and strategies to maximise reasonable provision of access for people with disabilities. Implementation of the recommendations in the review will ensure that paths of travel, circulation areas, and relevant considerations are in line with current statutory guidelines and industry best practices, and in addition, with a higher level of accessibility and inclusiveness benchmarks set by the project. In summary the review notes that subject to the recommendations the design can comply with relevant requirements following detailed design development

A copy of the Accessibility Review Report is provided at **Attachment 8**.

6. ENVIRONMENTAL ASSESSMENT

6.1 Built Form and Urban Design

6.1.1 Existing environment and potential impacts

The existing Council Chambers building is a 3-4 storey building located on a major collector road set within a park setting generally surrounded by low scale 1-2 storey residential and commercial development. It is setback from the roadway and presents a civic, albeit poor quality presentation to the street with a circular driveway and strong street presence. It sits comfortably within its setting however offers a substantial opportunity to improve its presence and connection to its surrounds, better represent Council and its community, and provide improved amenity to staff and the public.

The proposed activity will significantly improve the built form presentation of the building when viewed from all vantage points including from the north in particular and will provide a high-quality civic structure that better represents Council and its community. At the same time, it will allow for improved accessibility and amenity, and will improve the building's relationship with its surrounds. The building will not result in any increase in height or a significant increase in bulk generally being of a similar scale to existing with a northward extension only. Its materiality will better relate to its surrounds picking up on materials and colours found within the coastal location and further will be more visually permeable than existing and better integrated with its surrounds. Given the minimal change proposed to the existing building envelope, it will not result in any increase in shadowing of neighbouring land or private property and accordingly it is considered that the potential impacts of the proposal activity will be positive.

6.1.2 Mitigation measures

No mitigation measures are considered necessary in respect of built form and/or urban design.

6.2 Height, Bulk and Scale

6.2.1 Existing environment and potential impacts

The height, bulk and scale of the proposal is generally consistent with the existing building and with the local built form context. The surrounding context has a varied built form generally comprising one and two storey structures. The existing building has greater height, bulk and scale than surrounding development consistent with its civic function and presentation. This will not be altered as part of the subject works although the presentation and materiality of the building will be significantly upgraded.

Under WLEP 2012, the maximum height limit on the subject site is 20m and a maximum floor space ratio of 2:1 applies to the main part of the site. While these requirements do not technically apply, the proposal is consistent with Council's intention for the site providing for a maximum height of 18.28m (RL 116.180) as existing and FSR of 1.65:1. The proposed alterations and additions are therefore well within the LEP requirements in relation to bulk and scale, are consistent with the attributes of the site and will not result in any adverse impacts.

Shadow diagrams provided with the Architectural Plans at **Attachment 2** illustrate that the proposed development will result in very minor additional shadowing when compared to the existing building. The plans indicate that the proposed alterations and additions will result in

some additional shadow to the west on Paul Street at 9am in midwinter and to the east within the park at 3pm. At 9am in mid-winter the proposal will result in a small sliver of additional shadow within the side yard of the residential property at 23 Dalley Street. This shadow impact is however very minor and will not result in any adverse impacts with the shadow moving away from 9am onward. To the east the additional afternoon shadow in mid-winter to Waverley Park is similarly minor. Accordingly, it is considered that the height, bulk and scale of the proposed alterations and additions are appropriate.

6.2.2 Mitigation measures

No mitigation measures are necessary in respect of height, bulk and scale.

6.3 Non Indigenous Heritage

A Heritage Impact Statement (HIS) has been prepared by Curio Projects for the proposed works and is provided at **Attachment 9**. The following is a summary of this assessment.

6.3.1 Existing environment

The site is not a heritage item listed under WLEP 2012 however there are a number of listed heritage items located to the north across Bondi Road. Land to the north across Bondi Road also comprises a Heritage Conservation Area (C16 Woodstock Street - Conservation Area) and the site is in the immediate vicinity of two landscape conservation areas:

- (1) C26 - Bondi Road (between Paul and Flood Streets and
- (2) C67 - Waverley Park Landscape Conservation Area as shown hatched green on Figure 4 below.

Heritage items in the general area include:

- SHR-01646 – Waverley Reservoir (State)
- SHR-01343 – Waverley Park (State)
- I32 - 55 Flood Street (known as 108–116 Bondi Road) (Federation Arts and Crafts style residential flat building) - Local
- I150 - 70–76 Bondi Road (Late Victorian Terraces) - Local
- I151 - 78–80 Bondi Road (Victorian / Federation Terraces) - Local
- I152 - 82–88 Bondi Road (Victorian Terraces) - Local
- I153 - 96–98 Bondi Road (Late nineteenth century terraced pair, Italianate style) - Local
- I154 - 100–102 Bondi Road (Federation Filigree style terrace houses) - Local
- I221 - 10–12 Paul Street (Late Victorian Terraced pair) - Local
- I222 - 27 Paul Street (Victorian Italianate style dwelling) - Local
- I242 - 1 Woodstock Street (Late Victorian house) - Local
- I243 - 2 Woodstock Street (Late Victorian terrace) - Local

Nearby archaeological sites comprise:

- A531 Woodstock Street Conservation Area (Local)
- A530 Waverley Reservoir No 2 (State)
- A529 Waverley Reservoir No. 1 (State)

Heritage items and heritage conservation areas surrounding the site are shown in Figure 4 at Section 2.1 above.

The HIS notes that whilst the building is not in of itself a heritage item it plays an important part in the historical evolution of the Waverley municipality. The construction of the Council's first building in 1861 enabled a permanent space to be used for public administration and official duties. When Council acquired the subject site in 1913, a new building was erected, and all services and facilities were transferred to the new location. Throughout time, the 1913 building has gone through multiple alterations and was completely reconstructed and transformed into a modernist building in 1962.

Remnants of the 1913 fabric and 1930 alterations have been retained within the interiors of the modernist building. However, given that the form and architectural style of the original building has been mostly demolished and replaced, the remnant fabric no longer represents or meets the threshold for having historical or aesthetic significance.

The 1962 modernist building also was heavily modified in 1984, with substantial alterations to the facades, driveway, and internal fit-out. Thus, the existing building is not a significant representative of the modernist aesthetic as its physical fabric is a hybrid composition formed by elements from 1913, 1930, 1962, and 1984. In addition, the historical research has not evidenced the architect responsible for designing the modernist building or any other person or group that had a strong or special association with it.

The Waverley Council Chambers presents a level of social significance due to being a public institution that services and interacts with the community daily. However, this significance is intrinsic and related to the council activities and not associated with the building itself. Therefore, the building does not meet the threshold for having social significance at a local or State level.

The Council building is surrounded by a number of significant mature trees, located either within the subject site or at the adjacent Waverley Park. In particular, the Canary Islands Date Palm (*Phoenix canariensis*) to the northeast of the site, and the Holm Oak (*Quercus ilex*) to the west have been assessed as highly significant and, as highlighted by the Waverley Park Plan of Management (2012), both date from 1916.

