

An architectural rendering of a modern, multi-story building with a prominent orange-brown textured roof and white structural elements. The building features large glass windows and balconies. In the foreground, a paved walkway leads towards the building, flanked by greenery and a low concrete wall. Two people are walking away from the camera on the path, and a silver car is parked in a designated space to the right. A large blue semi-transparent banner is overlaid on the lower half of the image, containing white text.

WAVERLEY COUNCIL CHAMBERS REFURBISHMENT

CONSULTATION REPORT - MAY 2022

Waverley Council acknowledges the Bidjigal and Gadigal people, who traditionally occupied the Sydney Coast and we acknowledge all Aboriginal and Torres Strait Islander Elders both past and present.

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Executive summary

Waverley Council Chambers building is at the end of its life. Council's plan is to revitalise the building to better serve our community. The internal refurbishment will create a welcoming civic hub with community meeting spaces and a customer service function.

Between 6 April to 4 May 2022, Waverley Council asked the community to provide feedback on the Review of Environmental Factors (REF) and the services and publicly accessible space in the new building.

1098 people engaged with the consultation period and overall, 75 provided feedback through the survey and 2 through email.

Council's goal for the consultation phase was to understand if the community had used or visited the building in the past, if yes, what for and what customer services and publicly accessible spaces would be of most use moving forward.

The recommendations include:

Customer service:

- The three top supported customer services should be accounted for in the next stage of the design.

Publicly available spaces:

- The level three function space should be made available to book on evenings and weekends and for a reasonable rate
- The bookable meeting rooms should include kitchenettes to make tea and coffee
- All the meeting rooms should have AV capabilities

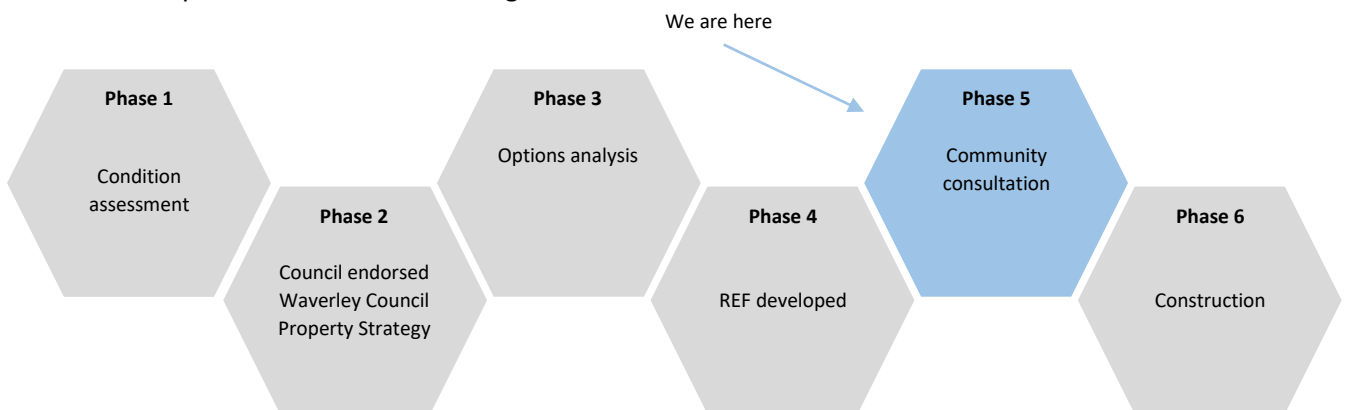
Background

In 2018 a condition assessment identified the Chambers building was nearing the end of its serviceable life. Since then, there have been numerous issues including an asbestos risk resulting in the evacuation of all employees for six weeks and water leaks which caused the shutdown of level 3. In 2020, Council endorsed the Waverley Council Property Strategy and began an options analysis. The refurbishment presented to the community was chosen through this process.

In 2021 a Review of Environmental Factors (REF) report was created in response to the design by Architect Lahznimmo.