Overall, despite the subject site not meeting the threshold for having local or State significance against any of the NSW Assessment Criteria, the site is surrounded by conservation areas (Woodstock Street HCA, Bondi Road LCA, and Waverley Park LCA), heritage items, and a number of significant mature trees. Despite the remnant fabric of the 1913 original building and 1930 alterations having lost its original context, it has the potential to be reinterpreted to better communicate and represent the former council building and its historical evolution.

In relation to historical archaeology the HIS notes that the site has potential primarily in respect of:

- Structural evidence of first Chambers and associated archaeological deposits
- Structural evidence of previous chambers, evidence of demolition, evidence of construction techniques of new chambers, archaeological deposits
- Construction of grandstands and ancillary recreational buildings, and

- Ephemeral recreational use with associated archaeological deposits.

6.3.2 Potential impacts

The HIS assesses the heritage impact of the proposed works and concludes as follows:

The proposed design has been well considered in respect to nearby heritage items and the overall significance of the site.

While the structure is visible from the nearby Woodstock Street and Waverley Park LCAs, the proposed materiality has been carefully considered to be in fitting with the existing building and the coastal setting. The use of neutral and commensurate materials and colour palette as well as garden plantings ensures that the existing landscaped character is retained. The upgrade of the northern façade will have a positive outcome on the streetscape, ensuring a clear distinction between contemporary fabric and the adjacent heritage buildings within the Woodstock Street Conservation Area. The contemporary facade will reflect the history of change to the structure to reflect the changing needs of the Waverley LGA.

Situated downslope from the listed State heritage items associated with the Waverley Reservoir, the proposed refurbishment will not be detrimental to the heritage significance of the items or impact on the identified significant vistas east towards the coast. The subject site is also unlikely to retain historical archaeological resources or 'relics' from the identified phases of historical use, thereby further reducing the heritage impact of the proposed works.

The Waverley Council Chambers upgrade also presents a significant opportunity to facilitate an overall positive heritage outcome for the site in the form of heritage interpretation.

The potential impacts to heritage significance of surrounding elements and heritage items are summarised in the Table below.

Element	Statement of Heritage Impact
Woodstock Street Conservation Area (Local)	No visual impact to heritage significance
Bondi Road (between Paul and Flood Streets) (Local)	No visual impact to heritage significance
Waverley Park Landscape Conservation Area (Local)	No visual impact to heritage significance
Waverley Reservoir (Elevated) (WS 0136) (State)	No visual impact to heritage significance
Waverley Reservoir No. 1 (WS 0132) (State)	No visual impact to heritage significance
Historical Archaeology	No potential relics identified
1913 and 1930s Council Chambers elements	Not assessed as having heritage significance. Reuse is recommended as part of the Heritage Interpretation initiatives for the site
Significant trees	No visual or physical impact if retained as per Arborist report
Non-significant trees	Not assessed as having heritage significance

Element	Statement of Heritage Impact
<i>Northern extension and driveway</i>	<i>Not assessed as having heritage significance Positive visual impact to heritage significance of adjacent items and conservation areas.</i>
<i>New façade</i>	<i>Not assessed as having heritage significance Positive visual impact to heritage significance of adjacent items and conservation areas.</i>
<i>Roof addition</i>	<i>Not assessed as having heritage significance No visual impact to heritage significance of adjacent items and conservation areas.</i>
<i>New windows</i>	<i>Not assessed as having heritage significance No visual impact to heritage significance of adjacent items and conservation areas.</i>

Accordingly, it is considered that the proposal will not result in any adverse heritage impacts and is acceptable from a heritage standpoint.

6.3.3 Mitigation measures

1. A Heritage Interpretation Strategy is to be developed for the Waverley Council site in order to repurpose the removed fabric from the 1913 original building, 1930 additions and elements of the 1960s and 1980s façade.
2. Photographic Archival Recording is to be undertaken (in accordance with the Heritage Office guidelines³⁷ of the building) to record the various phases of construction and architecture, and to aid in the preparation of the Heritage Interpretation Strategy. The Photographic Archival Recording will include the identification, itemisation and recording of specific elements of significance (such as plaques, Coat of Arms etc.) to be included in the Heritage Interpretation Strategy.
3. An Unexpected Finds Procedure is to be developed to manage the discovery of unanticipated archaeological relics of local or State significance during the proposed works. Relics are protected in NSW under the Heritage Act 1977 and cannot be disturbed except with a permit, or exemption in place. Should unanticipated relics be identified, works must cease, and a qualified archaeologist contacted to assess the find. If the find is assessed to be a relic, notification to Heritage NSW will be required.

6.4 Indigenous Heritage

An Aboriginal Objects Due Diligence Assessment has been prepared by Curio Projects for the proposed works and is provided at **Attachment 10**. The following is a summary of the assessment.

6.4.1 Existing environment and Potential Impacts

The rich natural resources available in the Waverley area would have provided a suitable location for short- and long-term camping for location Aboriginal people. The subject area is located on the erosional, sandy soils of the North Head soil landscape overlying Hawkesbury sandstone bedrock. It was used historically for dairy farming and market gardens. The Waverley Council Chambers was built within the subject area in 1912 and was extended and altered several times throughout the 20th century. The subject area and immediate surrounds do not contain any previously registered Aboriginal sites.

The assessment found that while there is some potential for intact soil profiles to the north and west of the Waverley Council Chambers building and at depth below the building footprint, these deposits are unlikely to contain Aboriginal objects. The general location of the area is likely to have been utilised sporadically by Aboriginal people, the focus of activity was likely to have been closer to the lagoon, and/or at the top of the hill behind the subject area.

Overall, the subject area has nil to low archaeological potential based on the analysis of the landscape and understanding of the historical disturbance to the site over time.

Accordingly, it is considered that the activity will not result in any adverse impacts in this regard and an AHIP is not required. A mitigation measure is however recommended should any unexpected finds be encountered during the work (refer below).

6.4.2 Mitigation Measures

1. Should any Unexpected Finds be encountered during development, work should cease in the area and an archaeologist be notified.

6.5 Trees

An Aborigicultural Impact Assessment (AIA) has been prepared by Tree IQ. A copy of the report is provided at **Attachment 4** and a summary of the report's findings is provided below.

6.5.1 Existing environment

The AIA assessed 19 trees both on site and in the vicinity of the proposed works. The trees comprise of a mix of locally indigenous, Australian-native and exotic species. One (1) tree (Cocos Palm) is considered an environmental weed species due to its propensity to self-seed and is exempt from Council's tree management controls. None of the trees are listed within the Waverley Council Significant Tree Register (2012) and none of the trees are listed in Schedule 5 Environmental Heritage of WLEP 2012.

A review of the 1943 aerial photograph of the site shows trees in the locations of Tree 1 Phoenix canariensis (Canary Island Date Palm) and Tree 13 Quercus ilex (Holm Oak). Tree 1 appears to form part of the original row of Phoenix canariensis (Canary Island Date Palm) which runs along the Bondi Road frontage of Waverley Park. It is understood several palms within the row have been removed due to the fungal disease Fusarium oxysporum (Fusarium Wilt). *The Waverley Park Plan of Management (2012)* notes the Canary Island Date Palms in the Memorial Gardens date from 1916. It is assumed Tree 13 Quercus ilex (Holm Oak) dates from the same era.