Between 6 April to 4 May 2022, Waverley Council asked the community to provide feedback on the REF and the proposed services and accessible public spaces in the proposed building.

The REF responses will be reviewed by an external planner. This report covers the community feedback provided on the services provided within the building.



Consultation approach and objectives

Council's goal for the consultation phase was to understand if the community had used or visited the building in the past, if yes, what for and what customer services and publicly accessible spaces would be of most benefit use moving forward. The objectives were to:

1. Clearly explain to the Waverley community the refurbishment rationale and timeline
2. Gain an understanding of how to make the building community focused and suited to their needs
3. Build excitement and interest in using the building in the future

Engagement activities

A range of engagement activities were used to maximise the opportunity for community participation. Of note were the four Have Your Say Days spread around the Local Government Area (LGA). These provided opportunities for the community to ask questions and provide feedback to Council Officers.

The engagement process aligned with 'consult and involve' on Waverley Council's adapted IAP2 model for community engagement. There were just under 1100 community interactions with the consultation process.

Method	Overview	Date	Response
Have Your Say website	Council dedicated a Have Your Say page to the project.	6 April – 4 May	319 visits
Posters	Placed in bus stops on Bondi Road, at the library, and in seven different locations around Waverley.	WC 11 May	23 scans
Media release	Promoting the consultation – hosted on the website	WC 6 April	
Social media posts (Instagram)	Launch of the consultation process	7 April 22	1306 Reach 36 Likes
	Promoting the online panel discussion	26 April	806 Reach 19 Likes
Social media posts (Facebook)	Council chambers video showing the work that needs to be done	8 April	1842 Reach 393 Engagements
	Promoting the online panel discussion	26 April	1343 Reach 127 Engagements
Combined precinct meeting	The invite was sent by Council's Community Liaison Officer to 50 precinct stakeholders including all convenors and committees.	13 April	Three attendees
Have your say days	Four days spread across April throughout Waverley (more details below).	Multiple dates	60 surveys collected
Online survey	The online survey was hosted on Have Your Say.	6 April – 4 May	15 participants
Waverley Weekly e-newsletter	Lead story in Waverley Weekly enews	7 April	7170 received 3809 (53%) opened 101 Clicks
Engagement newsletter	Lead story in the Have Your Say enews	8 April	7371 received 4451 (59%) opened

Online workshop	An online workshop panel planned to explain the project. Promoted through social media and enews'.	Cancelled	0 registrations
Advertising	In the May edition of the Beast		

Detailed results – Have your say days

Over four days, Council Officers spoke with 60 people. The four locations were spread throughout Waverley and the feedback provided was included in the survey results.

Date	Locations of HYS DAY	# of participants
Saturday 9 April	Bondi Beach (Markets)	22
Sunday 10 April	Old South Head Road, Dover Heights	13
Thursday 28 April	Bronte Beach	20
Friday 29 April	Bondi Road outside Council Chambers	5

Detailed results – Survey

Overall, there were 75 people who participated in the survey. 75% of the participants had been to the Chambers building before, 31% had been to a Council meeting and 29% had been there to use Customer Service when that was previously located in the foyer of the building.

Customer service function:

The participants had the option to choose as many services as they thought would be useful in the building. The three most popular were:

1. Justice of the Peace (76%)
2. Key customer service functions (68%)
3. A duty planner with a booking system (63%)

Some other ideas people included:

- installing e-waste bins
- reduce the size of the Bondi Junction customer service centre

Community spaces:

The participants were asked to pick the types of community spaces they would like to use in the building. The most popular were:

1. A venue available for functions, evenings and weekends (75%)
2. Seminar space for sustainability, planning and waste education (68%)
3. Bookable meeting rooms during the week, evenings and weekends (53%)

Community spaces somewhat supported were:

- Spaces to meet with Councillors (40%)
- Spaces to meet with Council Officers (39%)

Other Community space ideas participants mentioned were:

- Several participants wanted to make sure the hiring costs were affordable compared to private entities.

- Exhibition space
- A library
- Areas that would facilitate school age children learning about local government.