No individual threatened tree species listed within the BioNet Atlas of NSW Wildlife Database for the area were identified during the field investigations.

6.5.2 Potential impacts

The AIA indicates that five (5) trees are proposed to be removed to provide for the proposed development but notes that these trees (Trees 14-18) comprise a group of palms including Butia capitata (Jelly Palm), Livistona australis (Cabbage Tree Palm), Howea forsteriana (Kentia Palm) and Syagrus romanzoffiana (Cocos Palm) located near the vehicular driveway on Bondi Road. Whilst the trees are noted to be in good health and structural condition, none of these trees are considered high value specimens and new tree plantings using healthy, advanced-sized specimens could replace the loss of amenity from tree removal within a short to medium

timeframe. Replacement planting is proposed as part of the proposed works and notably Trees 15, 16 and 17 are proposed to be transplanted. Accordingly, only two trees will be removed as part of the subject works both of which have a low retention value. Further significant replacement planting is proposed.

The report notes that Tree 1, a *Phoenix canariensis* (Canary Island Date Palm) which is a late-mature specimen located on the Bondi Road frontage, is of high landscape significance. Tree 1 is to be retained with the reconfigured forecourt/driveway access, building entry and roof proposed within its Tree Protection Zone (TPZ). The AIA notes that the extent of work represents a Major Encroachment as defined by Australian Standard 4970 2009 Protection of Trees on Development Sites (AS-4970) however concludes that the proposed works should not impact its health and structural condition given that palms are tolerant to root disturbance and as the new roof is to sit below the crown of the tree. Tree specific recommendations to ensure protection of the tree are provided and included as mitigation measures at section 6.5.3 below.

The report also considered the extent of works as they affect other trees on site and includes detailed recommendations to mitigate any potential adverse impacts (refer Attachment 4 for detail). Subject to these measures it considered that the proposed works will have an acceptable impact on trees on site. In summary it concludes that the demolition and construction activities have the potential to adversely impact on existing TPZs from activities such as excavation and installation of sub-surface drainage. The AIA recommends tree protection measures to mitigate impacts from the proposed works. These measures are detailed in Section 6.4.3 below. Accordingly subject to implementation of the recommendations, it is considered that potential impacts on existing trees will be acceptable.

6.5.3 Mitigation measures

1. Tree sensitive methods are to be used within the TPZ areas to minimise adverse impacts as outlined for specific trees in section 3 of the AIA at Attachment 4. The trees to be retained should be protected in accordance with the Tree Protection Specification (Appendix 4 of the AIA at Attachment 4) and Typical Tree Protection Details (Appendix 5 of the AIA at Attachment 4). The location of TPZ fencing and ground protection is shown on the Landscape Plan (Appendix 2 of the AIA at Attachment 4).
2. Trees 14 and 18 are to be removed being of low Landscape Significance. New tree planting using healthy, advanced-sized specimens is to be undertaken to replace the loss of amenity from the proposed tree removal.
3. Trees 15-17 are to be transplanted to a new garden bed on site. Tree 17 *Syagrus romanzoffiana* (Cocos Palm) is not to be transplanted due to its weed status.
4. Transplanting works are to be undertaken by an experienced Tree Transplanting Contractor with a minimum qualification equivalent (using the Australian Qualifications Framework) of Level 3 or above, in Arboriculture or its recognised equivalent. Any transplanted trees which fail to establish or where transplanting is deemed unfeasible should be replaced with new trees of the same size and species.
5. Advanced size replacement trees are to be installed to help off-set the loss of amenity and canopy cover from the tree removal. New trees should be grown in accordance with Australian Standard 2303 Tree Stock for Landscape Use (2015).
6. Trees 6 and 13 are in close proximity to the Chambers building and the Reduction Pruning of branches less than 50mm should be undertaken to provide a 500mm building clearance. Pruning works should be undertaken by an Arborist (AQF Level 3 or above in Arboriculture, or recognised equivalent) in accordance with Australian Standard 4373 Pruning of Amenity

Trees (2007) and the Safe Work Australia Guide for Managing Risks of Tree Trimming and Removal Work (2016).

7. Demolition works within TPZ areas are to be supervised by the Project Arborist and utilise tree sensitive methods. Structures should be demolished in small sections ensuring demolition machinery/equipment does not contact with any parts of the trees.
8. Underground services are to be located outside of TPZ areas. Where this is not possible, services should be installed using tree sensitive excavation (hand/hydrovac etc.) methods with the services located around/below roots as deemed necessary by the Project Arborist.
9. The installation of plants within TPZ areas is to be undertaken using hand tools and roots should be protected. No mechanical cultivation/ripping of soils is to be undertaken within TPZ areas

6.6 Building Code and Accessibility

6.6.1 Existing environment and Potential Impacts

An assessment of the proposal against the Building Code of Australia (BCA) has been undertaken by Steve Watson & Partners and is attached at **Attachment 11**. The assessment notes that all new works proposed in the plans are required to comply with the BCA but that existing features of an existing building need not comply with the BCA unless required to under other clauses of the relevant legislation. In summary the report confirms that the proposed design can achieve compliance with the BCA subject to construction documentation that includes the provision of further detailed design, documentation of proposed performance-based solutions and other documentation necessary to satisfy the relevant legislative requirements. Mitigation measures are recommended in this regard.

An Accessibility Review Report has also been prepared by ABE Consulting and is provided at **Attachment 8**. The report confirms that subject to the adoption of the recommendations/Performance Solutions outlined therein, the proposed development has the capacity to comply with Part D3, Clause F2.4 and Clause E3.6 'deemed-to-satisfy' (DtS) requirements of the *Building Code of Australia 2019 Amendment 1* (BCA), the *Disability (Access to Premises - Buildings) Standards 2010* and the pertinent Australian Standards.

Subject to implementation of the measures outlined in the BCA and Accessibility Review Reports, it is considered that the proposal will comply with relevant building requirements and will provide appropriate and equitable access.

6.6.2 Mitigation measures

1. All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code) and in accordance with the Preliminary BCA and Certification Assessment 2020/3168 R1.1 (Steve Watson & Partners dated 17 September 2021).
2. Access and services for people with disabilities shall be provided in accordance with the requirements of the Disability (Access to Premises – Buildings) Standards 2010 and Building Code of Australia and in accordance with the recommendations contained in the Accessibility Review Report (ABE Consulting, Report Version: 20498_ADR_DA_v1.0 dated 21 September 2021).

6.7 Transport and Access

A Transport Assessment has been prepared for the proposed activity by JMT Consulting (refer **Attachment 12**). The following section is a summary of the assessment.

6.7.1 Existing environment

The subject site is located on Bondi Road which is classified by TfNSW as a State Road and which provides the key east-west road link in the area, linking Bondi Junction to the west with Bondi Beach to the east. Paul Street on the western boundary of the site is a local road under the control of Waverley Council.

Access to the site is currently provided as follows:

- Entry only from Bondi Road through to a porte-cochere containing seven (7) short term car parking spaces
- Exit only from the porte-cochere onto Paul Street near Bondi Road, and
- Entry and exit driveway on Paul Street which provides access to the car park totalling 20 parking spaces (10 spaces reserved for Council staff and 10 spaces available for public use). This driveway also acts as the arrival point for service and waste collection vehicles.

The site is located within a two-minute walk of two bus stops on Bondi Road which is a key bus corridor serving the Eastern Suburbs area. The Council Chambers is also located within a 10-minute walk of Bondi Junction transport interchange, which provides direct high frequency mass transit services into the Sydney CBD and southern suburbs of Sydney.

The pedestrian environment in the vicinity of the site is strong, with pedestrian footpaths provided on both sides of all surrounding streets. A signalised pedestrian crossing is available immediately opposite the site which facilitates pedestrian movements across Bondi Road. The site also sits within an established network of cycleways, with the site bounding a key bicycle route through Waverley Park which connects through to Charring Cross and Bronte.

6.7.2 Potential impacts

The proposal does not alter existing vehicle site access arrangements from the surrounding road network, with the current driveways along Bondi Road and Paul Street to be retained. The project does include a modification to the existing forecourt area fronting Bondi Road which increases the extent of landscaping and open space available. Vehicle access will not be impacted by this modification, with the existing circulation arrangement to be reconfigured such that the seven (7) existing car parking spaces are retained. The parking area will be converted into a low-speed shared zone which altered pavement material that emphasises the movement of pedestrians through the zone – improving safety for people walking into the site.

All existing servicing arrangements will also be maintained under the proposal. General waste generated within Waverley Park and the Council Chambers is collected daily from the rear car park accessed from Paul Street. Recycling will be collected twice per week from the rear car park. General deliveries and building maintenance vehicles typically park in the front car parking area accessed from Bondi Road. These arrangements will continue following the completion of the refurbishment works.

In terms of car parking the proposal will not change the number of car parking spaces provided on the site, that being 17 for the use of Council staff and visitors with a further 10 public spaces available at the rear of the site for use by the public. Although the proposal will result in a minor

increase in GFA the car parking provision remains within the range required by WDCP 2012 for sites within 800m of Bondi Junction railway station (that is, between nil - 0.66 spaces per 100m² GFA therefore requiring between nil and 21 spaces for the proposed total floor space).

The car parking spaces and adjoining vehicle circulation area in the reconfigured front forecourt area (accessed via Bondi Road) have been designed to be fully compliant with *Australian Standards AS2890.1* with respect to car parking space lengths and aisle widths. Spaces are generally over 6m in length with a 3.6m central aisle provided to ensure vehicles can safely enter and exit the parking spaces. The accessible parking space has also been retained at the front of the site, with this space designed in accordance with the requirements of AS2890.6 with a length of 7.8m adjoining the footpath and a width of 2.7m which provides sufficient space for drivers and passengers to exit the vehicle.

In terms of traffic generation, the assessment concludes that the proposal will, in the worst case, generate a net increase of six (6) vehicles during the AM peak hour and an additional four (4) vehicles during the PM peak hour. This level of traffic generation is considered negligible in the context of the surrounding road network and will not impact on the network's operation. The report also notes that the expected increase in traffic movements will be limited given that the existing level of on-site car parking is to be retained.

In relation to active transport, the report concludes that suitably design and sited bicycle parking for both staff and visitors, along with complementary end of trip facilities for staff, will be provided to support cycling to the site as a mode of transport. Pedestrian access to the site will also be maintained and enhanced via the redeveloped forecourt area fronting Bondi Road. The reconfiguration of this area, including the introduction of a shared zone, will improve pedestrian safety and accessibility. The creation of more public space at the front of the site will also provide improved amenity for pedestrians travelling to, and passing by, the site.

Having regard to the above assessment it is concluded that the proposal is acceptable from a transport and access perspective.

6.7.3 Mitigation measures

No mitigation measures are considered necessary in respect of transport and access.

6.8 Contamination and Hazardous Materials

A Preliminary Site Investigation (PSI) was prepared to assess the contamination status of the site by Alliance Geotechnical. A copy of the PSI is provided at **Attachment 6** and summarised below.

In addition, a hazardous materials assessment has been prepared for the existing building by Hibbs & Associates (refer **Attachment 13**). The report comprises a Hazardous Building Materials Survey.

6.8.1 Existing environment and potential impacts

Contamination

The PSI identifies that there is a potential for unacceptable land contamination to be present at the site as a result of current and previous land use activities. It further notes that the identified land contamination may present an unacceptable human health and ecological exposure risks. The areas of environmental concern (AEC) and contaminants of potential concern (COPC) were

identified as being associated with potential land contaminating activities undertaken at the site, uncontrolled fill and potential hazardous building materials. Contaminants of potential concern in fill were identified as:

Petroleum hydrocarbons, polycyclic aromatic hydrocarbons, pesticides, polychlorinated biphenyl, metals, asbestos and anthropogenic materials.

Contaminants of potential concern in relation to hazardous building materials were identified as:

Pesticides, polychlorinated biphenyl, metals, asbestos.

Having regard to the existing and future use of the site, the report concludes that the site could be made suitable for a 'commercial / industrial such as shops, offices, factories and industrial sites' land use scenario, subject to:

- a detailed site investigation (DSI), and
- management or remediation of land contamination risks identified as unacceptable in the DSI, and validation of those management or remediation works.

Accordingly, Alliance Geotechnical Pty Ltd has recommended that to mitigate potential harm:

- A detailed site investigation (DSI) should be undertaken to address potential human health risks
- A remedial action plan (RAP) should be prepared to address unacceptable human health risks
- A site remediation and validation report (SRVR) should be prepared, following management or remediation of any unacceptable human health risks, and
- The DSI, RAP and SRVR should be prepared by a suitably experienced environmental consultant, with reference to the relevant sections of NSW EPA 2020 'Consultants reporting on contaminated land'.

Accordingly, it is considered that subject to inclusion of the above recommendations as mitigation measures, the site can be made suitable for the proposed use in respect of land contamination.

Hazardous Materials

The hazards materials survey prepared by Hibbs & Associates identifies that the existing building contains asbestos (both friable and non-friable), Synthetic Mineral Fibre Materials, Lead Based Paint Systems and likely Polychlorinated Biphenyls (PCBs).

In respect of asbestos the report concludes that asbestos should be removed prior to the commencement of any renovation or demolition works that may cause their disturbance in accordance with the requirements of the *Safe Work Australia Code of Practice "How to Safely Remove Asbestos 2016"*, published by SafeWork NSW.

In relation to other hazardous materials, it notes:

- Handling or removal of any SMF containing materials should be conducted in accordance with the requirements of the Synthetic Mineral Fibres National Standard (NOHSC:1004) and National Code of Practice (NOHSC:2006)
- Any works, which may disturb potential lead-based paint systems, should be conducted in accordance with the requirements of Australian/New Zealand Standard AS/NZS 4361.2 2017, and
- Should any metal cased capacitors be identified on the site, they should be assessed for PCB content. Any leaking PCB containing capacitors identified should be removed and disposed of in accordance with the requirements of the relevant states and territories prior to the commencement of any renovation or demolition works that may cause their disturbance.