Is there anything else we should consider for this project?

35 people provided a response. The main points (14%) focused on sustainability.

- One person believed Waverley Council, as a leader in sustainability, should aim to become a B-Corp
- Two people suggested to include an edible garden and to use it as a teaching opportunity for the community
- One person thought Council should take the opportunity to show other organisations how it's done by including top range solar and water reuse.
- One said the gardens outside should be used as seating spaces for the community and council employees
- Other comments included running sustainability talks, being a leader, add a green façade or roof and one person said to knock it down and create a real sustainable building not one built around an old one
 - "The building should be knocked down and rebuilt as a fully sustainable building. The current proposal is a false economy - better to spend more money now on a new and sustainable building than waste money building around and over the top of existing (non-sustainable) buildings.

Involving younger generations

- There was a suggestion to have Waverley's younger generation involved in the workings of Council, maybe including a childcare, or creating a space for kids to tour through the building and understand how local government works.

Parking

- Two people asked for electric vehicle charging stations
- Three people said there should be more parking
- One asked for more motorbike and scooter parking
- One asked for a two-hour parking limit everywhere around the building

Pedestrians and accessibility

- Four people talked about improved pedestrian accessibility in and around the building.

Demographics

84% of participants provided their feedback at the Have Your Say Days and 92% of people identified as living locally.

Precinct meeting

The invite for the online precinct meeting was sent to over 50 precinct committee members and convenors. There were four attendees one each from Bronte Precinct, Bondi Heights Precinct, Charing Cross Precinct, North Bondi Precinct.

Council officers gave a 10 min presentation on how the project timeline had developed and the key aspects of the proposed building.

Customer services

- Asked about keeping customer service in BJ. Council officers explained we'd have a new neighbourhood approach to Customer Service

Publicly accessible spaces

- Kitchenettes for tea and coffee
- Hybrid AV ability
- One person said they weren't sure the lift needed to move

General comments

- Supportive something needed to be done about the building
 - One participant thought they should knock it down and build in Bondi Junction
 - One was happy the building was staying, making it more sustainable
 - One didn't believe Council's monetary figures around how much each option would cost
- Western external staircase is an eye sore
- Connection from rear carpark to the front of the building, widening Paul St footpath
- Provide seating along Paul St (landscaped area)
- A new entrance from Paul St

Longform submissions

Council received two longform submissions via email, both available in appendix B.

Submission 1: would like to see the frontage remain and is concerned that Council keeps taking out a whole period of architecture. However, acknowledges Council is in the hands of a good architect.

Submission 2 was received by Bondi Heights Precinct, and it focused on several topics listed below.

- Budget concerns, wonders whether it should just be a knockdown and rebuild
- Considers the parking forecast is negligible and believes the parking will be made much worse for residents
- Staff should not be leaving the office to move their cars every two hours.
- Demolish the building and start again

Conclusion

The goal of the consultation was to determine what kind of community services and spaces would be most beneficial in the refurbishment. The community sentiment, particularly through the Have Your Say Days, demonstrated general support to upgrade the building.

Recommendations

Customer service:

- The three top supported customer services should be accounted for in the next stage of the design.

Publicly available spaces:

- The level three function space should be made available to book on evenings and weekends and for a reasonable rate
- The bookable meeting rooms should include kitchenettes to make tea and coffee
- All the meeting rooms should have hybrid AV capabilities

General:

- Electric vehicle charging stations in the parking
- Motorbike and scooter parking
- Landscaping ideas should be considered – edible garden, outdoor seating areas for the community and