Mitigation measures are therefore proposed to reflect these recommendations. Subject to adherence to the recommended mitigation measures and relevant regulatory requirements, it is considered that the proposed activity will not pose a significant risk in respect of hazardous materials.

6.8.4 Mitigation measures

1. A detailed site investigation (DSI) should be undertaken to address potential human health risks.
2. A remedial action plan (RAP) should be prepared to address unacceptable human health risks.
3. A site remediation and validation report (SRVR) should be prepared, following management or remediation of any unacceptable human health risks.
4. The DSI, RAP and SRVR should be prepared by a suitably experienced environmental consultant, with reference to the relevant sections of NSW EPA 2020 'Consultants reporting on contaminated land'.
5. All asbestos on site should be removed prior to the commencement of any renovation or demolition works that may cause their disturbance in accordance with the requirements of the Safe Work Australia Code of Practice "How to Safely Remove Asbestos 2016", published by SafeWork NSW.
6. Handling or removal of any SMF containing materials should be conducted in accordance with the requirements of the Synthetic Mineral Fibres National Standard (NOHSC:1004) and National Code of Practice (NOHSC:2006).
7. Any works, which may disturb potential lead-based paint systems, should be conducted in accordance with the requirements of Australian/New Zealand Standard AS/NZS 4361.2 2017.
8. Should any metal cased capacitors be identified on the site, they should be assessed for PCB content. Any leaking PCB containing capacitors identified should be removed and disposed of in accordance with the requirements of the relevant states and territories prior to the commencement of any renovation or demolition works that may cause their disturbance.

6.9 Civil and structural and works

6.9.1 Existing environment and potential impacts

The Civil and Structural Concept Works report prepared by Northrop (refer **Attachment 14**) provides a structural and civil concept for the proposed design. In terms of the structural concept the report notes that;

In our review of the existing building and the desire to open up the floor plates, we consider that the greatest challenge is the presence of an ad-hoc building structure and the requirement then to install significant transfer beams and columns in order to remove existing load bearing walls.

This was generally but not exclusively confined to the original building area.

In collaboration with Lahznimmo Architects we have developed a proposal by which the original building was removed from the existing structure and a new grid of columns installed which would provide support to Level 3 and above. The new floors could then be installed in a manner that was sympathetic to a regular column grid layout whilst avoiding the need for significant transfer structures down through the building.

In developing the conceptual design Northrop put together a draft construction methodology. Accordingly, it concluded that the proposed works are acceptable from a structure viewpoint.

The report also includes a concept civil design that at a concept level addresses:

- Stormwater Quality - Nutrient and Pollution Control
- Onsite Detention
- Flooding, and
- Erosion and Sediment Control.

The civil design notes that water quality treatment devices utilised in the proposed treatment train include:

- Detention Storage – Overflow from the rainwater tank and flow from the stormwater drainage in landscaped areas are collected and directed into an underground detention tank. This also assists to collect gross pollutants and sediments.
- Ocean Protect filter cartridges – Proprietary filter cartridges will be provided within the detention tank that will allow for the treatment of runoff. The filters act to remove fine sediment, suspended solids as well as removing nutrients such as nitrogen and phosphorus before the runoff is discharged offsite.

MUSIC modelling has been undertaken which determined that the proposed stormwater quality management strategy will achieve the required load reduction targets.

It is proposed that OSD will be provided via an underground tank with a volume of 42m³ dedicated storage to be located to the northwest of the building. A comparison between the pre-existing and post-developed scenario runoff for design storm events, up to and including the 1% AEP, has been undertaken which concludes that the peak discharge for all design storms in the post-developed scenario have been detained to equal or less than that for the pre-existing brownfield site. Accordingly, this confirms the proposed OSD facility will achieve the design intent.

In terms of flooding the report notes that the site is not considered to be flood affected and that accordingly there no applicable Flood Planning Level (FPL) for the determination of floor levels.

A Concept Erosion and Sediment Control has also been prepared in accordance with Section 9.1.2 of Council's *Water Management Technical Manual 2014* (refer **Attachment 15**).

Subject to the implementation of standard construction mitigation measures and the recommendations of the Civil and Structural Concept, report it is considered that the proposal will not result in any adverse impact in terms of civil or structural works.

6.9.2 Mitigation measures

1. Prepare a Soil and Water Management Plan (SWMP) including site specific measures to be implemented in accordance with the standards outlined in *Managing Urban Stormwater: Soils and Construction* (4th edition, Landcom, 2004, the "Blue Book"). The measures will include:
 - Sediment and erosion control devices to be installed around work sites and maintained to minimise the transport of sediment in accordance with *Managing Urban Stormwater, Soils & Construction, Volume 1* (Landcom 2004). These devices are to be inspected weekly and immediately after rainfall to ensure their effectiveness over the duration of the works. Any damage to erosion and sediment controls is to be rectified immediately.
 - The area of exposed surfaces to be minimised and disturbed areas stabilised progressively to ensure that no areas remain unstable for any extended length of time.
 - Wherever possible, reuse soil and sediment that accumulates in erosion and sediment control structures during site restoration unless it is contaminated or otherwise inappropriate for reuse.
 - Vehicle and machinery movement is to be confined to designated roads, tracks, pathways and work areas. Designated lay-down areas are to be selected to minimise erosion or vegetation damage.
 - Manage stockpiles by implementing sediment and erosion control devices in accordance with *Managing Urban Stormwater, Soils and Construction, Volume 1* (Landcom 2004).
 - Cease work during heavy rainfall events when there is a risk of sediment loss off-site or ground disturbance due to water logged conditions.
 - Ensure equipment, plant and materials are placed in designated areas where they are least likely to cause erosion.
 - Following completion of work, restore land surfaces to as close as possible to pre-existing conditions.
2. Works are to be undertaken in accordance with the Concept Erosion and Sediment Control prepared by Northrop (C1.01 and C1.02 dated 6 September 2021).

6.10 Demolition and Construction impacts

6.10.1 Existing environment and potential impacts

The proposed demolition and construction work has the potential to result in amenity impacts on surrounding residential properties as well as minor impacts on traffic and pedestrian movements during the demolition and construction period.

A detailed Demolition and Construction Environmental Management Plan will be prepared and approved by Council prior to the commencement of construction and once a contractor has been engaged. The Demolition and Construction Environmental Management Plan will address a range of construction issues to minimise impacts including, but not limited to:

- the proposed methods for access to and egress from the site for construction vehicles

- the proposed phase of construction works on the site and the expected duration of each construction phase
- the proposed order in which works on the site will be undertaken, and a method statements on how various stages of construction will be undertaken
- the proposed method of pedestrian management surrounding the site (if required) for the various stages of the development
- the proposed method for traffic management during construction
- the proposed areas within the site to be used for the storage of excavation materials, construction materials and waste containers during the construction period
- the proposed method/device to remove loose material from all vehicles and/or machinery before entering the road reserve
- measures to minimise noise and vibration impacts
- erosion and sediment control, and
- dust suppression measures and stockpile protection.

It will also include recommended mitigation measures included in specialist reports that form part of this REF.

All work will be undertaken during standard construction hours.

Subject to the above measures, it is considered that impacts from demolition and construction will be appropriately managed.

6.10.2 Mitigation measures

1. A detailed Demolition and Construction Environmental Management Plan (CEMP) will be prepared by the contractor and approved by Council prior to the commencement of works.

6.11 Operational Waste Management

6.11.1 Existing environment and potential impacts

A Site Waste and Recycling Management Plan has been prepared by Lahznimmo Architects in accordance with Council's requirements and is provided at **Attachment 16**. It outlines the proposed waste management and recycling measured in respect of the ongoing operational use of the site.

Essentially waste will be managed on site by Council as existing. Waste will be collected from the existing waste storage area at the rear of the site within the rear car park. Storage is provided in the existing waste and recycling storage area which is a naturally ventilated pavilion external to the Council Chambers building, clad in ventilated louvres. The waste storage area accommodates 1 x 660L waste bin and 1 x 660L recycling (co-mingled) bin with the waste bin collected daily by contractors and the recycling bin collected 3 times per week. Bins and existing waste and recycling storage areas are cleaned as part of the cleaning contract. Internally occupants will have equally distributed waste and recycling baskets across all floors, which would then be centrally collected by custodial staff at regular intervals.

Demolition and construction waste will be addressed via the Detailed Demolition and Construction Environmental Management Plan.

Having regard to the existing on site waste arrangements and facilities, and the Site Waste and Recycling Management Plan, it is considered that the p[proposal will not result in any adverse impacts in respect of operational waste.

6.11.2 Mitigation measures

1. The Site Waste and Recycling Management Plan prepared by Lahznimmo (undated) shall be implemented during operational use.

6.12 Socio-Economic impacts

6.12.1 Existing environment and potential impacts

The site has a long history of use as the Waverley Council Chambers and therefore has social significance to the community. The existing building has a strong street presence however over time has been subject to numerous piecemeal alterations and additions that have resulted in it no longer being fit for purpose or meeting the current day workplace expectations of Council, its staff or the community. Further the building's relationship with its surroundings is poor and its street presentation not befitting of its role in the community. Overall, the existing building's condition is unsatisfactory and in need of improvement.

In light of its social significance the proposed refurbishment of the Waverley Council Chamber's will have a positive social impact as it will provide improve the appearance and functioning of the building to the benefit of Council, its staff and the community it serves. The refurbishment works will improve the internal amenity and functionality of the space as a meeting and workplace, will provide significant improvements in sustainability and will allow for the upgrade of existing services which are inefficient and in poor repair. The proposal will also provide a better relationship between the internal and external spaces and will incorporate new outdoor seating areas and end of trip facilities. Further it will provide additional employment during the demolition and construction phase. Accordingly, it will result in substantial social and economic benefits.

The proposal may have some minor adverse impact during the demolition and construction period as discussed in Section 6.9 above, as well as restricted access to the site however the long-term positive impact will outweigh this minor temporary inconvenience.

6.12.2 Mitigation measures

No mitigation measures are considered necessary to address socio-economic impacts.

6.13 Ecologically Sustainable Development

6.13.1 Existing environment and potential impacts

The EP&A Regulation lists four principles of ecologically sustainable development to be considered in assessing a project. They are:

- The precautionary principle
- Intergenerational equity
- Conservation of biological diversity and ecological integrity, and
- Improved valuation and pricing of environmental resources.

An analysis of these principles follows.

Precautionary Principle

The precautionary principle is utilised when uncertainty exists about potential environmental impacts. It provides that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. The precautionary principle requires careful evaluation of potential environmental impacts in order to avoid, wherever practicable, serious or irreversible damage to the environment.

This REF has not identified any serious threat of irreversible damage to the environment and therefore the precautionary principle is not relevant to the proposal.

Intergenerational Equity

Inter-generational equity is concerned with ensuring that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations. The proposal has been designed to benefit both the existing and future generations by:

- providing for an improved and refurbished Council Chambers building that will allow Council to better meet the needs of the community now and into the future
- implementing safeguards and management measures to protect environmental values
- ensuring that the development responds to site opportunities and constraints and minimised disruption to the existing facilities on site and in the vicinity, and
- incorporating measures to achieve environmental sustainability and minimise demolition and construction impacts.

The Project has integrated short and long-term social, financial and environmental considerations so that any foreseeable impacts are not left to be addressed by future generations.

Conservation of biological diversity and ecological integrity

The principle of biological diversity upholds that the conservation of biological diversity and ecological integrity should be a fundamental consideration.

The proposal would not have any significant effect on the biological diversity and ecological integrity of the area.

Improved valuation, pricing and incentive mechanisms

The principles of improved valuation and pricing of environmental resources requires consideration of all environmental resources that may be affected by a proposal, including air, water, land and living things. Mitigation measures for avoiding, reusing, recycling and managing waste during construction and operation would be implemented to ensure resources are used responsibly in the first instance.

Measures will be implemented to ensure no environmental resources in the locality are adversely impacted during the construction or operational phases.

6.13.2 Mitigation measures

No mitigation measures, in addition to the environmental sustainability measures to be incorporated into the proposal, are considered necessary to address ecologically sustainability.

6.14 Cumulative Impacts

6.14.1 Existing environment and potential impacts

The proposal will not result in any cumulative impacts.

6.14.2 Mitigation measures

No mitigation measures are considered necessary to address cumulative impacts.

7. ENVIRONMENTAL FACTORS CONSIDERED

7.1 Consideration of clause 228 factors

Clause 228 of the EP&A Regulation details those factors that must be taken into account concerning the impact of an activity on the environment. Table provides an assessment of the Clause 228 factors in relation to the proposed refurbishment works.

Table 5: Consideration of Clause 228 factors

Clause 228 Factor	Impact
a. any environmental impact on a community	During demolition and construction, there would be potential impacts on the community through increased traffic, noise, dust and visual impacts. These potential impacts would be minor and temporary and managed through the mitigation measures summarised in Chapter 8. Once operational, the proposal will result in the provision of improved facilities for the local community.
b. any transformation of a locality	The proposal will transform the Council's Chambers appearance and amenity and provide for improved facilities for both staff and the community.
c. any environmental impact on the ecosystems of the locality	There will be negligible impact on ecosystems in the locality.
d. any reduction of the aesthetic, recreational, scientific or other environmental quality	The proposed activity will result in some short-term amenity impacts during demolition and construction. All these issues are expected to be minor in nature. In the longer term, the proposal will have a positive impact on the aesthetic and environmental quality of the site and surrounds.
e. any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations	The proposed works will not impact directly on any heritage items or conservation areas and will have negligible impact on heritage items and conservation areas located in the vicinity (refer section 6.3 above for detailed assessment).
f. any impact on the habitat of protected fauna (within the meaning of the <i>National Parks and Wildlife Act 1974</i>)	Nil impact. The proposed activity is located within an urban area and is refurbishment of an existing building only. No habitat of protected fauna exists on site.
g. any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air	Nil impact. Affected trees do not include any endangered species as outlined in section 6.4 above.
h. any long-term effects on the environment	Long terms effects on the environment will be positive. The proposed works will result in a transformation of the Council's Chambers appearance, will provide upgraded Council facilities for the community and staff in line with current day requirements and will result in a significant improvement in amenity, safety and functionality.
i. any degradation of the quality of the environment	There may be minor impacts to the quality of the environment during demolition and construction. Appropriate mitigation measures will be put in place to ensure any environmental impacts are minimised. Once constructed, the quality of the environment will be improved as a result of the proposal.