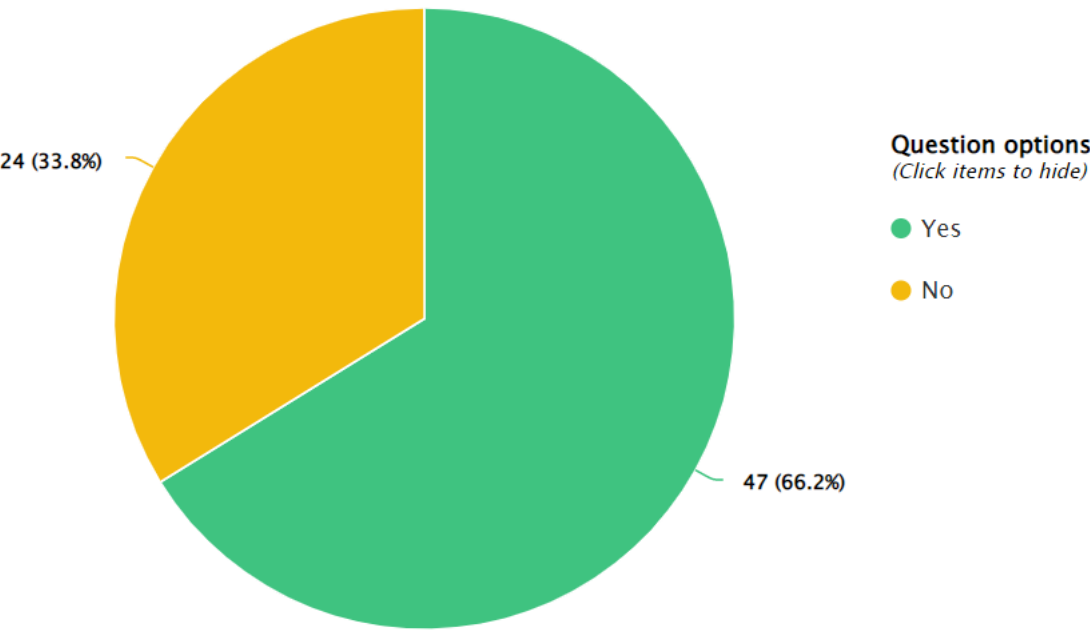
council officers, potentially on Paul St side.

Sustainability:

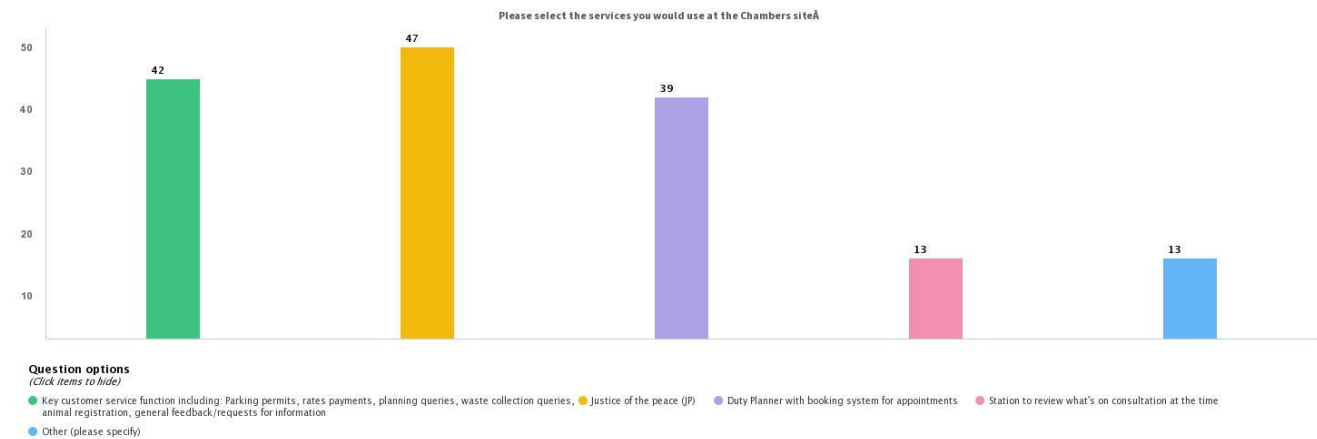
- Investigate increasing sustainability (environmental and longevity) of the building. “Sustainability” was the most important theme discussed by the community.