Clause 228 Factor	Impact
j. any risk to the safety of the environment	Risks to the safety of the environment will be minimal. The proposed design of the refurbishment has had regard to CPTED principles. Further the proposal will comply with relevant building codes and will incorporate site remediation as required (refer sections 6.6 and 6.8 above).
k. any reduction in the range of beneficial uses of the environment	The proposed works will not reduce the range of beneficial uses of the environment within the locality.
l. any pollution of the environment	There may be short term and minor environmental impacts associated with demolition and construction however these impacts can be readily mitigated through the demolition and construction environment management plan and other safeguards as recommended in REF.
m. any environmental problems associated with the disposal of waste	Appropriate waste management measures will be detailed in the CEMP to manage any demolition or excavated material generated from the activity. This will ensure no environmental problems will arise as a result of the disposal of waste. No change is proposed to operational waste management of the building.
n. any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply	The proposed activity will not increase demands on resources that are likely to be in short supply.
o. any cumulative environmental effect with other existing or likely future activities	No cumulative impacts are anticipated as a result of the proposal.
p. any impact on coastal processes and coastal hazards, including those under projected climate change conditions	The proposed activity is not in a coastal location and would not affect coastal processes or hazards.

7.2 Is an Environmental Impact Statement (EIS) required?

The proposal will not result in any significant environmental impacts. Therefore, there is no requirement to prepare an EIS to support the proposed works.

8. MITIGATION MEASURES AND CONCLUSION

This report constitutes a Review of Environmental Factors (REF) and forms the environmental assessment required under the EP&A Act for the proposed refurbishment of Waverley Council Chambers.

The aim of this report has been:

- to describe the proposed development
- to illustrate that the proposed development complies with the intent of relevant statutory and policy documents, and
- to provide an assessment of the likely environmental effects of the proposed development.

The proposal is consistent with the zoning of the site and all relevant provisions contained within the Infrastructure SEPP, Waverley LEP 2012 and other relevant plans and policies. The assessment contained herein concludes that there are no significant environmental constraints on the site that preclude the proposed refurbishment works and that the proposed development will not result in any significant adverse environmental impacts. Accordingly, it is considered that an EIS is not required.

As discussed in Chapter 6, the proposed activity is not anticipated to generate any significant environmental impacts subject to the implementation of appropriate mitigation measures. The safeguards identified herein will be implemented to ensure any impacts arising from the proposed activity are minimised. A summary of the recommended mitigation measures is provided in Table 6 below.

Table 6: Recommended Mitigation Measures

Impact	Environmental safeguards	Responsibility	Timing
Non-Indigenous Heritage	1. A Heritage Interpretation Strategy be developed for the Waverley Council site in order to repurpose the removed fabric from the 1913 original building, 1930 additions and elements of the 1960s and 1980s façade.	Council	Prior to demolition or construction
	2. Photographic Archival Recording is to be undertaken (in accordance with the Heritage Office guidelines ³⁷ of the building) to record the various phases of construction and architecture, and to aid in the preparation of the Heritage Interpretation Strategy. The Photographic Archival Recording will include the identification, itemisation and recording of specific elements of significance (such as plaques, Coat of Arms etc.) to be included in the Heritage Interpretation Strategy.	Council	Prior to demolition or construction
	3. An Unexpected Finds Procedure is to be developed to manage the discovery of unanticipated archaeological relics of local or State significance during the proposed works. Relics are protected in NSW under the Heritage Act 1977 and cannot be disturbed except with a permit, or exemption in place. Should unanticipated relics be identified, works must cease and a qualified archaeologist contacted to assess the find. If the find is assessed to be a relic, notification to Heritage NSW will be required.	Council	Prior to demolition or construction
Indigenous Heritage	4. Should any Unexpected Finds be encountered during development, work should cease in the area and an archaeologist be notified.	Contractor	During works
Trees	5. An Arboricultural Impact Assessment and Tree Protection Plan should be prepared by an Arborist (AQF Level 5) to examine the potential impact of any proposed works on the trees and provide recommendations for tree sensitive methods and tree protection measures. Tree sensitive methods are to be used within the TPZ areas as outlined for specific trees in section 3 of the AIA at Attachment 4 to minimise adverse impacts. The trees to be retained should be protected in accordance with the Tree Protection Specification (Appendix 4 of the AIA at Attachment 4) and Typical Tree Protection Details (Appendix 5 of the AIA at Attachment 4). The location of TPZ fencing and ground protection is shown on the Landscape Plan (Appendix 2 of the AIA at Attachment 4).	Council / I Contractor	Prior to commencement of works

Impact	Environmental safeguards	Responsibility	Timing
	6. Trees 14 and 18 are to be removed being of low Landscape Significance. New tree plantings using healthy, advanced-sized specimens is to be undertaken to replace the loss of amenity from the proposed tree removal.	Contractor	During works
	7. Trees 15-17 are to be transplanted to a new garden bed on site. Tree 17 Syagrus romanzoffiana (Cocos Palm) is not to be transplanted due to its weed status.	Contractor	During works
	8. Transplanting works are to be undertaken by an experienced Tree Transplanting Contractor with a minimum qualification equivalent (using the Australian Qualifications Framework) of Level 3 or above, in Arboriculture or its recognised equivalent. Any transplanted trees which fail to establish or where transplanting is deemed unfeasible should be replaced with new trees of the same size and species.	Contractor	During works
	9. Advanced size replacement trees are to be installed to help off-set the loss of amenity and canopy cover from the tree removal. New trees should be grown in accordance with Australian Standard 2303 Tree Stock for Landscape Use (2015).	Contractor	During works
	10. Trees 6 and 13 are located in close proximity to the Chambers building and the Reduction Pruning of branches less than 50mm should be undertaken to provide a 500mm building clearance. Pruning works should be undertaken by an Arborist (AQF Level 3 or above in Arboriculture, or recognised equivalent) in accordance with Australian Standard 4373 Pruning of Amenity Trees (2007) and the Safe Work Australia Guide for Managing Risks of Tree Trimming and Removal Work (2016).	Contractor	During works
	11. Tree sensitive design and construction methods (such as above grade, permeable pavement) should be used to minimise adverse impacts on Tree 13 as new pavement is proposed within its TPZ.	Contractor	During works