Appendix A – survey results

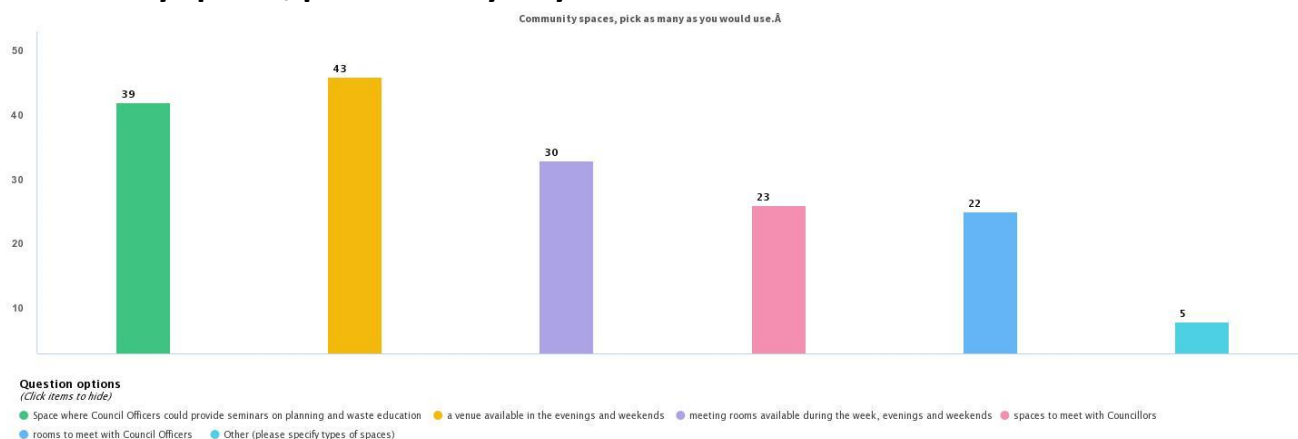
Have you ever visited chambers?



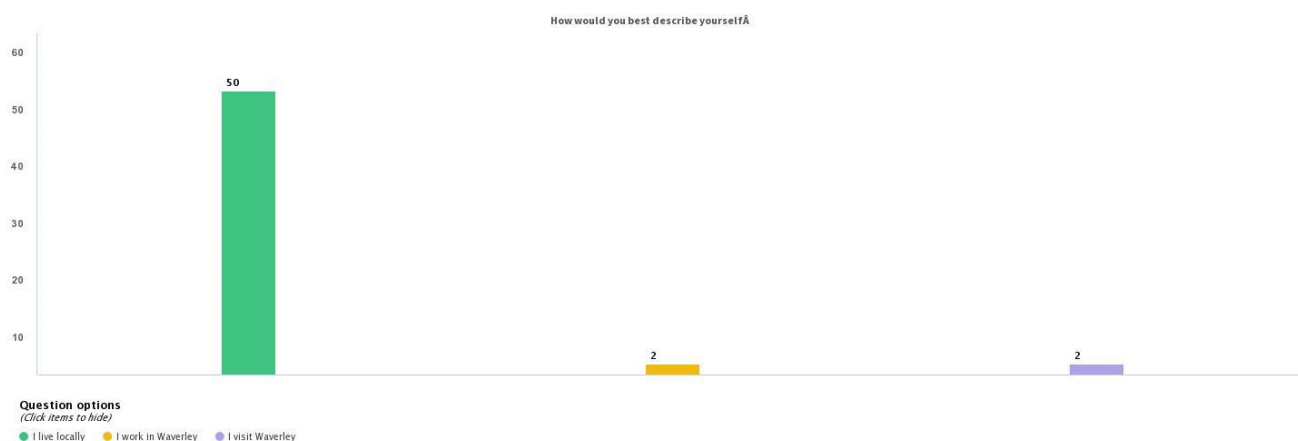
Please select the services you would like to use at Chambers site



Community spaces, pick as many as you would like



How would you describe yourself?