Impact	Environmental safeguards	Responsibility	Timing
	12. Reduction Pruning of branches less than 50mm of Trees 2, 6, 13 shall be undertaken to provide a 500mm clearance. Pruning works should be undertaken by an Arborist (AQF Level 3 or above in Arboriculture, or recognised equivalent) in accordance with Australian Standard 4373 Pruning of Amenity Trees (2007) and the Safe Work Australia Guide for Managing Risks of Tree Trimming and Removal Work (2016).	Contractor	During works
	13. Demolition works within TPZ areas are to be supervised by the Project Arborist and utilise tree sensitive methods. Structures should be demolished in small sections ensuring demolition machinery/equipment does not contact with any parts of the trees.	Contractor	During demolition works
	14. Underground services are to be located outside of TPZ areas. Where this is not possible, services should be installed using tree sensitive excavation (hand/hydrovac etc.) methods with the services located around/below roots as deemed necessary by the Project Arborist.	Contractor	During works
	15. The installation of plants within TPZ areas is to be undertaken using hand tools and roots should be protected. No mechanical cultivation/ripping of soils is to be undertaken within TPZ areas	Contractor	During works
Building Code and Accessibility	16. All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code) and in accordance with the Preliminary BCA and Certification Assessment 2020/3168 R1.1 (Steve Watson & Partners dated 17 September 2021).	Contractor	During works
	17. Access and services for people with disabilities shall be provided in accordance with the requirements of the Disability (Access to Premises – Buildings) Standards 2010 and Building Code of Australia and in accordance with the recommendations contained in the Accessibility Review Report (ABE Consulting, Report Version: 20498_ADR_DA_v1.0 dated 21 September 2021).	Contractor	During works
Contamination and	18. A detailed site investigation (DSI) should be undertaken to address potential human health risks.	Council	Prior to issue of construction certificate

Impact	Environmental safeguards	Responsibility	Timing
Hazardous Materials	19. A remedial action plan (RAP) should be prepared to address unacceptable human health risks	Council	Prior to issue of construction certificate
	20. A site remediation and validation report (SRVR) should be prepared, following management or remediation of any unacceptable human health risks.	Contractor	Post works
	21. The DSI, RAP and SRVR should be prepared by a suitably experienced environmental consultant, with reference to the relevant sections of NSW EPA 2020 'Consultants reporting on contaminated land'.	Council	Prior to issue of construction certificate
	22. All asbestos on site should be removed prior to the commencement of any renovation or demolition works that may cause their disturbance in accordance with the requirements of the Safe Work Australia Code of Practice "How to Safely Remove Asbestos 2016", published by SafeWork NSW.	Contractor	During works
	23. Handling or removal of any SMF containing materials should be conducted in accordance with the requirements of the Synthetic Mineral Fibres National Standard (NOHSC:1004) and National Code of Practice (NOHSC:2006).	Contractor	During works
	24. Any works, which may disturb potential lead-based paint systems, should be conducted in accordance with the requirements of Australian/New Zealand Standard AS/NZS 4361.2 2017.	Contractor	During works
	25. Should any metal cased capacitors be identified on the site, they should be assessed for PCB content. Any leaking PCB containing capacitors identified should be removed and disposed of in accordance with the requirements of the relevant states and territories prior to the commencement of any renovation or demolition works that may cause their disturbance.	Contractor	During works

Impact	Environmental safeguards	Responsibility	Timing
Civil and Structural Works	<p>26. Prepare a Soil and Water Management Plan (SWMP) including site specific measures to be implemented in accordance with the standards outlined in Managing Urban Stormwater: Soils and Construction (4th edition, Landcom, 2004, the "Blue Book"). The measures will include:</p> <ul style="list-style-type: none"> – Sediment and erosion control devices to be installed around work sites and maintained to minimise the transport of sediment in accordance with Managing Urban Stormwater, Soils & Construction, Volume 1 (Landcom 2004). These devices are to be inspected weekly and immediately after rainfall to ensure their effectiveness over the duration of the works. Any damage to erosion and sediment controls is to be rectified immediately. – The area of exposed surfaces to be minimised and disturbed areas stabilised progressively to ensure that no areas remain unstable for any extended length of time. – Wherever possible, reuse soil and sediment that accumulates in erosion and sediment control structures during site restoration unless it is contaminated or otherwise inappropriate for reuse. – Vehicle and machinery movement is to be confined to designated roads, tracks, pathways and work areas. Designated lay-down areas are to be selected to minimise erosion or vegetation damage. – Manage stockpiles by implementing sediment and erosion control devices in accordance with Managing Urban Stormwater, Soils and Construction, Volume 1 (Landcom 2004). – Cease work during heavy rainfall events when there is a risk of sediment loss off-site or ground disturbance due to water logged conditions. – Ensure equipment, plant and materials are placed in designated areas where they are least likely to cause erosion. – Following completion of work, restore land surfaces to as close as possible to pre-existing conditions. – Works to be undertaken in accordance with the Concept Erosion and Sediment Control prepared by Northrop (C1.01 and C1.02 dated 6 September 2021). 	Council	Prior to issue of construction certificate

Impact	Environmental safeguards	Responsibility	Timing
Construction	<p>27. A Construction Environmental Management Plan (CEMP) will be prepared for Council approved prior to the commencement of demolition and/or construction and will include, but not be limited to:</p> <ul style="list-style-type: none"> – the proposed methods for access to and egress from the site for construction vehicles – the proposed phase of construction works on the site and the expected duration of each construction phase – the proposed order in which works on the site will be undertaken, and a method statements on how various stages of construction will be undertaken – the proposed method of pedestrian management surrounding the site (if required) for the various stages of the development – the proposed method for traffic management during construction – the proposed areas within the site to be used for the storage of excavation materials, construction materials and waste containers during the construction period – the proposed method/device to remove loose material from all vehicles and/or machinery before entering the road reserve – measures to minimise noise and vibration impacts – erosion and sediment control, and – dust suppression measures and stockpile protection. 	<p>Council – Approval</p> <p>Contractor</p>	<p>Prior to commencement of works</p> <p>During works</p>
Operational Waste Management	<p>28. The Site Waste and Recycling Management Plan prepared by Lahz NimmoLahznimmo (undated) shall be implemented during operational use. and shall be available on site for inspection as required.</p>	Council	During operations

9. CERTIFICATION

This REF provides a true and fair review of the proposal in relation to its potential effects on the environment. It addresses to the fullest extent possible all matters affecting or likely to affect the environment as a result of the proposal.

Helena Miller
Director
MG Planning Pty Ltd
Date: 1 March 2022

I have examined this review of environmental factors and accept it on behalf of Waverley Council.

General Manager
Waverley Council
Date:

Attachment 1

Site Survey

Attachment 2

Architectural Plans

Attachment 3

Landscape Plan and Masterplan Report

Attachment 4

Arboricultural Impact Assessment

Attachment 5

ESD Report

Attachment 6

Preliminary Site Investigation

Attachment 7

DCP Compliance Table

Attachment 8

Accessibility Review Report

Attachment 9

Heritage Impact Statement

Attachment 10

Aboriginal Objects Due Diligence Assessment

Attachment 11

BCA Assessment

Attachment 12

Transport Assessment

Attachment 13

Hazardous Materials Assessment Reports

Attachment 14

Civil and Structural Concept Works Report

Attachment 15

Concept Erosion and Sediment Control Plan

Attachment 16

Site Waste Management and Recycling Management
Plan