Appendix B – Long form submissions

Submission 1: received 8 March 2022

“It is **pity that the existing Bondi Road facade will be altered beyond recognition**. I understand the facade was designed by local architect Henry Kurzer. Council seems obsessed with saving buildings from pre 1945 but anything after that appears to have no relevance. It would be a pity if the future there was a whole period of architecture where there were no examples left in the municipality.

I see you are in the hands of very good architects and I am sure the rest of the alterations will be very good.

I fully support the use as a community hub.”

Submission 2: Bondi Heights Precinct Submission - received 2 May 2022

This submission on behalf of Bondi Heights Precinct has been prepared by the Convenor, Bill Mouroukas and is for consideration by Waverley Council, Officers and Councillors in relation to the proposed refurbishment of Waverley Council Chambers.

I was one of only a few precinct representatives who participated in a Zoom event conducted by officers on 13 April 2022. Following this event I informed my precinct eMail group that Council was planning to upgrade the chambers. The response I received can be described as not supportive. I quote the following comments to me from from one Bondi Heights Precinct resident:

"I can't believe it, but most will not remember how that building evolved. It is a real hotchpotch..... Don't tell me it has any heritage value.

In reality it [a demolition and new build]] will not cost more because a new building would be more space efficient. The new design looks as dated as the existing building. What a wasted opportunity, they should move it back into the hill, integrate it with the landscape with all the ergonomic advantages that that presents, and then put something more pleasant and more sympathetic in the front.

I am not going to waste my time making a submission to "Have Your Say" after the last [Bondi Heights Precinct] meeting. The council staff were not there to listen, they were there to tell and were not going to budge regardless of what we said."

The sentiment of the above quoted resident is indicative of views held by others with whom I've spoken, particularly in the belief that Council is not really interested in the community's views. The massive blowout of the budget for the Bondi Pavilion refurbishment has confirmed to many that Council is not a good manager of the public purse. I understand the Council has budgeted \$17.8 million for the project of which an estimated \$12million is needed just to make the building compliant.

If Council is going to spend an estimated \$18m, which will probably extend to at least another 25% on top of that, then why not go for the new build option at not much more, and the community can get a totally new product, rather than be constrained by what is there now.

The proposal maintains the existing Council staff and visitors' on-site parking at the rear (17 spaces), yet the increased staff numbers are forecast to generate a net increase of ONLY six vehicles during the morning peak hour and four vehicles in the afternoon peak hour. The proposal considers this to be negligible in the context of the surrounding road network and would not impact its operation. This is very much a debatable point. It is more likely to make matters much worse for local residents, who already have limited on-street parking through high levels of parking occupancy.

Although the alts and adds approach MAY still provide an opportunity for more staff than now, it does NOT permit 'everyone' to be 'housed' in the same building (thereby improving both efficiency and effectiveness for a 'whole of Council' approach to getting things done). Even the increase in staff provided by the proposed design will surely require more staff car parking to cope. Where would these additional cars park? Not on site and not in the surrounding streets, where Residential Parking Schemes exist. We don't want staff to leave their office to move their car every two hours to avoid getting a fine. If this does occur, they may find that there are few parking spaces available, and they spend some time

driving around (certainly not environmental) until they eventually find a space some distance from the office. This would be a totally unacceptable outcome.

Last time refurbishment of the Chambers came up, asbestos removal was given as a cause. Once again, asbestos is being declared as an important justification to carry out another expensive patch up of the building. The patience of the community is being tested when repeated expensive refurbishments are undertaken on the same buildings such as this. This proposal is for alts and adds on top of previous alts and adds to a building that was designed and built in the 1920's for the circumstances of the day. Times have changed, and so it is appropriate for the current building to be demolished and we start again with a new build that can provide a design of the times which will future proof the building for years and years to come.

This submission reflects the views of the Bondi Heights Precinct community as made known to me.

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To cease receiving my eMail Precinct Updates, please reply with the word UNSUBSCRIBE in the message.

Bill Mouroukas

Convenor Bondi Heights Precinct

Reply to: convenorbill@gmail.com


Submission 1: received 8 March 2022

One received "It is **pity that the existing Bondi Road facade will be altered beyond recognition**. I understand the facade was designed by local architect Henry Kurzer. Council seems obsessed with saving buildings from pre 1945 but anything after that appears to have no relevance. It would be a pity if the future there was a whole period of architecture where there were no examples left in the municipality.

I see you are in the hands of very good architects and I am sure the rest of the alterations will be very good.

I fully support the use as a community hub."

Appendix C – Facebook posts




Waverley Council

Published by Sprout Social · 8 April · 🌐



Waverley Council Chambers is at the end of its life. Urgent repairs are needed to address asbestos, significant water leaks causing major internal damage, lack of accessibility, failed air-conditioning, poor insulation, and sustainability.

Instead of just repairing it, Council will refurbish the building to avoid wasting money on any further temporary fixes and to make the building better suited for community use. The goal is to create a welcoming civic hub with community me... See more



See insights

Boost post

  21

29 comments 2 shares



Waverley Council

Published by Sprout Social · 26 April at 10:45 · 🌐

Want to learn more about the Chambers Refurbishment? Join us for a panel discussion 6pm to 7pm, Thursday 28 April via zoom - registration essential <https://bit.ly/3kc49jS>



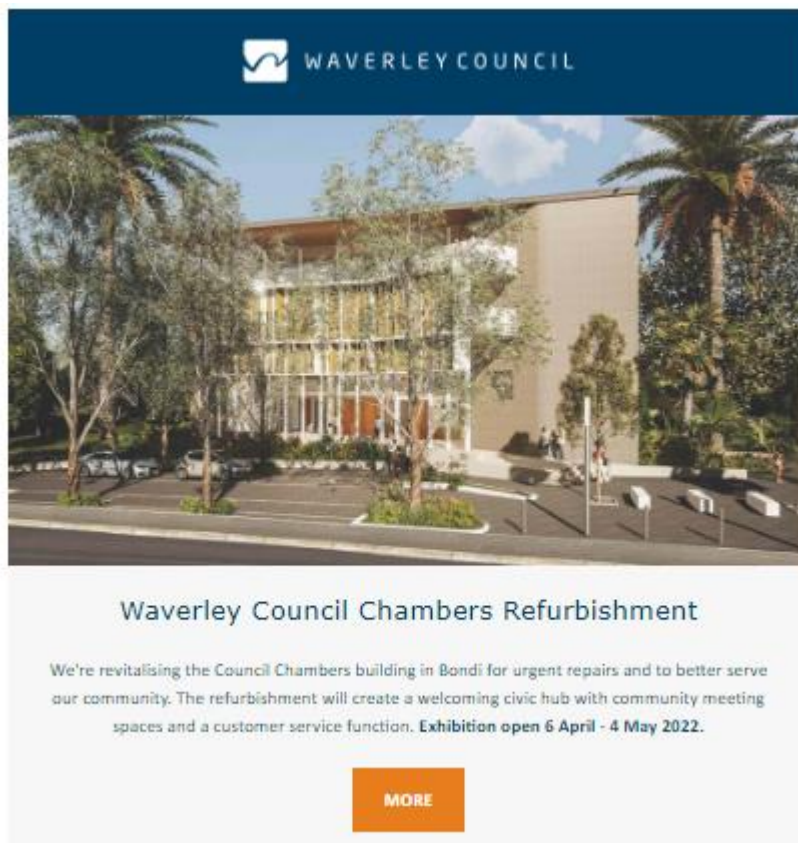
EVENTBRITE.COM.AU

Information panel - Waverley Council Chambers Refurbishment

Appendix D – Instagram post



Appendix E – Waverley Weekly



Appendix F – Engagement e-newsletter

Have Your Say Waverley — April 2022

[Council live streams all Council meetings](#) and meetings of the Operations and Community Services Committee and the Strategic Planning and Development Committee. The next Council Meeting is 7pm, 12 April 2022. [Check out the agenda](#) to see if you want to tune in.

PROJECTS OPEN FOR COMMUNITY INPUT

[Waverley Council Chambers Refurbishment](#) - Urgent repairs are needed to address asbestos, significant water leaks causing major internal damage, lack of accessibility, failed air-conditioning and poor insulation and sustainability. The building will be transformed into a welcoming civic hub with community meeting spaces and a customer service function. It will house more Council employees, reducing the cost of renting extra office space and will help us be more effective as an organisation. Public exhibition open 6 April - 4 May 2022.

- We are seeking community feedback about the [Waverley Park Fitness Station Upgrade](#). Consultation open 21 March - 18 April
- Waverley Council is [seeking expressions of interest \(EOI\) from community-based pottery studio](#) operators to activate and promote the upgraded pottery studio developed as part of the Bondi Pavilion restoration project. Accepting submissions until 19 April 2022.
- [The Voluntary Planning Agreement Policy](#) is updated regularly to ensure it is operating efficiently and correctly and in line with the most current industry benchmarks. There are amendments on exhibition until 11 April 2022.
- We are hosting an [art competition to promote United to End Racism](#). We will be offering two panels on the Bondi Beach Sea Wall to artists from culturally and linguistically diverse backgrounds. Applications close 25 April 2022.
- [Tamarama Marine Drive Safety Upgrades](#) - We are seeking feedback on proposed safety improvement works along Tamarama Marine Drive. Works will include replacing the existing pedestrian island with a raised pedestrian crossing, upgrading existing bus shelters and more. Feedback closes 13 April.
- Waverley Council has received a draft Planning Agreement for [154 Ramsgate Avenue, North Bondi](#). Submissions open until 4 May 2022.

PROJECT UPDATES

Appendix G - Print advertising in the Wentworth Courier and mayoral column and the Beast

Waverley Council Update





Mayor's

would like to use the improved facilities. The circa 1913 building is

Storm damage works

Waverley Council has been

Waverley Council Update





Community net zero 2030

I am delighted that my Mayoral Minute to set a community greenhouse gas emissions target of net zero by 2035 was

 **Randwick Art Society Inc**
12th Annual Art, Photography & Craft EXHIBITION

LIVE MUSIC!

Opening Night & Awards
 Friday 29 April 6-8 pm

OPEN
 Fri 29 April 10 am – 8 pm
 Sat 30 April & Sun 1 May 10 am – 4 pm



JEREMY IRELAND
 Grad. Dip. Psychology
 Dip. Counselling
 B.A. Comm.

Bondi Counselling Services

SUITE 501,
 35 SPRING STREET
 BONDI JUNCTION
 NSW 2022

Help and support with:

- Stress and Burnout
- Depression and anxiety

Appendix C – Article in Architecture AU

Sydney council to refurbish its ageing chambers

INDUSTRY NEWS | ArchitectureAU Editorial | 26 Apr 2022



The proposed refurbishment of Waverley council chambers by Lahznimmo, Antelope and Black Beetle.



Sydney's Waverley Council has proposed a multi-million dollar refurbishment of its Bondi chambers building, designed by Lahznimmo, with Antelope and landscape architects Black Beetle.

The original council chambers was built in 1913 and throughout the past century has had a series of ad hoc alterations and additions.

The council says the building is "at the end of its life" and a number of urgent repairs are needed, as well as asbestos removal and addressing water leaks, poor insulation and lack of accessibility.

In 2019, the council decided that instead of doing sporadic repairs to the building, it would instead refurbish the entire facility "to make it more efficient."



The proposed refurbishment of Waverley council chambers by Lahznimmo, Antelope and Black Beetle.

The design includes a double height foyer that will provide space for informal meetings and displays, a new roof with solar panels that will generate energy for the facility, and an internal refurbishment that would remove asbestos, improve accessibility and replace inefficient building services.

The refurbishment will also see the forecourt expanded with improved amenities for the public, and the street frontage revamped with a design that references colours and textures of nearby coastal cliffs.

The design aims for high level of sustainability to reduce the council's carbon footprint, in line with council's goal of becoming net zero by 2030.

The council is seeking community feedback on the design until 4 May.

MOST RE



LATEST

